

**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP 26  
GRID D-8

**HC CONTROL STATIONS**

Station	NORTHING	EASTING	ELEVATION	(LATEST ADJ. FEB. 2014)
35C2	563,920.824	1,344,204.185	463.405	
35C3	562,148.449	1,344,554.499	451.541	

**LEGEND**

--- 400 ---	EXISTING CONTOUR
- - - 400 - - -	PROPOSED CONTOUR
EX 8" S	EXISTING SANITARY SEWER
EX 8" W	EXISTING WATERLINE
EX SD	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN
MANHOLE	INLET
8" W	WATER LINE (PRIVATE)
8" W	WATER LINE (PUBLIC)
8" S	PROPOSED SEWER LINE (PRIVATE)
8" S	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	SWM DRAINAGE DIVIDE
SC-1	SWM DEVICE NUMBER CORRESPONDING TO DRAINAGE AREA
[ ]	PROPOSED BUILDING
[ ]	PROPOSED CONCRETE SIDEWALK PER H.O.C.O. DET. R-3.05, 5' UNLESS OTHERWISE NOTED
[ ]	PROPOSED ENTRANCE
T.B.R.	TO BE REMOVED
[ ]	EXISTING TREE TO REMAIN
[ ]	EXISTING TREE TO BE REMOVED
LOO	LIMIT OF DISTURBANCE
[ ]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[ ]	SUPER SILT FENCE
[ ]	INLET PROTECTION
[ ]	PROPOSED PUBLIC UTILITY EASEMENT

**GENERAL NOTES**

- APPLICABLE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: FDP-30-A-4 & SDP-74-031.
- SITE ANALYSIS:
 

