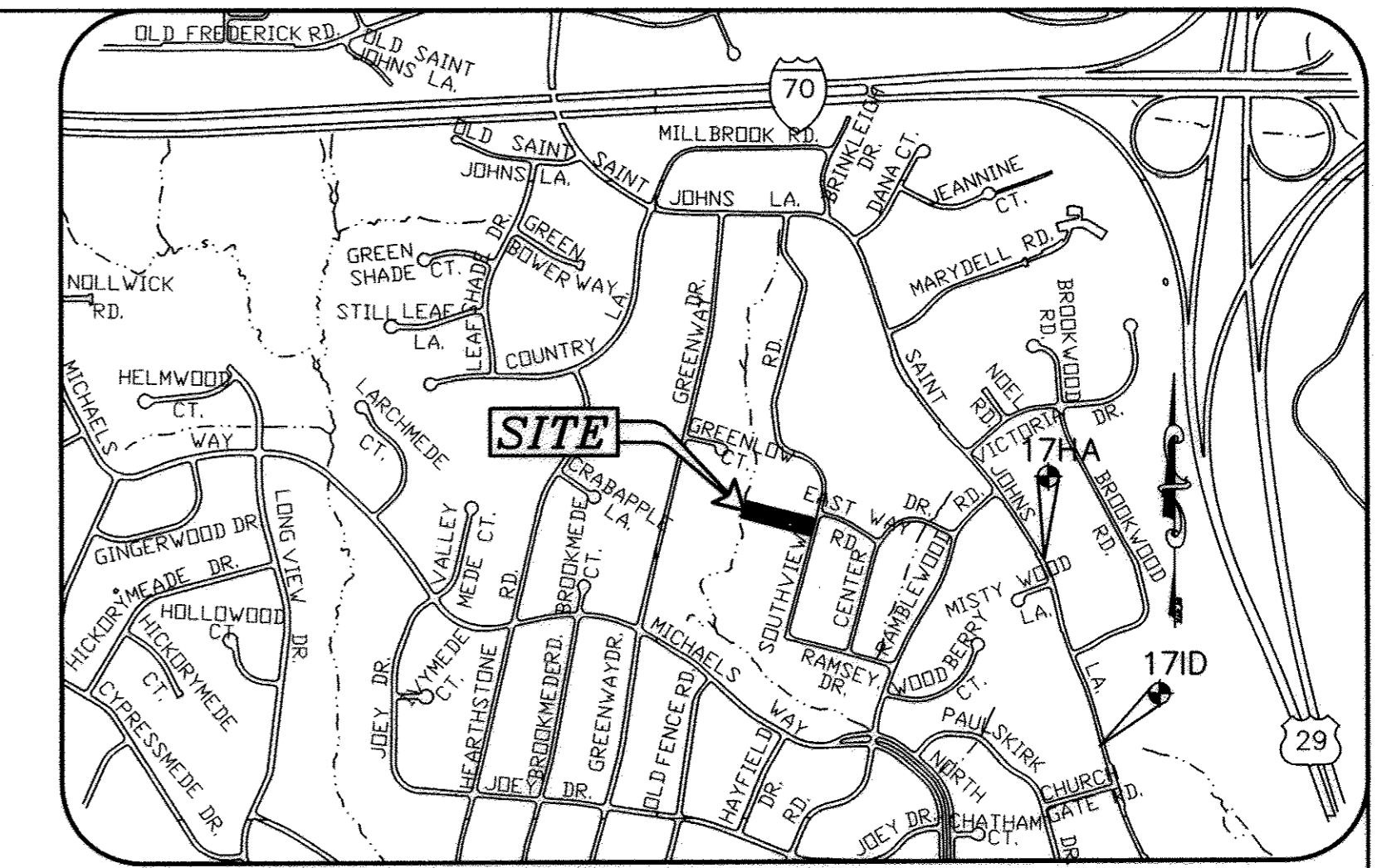
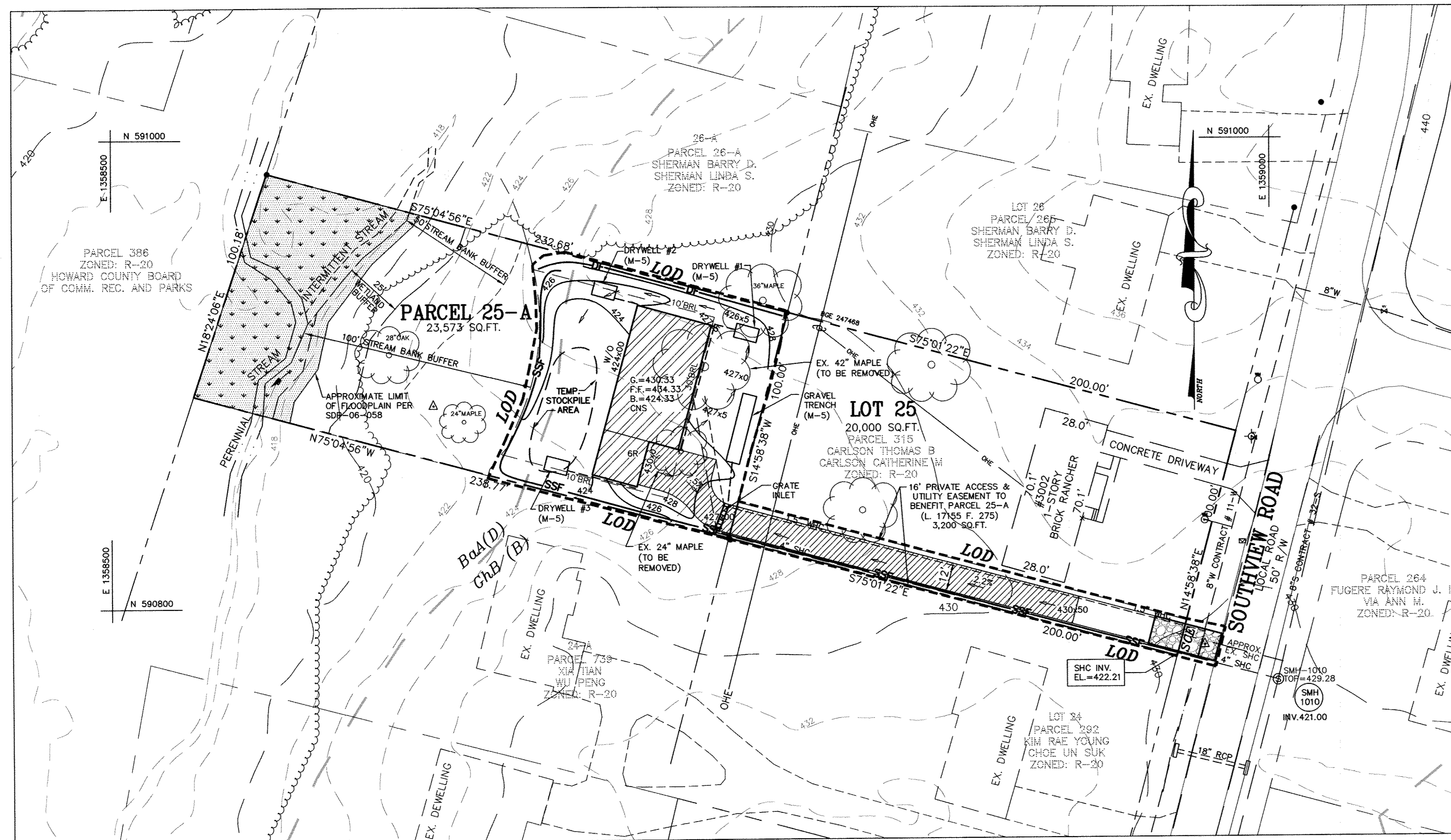


SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #	COMMENTS
BaA	D	BAILE SILT LOAM, 0-3% SLOPES	0.37	13	HIGHLY ERODABLE
GhB	B	GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES	0.37	13	-



VICINITY MAP
SCALE: 1"=1,000'
ADC MAP: 20 GRID: 50



NOTES:

- SITE ANALYSIS DATA:
ADDRESS: 3002 SOUTHWIEV ROAD, ELLICOTT CITY MD 21042
TAX MAP: 17, PARCEL: 315, GRID: 22, LOT: 25-A
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 0.54 AC
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF LOTS: 1
TYPE OF PROPOSED UNIT: SFD
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17A & 17D
STA. NO. 17A N 590,819.892 E 1,360,433.437 ELEV. 437.548
STA. NO. 17D N 589,445.663 E 1,360,778.492 ELEV. 421.154
- 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.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATION.
- SITE PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING ON THIS PROPERTY.
- WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON MARCH 2017.
- NO AREA OF STEEP SLOPES 15% OR GREATER EXIST ON SITE.
- IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATION REQUIREMENTS. AREA OF THIS PROPERTY IS LESS THAN 40,000 S.F.
- 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC FEATURES/STRUCTURES LOCATED ON THIS SITE.

ESD NARRATIVE

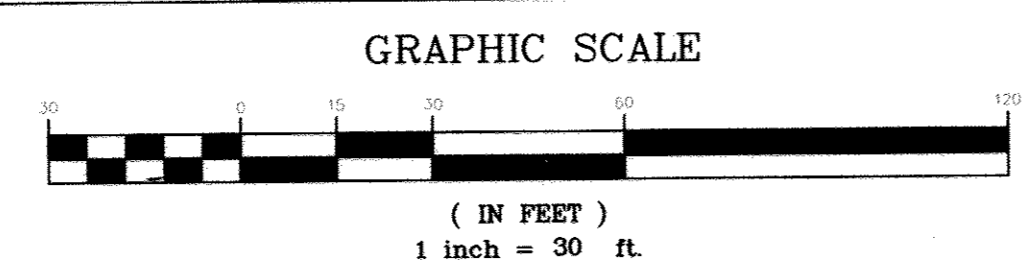
- THERE IS APPROXIMATELY 0.15 ACRES OF WOODED AREA ON THE PROPERTY. SITE CONTAINS A STREAM, WETLAND, STREAM AND WETLAND BUFFERS. NO ENVIRONMENTAL FEATURES WILL BE DISTURBED. THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE AREA OF THIS PARCEL IS LESS THAN 40,000 SQUARE FEET. THE PROPOSED DRY WELLS (M-5) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT (PROPOSED HOUSE 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. THREE DRY WELLS AND ONE GRAVEL TRENCH HAVE BEEN UTILIZED.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS. SUPER SILT FENCES WILL BE UTILIZED. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- 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. MICRO-SCALE PRACTICES (M-5)

SITE ANALYSIS DATA:

- AREA OF THE SITE = 23,573 S.F. OR 0.54 AC ±
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 7,246 S.F. OR 0.17 AC±
- AREA OF FLOODPLAIN = 5,100 S.F. OR 0.12 AC±
- AREA OF STREAM AND ITS BUFFER = 13,230 S.F. OR 0.30 AC±
- AREA OF FOREST = 0.15 AC±
- AREA OF STEEP SLOPES = 0
- AREA OF ERODABLE SOILS = 14,183 S.F. OR 0.33 AC±
- LIMIT OF DISTURBED AREA = 14,150 S.F. OR 0.32 AC±
- ONE NEW SINGLE FAMILY HOME IS PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 17,673 S.F. OR 0.41 AC±
- PROPOSED IMPERVIOUS AREA: 5,900 S.F. (0.14 AC±)

LEGEND

- WETLANDS
- FLOODPLAIN
- IMPERVIOUS AREA TREATED BY GRAVEL TRENCH (M-5)
- IMPERVIOUS AREA TREATED BY DRY WELL (M-5)
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SOILS
- SUPER SILT FENCE
- EXISTING TREELINE



NOTE: THE LOD IS SHOWN WITHIN THE STREAM BUFFER FOR CLARITY, NO GRADING OR DISTURBANCE IS PROPOSED WITHIN THE BUFFER.

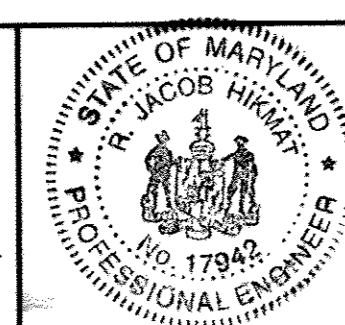
SPECIMEN TREE

KEY	SPECIES	SIZE	COMMENTS
ST 1	MAPLE	42"DBH	TO BE REMOVED

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
DRIVEWAY	GRAVEL TRENCH	391 CF	420 CF
HOUSE	DRY WELLS	225 CF	240 CF
TOTAL		616 CF	660 CF

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 8/17/17 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 8/17/17 DATE
 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 09/03/18
 8/17/17 DATE
 R. JACOB HIKMAT P.E.

OWNER/DEVELOPER
 VRE ENTERPRISES LLC
 7350-B GRACE DRIVE
 COLUMBIA, MARYLAND 21044
 (410) 997-0296

project	date	description	revisions
16-013	AUG. 2017	illustration	MMM
		scale	1"=30'
		approval	MMM
			RJH

project	date	description	revisions
16-013	AUG. 2017	illustration	MMM
		scale	1"=30'
		approval	MMM
			RJH

HOWARD HEIGHTS, SECTION TWO
 PARCEL 25-A
 TAX MAP: 17 BLOCK: 22 PARCEL: 315 ZONING: R-20
 SECOND ELECTION DISTRICT HOWARD COUNTY
 ENVIRONMENTAL CONCEPT PLAN (ECP)

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