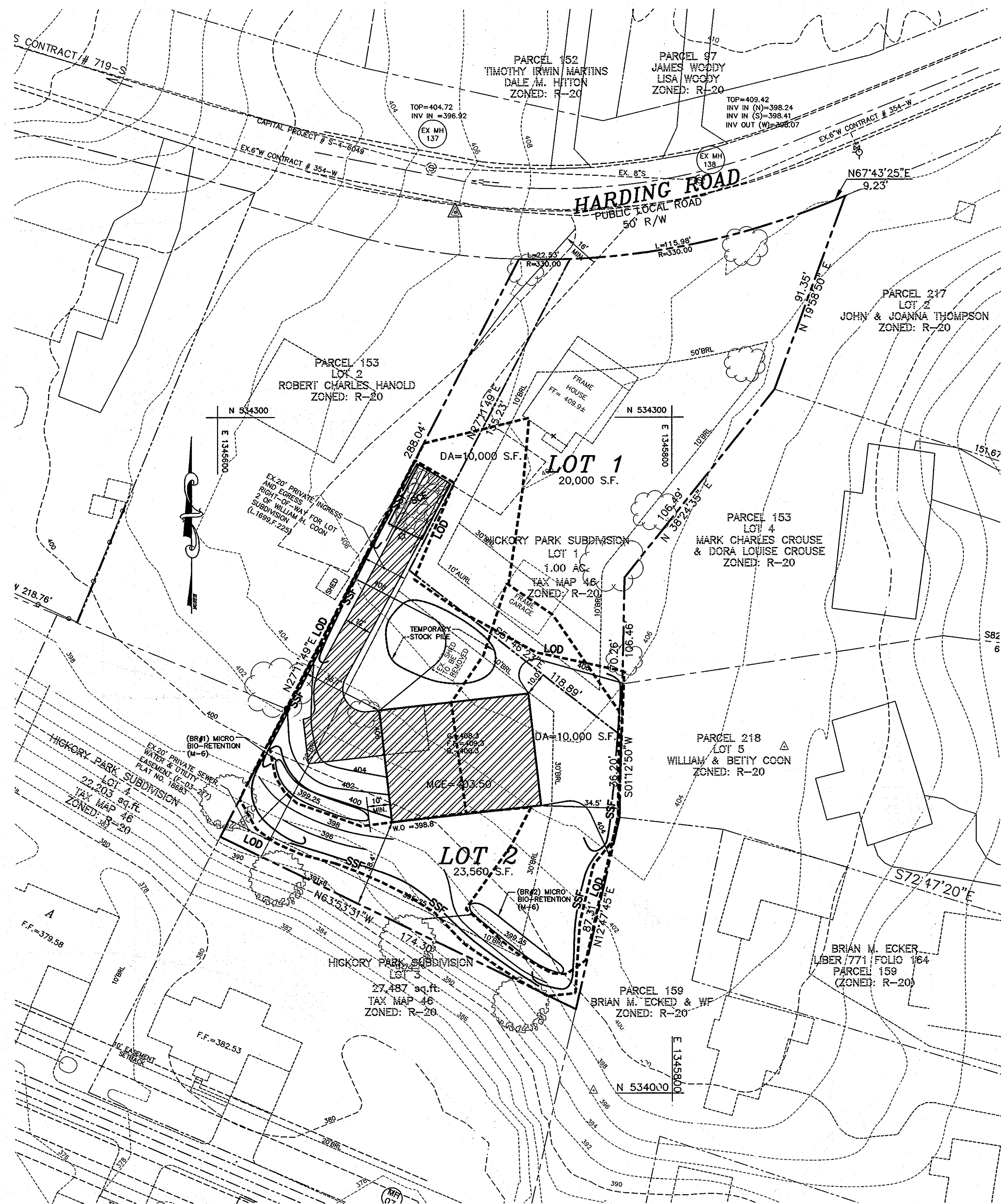


SOILS DESCRIPTION

MoD-(B) - MANOR LOAM, 15-25% SLOPES
 UCB-(B/C/D) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES.



GRAPHIC SCALE



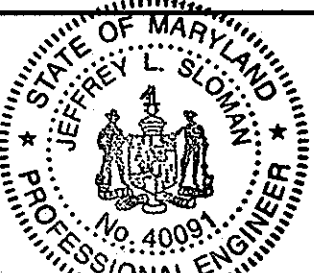
OWNER/DEVELOPER

VIRGINIA & LEE KNISLEY
 6307 PITCH PINE CT.
 SYKESVILLE, MARYLAND 21784
 443-812-9720

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/17/13

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/15/13



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. 40091, EXP DATE 2/13/15

JEFFREY SLOMAN P.E.
 DATE: 3/25/13

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 1.00 ± ACRE, LIMIT OF DISTURBANCE = 0.47 ± 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
7. AREA OF FOREST = 0
8. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0
9. DEVELOPABLE AREA = 0.54
10. NO SLOPES OF 15%-24.99% OR SLOPES OF 25% OR GREATER EXIST ON SITE.
11. THIS SITE CONTAINS UCB SOILS WHICH ARE CONSIDERED TO BE HIGHLY ERODIBLE.
12. ONE NEW SINGLE FAMILY DETACHED LOT IS 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

