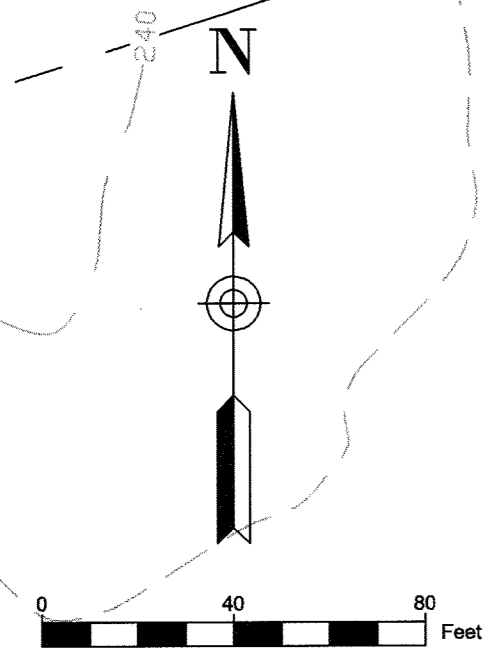


GENERAL NOTE:

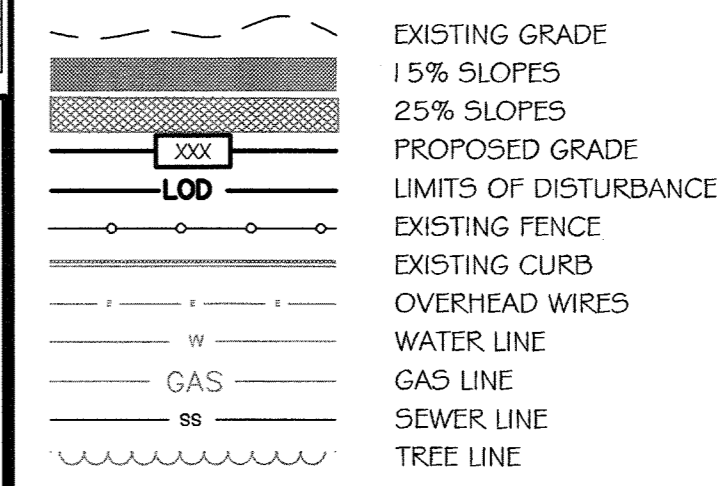
1. PER AN ENVIRONMENTAL STUDY CONDUCTED BY MILLENNIUM RESOURCE ENGINEERING, LLC, ON AUGUST 20, 2014 THERE ARE NO WETLANDS, STREAMS OR 100 YEAR FLOODPLAIN LOCATED ON THE SITE.



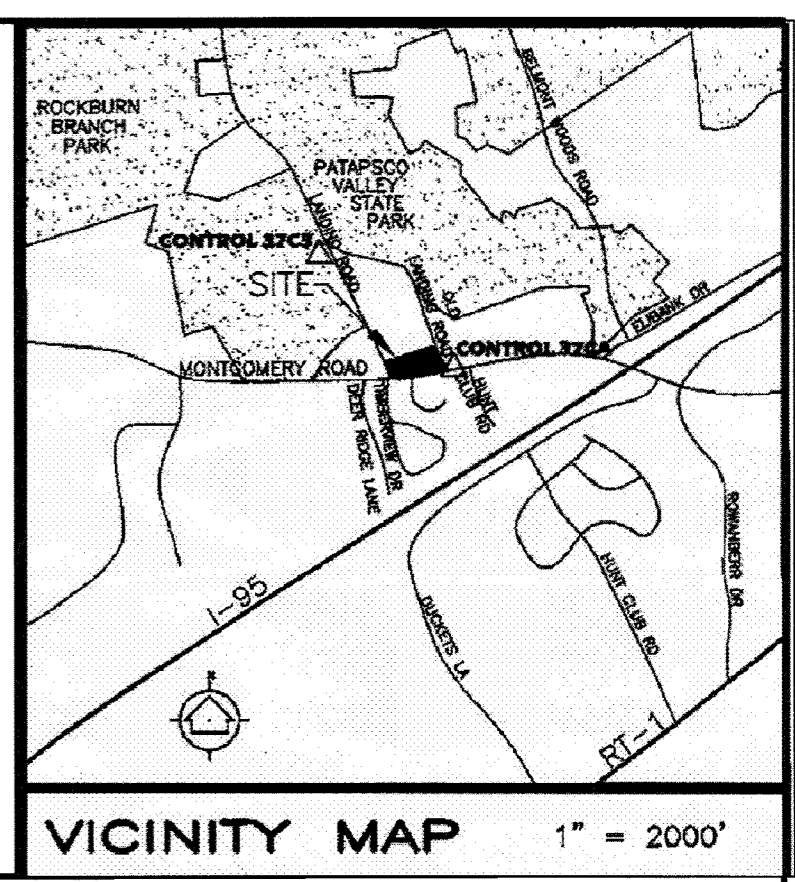
STEIB JOHN T
STEIG LOIS A WF
5761 OLD LANDING ROAD
L 1663 F 285
LOT 3 1.002 A

