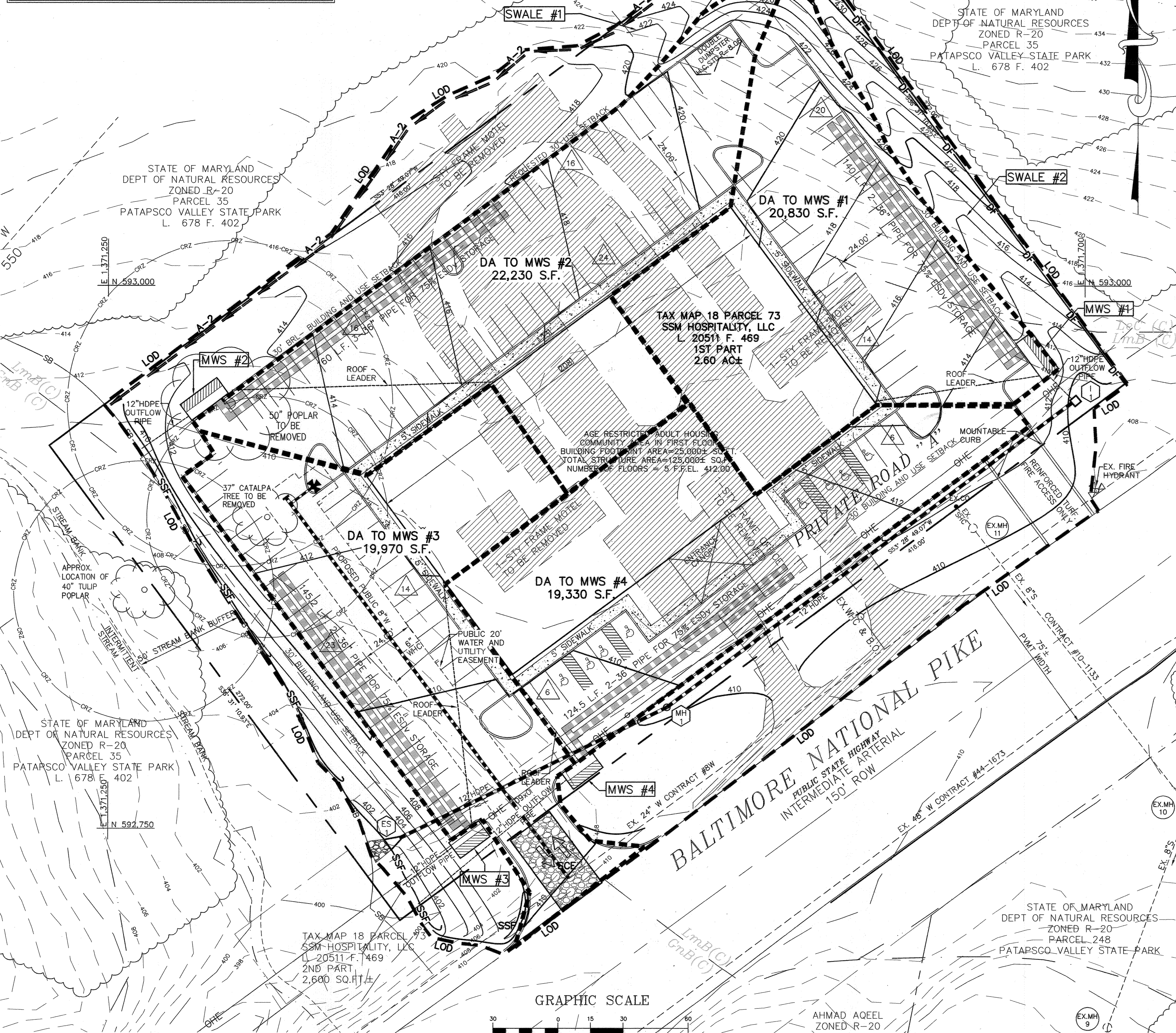


SOIL DESCRIPTIONS

SYMBOL	RATING	NAME	Kw FACTOR
GhB	C	GLENVILLE-BAILE SILT LOAM, 0-8% SLOPE	0.49
LeC	C	LEGORE SILT LOAM, 8-15% SLOPE, STONY	0.64
LmB	C	LEGORE-MONTALTO SILT LOAM, 3-8% SLOPE	0.64



