

**SOIL DESCRIPTION:**

SYMBOL	RATING	NAME	Kw FACTOR	MAP NO.	COMMENTS
LoB	(C)	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.64*	13	
UuB	(D)	URBAN LAND-UDORTHERMITS COMPLEX, 0 TO 8 PERCENT SLOPES	0.37*	13	

**LEGEND**

- DF - CLEAN WATER DIVERSION FENCE
- SSF - SUPER SILT FENCE
- LOD - LIMIT OF DISTURBANCE
- DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
- TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

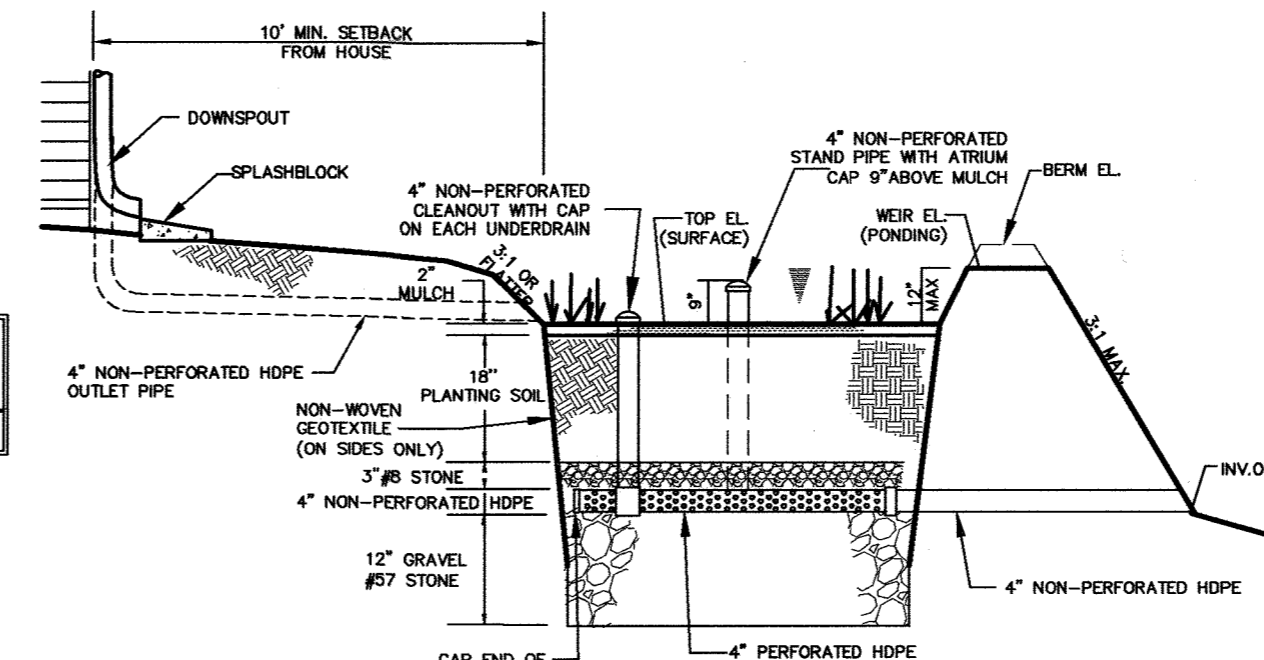
**SWM PRACTICES SCHEDULE**

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe	REQUIRED Rev	PROVIDED Rev
LOT 7	M-6, MICRO-BIORETENTION	326 C.F.	830 C.F.	1.0"	2.5"	102 C.F.	196 C.F.

NOTE: ALL ROOF LEADERS TO BE DIRECTED TOWARDS THE MICRO-BIORETENTION FACILITY.

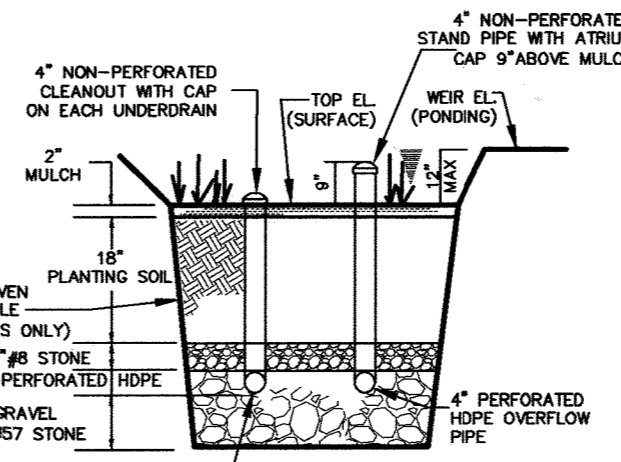
**MICRO-BIORETENTION SCHEDULE**

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-1	398.5	399.5	400.00	396.24	395.80	490 S.F.	778 S.F.	12"	12"

