SHEET NO. DESCRIPTION	
1 TITLE SHEET	
2 ENVIRONMENTAL CONCEPT PLAN	

Street	Address Chart
Lot/Parcel No.	Street Address
Parcel 520	8077 HARRIET TUBMAN LN.

	50IL5 LEGEND	:	
50IL	NAME	CLA55	'K'VALUE
GfB	Gladstone-Urban Land complex, 0 to 8 percent slopes	Α	0.28
Uuß	Urban land-Udorthents complex, 0 to 8 percent slopes	D	N/A
	HOWARD COUNTY SOILS MAP 23; CLARKS	VILLE SE Q	UADRANGLE

STORMWATER MANAGEMENT SUMMARY						
AREA ID.	E5DV REQUIRED CU.FT.	E5Dv PROVIDED CU.FT.	REMARK5			
ROOF (1,440 5qFt.)	206	280	2 DRYWELLS (M-5)			
DRIVEWAY & ROOF (5,164 54F†.)	570 (STORAGE)	709 (STORAGE)	1 MICRO-BIORETENTION FACILITY (M-6)			
TOTAL SITE	784	989				

This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition "will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel

General Site Conditions:

The subject Property is zoned R-SC and located on Tax Map 41, Parcel No. 520 of the Howard County, Maryland tax map database system. The property consisting of 0.64 acres and is triangular in shape. The property is bordered by a residential lot and has road frontage on Harriet Tubman Lane to the west and Freetown Road to the north and east. This project proposes construction of a new residence including a driveway. The property is located within the Little Patuxent River watershed (02131105) and the site drains from the west corner of the property to the east of the property. The runoff from the proposed improvements will be treated by 5WM devices consisting of two (2) M-5 drywells and one M-6 micro-bioretention facility. The web soil survey shows soils within the area of work as type "A" - Gladstone - Urban Land Complex (GfB).

Natural Resource Protection:

To ensure the protection of an on-site specimen tree, improvements have been located away from the bulk of the critical root zone.

Maintenance of Natural Flow Patterns:

It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements. Although there is some concentration of the discharge at points of underdrain or in the cases of larger storms, with ESD practices the discharge rates can be expected to be improved to woods in good

Reduction of impervious areas through better site design. alternative surfaces and Nonstructural Practices

Only the minimum impervious areas have been proposed to allow adequate access to the proposed home.

<u>Integration of Erosion and Sediment Controls intoStormwater Strategy:</u>Super This project utilizes a bio-retention facility in a location that could work in concert with sediment trapping, if required

Implementation of ESD Planning Techniques and practices to the Maximum

Extent Practicable (MEP) This submission will propose several chapter 5 devices to meet and exceed Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP). All impervious areas will receive full treatment.

Request for Design Manual Waiver:

Approved: Department Of Planning And Zoning

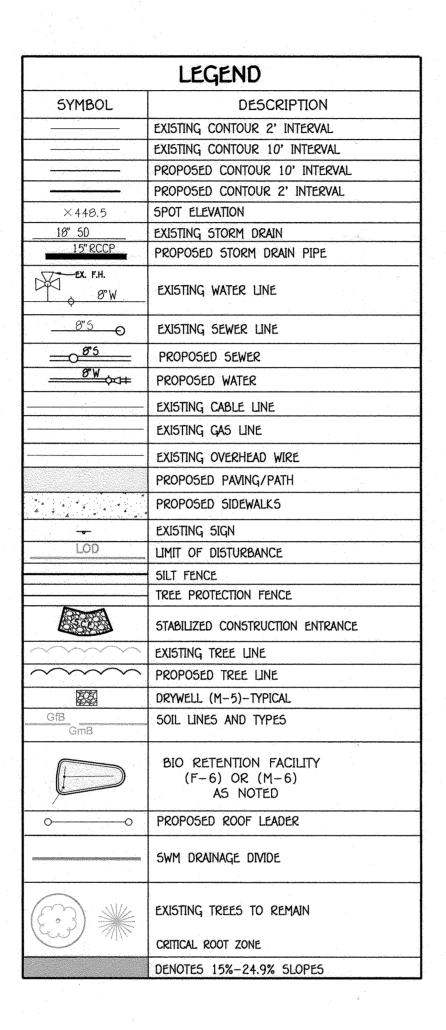
Chief, Division Of Land Development

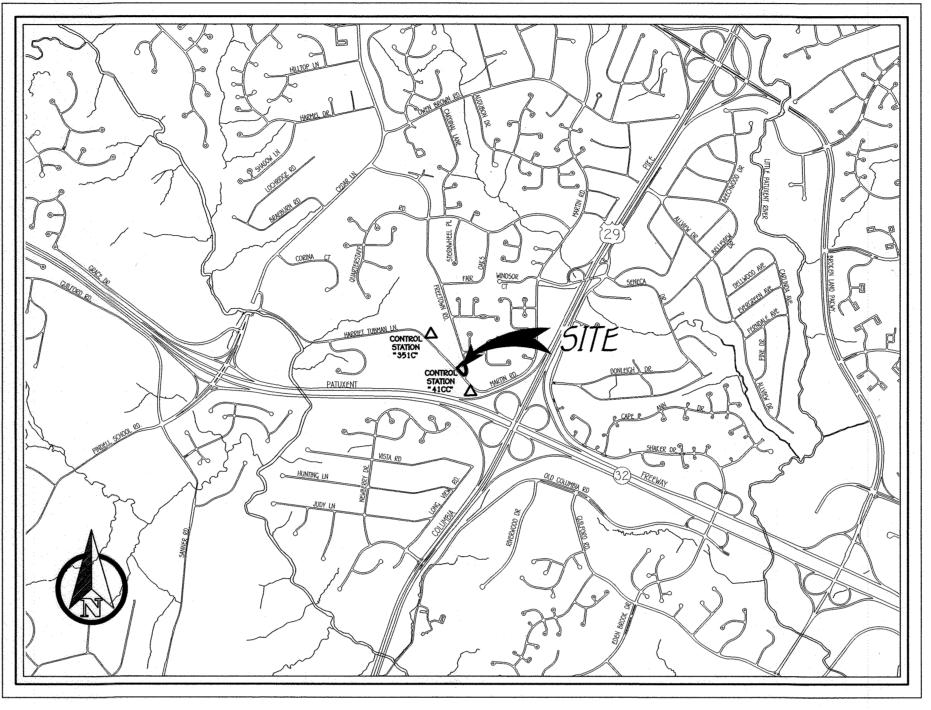
FISHER, COLLINS & CARTER, INC.

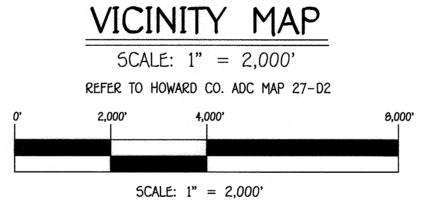
No waivers or alternative compliance requests are anticipated at this time. The provided design is expected to comply with all land development and design manual regulations. This is a single lot smaller than 40,000 Sq.Ft. and is exempt from the procedures and requirements of the forest

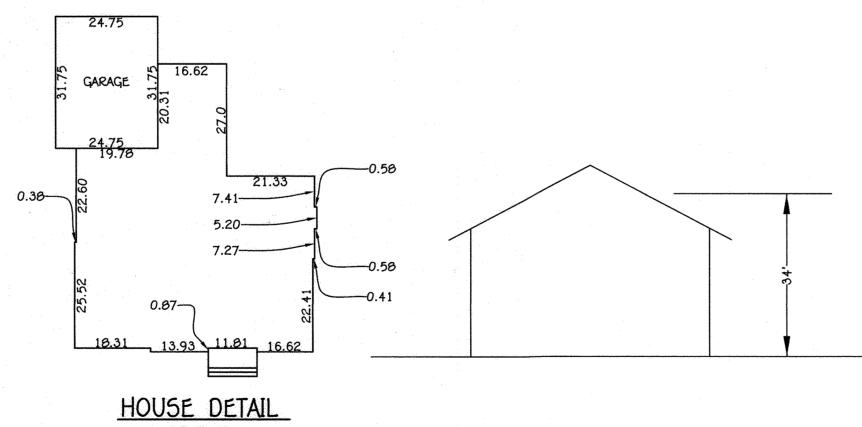
ENVIRONMENTAL CONCEPT PLAN VAN BIK PROPERTY

TAX MAP No. 41 GRID No. 6 PARCEL NO. 520 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND









SITE ANALYSIS DATA CHART

TOTAL AREA OF THIS SUBMISSION = 0.634 AC. ± (PARCEL 520) LIMIT OF DISTURBED AREA = 19,334 SQ.FT. OR 0.44 Ac. ± PRESENT ZONING DESIGNATION = R-SC (PER 10/06/2013 COMPREHENSIVE ZONING PLAN) PROPOSED USE: RESIDENTIAL PREVIOUS HOWARD COUNTY FILES: NONE TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC± TOTAL AREA OF MODERATE STEEP SLOPES: 15%-24.9% = 225.5 SQFT (0.005 AC+) TOTAL AREA OF STEEP SLOPES: 25% OR GREATER ON SITE = 0.00. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC. ± TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.±

TOTAL AREA OF EXISTING FOREST (ON 5ITE)= 22,099 5q.Ft. (0.53 AC±) TOTAL AREA OF FOREST TO BE RETAINED = 0,636 SQFT. (0.20 AC±) 37% TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.643 AC+ TOTAL GREEN OPEN AREA = 21,429 5q.Ft./ 0.49 AC± TOTAL IMPERVIOUS AREA = 6,600 Sq. Ft. + 0.15 AC+

TOTAL AREA OF ERODIBLE SOILS = 0.005 AC± TOTAL AREA OF ROAD DEDICATION = 0.00 AC.±

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 07/14/2023.

