

SOILS TABLE

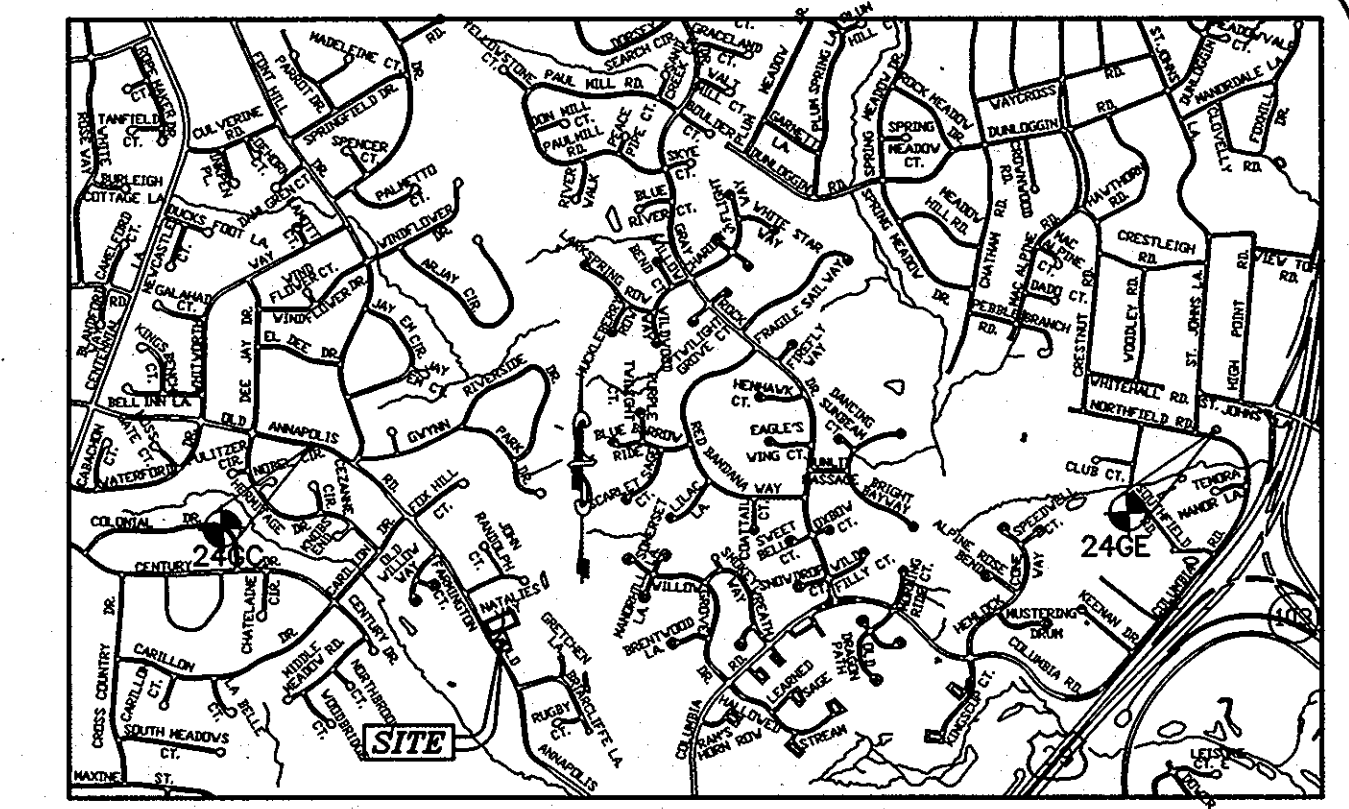
SYMBOL	RATING	NAME	K FACTOR	MAP #
GhB	(B)	GLENELG-URBAN LAND COMPLEX, 8-15% SLOPES	.28	18
MoC	(B)	MANOR LOAM, 8-15% SLPES	.28	18
MoD	(B)	MANOR LOAM, 15-25% SLOPES	.28	18