COMMON NAME	SPECIES NAME	DBH	CONDITION
ELM	Ulmus americana	32"	GOOD
OAK	Quercus palustris	36"	GOOD
OAK	Quercus palustris	35"	GOOD

LEGEND



SHEET INDEX
1. SITE LAYOUT
2. SCD AND ESD'S



VICINITY MAP 1" = 2000'

SITE ANALYSIS DATA

	EXISTING (Ac)	PROPOSED (Ac)
WETLANDS	0.00	0.00
FLOODPLAIN	0.00	0.00
FOREST	0.00	0.00
STEEP SLOPES >15%, <25%	0.17	0.17
STEEP SLOPES >25%	0.42	0.42
ERODIBLE SOIL	0.00	0.00
GREEN SPACE	2.86	2.65
IMPERVIOUS AREA	1.18	1.39
TOTAL ACREAGE	4.04	4.04

NOTES:
DESIGN NARRATIVE ON NATURAL AREAS
GRACE EPISCOPAL CHURCH IS LOCATED AT 6725 MONTGOMERY ROAD, ELK RIDGE, MARYLAND, IN THE ELK RIDGE AREA OF HOWARD COUNTY, MARYLAND. THE R-20 ZONED PROPERTY IS 4.04 ACRES. THE PROPERTY IS LOCATED ON TAX MAP 37, PARCEL 43.1, IN GRID G. THE RECTANGULAR SHAPED PROPERTY FRONTS THREE ROADWAYS: MONTGOMERY ROAD, OLD LANDING ROAD AND LANDING ROAD. THE NORTHERN PROPERTY LINE ADJOINS A DEVELOPED AG ZONED PROPERTY AND THE SOUTHERN PROPERTY LINE ADJOINS AN UNDEVELOPED AG PROPERTY. THE PROPERTY IS NATURALLY DIVIDED INTO TWO AREAS, THE LOWER PORTION (THE CHURCH) AND THE UPPER UNDEVELOPED PORTION. THE UPPER PORTION IS APPROXIMATELY 20' HIGHER THAN THE LOWER PORTION. THE AREAS ARE CLEARLY DIVIDED BY A 25% SLOPED AREA. THE AREA IS LANDSCAPED, BUT NOT FORESTED. THERE ARE THREE (3) SPECIMEN TREES LOCATED ON THE SITE. TWO 36" OAKS AND ONE 32" ELM. THESE TREES ARE TO BE PROTECTED.

