

ESD NARRATIVE

1. NO NATURAL RESOURCES SUCH AS WETLANDS, STREAMS, OR VALUABLE FOREST LAND EXIST ON SITE. THE PROPOSED DISCONNECTIONS AND MICRO-BIORETENTION FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. THE STEEP SLOPES (>25%) THAT EXIST ON-SITE WERE GRADED PER F-07-110 AND HAVE BEEN INDICATED.
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. NON-STRUCTURAL PRACTICES WERE USED TO THE FULL EXTENT POSSIBLE. ROOF-TOP AND NON-ROOF-TOP DISCONNECTION WAS UTILIZED WHERE FEASIBLE. DUE TO THE LIMITED SIZE OF THE PROPOSED LOTS, NON-STRUCTURAL PRACTICES WERE NOT FEASIBLE ON EVERY LOT.
4. THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. 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 (N-1)
 - B. DISCONNECTION OF NON-ROOFTOP (N-2)
 - C. MICRO-SCALE PRACTICES (M-6)

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 0.94± ACRES (GROSS)
LIMIT OF DISTURBANCE = 0.44± ACRES
2. AREA OF WETLANDS AND ITS BUFFERS = 0
3. AREA OF FLOODPLAIN = 0
4. AREA OF STREAM BUFFER = 0
5. AREA OF STEEP SLOPES = 0.18 ACRES (OVER 10 VERTICAL FEET GRADED UNDER F-07-110)
6. AREA OF FOREST = 0
7. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0 ACRES
8. DEVELOPABLE AREA = 0.94 ±ACRES (ON SITE)
NEW IMPERVIOUS AREA: 4,950 SF / 0.11 AC (HOUSES AND STOODS)
1,443 SF / 0.03 AC (LOT DRIVEWAYS)
6,393 SF / 0.15 AC (TOTAL NEW IMPERVIOUS)
PERVIOUS/GREEN AREA: 34,731 SF / 0.80 AC
9. THE SITE CONTAINS KELLY CLAY LOAM WHICH IS CONSIDERED A HIGHLY ERODIBLE SOIL.
10. ONE SINGLE FAMILY DETACHED DWELLING PER LOT IS PROPOSED.
11. FOREST CONSERVATION FOR THIS SUBDIVISION HAS BEEN ADDRESSED PER THE ORIGINAL ROAD CONSTRUCTION PLANS FOR THE HAWES PROPERTY SUBDIVISION (F-07-110).

LEGEND

IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION

IMPERVIOUS AREA TREATED BY M-6, MICRO-BIORETENTION AND AND / OR N-1, ROOFTOP DISCONNECTION

IMPERVIOUS AREA TREATED BY N-1, ROOFTOP DISCONNECTION

AREA OF N-2, NON-ROOFTOP DISCONNECTION

N-1, ROOFTOP DISCONNECTION FLOW PATH WITH LENGTH, SLOPE, AND TREATED AREA

M-6, MICRO-BIORETENTION I.D.

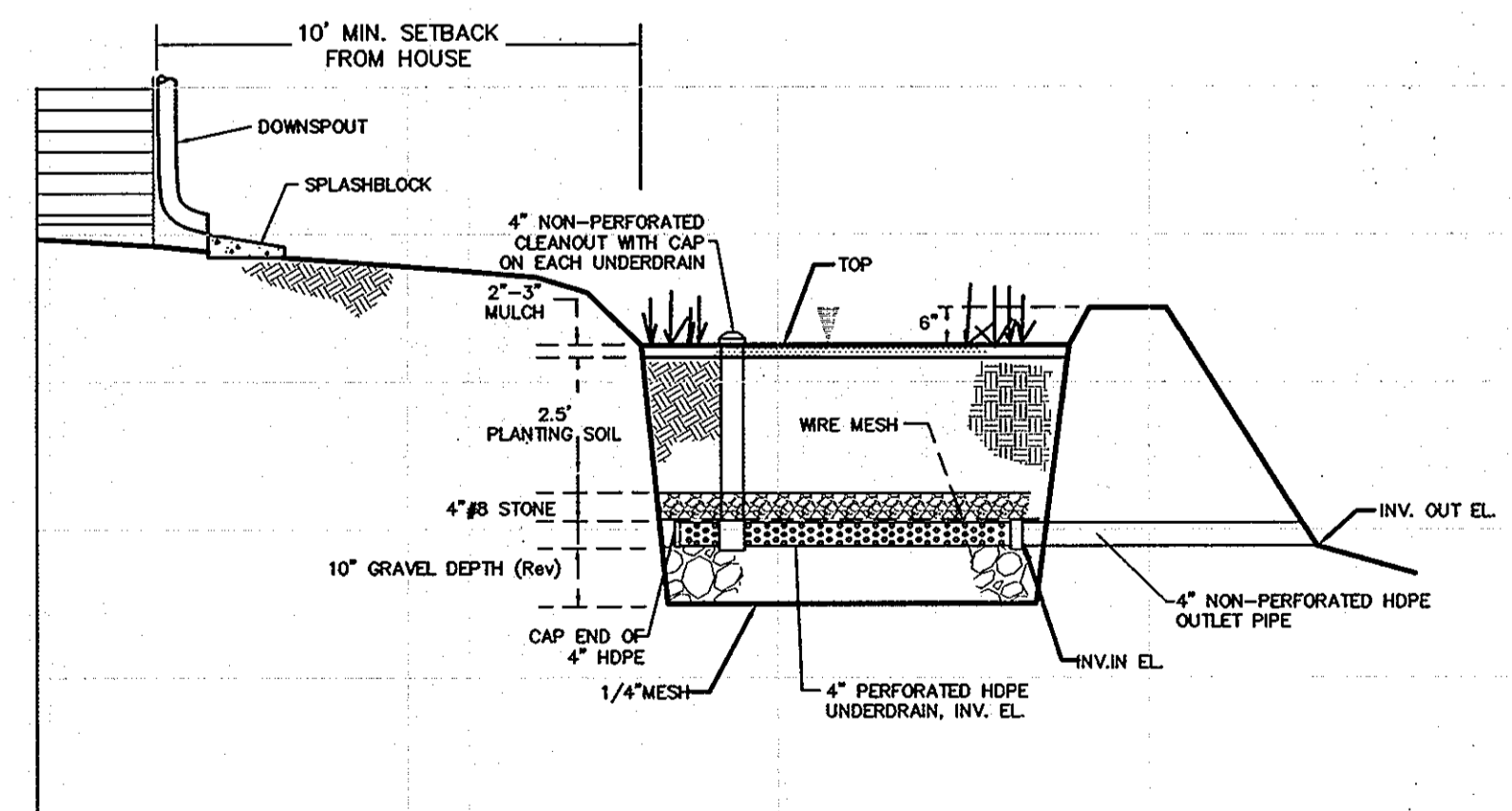
MICRO-BIORETENTION DRAINAGE AREA

LOD

LIMIT OF DISTURBANCE

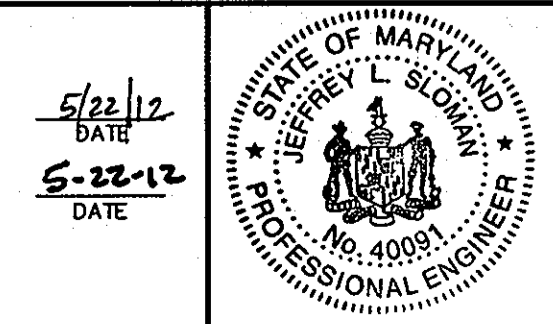
EXISTING TREELINE

SLOPES 25% OR GREATER (FOR A MINIMUM OF 10 VERTICAL FEET)



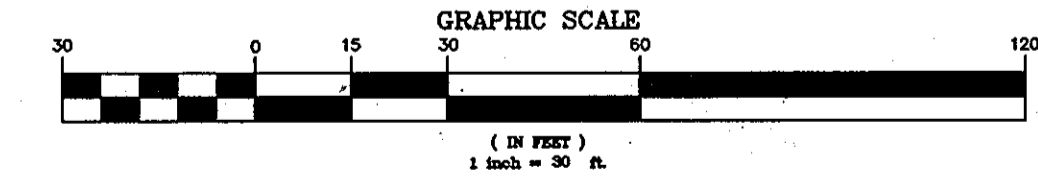
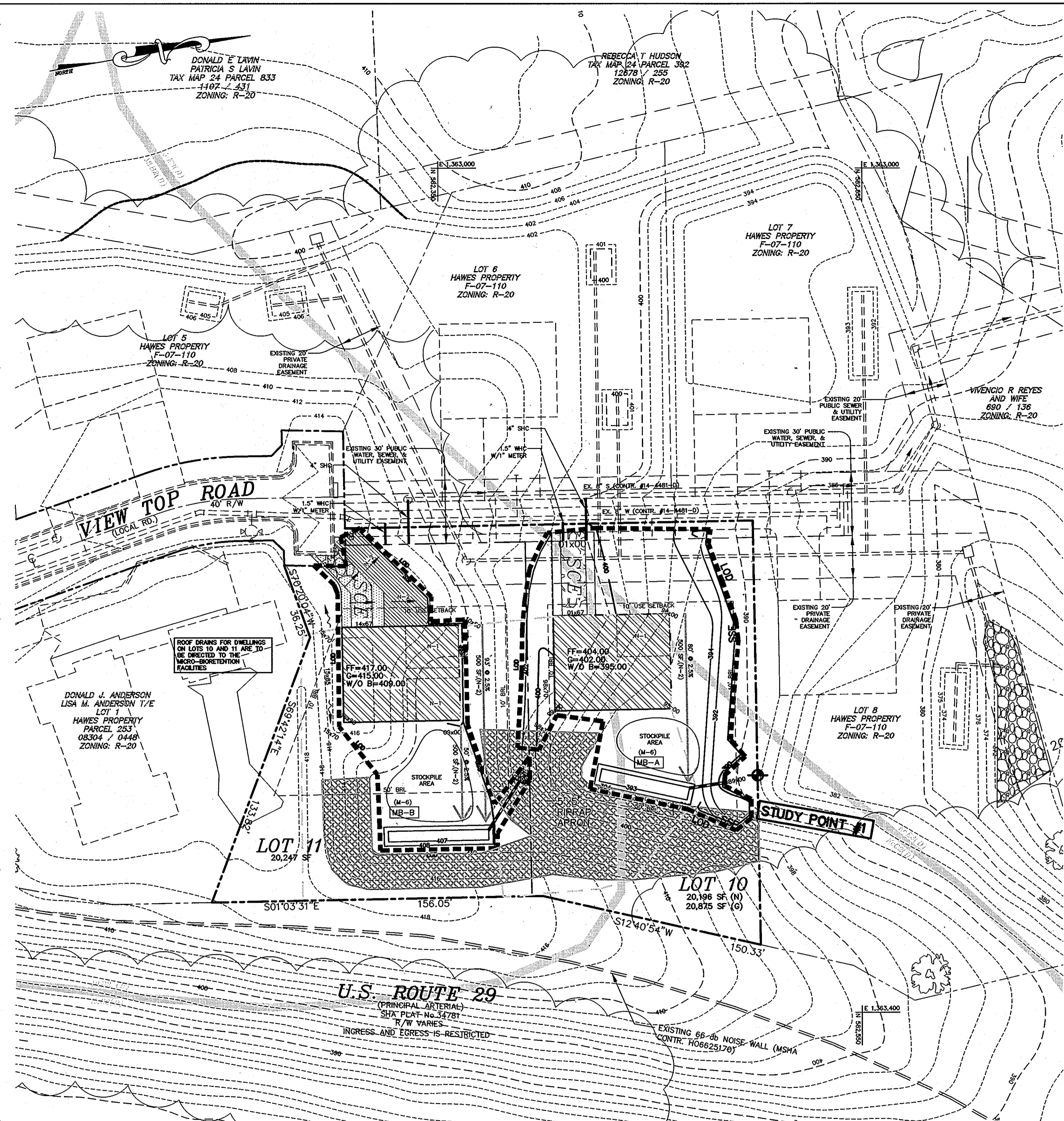
OWNER
3804 VIEW TOP, LLC
C/O RUSSELL HAWES
1055 WEST JOPPA ROAD
APT 330
TOWSON, MARYLAND 21204

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. 40091, EXP DATE 2/13/13.

JEFFREY L. SLOMAN, P.E. 5/15/12 DATE

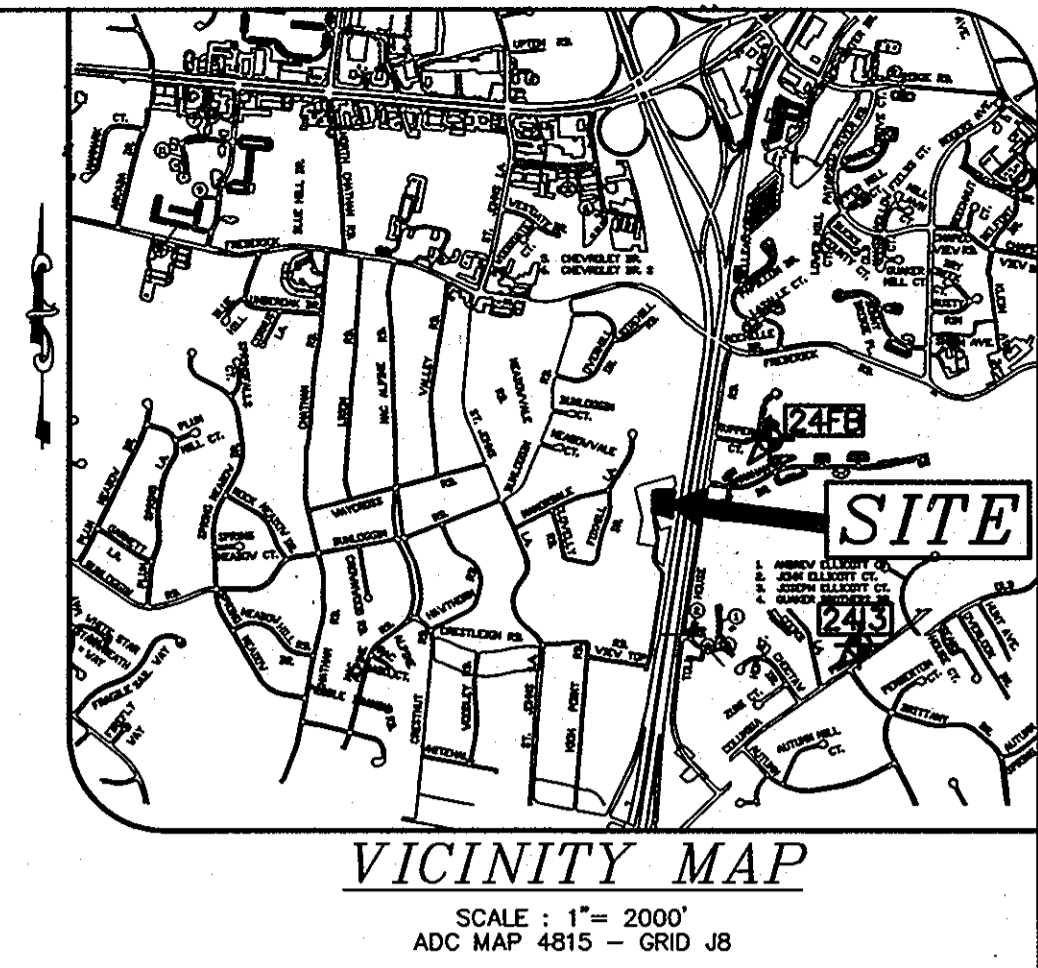


SWM PRACTICES SCHEDULE (STUDY POINT 1)

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 10	M-6, MICRO-BIORETENTION (MB-A) N-1, ROOFTOP DISCONNECTION (1)		479 CF (M-6) 40 CF (N-1)
LOT 11	M-6, MICRO-BIORETENTION (MB-B) N-1, ROOFTOP DISCONNECTION (2) N-2, NON-ROOFTOP DISCONNECTION		487 CF (M-6) 64 CF (N-1) 52 CF (N-2)
TOTAL		751 CF	1,102 CF

SOILS DESCRIPTION

MAP SYMBOL	HYDROLOGICAL GROUP	DESCRIPTION
KcE3	D	KELLY CLAY LOAM, 15 TO 30 PERCENT SLOPES, SEVERELY ERODED
KcE2	D	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MaB2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED



NOTES:

1. SITE ANALYSIS DATA: LOCATION: TAX MAP : 24 PARCEL: 253 GRID 17 BULK PARCEL 'A' ELECTION DISTRICT : SECOND ZONING: R-20
PROPOSED USE FOR SITE : RESIDENTIAL
TOTAL NUMBER OF UNITS : 2
TYPE OF PROPOSED UNIT : SFD
DEED REFERENCE: 10508/701
PREVIOUS DPZ FILE NUMBERS : P-06-008 F-03-190
WP-12-061 F-07-110
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24FB & 243
STA. No. 24FB N 582652.1428 ELEV. 422.492 S-03-017 WP-04-72
E 1364255.9150 W-03-137
STA. No. 243 N 580648.9342 ELEV. 403.68
E 1364974.4599
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 MARCH, 2003 BY BENCHMARK ENGINEERING, INC. AND PLAN F-07-110
7. PROJECT BOUNDARY IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT MARCH, 2003 BY BENCHMARK ENGINEERING, INC. AND SUPPLEMENTED IN NOVEMBER, 2006.
8. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER APPROVED PLAN F-07-110.
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
10. PER PLAN F-07-110, NO WETLANDS EXIST ON SITE. A FIELD VISIT WAS PERFORMED IN OCTOBER, 2011 BY MILDBERG, BOENDER AND ASSOCIATES DURING WHICH THE ABSENCE OF WETLANDS ON SITE WAS VERIFIED.
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 MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
13. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
14. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

project	date	approval
10-024	MAR 2012	JLS
illustration	engineering	JLS
scale	1"=30'	JLS

description	date
ENVIRONMENTAL CONCEPT PLAN (ECP)	

HAWES PROPERTY LOTS 10 AND 11
A RESUBDIVISION OF BULK PARCEL 'A', PLAT TBD
TAX MAP 24, BLOCK 17, PARCEL 253
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDBERG, BOENDER & ASSOC., INC.
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(410) 997-0286 Baltimore (410) 997-0286 Fax