

SOILS TABLE

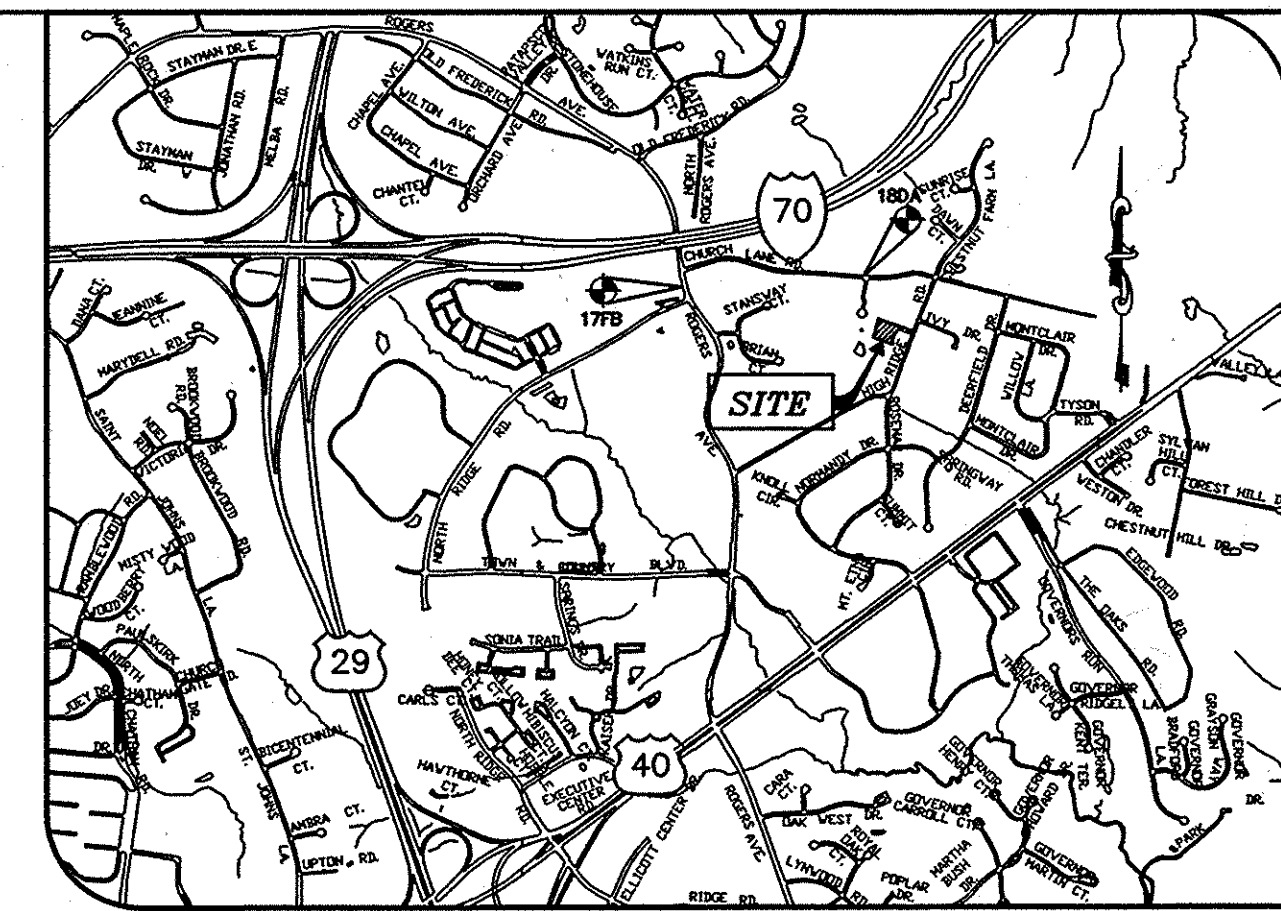
SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
LoB	(B)	LEGORE-MONTALTO-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	32	14
GhB	(B)	GLENELG-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	28	14

SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 2	N-1, ROOFTOP DISCONNECTIONS A-2, PERMEABLE PAVEMENT M-5, DRY WELLS	766.6 CF	876.9 CF
LOT 3	N-1, ROOFTOP DISCONNECTIONS A-2, PERMEABLE PAVEMENT M-5, DRY WELLS	772.6 CF	876.9 CF

ESD NARRATIVE

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. THE PROPOSED DISCONNECTIONS AND MOD. DRY WELLS 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 DISCONNECTION AND PERMEABLE PAVEMENT WAS UTILIZED WHERE FEASIBLE. DUE TO THE LIMITED SIZE OF THE PROPOSED LOTS, 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:
 - ROOFTOP DISCONNECTION (N-1)
 - PERMEABLE PAVEMENT (A-2)
 - MICRO-SCALE PRACTICES (M-5)



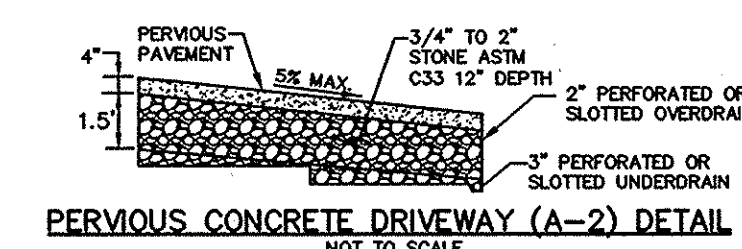
VICINITY MAP
SCALE: 1"=200'
ADC MAP 12, GRID F-5

NOTES:

- SITE ANALYSIS DATA:
LOCATION: TAX MAP: 18 PARCEL: 45, GRID: 13, LOT 2 AND 3
ELECTION DISTRICT: SECOND
ZONING: R-20
DPZ FILE NOS. F-04-140
TOTAL AREA: 1.02 AC±
AREA OF ROAD DEDICATION: 0
LIMIT OF DISTURBED AREA: 0.76 AC± (33,040 S.F.)
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 AND VERTICAL SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 17B AND 18DA
STA. 18DA N 593,334.422, E 1,367,562.226, EL.483.162
STA. 17B N 593,214.452, E 1,365,669.045, EL.456.243
- 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.
- NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL. THE INVESTIGATION WAS PERFORMED BY MILDENBERG, BOENDER & ASSOC. IN MAY 16, 2014.
- 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. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO FOREST EXISTS ON THIS PARCEL. FOREST STAND INVESTIGATION WAS PERFORMED BY MILDENBERG BOENDER & ASSOC. IN APRIL, 2014. TOTAL OF TWO(2) EXISTING SPECIMEN TREES ON LOT 3 ARE TO REMAIN.
- FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WAS FULFILLED BY PAYMENT OF FEE-IN-LIEU UNDER F-01-140.
- AREA OF LARGEST HOUSE MODEL (CHAMBERLAIN II) INCLUDING ALL POSSIBLE OPTIONS DOES NOT EXCEED 2,500 S.F. ROOFTOP DISCONNECTIONS ON THE BACK OF THE HOUSE APPLY ONLY FOR THIS HOUSE MODEL. ROOFTOP DISCONNECTION LOCATED IN THE MIDDLE OF THE BACK OF THE GENERIC BOX WILL NOT BE NEEDED FOR THE HOUSE MODELS WITH FOOTPRINT ARE THAN 2,000 S.F.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SITE DEVELOPMENT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SITE DEVELOPMENT PLAN. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS AS THIS PROJECT PROGRESSES THROUGH THE SITE DEVELOPMENT PLAN REVIEW PROCESS.
- UNDER F-04-140, THIS DEVELOPMENT WAS REVIEWED FOR COMPLIANCE WITH THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL; AND, THAT THE LANDSCAPING REQUIREMENTS FOR LOTS 2 AND 3 WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR THESE LOTS.

