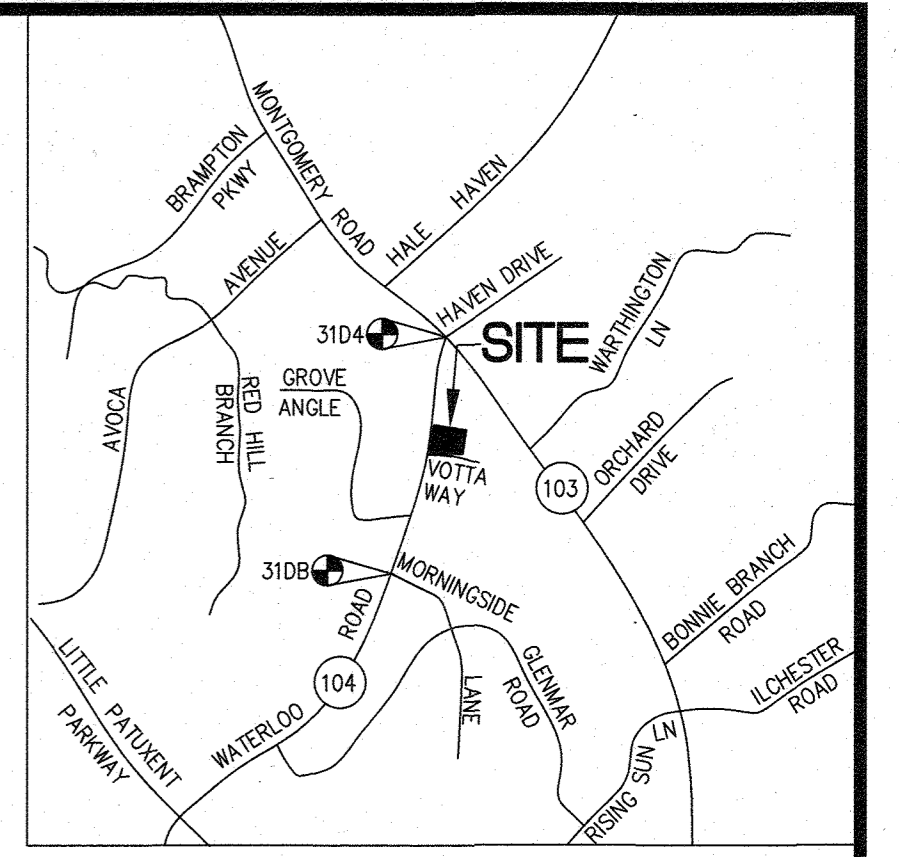


SITE ANALYSIS DATA SHEET	
AREA	SIZE OR USE
TOTAL PROJECT AREA	1.64 ACRES±
LIMIT OF DISTURBANCE	0.38 ACRES±
GREEN OPEN AREA (LAWN)	1.08 ACRES±
PROPOSED IMPERVIOUS AREA	0.10 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.0 ACRES±
WETLAND BUFFERS	0.0 ACRES±
FLOODPLAIN	0.0 ACRES±
FLOODPLAIN BUFFERS	0.0 ACRES±
EXISTING FOREST	0.0 ACRES±
SLOPES GREATER THAN 15%	0.0 ACRES±
HIGHLY ERODIBLE SOILS	0.0 ACRES±

BENCHMARKS			
#	ELEVATION	NORTHING	EASTING
310B	492.348'	N 569,583.589	E 1,369,155.211
3104	494.445'	N 571,700.664	E 1,369,606.417



GENERAL NOTES:

- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No. 310B and 3104 was used for this project. Elevations shown hereon are tied to NAVD83 vertical datum.
- This plan is based on a field run monumented topographic and boundary survey performed in February, 2020 by NJR & Associates.
- All areas shown hereon have been rounded off and are more or less.
- There is no existing forest on the site.
- Existing house on Lot 1 is to be demolished.
- Existing house on Lot 1 is served by Public Water and Sewer. The Property is located in the Metropolitan District where it is served by Public Water and Sewer.
- The subject property is zoned "R-20" per the 10/06/2013 Comprehensive Zoning Plan.
- To the best of our knowledge there are no historic structures or cemetaries exist on the subject property.
- There are no floodplains, wetlands, streams or their buffers and no steep slope located on-site.
- Approval of this ECP does not constitute an approval of any subsequent and associated subdivision plan, site development plan, or grading or building permit. 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 subdivision, site plan, or grading and building permit stages.
- Stormwater Management for Lots 1-3 is provided through microbioretention facilities.
- Forest Conservation requirements will be satisfied by fee-in-lieu in the amount of \$13,608.