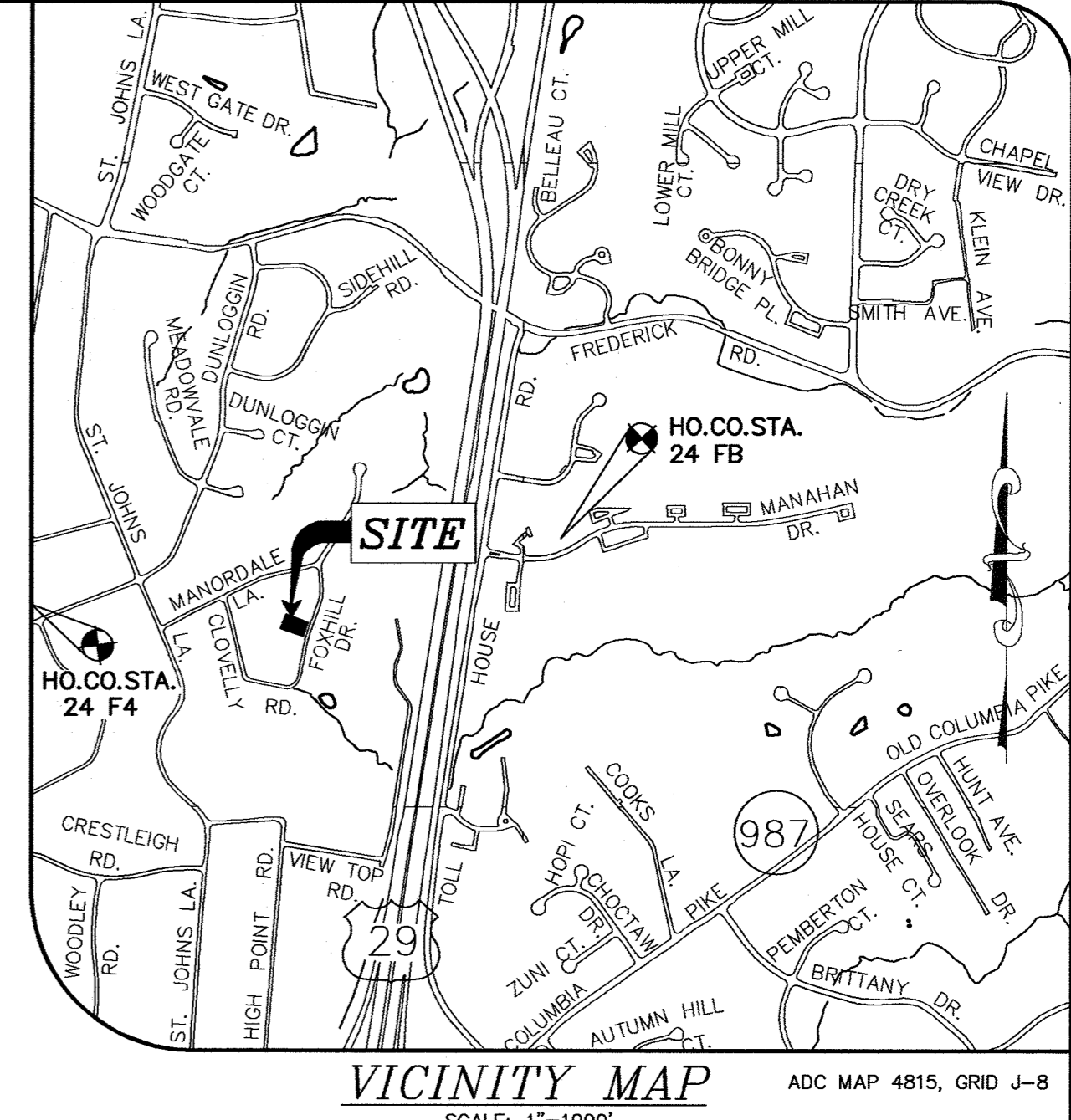


NOTE - THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

