

ESD NARRATIVE

- NO DISTURBANCE TO THE ONSITE FLOODPLAIN, STREAMS, WETLANDS, OR WETLAND BUFFERS IS PROPOSED AS PART OF THIS PROJECT. ALTHOUGH NO DISTURBANCE IS PROPOSED WITHIN 100 FEET OF A PERENNIAL STREAM, A WAIVER WILL BE APPLIED FOR TO ALLOW A MINIMUM STREAM BUFFER OF 75 FEET. THE PROPOSED GRASSED SWALES, MICRO-BIORETENTION FACILITIES, AND PERVIOUS SURFACES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS.
- 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 USE OF NON-STRUCTURAL PRACTICES (ROOFTOP AND NON-ROOFTOP DISCONNECTION) WAS EXPLORED. A PORTION OF THE PROPOSED USE-IN-COMMON DRIVEWAY WILL BE TREATED VIA NON-ROOFTOP DISCONNECTION, HOWEVER, DUE TO THE STEEPNESS OF THE EXISTING TOPOGRAPHY, ROOFTOP DISCONNECTION IS NOT FEASIBLE.
- 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. AREAS OF CONCENTRATED FLOW WILL BE MITIGATED THROUGH THE USE OF CHECK DAMS (TEMPORARY).
- 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 NON-STRUCTURAL PRACTICES WHERE REASONABLE AND MINIMIZING DISTURBANCE TO EXISTING FOREST, AND HAVING NO DISTURBANCE IN THE STREAM, WETLAND, FLOODPLAIN, OR THEIR ASSOCIATED BUFFERS.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
 - NON-ROOFTOP DISCONNECTION (N-2)
 - ALTERNATIVE SURFACES (A-2)
 - MICRO-SCALE PRACTICES (M-6)

SOILS DESCRIPTION

SYMBOL	HYDROLOGICAL GROUP	DESCRIPTION
GgB	B	GLENNVILLE LOAM, 3 TO 8% SLOPE
GnB	D	GLENNVILLE-BAILLE SILT LOAM, 0 TO 8% SLOPE
MdD	D	MANOR LOAM, 15 TO 25% SLOPE
MfB	B	MANOR-BRINKLOW COMPLEX (ROCKY) - 25 TO 65% SLOPE

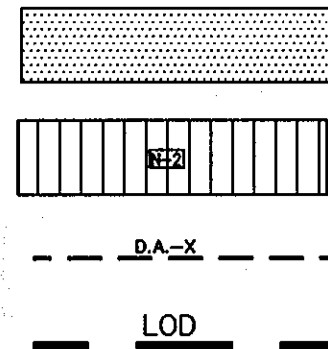
SHEET INDEX

NO.	SHEET
1	ENVIRONMENTAL CONCEPT PLAN
2	ENVIRONMENTAL CONCEPT PLAN
3	ENVIRONMENTAL CONCEPT PLAN
4	ENVIRONMENTAL CONCEPT PLAN (UTILITIES AND EASEMENTS)
5	ENVIRONMENTAL CONCEPT PLAN (UTILITIES AND EASEMENTS)

EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE CONCEPTUAL. ADDITIONAL MEASURES WILL BE SHOWN ON BOTH THE FINAL PLANS AND SITE DEVELOPMENT PLANS.

LEGEND

- IMPERVIOUS AREA TREATED BY A-2 PERVIOUS CONCRETE (ALSO INCLUDES AREAS OF PERVIOUS CONCRETE). THIS SHADING ALSO DELINEATES THE DRAINAGE AREAS TO THE PERVIOUS CONCRETE.
- IMPERVIOUS AREA TREATED BY M-6, MICRO-BIORETENTION



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

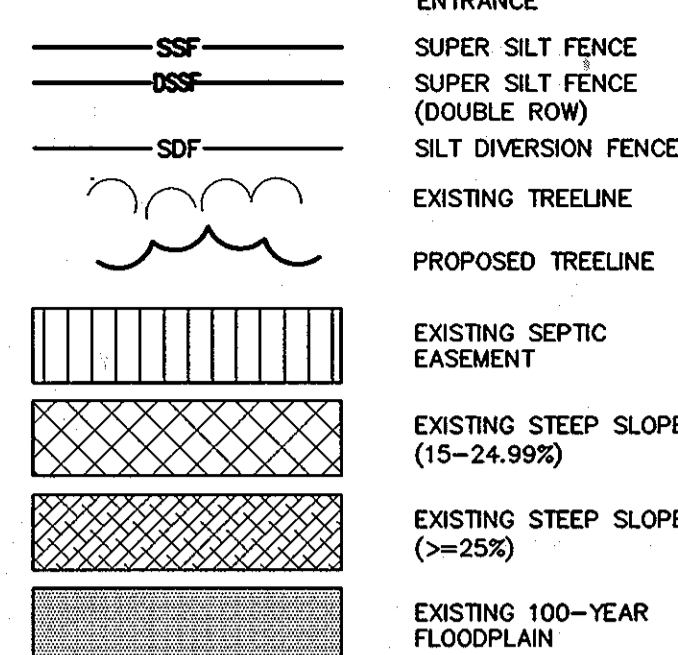
TREATMENT AREA OF NON-ROOFTOP DISCONNECTION (N-2)

DRAINAGE AREA TO MICRO-BIORETENTION (M-6) WITH FACILITY LABEL

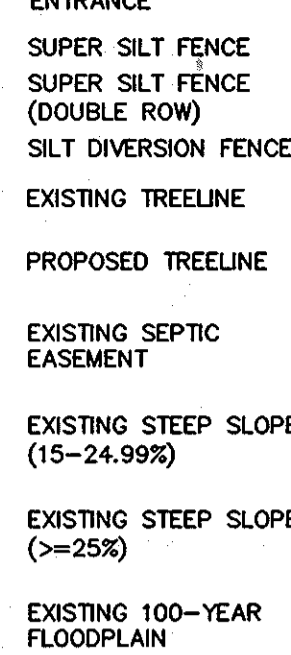
LIMIT OF DISTURBANCE

CHECK DAM (FOR EROSION CONTROL ONLY - CHECK DAMS WILL NOT BE USED FOR STORMWATER MANAGEMENT)

