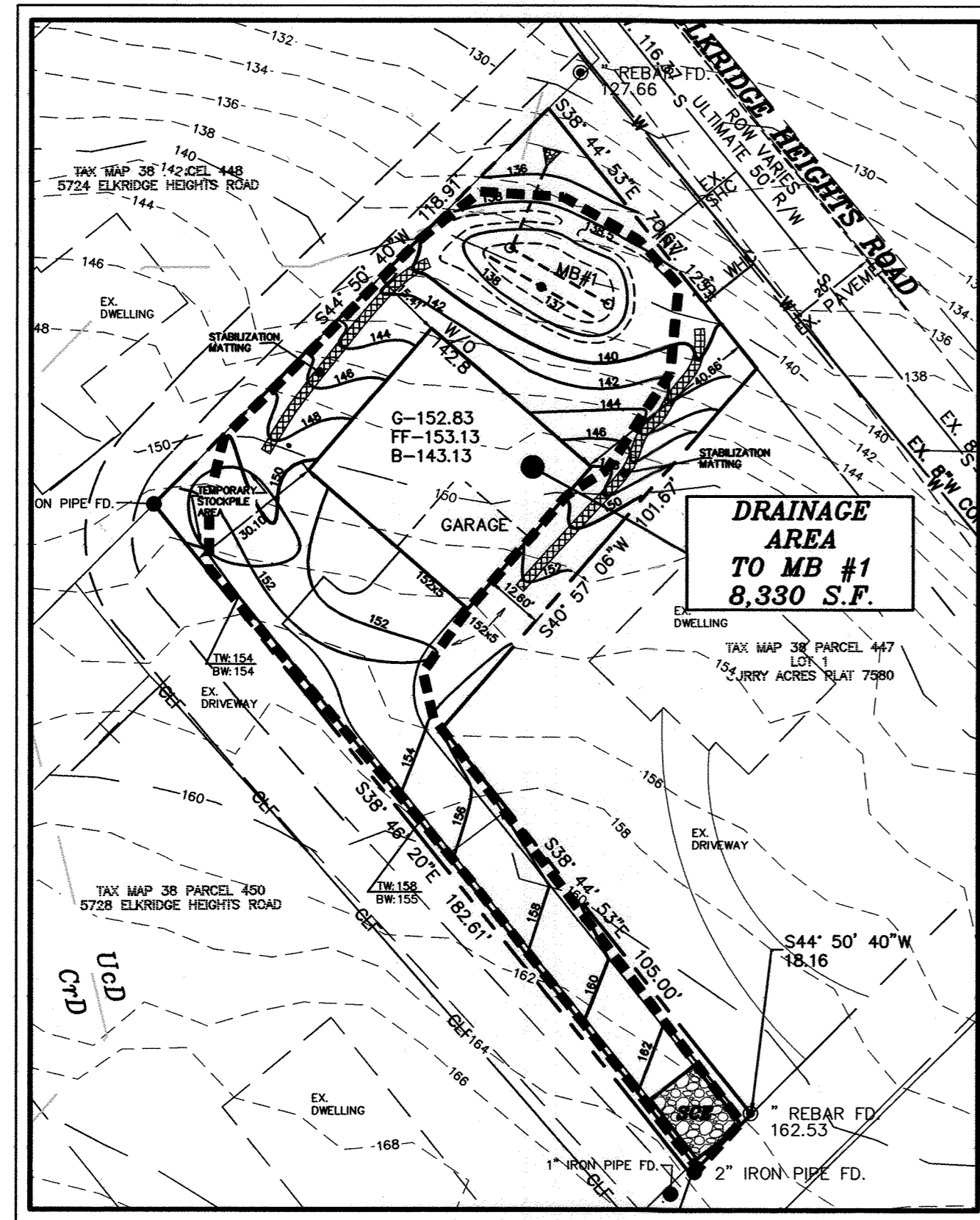


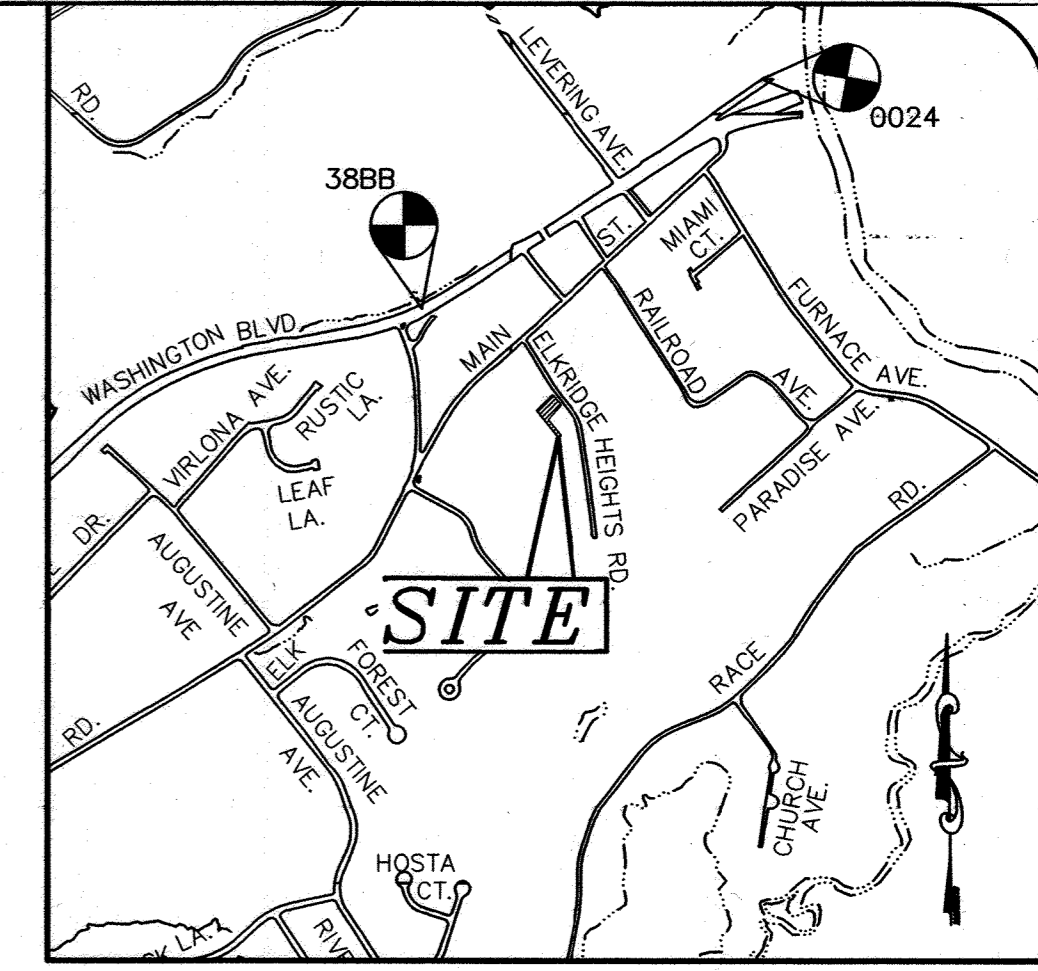
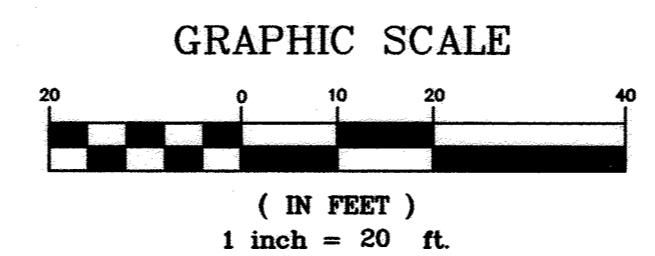
