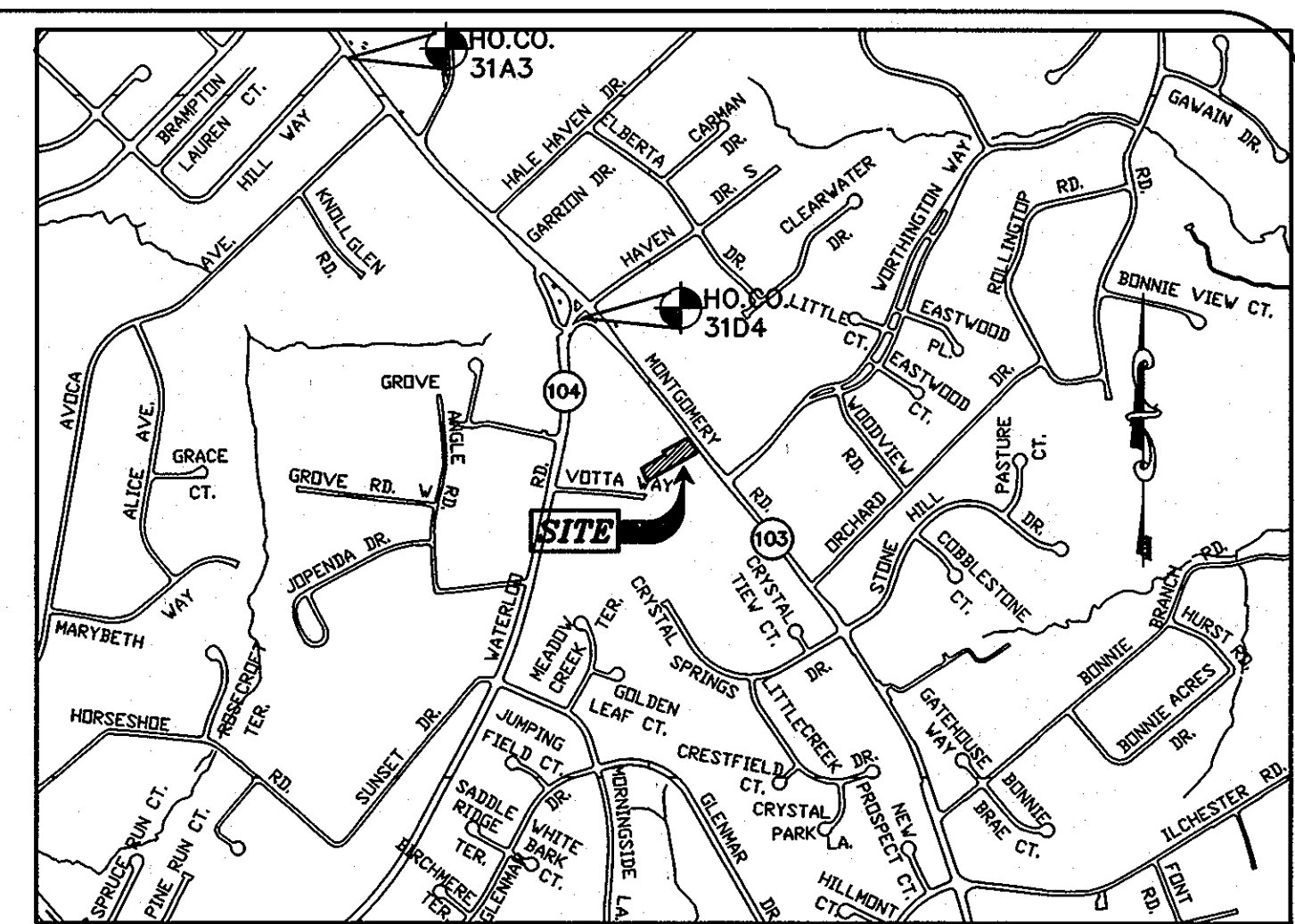