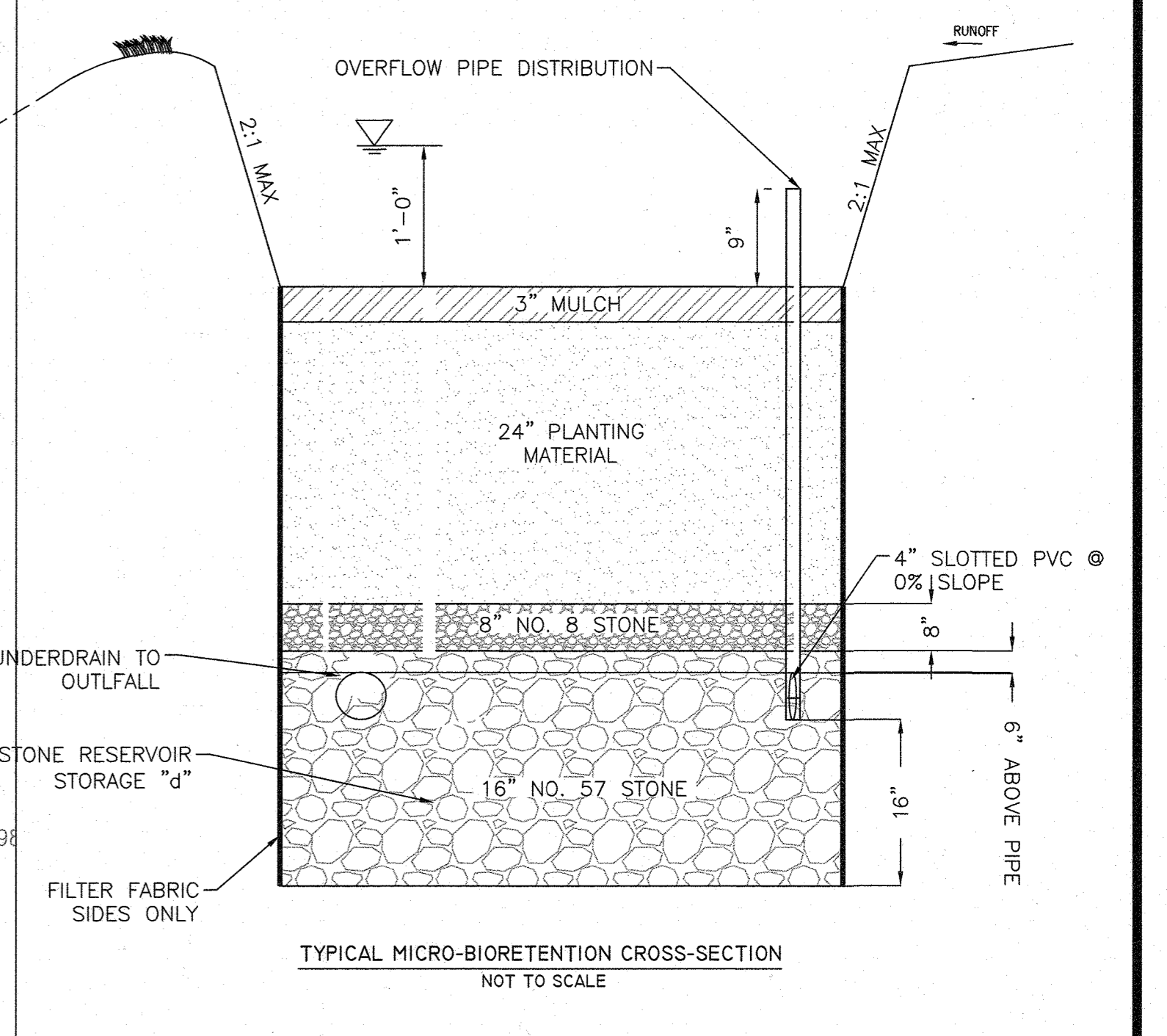
STORMWATER MANAGEMENT NOTES AND DESIGN NARRATIVE

