

**SOILS DESCRIPTION**

UcB-(C) -URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES.(C)  
 UcD-(D,B,C)-URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5-15% SLOPES.(C)

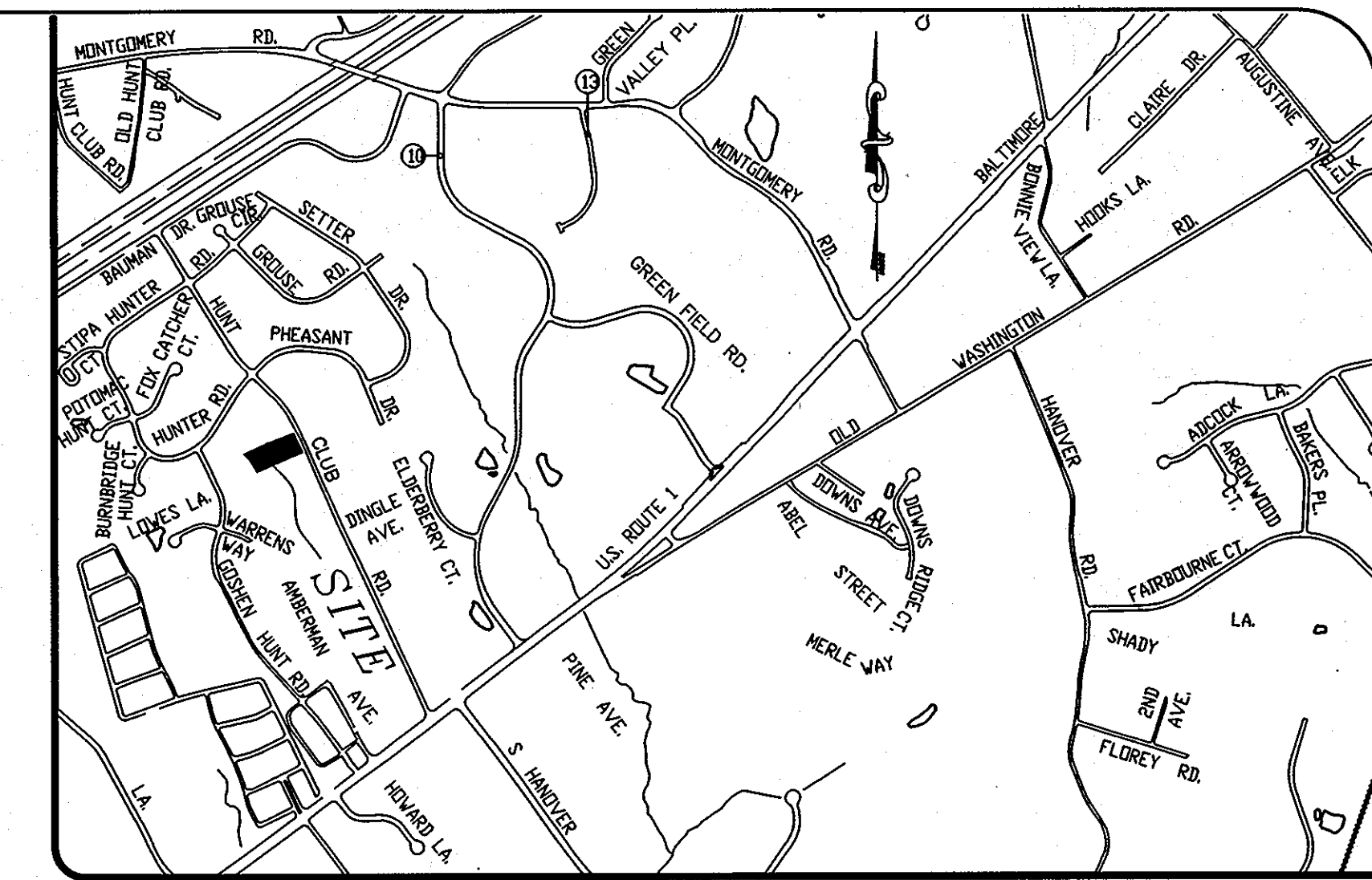
**SITE ANALYSIS DATA:**

1. AREA OF THE SITE = 1.23 ±ACRE, LIMIT OF DISTURBANCE = 0.72 ± ACRE
2. AREA OF THE ROAD DEDICATION = 2,287 S.F.
3. AREA OF WETLANDS AND ITS BUFFERS = 0
4. AREA OF FLOODPLAIN = 0
5. AREA OF STREAM BUFFER = 0
6. AREA OF STEEP SLOPES = 0 ACRES
7. AREA OF FOREST = 0 ACRES
8. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0 ±ACRES
9. DEVELOPABLE AREA = 0.93 ±ACRES
10. NO SLOPES OF 15%-24.99% OR SLOPES OF 25% OR GREATER EXIST ONSITE.
11. NO ERODIBLE SOILS EXISTS ON SITE.
12. THREE NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
13. DUE TO THE SMALL SIZE OF THE PROJECT AND IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, FEE IN LIEU OF OPEN SPACE IS PROPOSED.

