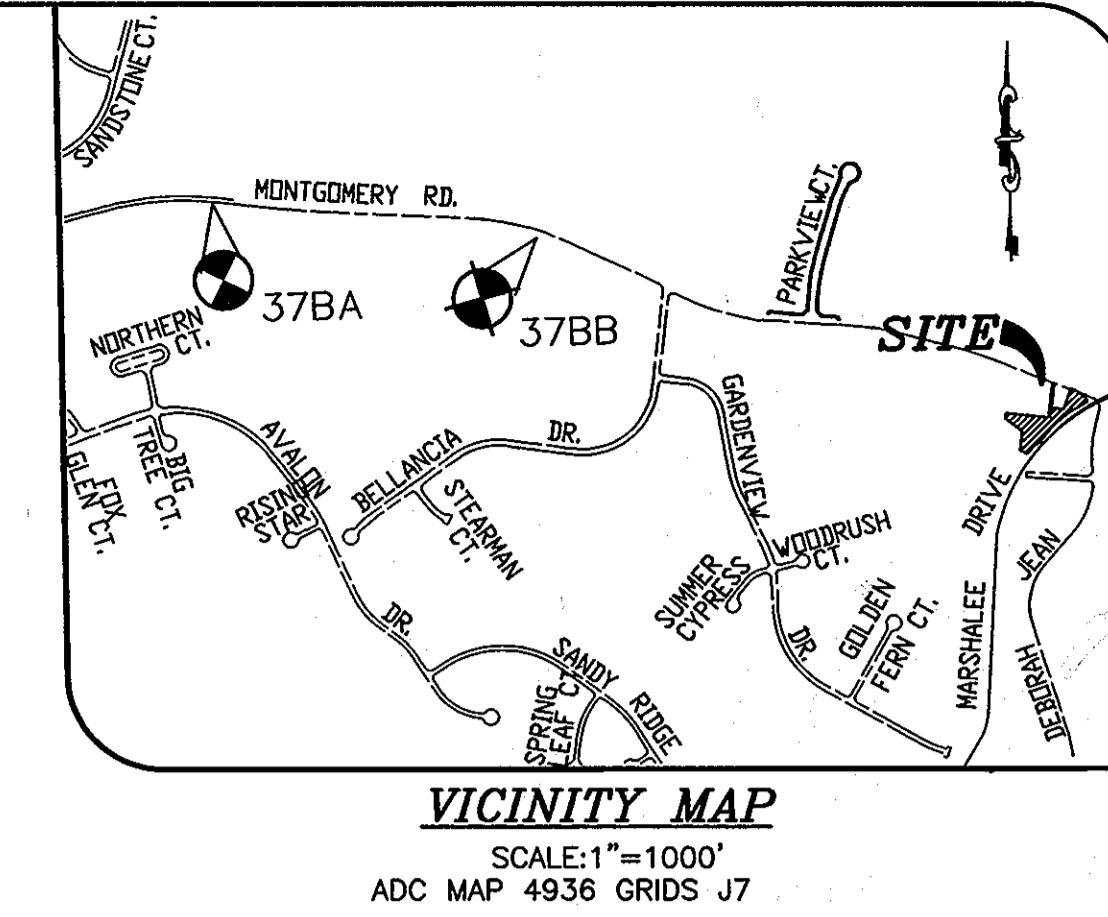


LEGEND

[Hatched Box]	AREA OF (A-2) PERMEABLE PAVEMENT
[Dotted Box]	AREA TREATED BY PERMEABLE PAVEMENT
[Cross-hatched Box]	AREA TREATED BY (M-3) INFILTRATION LANDSCAPE
[White Box]	INFILTRATION LANDSCAPE FACILITY
[Dashed Line]	DRAINAGE AREA
[Dash-dot Line]	LOD
[Long-dash Line]	LIMIT OF DISTURBANCE

LOT #	SWM PRACTICES	DAM TO M-3
1	A-2 PERMEABLE PAVEMENT M-3 INFILTRATION LANDSCAPE	2,280 S.F.
2	A-2 PERMEABLE PAVEMENT M-3 INFILTRATION LANDSCAPE	3,040 S.F.
3	A-2 PERMEABLE PAVEMENT M-3 INFILTRATION LANDSCAPE	2,780 S.F.
4	A-2 PERMEABLE PAVEMENT M-3 INFILTRATION LANDSCAPE	2,430 S.F.
5	A-2 PERMEABLE PAVEMENT M-3 INFILTRATION LANDSCAPE	2,690 S.F.
6	A-2 PERMEABLE PAVEMENT	
7	A-2 PERMEABLE PAVEMENT	
8	A-2 PERMEABLE PAVEMENT	



NOTES:

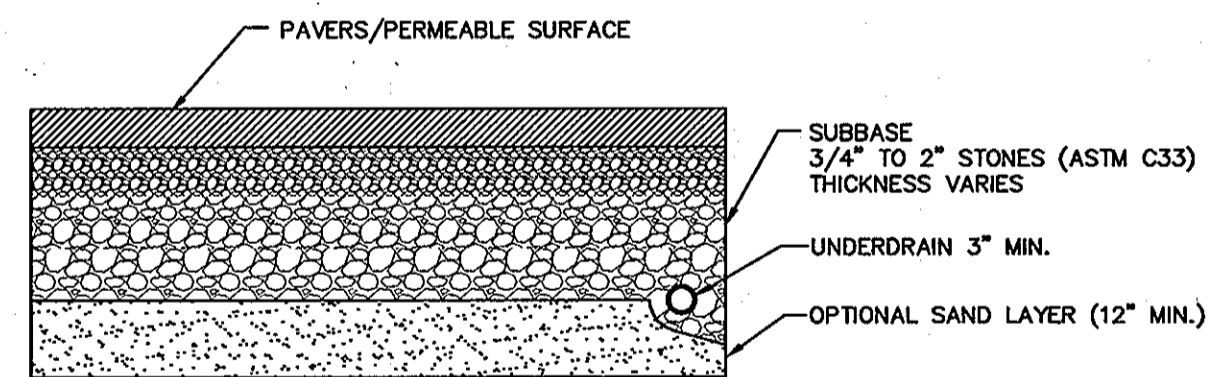
- SITE ANALYSIS DATA:
TAX MAP: 37 PARCEL: 320 ABD 354, BLOCK: 5
ELECTION DISTRICT: FIRST
ZONING: R-20 AND R-12
TOTAL AREA: 3.21 AC.±
LIMIT OF DISTURBED AREA: 2.78 AC.±
DPZ FILES: F-04-095, S-98-080, S-89-19, P-90-28, P-92-17, S-88-86, F-93-36, F-95-182, F-96-30, F-96-62, F-96-66, F-97-104, SP-98-06, F-10-080, F-80-79.
- STREET: MARSHALEE DRIVE
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37B1 & 37B8
37BA N 563785.6421 E 1376343.2088 ELEV. 393.935
37BB N 563663.4488 E 1378040.5059 ELEV. 373.014
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH ADDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPERS OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2010 BY MILDENBERG, BOENDER AND ASSOC., INC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JUNE, 2010 BY MILDENBERG, BOENDER AND ASSOC., INC.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE HAVE BEEN PROVIDED BY THE PAYMENT OF FEE-IN LIEU FOR 1.00 ACRE OF AFFORESTATION AND 0.48 ACRES OF OFF-SITE PLANTING. FINANCIAL SURETY FOR THE FEE-IN-LIEU IN THE AMOUNT OF \$32,670.00 AND OFF-SITE AFFORESTATION (0.48 ACRES OR 20,909 SQ. FT.) IN THE AMOUNT OF \$10,454.00 SHALL BE PROVIDED UNDER THE DEVELOPERS AGREEMENT WITH THE FINAL PLAT.

ENVIRONMENTAL INFORMATION:

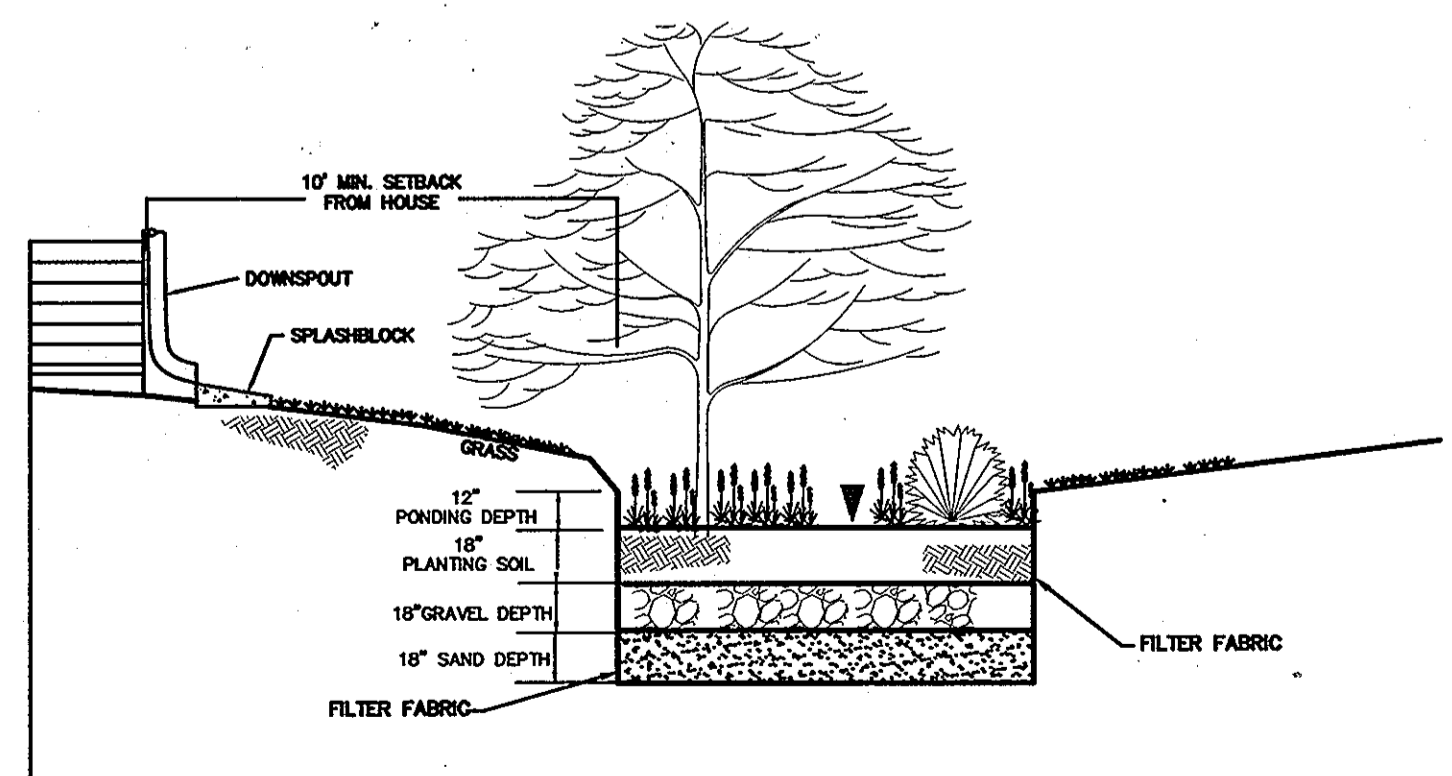
- AREA OF THE SITE = 3.976 ±ACRE
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF SREAM BUFFER = 0
- AREA OF STEEP SLOPES = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0
- DEVELOPABLE AREA = 3.976 ±ACRE
- NO STEEP SLOPES EXIST ON SITE.
- METHOD USED IS RCN REDUCTION. BY PROVIDING (A-1) PERMEABLE PAVEMENT AND (M-3) INFILTRATION LANDSCAPE, RCN WILL BE REDUCED TO "WOODS IN GOOD CONDITION". THEREFORE THE REQUIREMENTS FOR Wq, Rev And Cpv WILL BE MET.
- FOREST STAND EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., IN FOREST STAND DELINEATION REPORT DATED DECEMBER, 2010.
- NO WETLANDS EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED DECEMBER, 2010.

ESD NARRATIVE

- THERE ARE NO NATURAL RESOURCES ON-SITE. NO WETLANDS, SREAM OR STREAM FURRES EXISTS ON-SITE. EXISTING WOODS DOES NOT CONTAIN ENVIRONMENTAL SENSITIVE FEATURES.
- THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSE AS POSSIBLE. NO STREAM IMPACTS ARE PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- THE REDUCTION OF THE IMPERVIOUS AREA WILL BE ACHIEVED THRU THE USE OF ALTERNATIVE SURFACES OR PERMEABLE PAVEMENT FOR ALL PRIVATE DRIVEWAYS.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES.
- THE PROPOSED ESD MEASURES SHOWN ON THIS PLAN HAVE MET THE REQUIRED PE FOR THIS SITE. NO ADDITIONAL CHAPTER 3 DEVICES ARE PROPOSED AS ALTERNATIVES TO THE CHAPTER 5 ESD MEASURES.
- THERE ARE NO DESIGN MANUAL WAIVERS PLANNED FOR THIS SITE IN REGARDS TO ENVIRONMENTAL DISTURBANCES.



TYPICAL PERMEABLE PAVEMENT DETAIL



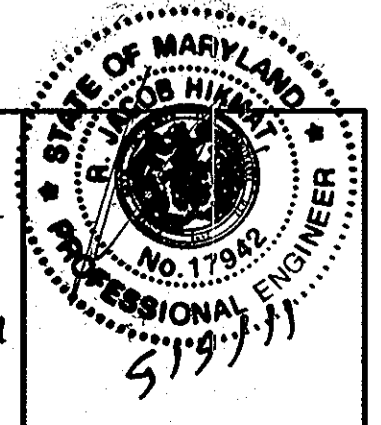
TYPICAL LANDSCAPE INFILTRATION PROFILE

OWNER
BDG TRUST
7310 ESQUIRE CT., SUITE 14
ELKDRIDGE, MD 21075
(410) 379-8681

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT



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. 17942, EXP DATE 9/3/12.

project	date	description	no.
09-018	MAY 2011	engineering	MMM
MMM	MMM	approval	RIH

date	description
	revisions

MONTGOMERY CROSSING
LOTS 1 THRU 10
A RESUBDIVISION OF BULK PARCEL 4, MARSHALEE WOODS, PLAT 17093 & MONTGOMERY POINT, PLAT 21893
FIRST ELECTION DISTRICT
TAX MAP 37, GRID 5, PARCEL 699
HOWARD COUNTY
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 987-0286, Fax: (410) 987-0289