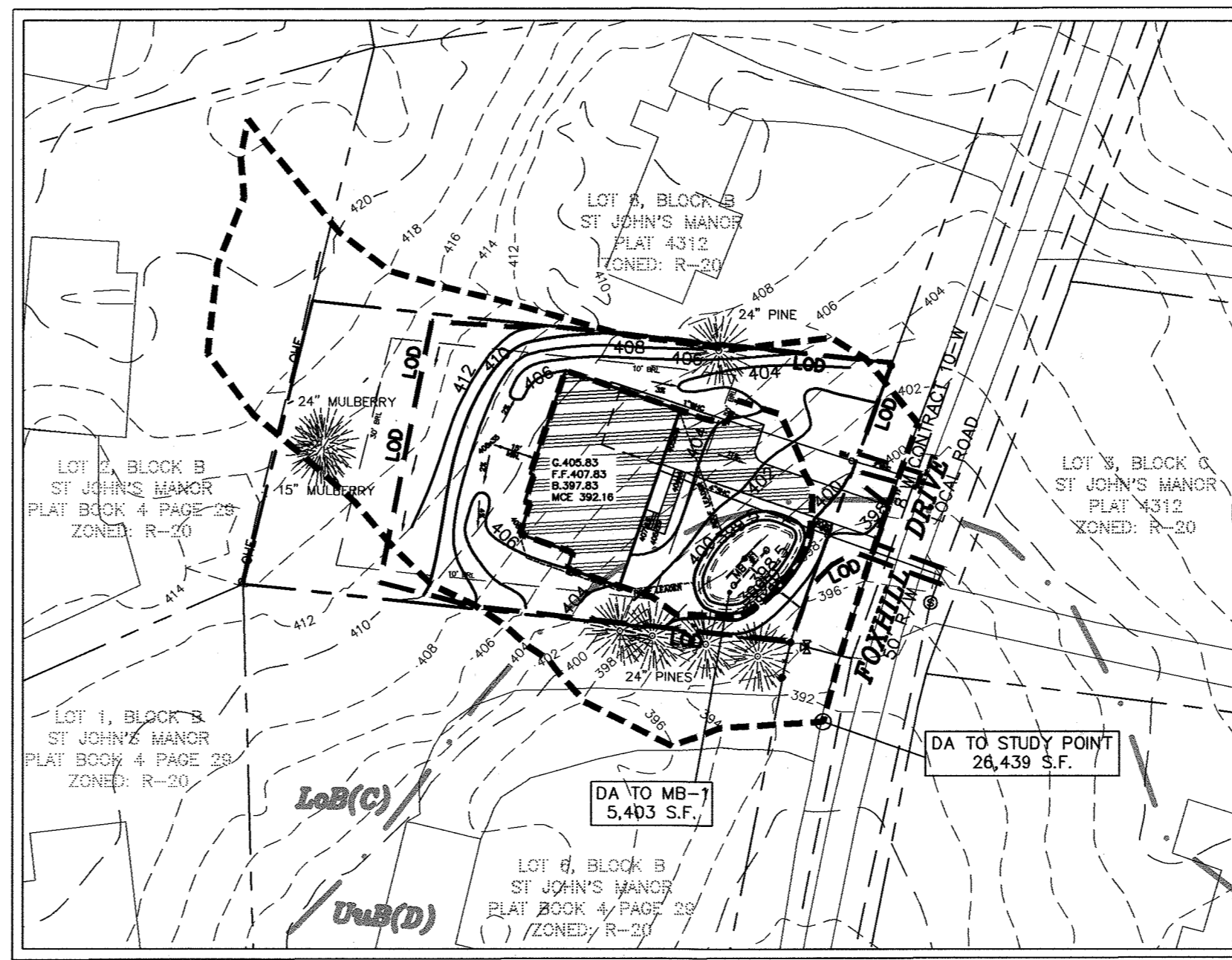
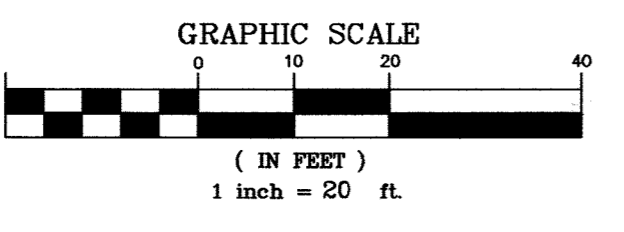
