

NOTES:

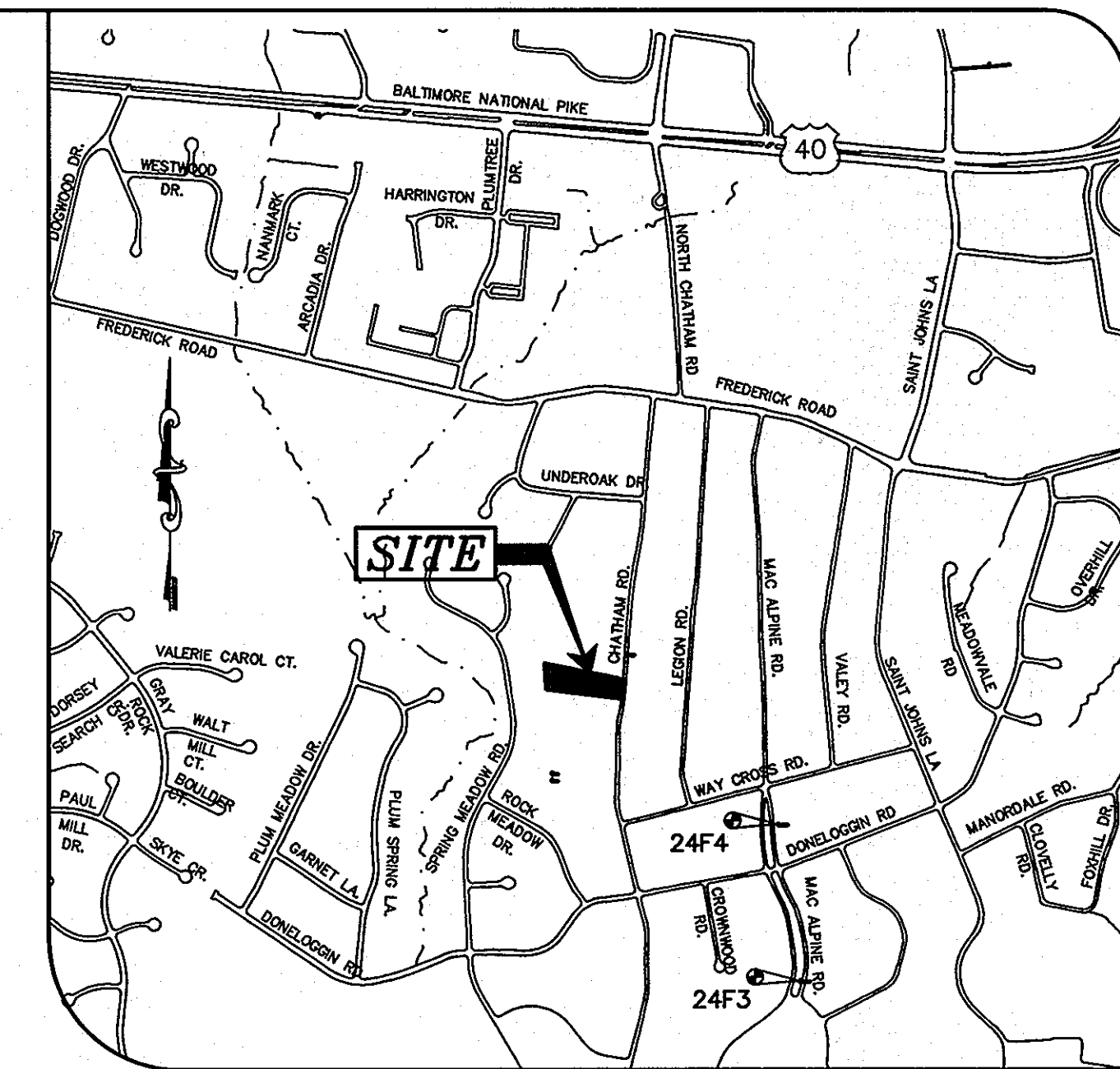
1. SITE ANALYSIS DATA:
LOCATION: TAX MAP : 24 PARCEL: 427 LOT: 6 BLOCK: 10
ELECTION DISTRICT : SECOND
ZONING: R-20
TOTAL AREA: 1.57 AC.±
LIMIT OF DISTURBED AREA: 1.25 AC.±
PROPOSED USE FOR SITE : RESIDENTIAL
TOTAL NUMBER OF UNITS : 3
TYPE OF PROPOSED UNIT : SFD
DEED REFERENCE: 11388/289
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24F3 & 24F4.
STA. No. 24F3 N 581299.879 E 1360713.706 EL. 365.33
STA. No. 24F4 N 582298.696 E 1360590.949 EL. 386.11
3. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION 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.
4. 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.
5. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 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.
6. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2010 BY GARY LANE.
7. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JUNE, 2010 BY GARY LANE.
8. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.15 ACRES (6,534 SQ.FT.) OF AFFORESTATION IN THE AMOUNT OF \$4,900.50 TO THE FOREST CONSERVATION FUND, WITH FINAL SUBMISSION.
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
10. NO FOREST STAND OR WETLAND EXISTS ON SITE AS CERTIFIED BY ECO SIENCE IN WETLAND CERTIFICATION LETTER DATED NOVEMBER, 2010.
11. 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.
12. HORIZONTAL GEOMETRY OF THE LANDSCAPE INFILTRATION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 1.57 ±ACRE
2. AREA OF WETLANDS AND ITS BUFFERS = 0
3. AREA OF FLOODPLAIN = 0
4. AREA OF STREAM BUFFER = 0
5. AREA OF STEEP SLOPES = 0.11 ±ACRES
6. AREA OF FOREST = 0
7. TOTAL ENVIRONMENTAL SENSITIVE AREA - 0.11 ±ACRES
8. DEVELOPABLE AREA (LOD) = 1.25 ±ACRES
9. SLOPES OF 15%-24.99% AND SLOPES OF 25% OR GREATER ARE DELINEATED. SLOPES GREATER THAN 25% WILL NOT BE DISTURBED. DISTURBANCE OF SLOPES BETWEEN 15% AND 24.99% WILL BE MINIMIZED TO THE EXTENT POSSIBLE.
10. NO ERODABLE SOILS EXISTS ON SITE.
11. ONE SINGLE FAMILY DETACHED DWELLING PER LOT IS PROPOSED.
12. DUE TO THE SMALL SIZE OF THE PROJECT AND IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, FEE IN LIEU OF OPEN SPACE WILL BE PAID. HOWARD COUNTY WILL USE THAT FEE TO BETTER IMPLEMENT OPEN SPACE AREAS WITHIN THE COUNTY.
13. PROPOSED IMPERVIOUS AREAS WERE ANALYZED FOR EACH LOT INDIVIDUALLY. LOT 11 HAD LESS THAN 25% OF IMPERVIOUS, WHILE LOT 12 AND 13 HAD LESS THAN 15%.

