

**SOILS DESCRIPTION**

GbC- GLADSTONE LOAM, 8-15% SLOPES (B).  
GfB- GLADSTONE-URBAN COMPLEX, 0-8% SLOPES (C).

**SWM PRACTICES SCHEDULE**

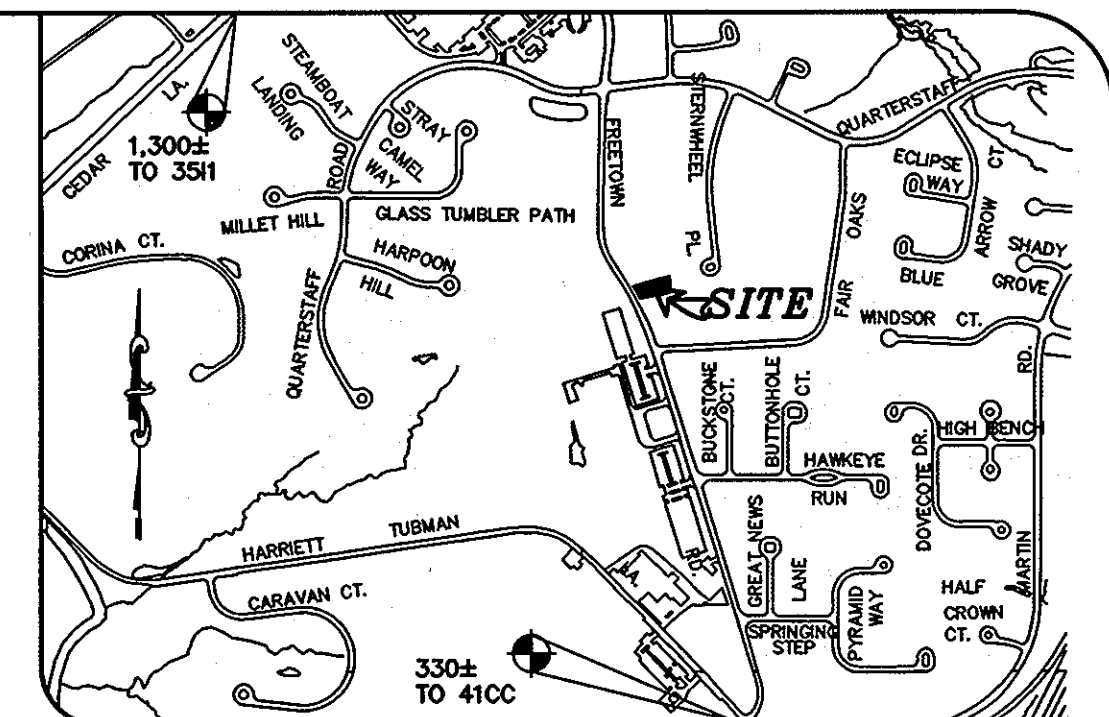
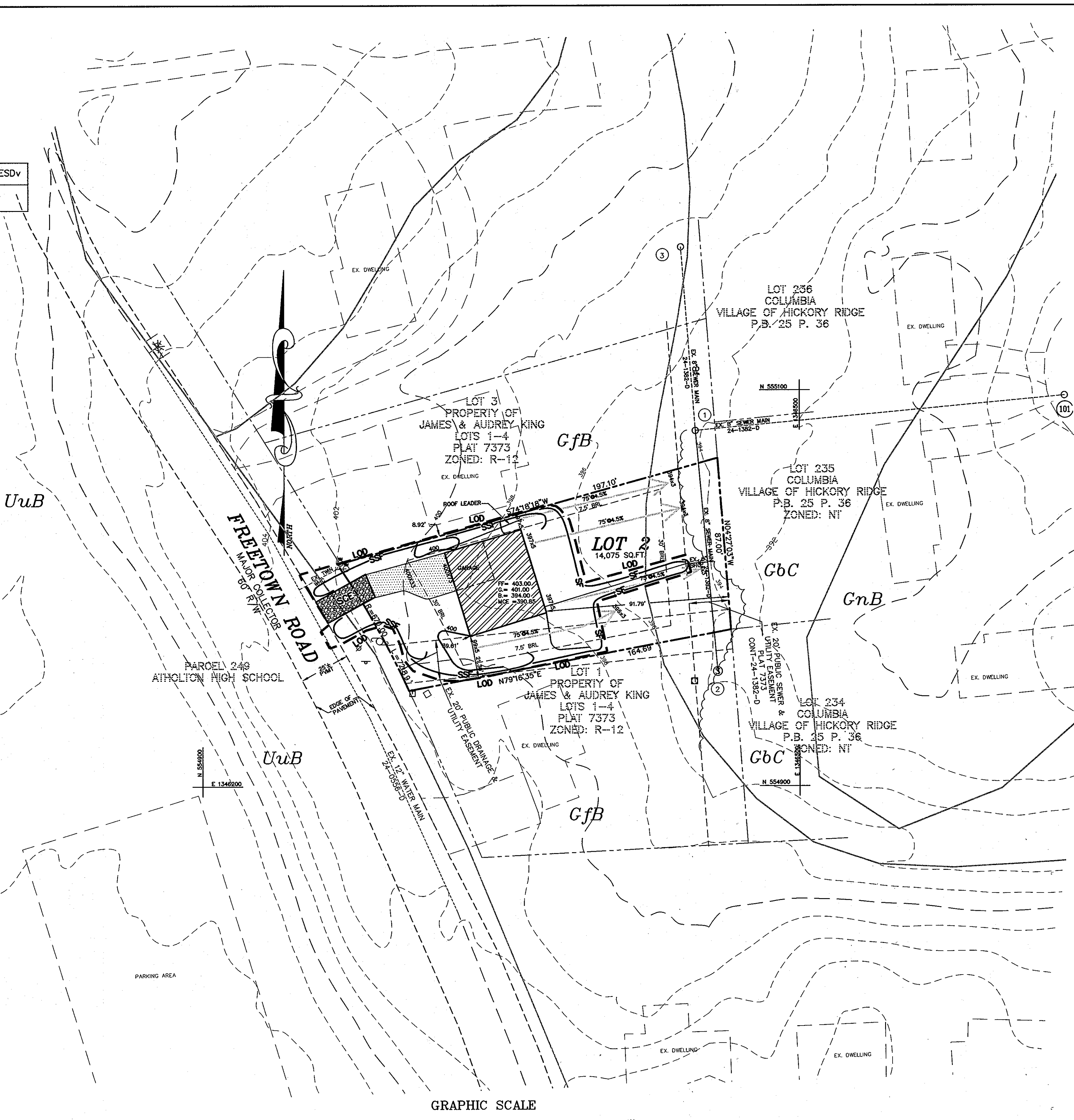
LOT #	PROPOSED PRACTICES	REQUIRED ESDv / TARGET ESDv	PROVIDED ESDv
LOT 2	PERVIOUS PAVEMENT (A-2) ROOFTOP DISCONNECTION (N-1)	465.4 CF	521.4 CF