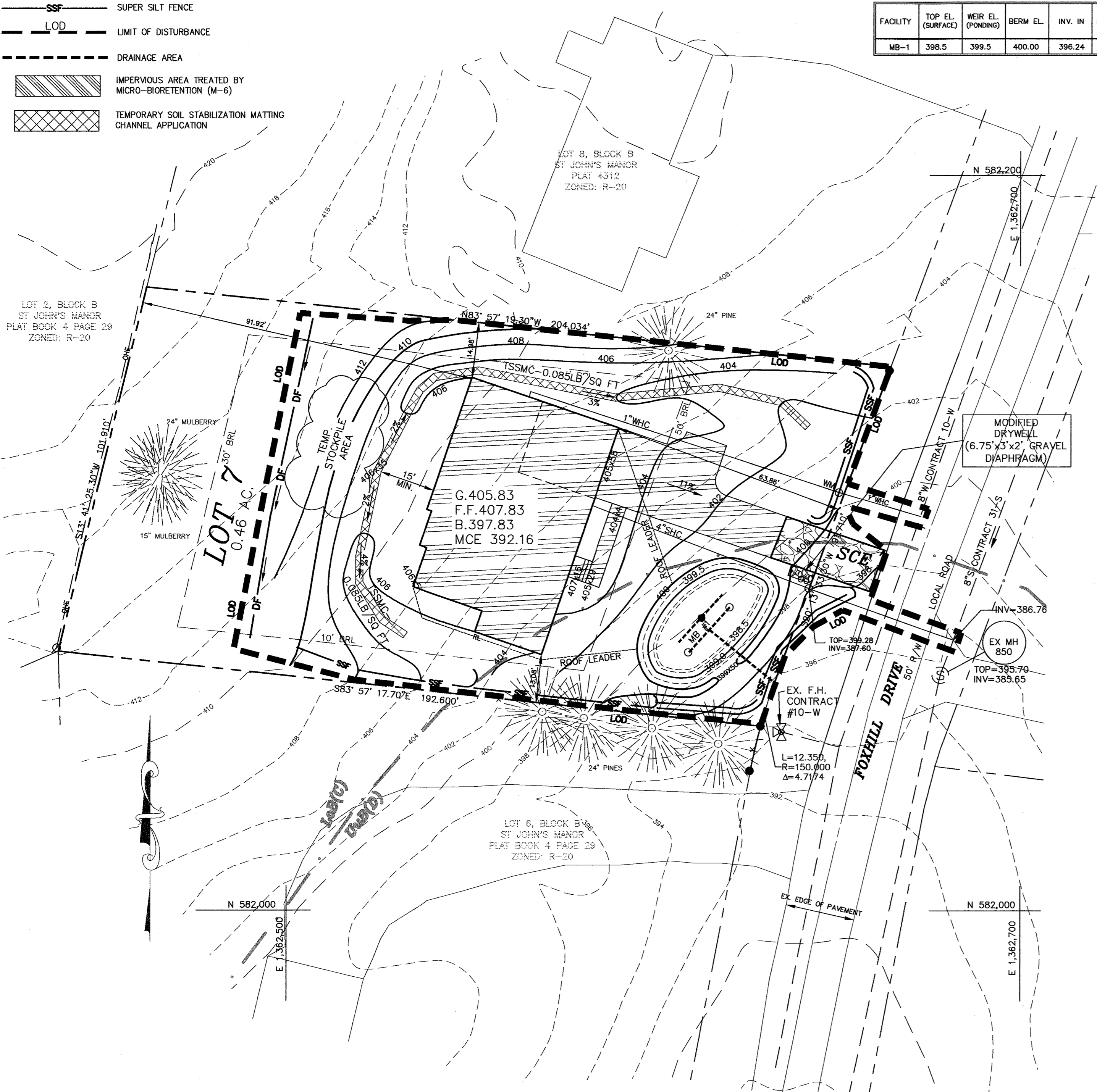
**TYPICAL MICRO-BIORETENTION PROFILE**



