

GENERAL NOTES:

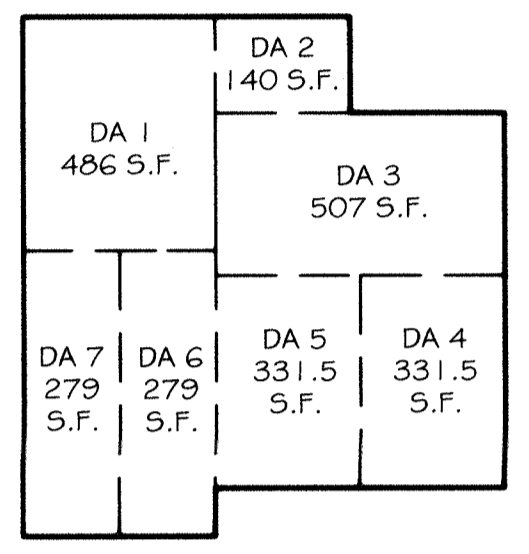
OWNER: ADANE NEGUSSIE
6981 LINDEN AVE.
ELKRIDGE, MD 21075
DEED REF. 2606/336
FLAT REF. 9736
TAX MAP: 43
GRID: G PARCEL: 565 LOT: 424
SITE ADDRESS: 6970 LINDEN AVE.
ELKRIDGE, MD 21075

ZONING: R-12
MIN. LOT AREA 0.36 AC.
MIN. LOT WIDTH 60 FT.
FRONT YARD 30 FT.
SIDE YARD 7.5 FT. / 20 FT.
REAR YARD 30 FT.
BLDG. HEIGHT NA

EXISTING ZONING: R-12

1. SITE ANALYSIS DATA:
- TOTAL AREA OF SITE: 0.36 AC.
 - EXISTING IMPERVIOUS AREA: 0.04 AC.
 - EXISTING GREEN AREA: 0.32 AC.
 - EXISTING FORESTED AREA: 0.21 AC.
 - EXISTING SITE USE: EXISTING HOUSE
2. AREA OF PLANNING SUBMISSION: 15,691 SQ.FT.
- LIMIT OF DISTURBANCE: 14,000 SQ.FT.
 - IMPERVIOUS AREA: 3,415 SQ.FT.
 - REVEGETATED AREA: 0.00 SQ.FT.
 - PROPOSED USE: NEW RESIDENTIAL HOUSE
3. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLAN, BUILDING, AND/OR GRADING PERMIT.
4. A MINIMUM OF 6" OF TOPSOIL WILL BE APPLIED TO ALL DISTURBED AREAS OF THIS PROJECT.
5. HOWARD COUNTY IS GRANTED ACCESS TO ANY ON LOT SWM FACILITIES FOR INSPECTION IN THE EVENT OF A MALFUNCTION.
6. NO PERSON SHALL PLACE ANY OBSTRUCTION IN AN EASEMENT ASSOCIATED WITH A FEDERAL OR STATE REGULATED RESOURCE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE APPROPRIATE REGULATORY AUTHORITY.
7. THE MUNICIPALITY, ITS AGENTS AND EMPLOYEES SHALL HAVE THE RIGHT TO ENTER ANY PROPERTY WHERE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL FACILITIES ARE LOCATED FOR THE PURPOSE OF INSPECTING AND, IF NECESSARY, IN THE EVENT THE RESPONSIBLE PARTIES FAIL TO DO SO, MAINTAINING OR REPAIRING SAID FACILITIES.
8. STORMWATER MANAGEMENT WILL BE PROVIDED VIA A MICRO-BIORETENTION FACILITY AND NON-ROOFTOP DISCONNECT.
9. NO WAIVERS OR ALTERNATIVE COMPLIANCE WILL BE REQUIRED OR ANTICIPATED FOR APPROVAL OF FUTURE SUBDIVISIONS.
10. PER SECTION 16.1.02(b)(1)(X) OF THE SUBDIVISION REGULATIONS, FOREST CONSERVATION WILL NOT BE REQUIRED.

