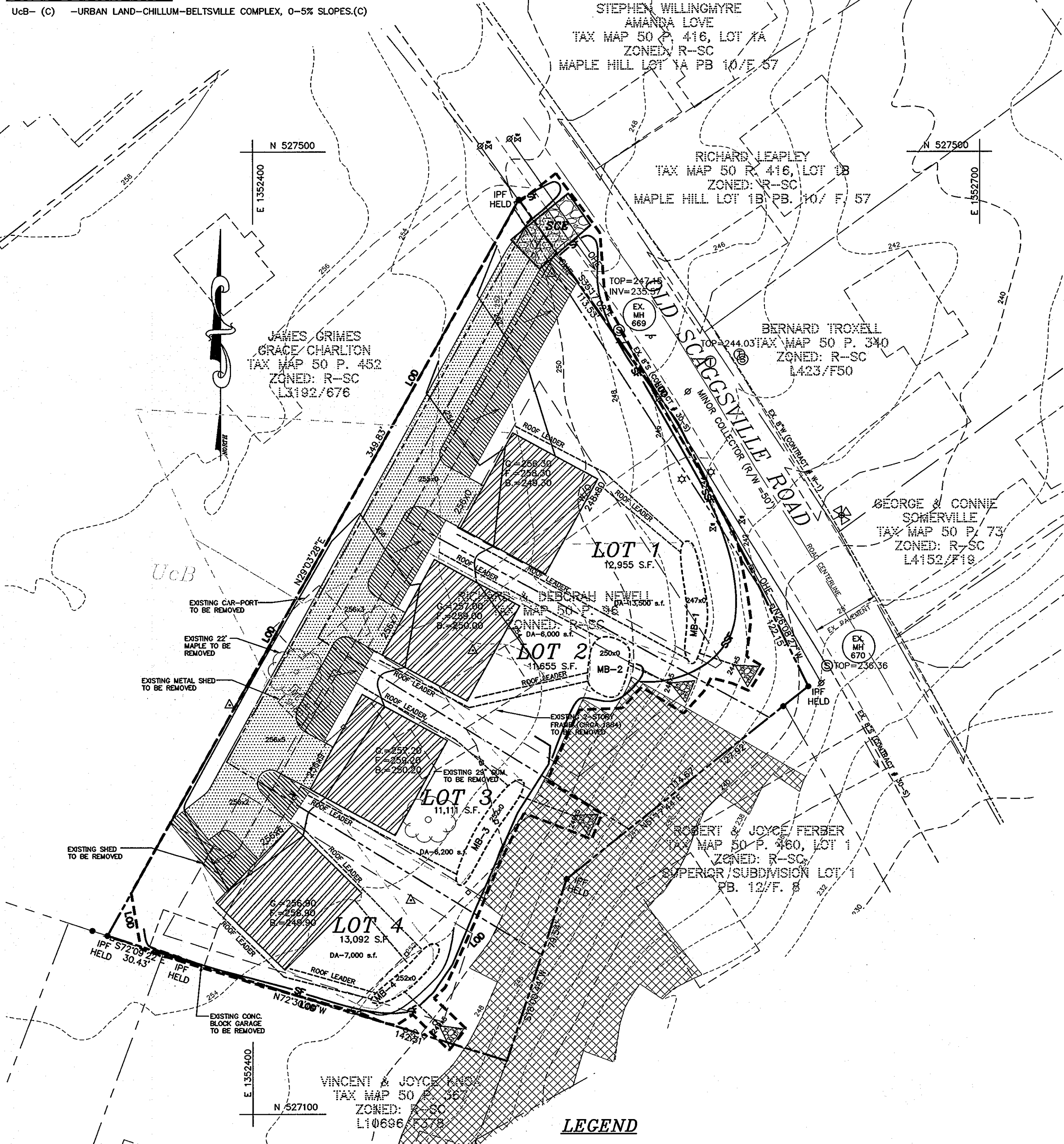


SOILS DESCRIPTION

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



LEGEND

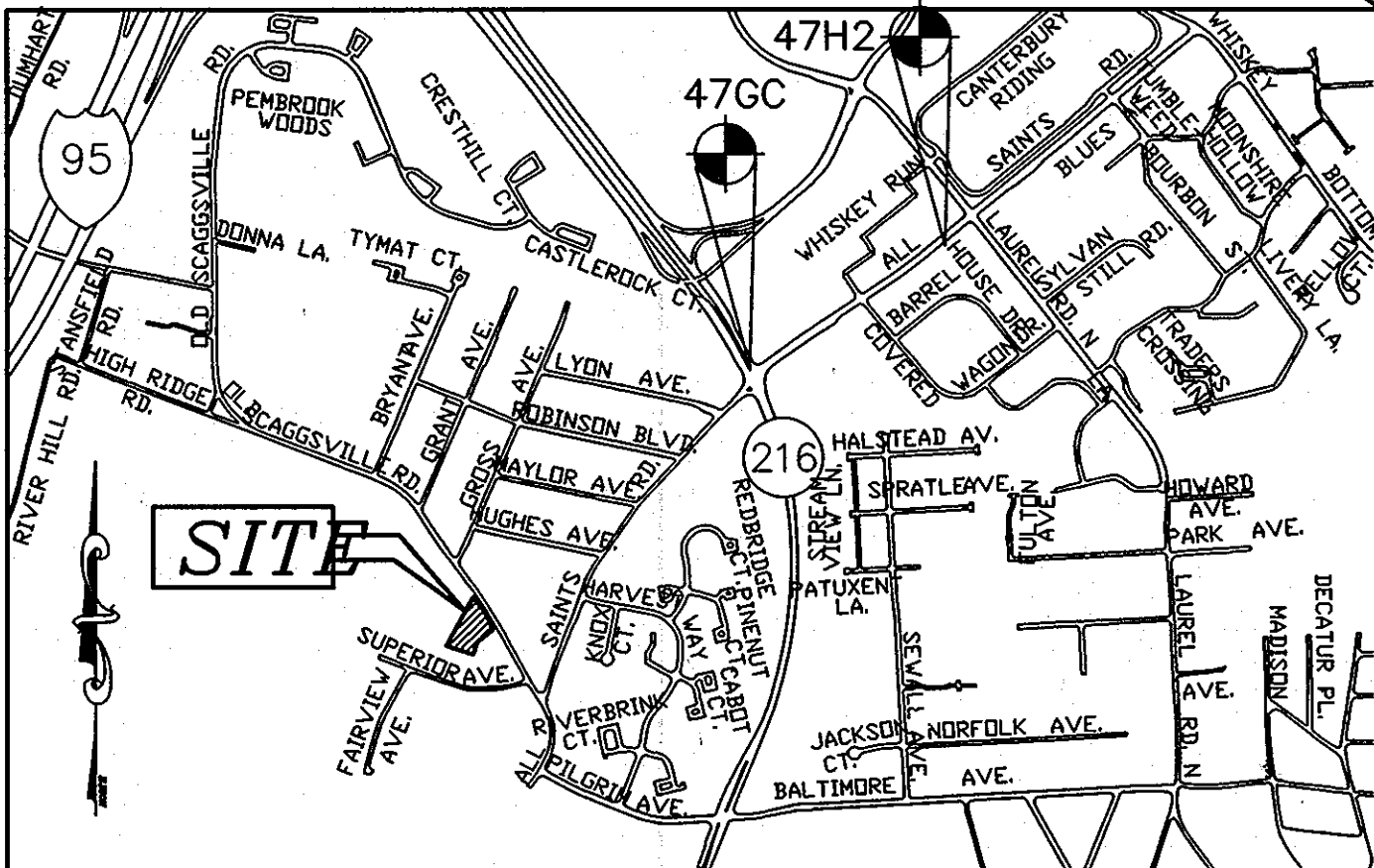
- AREA OF SLOPES 15%-24.99%
- AREA OF PAVEMENT TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- AREA TREATED BY M-6, MICRO-BIORETENTION
- M-6, MICRO-BIORETENTION I.D.
- DRAINAGE AREA
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. OVERHEAD POWER LINE