SCE

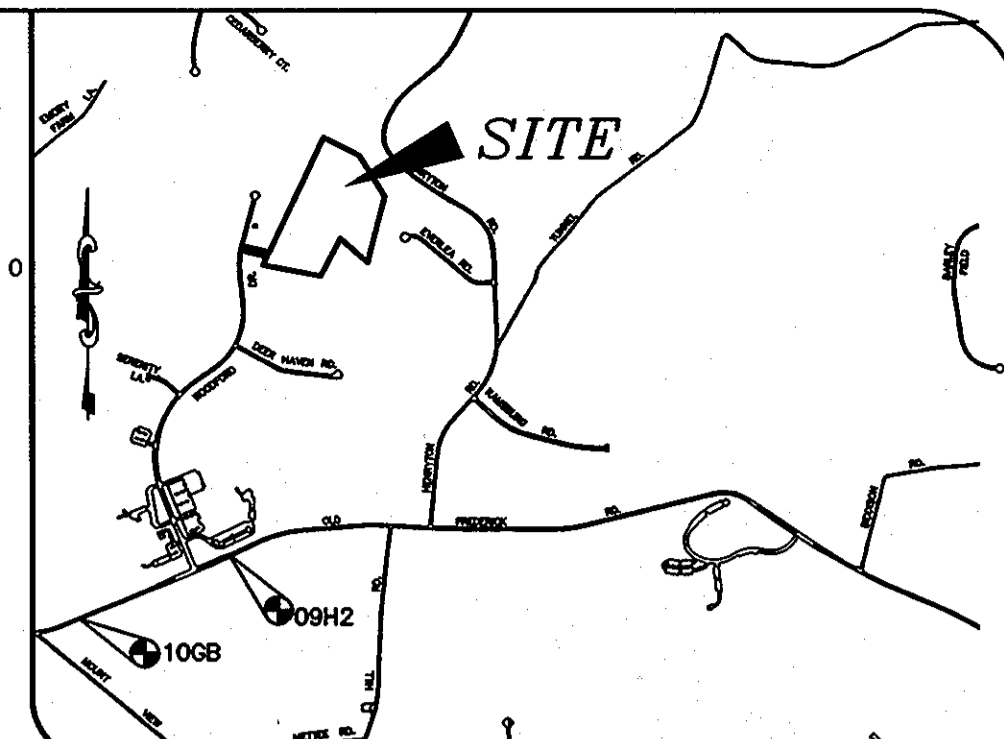


STABILIZED CONSTRUCTION ENTRANCE



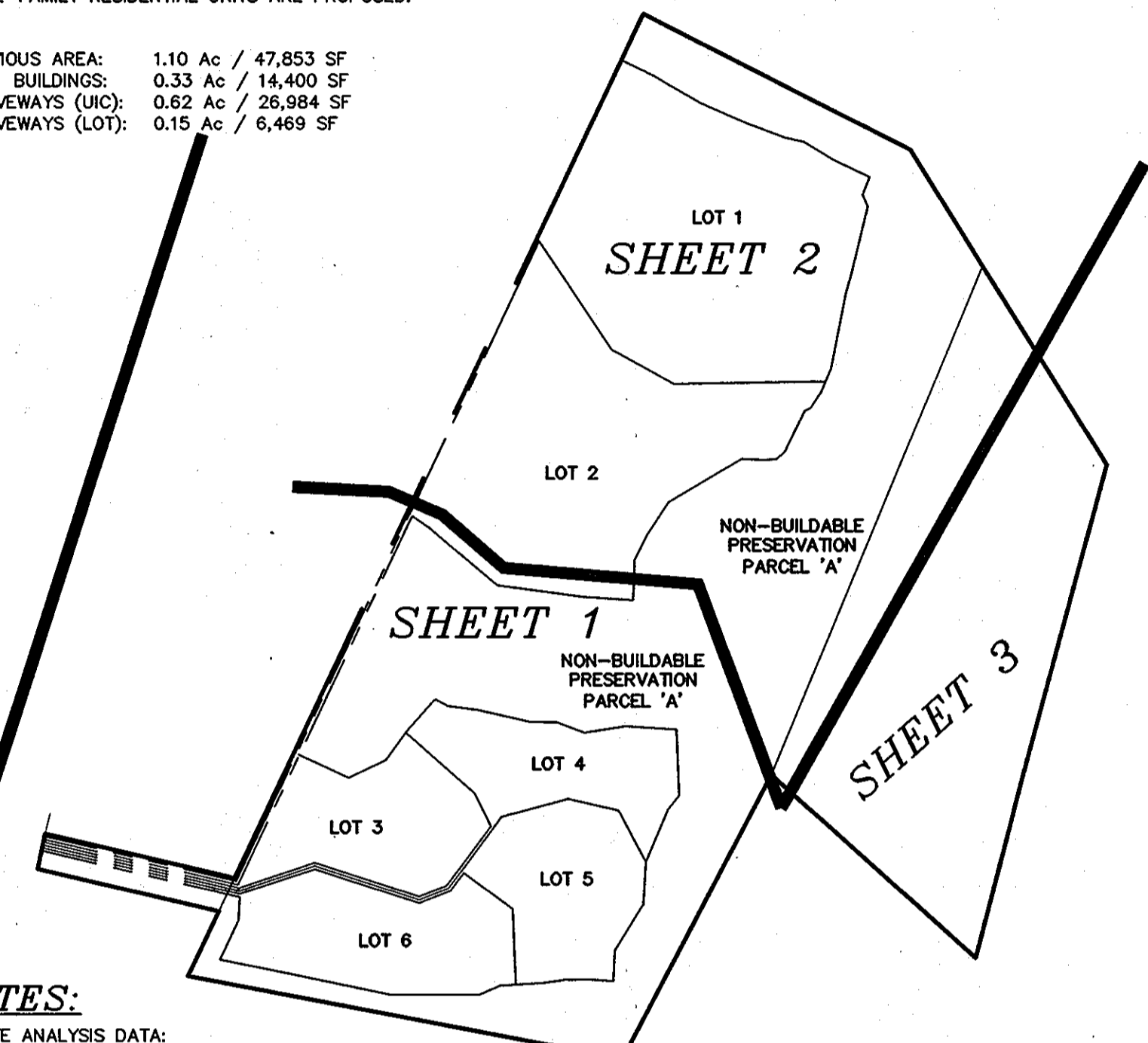
SITE ANALYSIS DATA:

- AREA OF THE SITE = 24.1 Ac ±
- LIMIT OF DISTURBANCE (LOD) = 4.40 Ac ±
- AREA OF WETLANDS AND ITS BUFFERS (WITHIN LOD) = 0.05 Ac
- AREA OF FLOODPLAIN (WITHIN LOD) = 0
- AREA OF 35' ENVIRONMENTAL SETBACK (FLOODPLAIN, WITHIN LOD) = 0
- AREA OF STREAM BUFFER (WITHIN LOD) = 0.14 Ac
- AREA OF STEEP SLOPES (15% OR GREATER WITHIN LOD FOR A VERTICAL DISTANCE OF 10 FEET OR MORE) = 1.4 Ac (1.4 Ac IN SLOPES 15-24.99%, 0 Ac IN SLOPES >=25%)
- TOTAL ENVIRONMENTAL SENSITIVE AREA* (WITHIN LOD) = 0.14 Ac
- *TOTAL AREA OF STREAM AND STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS, 100-YEAR FLOODPLAIN AREAS, AND STEEP SLOPE AREAS (>=25% SLOPE ONLY), TAKING OVERLAPPING INTO ACCOUNT
- THIS SITE CONTAINS MANOR LOAM AND MANOR-BRINKLOW COMPLEX WHICH ARE HIGHLY ERODIBLE SOILS. GLENNVILLE-BAILLE SILT LOAM IS ONLY HIGHLY ERODIBLE WHERE THE SLOPE EXCEEDS 5% AND GLENNVILLE LOAM IS ONLY HIGHLY ERODIBLE WHERE THE SLOPE EXCEEDS 5% AND IT IS EXCAVATED TO A DEPTH BETWEEN 10 AND 30 INCHES.
- SIX (6) DETACHED SINGLE-FAMILY RESIDENTIAL UNITS ARE PROPOSED. SEE NOTE 14 IN "NOTES"
- TOTAL IMPERVIOUS AREA: 1.10 Ac / 47,853 SF
 - BUILDINGS: 0.33 Ac / 14,400 SF
 - DRIVEWAYS (VIC): 0.62 Ac / 26,984 SF
 - DRIVEWAYS (LOT): 0.15 Ac / 6,469 SF



VICINITY MAP

1" = 2000'
ADC MAP 4694 GRID A8, B8



KEY MAP

1" = 200'

NOTES:

- SITE ANALYSIS DATA:
 - LOCATION/TAX MAP: 10 GRID: 8 PARCEL: 184
 - ELECTION DISTRICT: THIRD
 - ZONING: RR-DEO
 - TOTAL AREA: 24.1 AC ±
 - LIMIT OF DISTURBED AREA: 4.40 AC ±
 - PROPOSED USE FOR SITE: RESIDENTIAL
 - TOTAL NUMBER OF UNITS: 6 (SEE NOTE 15)
 - TYPE OF PROPOSED UNIT: SFD
 - DEED REFERENCE: 4038 / 0416
 - PREVIOUS DPZ NUMBERS: F-07-214 WP-06-132 WP-13-049 F-07-215 WP-08-039 WP-13-050
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 09H2 & 10GB
 - STA. NO. 09H2 N 601,676.7094 E 1,329,520.9963 EL. 640.22
 - STA. NO. 10GB N 602,275.9611 E 1,331,069.3672 EL. 597.35
- 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 SECTION 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.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. IN JUNE, 2006.
- ONSITE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY CHRISTOPHER CONSULTANTS, INC. IN NOVEMBER, 2004. OFFSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1260 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE FOREST CONSERVATION (RETENTION).
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE, INC. IN NOVEMBER, 2012.
- PER SECTION 16.115 (4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 100-YEAR FLOODPLAIN HAS NOT BEEN DELINEATED ON THE PLAN SINCE THE PROJECT IS LOCATED IN A RURAL CLUSTER SUBDIVISION AND THE FLOODPLAIN IS OBVIOUSLY NOT CRITICAL TO THE PROPOSED DEVELOPMENT. THE NON-CRITICAL FLOODPLAIN ANALYSIS WAS APPROVED BY HOWARD COUNTY UNDER F-07-214 AND F-07-215 AND HAS BEEN RESUBMITTED WITH THIS ECP.
- HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION FACILITIES MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION ON SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS.
- NO GRADING OR DISTURBANCE IS ALLOWED IN THE STREAM, WETLANDS, OR THEIR BUFFER OR FLOODPLAIN AREA UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THIS PROJECT WILL BE SUBMITTED FOR FINAL SUBDIVISION APPROVAL IN TWO PHASES. THE FIRST PHASE WILL SUBDIVIDE THE PROPERTY INTO LOTS 1 AND 2. PRESERVATION PARCEL 'A' AND A NON-BUILDABLE BULK PARCEL. THE SECOND PHASE WILL CONSIST OF SUBDIVIDING THE BULK PARCEL INTO LOTS 3, 4, 5, AND 6.
- A WAIVER TO SECTION 16.1205(c)(7) WILL BE REQUESTED TO ALLOW TO THE REMOVAL OF SEVEN (7) SPECIMEN TREES
- A WAIVER TO SECTION 16.116(c)(3) WILL BE REQUESTED TO ALLOW A PORTION OF THE 100-FOOT STREAM BUFFER TO BE INCLUDED WITHIN THE AREAS OF LOTS 1 AND 2.
- THE GRADING IN THE ENVIRONMENTAL FEATURES FOR INSTALLATION OF PUBLIC WATER, SEWER AND / OR UTILITIES ARE CONSIDERED ESSENTIAL DISTURBANCE BY DPZ.