FEDERAL REGULATED		STATE REGULATED		LOCAL REGULATED	
PRESENT ? (Y/N)	LEGEND SYMBOLOGY	PRESENT ? (Y/N)	LEGEND SYMBOLOGY	PRESENT ? (Y/N)	LEGEND SYMBOLOGY
N	WETLANDS	N	TIDAL & NON-TIDAL WETLANDS	N	STEEP SLOPES
N	MAJOR WATERWAYS	N	WETLANDS OF SPECIAL STATE	N	HIGHLY ERODIBLE SOILS
N	FLOODPLAINS	N	WETLANDS BUFFERS	N	ENHANCED STREAM BUFFERS
		N	STREAM BUFFERS	N	TOPOGRAPHIC SLOPES
		N	PERENNIAL STREAMS	N	SPRINGS
		N	FLOODPLAINS	N	SEEPS
		Y	FORESTS	Y	INTERMITTENT STREAMS
		N	CRITICAL AREAS	Y	VEGETATIVE COVER
		N		Y	SOILS
		N		Y	BEDROCK GEOLOGY
		N		Y	POSTING DRAINAGE AREA
		N		N	EXISTING SWM FACILITIES



PROPOSED BUILDING DRAINAGE AREAS
N.T.S.

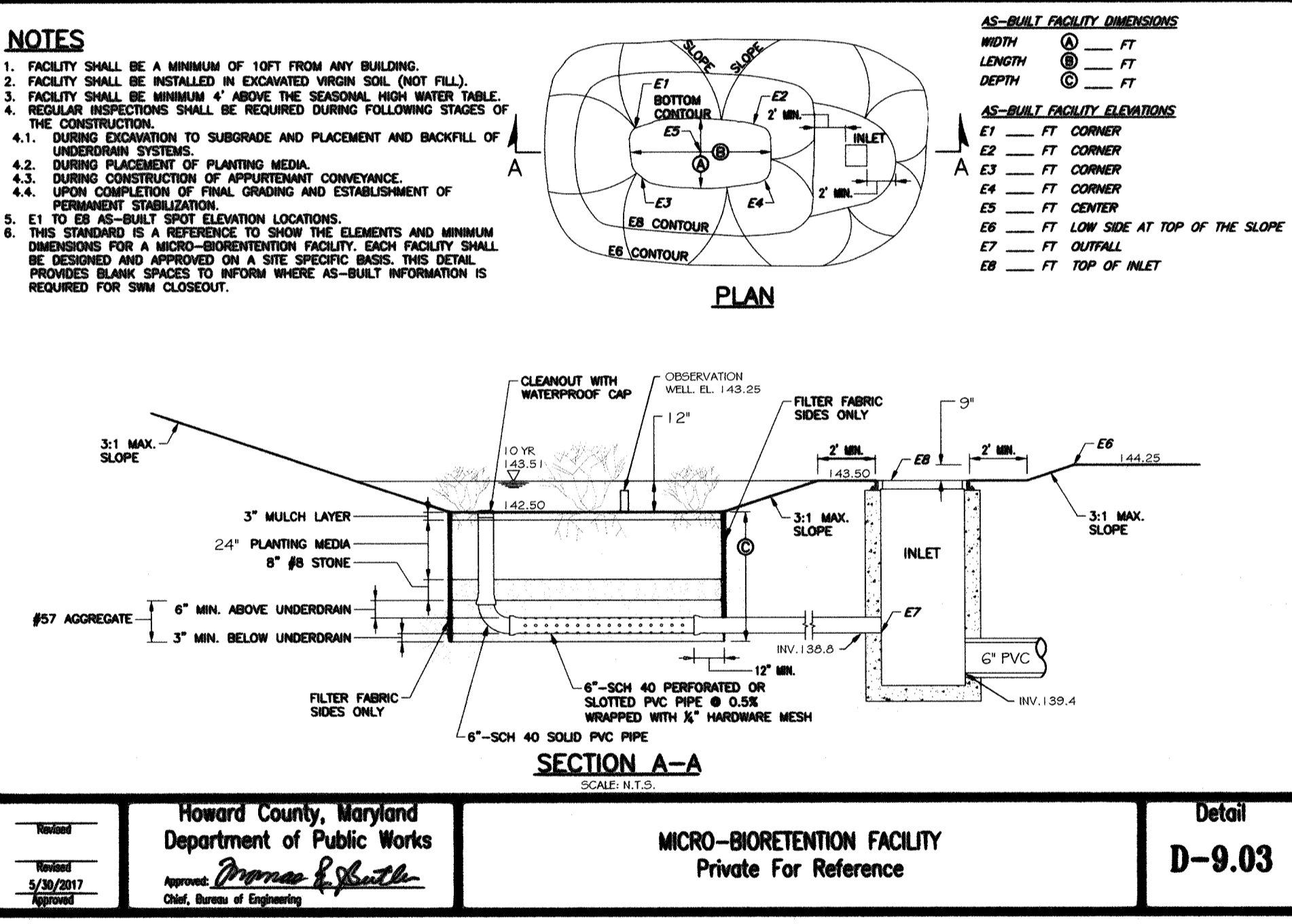
BREAKDOWN OF SITE FEATURES

CUT/FILL CALC.	CUT- 480 C.Y. FILL- 432 C.Y. 48 C.Y. (EXPORT)
DRIVEWAY PAVING	951.6 S.F.
CONCRETE DRIVEWAY APRON	NA
6" PVC ROOF MANIFOLD	NA
4" PVC HOUSE MANIFOLD	NA
4" PVC ROOF LEADER	309 L.F.
MICRO-BIO FACILITY	YES
DRYWELLS	NO
SEPTIC SYSTEM (ON LOT)	NO
WELL (ON LOT)	NO
TRENCH DRAIN	NA
INLETS	NA
LEAF GUARDS	YES
C.O. & 4 VENTS	YES
SEERAGE PIT	NA
COMPOST SOCK	NA
ROCK CONSTRUCTION ENTRANCE	1
CONCRETE WASHOUT	1
SILT FENCE	421 L.F.
ORANGE CONSTRUCTION FENCE	NA
EROSION BLANKET	NA
AMENDED SOILS	NA
PROPANE TANK (ON LOT)	NA
CONCRETE SIDEWALK (PUBLIC)	NA
ADA RAMP	NA
INLET PROTECTION	NA
LANDSCAPE RETAINING WALL	NA

BREAKDOWN OF IMPERVIOUS AREA OUTSIDE OF ROW

HOUSE	2,390 S.F.