ESD NARRATIVE

1. NO NATURAL RESOURCES OTHER THAN STEEP SLOPES EXIST ON SITE. STEEP SLOPES HAVE BEEN PROTECTED IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS. NO GRADING OR REMOVAL OF VEGETATION IS ALLOWED. A 35' BUFFER THAT APPLIES TO HOUSE CONSTRUCTION IS PROVIDED.
2. THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
3. THE OVERWHELMING MAJORITY OF STORMWATER MANAGEMENT REQUIREMENTS ARE MET VIA NON-STRUCTURAL PRACTICES. SWM REQUIREMENTS ON LOTS 12 AND 13 WERE MET ENTIRELY BY NON-STRUCTURAL PRACTICES. LOT 11 REQUIRES A MICRO SCALE FACILITY TO MEET CPV REQUIREMENT ONLY.
4. THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES AND SUPER SILT FENCES. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING SHARED DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
6. IN DESIGNING THIS PROJECT, AND AFTER WE PLAN THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
A. DISCONNECTION OF ROOFTOP.
B. DISCONNECTION OF NON-ROOFTOP.
C. MICRO-SCALE PRACTICES.
7. THERE ARE NO DESIGN MANUAL WAIVERS PLANNED FOR THIS SITE IN REGARDS TO ENVIRONMENTAL DISTURBANCES.



VICINITY MAP

SCALE : 1" = 1000'
ADC: 4815-G8

SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES
11	NON-ROOFTOP DISCONNECTION ROOFTOP DISCONNECTION M-3, LANDSCAPE INFILTRATION
12	NON-ROOFTOP DISCONNECTION ROOFTOP DISCONNECTION M-3, LANDSCAPE INFILTRATION
13	NON-ROOFTOP DISCONNECTION M-3, LANDSCAPE INFILTRATION

LEGEND

- [Pattern] AREA OF PAVEMENT TREATED BY NON-ROOFTOP DISCONNECTION
- [Pattern] AREA OF NON-ROOFTOP DISCONNECTION
- [Pattern] AREA TREATED BY M-3, LANDSCAPE INFILTRATION
- [Pattern] M-3, LANDSCAPE INFILTRATION
- [Pattern] DRAINAGE AREA
- [Pattern] LIMIT OF DISTURBANCE
- [Pattern] AREA OF 25% SLOPE OR GREATER
- [Pattern] AREA OF 15%-24.9% SLOPES

