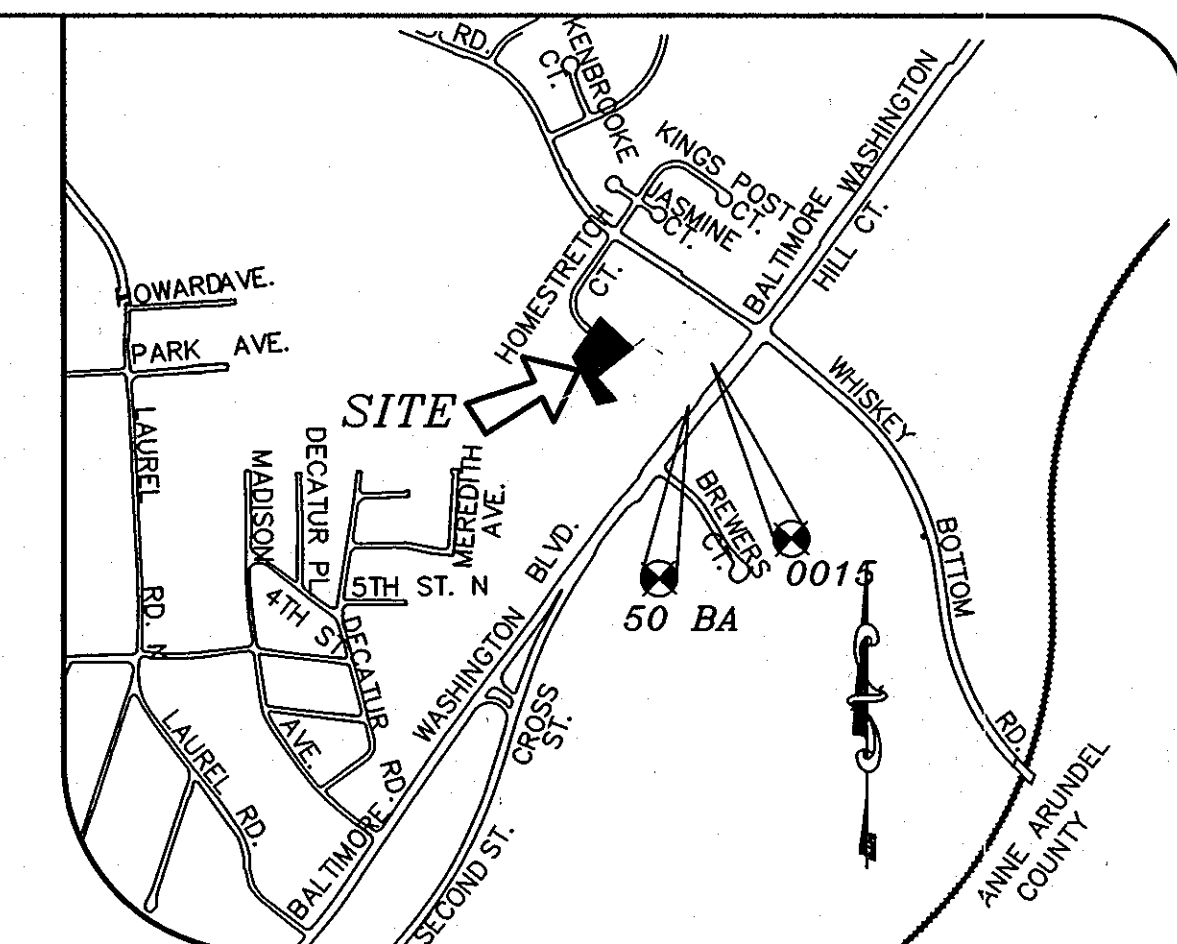


**SITE ANALYSIS DATA:**

1. AREA OF THE SITE = 1.72 ACRES, LIMIT OF DISTURBANCE = 1.68 ACRES±
2. AREA OF THE ROAD DEDICATION = 0.26 ACRES ±
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 = 1.72 ±ACRES
10. NO SLOPES OF 15%-24.99% OR SLOPES OF 25% OR GREATER EXIST ON SITE.
11. THIS SITE CONTAINS UsB SOILS WHICH ARE CONSIDERED TO BE HIGHLY ERODIBLE.
12. SIX NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP COORDINATES: 5169-02

**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 DISCONNECTIONS AND 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 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 ROOFTOP (N-1)
  - A. DISCONNECTION OF NON-ROOFTOP (N-2)
  - B. MICRO-SCALE PRACTICES (M-6)