WALKWAY	73 S.F.
DRIVEWAY (PAVED) TOTAL	952 S.F.
TOTAL	3,415 S.F.

WATER LATERAL ± 45 LF (TAP TO HOUSE)
SEWER LATERAL ± 45 LF (TAP TO HOUSE)
ELECTRIC SERVICE (TO BE DESIGNED BY BGE)
GAS SERVICE NATURAL GAS (APPROX. 90 LF)
PHONE ±180 LF
TV/INTERNET NA
ENVELOPE SIZE ±0.1629 ACRES
BASEMENT TYPE DEFAULT
BASEMENT HEIGHT 9'-0" FFE TO FBE
BASEMENT ENTRY LOC. WALKOUT
DRIVEWAY LOCATION LEFT
DRIVEWAY TYPE FRONT LOAD
UTILITY LOCATION TBD
DRIVEWAY LAMP POST TBD



DRAWING LEGEND

--- (2' INTERVAL)	EXISTING MINOR CONTOUR	---	EXISTING SDA (10,000 S.F. MIN.)
--- (10' INTERVAL)	EXISTING MAJOR CONTOUR	---	NON-ROOFTOP DISCONNECT
---	ADJACENT PROPERTY LINE	---	DRAINAGE AREA DIVIDE
---	EXISTING PROPERTY BOUNDARY	---	FLOW ARROW
---	EXISTING ROAD / EDGE OF PAVING	---	EXISTING WELL / BUFFER
---	EXISTING ROAD CENTERLINE	---	EXISTING BUILDING
---	EXISTING TREE LINE	---	PROPOSED BUILDING
---	PROPOSED TREE LINE	---	PROPOSED SPOT ELEVATION
---	PROPOSED MINOR CONTOUR (2' INTERVAL)	---	LIMIT OF DISTURBANCE
---	PROPOSED MAJOR CONTOUR (10' INTERVAL)	---	PROPOSED SUPER SILT FENCE
---	EXISTING BUILDING	---	TREE PROTECTION FENCE
---	PROPOSED BUILDING	---	CONCRETE WASHOUT
---	PROPOSED SPOT ELEVATION	---	STABILIZED CONSTRUCTION ENTRANCE
---	LIMIT OF DISTURBANCE	---	
---	PROPOSED SUPER SILT FENCE	---	
---	TREE PROTECTION FENCE	---	
---	CONCRETE WASHOUT	---	
---	STABILIZED CONSTRUCTION ENTRANCE	---	