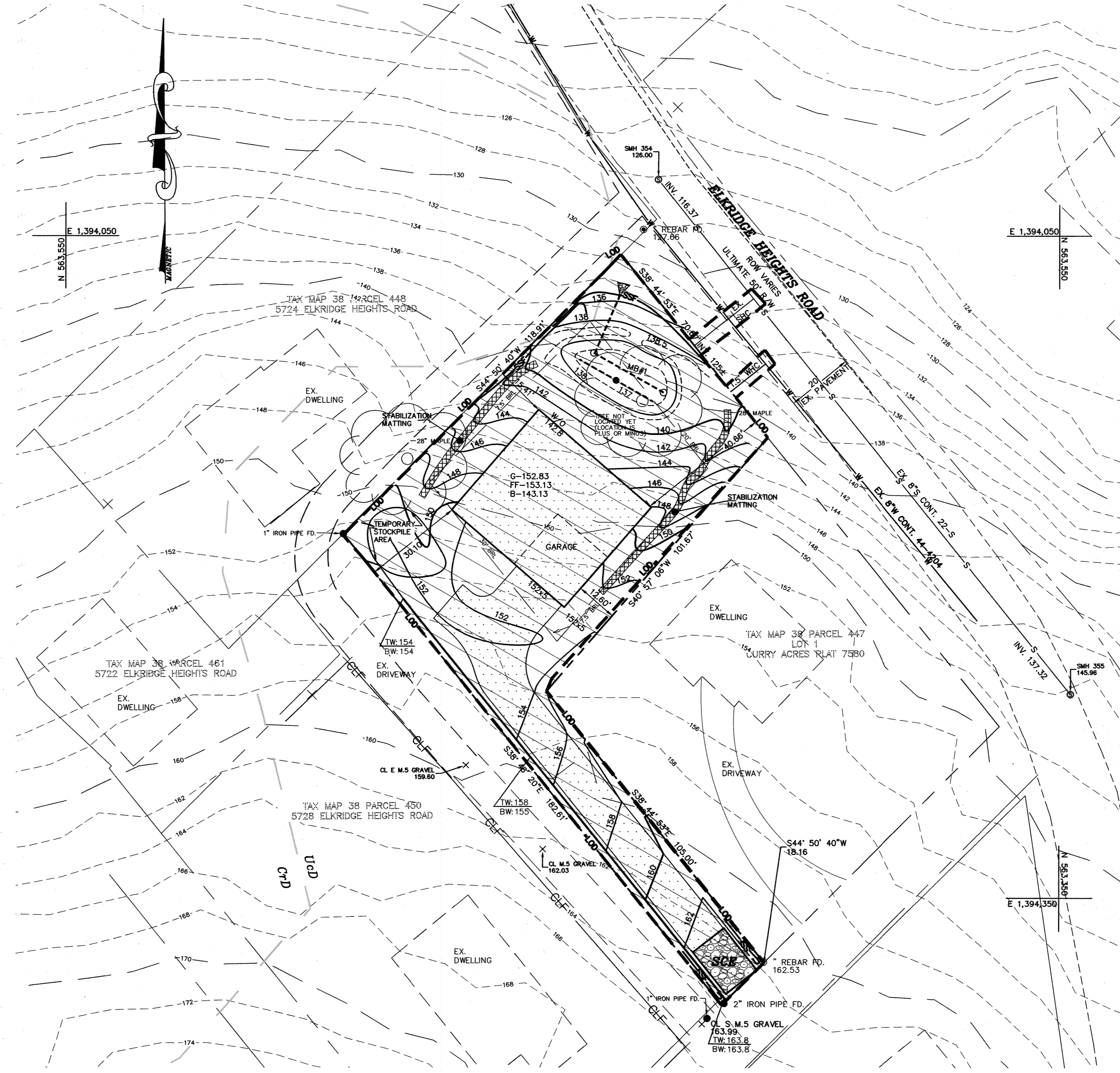
SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
Ucd	(C)	URBAN LAND-CHILLUMBELTSVILLE COMPLEX, 5 TO 15% SLOPES	0.49	20	HIGHLY ERODIBLE
CrD	(C)	CROOM AND EVESBORO SOILS, 10 TO 15% SLOPES	0.37	20	HIGHLY ERODIBLE