SWM PRACTICES SCHEDULE

AREA	ESD METHOD	TREATED AREA TYPE	ESDv (REQ)* (PROVIDED)
LOT 1	PERVIOUS CONCRETE (A-2), MICRO-BIORETENTION (M-6) FACILITY MB-1	HOUSE, DRIVEWAY (PERVIOUS & IMPERVIOUS)	1,316 CF
LOT 2	MICRO-BIORETENTION (M-6) FACILITY MB-2	HOUSE, DRIVEWAY (IMPERVIOUS)	525 CF
LOT 3	MICRO-BIORETENTION (M-6) FACILITY MB-3	HOUSE, DRIVEWAY (IMPERVIOUS)	453 CF
LOT 4	PERVIOUS CONCRETE (A-2), MICRO-BIORETENTION (M-6) FACILITY MB-4	HOUSE, DRIVEWAY (PERVIOUS & IMPERVIOUS)	1,138 CF
LOT 5	PERVIOUS CONCRETE (A-2), MICRO-BIORETENTION (M-6) FACILITY MB-5	HOUSE, DRIVEWAY (PERVIOUS & IMPERVIOUS)	1,120 CF
LOT 6	MICRO-BIORETENTION (M-6) FACILITY MB-6	HOUSE, DRIVEWAY (IMPERVIOUS)	845 CF
USE-IN-COMMON DW	NON-ROOFTOP DISC. (N-2)	ROADWAY (IMPERVIOUS)	3,074 CF
TOTAL	MICRO-BIORETENTION (M-6) FACILITIES MB-DWI THRU MB-DWS		8,386 CF 8,471 CF

* INCLUDES THE REQUIRED STORAGE FOR THE CONVERSION OF WOODS TO GRASS WITHIN THE LIMIT OF DISTURBANCE

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 2/13/15.

Jeffrey L. Slovan 2/14/13
JEFFREY L. SLOVAN, P.E. DATE



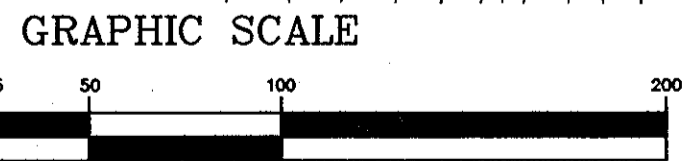
OWNER

DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Jeffrey L. Slovan 3/14/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jeffrey L. Slovan 3/14/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



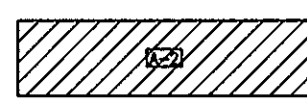
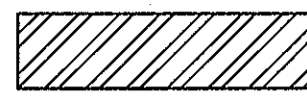
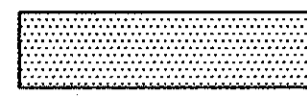

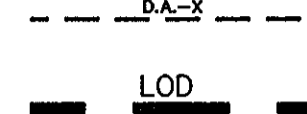
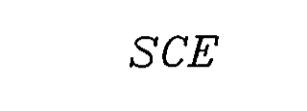