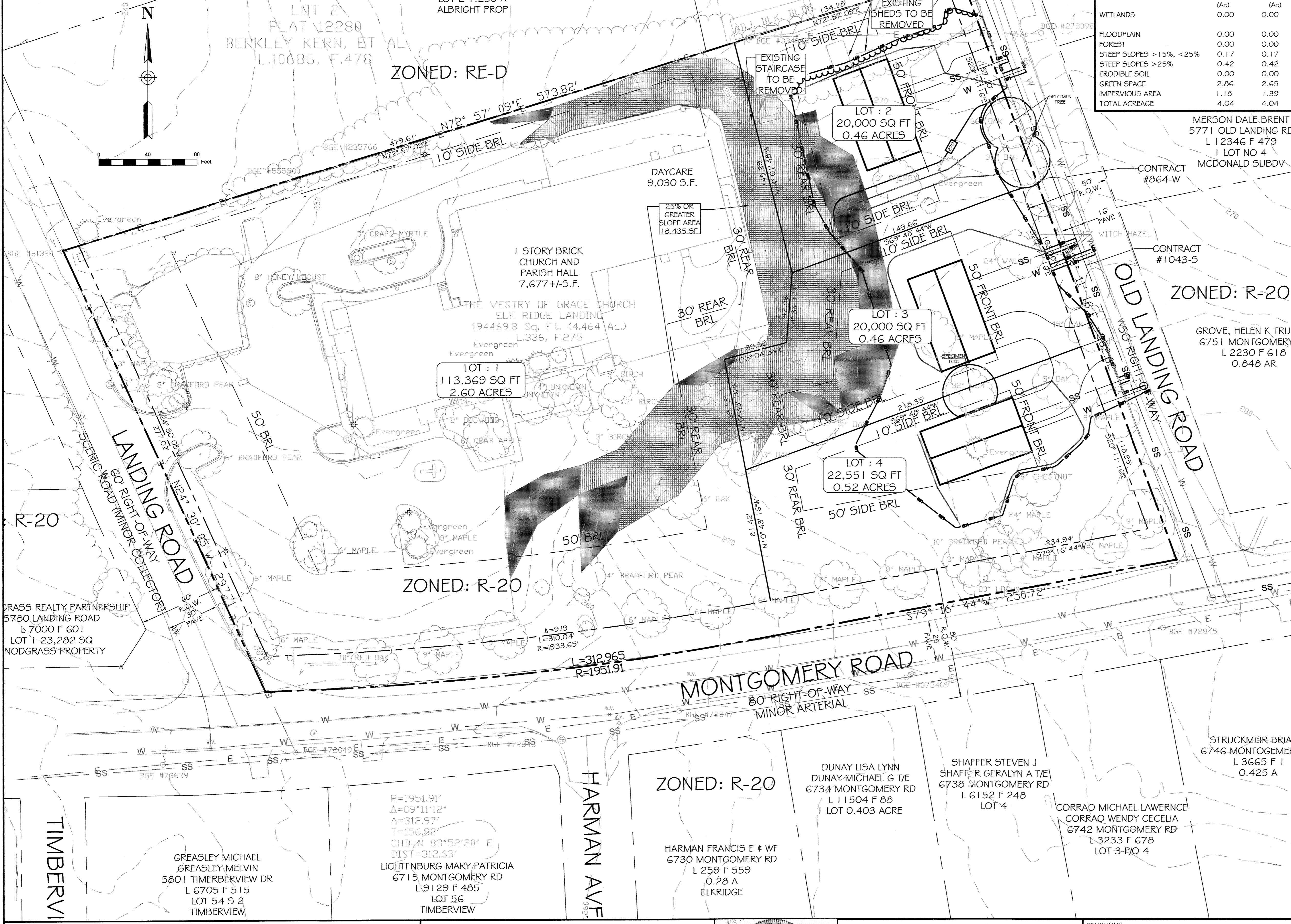
DESIGN NARRATIVE ON ESD'S
THE EXISTING DRAINAGE FLOW PATTERNS ARE TO MAINTAIN WITH THE PROPOSED DEVELOPMENT. THE LOWER PORTION OF THE SITE (THE CHURCH SITE, LOT 1) IS TO REMAIN IN ITS CURRENT CONDITION. THE UPPER PORTION OF THE SITE IS TO BE DEVELOPED AS 3 - 20,000 SF SINGLE FAMILY LOTS. THE PROPOSED DEVELOPMENT HAS MINIMIZED IMPERVIOUS COVER BY THE USE OF SHARED DRIVEWAYS AND PLACEMENT OF THE PROPOSED UNITS. THE INTENT OF THE CONCEPT DESIGNED ESDS WAS PERFORMED WITH A PREFERENCE TO NON-STRUCTURAL PRACTICES, FOR EACH OF THE THREE LOTS WILL CONSIST OF RAIN GARDENS (M-7) AT EACH CORNER OF THE HOUSE AND ON THE DOWNSTREAM SIDE OF THE DRIVEWAYS (TREATING THE BUILDING AREA AND THE DRIVEWAY). THE INTEGRATION OF EROSION AND SEDIMENT CONTROLS WAS CONSIDERED IN DEVELOPING THE ESDS TO THE MEP.