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESD	PROVIDED ESD
LOT 1	M-6MICRO-BIORETENTION (MB#1)	524 C.F.	540 C.F.
TOTAL		524 C.F.	540 C.F.



DRAINAGE AREA TO MICRO-BIORETENTION
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 10 GRID: B-4

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- PARCEL BACKGROUND:**
ADDRESS : 5726 ELKRIDGE HEIGHTS RD, ELKRIDGE MD 21075
TAX MAP : 38, GRID : 04, PARCEL : 447
ELECTION DISTRICT : FIRST
DEED REFERENCE: 01624 / 00494
AREA : 10,727 S.F. OR 0.246 ACRES ±
TOTAL NUMBER OF UNITS : 1
TYPE OF PROPOSED UNIT : SFD
PROPOSED USE FOR SITE : RESIDENTIAL
COUNTY FILE NUMBERS: F-88-074, SDP-91-096
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2022 BY MILDENBERG, BOENDER & ASSOC.
- TOPOGRAPHY SHOWN HERE IS GIS AND HAS BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC, INC. IN AUGUST, 2022 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 388B & 0024.
STA. No. 388B: N 564,007.645; E 1,393,649.926; EL. 63.655 (NAVD88)
STA. No. 0024: N 565065.448; E 1,395,212.167; EL. 26.949 (NAVD88)
- SOILS LOCATION AND CLASSIFICATION BASED ON HOWARD COUNTY GIS SOIL SURVEY
- 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.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- NO ENVIRONMENTAL FEATURES OR BUFFERS EXIST ON THE PROPERTY.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS AS PER SECTION 16.1201 (b)(1)(i). DEVELOPMENT ACTIVITY ON A SINGLE LOT SMALLER THAN 40,000 S.F. AS LONG AS THE CUTTING, CLEARING OR GRADING DOES NOT INCLUDE ANY AREA ALREADY SUBJECT TO A PREVIOUSLY APPROVED FOREST CONSERVATION PLAN.
- LANDSCAPING WILL BE PROVIDED WITH THE SDP SUBMISSION.

ESD NARRATIVE

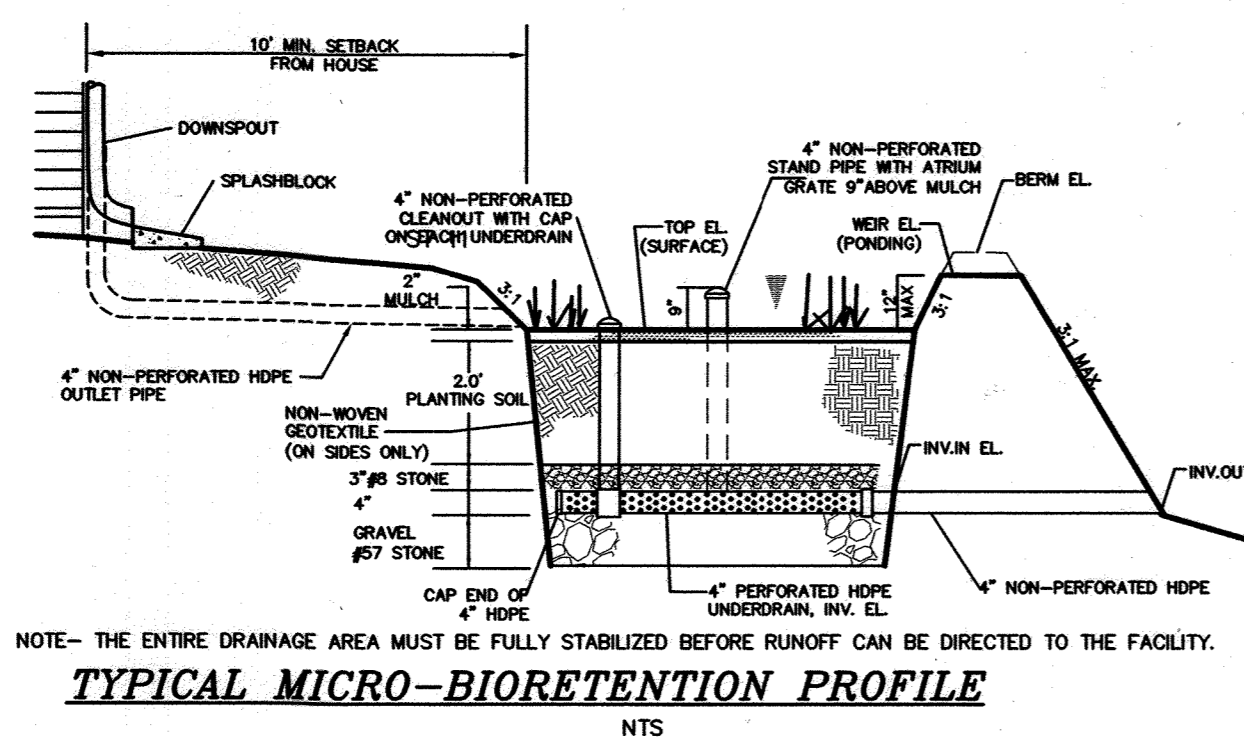
- THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS. ALTERNATIVE COMPLIANCE TO FRONTAGE REQUIREMENTS MAY BE NEEDED.
- 12' WIDE DRIVEWAY WILL BE USED TO PROVIDE ACCESS TO THE HOUSE. MICRO-BIORETENTION FACILITY (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE HOUSE AND DRIVEWAY.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT 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.
- THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS. ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6)