Signature Of Professional Land Surveyor

OWNER/ BUILDER VAN LAL BIK & ISABEL BIAKHNEMPAR BIK

12207 SNOWDEN WOODS ROAD LAUREL, MD 20708 (443-745-5505)

PROJECT			SECTION / A	REA	PARCEL NO.
VAN LAL BI	K PROPERTY			_	520
DEED #	GRID #	ZONE	TAX MAP #	ELEC. DIST	CENSUS TR.
18929/195	06	R-5C	41	FIFTH	605602

General Notes:

- SUBJECT PROPERTY ZONED R-SC PER 10/06/13 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 351C AND NO. 41CC.
- 5†a. 351C N 553,504.392 E 1,346,160.575 Elev.= 414.346 5†a. 41CC N 552,494.249 E 1,347,062.463 Elev.= 399.989 3. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2020 BY
 - FISHER, COLLINS & CARTER, INC. B.R.L. DENOTES BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS (+). DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM)
 - B). SURFACE SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C). GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS; STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING); E). DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT
 - F). STRUCTURE CLEARANCE MINIMUM 12 FEET: G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 8. NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- NO DWELLINGS OR HISTORIC STRUCTURES EXIST ON PARCEL 520. 10. THERE ARE NO WETLANDS, WETLAND BUFFER, STREAM, STREAM BUFFER, FLOODPLAIN OR FLOODPLAIN BUFFERS
- EXISTING ON-SITE. 11. ONE SPECIMEN TREE AND STEEPS SLOPES ARE PRESENT ON SITE.
- 12. SITE IS NOT ADJACENT TO A SCENIC ROAD. 13. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT IN ACCORDANCE WITH
- SECTION 16.1202(B)(1)(i) OF THE SUBDIMISION REGULATIONS. 14. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF
- THE HOWARD COUNTY CODE.
- 15. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT I CAPACITY IS AVAILABLE AT THAT TIME.
- 16. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. ESD PRACTICES IN ACCORDANCE WITH CHAPTER 5 AND AND QUANTITY MANAGEMENT PRACTICES IN
- ACCORDANCE WITH CHAPTER 3 ARE BEING UTILIZED. 17. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 10/06/13 COMPREHENSIVE ZONING PLAN. DEVELOPMENT OR
- CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- 18. A SPEED STUDY WAS PERFORMED BY MARS GROUP IN DECEMBER 2020. 19. SITE DISTANCE ANALYSIS WILL BE PROVIDED AT NEXT PLAN STAGE.
- 20. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER (SEE CONTRACT NO. 12-W and 419-5).
- 21. LANDSCAPING WILL BE PROVIDED AT NEXT PLAN STAGE. 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD
- COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE. 23. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION
- INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 24. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 25. DRIVEWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.02 IN THE VOL. IV
- 26. SOILS INFORMATION BASED ON NRCS WEB SOIL SURVEY FOR HOWARD COUNTY, MARYLAND.
- 27. IN ACCORDANCE WITH SECTION 128 (0)(A)(1)(E)OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET
- INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO
- 28. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
- STATE HIGHWAY ADMINISTRATION BGE(CONTRACTOR SERVICES) 410.850.4620 BGE(UNDERGROUND DAMAGE CONTROL) 410.787.9068
- COLONIAL PIPELINE COMPANY
- 410.795.1390 HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900 HOWARD COUNTY HEALTH DEPARTMENT
 - 410.313.2640 1.800.252.1133

1.800.257.7777

- 1.800.743.0033/410.224.9210 29. ANY DAMAGE TO PUBLIC RIGHT-OF WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
- 30. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY NJR ASSOCIATES IN MAY, 2016 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
- 31. EXISTING UTILIZES ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND SUPPLEMENTED WITH HOWARD COUNTY GIS DATA.

TITLE SHEET

VAN BIK PROPERTY,

8077 HARRIET TUBMAN LANE ZONED R-SC

TAX MAP No. 41 GRID No. 06 PARCEL No. 520 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: NOVEMBER, 2021 SHEET 1 OF 2

ECP-21-044

