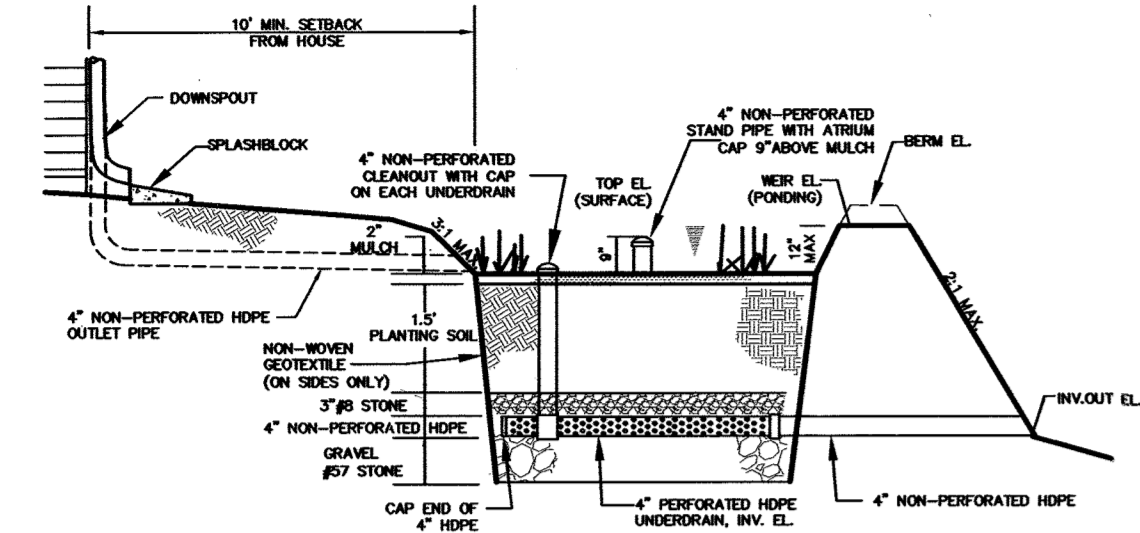


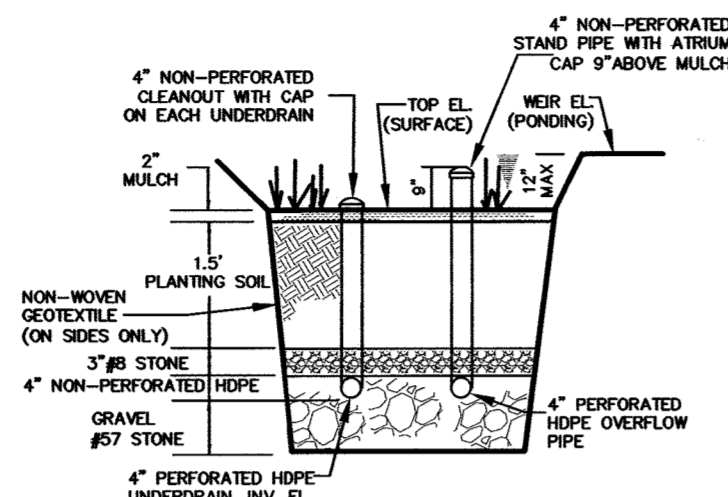
SOIL DESCRIPTION:

SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
Rsb	(C)	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	.43	46	HIGHLY ERODABLE
Rsc	(C)	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	.43	46	HIGHLY ERODABLE
Fo	(D)	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	.24	46	