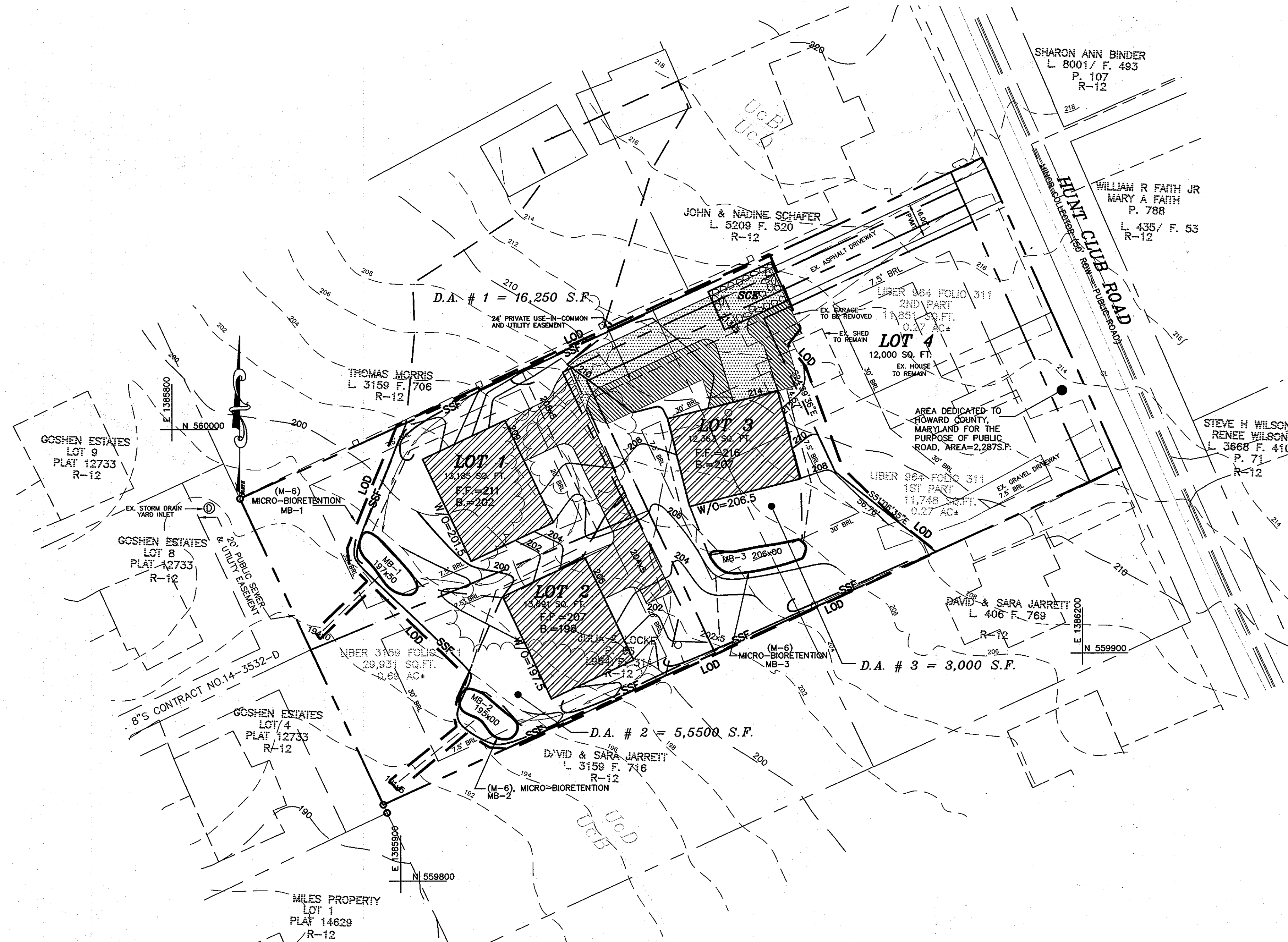
**ESD NARRATIVE**

1. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED 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. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURES AND DRIVEWAYS.
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 MAXIMUM EXTENT POSSIBLE. NON-ROOFTOP 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 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 NON-ROOFTOP (N-2)  
 B. MICRO-SCALE PRACTICES (M-6)

AREA	PROPOSED PRACTICES	REQUIRED ESDv / TARGET ESDv	PROVIDED ESDv
LOT 1	M-6, MICRO-BIORETENTION (MB-1)	362.5 CF (TARGET)	405.9 CF
LOT 2	M-6, MICRO-BIORETENTION (MB-2)	376.6 CF (TARGET)	399 CF
LOT 3	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION (MB-3)	686.4 CF (TARGET)	711.7 CF



**VICINITY MAP**  
SCALE: 1"=1000'



**NOTES:**

1. SITE ANALYSIS DATA:  
 LOCATION: TAX MAP : 38 PARCEL: 65 GRID: 7  
 ELECTION DISTRICT : FIRST  
 ZONING: R-12  
 TOTAL AREA: 1.23 AC.±  
 AREA OF ROAD DEDICATION: 2,287 S.F.±  
 LIMIT OF DISTURBED AREA: 0.72 AC.±  
 PROPOSED USE FOR SITE : RESIDENTIAL  
 TOTAL NUMBER OF UNITS : 4  
 TYPE OF PROPOSED UNIT : SFD  
 DEED REFERENCE: ---
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0043 AND 0054.  
 STATION NO. 0043 N 558479.008 E 1386642.060 EL. 189.501  
 STATION NO. 0054 N 556018.409 E 1385770.210 EL. 235.681