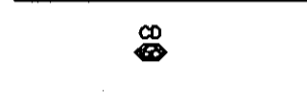





P: 2004-12-028 MARIOTT'S PRESERVE (MELCHIOR) DWG 12-028-ECF-NOV-2012

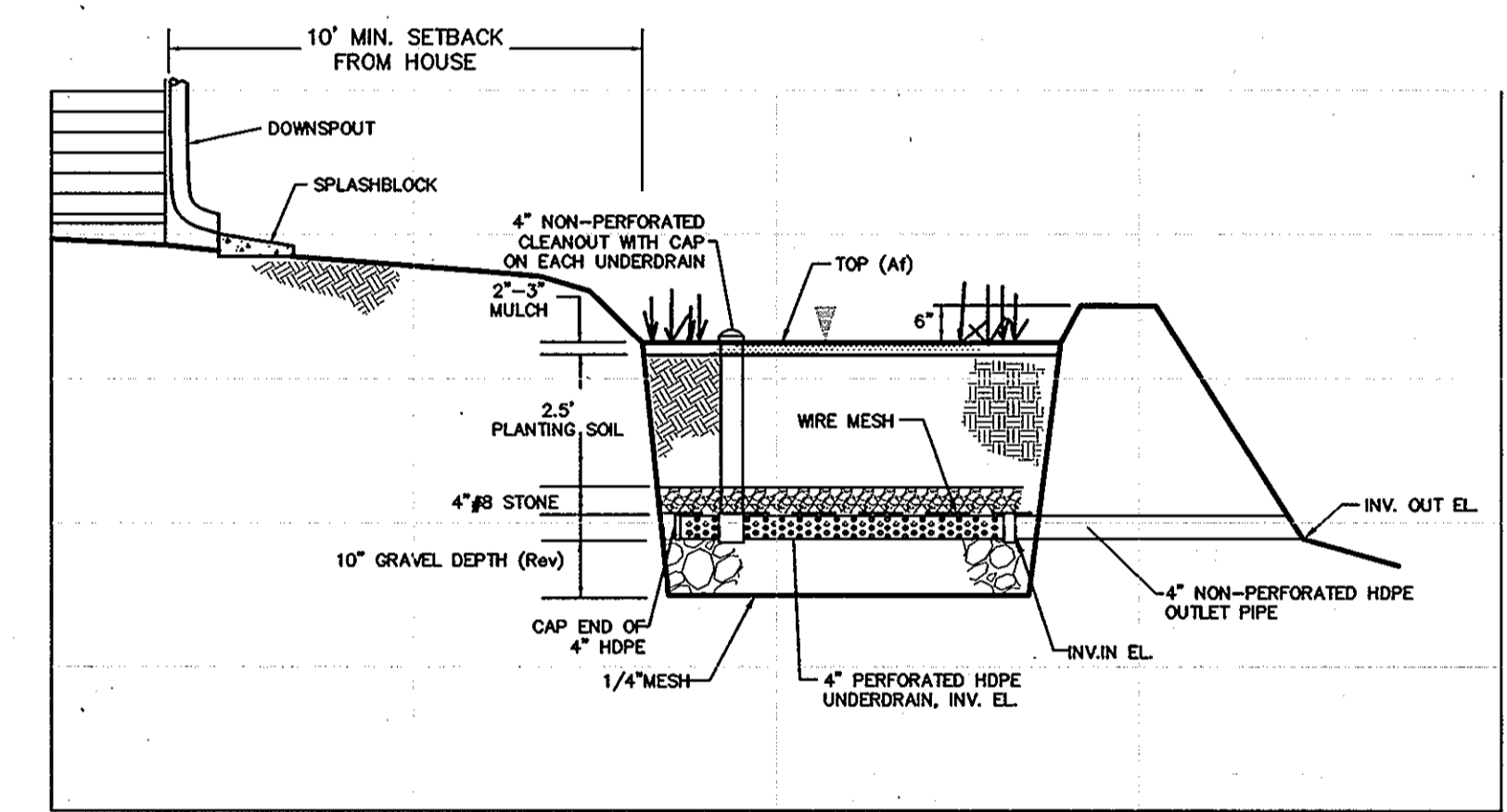
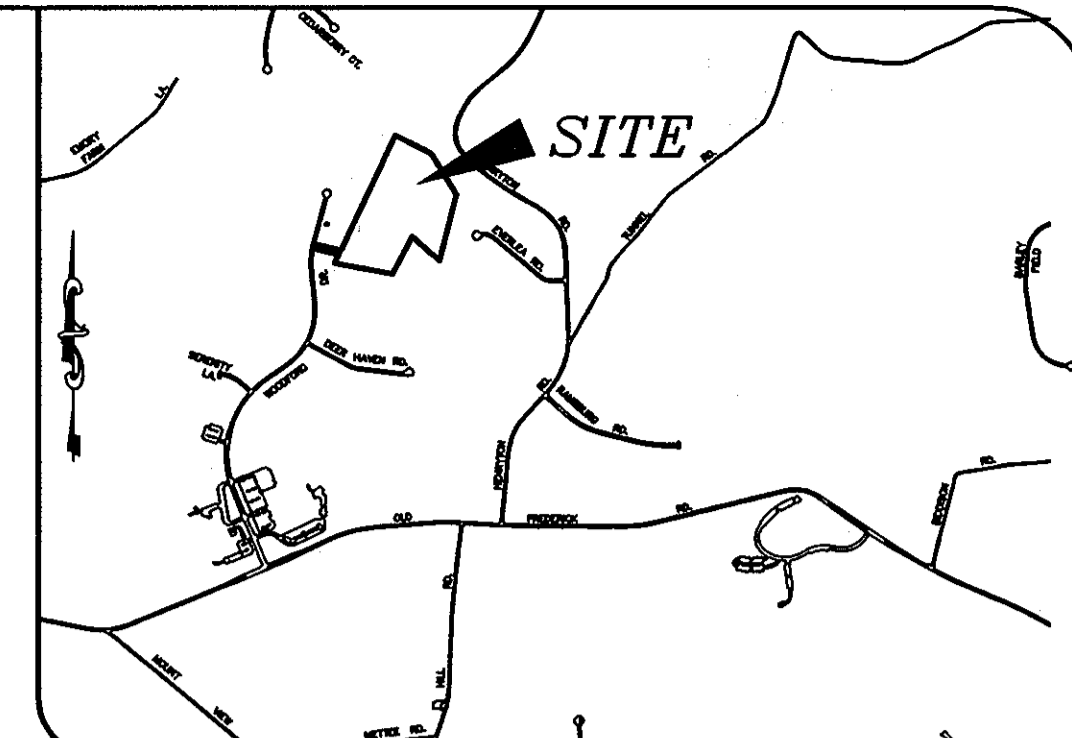
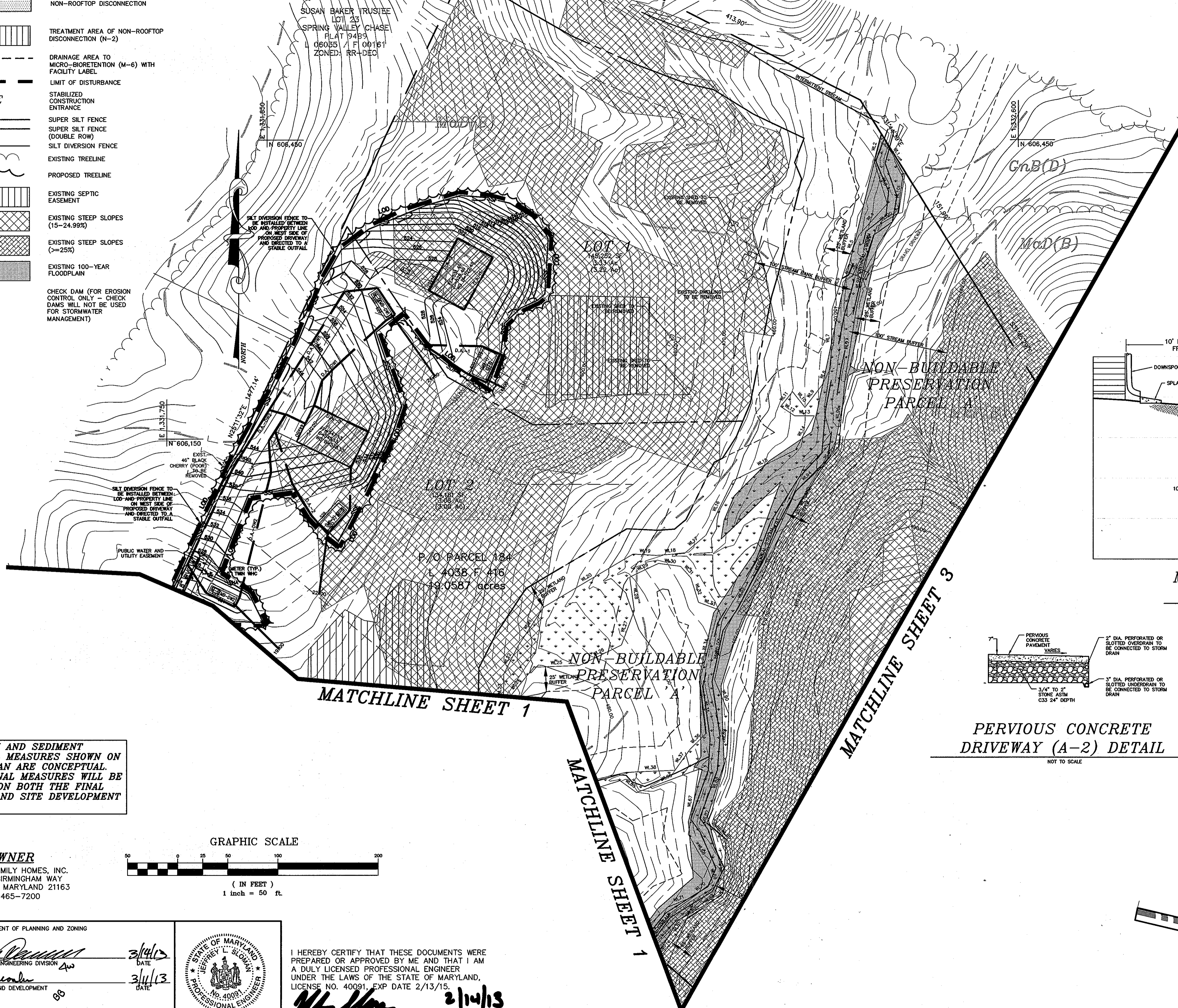
MELCHIOR PROPERTY
TAX MAP 10 - GRID 13 PARCEL 184
HOWARD COUNTY, MARYLAND
3rd ELECTION DISTRICT

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Fax (410) 997-0298

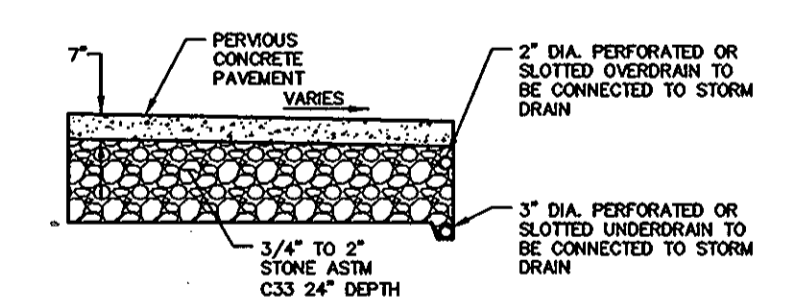
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LEGEND

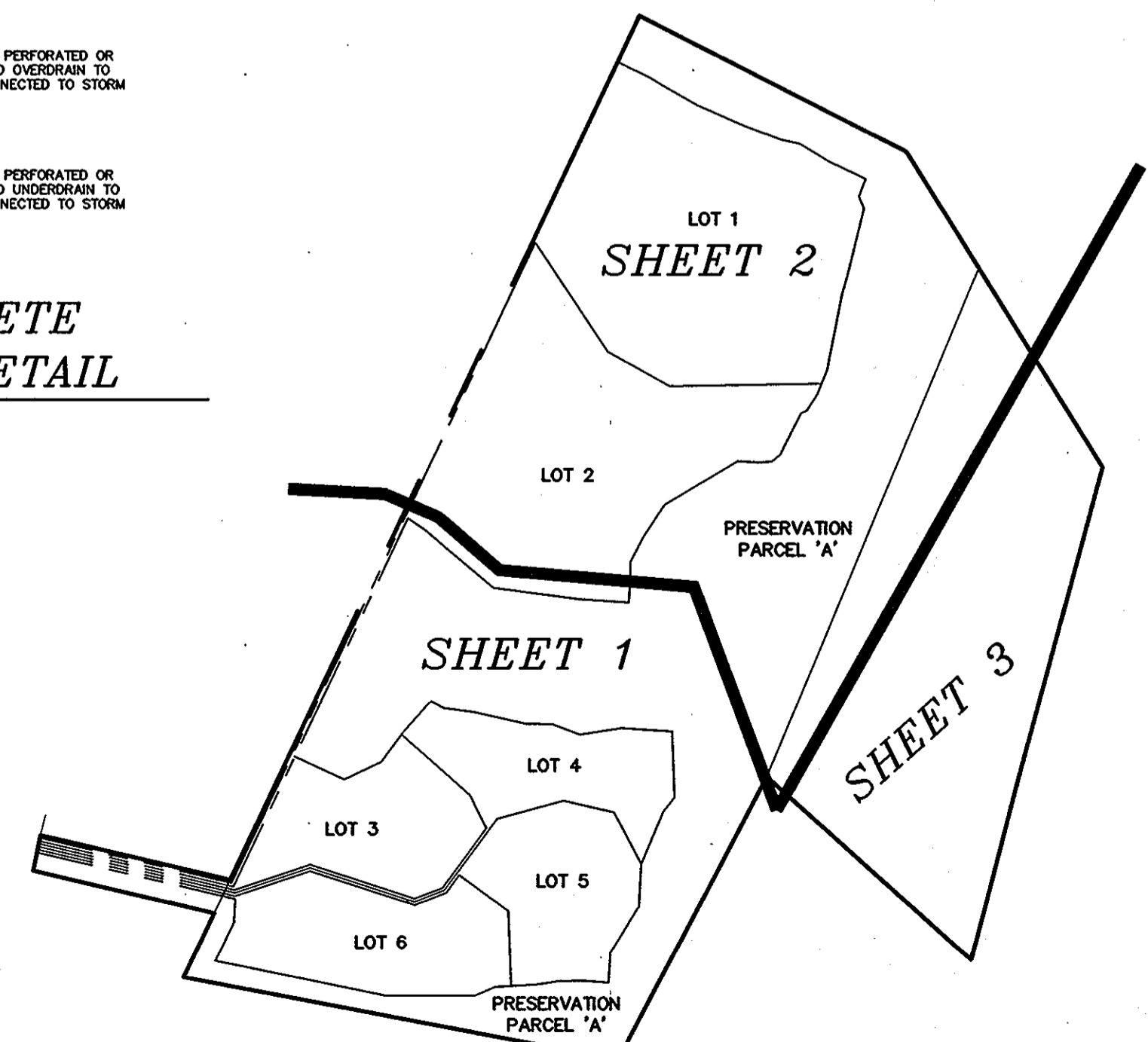
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-  DRAINAGE AREA TO MICRO-BIORETENTION (M-6) WITH FACILITY LABEL
-  LOD LIMIT OF DISTURBANCE
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-  SUPER SILT FENCE
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MICRO-BIORETENTION (M-6) DETAIL
NOT TO SCALE