SWM PRACTICES SCHEDULE

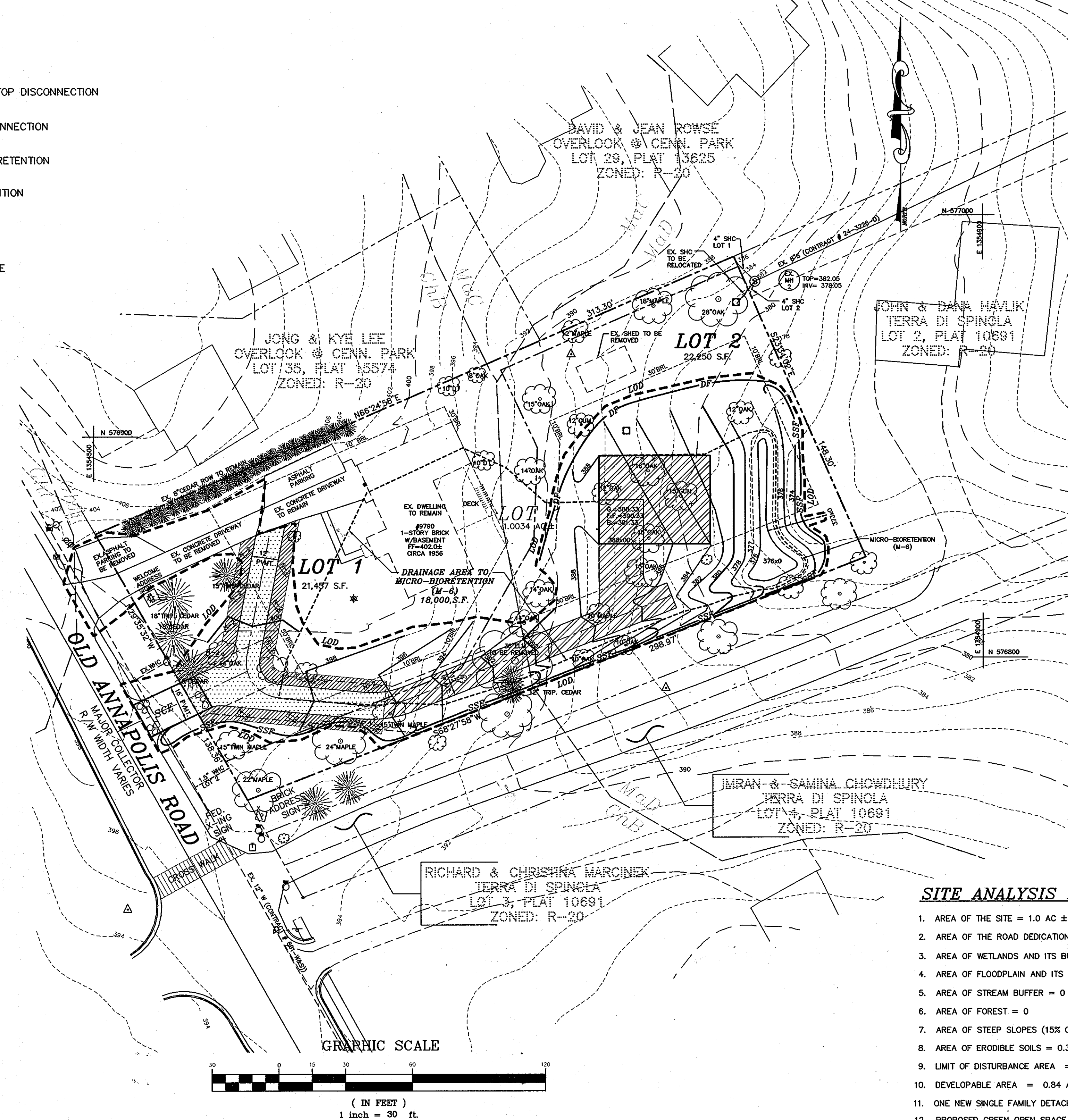
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
SITE	N-2, NON-ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION	734.3 C.F.	734.5 C.F.
LOT 1	N-2, NON-ROOFTOP DISCONNECTION	178.0 C.F.	146.5 C.F.
LOT 2	M-6, MICRO-BIORETENTION	556.3 C.F.	588.0 C.F.

LEGEND

- AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- AREA TREATED BY M-6, MICRO-BIORETENTION
- DRAINAGE AREA TO MICRO-BIORETENTION
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. OVERHEAD POWER LINE
- DIVERSION FENCE



VICINITY MAP
SCALE: 1"=200'
ADC MAP 27, GRID A-3



NOTES:

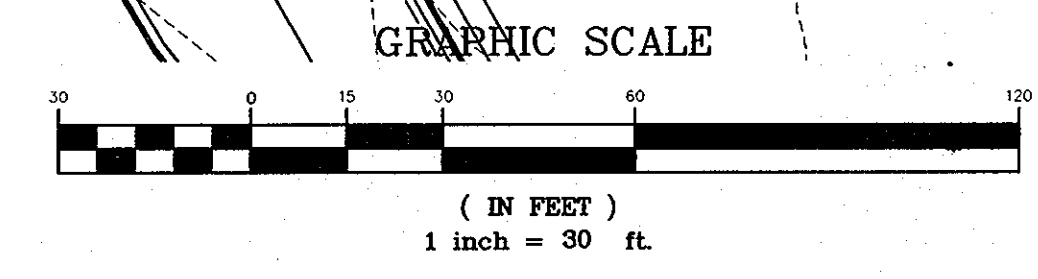
- SITE ANALYSIS DATA:
ADDRESS: 9790 OLD ANNAPOLIS ROAD, ELlicOTT CITY, MD 21042
LOCATION: TAX MAP: 24, GRID: 20, PARCEL: 177, LOT: 1
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 1.0 AC±
AREA OF ROAD DEDICATION: 0
LIMIT OF DISTURBED AREA: 0.5 AC±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 2
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. 24GC AND 24GE
STA. 24GC N 578,888.8940, E 1,362,120.6784 EL.438.814
STA. 24GE N 578,708.5244, E 1,352,699.6688 EL.445.695
- 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 DWELLINGS ON THESE LOTS.
- 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. THE INVESTIGATION WAS PERFORMED BY MILDENBERG, BOENDER AND ASSOC. IN JULY 2013.
- 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 SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
- NO FOREST EXISTS ON THIS SITE. THERE IS ONE (1) SPECIMEN (TREE 36" ELM TREE) ON THIS PROPERTY WHICH WILL BE REMOVED. WAIVER PETITION WILL BE SUBMITTED WITH F-PLAN. FOREST STAND INVESTIGATION WAS PERFORMED BY MILDENBERG BOENDER AND ASSOC. IN AUGUST 2013.
- FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU.
- THIS IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

SITE ANALYSIS DATA:

- AREA OF THE SITE = 1.0 AC ±
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN AND ITS BUFFERS = 0
- AREA OF STREAM BUFFER = 0
- AREA OF FOREST = 0
- AREA OF STEEP SLOPES (15% OR GREATER) = 0
- AREA OF ERODIBLE SOILS = 0.37 AC ±
- LIMIT OF DISTURBANCE AREA = 0.5 AC ±
- DEVELOPABLE AREA = 0.84 AC ±
- ONE NEW SINGLE FAMILY DETACHED LOT IS PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 0.7AC±
- PROPOSED IMPERVIOUS AREA = 0.14 AC±
- 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

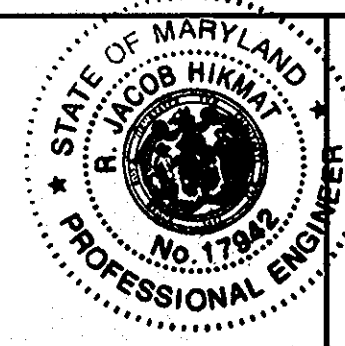
- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND, OR FLOODPLAIN EXIST ON-SITE. THE PROPOSED NON-ROOFTOP DISCONNECTIONS (N-2) AND MICRO BIO-RETENTION FACILITY (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURE AND DRIVEWAY.
- 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. NON-ROOFTOP DISCONNECTION (N-2) WAS UTILIZED WHERE FEASIBLE. DUE TO THE LIMITED SIZE OF THE PROPOSED LOTS AND STEEP TERRAIN, NON-STRUCTURAL PRACTICES WERE NOT FEASIBLE ON EVERY LOT.
- 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 BY UTILIZING A SHARED DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
A. DISCONNECTION OF NON-ROOFTOP (N-2)
B. MICRO-SCALE PRACTICES (M-6)



OWNER
AARON DONWOODY
9790 OLD ANNAPOLIS ROAD
ELlicOTT CITY, MARYLAND 21042
703-989-7725

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/20/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/19/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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. 17942, EXP DATE 09/10/14

[Signature] 12/15/13
R. JACOB HIKMAT P.E. DATE

date	DEC. 2013	engineering	approval
project	13-022	illustration	approval
		MM	MM
		scale	1"=30'
		description	revisions
no.			

date	
description	revisions
no.	

DUNWOODY PROPERTY
SINGLE FAMILY DETACHED
2ND. ELECTION DIST. HOWARD COUNTY, MD. TAX MAP 24, GRID 20, PARCEL 177, LOT 1
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
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