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief Development Engineering Division
 DATE: 12-21-22
 DATE: 12/16/23

Howard County, Maryland
 Department of Public Works
 Approved: *Doreen R. Spittle*
 Chief, Bureau of Engineering

MICRO-BIORETENTION FACILITY
 Private For Reference
 Detail D-9.03

SWM SUMMARY

LOT AREA	15,691 S.F.
EX. IMPERVIOUS	1,516 S.F.
PROP. IMPERVIOUS	3,415 S.F.
TARGET P _e	1.2 IN. (WOODS IN GOOD CONDITION)
%	24%
R _v	0.27
ESD _v REQUIRED	378 CF
ESD _v PROVIDED	732 CF

EXISTING NATURAL SENSITIVE RESOURCE

WATERBODIES	0.00 ACRES
FLOODPLAIN, RIPARIAN, NATURAL DRAINAGE WAYS	0.00 ACRES
WETLANDS	0.00 ACRES
WOODLANDS	0.21 ACRES
STEEP SLOPES 15-25%	0.00 ACRES
STEEP SLOPES 25%+	0.00 ACRES

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION: 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. 28935 EXPIRATION DATE: 01/15/2025

ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS

KCI TECHNOLOGIES
 936 RIDGEBROOK ROAD
 SPARKS, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE: 08/16/2023
 SCALE: 1"=30'
 DESIGNED BY: FFW
 DRAWN BY: JDL