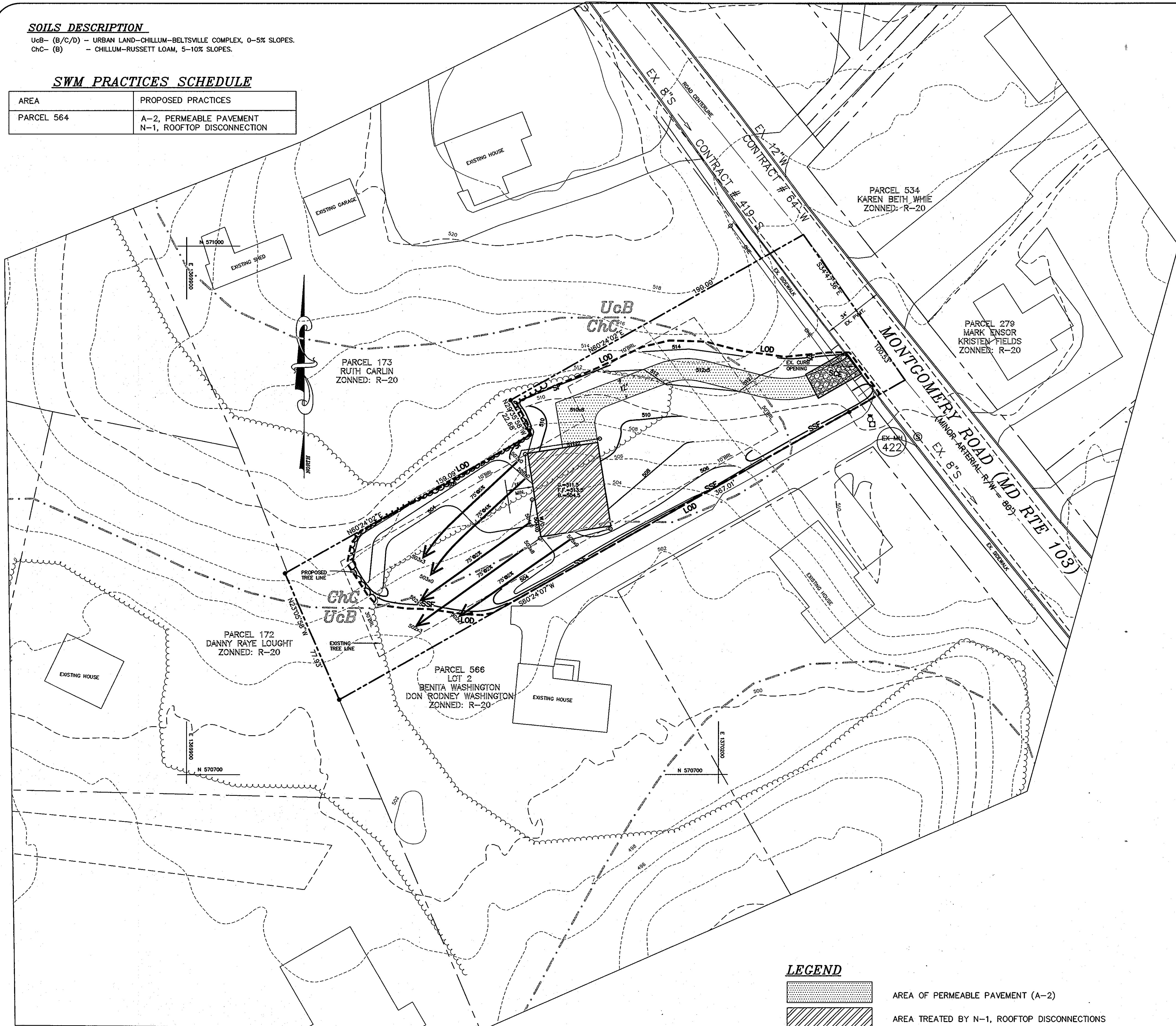