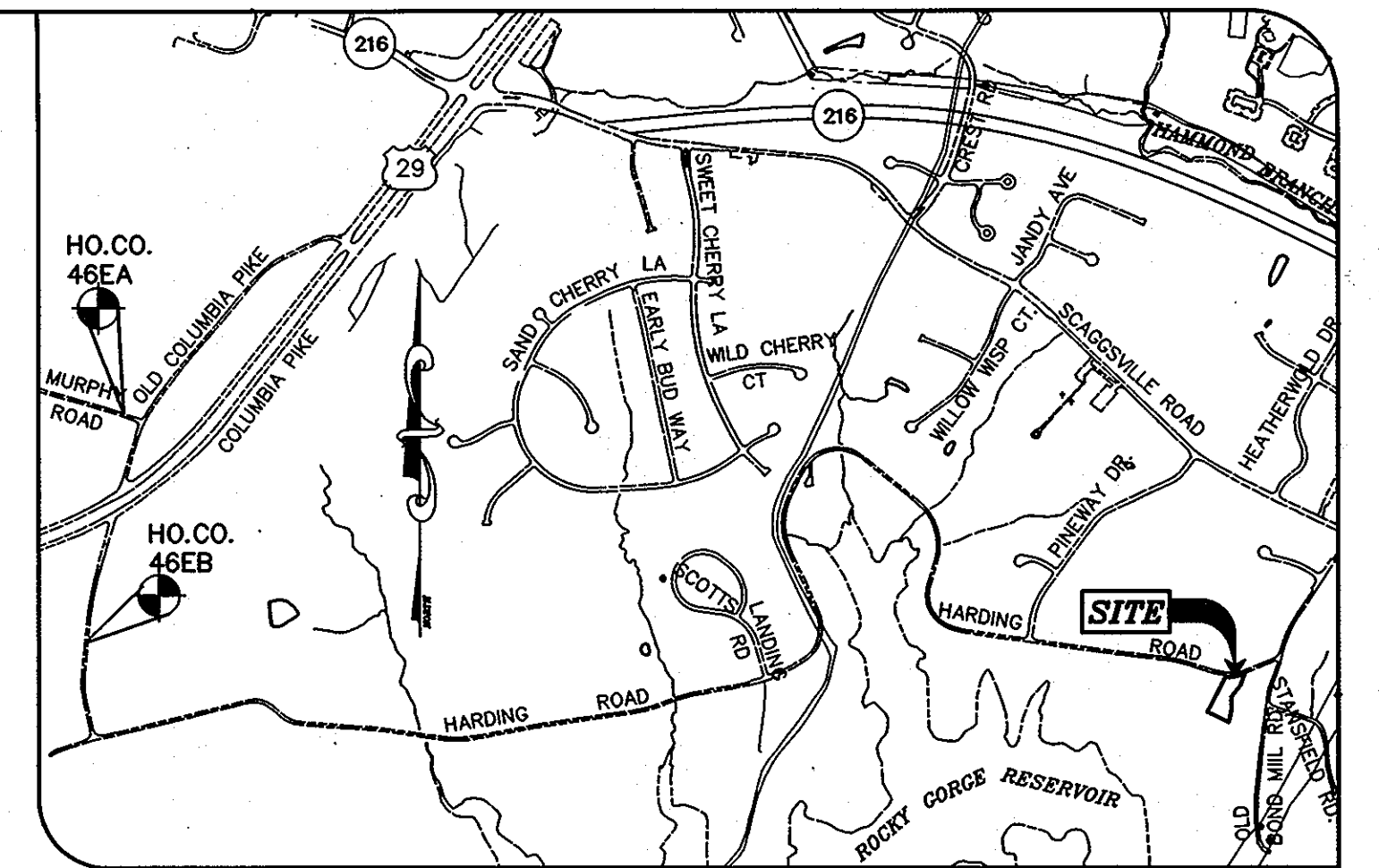
1. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND EXIST ON-SITE. THE PROPOSED DISCONNECTIONS AND MICRO-BIORETENTION FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT 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. 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 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. MICRO-SCALE PRACTICES (M-6)

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESD _v / TARGET ESD _v	PROVIDED ESD _v
LOT 2	TWO (2) M-6, MICRO BIO-RETENTION FACILITIES	503.2 CF	586.5 CF

LEGEND

- AREA TREATED BY M-6, MICRO BIO-RETENTION FACILITY
- DRAINAGE AREA
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE



VICINITY MAP

SCALE: 1"=500'
 ADC MAP: 39, GRID: E-5

NOTES:

1. SITE ANALYSIS DATA:
 LOCATION: TAX MAP: 46 PARCEL: 388 LOT 1
 ELECTION DISTRICT: SIXTH
 ZONING: R-20
 TOTAL AREA: 1.00 AC.±
 AREA OF ROAD DEDICATION: 0
 PROPOSED USE FOR SITE: RESIDENTIAL
 TOTAL NUMBER OF UNITS: 2
 TYPE OF PROPOSED UNIT: SFD
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 46EA AND 46EB.
 STA. No. 46EA: N 536,185.423 E 1,338,091.710 ELEV. 415.10
 STA. No. 46EB: N 534,750.221 E 1,337,742.800 ELEV. 413.24
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.
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.
9. HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
10. THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED UNDER F-03-217 BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.70 ACRES ON THE AMOUNT OF \$15,246.00 - AND BY CREATION OF OFF-SITE FOREST CONSERVATION EASEMENT OF 1.78 ACRES ON THE PROPERTY DESCRIBED AS FAIRWAY OVERLOOK, TAX MAP 37, PARCEL 591 (BUILDABLE BULK PARCEL A). REVISION PLAT F-04-125 WAS RECORDED ON JULY 29, 2009 AS PLAT NO. 16828.
11. NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
12. APPROVAL OF THE ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.

project	date	description	revision
12-037	MAR.2013	engineering	MMH
		scale	MMH
		approval	RH

no.	date

KNISLEY PROPERTY
 LOTS 1 AND 2
 TAX MAP: 46 PARCEL: 388, GRID: 18, LOT 1
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

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 (410) 987-0296 Fax: (410) 987-0298 Fax