LEGEND

- EX TREE LINE
- PROPOSED IMPERVIOUS
- EXISTING IMPERVIOUS TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- SSF SUPER SILT FENCE
- DF DIVERSION FENCE
- A-2 DIVERSION DIKE
- LOD LIMIT OF DISTURBANCE
- SPECIMEN TREE TO BE REMOVED
- STREAM CENTER LINE

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe
PRIVATE ROAD, PARKING BUILDING	MODULAR WETLAND SYSTEM (MWS) #1	2,625 C.F.	2,625 C.F.	1.8"	1.8"
	MODULAR WETLAND SYSTEM (MWS) #2	3,015 C.F.	3,015 C.F.	1.8"	1.8"
	MODULAR WETLAND SYSTEM (MWS) #3	2,678 C.F.	2,678 C.F.	1.8"	1.8"
	MODULAR WETLAND SYSTEM (MWS) #4	2,395 C.F.	2,395 C.F.	1.8"	1.8"
TOTAL:		10,713 C.F.	10,713 C.F.	1.8"	1.8"

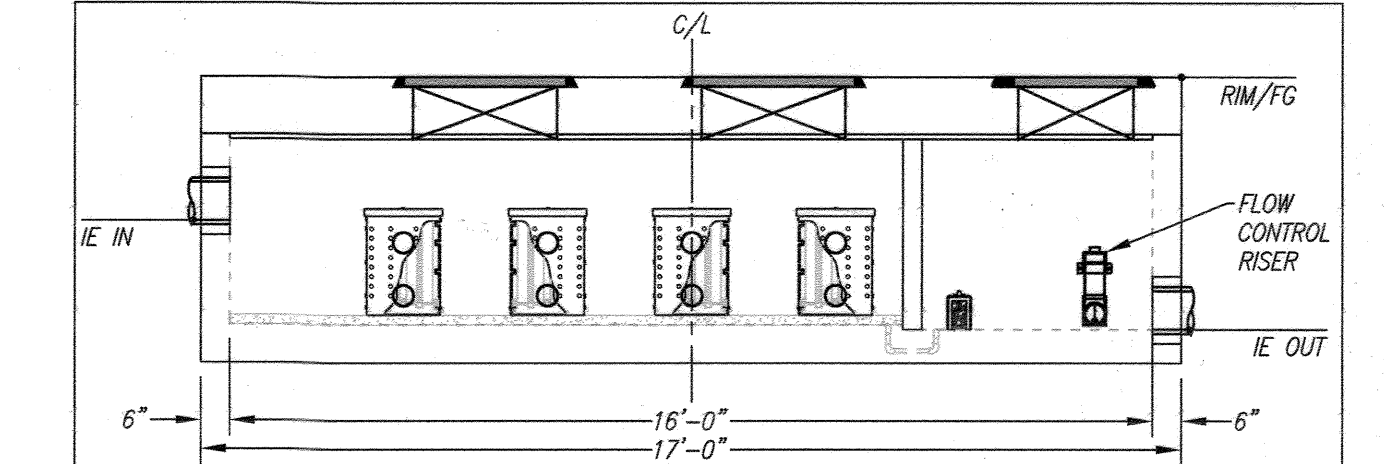
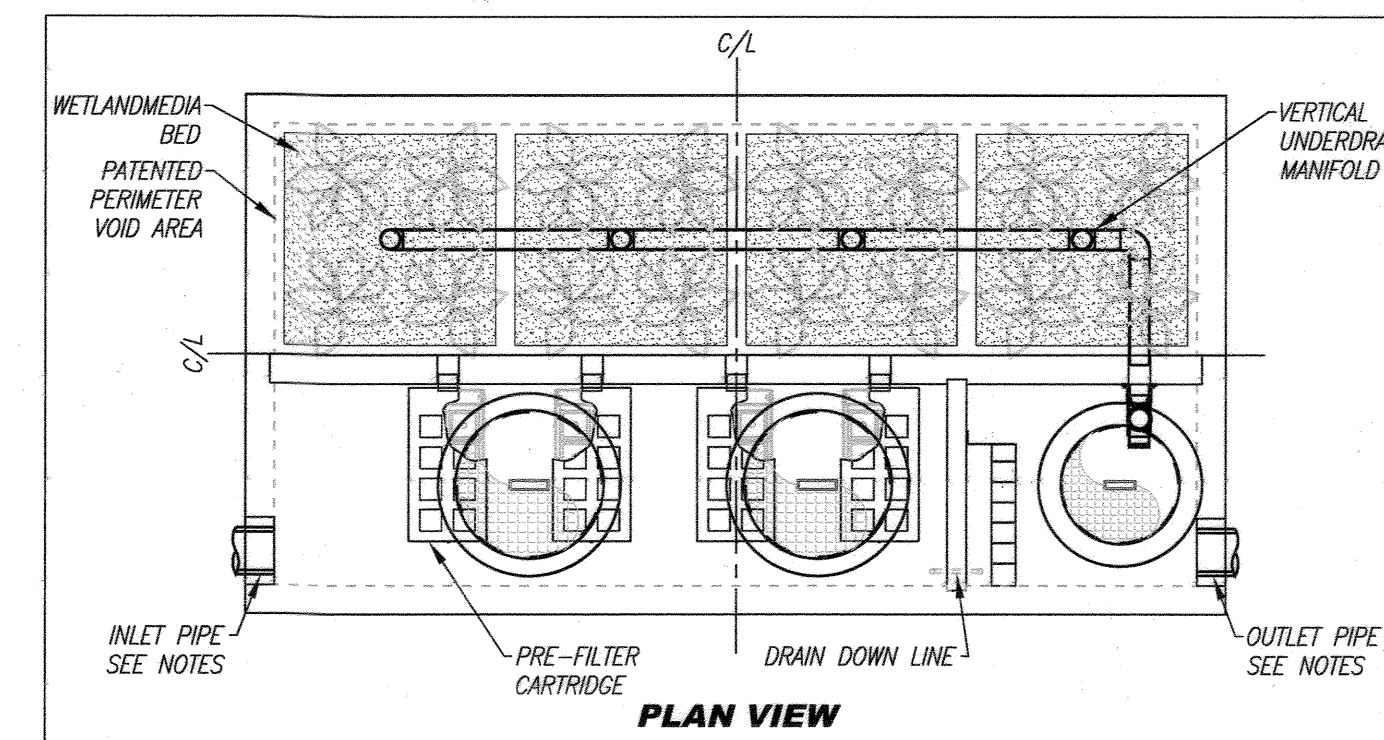
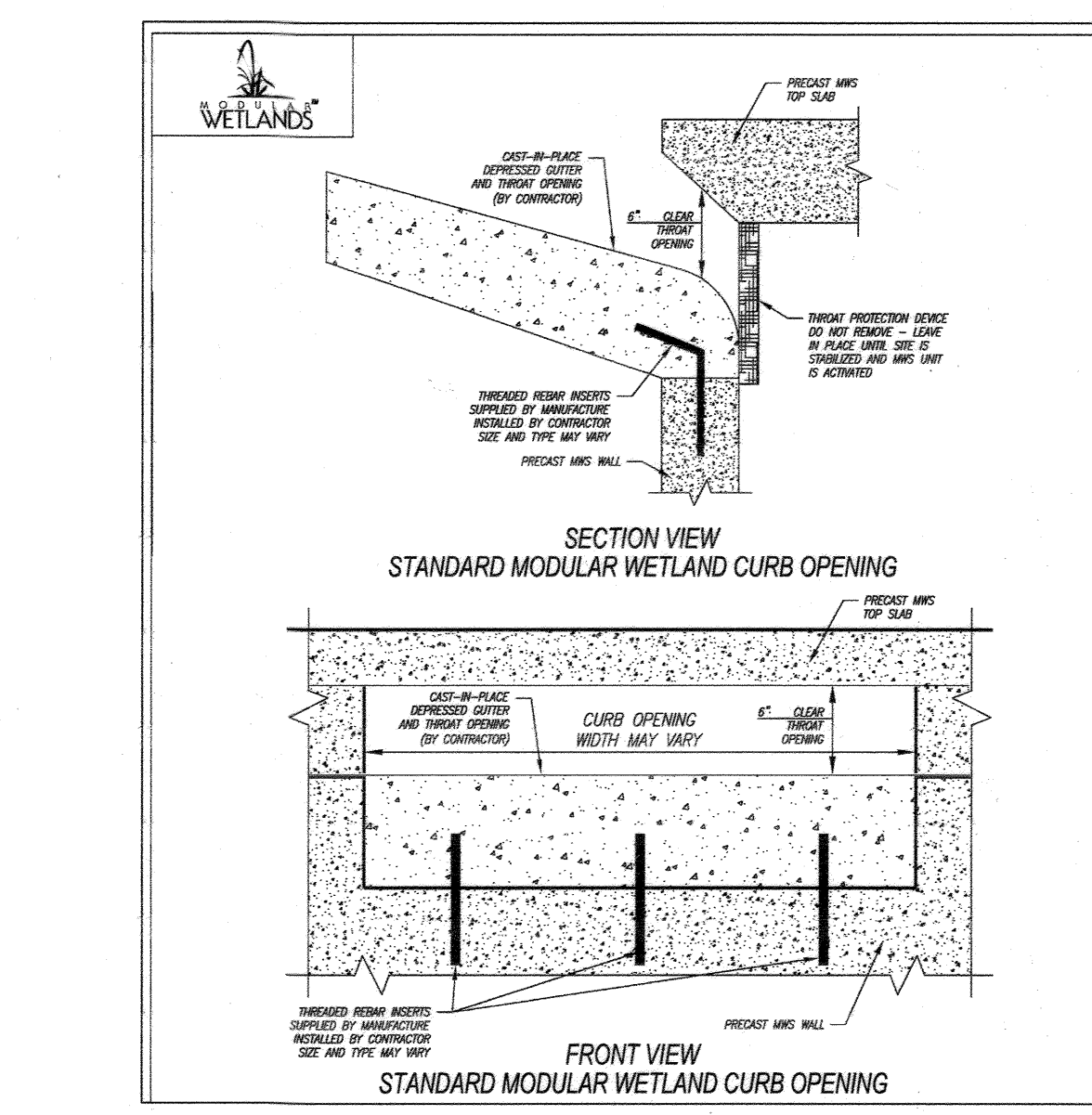
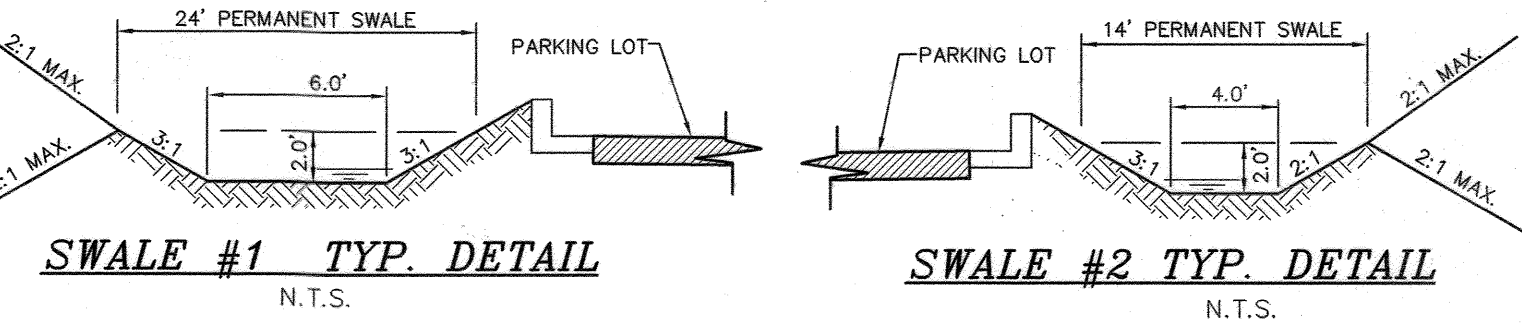
SITE ANALYSIS DATA:

1. AREA OF THE SITE: 2.60 AC ±
2. AREA OF WETLANDS AND ITS BUFFERS: 0
3. AREA OF FLOODPLAIN: 0
4. AREA OF EXISTING FOREST: 0
5. AREA OF STREAM BUFFER: 0.13 AC ±
6. AREA OF SLOPES 15%-24.9%: 0
7. AREA OF STEEP SLOPES 25% OR GREATER: 0
8. NET BUILDABLE AREA: 2.47 AC ±
9. AREA OF ERODIBLE SOILS: 2.6 AC ±
10. LIMIT OF DISTURBANCE AREA = 2.86 AC ±
11. GREEN OPEN AREA (PERVIOUS): 0.88 AC ±
12. IMPERVIOUS AREA: 1.72 AC ±

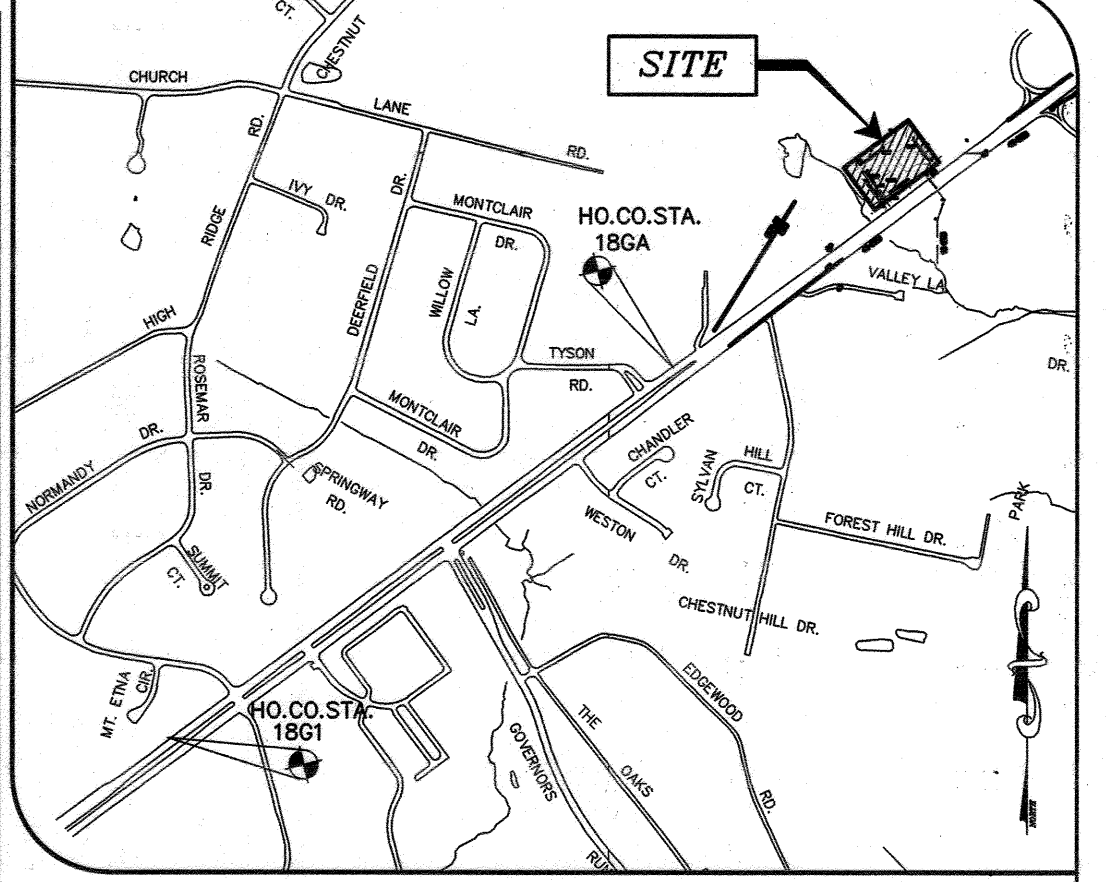
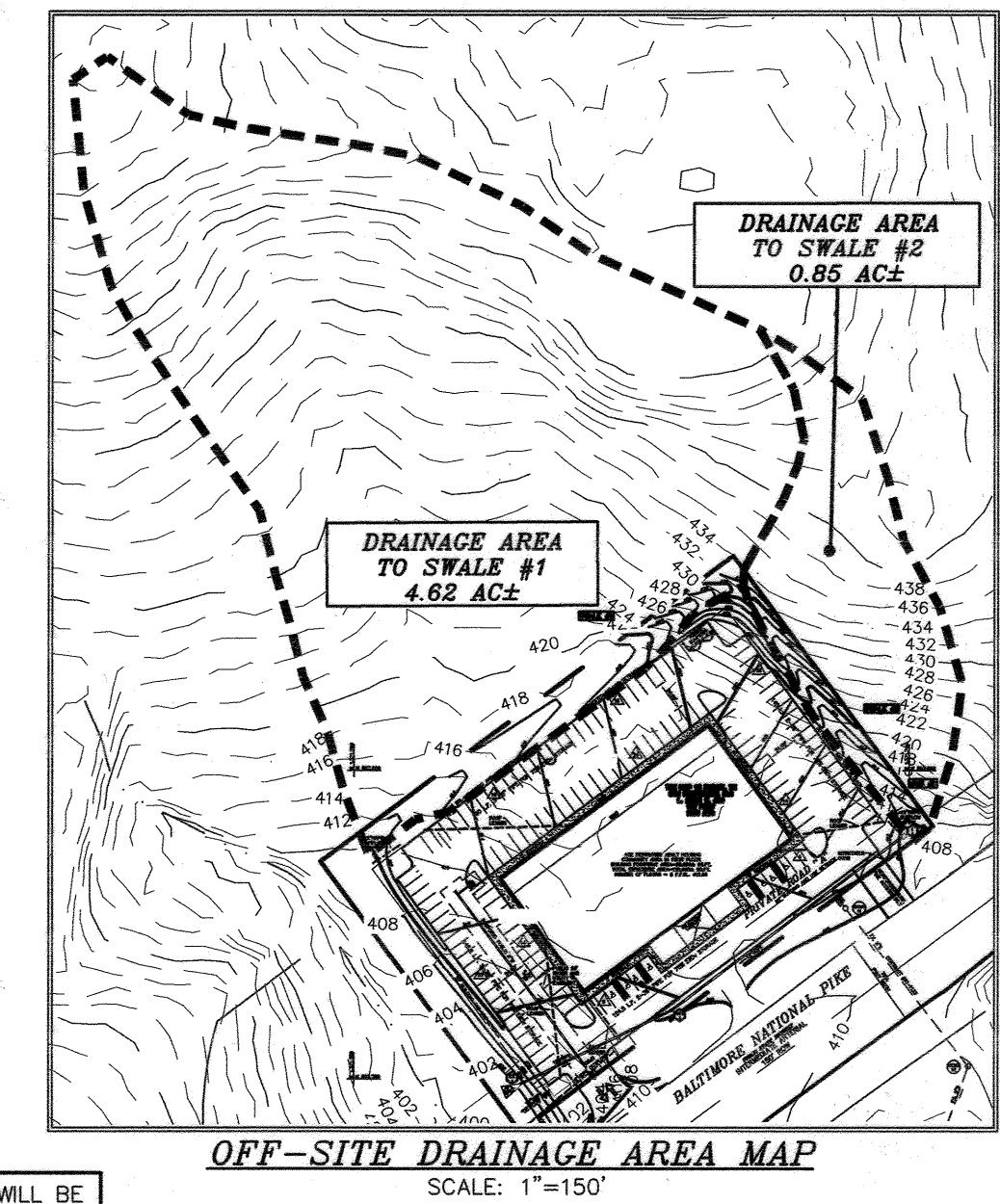
SWALE #1
 DRAINAGE AREA: 4.62AC.
 C FACTOR: 0.19
 I (10-YEAR STORM): 6.6
 Q = CIA: 5.79 CFS
 CHANNEL SLOPE: 5.9%
 MANNING'S N: 0.035
 CHANNEL DEPTH: 2.0
 CHANNEL WIDTH: 4.0'
 CHANNEL SIDES SLOPE: 3:1
 FLOW DEPTH: 0.24'
 10-YEAR VELOCITY: 3.59 FPS
 SHEAR STRESS: $t = (y)(R)(S_w)$
 $y = 62.4$
 $R = 0.21$
 $t = 0.77 \text{ LB/FT}^2$

