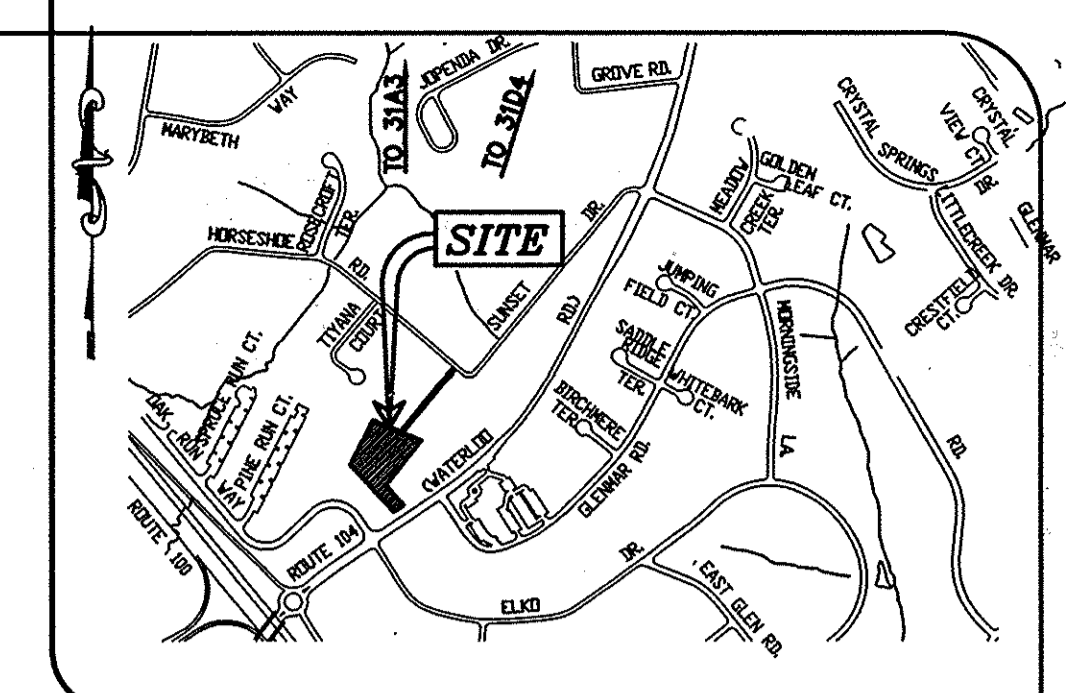


**SOILS TABLE**

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	37	19
CeB	(B)	CHILLUM LOAM, 5-10% SLOPES	37	19

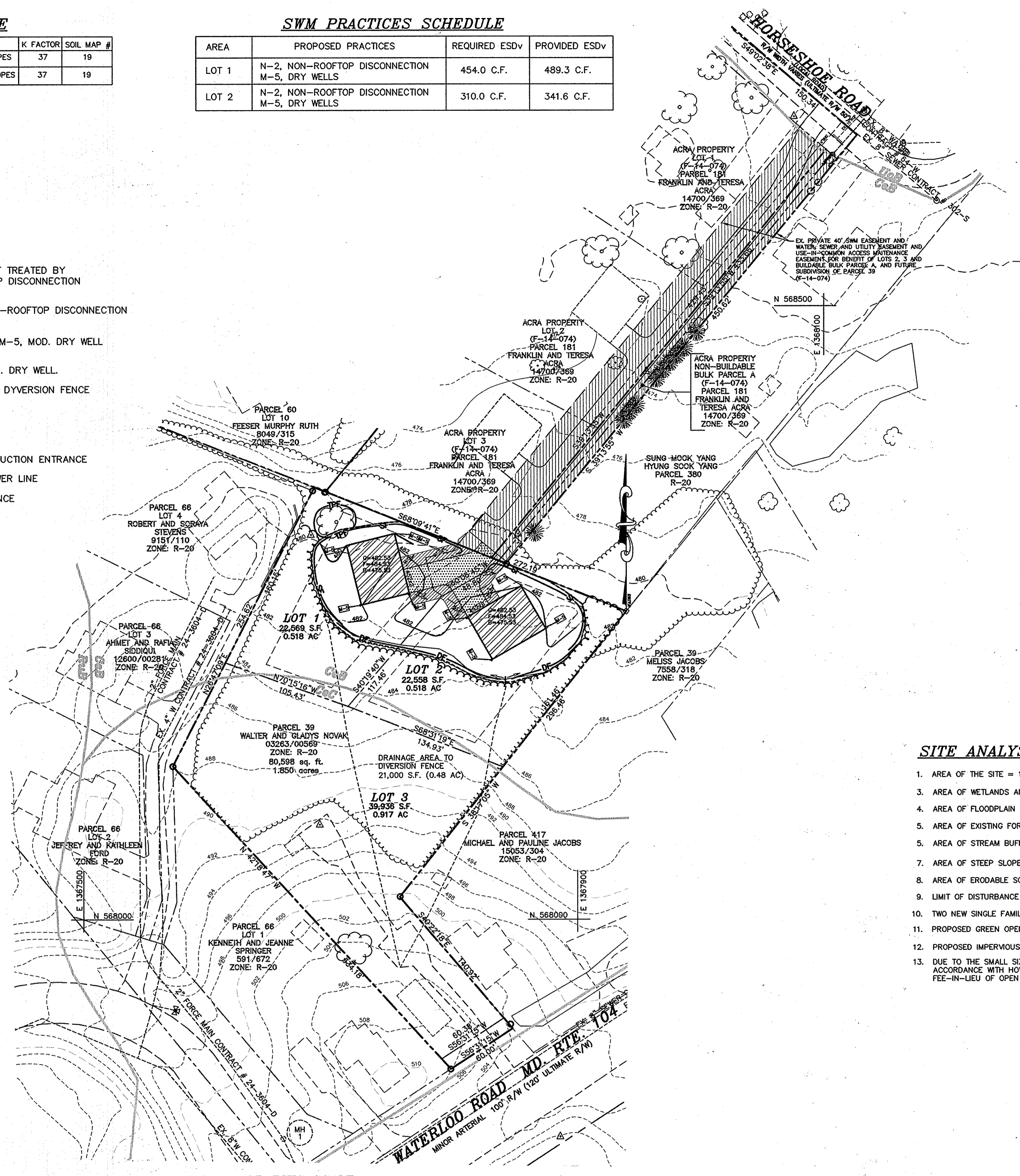
**SWM PRACTICES SCHEDULE**

AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 1	N-2, NON-ROOFTOP DISCONNECTION M-5, DRY WELLS	454.0 C.F.	489.3 C.F.
LOT 2	N-2, NON-ROOFTOP DISCONNECTION M-5, DRY WELLS	310.0 C.F.	341.6 C.F.



**LEGEND**

- AREA OF PAVEMENT TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- AREA TREATED BY M-5, MOD. DRY WELL
- M-5, SC-740, MOD. DRY WELL
- DRAINAGE AREA TO DIVERSION FENCE
- DIVERSION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. OVERHEAD POWER LINE
- LIMIT OF DISTURBANCE
- SPECIMEN TREE



**NOTES:**

- SITE ANALYSIS DATA:**  
 ADDRESS: 8407 HORSESHOE ROAD, ELLICOTT CITY, MD 21043  
 LOCATION: TAX MAP - 31 PARCEL: 39 GRID: 2  
 ELECTION DISTRICT: SECOND  
 ZONING: R-20  
 TOTAL AREA: 1.85 AC±  
 AREA OF ROAD DEDICATION: 0.015 AC±  
 LIMIT OF DISTURBED AREA: 0.45 AC±  
 PROPOSED USE FOR SITE: RESIDENTIAL  
 TOTAL NUMBER OF UNITS: 3  
 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. 301A AND 31D4.  
 STA. 301A N567750.955, E1364842.701 EL.499.821  
 STA. 31D4 N571700.681, E1369606.396 EL.495.181
- 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 ECO-SCIENCE PROFESSIONALS, INC. IN MAY 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 PROPERTY IS IDENTIFIED AS HISTORIC SITE HO-889 "LOTZ HOUSE CIRCA 1900". SITE IS NOT ADJACENT TO DESIGNATED SCENIC ROAD.
- FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY, 2014. TOTAL OF 2 SPECIMEN TREES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU.
- ALL EXISTING STRUCTURES ON LOT 3 ARE TO REMAIN UNLESS OTHERWISE IS NOTED ON THE PLAN.

**SITE ANALYSIS DATA:**

- AREA OF THE SITE = 1.85 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF EXISTING FOREST = 1.4 AC ±
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES = 0
- AREA OF ERODABLE SOILS = 1.85 AC ±
- LIMIT OF DISTURBANCE AREA = 0.45 AC ±
- TWO NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 0.54 AC±
- PROPOSED IMPERVIOUS AREA = 0.16 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**

- THERE IS APPROXIMATELY 1.4 ACRES OF FORESTED AREA ON THE PROPERTY. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON-SITE. THE PROPOSED DISCONNECTIONS AND DRY WELLS WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT. ALL SPECIMEN TREES WILL BE PRESERVED. EXISTING USE-IN-COMMON DRIVEWAY LOCATED ON THE ADJACENT PROPERTY WILL BE UTILIZED TO REDUCE CLEARING OF THE WOODED AREA.
- 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 DISCONNECTIONS WERE UTILIZED WHERE FEASIBLE. DUE TO THE EXISTING TOPOGRAPHY AND LIMITED SIZE OF THE LOTS, PROPOSED NON-STRUCTURAL PRACTICES WERE NOT PROVIDING ALL THE REQUIRED ESDV.
- 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-5)

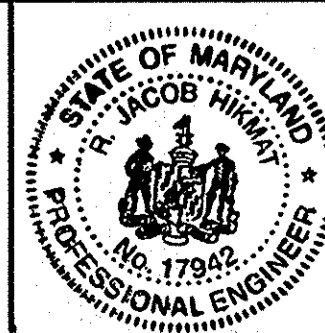
**OWNER**

WALTER AND GLADYS NOVAK  
 C/O MILDENBERG, BOENDER & ASSOC.  
 6800 DEERPATH ROAD, SUITE 150  
 ELK RIDGE, MARYLAND 21075  
 410-997-0296

APPROVED: DEPARTMENT OF PLANNING AND ZONING

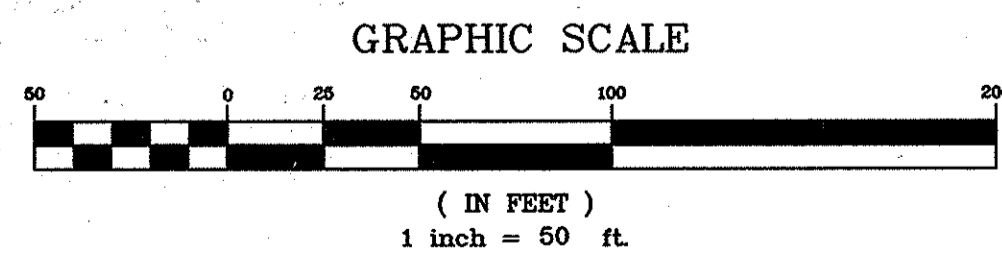
*[Signature]* 7/22/14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7-16-14  
 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. 17942, EXP DATE 09/10/14

*[Signature]* 7/13/14  
 R. JACOB HIKMAT P.E. DATE:



date	JULY 2014
project	14-001
illustration	MM
scale	1"=50'
approval	MM
revision	RH

**GLADYS WOODS**  
 LOTS 1 THRU 3, SINGLE FAMILY DETACHED DWELLING  
 TAX MAP 31, PARCEL 39 AND NON BUILDABLE BULK PARCEL A OF ACRA PROPERTY  
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD  
**ENVIRONMENTAL CONCEPT PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7350-B Crans Drive, Maryland, Columbia 21044  
 (410) 997-0296 Tel. (410) 997-0296 Fax.