SITE ANALYSIS DATA:

- TOTAL PROJECT AREA:
EXISTING: 4.04 AC OR 176,065.37 S.F.
PROPOSED: LOT 1 (RELIGIOUS) = 2.46 AC OR 106,976.17 S.F.
LOTS 2-4 (RESIDENTIAL) = 1.58 AC OR 69,089.2 S.F.
- AREA OF PLAN SUBMISSION, 4.04 ACRES
- LIMITS OF DISTURBED AREA: 167,270 S.F. OR 3.84 ACRES
- PRESENT ZONING: R-20
- PROPOSED USES FOR SITE AND STRUCTURES:
EXISTING BUILDINGS = SANCTUARY, DAYCARE
PROPOSED BUILDINGS = SINGLE FAMILY HOMES
- FLOOR SPACE ON EACH LEVEL OF BUILDINGS PER USE:
SANCTUARY/SUNDAY SCHOOL/OFFICES = 7677 S.F.
DAYCARE = 9030 S.F.
- NUMBER OF PARKING SPACES REQUIRED:
EXISTING PARKING SPACES: 60
PARKING REQUIREMENTS: 158 CHILDREN MAXIMUM PER BA 98-18E#4.
a. SECTION 133.D.7, A, DAYCARE CENTER, M-F
a.a. 7:00 A.M.-8:00 P.M. OPERATION
a.b. 3.0 SPACES / 1000 S.F.
a.c. 9030 S.F. / 3 = 27 SPACES
b. SECTION 133, D.7, H, EXISTING RELIGIOUS/SUNDAY SCHOOL ACTIVITIES - NO FIXED SEATS WEEKENDS ONLY
b.a. 10 SPACES / 1000 S.F.
b.b. 2400 S.F. / 100 = 24 SPACES
c. HANDICAP REQUIREMENTS:
c.a. 4 SPACES / 100 PARKING SPACES
c.b. (3 HANDICAP + 1 VAN ACCESSIBLE)
d. CHURCH OFFICES:
d.a. 7:00 AM - 9:00 PM 7 DAYS / WEEK
d.b. 3.3 SPACES / 1000 OFFICE AREA
d.c. 2700 S.F. OFFICE / 1000 X 3.3 = 9 SPACES
e. TOTAL SPACES REQUIRED = 60 SPACES
f. NUMBER OF PARKING SPACES PROVIDED ON SITE:
f. 60 SPACES (INCLUDES 5 HANDICAP SPACES)

- BUILDING COVERAGE OF SITE: 0.38 AC AND 15.62% OF GROSS AREA.
- APPLICABLE DPZ FILE REFERENCES: BA CASE NO. BA-14-029C (WP-18-131), WP-02-04G, WP-01-02G, BA-98-16E#4, SDP-00-40)
SPECIAL EXCEPTION FOR A STRUCTURE USED PRIMARILY FOR RELIGIOUS ACTIVITIES AND TO ENLARGE THE EXISTING DAY CARE CENTER.
VARIANCES AS FOLLOWS:
(i) REDUCE THE 75 FOOT USE SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR LANDING ROAD TO 1 FOOT FOR 30 PARKING SPACES AND TO 17 FEET FOR DRIVE AISLES;
(ii) REDUCE THE 20 FOOT REAR LOT LINE USE SETBACK TO 10 FEET FOR 11 PARKING SPACES;
(iii) REDUCE THE 75 FOOT USE SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR OLD LANDING ROAD TO 20 FEET FOR 62 PARKING SPACES AND TO 22 FEET FOR DRIVE AISLES;
(iv) REDUCE THE 75 FOOT STRUCTURE SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR MONTGOMERY ROAD TO 59 FEET FOR THE ADDITION TO THE EX. BUILDING, REDUCE THE 75 FOOT USE SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR MONTGOMERY ROAD TO 8 FEET FOR 24 PARKING SPACES, AND REDUCE TO 10 FEET FOR DRIVE AISLES.
- AN ALTERNATIVE COMPLIANCE REQUEST, WP-18-131, WAS GRANTED, 6/29/18, TO MODIFY THE REQUIREMENT FOR A SHARED DRIVEWAY FOR LOTS 2, 3 & 4. WITH THE FOLLOWING CONDITIONS:
• A SHARED USE-IN-COMMON DRIVEWAY MUST BE PROVIDED FOR LOTS 3 AND 4 IN ACCORDANCE WITH THE DESIGN MANUAL WITHIN A MINIMUM 24-FOOT-WIDE ACCESS EASEMENT ON THE FINAL PLAT.
• A SINGLE, PRIVATE DRIVEWAY MUST BE PROVIDED FOR LOT 2 IN ACCORDANCE WITH THE DESIGN MANUAL.
• THE TWO 36" OAK SPECIMEN TREES LOCATED ALONG OLD LANDING ROAD ON PROPOSED LOT 2 MUST BE PRESERVED AND PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF EACH SPECIMEN TREE TO THE GREATEST EXTENT POSSIBLE TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION. ALTERNATIVE DESIGNS OF THE SITE MUST BE CONDUCTED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE.