**SOILS DESCRIPTION**

UcB - (B/C/D) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES.  
 ChC - (B) - CHILLUM-RUSSETT LOAM, 5-10% SLOPES.

**SWM PRACTICES SCHEDULE**

AREA	PROPOSED PRACTICES
PARCEL 564	A-2, PERMEABLE PAVEMENT N-1, ROOFTOP DISCONNECTION



**VICINITY MAP**  
 SCALE: 1"=1,000'  
 ADC MAP: 28-86

**NOTES:**

- SITE ANALYSIS DATA:  
 LOCATION: TAX MAP: 31 PARCEL: 564 GRID: 8  
 ELECTION DISTRICT: FIRST  
 ZONING: R-20  
 TOTAL AREA: 0.74 AC.±  
 AREA OF ROAD DEDICATION: 0  
 LIMIT OF DISTURBED AREA: 0.5 AC.±  
 PROPOSED USE FOR SITE: RESIDENTIAL  
 TOTAL NUMBER OF UNITS: 1  
 TYPE OF PROPOSED UNIT: SFD
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 AND 31D4.  
 STA. No. 31A3 N 573,217.9149, E 1,368,237.7247, ELEV. 486.869  
 STA. No. 31D4 N 571,700.7234, E 1,369,606.3509, ELEV. 494.406
- 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 DWELLING ON THIS PARCEL.
- 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.
- NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.
- 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.
- THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(B)(1)(I) OF THE COUNTY CODE. DEVELOPMENT ACTIVITIES OF SINGLE LOTS SMALLER THAN 40,000 SQUARE FEET, AS LONG AS ANY SUCH CUTTING, CLEARING OR GRADING DOES NOT INCLUDE ANY AREA ALREADY SUBJECT TO PREVIOUSLY APPROVED FOREST CONSERVATION RESTRICTIONS.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.

**SITE ANALYSIS DATA:**

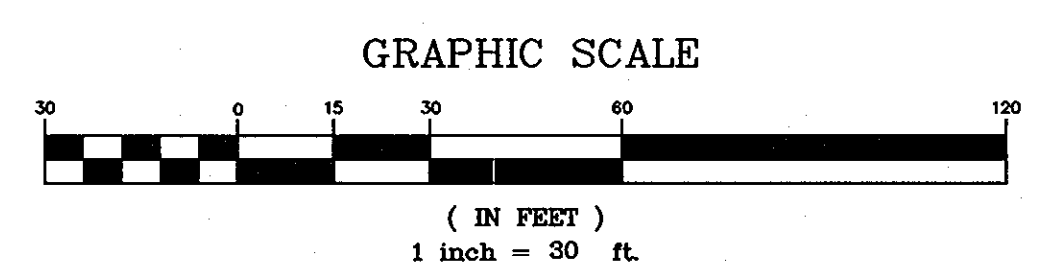
- AREA OF THE SITE = 0.74 ±ACRE, LIMIT OF DISTURBANCE = 0.5 ± ACRE
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES = 0 ACRES
- WOODED AREA = 0.2 ACRES
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0 ±ACRES
- DEVELOPABLE AREA = 0.70 ±ACRES
- NO SLOPES OF 15%-24.99% OR SLOPES OF 25% OR GREATER EXIST ON SITE.
- THIS SITE CONTAINS ChC AND UcB SOILS
- ONE NEW SINGLE FAMILY DETACHED DWELLING IS PROPOSED.

**ESD NARRATIVE**

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND EXIST ON-SITE. THE PROPOSED ROOFTOP AND PERMEABLE PAVEMENT WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
- 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.
- NON-STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. ROOFTOP AND PERMEABLE PAVEMENT WAS UTILIZED. STRUCTURAL PRACTICES WERE NOT USED.
- 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 WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- 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. DISCONNECTION OF ROOFTOP (N-1)

**LEGEND**

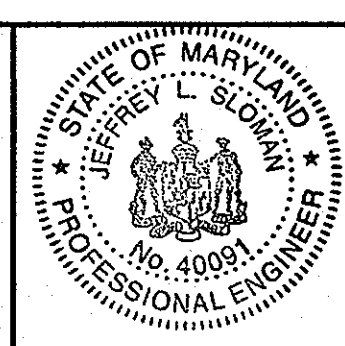
- AREA OF PERMEABLE PAVEMENT (A-2)
- AREA TREATED BY N-1, ROOFTOP DISCONNECTIONS
- N-1, ROOFTOP DISCONNECTION
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE



**OWNER/DEVELOPER**

DIANA GUPTA  
 10810 VISTA ROAD  
 COLUMBIA, MARYLAND 21044  
 443-745-4401

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 3/20/13 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY  
 [Signature] 3/20/13 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 65



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] 3/14/13 DATE  
 JEFFREY SLOWAN P.E.

date	MARCH 2013	approval	JLS
project	12-008	engineering	MMM
illustration	MMM	scale	1"=30'

description	revisions

TAX MAP 31, GRID 8, PARCEL 564  
**WORTHINGTON OVERLOOK**  
 HOWARD COUNTY  
 FIRST ELECTION DISTRICT  
**ENVIRONMENTAL CONCEPT PLAN (ECP)**

**MILDENBERG & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6600 Deerpath Road, Suite 150, Ellicottville, Maryland 21075  
 (410) 997-0298 Fax