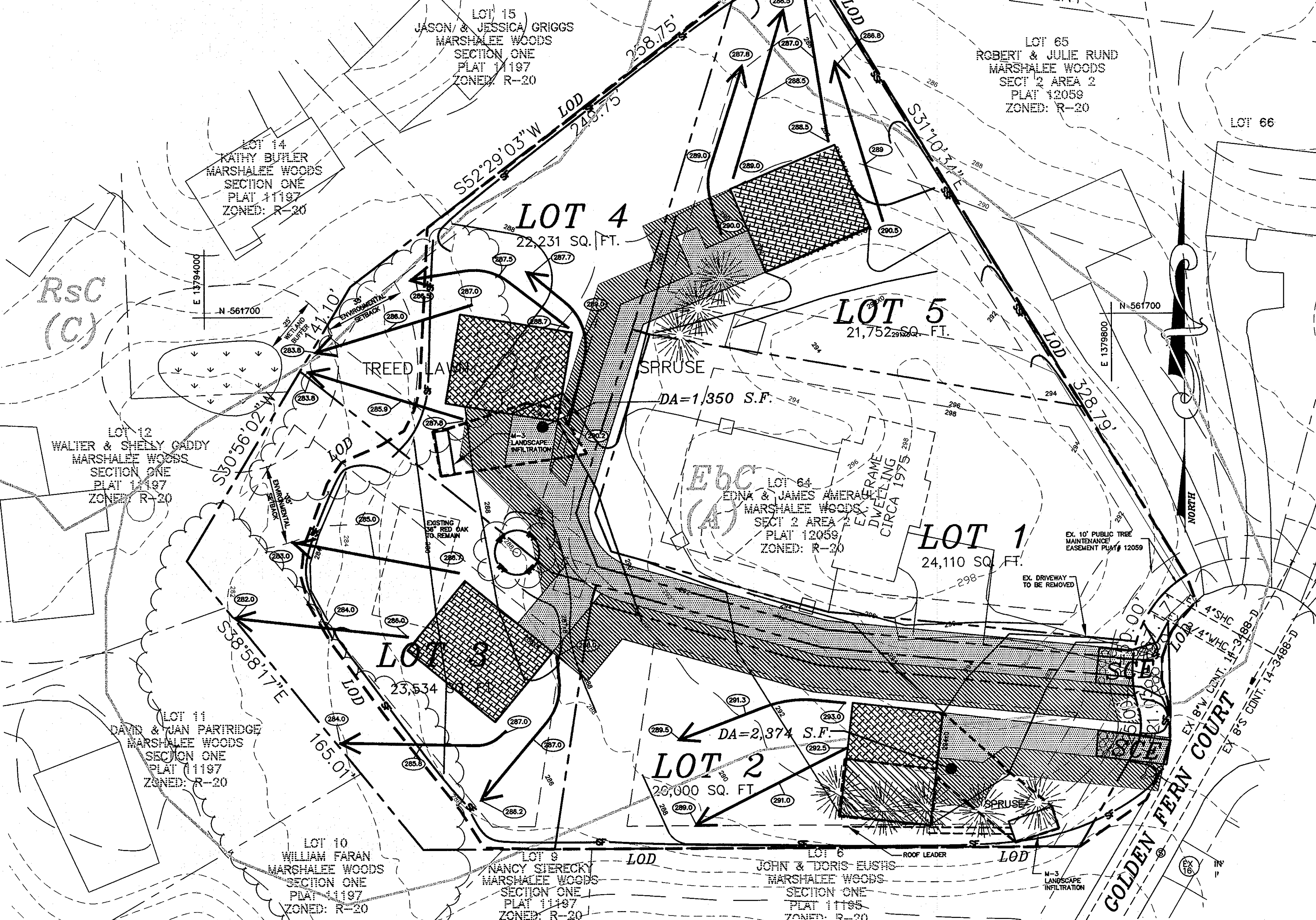


SOILS DESCRIPTION

- EbC (A) EVESBORO LOAMY SAND, 2-10% SLOPES
- DhC (B) DOWNER-HAMMONTIN SANDY LOAMS, 5-10% SLOPES
- RSc (C) RUSSETT FINE SANDY LOAM, 5-10% SLOPES

RSc (C)



SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES
2	NON-ROOFTOP DISCONNECTION ROOFTOP DISCONNECTION M-3, LANDSCAPE INFILTRATION
3	NON-ROOFTOP DISCONNECTION ROOFTOP DISCONNECTION
4	NON-ROOFTOP DISCONNECTION ROOFTOP DISCONNECTION
5	NON-ROOFTOP DISCONNECTION ROOFTOP DISCONNECTION M-3, LANDSCAPE INFILTRATION

LEGEND

- AREA OF PAVEMENT TREATED BY NON-ROOFTOP DISCONNECTION
- AREA OF NON-ROOFTOP DISCONNECTION
- AREA TREATED BY ROOFTOP DISCONNECTION
- AREA TREATED BY M-3, LANDSCAPE INFILTRATION
- M-3, LANDSCAPE INFILTRATION
- DRAINAGE AREA
- LOD
- TPF

ESD NARRATIVE

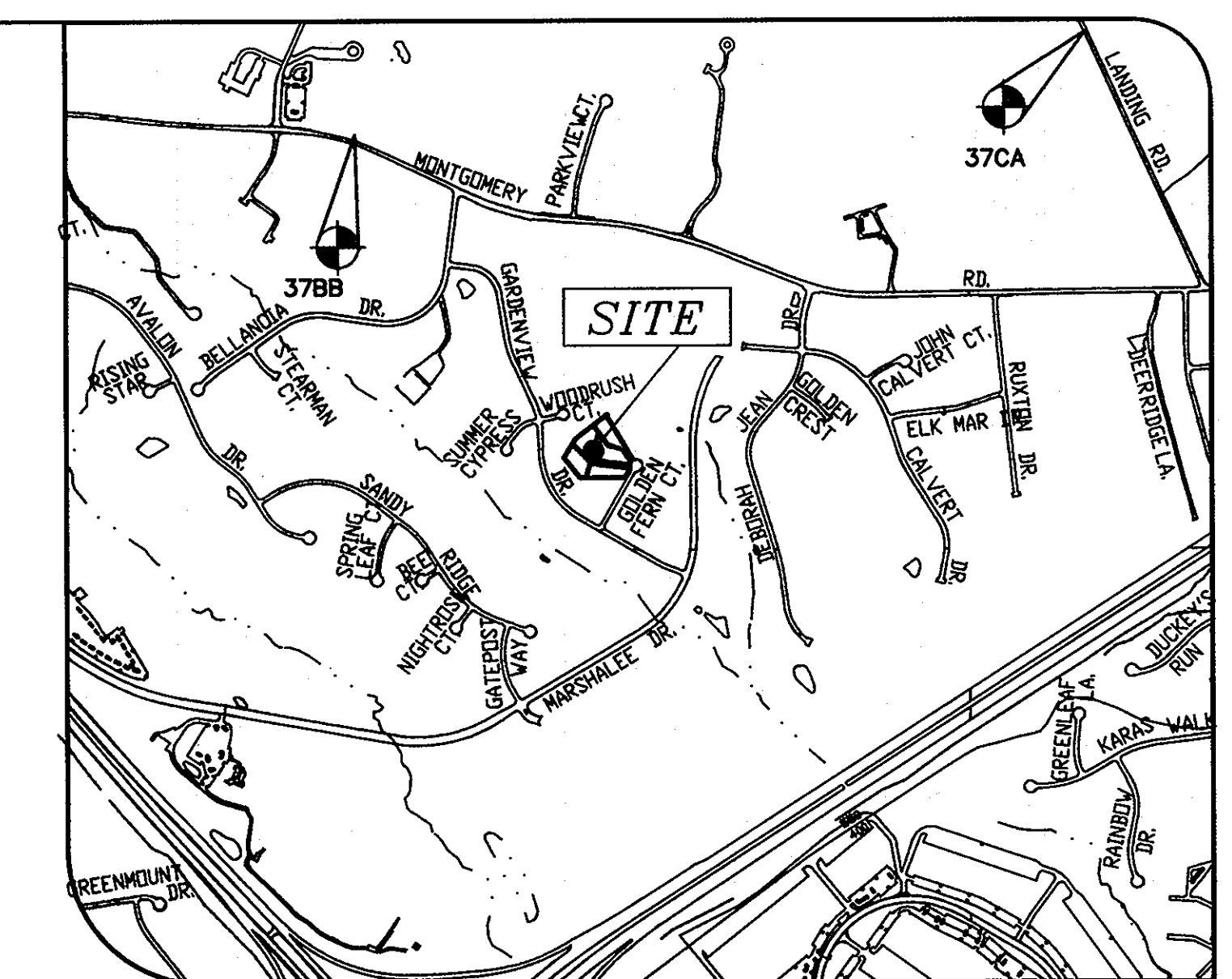
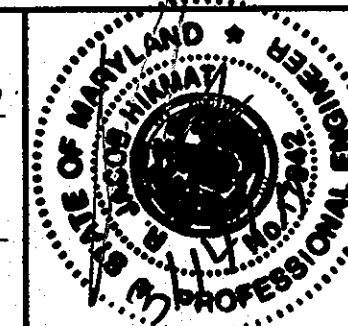
- NO NATURAL RESOURCES OTHER THAN WETLAND BUFFER EXISTS ON SITE. 25' WETLAND BUFFER HAS BEEN PROTECTED IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS. NO GRADING OR REMOVAL OF VEGETATION IS ALLOWED. A 35' ENVIRONMENTAL SETBACK HAS BEEN PROVIDED.
- THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- THE OVERWHELMING MAJORITY OF STORMWATER MANAGEMENT REQUIREMENTS ARE MET VIA NON-STRUCTURAL PRACTICES. SWM REQUIREMENTS ON LOTS 3, 4 AND 5 WERE MET ENTIRELY BY NON-STRUCTURAL PRACTICES. LOT 2 REQUIRES A MICRO SCALE FACILITY TO MEET CPV REQUIREMENT ONLY.
- 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.
- 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.
- IN DESIGNING THIS PROJECT AND AFTER WE PLANNED 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.
- THERE ARE NO DESIGN MANUAL WAIVERS PLANNED FOR THIS SITE IN REGARDS TO ENVIRONMENTAL DISTURBANCES.

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.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

W. P. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/10/11

V. S. ...
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/14/11



VICINITY MAP
 SCALE: 1"=1000'
 ADC MAP: 4936, H-7

NOTES:

- SITE ANALYSIS DATA:**
 LOCATION: TAX MAP : 37 PARCEL: 696 LOT: 64 MARSHALEE WOODS SECTION 2, AREA 2, PLAT# 12059
 ELECTION DISTRICT : FIRST
 ZONING: R-20
 TOTAL AREA: 2.51 AC.±
 LIMIT OF DISTURBED AREA: 1.25 AC.±
 PROPOSED USE FOR SITE : RESIDENTIAL
 TOTAL NUMBER OF UNITS : 5
 TYPE OF PROPOSED UNIT : SFD
 DEED REFERENCE: 399/314
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BB & 37CA
 STA. No. 37BB N 563663.449 E 1378040.506 EL. 373.014
 STA. No. 37CA N 564321.387 E 1382742.818 EL. 256.869
- 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.
- 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 THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY A PAYMENT OF FEE-IN-LIEU OF 0.33 ACRES (14,375 SQ.FT.) IN THE AMOUNT OF \$10,781.10 TO THE FOREST CONSERVATION FUND. FOR OTHER PERTINENT INFORMATION REFER TO F-95-182.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- NO FOREST STAND OR WETLAND EXISTS ON SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN A WETLAND CERTIFICATION LETTER DATED NOVEMBER, 2010.
- 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.
- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 4 NEW LOTS, WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU. FOR OTHER PERTINENT INFORMATION REFER TO F-95-182.

SITE ANALYSIS DATA:

- AREA OF THE SITE = 2.51 ±ACRE
- AREA OF WETLAND BUFFERS = 0.02± ACRES
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES = 0
- AREA OF FOREST = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA - 0.02 ±ACRES
- DEVELOPABLE AREA (LOD) = 2.49 ±ACRES
- NO ERODABLE SOILS EXISTS ON SITE.
- ONE SINGLE FAMILY DETACHED DWELLING PER LOT IS PROPOSED.
- 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.
- PROPOSED IMPERVIOUS AREAS WERE ANALYZED FOR EACH LOT INDIVIDUALLY. LOT 2 HAD LESS THAN 25% OF IMPERVIOUS, WHILE LOT 3 AND 4 HAD LESS THAN 15% AND LOT 5 HAD LESS THAN 20% OF IMPERVIOUS AREA.

Project	10-009	date	MAR. 2011
Illustration	MARK	engineering	MARK
scale	1"=30'	approval	RJH

description	date
revisions	
no.	

GOLDEN FERN HILL, LOTS 1 THRU 5
 A RESUBDIVISION OF LOT 64 MARSHALEE WOODS, SECTION 2, AREA 2
 TAX MAP 37, PARCEL 696, LOT 64, GRID 5
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN

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 Engineers Planners Surveyors
 6800 Deepwater road, Suite 150, Ellicott City, Maryland 21075
 (410) 997-0286 Fax (410) 997-0288 Fax