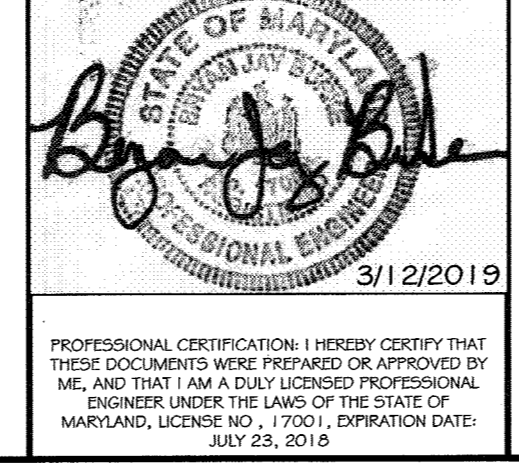
SCALE: 1" = 40'
DRAWN BY: BJB
CHECKED BY: BJB
DATE: 3/12/2019
SHEET: 1 OF 2
MRE PROJECT #: 0038-00-00



APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

5-14-19
5-9-19

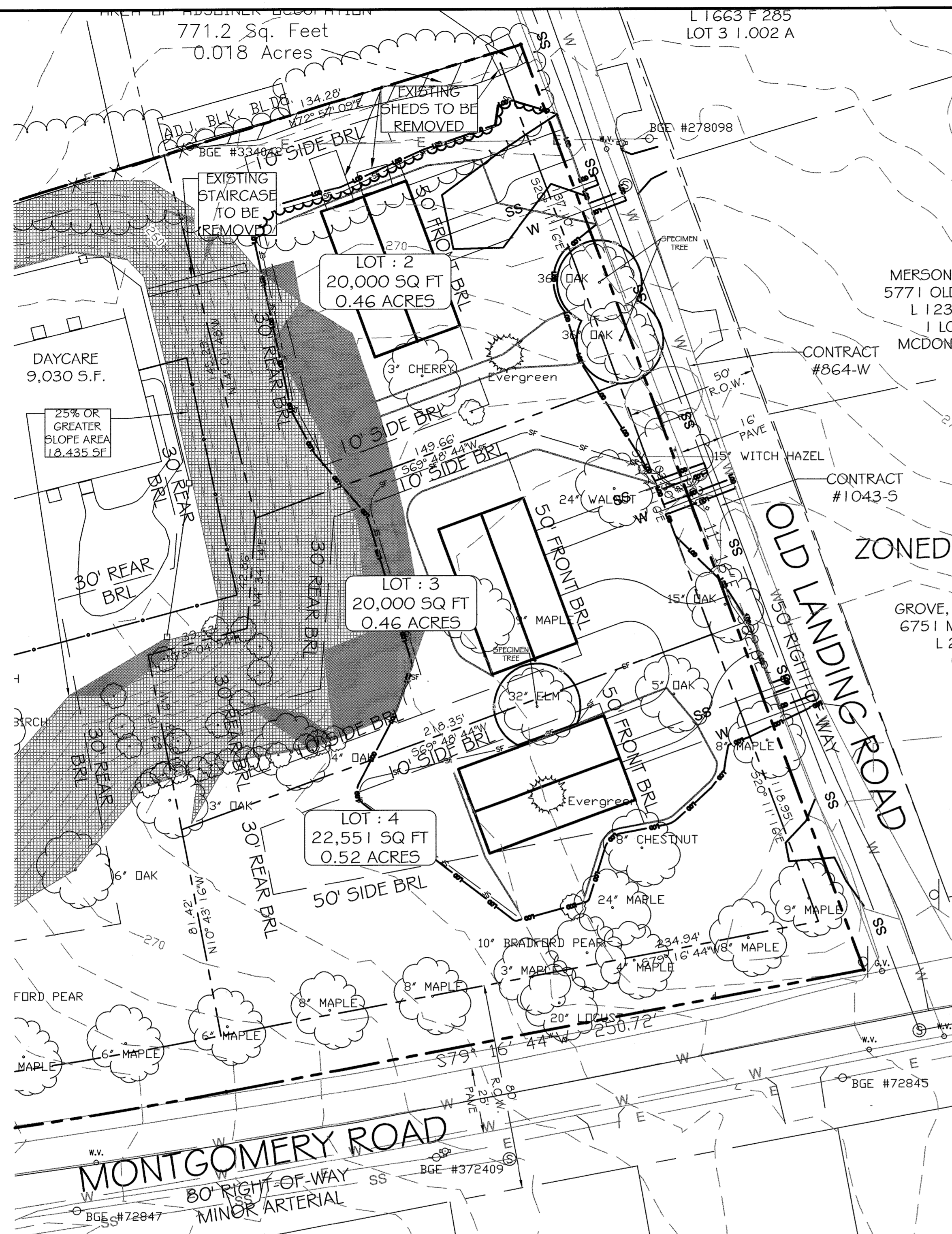
ENGINEER / SURVEYOR:
MILLENNIUM RESOURCE ENGINEERING, LLC
P.O. BOX 4298
FREDERICK MD 21705
TELEPHONE (301)662-8943