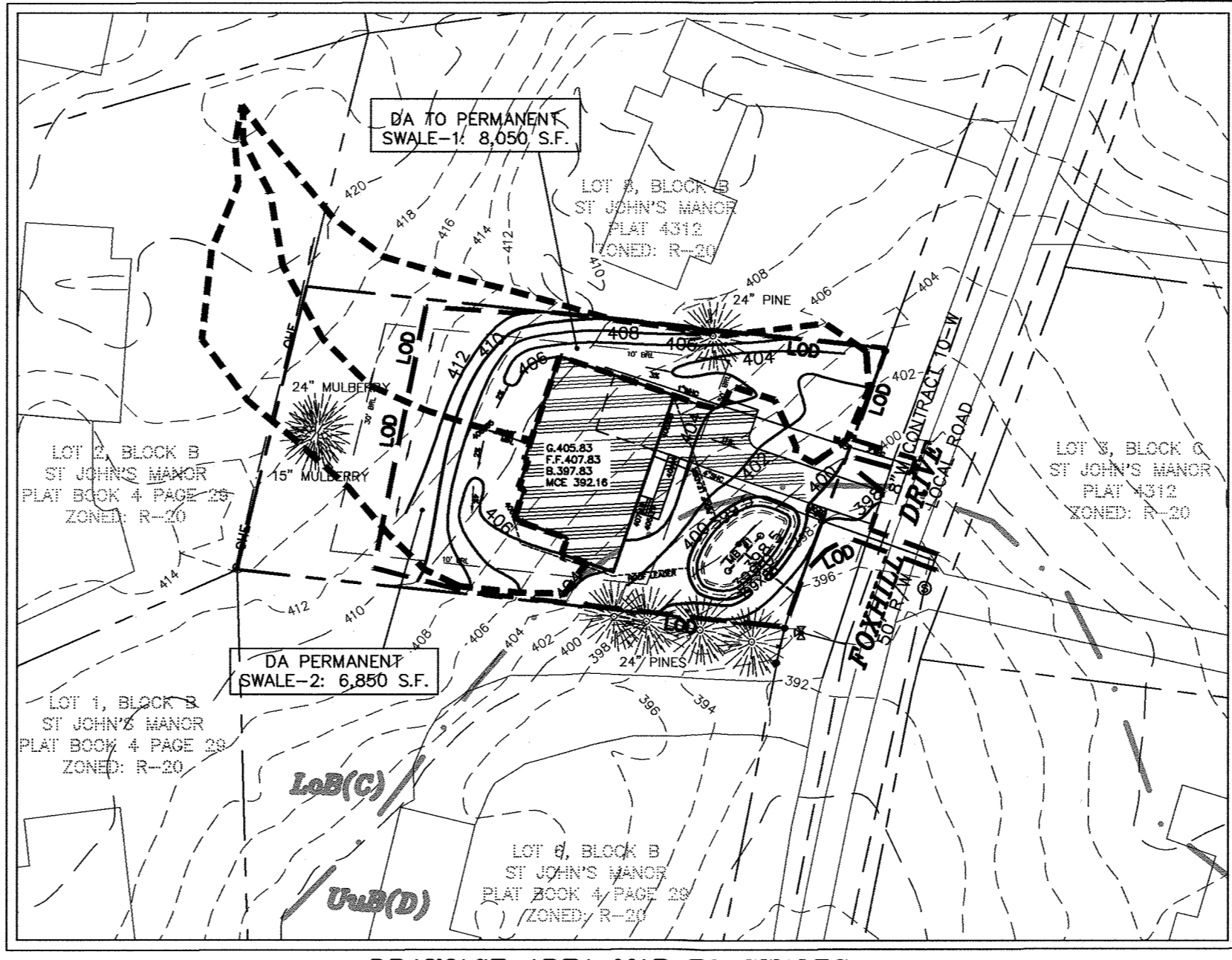
**TYP. SECTION MICRO-BIORETENTION (M-6)**