THIS SITE IS LOCATED ON THE WATERLOO ROAD AND IS ZONED R-20. THE 1.64± ACRE PROPERTY HAS AN EXISTING SINGLE FAMILY HOUSE AND DRIVEWAY AND WILL BE SUBDIVIDED INTO A TOTAL OF 3 RESIDENTIAL LOTS. THE EXISTING HOUSE TO BE DEMOLISHED. EXISTING DRIVEWAY WILL BE USED TO PROVIDE ACCESS TO LOT 1-3. THREE (3) SINGLE FAMILY DWELLING IS PROPOSED ON NEW LOTS 1 TO LOT 3.

THERE ARE NO EXISTING ENVIRONMENTAL FEATURES ON THE SITE.

STORM WATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS ADDRESSED BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP) IN ACCORDANCE WITH THE REVISED MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORM WATER DESIGN MANUAL CHAPTER 5. ESD CONSISTS OF THREE (3) MICRO-BIORETENTION FACILITIES (M-6).

THE SEDIMENT AND EROSION CONTROL PRACTICES FOR THIS DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SEDIMENT AND EROSION CONTROL REQUIREMENT WILL BE ADDRESSED USING TEMPORARY PERIMETER EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN. UTILIZING THE METHODS DESCRIBED ABOVE WILL SATISFY REQUIRED STORMWATER MANAGEMENT OBLIGATIONS TO THE MAXIMUM EXTENT PRACTICABLE.



LEGEND

- EX. LIGHT POLE
- EX. ROAD SIGN
- EX. SANITARY SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. WATER METER
- CLEANOUT
- EX. ELECTRICAL
- IPF, IPIN DENOTES IRON PIPE FOUND
- TBR TO BE REMOVED
- EX. TREE LINE
- PROPOSED WATER
- PROPOSED SEWER
- EX. SEWER LINE
- 477 PROPOSED CONTOUR
- 480 EXISTING CONTOUR
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE

SPECIMEN TREE TABLE

NO.	SPECIES	SIZE (DBH)	HEALTH
1	WHITE OAK	36"	FAIR
2	WHITE OAK	32"	FAIR
3	WHITE OAK	30"	FAIR

STORMWATER MANAGEMENT SUMMARY TABLE

Practice	Location	ESDv Required	ESDv Provided
Micro-Bioretenion (Lot 1)	Front of House		720
Micro-Bioretenion (Lot 2)	Front of House		705
Micro-Bioretenion (Lot 3)	Front of House		628
Total		1,699	2,053

PLAN
SCALE: 1" = 20'

SOIL ANALYSIS

SYMBOL	NAME/DESCRIPTION	TYPE	K Factor
ChC	Chillum-Russell loams, 5 to 10 percent slopes	C	0.43
UcB	Urban land-Chillum-Beltsville complex, 0 to 5 percent slopes	C	0.43

HOWARD SCD SIGNATURE BLOCK
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shelley
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/7/22
DATE

11/17/22
DATE

OWNER/DEVELOPER
TRANSCENDUSA LLC
8205 AMOS HUNTER WAY
ELLCOTT CITY, MD 21043
PHONE: 410-733-0108

ENVIRONMENTAL CONCEPT PLAN
HIGHLAND VIEW SUBDIVISION
LOTS 1 - 3

A SUBDIVISION OF PARCEL 409
5001 WATERLOO ROAD, ELLICOTT CITY, MD-21043
(L. 19015, F. 479)

TAX MAP 31 GRID 14
1st ELECTION DISTRICT-HOWARD COUNTY, MARYLAND

ZONING R-20

Professional Certification:
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. 35194, Expiration Date: 6/6/22

Professional Engineer
KUI LIN, P.E.
8221 RUXTON CROSSING CT
TOWSON, MD 21204
PHONE (410) 948-7948

DRAWN BY: KL
CHECKED BY: KL
SCALE: 1" = 30'
DATE: 05/26/2021

SHEET
1 OF 1