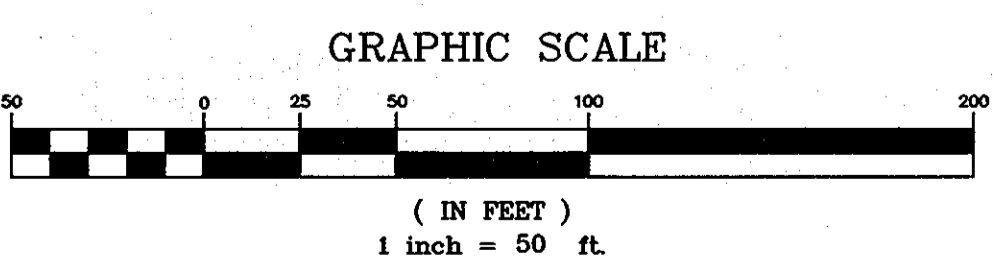
PERVIOUS CONCRETE DRIVEWAY (A-2) DETAIL
NOT TO SCALE



KEY MAP
1" = 200'

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APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/14/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/11/13
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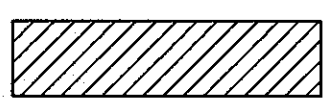

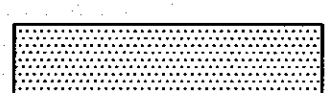

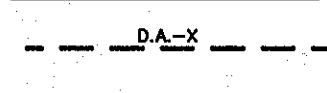

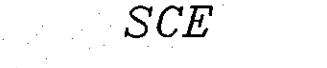
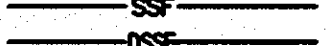





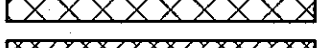


Project	12-028	date	FEB 2013
Illustration	JIS	engineering	JIS
scale	1"=50'	approval	RJH

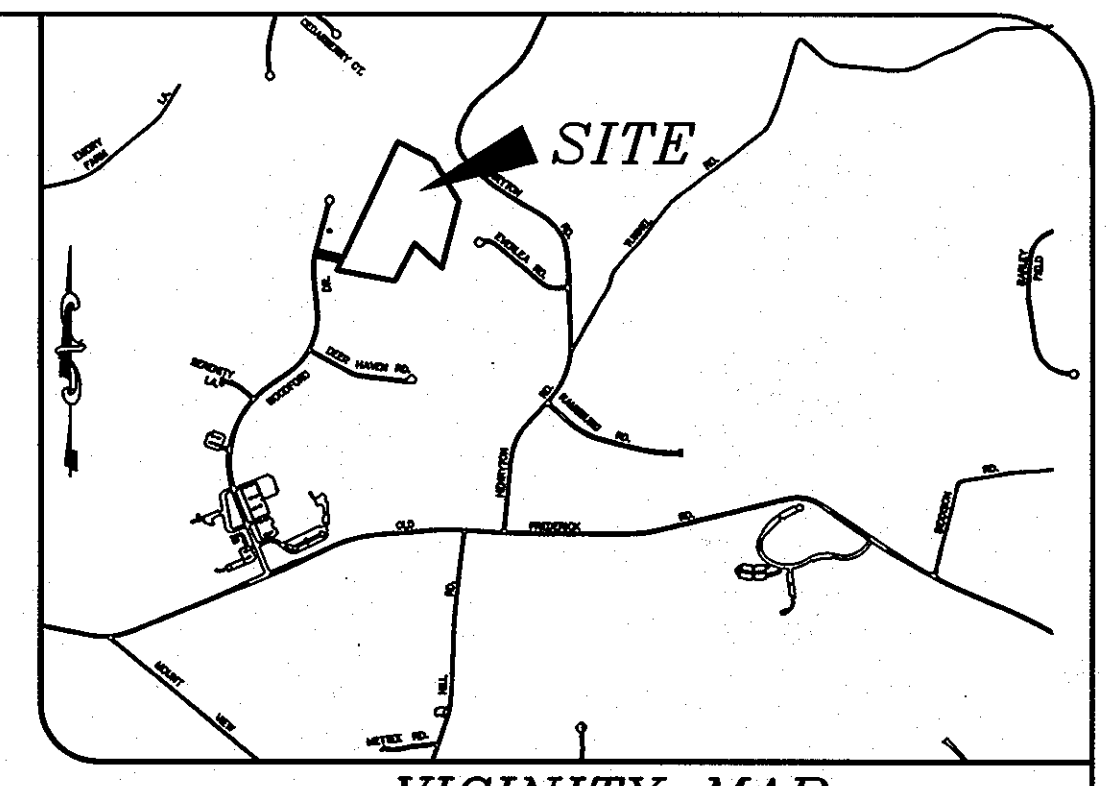
no.	description	date

MELCHIOR PROPERTY
TAX MAP 10 - GRID 13 PARCEL 194
HOWARD COUNTY, MARYLAND
3rd ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296, Fax (410) 997-0298