**VICINITY MAP** SCALE: 1"=1000'



**DRAINAGE AREA MAP TO STUDY POINT** SCALE: 1"=50'



**DRAINAGE AREA MAP TO SWALES** SCALE: 1"=50'

**GENERAL NOTES:**

- SITE ANALYSIS DATA:  
ADDRESS: 3906 FOXHILL DR ELLICOTT CITY 21042-5312  
LOCATION: TAX MAP: 24 - PARCEL: 1142 - GRID 17  
ZONING: R-20  
ELECTION DISTRICT: SECOND  
DEED REFERENCE: 13496/00308 (PLAT NO. 4312)  
AREA OF TRACT: 0.46 ACRES  
PROPOSED USE: STD.  
TOTAL NUMBER OF LOTS: 1  
COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY  
GEODEIC CONTROL STATIONS NO: 24FB & 24F4  
STA. No. 24FB N 582,652.119 E 1,364,255.979 EL. 422.495  
STA. No. 24F4 N 582,298.642 E 1,360,571.016 EL. 386.118
- TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG BOENDER & ASSOC. IN MAY 2020.
- BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDENBERG BOENDER & ASSOC. IN MAY 2020.
- THERE ARE NO FORESTS OR WETLANDS ON THE SITE.
- APFO ROAD TEST IS NOT REQUIRED FOR THIS SUBDIVISION. THE HOWARD COUNTY ADEQUATE PUBLIC FACILITIES TRAFFIC REQUIREMENTS DO NOT REQUIRE A TRAFFIC IMPACT ANALYSIS FOR DEVELOPMENT GENERATING FEWER THAN 5 PEAK HOUR TRIPS.
- 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.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER CONTRACT (10-W) AND SEWER CONTRACT (31-S).
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(i):  
EXEMPTIONS TO REQUIREMENT FOR FOREST CONSERVATION PLANS:  
(1) EXEMPTIONS NOT REQUIRING A DECLARATION OF INTENT. THE FOLLOWING DEVELOPMENT IS EXEMPT FROM THE REQUIREMENT OF THIS SUBTITLE: (i) A SUBDIVISION, SITE DEVELOPMENT OR GRADING PERMIT FOR DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.

**SITE ANALYSIS DATA:**

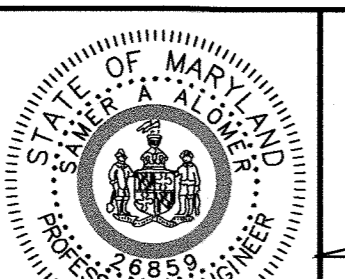
- AREA OF THE SITE = 0.46 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0.00 AC ±
- AREA OF FLOODPLAIN = 0.00 AC ±
- AREA OF EXISTING FOREST = 0.0 SQ.FT.
- AREA OF STREAM BUFFER = 0.00 AC ±
- AREA OF STEEP SLOPES 15% OR GREATER = 0.00 AC ±
- AREA OF STEEP SLOPES 25% OR GREATER = 0.00 AC ±
- NET BUILDABLE AREA = 0.46 AC ±
- AREA OF ERODABLE SOILS = 0.46 AC ±
- LIMIT OF DISTURBANCE AREA = 0.33 AC ±
- GREEN OPEN AREA (PERVIOUS) = 0.35 AC ±
- PROPOSED IMPERVIOUS AREA = 0.08 AC ±

**ESD NARRATIVE**

- THE PROPERTY DOES NOT CONTAIN ANY ENVIRONMENTAL FEATURES. THE SITE SLOPES FROM NORTHWEST TO SOUTHEAST.
- 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.
- 12' WIDE DRIVEWAY WILL BE USED TO PROVIDE ACCESS TO THE HOUSE. MICRO-BIORETENTION FACILITY (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT AND QUANTITY CONTROL FOR THE NEW DEVELOPMENT.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. 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 BY MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, IT WAS PLANNED TO MINIMIZE IMPERVIOUS AREAS, AND UTILIZE ESD MEASURES.
- This site is located in the Fiber watershed AND manages THE 10, 100 and 2016 storm event.

**DEVELOPER**  
HARMONY BUILDERS INC  
4228 COLUMBIA ROAD  
ELLICOTT CITY, MD 21042  
410-461-0833

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 12/23/20  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11/30/2020



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. 26859, EXP DATE 08/0/21  
SAMER A. ALOMER P.E.  
DATE: 11/30/2020

M:\2020\20-016 FOXHILL DRIVE\DWG\20-016-FOXHILL-SDPR.DWG

Project	date	description	no.
20-016	DEC 2020	illustration	1
		scale	
		approval	
		revisions	

Project	date	description	no.
20-016	DEC 2020	illustration	1
		scale	
		approval	
		revisions	

**ST. JOHN'S MANOR LOT 7**  
TAX MAP: 24 - PARCEL: 1142 - GRID 17  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ENVIRONMENTAL CONCEPT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7850-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0298 Tel. (410) 997-0298 Fax.