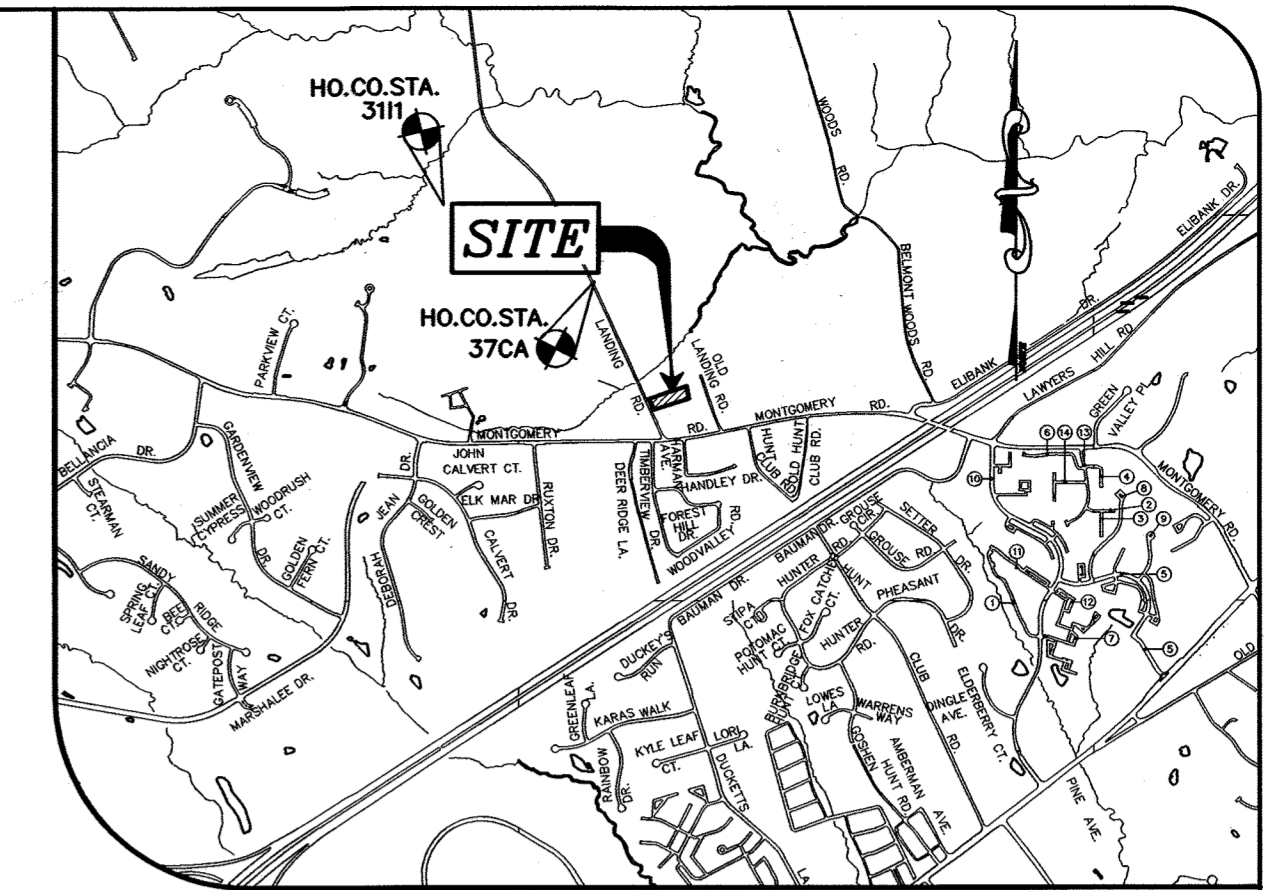
NOTE - THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIORETENTION PROFILE
NTS



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

- LEGEND**
- DW — CLEAN WATER DIVERSION FENCE
 - SSF — SUPER SILT FENCE
 - LOD — LIMIT OF DISTURBANCE
 - DA — DRAINAGE AREA
 - SCE — STABILIZED CONSTRUCTION ENTRANCE
 - M-6 — IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
 - M-6 — PROPOSED MICRO-BIORETENTION STORMWATER MANAGEMENT FACILITY



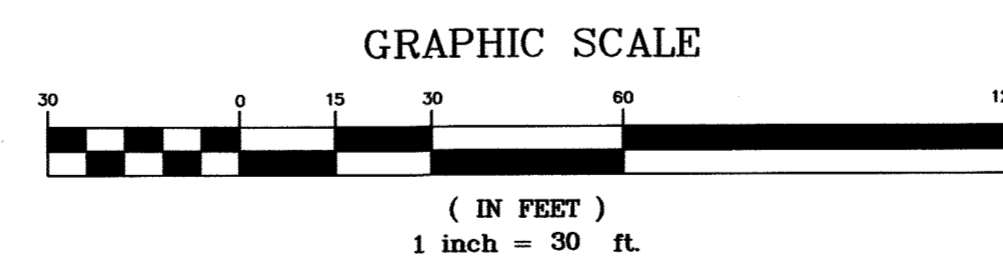
VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 4936, GRID J-4

GENERAL NOTES:

- SITE ANALYSIS DATA:
ADDRESS: 5775 LANDING ROAD, ELK RIDGE MD 21075
LOCATION: TAX MAP: 37 - GRID: 06 - PARCEL 66
ZONING: R-ED (DEVELOPING AS R-20)
ELECTION DISTRICT: FIRST
DEED REFERENCE: 16437/334
AREA OF TRACT: 1.25 ACRES
PROPOSED USE: SFD
PROPOSED BUILDABLE LOTS: 2
PROPOSED OPEN SPACE LOTS: FEE-IN-LIEU
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 3111 & 37CA
A. STA. No. 3111 N 565,004.7325 E 1,381,586.8997 EL. 305.94
STA. No. 470B N 564,321.6873 E 1,382,742.8184 EL. 256.87
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. DATED ON OR ABOUT AUGUST 12, 2020 AND SHOWN WITH 2' CONTOUR INTERVALS. OFFSITE TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS DATA AND SHOWN WITH 2' CONTOUR INTERVALS
- BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. DATED AUGUST 12, 2020.
- THERE ARE NO FORESTS OR WETLANDS ON THE SITE.
- APPO ROAD TEST IS NOT REQUIRED FOR THIS SUBMISSION. 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 44-1024 AND SEWER CONTRACT 10-1043.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES. SWM PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- THERE ARE NO SLOPES GREATER THAN 15% ON SITE.
- PREVIOUS COUNTY FILE NUMBERS: F-96-178.

ESD NARRATIVE

- THE PROPERTY DOES NOT CONTAIN ANY ENVIRONMENTAL FEATURES. THE SITE SLOPES FROM SOUTHEAST TO NORTHWEST.
- 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.
- 16' WIDE DRIVEWAY WILL BE USED TO PROVIDE ACCESS TO THE HOUSES. MICRO-BIORETENTION FACILITY (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MD STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT AND DIVERSION 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.



MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONING AREA	PONING DEPTH	GRAVEL DEPTH BELOW UNDERDRAN
MB-1	242.40	243.40	243.65	240.15	239.85	456 S.F.	770 S.F.	12"	13"

SITE ANALYSIS DATA:

- AREA OF THE SITE = 1.25 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0.00 AC ±
- AREA OF FLOODPLAIN = 0.00 AC ±
- AREA OF EXISTING FOREST = 0.00 AC ±
- 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 = 1.25-0.00 = 1.25 AC ±
- NO. OF ALLOWABLE LOTS = 1.25 AC X 2 UNITS PER NET AC = 2.5
- TOTAL OF 2 BUILDABLE LOTS ARE PROPOSED. (LOTS 1 & 2)
- PROPOSED OPEN SPACE LOTS: (FEE-IN-LIEU)
- 1 NEW SINGLE FAMILY DETACHED DWELLING IS PROPOSED
- AREA OF ERODABLE SOILS = 0.84 AC ±
- LIMIT OF DISTURBANCE AREA = 0.55 AC ±
- GREEN OPEN AREA (PERVIOUS) = 1.1 AC ±
- PROPOSED IMPERVIOUS AREA = 0.15 AC ±

SWM PRACTICES SCHEDULE

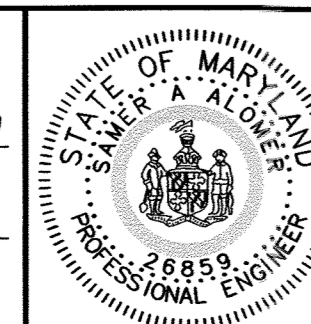
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe	REQUIRED Rev	PROVIDED Rev
LOT 1	M-6, MICRO-BIORETENTION	769 C.F.	810 C.F.	1.4"	1.4"	67 C.F.	197 C.F.

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

DEVELOPER
JACOB HIKMAT
5550 STIERRETT PLACE
SUITE 103
COLUMBIA, MD 21044
443-938-9547
JHIKMAT@HOTMAIL.COM

OWNER
JACKY L. KIMMEL
C/O MBA
7350-B GRACE DRIVE
COLUMBIA MD 21044

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/23
DATE: 8/13/2021
SAMER A. ALOMER P.E.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
11-29-21
DATE
DATE

date	NOV 2021	description	approval
project	20-023	DAM	SAA
illustration		scale	1"=30'

date		description	revisions
no.			

LANDING ENCLAVE WEST
A RESUBDIVISION OF LOT 2
TAX MAP: 37 - GRID: 06 - PARCEL: 66
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Tel. (410) 997-0286 Fax