

DRAWING LEGEND

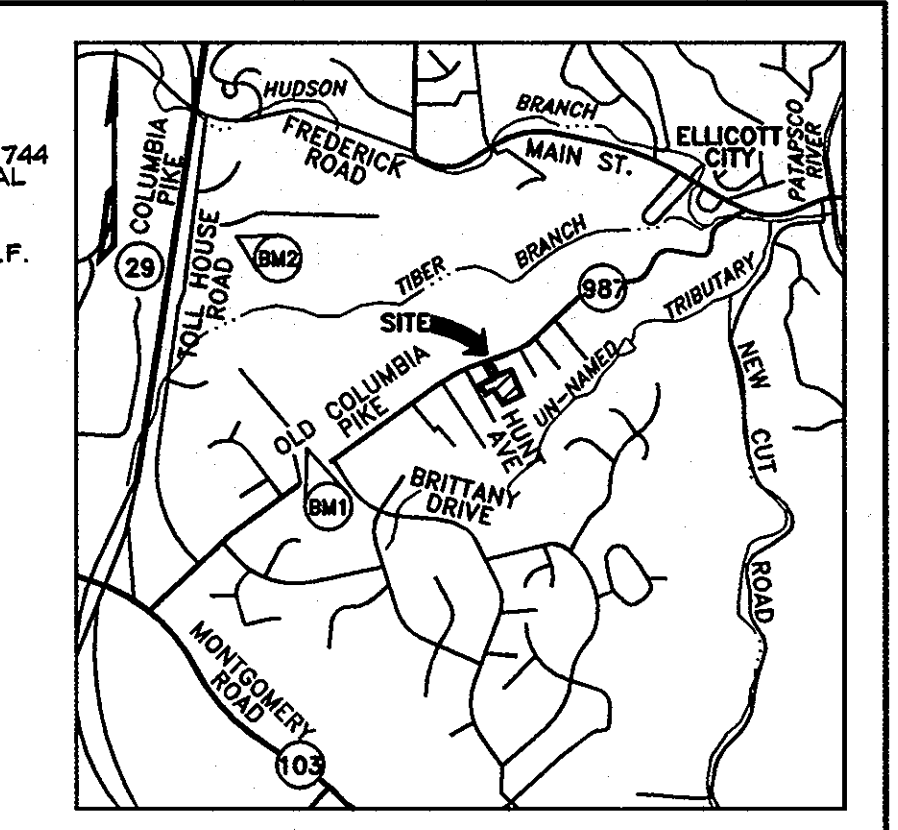
- STEEP SLOPES (15% - 24%) 17,744 S.F. ON SITE & 22,489 S.F. TOTAL (ON-SITE AND OFF-SITE)
- STEEP SLOPES (25%+) 44,773 S.F. TOTAL (ALL ON-SITE)
- ROOFTOP IMPERVIOUS THAT DRAINS TO RAINGARDENS
- ROOFTOP IMPERVIOUS THAT IS DISCONNECTED (50' FLOW PATH)
- NON-RT IMPERVIOUS THAT IS DISCONNECTED (DRIVEWAYS)
- RAINGARDENS TO TREAT ROOFTOP RUNOFF
- MICRO BIO-RETENTION FACILITIES TO TREAT ENTRANCE DRIVE AND LOT 1
- LANDSCAPE FILTRATIONS FOR PARTIAL TREATMENT OF DRIVEWAYS

EXISTING MINOR CONTOUR (2' INTERVAL)
EXISTING MAJOR CONTOUR (10' INTERVAL)
ADJACENT PROPERTY LINE
EXISTING PROPERTY BOUNDARY
SOIL DELINEATION LINE
EX. ROAD / EDGE OF PAVING
EX. OVERHEAD ELECTRIC & UTILITY POLES
EX. BUILDING
EXISTING TRELLINE
EXISTING SHRUB/BRUSH LINE
EXISTING TREES

ENVIRONMENTAL CONCEPT PLAN AREA CALCULATIONS (TO 1/10 ACRE)

- WETLANDS - 0.0 AC.
- FLOODPLAINS - 0.0 AC.
- EX. FOREST - 2.2 AC.
- STEEP SLOPES - 0.5 AC.
- ERODIBLE SOILS - 0.0 AC.
- TOTAL PROJECT - 3.9 AC.
- L.O.D. - 2.5 AC.
- PROPOSED USES - 2.3 AC.*
- OPEN SPACE - 1.5 AC.*
- IMPERVIOUS AREA - 0.5 AC.

* NOTE: REFLECTS 0.1± AC. OF PUBLIC AND PRIVATE DEDICATIONS



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Division
Date: 2/17/10
Chief, Division of Land Development
Date: 2/16/10

Design Narrative
The intent of the design is to restrict the proposed development to the western and central portions of the property. The bulk of the steep slopes and existing forest and remaining tree cover will be preserved in two open space parcels to the north, east and south. Environmental Site Design (ESD) features used on this site include microbio-retention areas (2), landscape infiltration features (3), rain gardens (6), a bioswale, an infiltration berm, disconnection of rooftop impervious, and disconnection of non-rooftop impervious.

DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
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OWNER: WALTER DAVIS JR & WF
3359 OLD COLUMBIA PIKE
ELLICOTT CITY, MD, 21043

DEVELOPER: ROBERTA J DAVIS
3359 OLD COLUMBIA PIKE
ELLICOTT CITY, MD 21043

SITE ADDRESS:
COLUMBIA PIKE
ELLICOTT CITY, MD 21043

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 25420, EXPIRATION DATE: JULY 20, 2012

09/08/2010
DATE

ENVIRONMENTAL CONCEPT PLAN FOR THE WALTER DAVIS PROPERTY
PRELIMINARY SWM DRAINAGE AREA MAP

2nd ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE # N/A	DES. BY: MRT
TAX ACC. # 02-203995	DRN. BY: CTS, MRT
TAX MAP: 25	CHK. BY: MRT
BLOCK / GRID: 13	DATE: 09/08/2010
PARCEL # 148	DDC JOB#: 04083.2
ZONE / USE: R-20	SHEET NUMBER:
DWG. SCALE: 1"=30'	1 of 1

APPLICABLE DPZ FILE NUMBERS
W & S CONTRACT NO. 14-4670-D, PES NO. SP-10003