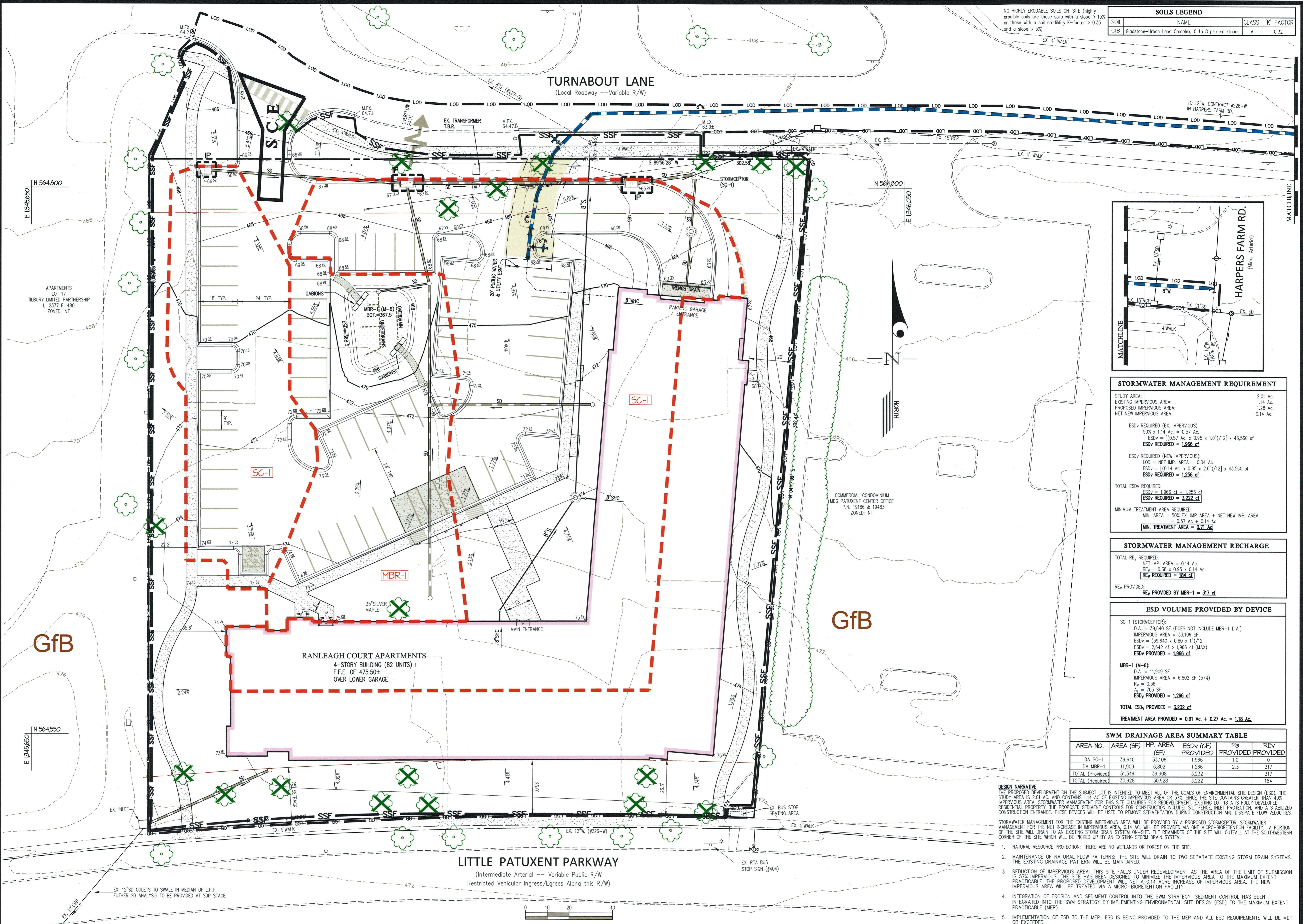
TOTAL AREA OF SITE (LOT 18)	2.01 ± ACRES
TOTAL AREA OF SUBMISSION (L.O.D.)	2.13 ± ACRES
WETLANDS AND THEIR BUFFER	0.0 ± ACRES
FLOODPLAINS	0.0 ± ACRES
FORESTS	0.0 ± ACRES
STEEP SLOPES 15% AND GREATER (L.O.D.)	0.0 ± ACRES
ERODIBLE SOILS PROJECT AREA (L.O.D.)	0.0 ± ACRES
PROPOSED SITE USE	RESIDENTIAL/APARTMENTS
GREEN OPEN AREA (L.O.D.)	0.85 ± ACRES
PROPOSED IMPERVIOUS AREA (L.O.D.)	1.28 ± ACRES
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. 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 PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES. 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.
- THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202 (B)(2)(I) SUBJECT TO THE PROPERTY OWNER FILING A DECLARATION OF INTENT WITH SDP.
- NO WETLANDS, STREAM BUFFER OR A 100-YR FLOODPLAIN OR THEIR BUFFERS ARE WITH THE LIMIT OF DISTURBANCE.
- FOR PLAN CLARITY, EXISTING FEATURES TO BE REMOVED (DEMOLISHED) ARE NOT SHOWN.
- REPLACEMENT OF LOST TREES ALONG LITTLE PATUXENT PARKWAY FRONTAGE TO BE ADDRESSED AT SDP STAGE.
- NO WAIVERS ANTICIPATED AT THIS TIME.