**LEGEND**

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

UrB

UrB



**VICINITY MAP**  
SCALE 1"=1000'  
ADC MAP: 32, E-4

**NOTES:**

- SITE ANALYSIS DATA:  
LOCATION: TAX MAP : 35, PARCEL: 139, LOT: 2, GRID: 24  
ELECTION DISTRICT : FIFTH  
ZONING: R-12  
TOTAL AREA: 0.32 AC.±  
AREA OF ROAD DEDICATION: 0  
LIMIT OF DISTURBED AREA: 0.21 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. 393 AND 4100:  
STA. No. 4100 N 552,494.2612, E 1,347,062.3894 ELEV. 399.946  
STA. No. 391 N 557,110.3963, E 1,344,893.6024 ELEV. 400.034
- 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 16.120(B)(1)(V) 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 = 0.32 ± ACRE, LIMIT OF DISTURBANCE = 0.21 ± 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
- WOODED AREA = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0 ± ACRES
- DEVELOPABLE AREA = 0.32 ± ACRES
- NO SLOPES OF 15%-24.99% OR SLOPES OF 25% OR GREATER EXIST ON SITE.
- THIS SITE CONTAINS GbC AND GfB 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 NON-ROOFTOP DISCONNECTIONS 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 NON-ROOFTOP DISCONNECTION 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 ROOFTOP (N-1)  
B. PERMEABLE PAVEMENT (A-2)

**OWNER/DEVELOPER**  
BURKARD HOMES, LLC  
5300 DORSEY HALL DRIVE, SUITE 102  
ELLCOTT CITY, MARYLAND 21042  
(443)367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Jeffrey L. Slovan* 7/20/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Kent Sheehy* 7/22/13  
CHIEF, DIVISION OF LAND DEVELOPMENT



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* 7/21/13  
JEFFREY SLOVAN P.E. DATE:

date	JUNE 13	engineering	MM	approval	JLS
project	13-001	illustration	MMT	scale	1"=30'

description	revisions	date

**KING PROPERTY, LOT 2**  
 TAX MAP 35, PARCEL 139, BLOCK 24, LOT 2  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY  
 ENVIRONMENTAL CONCEPT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6800 Deepwater Road, Suite 150, Ellicott City, Maryland 21075  
 (410) 997-0238 Fax.