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 BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT JULY 2012.
7. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT JULY 2012.
8. NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.
9. APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION OR SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS.
10. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
11. HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.

**LEGEND**

- AREA OF PAVEMENT TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- AREA TREATED BY M-6, MICRO-BIORETENTION
- M-6, MICRO-BIORETENTION I.D.
- DRAINAGE AREA
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

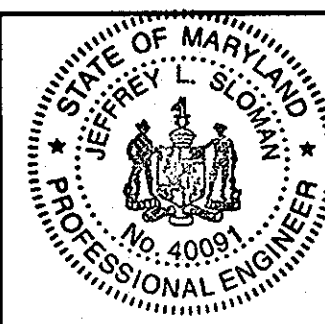
**OWNER/DEVELOPER**

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
 J.P. DATE 1/13/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]*  
 DATE 1/13/13  
 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

*[Signature]*  
 J.E. SLOMAN P.E. DATE: 12/13/12

date	AUG. 2012	approval	RH
project	12-015	illustration	MM
illustration	MM	scale	1"=30'

date	
description	
revisions	

**LOCKE PROPERTY**  
 LOTS 1 THRU 4  
 TAX MAP 38: PARCEL 65, GRID: 7  
 HOWARD COUNTY, MARYLAND  
 FIRST ELECTION DISTRICT  
**ENVIRONMENTAL CONCEPT PLAN (ECP)**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075  
 (410) 997-0296 Ext. (410) 997-0296 Fax