SWALE #2
 DRAINAGE AREA: 0.85AC.
 C FACTOR: 0.23
 I (10-YEAR STORM): 6.6
 Q = CIA: 1.29 CFS
 CHANNEL SLOPE: 9.2%
 MANNING'S N: 0.035
 CHANNEL DEPTH: 2.0'
 CHANNEL WIDTH: 4.0'
 CHANNEL SIDES SLOPE: 2:1
 FLOW DEPTH: 0.11'
 10-YEAR VELOCITY: 2.78 FPS
 SHEAR STRESS: $t = (y)(R)(S_w)$
 $y = 62.4$
 $R = 0.10$
 $t = 0.57 \text{ LB/FT}^2$

NOTE: EROSION CONTROL MATTING WILL BE PROVIDED IN EACH SWALE.



BIO-CLEAN (A FORTERRA COMPANY) OR EQUIVALENT



VICINITY MAP ADC MAP 21, GRID C-5
 SCALE: 1"=2000'

GENERAL NOTES:

1. THIS SUBJECT PROPERTY IS ZONED FOR PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PARCEL BACKGROUND: ADDRESS: 8074 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21043
 TAX MAP 18, GRID: 14 PARCEL 73
 ELECTION DISTRICT: SECOND
 DEED REFERENCE: 20511/00469
 AREA: 2.60 AC ±
 DPZ FILE NOS.: BA-22-006V
3. TOPOGRAPHY SHOWN HERE IS BASED ON HOWARD COUNTY GIS INFORMATION.
4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM CARROLL COUNTY CONTROL STATIONS NO. 18G1 & 8G4.
 STA. 18G1: N 589,984.981; E 1,367,750.306; EL. 407.736 (NAVD88)
 STA. 18G4: N 591,871.972; E 1,370,380.497; EL. 445.749 (NAVD88)
5. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
6. NO FOREST, WETLANDS, OR FLOODPLAIN EXIST ON SITE.
7. PROPOSED USES: AGE RESTRICTED ADULT HOUSING.
8. 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.
9. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(3) WILL BE SUBMITTED AT THE NEXT PLAN STAGE.
10. PROPOSED 8-INCH WATER MAIN WILL BE PUBLIC.
11. APPROVAL FROM THE DEPARTMENT OF NATURAL RESOURCES WILL BE OBTAINED FOR ALL OFFSITE GRADING.

ESD NARRATIVE

GENERAL SITE INFORMATION:
 THE SITE DRAINS FROM NORTH TO SOUTH OF THE PROPERTY AND IS IN THE PATAPSCO RIVER WATERSHED. THE SITE IS COMPOSED OF HYDROLOGIC TYPE 'C' SOILS.
 THE EXISTING DEVELOPMENT CONSISTS OF AN EXISTING MOTEL AND ASSOCIATED DRIVEWAY AND PARKING AREA (APPROXIMATELY 29,700 SQUARE FEET OF THE IMPERVIOUS AREA). THE MOTEL AND EXISTING PAVEMENT WILL BE REMOVED AS PART OF THIS PROJECT. SINCE THE EXISTING IMPERVIOUS AREA COVERS LESS THAN 40 PERCENT OF THE SITE, THE BROWNS BEGONE DEVELOPMENT WILL BE CLASSIFIED AS 'NEW DEVELOPMENT'. THE REMAINDER OF THE SITE CONSISTS MAINLY OF GRASS, WITH A FEW STANDING TREES.

1. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. 50' STREAM BUFFER DOES EXIST ON-SITE. THE PROPOSED SWM MICRO SCALE PRACTICES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURES AND DRIVEWAY.
2. 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.
3. THE PROPOSED MODULAR WETLAND SYSTEMS (MWS) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
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.
6. THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS. ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE:
 1. MODULAR WETLAND SYSTEMS (MWS)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 03/17/2023
 CHIEF, DIVISION OF LAND DEVELOPMENT

32423
 DATE: 03/17/2023
 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 08/08/23
 SAMER A. ALOMER P.E.
 DATE: 03/17/2023

OWNER
 SSM HOSPITALITY LLC
 8074 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY MD 21043

date	03/14/2023
project	21-044
illustration	MM
scale	1"=50'
description	revisions
no.	

date	
project	
illustration	
scale	
description	
no.	

THE BROWNS BEGONE
 8074 BALTIMORE NATIONAL PIKE
 TAX MAP: 18 - GRID: 14 - PARCEL: 73
 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 FOREST ST. SUITE 300, ELLICOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 997-0298 Fax.