**APPROVED: DEPARTMENT OF PLANNING & ZONING**

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 5/19/22

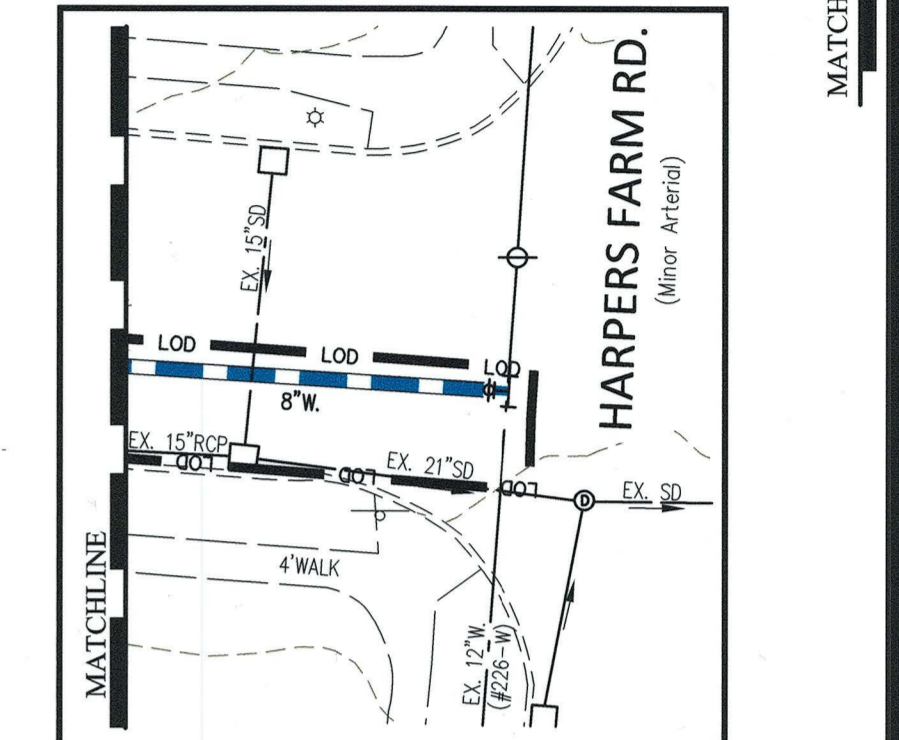
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 5/19/22

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-1188



**SOILS LEGEND**

SOIL	NAME	CLASS	K FACTOR
GfB	Gladstone-Urban Land Complex, 0 to 8 percent slopes	A	0.32



**STORMWATER MANAGEMENT REQUIREMENT**

STUDY AREA:	2.01 ac.
EXISTING IMPERVIOUS AREA:	1.14 ac.
PROPOSED IMPERVIOUS AREA:	1.28 ac.
NET NEW IMPERVIOUS AREA:	+0.14 ac.

ESDv REQUIRED (EX. IMPERVIOUS):  
50% x 1.14 ac. = 0.57 ac.  
ESDv = [(0.57 ac. x 0.95 x 1.0')/12] x 43,560 sf  
ESDv REQUIRED = 1,988 cf

ESDv REQUIRED (NEW IMPERVIOUS):  
LOD = NET IMP. AREA = 0.04 ac.  
ESDv = [(0.14 ac. x 0.95 x 2.6')/12] x 43,560 sf  
ESDv REQUIRED = 1,256 cf

TOTAL ESDv REQUIRED:  
ESDv = 1,988 cf + 1,256 cf  
ESDv REQUIRED = 3,222 cf

MINIMUM TREATMENT AREA REQUIRED:  
MIN. AREA = 50% EX. IMP. AREA + NET NEW IMP. AREA  
= 0.57 ac. + 0.14 ac.  
MIN. TREATMENT AREA = 0.71 ac.

**STORMWATER MANAGEMENT RECHARGE**

TOTAL REv REQUIRED:	NET IMP. AREA = 0.14 ac.
REv = 0.38 x 0.95 x 0.14 ac.	
REv REQUIRED = 184 cf	

REv PROVIDED BY MBR-1 = 317 cf

**ESD VOLUME PROVIDED BY DEVICE**

SC-1 (STORMCEPTOR):	D.A. = 39,640 SF (DOES NOT INCLUDE MBR-1 D.A.)
IMPERVIOUS AREA = 33,106 SF	
ESDv = (39,640 x 0.89 x 1.7')/12	
ESDv = 2,642 cf (> 1,986 cf (MAX))	
ESDv PROVIDED = 1,988 cf	

MBR-1 (4-6):	D.A. = 11,909 SF
IMPERVIOUS AREA = 6,802 SF (57%)	
Rv = 0.56	
A = 705 SF	
ESDv PROVIDED = 1,266 cf	

TOTAL ESDv PROVIDED = 3,222 cf

TREATMENT AREA PROVIDED = 0.91 ac. + 0.27 ac. = 1.18 ac.