**NOTES:**

1. SITE ANALYSIS DATA:  
LOCATION: TAX MAP 50, PARCEL: 488 BULK PARCEL 3, GRID: 4  
ELECTION DISTRICT: SIXTH  
ZONING: R-SC  
TOTAL AREA: 1.72 AC.± (74,923 SF)  
REQ. OPEN SPACE AREA: 18,731 SF (25% TOTAL SITE AREA)  
PROVIDED OPEN SPACE AREA: 18,820 SF  
(INCLUDES ONLY THOSE AREAS OF LOT 7 THAT HAVE A WIDTH OF AT LEAST 35 FEET)  
PROPOSED USE FOR SITE: RESIDENTIAL  
TOTAL NUMBER OF UNITS: 6  
TYPE OF PROPOSED UNIT: SFD  
DEED REFERENCE: 11026/111
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 50BA AND 0015.  
STA. No. 50BA N 527,561.687, E 1,359,772.600, ELEV. 248.655  
STA. No. 0015 N 527,889.354, E 1,360,017.060, ELEV. 239.581
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-SCALE PRACTICES MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.

**LEGEND**

- IMPERVIOUS AREA TREATED BY (N-1), ROOFTOP DISCONNECTION
- ROOFTOP DISCONNECTION (N-1) FLOW PATH WITH DISTANCE AND SLOPE
- IMPERVIOUS AREA TREATED BY (N-2), NON-ROOFTOP DISCONNECTION
- TREATMENT AREA OF NON-ROOFTOP DISCONNECTION (N-2)
- IMPERVIOUS AREA TREATED BY (M-6), MICRO-BIORETENTION
- DRAINAGE AREA TO MICRO-SCALE PRACTICES
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- SILT DIVERSION FENCE
- ZONING LINE

**SWM PRACTICES SCHEDULE**

AREA	PROPOSED PRACTICES	REQUIRED ESDv / TARGET ESDv	PROVIDED ESDv
LOT 1	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION FACILITY MB-A (ON O.S. LOT 7)	182 C.F. (TARGET)	40 C.F. (N-2)
LOT 2	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION FACILITY MB-A (ON O.S. LOT 7)	182 C.F. (TARGET)	40 C.F. (N-2)
LOT 3	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION FACILITY MB-A (ON O.S. LOT 7)	182 C.F. (TARGET)	40 C.F. (N-2)
LOT 4	N-1, ROOFTOP DISCONNECTION N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION FACILITY MB-B (ON O.S. LOT 7)	182 C.F. (TARGET)	91 C.F. (N-1, N-2)
LOT 5	N-1, ROOFTOP DISCONNECTION N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION FACILITY MB-B (ON O.S. LOT 7)	182 C.F. (TARGET)	84 C.F. (N-1, N-2)
LOT 6	N-1, ROOFTOP DISCONNECTION N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION FACILITY MB-B (ON O.S. LOT 7)	374 C.F. (TARGET)	233 C.F. (N-1, N-2)
OPEN SPACE LOT 7	M-6, MICRO-BIORETENTION FACILITY MB-A M-6, MICRO-BIORETENTION FACILITY MB-B M-6, MICRO-BIORETENTION FACILITY MB-C		814 C.F. 399 C.F. 931 C.F.
PUBLIC R/W	M-6, MICRO-BIORETENTION FACILITY MB-C (ON O.S. LOT 7)	907 C.F. (TARGET)	
TOTAL		2,191 C.F. (TARGET)	2,672 C.F.

CALCULATED Pe IS BASED ON 1,500 SF HOUSE BOXES AND 500 SF DRIVEWAYS.

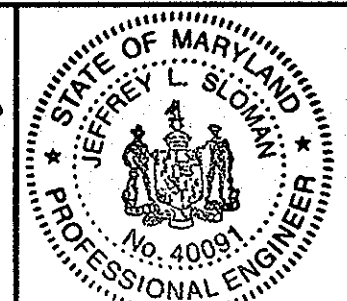
**SOILS DESCRIPTION**

SYMBOL	HYDROLOGICAL GROUP	DESCRIPTION
UsB	D	UsB (D) URBAN LAND-SASSAFRASS-BELTDVILLE COMPLEX, 0% TO 5% SLOPES

**DEVELOPER/OWNER**

JENMAR HOMES  
3403 OLD POST DRIVE  
BALTIMORE, MD. 21208

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 6/11/13



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: 6/29/13

Project	date	approval
12-007	APR 2013	JLS
Illustration	engineering	
MMM	MMM	
scale	1" = 30'	

no.	date	description	revisions

WHISKEY BOTTOM POINT PROPERTY  
 TAX MAP 50, PARCEL 488, BULK PARCEL B-3, BLOCK 4  
 HOWARD COUNTY  
 SIXTH ELECTION DISTRICT  
 ENVIRONMENTAL CONCEPT PLAN (ECP)

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
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 (410) 997-0296 Bal. (410) 997-0298 Fuz.