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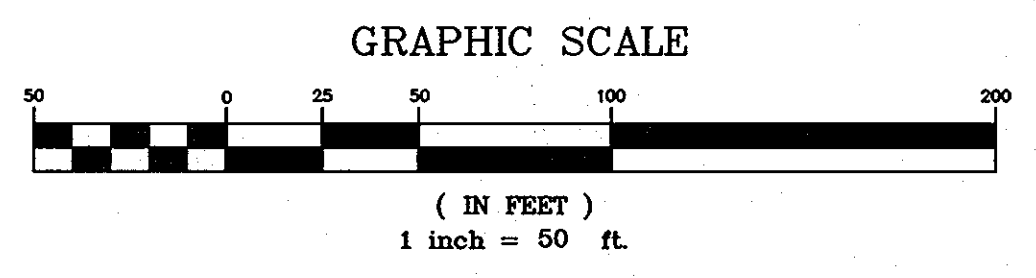
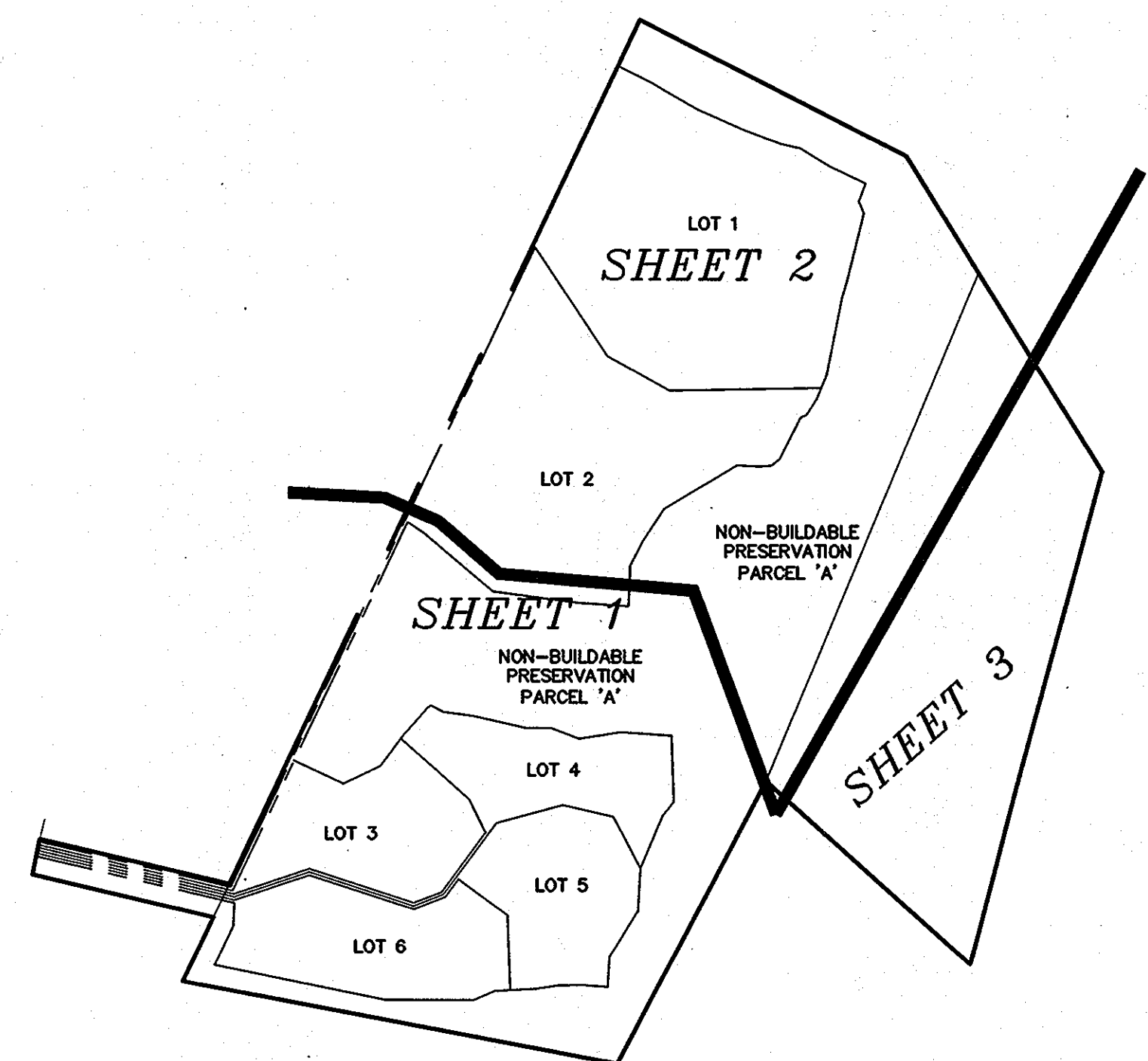
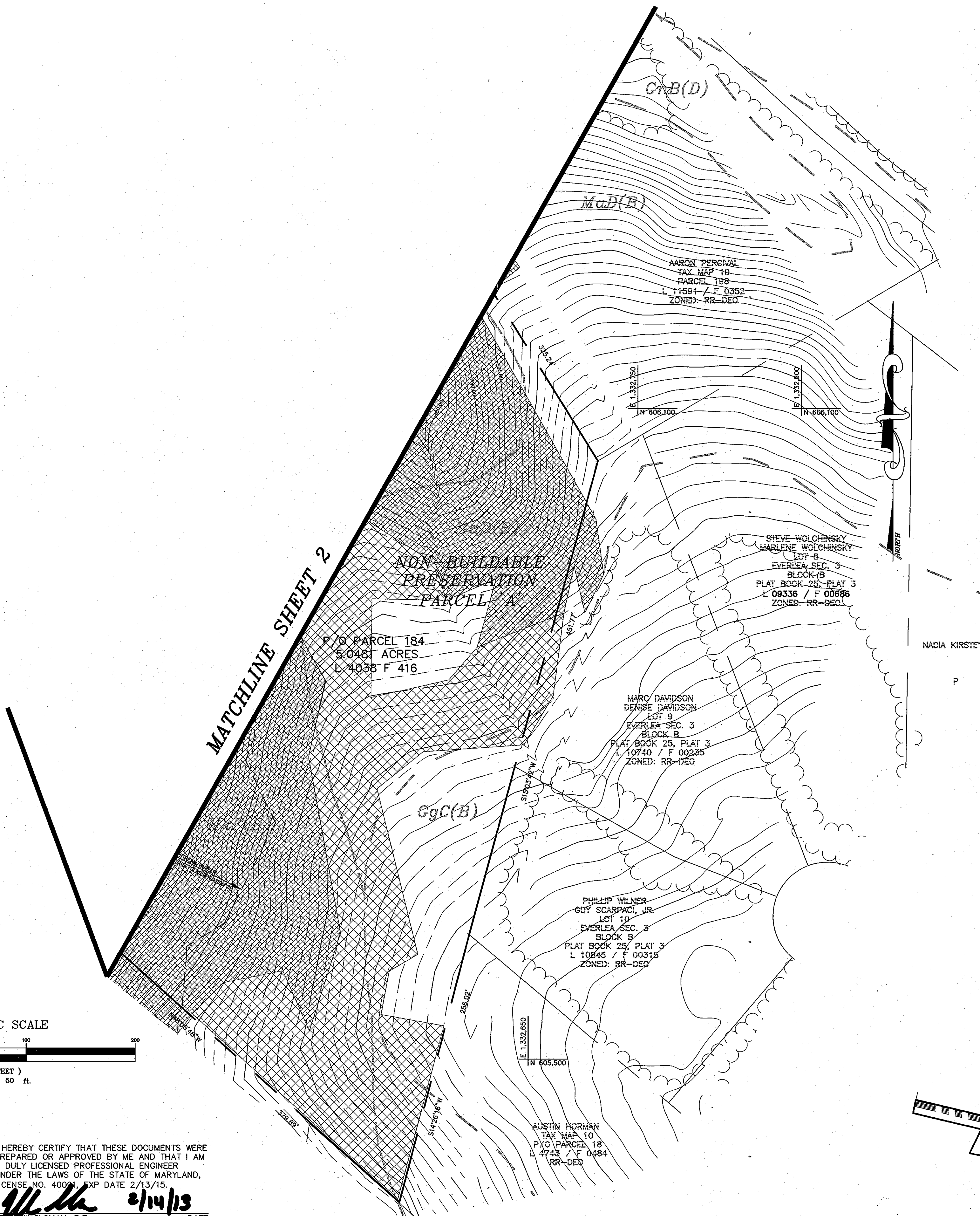


date	FEB 2013	approval	RJH
project	12-028	engineering	JUS
illustration	JUS	scale	1"=50'

no.	description	revisions


MELCHIOR PROPERTY
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HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

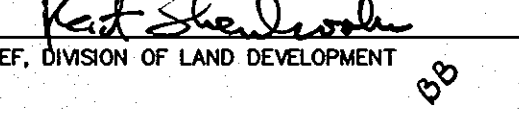
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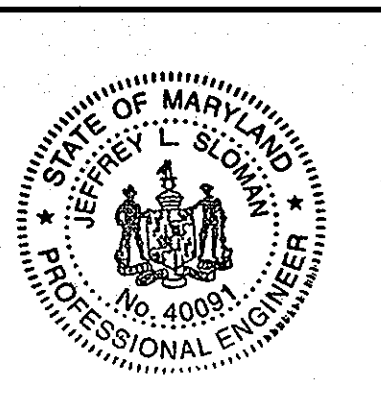


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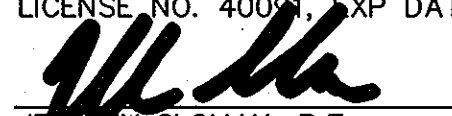
APPROVED: DEPARTMENT OF PLANNING AND ZONING


CHIEF, DEVELOPMENT ENGINEERING DIVISION Aw
DATE 3/14/13




CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 3/14/13

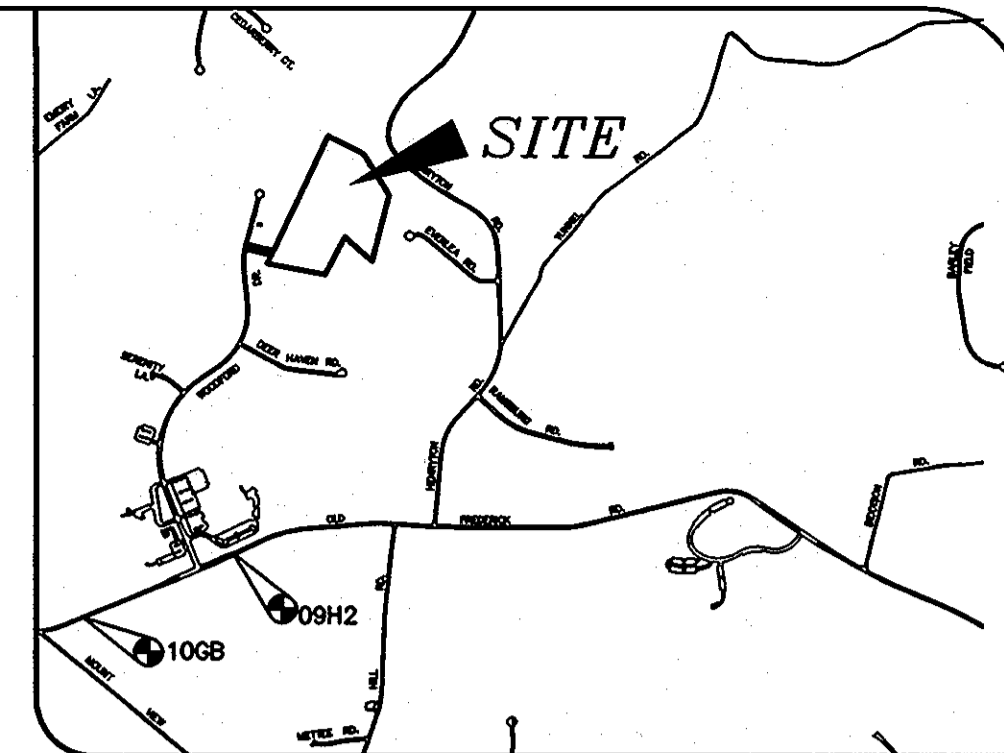


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40021, EXP DATE 2/13/15.


JEFFREY SLOMAN, P.E. DATE 3/14/13

LEGEND

-  EXISTING SEPTIC EASEMENT
-  PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY, DRAINAGE & UTILITY EASEMENT



VICINITY MAP
1" = 2000'
ADC MAP 4694 GRID A8, B8

Project	12-026	date	FEB 2013
Illustration	JLS	engineering	JLS
scale	1"=50'	approval	RJH

no.	description	date
	revisions	

MELCHIOR PROPERTY
TAX MAP 10 - GRID 13 PARCEL 194
HOWARD COUNTY, MARYLAND
3rd ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN (UTILITIES AND EASEMENTS)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Fax (410) 997-0298 Fax


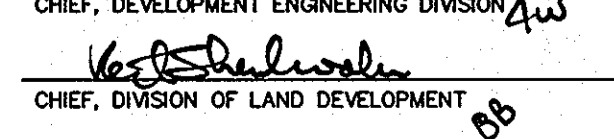
SUSAN BAKER TRUSTEE
LOT 24
SPRING VALLEY CHASE
PLAT 9489
L 06035 / F 00161
ZONED: RR-DEC

ROBERT BROOKS
JOYCE BROOKS
LOT 25
SPRING VALLEY CHASE
PLAT 9488
L 03181 / F 00637
ZONED: RR-DEC

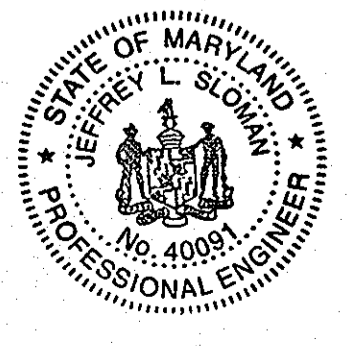
KNUD HARBOM
HELENE HARBOM
LOT 26
SPRING VALLEY CHASE
PLAT 9488
L 03272 / F 00538
ZONED: RR-DEC

OWNER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

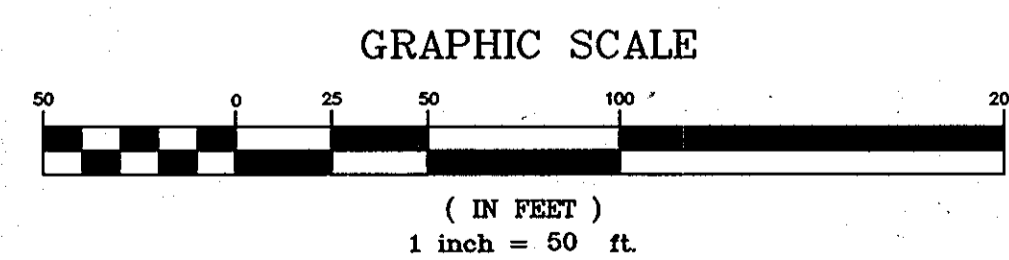
APPROVED: DEPARTMENT OF PLANNING AND ZONING


CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

3/14/15
DATE
3/11/15
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. 40091, EXP. DATE 2/13/15.
Jeffrey L. Sroman 3/11/15
JEFFREY SLOMAN, P.E. DATE



MATCHLINE SHEET 5

MATCHLINE SHEET 5

NON-BUILDABLE PRESERVATION PARCEL 'A'

NON-BUILDABLE PRESERVATION PARCEL 'A'



LOT 1
SHEET 5

LOT 2
SHEET 4
NON-BUILDABLE PRESERVATION PARCEL 'A'

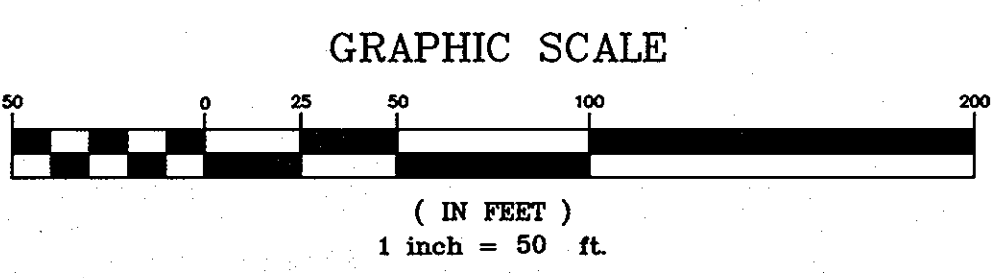
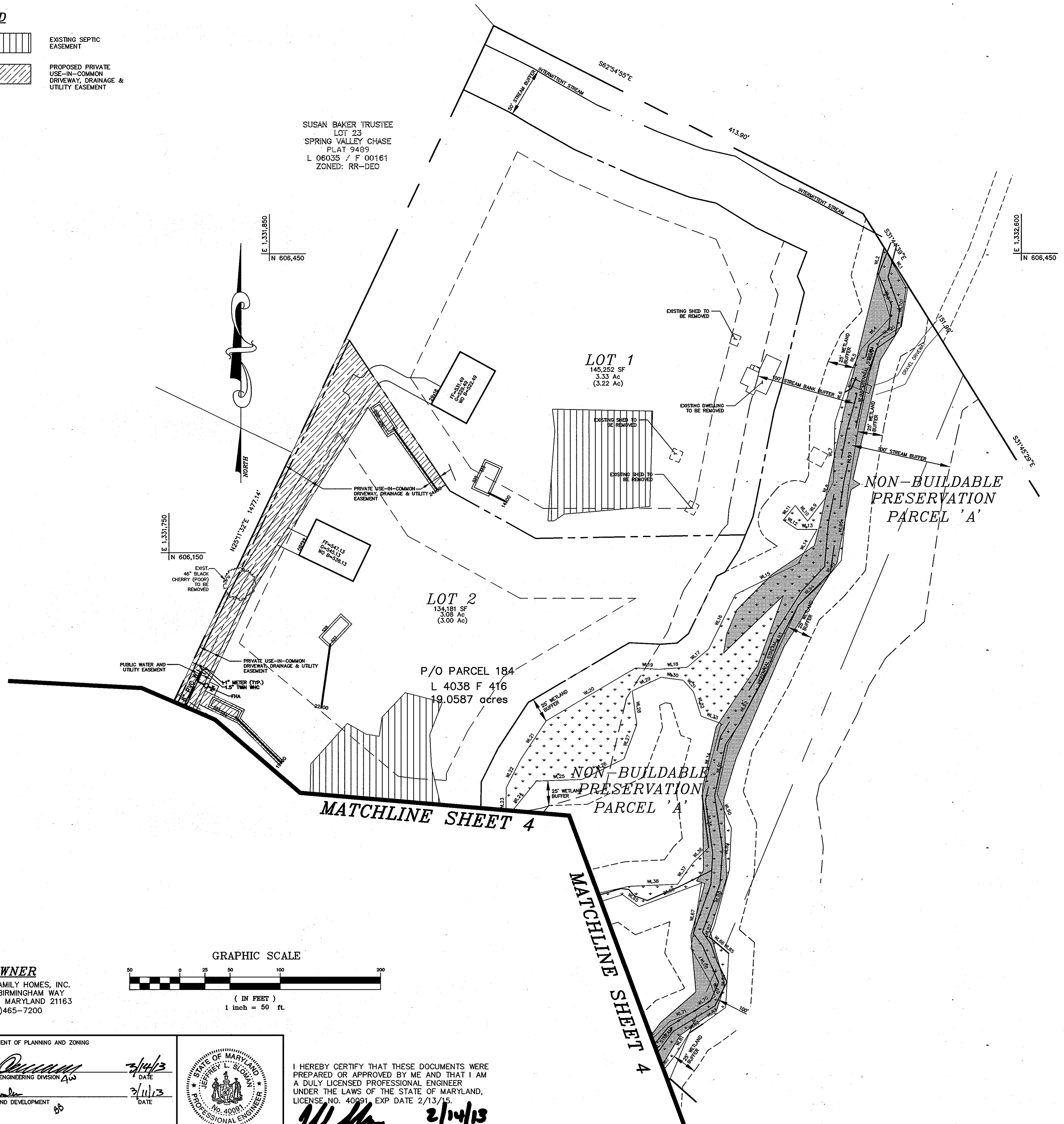
KEY MAP
1" = 200'