OWNER/DEVELOPER:
VESTRY OF GRACE EPISCOPAL CHURCH,
ELK RIDGE LANDING
6725 MONTGOMERY RD
ELK RIDGE MD 21075-5723
(410)796-3270

REVISIONS:

ENVIRONMENTAL CONCEPT PLAN
GRACE EPISCOPAL CHURCH
6725 MONTGOMERY ROAD
ZONED: R-20
TAX ID NO. 01-185764
TAX MAP 37, GRID G, PARCEL 43.1
SITUATED ON MONTGOMERY ROAD BETWEEN LANDING ROAD AND OLD LANDING ROAD
HOWARD COUNTY VOTING PRECINCT NO. 1-1-1
HOWARD COUNTY, MARYLAND
ECP-16-048



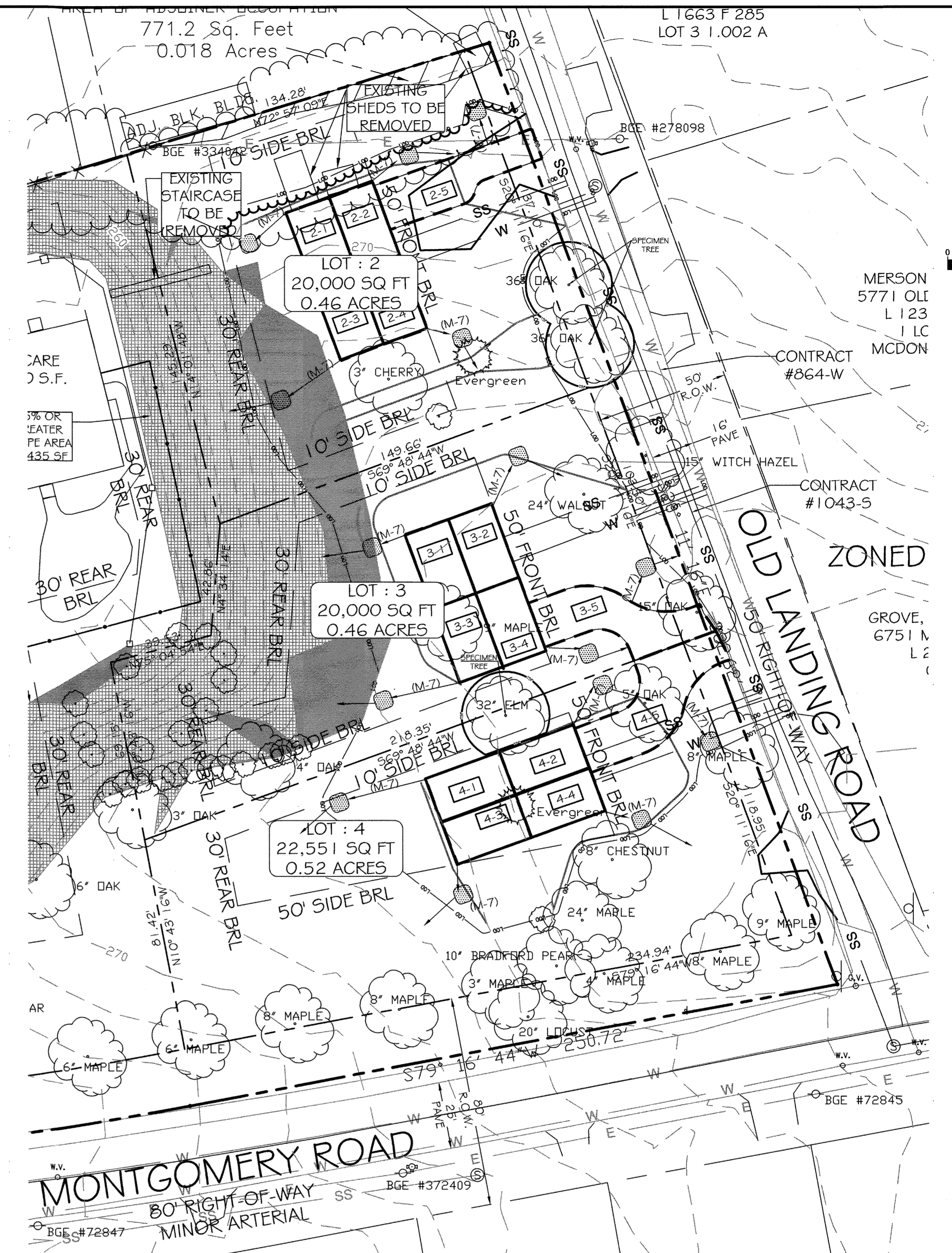
PROPOSED CONCEPT GRADING, EROSION AND SEDIMENT CONTROL