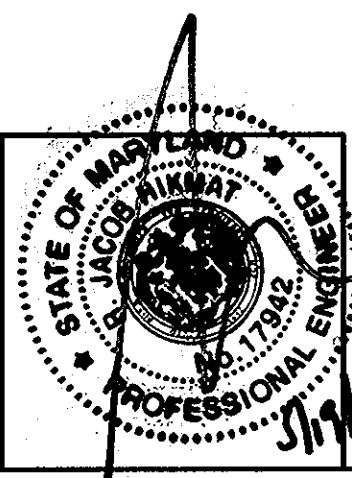
OWNER/DEVELOPER

HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 21042
410-461-0833

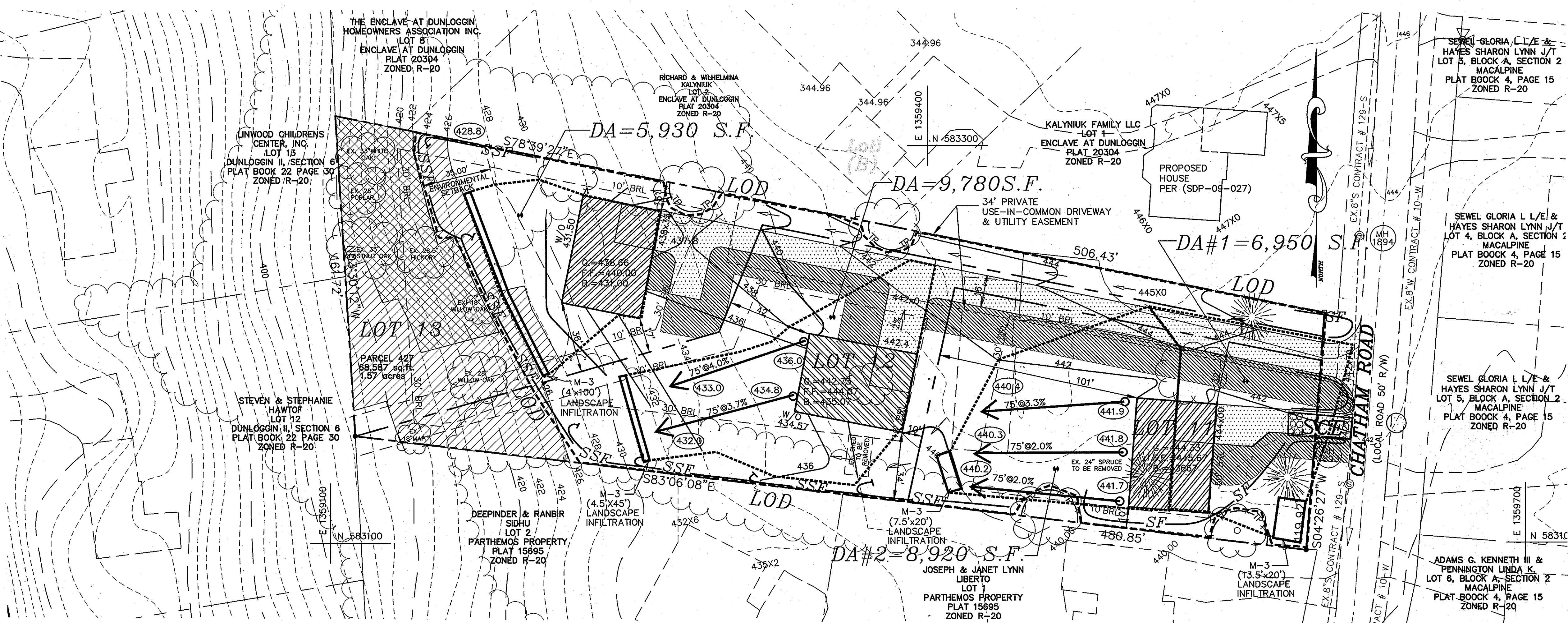
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Paul Edwards 5/25/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Victor Dandash 5/24/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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.



SOILS CHART

LoB (B) LEGORE-MONTALTO-URBAN LAND COMPLEX, 0-8% SLOPES

project	date	engineering	approval
10-018	APRIL 2011	MM	MM
illustration		scale	1" = 30'

description	date
revisions	

KOEBER SUBDIVISION, LOTS 11-13
RESUBDIVISION OF LOT 6
TAX MAP 24, GRID 10, PARCEL 427, LOT 6
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Ellicott City, Maryland 21075
(410) 997-0298 Fax (410) 997-0298