**SWM DRAINAGE AREA SUMMARY TABLE**

AREA NO.	AREA (SF)	IMP. AREA (SF)	ESDv (CF)	Pe	REV
DA SC-1	39,640	33,106	1,966	1.0	0
DA MBR-1	11,909	6,802	1,266	2.3	317
TOTAL (Provided)	51,549	39,908	3,232	---	317
TOTAL (Required)	30,928	30,928	3,222	---	184

**DESIGN NARRATIVE**

THE PROPOSED DEVELOPMENT ON THE SUBJECT LOT IS INTENDED TO MEET ALL OF THE GOALS OF ENVIRONMENTAL SITE DESIGN (ESD). THE STUDY AREA IS 2.01 AC. AND CONTAINS 1.14 AC. OF EXISTING IMPERVIOUS AREA OR 53% SINCE THE SITE CONTAINS GREATER THAN 40% IMPERVIOUS AREA. STORMWATER MANAGEMENT FOR THIS SITE QUALIFIES FOR REDEVELOPMENT. EXISTING LOT 18 IS A FULLY DEVELOPED RESIDENTIAL PROPERTY. THE PROPOSED DEVELOPMENT WILL NET A 0.14 ACRE INCREASE OF IMPERVIOUS AREA. THE NEW IMPERVIOUS AREA WILL BE TREATED VIA A MICRO-BIORETENTION FACILITY.

STORMWATER MANAGEMENT FOR THE EXISTING IMPERVIOUS AREA WILL BE PROVIDED BY A PROPOSED STORMCEPTOR. STORMWATER MANAGEMENT FOR THE NET INCREASE IN IMPERVIOUS AREA (0.14 AC.) WILL BE PROVIDED BY ONE MICRO-BIORETENTION FACILITY. A PORTION OF THE SITE WILL DRAIN TO AN EXISTING STORM DRAIN SYSTEM ON-SITE. THE REMAINDER OF THE SITE WILL OUTFALL AT THE SOUTHWESTERN CORNER OF THE SITE WHICH WILL BE PICKED UP BY AN EXISTING STORM DRAIN SYSTEM.

- NATURAL RESOURCE PROTECTION: THERE ARE NO WETLANDS OR FOREST ON THE SITE.
- MAINTENANCE OF NATURAL FLOW PATTERNS: THE SITE WILL DRAIN TO TWO SEPARATE EXISTING STORM DRAIN SYSTEMS. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.
- REDUCTION OF IMPERVIOUS AREA: THIS SITE FALLS UNDER REDEVELOPMENT AS THE AREA OF THE LIMIT OF SUBMISSION IS 57% IMPERVIOUS. THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPERVIOUS AREA TO THE MAXIMUM EXTENT PRACTICABLE. THE PROPOSED DEVELOPMENT WILL NET A 0.14 ACRE INCREASE OF IMPERVIOUS AREA. THE NEW IMPERVIOUS AREA WILL BE TREATED VIA A MICRO-BIORETENTION FACILITY.
- INTEGRATION OF EROSION AND SEDIMENT CONTROL INTO THE SWM STRATEGY: SEDIMENT CONTROL HAS BEEN INTEGRATED INTO THE SWM STRATEGY BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).
- IMPLEMENTATION OF ESD TO THE MEP: ESD IS BEING PROVIDED TO THE MEP AND ALL ESD REQUIREMENTS WILL BE MET OR EXCEEDED.

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

BY: \_\_\_\_\_

APPR: \_\_\_\_\_

PREPARED FOR:  
**Enterprise**  
Enterprise Community Homes Housing LLC (Owner)  
Enterprise Community Development, Inc. (Developer)  
875 Hollin Street, Suite 202, Baltimore, MD 21201  
410-332-7400

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS 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. 12975.

EXPIRATION DATE: MAY 26, 2024

*[Signature]*

**ENVIRONMENTAL CONCEPT and CONCEPTUAL SEDIMENT CONTROL PLAN**

**Village of Harper's Choice**  
Section 3, Area 2  
Lot 18 (Ranleigh Court Apartments)  
FDP-30-A-IV  
Plat Book 13 Pg. 89

SCALE: 1" = 20'

ZONING: NT

G. L. W. FILE NO.: 21111

DATE: MAY 2022

TAX MAP - GRID: 29 - 23

SHEET: 1 OF 1

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND