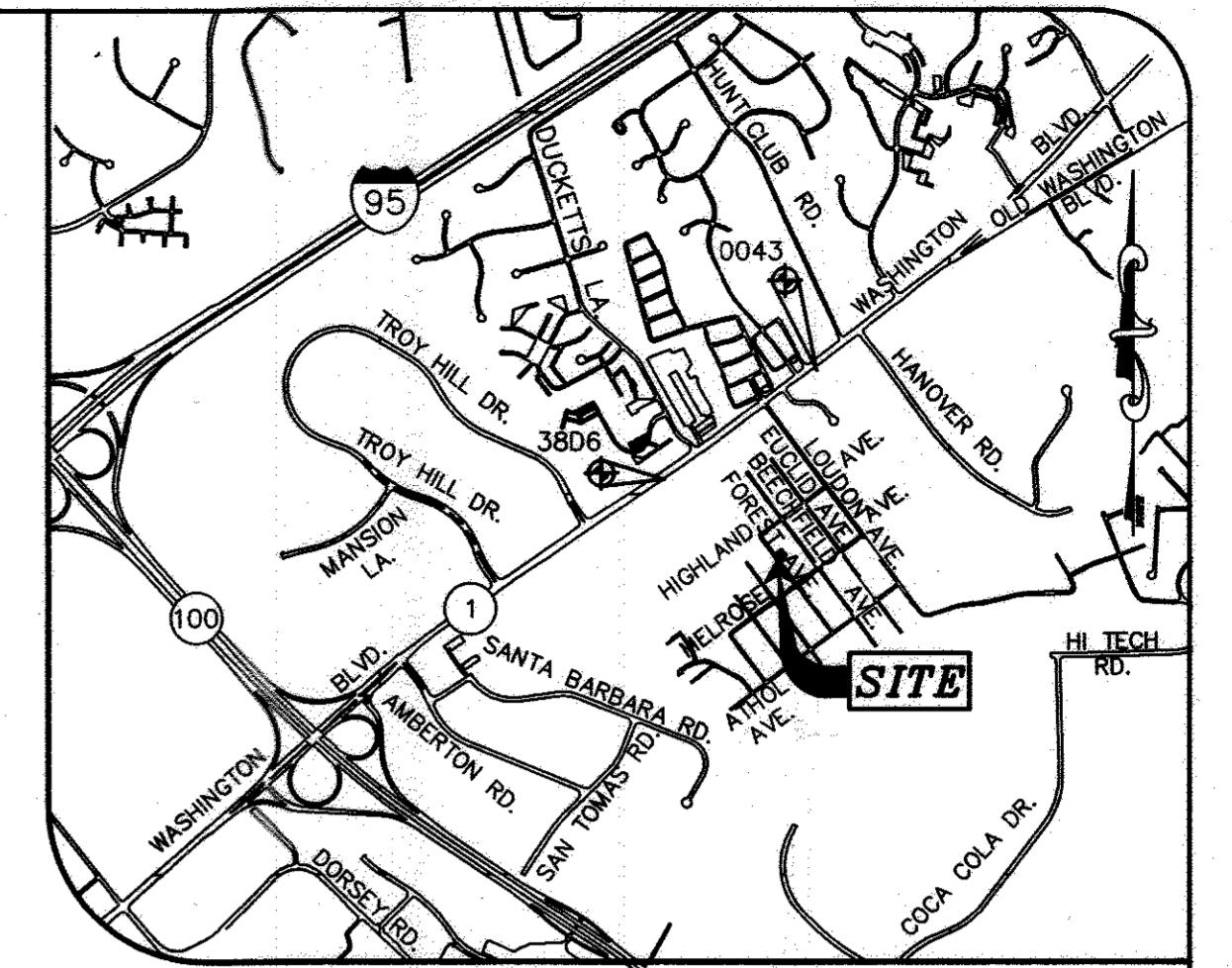


SITE ANALYSIS DATA:

1. AREA OF THE SITE = 0.275 Ac ±
LIMIT OF DISTURBANCE (LOD) = 0.28 Ac ±
2. AREA OF ROAD DEDICATION = 0 Ac
3. AREA OF WETLANDS AND ITS BUFFERS (WITHIN LOD) = 0 Ac
4. AREA OF FLOODPLAIN (WITHIN LOD) = 0
AREA OF 35' ENVIRONMENTAL SETBACK (FLOODPLAIN, WITHIN LOD) = 0
5. AREA OF STREAM BUFFER (WITHIN LOD) = 0 Ac
6. AREA OF STEEP SLOPES (15% OR GREATER WITHIN LOD FOR A VERTICAL DISTANCE OF 10 FEET OR MORE) = 0 Ac
NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER WILL BE DISTURBED.
7. AREA OF FOREST (WITHIN LOD) = 0 Ac
8. TOTAL ENVIRONMENTAL SENSITIVE AREA* (WITHIN LOD) = 0 Ac
9. AREA OF HIGHLY ERODIBLE SOILS = 0.28 AC
10. FOUR (4) SEMI-DETACHED RESIDENTIAL UNITS ARE PROPOSED.

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #	COMMENTS
Ucd	(D)	URBAN LAND-CHILLUM BELTSVILLE COMPLEX, 5-15% SLOPES.	0.37	20	HIGHLY ERODIBLE

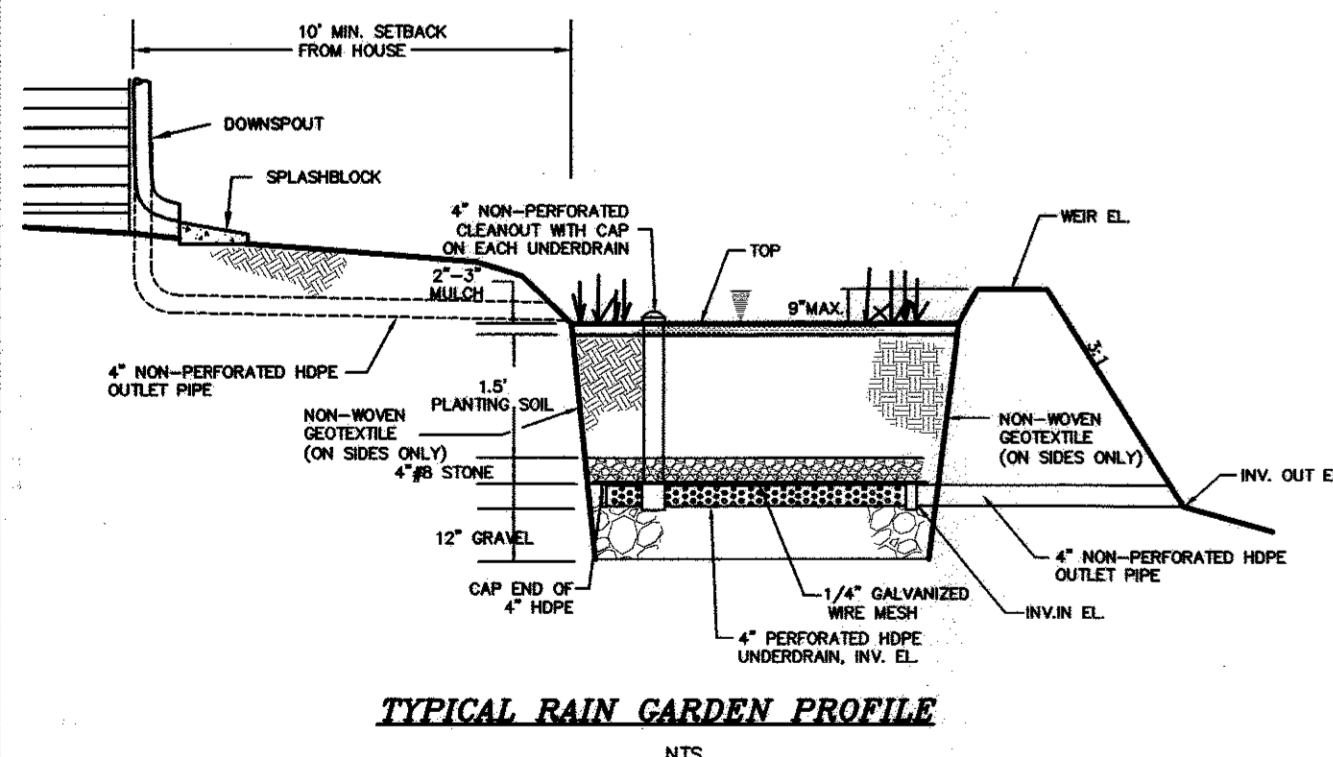


NOTES:

1. SITE ANALYSIS DATA:
LOCATION: TAX MAP: 38 GRID: 14 PARCEL: 873
STREET ADDRESS: 6391 FOREST AVE. ELK RIDGE, MD. 21075
ELECTION DISTRICT: FIRST
ZONING: R-12
TOTAL AREA: 0.275 AC ±
LIMIT OF DISTURBED AREA: 0.28 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 4
TYPE OF PROPOSED UNIT: SINGLE FAMILY SEMI-DETACHED (DUPLX)
DEED REFERENCE: L 17154/F. 280
COUNTY FILE NUMBERS: PLAT BOOK: 60, PAGE: 115
2. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC. INC. PERFORMED IN OR ABOUT DECEMBER 2016.
3. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.3806 & 0043.
STA. No. 3806: N 557,155.445 E 1,384,992.228 ELEV. 174.506
STA. No. 0043: N 558,479.032 E 1,386,842.038 ELEV. 189.436
4. NO WETLANDS, STREAMS OR FLOODPLAIN EXIST ON-SITE.
5. NO STEEP SLOPES EXIST ON-SITE.
6. NO HISTORIC DISTRICTS OR CEMETERIES EXIST OR ARE ADJACENT TO THIS SITE.
7. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. 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.
8. NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC. INC.
9. THERE IS AN EXISTING HOUSE LOCATED ON THIS SITE WHICH WILL BE REMOVED. ALL BUILDINGS AND STRUCTURES TO BE REMOVED.
10. APPROVAL OF THIS ECP BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROL.
11. NO SPECIMEN TREES EXIST ON SITE.

ESD NARRATIVE

1. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR VALUABLE FOREST LAND EXIST ON-SITE. THE PROPOSED NON-ROOFTOP DISCONNECTION AND MICRO-BIORETENTION FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING FRAME HOUSE, WHICH WILL BE REMOVED AS PART OF THIS PROJECT.
2. THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD SIGNIFICANTLY ALTER ANY NATURAL FLOW PATTERNS.
3. NON-STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. RAIN GARDENS AND RAIN BARRELS HAVE BEEN UTILIZED.
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 WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING EXISTING ENTRANCE AND MINIMIZING EARTH DISTURBANCE.
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. RAINGARDENS (M-7).
B. RAIN BARRELS (M-1).



LEGEND

- IMPERVIOUS AREA TREATED BY M-7, RAINGARDEN
- LOD - LIMIT OF DISTURBANCE
- SCE - STABILIZED CONSTRUCTION ENTRANCE
- SF - SILT FENCE
- RD - ROOF DRAIN LEADER
- PROPOSED DRIVEWAY
- 4" SHC - SEWER HOUSE CONNECTION
- 4" WHC - WATER HOUSE CONNECTION
- EX SD - EXISTING STORMDRAIN
- RAIN BARREL (M-1)

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOTS 661-662	M-7, RAINGARDEN- M-1, RAIN BARREL TWO RAINGARDENS AND FOUR RAIN BARRELS	352.0 C.F.	357.6 C.F.
LOTS 663-664	M-7, RAINGARDEN- M-1, RAIN BARREL TWO RAINGARDENS AND ONE RAIN BARREL	352.0 C.F.	368.4 C.F.

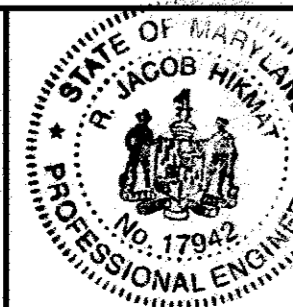
THERE ARE A TOTAL OF 4 RAINGARDENS (M-7) AND 5 RAIN BARRELS (M-1) ON SITE.

OWNER/DEVELOPER

CAPITAL HOME GROUP LLC.
25 CROSSROAD DR.
SUITE 420, OWINGS MILLS 21117
443-250-0511

APPROVED: DEPARTMENT OF PLANNING AND ZONING

5/23/17
5/15/17



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 9/03/18.

R. JACOB HIKMAT, P.E.
5/8/17

project	date	approval
16-012	MAY 2017	MM
illustration	MMT/MAM	MMT
scale	1" = 20'	MM

no.	description	date
	revisions	

HARWOOD PARK LOTS 661-664
SINGLE FAMILY SEMI-DETACHED DWELLINGS
TAX MAP 38, PARCEL 873, GRID 14, R-12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.