SOILS DESCRIPTION

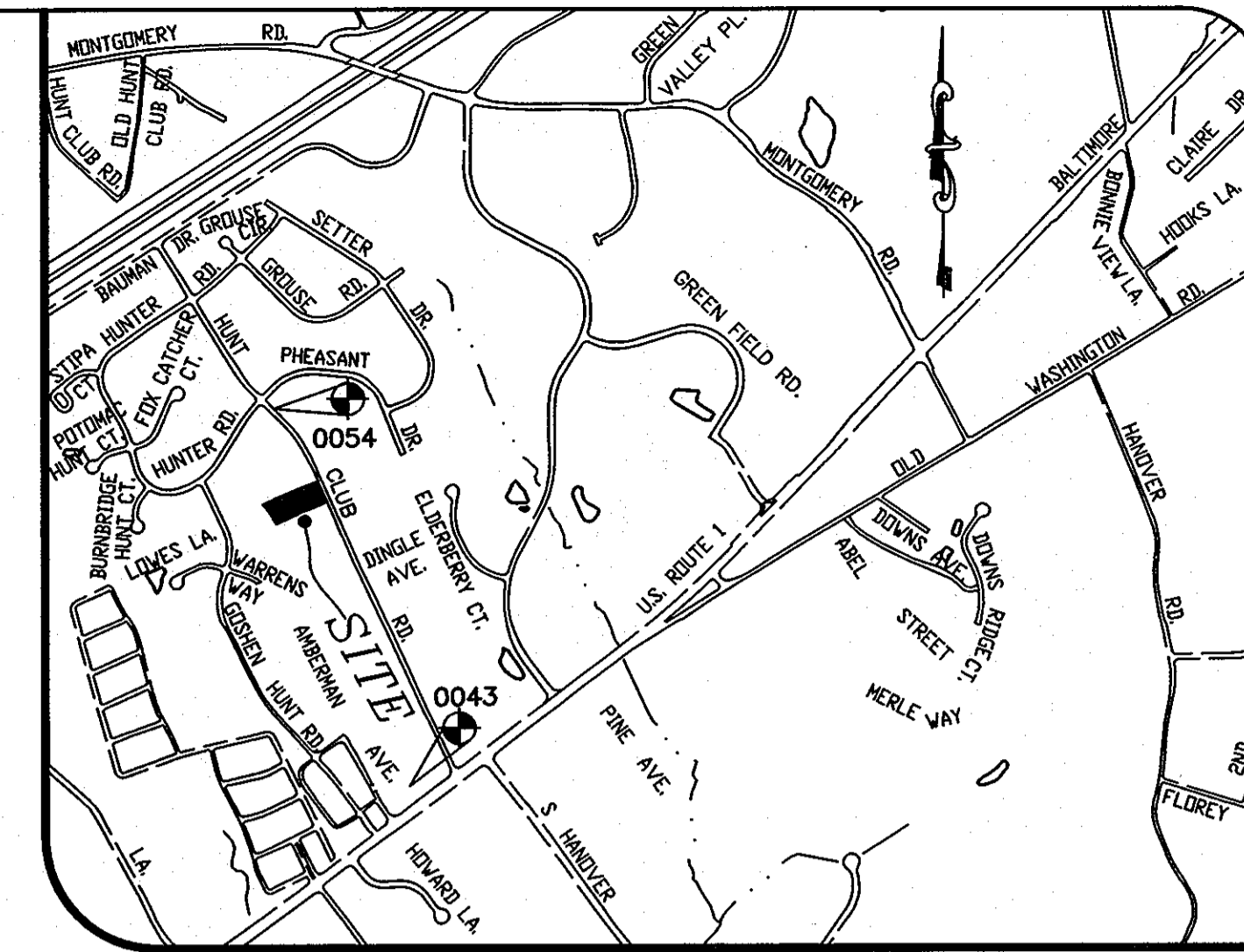UcD– (D)–URBAN LAND–CHILLUM–BELTSVILLE COMPLEX, 5–15% SLOPES.(C)