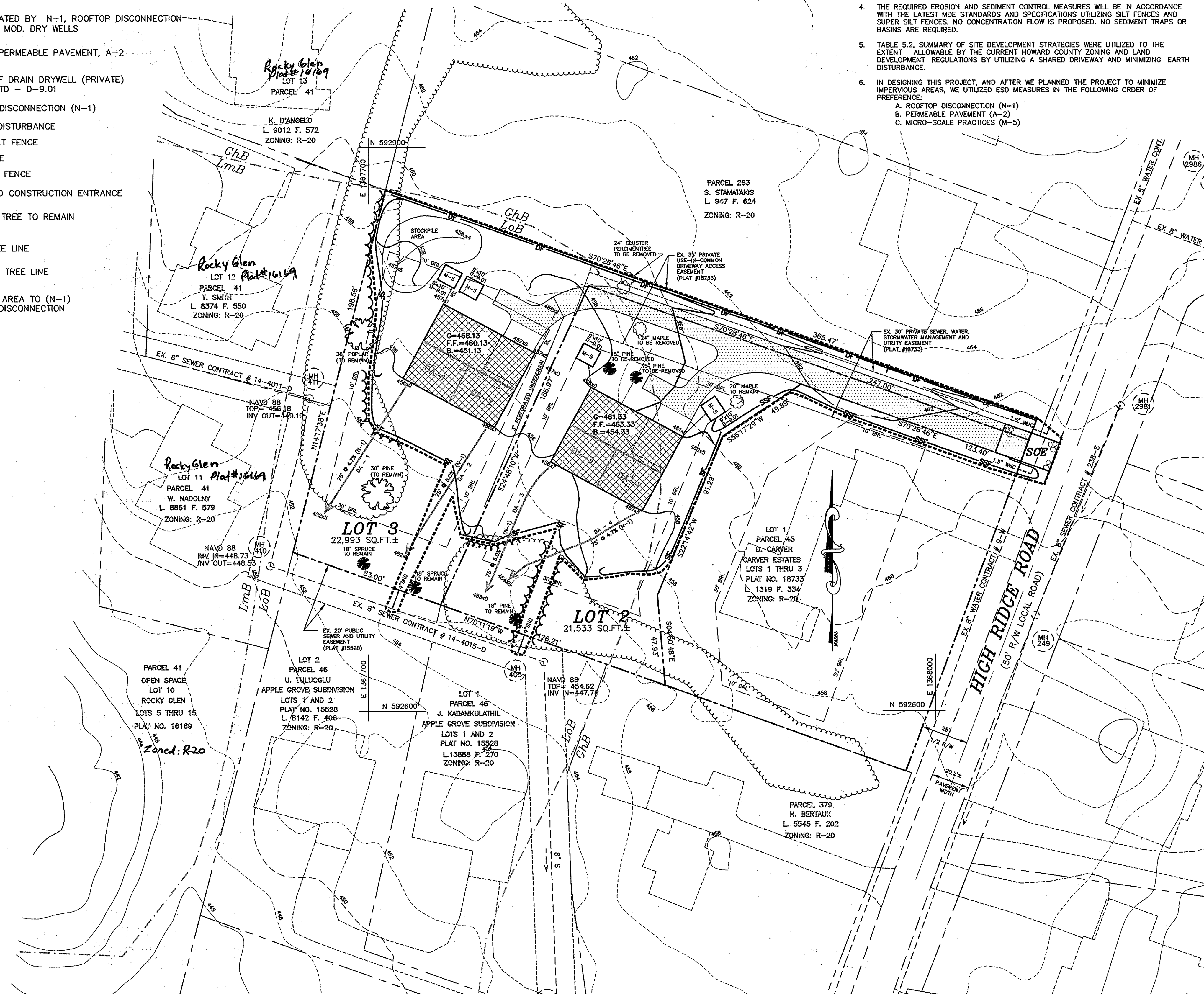
SITE ANALYSIS DATA:

- AREA OF THE SITE = 1.02 AC ±
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF FOREST = 0
- AREA OF STEEP SLOPES = 0
- AREA OF ERODABLE SOILS = 0
- LIMIT OF DISTURBANCE AREA = 0.76 AC ±
- TWO NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 0.78 AC±
- PROPOSED IMPERVIOUS AREA = 0.24 AC±



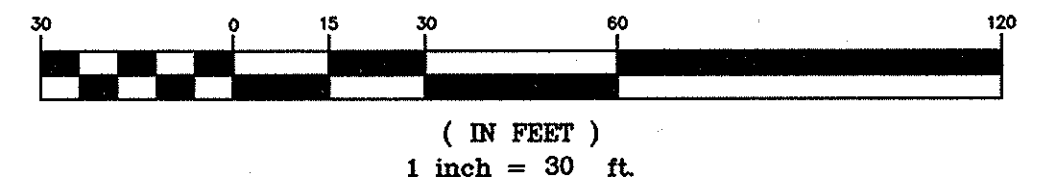
LEGEND

- AREA TREATED BY N-1, ROOFTOP DISCONNECTION AND M-5, MOD. DRY WELLS
- AREA OF PERMEABLE PAVEMENT, A-2
- M-5, ROOF DRAIN DRYWELL (PRIVATE) HO. CO. STD - D-9.01
- ROOFTOP DISCONNECTION (N-1)
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- DIVERSION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SPECIMEN TREE TO REMAIN
- EXIST. TREE LINE
- PROPOSED TREE LINE
- DRAINAGE AREA TO (N-1) ROOFTOP DISCONNECTION



OWNER/DEVELOPER
DANIEL MERCER CARVER
LUIA MARIA CARVER
8424 HIGH RIDGE ROAD
ELLCOTT CITY, MD 21043
410-465-5739

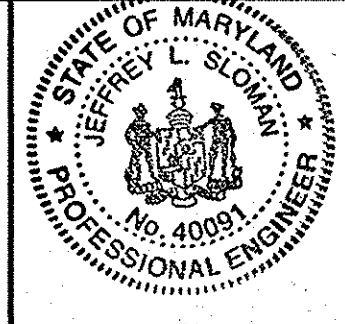
GRAPHIC SCALE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8-12-14

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/27/14



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: 7/21/14

Project	date	approval
14-006	JULY 2014	MAM
illustration		MAM
scale		1"=30'
description		
revisions		
no.		

Project	date	approval
14-006	JULY 2014	MAM
illustration		MAM
scale		1"=30'
description		
revisions		
no.		

CARVER ESTATES, LOTS 2 AND 3
 8422 HIGH RIDGE RD. (LOT 2) & 8420 HIGH RIDGE RD. (LOT 3)
 SECOND ELECTION DISTRICT HOWARD COUNTY, MD. TAX MAP 18, PARCEL 45, GRID 13
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0286, Fax: (410) 997-0288