SITE ANALYSIS DATA:

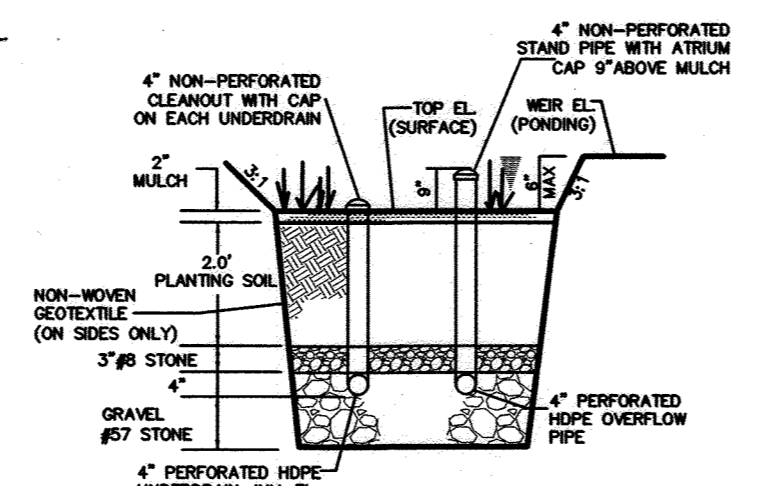
- AREA OF THE SITE: 10,727 S.F. (0.246 ACRES ±)
- AREA OF ROAD DEDICATION: 0 S.F. (0 AC ±)
- AREA OF WETLANDS AND ITS BUFFERS: 0 S.F. (0 AC ±)
- AREA OF FLOODPLAIN: 0 S.F. (0 AC ±)
- AREA OF EXISTING FOREST: 0 S.F. (0 AC ±)
- AREA OF STREAM BUFFER: 0 S.F. (0 AC ±)
- AREA OF SLOPES 15%-24.99%: 0 S.F. (0 AC ±)
- AREA OF STEEP SLOPES 25% OR GREATER: 0 S.F. (0 AC ±)
- TOTAL ENVIRONMENTAL SENSITIVE AREA: 0 S.F. (0 AC ±)
- LIMIT OF DISTURBANCE AREA: 10,826 S.F. (0.249 AC ±)
- GREEN OPEN AREA (PERVIOUS): 6,412 S.F. (0.15 AC ±)
- PROPOSED IMPERVIOUS AREA: 4,315 S.F. (0.10 AC ±)
- AREA OF HIGHLY ERODIBLE SOILS: 10,727 S.F. (0.246 AC ±)

LEGEND

[Symbol]	IMPERVIOUS AREA TREATED BY MICRO-BIO (M-6)
[Symbol]	HIGHLY ERODIBLE SOILS
[Symbol]	STABILIZATION MATTING
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED SUPER SILT FENCE
[Symbol]	LOD - LIMITS OF DISTURBANCE
[Symbol]	DERANGE AREA



TYPICAL MICRO-BIORETENTION PROFILE
NTS

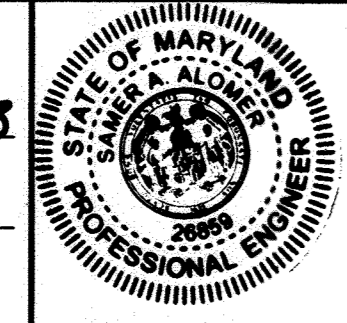


TYP. SECTION MICRO-BIORETENTION (M-6)
NTS

OWNER
JOSEPH SNODGRASS
5705 LANDING RD.
ELKRIDGE MD 21227
443-250-3795

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3-1-23



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

[Signature]
SAMER A. ALOMER P.E.
DATE: 2-20-23

date	FEB. 2023	approval	SA
project	22-012	revision	20
illustration	MM	description	revisions

date		approval	SA
project	22-012	revision	20
illustration	MM	description	revisions

ELKRIDGE HEIGHTS
5732 ELKRIDGE HEIGHTS RD.
TAX MAP: 38 - PARCELS : 447 GRID 04
FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7650-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.