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 0.88 ±ACRE, LIMIT OF DISTURBANCE = 0.60 ± ACRE
2. AREA OF THE ROAD DEDICATION = 1,629 S.F.
3. AREA OF WETLANDS AND ITS BUFFERS = 0
4. AREA OF FLOODPLAIN AND ITS BUFFER = 0
5. AREA OF STREAM BUFFER = 0
6. AREA OF STEEP SLOPES = 0 ACRES
7. WOODED AREA = 8,000 S.F.
8. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0 ±ACRES
9. DEVELOPABLE AREA = 0.88 ±ACRES
10. NO SLOPES OF 15%–24.99% OR SLOPES OF 25% OR GREATER EXIST ONSITE.
11. NO ERODIBLE SOILS EXISTS ON SITE.
12. TWO NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
13. PROPOSED IMPERVIOUS AREA = 0.15 ± ACRE
14. PROPOSED GREEN OPEN SPCE WITHIN LOD = 0.45 ± ACRE
15. DUE TO THE SMALL SIZE OF THE PROJECT AND IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, FEE IN LIEU OF OPEN SPACE IS PROPOSED.

SWM PRACTICES SCHEDULE

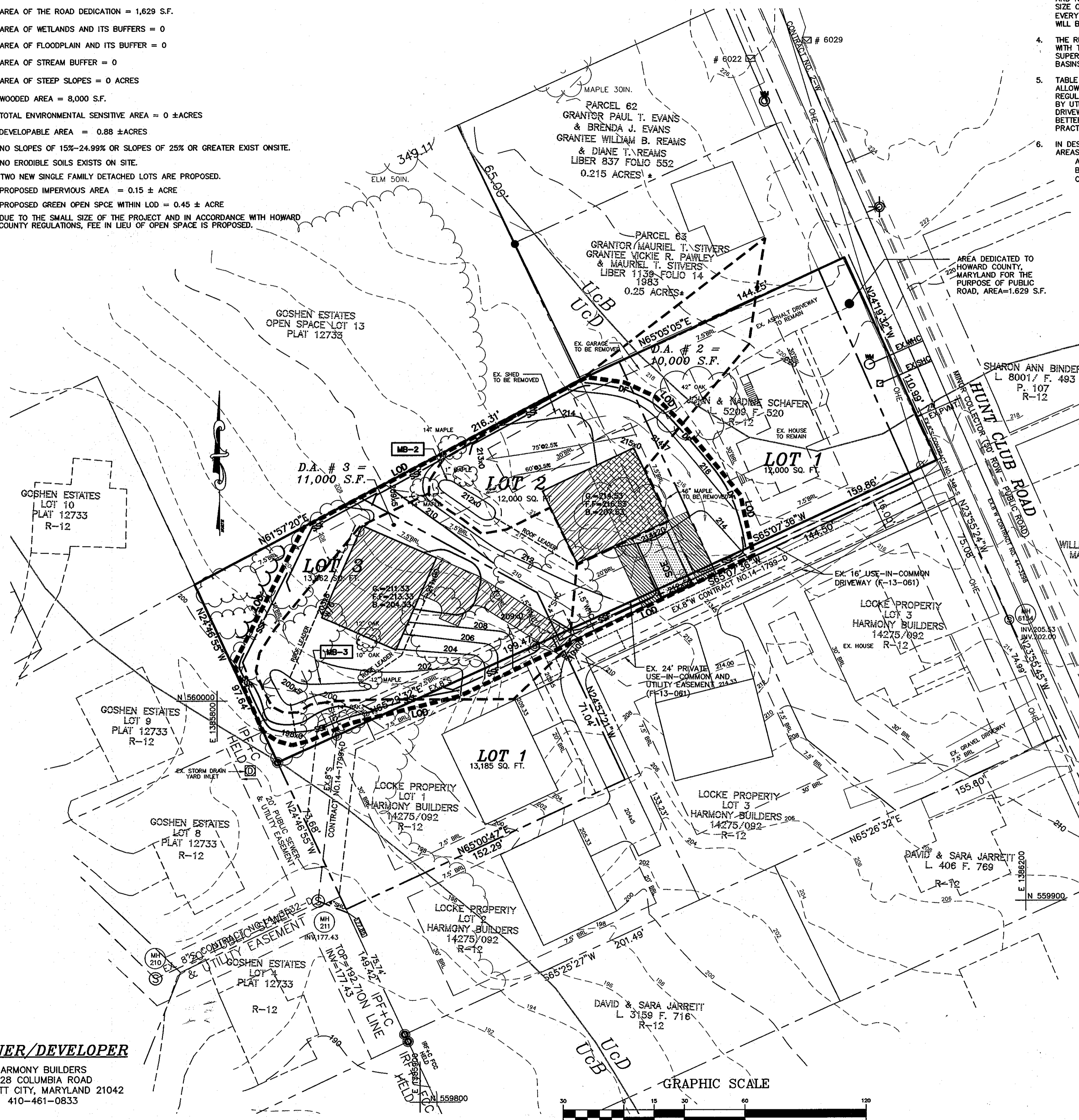| AREA	PROPOSED PRACTICES	REQUIRED ESDv / TARGET ESDv	PROVIDED ESDv
LOT 2	N–1, ROOFTOP DISCONNECTION N–2, NON–ROOFTOP DISCONNECTION M–6, MICRO–BIORETENTION (MB–2)	317 CF	376.6 CF
LOT 3	M–6, MICRO–BIORETENTION (MB–3)	437.4 CF	462 CF

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 FACILITES 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 DRIVEWAY. IN ADDITION, THE SITE IS COVER WITH DEBRIES WHICH WILL BE REMOVED ONCE PROJECT COMMENCES. EXISTING TREES WILL BE PRESERVED TO THE EXTENT POSSIBLE.

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 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. THE EXISTING DRIVEWAY LOCATED ON THE ADJACENT PROPERTY (F–13–061) WILL BE UTILIZE TO SERVE LOTS 2 AND 3 TO MINIMIZE THE IMPERVIOUS AREA.

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 WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING HOWARD COUNTY ZONING AND MINIMIZING EARTH DISTURBANCE. BY UTILIZING THE ADJACENT SHARED DRIVEWAY THE CONSTRUCTION OF A NEW COMMON DRIVEWAY IS AVOIDED. THIS REDUCTION IN NEW IMPERVIOUS AREA ALLOWS THE DESIGN TO BETTER IMPLEMENT ESD TECHNIQUES BY REDUCING SIZE AND SCOPE OF THE MICRO PRACTICES.

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)
   B. DISCONNECTION OF NON–ROOFTOP (N–2)
   C. MICRO–SCALE PRACTICES (M–6)

VICINITY MAP

SCALE: 1"=1000'
ADC MAP 35, GROD C–2
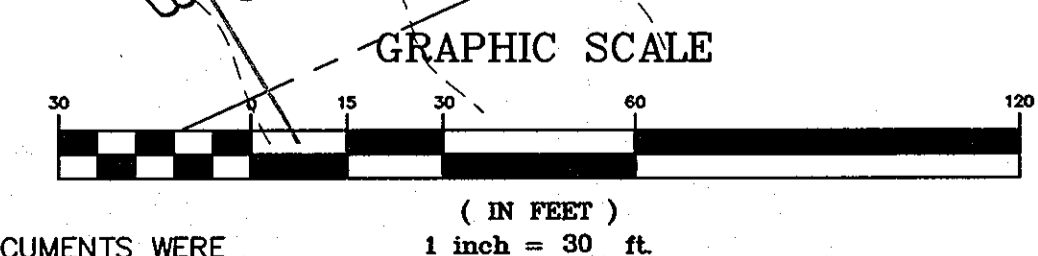
NOTES:

1. SITE ANALYSIS DATA:
   LOCATION: TAX MAP : 38 PARCEL: 64 GRID: 7
   ELECTION DISTRICT : FIRST
   ZONING: R–12
   TOTAL AREA: 0.88 AC.±
   AREA OF ROAD DEDICATION: 1,629 S.F.±
   LIMIT OF DISTURBED AREA: 0.60 AC.±
   PROPOSED USE FOR SITE : RESIDENTIAL.
   TOTAL NUMBER OF UNIT : 3
   TYPE OF PROPOSED UNITS : SFD
   DEED REFERENCE: 14795/001

2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0043 AND 0054.
   STATION NO. 0043   N 558479.008   E 1386642.060   EL. 189.501
   STATION NO. 0054   N 560818.409   E 1385770.210   EL. 235.681

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. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT APRIL 2013.

7. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT APRIL 2013.

8. NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.

9. APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION ON SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH HOWARD COUNTY AND ZONING REGULATIONS.

10. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.

11. HORIZONTAL GEOMETRY OF THE MICRO–BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.

12. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION WILL PROVIDED BY A PAYMENT FEE–IN–LIEU.

13. THE SUBJECT PROPERTY IS ZONED R–12 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE ON 07/28/06.

LEGEND

Symbol	Description
75'@2.5%	N–1, ROOFTOP DISCONNECTION
	IMPERVIOUS AREA TREATED BY N–1, ROOFTOP DISCONNECTION
	AREA OF PAVEMENT TREATED BY N–2, NON–ROOFTOP DISCONNECTION
	AREA OF N–2, NON–ROOFTOP DISCONNECTION
	AREA TREATED BY M–6, MICRO–BIORETENTION
MB–x	M–6, MICRO–BIORETENTION I.D.
	DRAINAGE AREA
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE

OWNER/DEVELOPER

HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLICOTT CITY, MARYLAND 21042
410–461–0833

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: 7/23/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION   8/1/13   DATE
CHIEF, DIVISION OF LAND DEVELOPMENT   7/26/13   DATE

STATE OF MARYLAND
JEFFREY L. SLOMAN
PROFESSIONAL ENGINEER
NO. 40091

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

SHAFER PROPERTY
LOTS 1 THRU 3
TAX MAP 38 PARCEL 64 GRID 7
FIRST ELECTION DISTRICT   HOWARD COUNTY
ENVIRONMENTAL CONCEPT PLAN (ECP)

project 13–006
date JULY 2013
illustration MMM
engineering MMM
scale 1"=30'
approval JLS

1 OF 1

ECP–13–069

Property labels on plan

PARCEL 62
GRANTOR PAUL T. EVANS & BRENDA J. EVANS
GRANTEE WILLIAM B. REAMS & DIANE T. REAMS
LIBER 837 FOLIO 552
0.215 ACRES

PARCEL 63
GRANTOR MAURIEL T. STIVERS
GRANTEE VICKIE R. PAWLEY & MAURIEL T. STIVERS
LIBER 1139 FOLIO 14 1983
0.25 ACRES

AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD, AREA=1,629 S.F.

JOHN & NADINE SCHAFER
5209 F. 520
R–12

SHARON ANN BINDER
L 8001/ F. 493
P. 107
R–12

GOSHEN ESTATES OPEN SPACE LOT 13 PLAT 12733

GOSHEN ESTATES LOT 10 PLAT 12733 R–12

GOSHEN ESTATES LOT 9 PLAT 12733 R–12

GOSHEN ESTATES LOT 8 PLAT 12733 R–12

LOCKE PROPERTY LOT 3 HARMONY BUILDERS 14275/092 R–12

LOCKE PROPERTY LOT 2 HARMONY BUILDERS 14275/092 R–12

LOCKE PROPERTY LOT 1 HARMONY BUILDERS 14275/092 R–12

DAVID & SARA JARRETT L. 406 F. 769 R–12

DAVID & SARA JARRETT L 3159 F. 716 R–12

LOT 1 = 10,000 S.F.
LOT 2 = 12,000 SQ. FT.
LOT 3 = 13,162 SQ. FT.
LOT 1 = 13,185 SQ. FT.

D.A. # 2 = 10,000 S.F.
D.A. # 3 = 11,000 S.F.

HUNT CLUB ROAD

EX. 16' USE–IN–COMMON DRIVEWAY (F–13–061)
EX. 24' PRIVATE USE–IN–COMMON AND UTILITY EASEMENT (F–13–061)