PRELIMINARY SWM REQUIREMENTS

LOT 2	5 (M-7) RAIN GARDENS @	72 CF
	SUBTOTAL	360 CF
LOT 3	5 (M-7) RAIN GARDENS @	72 CF
	SUBTOTAL	360 CF
LOT 4	5 (M-7) RAIN GARDENS @	72 CF
	SUBTOTAL	360 CF
	TOTAL	1,080 CF
	TOTAL REQUIRED	978 CF

DRAINAGE AREAS

LOT 2	1	525 SF
	2	525 SF
	3	525 SF
	4	525 SF
	5	981 SF
LOT 3	1	525 SF
	2	525 SF
	3	525 SF
	4	525 SF
	5	1,080 SF
LOT 4	1	525 SF
	2	525 SF
	3	525 SF
	4	525 SF
	5	1,236 SF



PROPOSED CONCEPT SWM, ESD'S TO THE MEP

LEGEND

- EXISTING GRADE
- 15% SLOPES
- 25% SLOPES
- PROPOSED GRADE
- LIMITS OF DISTURBANCE
- EXISTING FENCE
- EXISTING CURB
- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SEWER LINE
- TREE LINE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

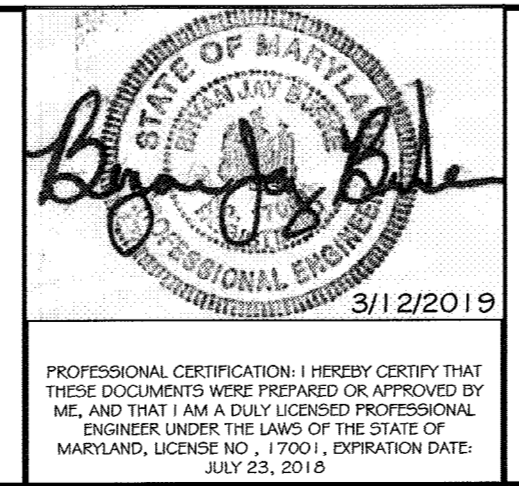
HOWARD SCD _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-14-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5-09-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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DATE: 3/12/2019
 SHEET: 2 OF 2
 MRE PROJECT #: 0038-00-00

ENVIRONMENTAL CONCEPT PLAN
 GRACE EPISCOPAL CHURCH
 6725 MONTGOMERY ROAD
 ZONED: R-20
 TAX ID NO. 01-185764
 TAX MAP 37, GRID 6, PARCEL 431
 ADC MAP 17, D, 7
 SITUATED ON MONTGOMERY ROAD BETWEEN LANDING ROAD AND OLD LANDING ROAD
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 HOWARD COUNTY, MARYLAND

ECP-16-048