P: 200412-028 MARIOTT'S PRESERVE (MELCHIOR) DWG 12-028-ECP-NOV-2012

LEGEND

-  EXISTING SEPTIC EASEMENT
-  PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY, DRAINAGE & UTILITY EASEMENT

SUSAN BAKER TRUSTEE
 LOT 23
 SPRING VALLEY CHASE
 PLAT 9489
 L 06035 / F 00161
 ZONED: RR-DEG



OWNER
 DORSEY FAMILY HOMES, INC.
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

APPROVED: DEPARTMENT OF PLANNING AND ZONING

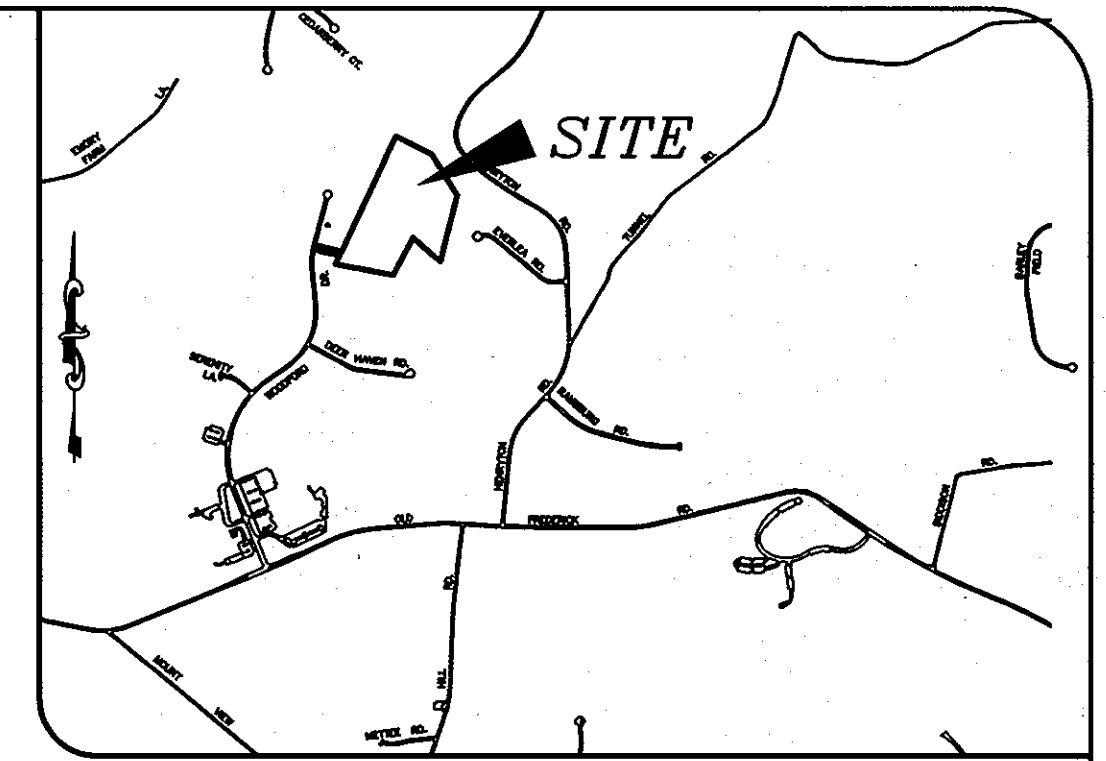
[Signature] 2/14/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/11/13
 CHIEF, DIVISION OF LAND DEVELOPMENT

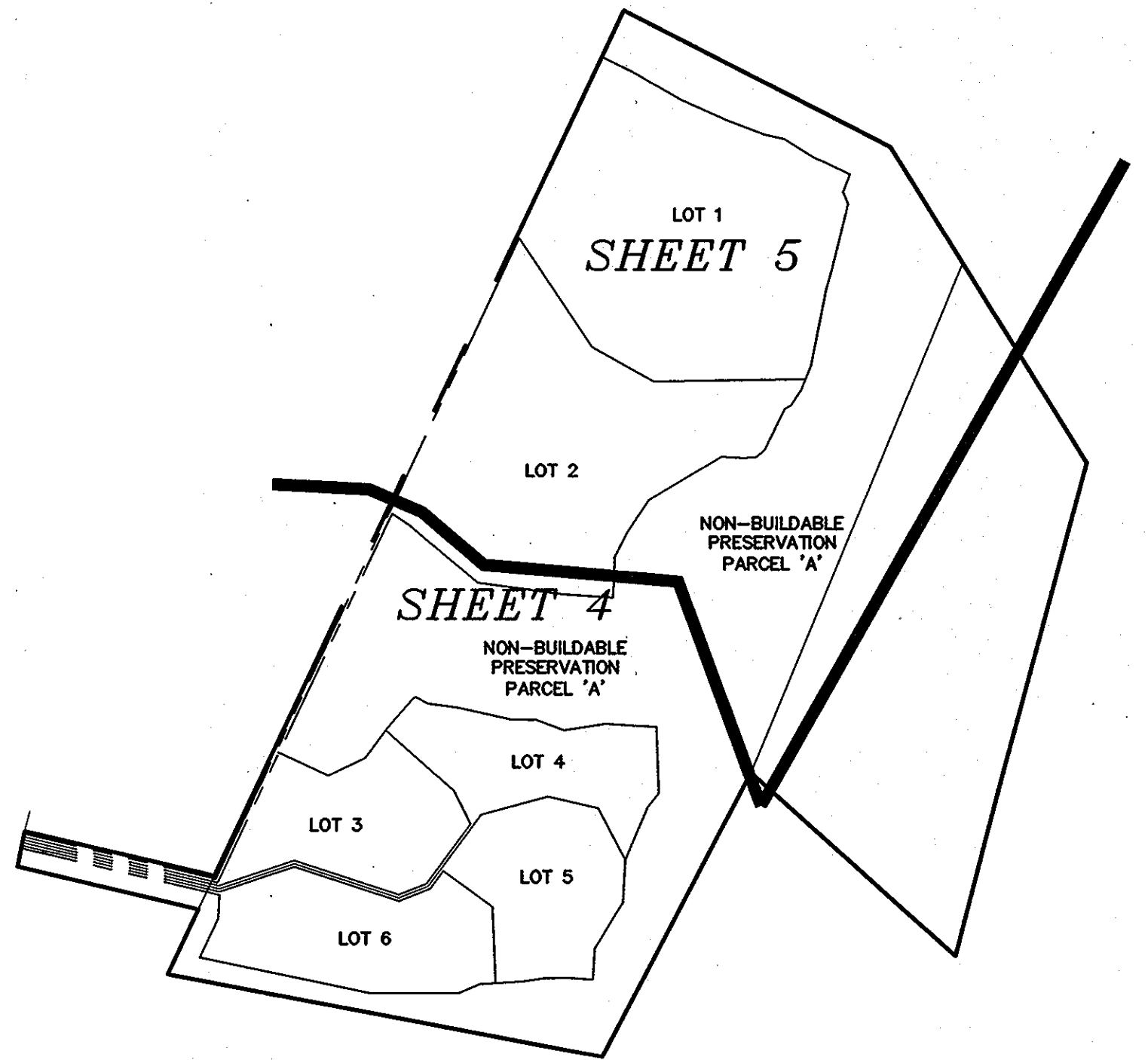


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[Signature] 2/14/13
 JEFFREY SLOMAN, P.E. DATE



VICINITY MAP
 1" = 2000'
 ADC MAP 4694 GRID A8, B8



KEY MAP
 1" = 200'

Project	12-028	Date	FEB 2013
Illustration	JIS	Engineering	JIS
Scale	1" = 50'	Approval	RJH

no.	description	revisions	date

MELCHIOR PROPERTY
 TAX MAP 10 - GRID 13 PARCEL 184
 HOWARD COUNTY, MARYLAND
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P: 2004\12-028 MAROTTS PRESERVE (MELCHIOR)\DWG\12-028-ECP-NOV 2012