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 1.16 ±ACRE, LIMIT OF DISTURBANCE = 1.1 ± ACRE
2. AREA OF THE ROAD DEDICATION = 0
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 = 1.16 ±ACRES
10. NO SLOPES OF 25% OR GREATER EXIST ON SITE.
11. SLOPES OF 15% - 24.99% EXIST ON SITE (5,650 S.F.±)
12. THIS SITE CONTAINS UcB SOILS WHICH ARE CONSIDERED TO BE HIGHLY ERODIBLE.
13. FOUR NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
14. 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, SPECIMEN TREES OF FLOODPLAIN EXIST ON-SITE. THE PROPOSED DISCONNECTIONS AND MICRO BIO-RETENTION 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 MDC 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 WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING A 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)



VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. SITE ANALYSIS DATA:
LOCATION: TAX MAP: 50 PARCEL: 96 GRID: 2
ELECTION DISTRICT: SIXTH
ZONING: R-SC
TOTAL AREA: 1.16 AC.±
AREA OF ROAD DEDICATION: 0
LIMIT OF DISTURBED AREA: 1.1 AC.±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 4
TYPE OF PROPOSED UNIT: SFD
DEED REFERENCE: 4860/161
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 476C AND 47H2.
STA. No. 476C N 528,939.7281, E 1,354,223.5536, ELEV. 234.996
STA. No. 47H2 N 529,706.4221, E 1,355,445.3364, ELEV. 225.653
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. NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL. THE INVESTIGATION WAS PERFORMED BY MILDENBERG, BOENDER AND ASSOC. IN DECEMBER 2012.
7. 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.
8. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THE EXISTING DWELLING WAS BUILT IN 1884. PRIOR TO SUBMISSION OF SUBDIVISION PLAN IT WILL BE DETERMINED IF A MEETING WITH HISTORIC DISTRICT COMMISSION IS REQUIRED.
9. HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
10. NO FOREST OR SPECIMEN TREES EXIST ON THIS PARCEL. FOREST STAND INVESTIGATION WAS PERFORMED BY MILDENBERG, BOENDER AND ASSOC. IN DECEMBER 2012.
11. FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU. THERE ARE NO PRIORITY PLANTING AREAS ON-SITE. DUE TO THE SMALL AMOUNT OF REQUIREMENT (0.17 AC±), NO SUITABLE SITE IS AVAILABLE AT A REASONABLE COST FOR OFF-SITE PLANTING.

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDV / TARGET ESDV	PROVIDED ESDV
LOT 1	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION (MB-1)	425.6 CF (TARGET)	440 CF
LOT 2	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION (MB-2)	405.9 CF (TARGET)	427 CF
LOT 3	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION (MB-3)	379.7 CF (TARGET)	399 CF
LOT 4	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION (MB-3)	309.9 CF (TARGET)	322 CF

DEVELOPER

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

OWNER

RICHARD NEWELL
DEBORAH NEWELL
9318 OLD SCAGGSVILLE RD
LAUREL, MARYLAND 20732

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT

4/12/13
DATE

4/17/13
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

[Signature]
JEFFREY S. SOLOMON P.E. DATE: 4/16/13

date	MARCH 13	approval	RH
project	12-032	illustration	MM
scale	MM	scale	1"=30'

date		description	
no.		revisions	

NEWELL PROPERTY
LOTS 1 - 4, RESIDENTIAL, SFD, 9318 OLD SCAGGSVILLE RD. LAUREL
6TH ELECTION DISTRICT TAX MAP: 50, PARCEL: 96
HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0286 Bldg. (410) 997-0288 Fax.