ADANE NEGUSSIE PROPERTY
 LOT 424
 ECP PLOT PLAN
 6970 LINDEN AVE.
 ELKRIDGE, MD 21075

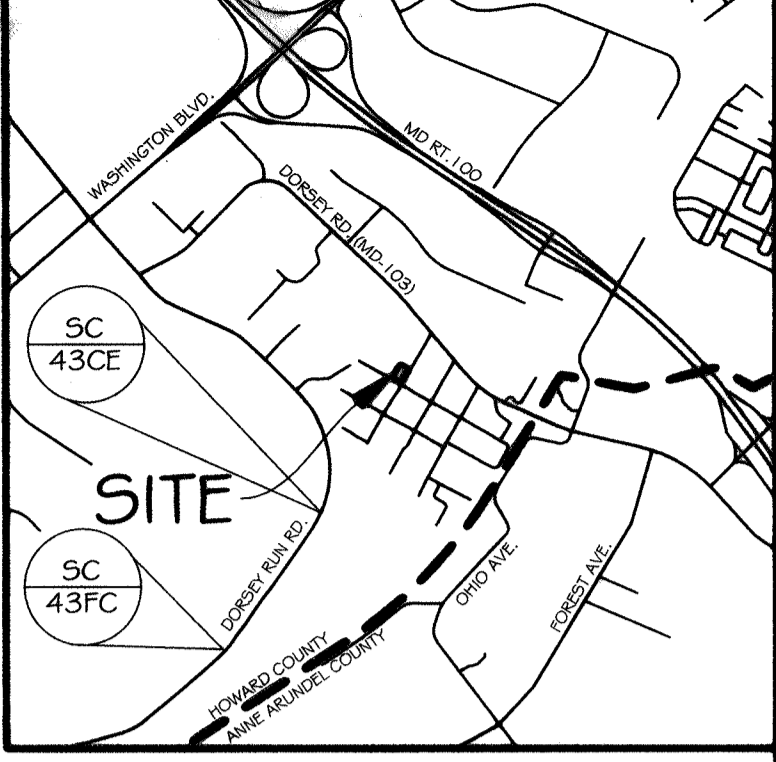
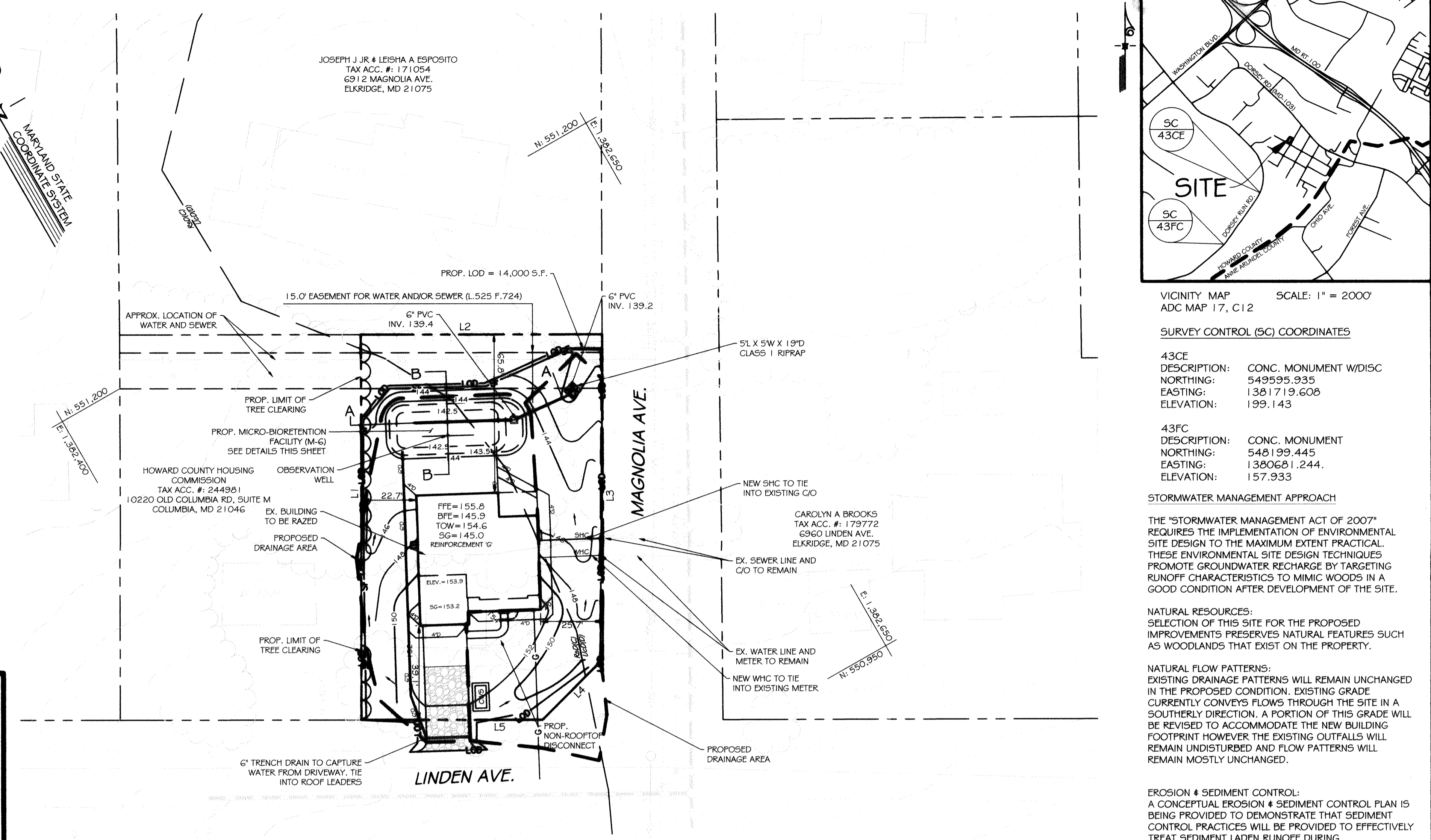
ZONING: R-12 TAX MAP: 43 GRID: 6 PARCEL: 565 ELECTION DIST: 13

OWNER: ADANE NEGUSSIE
 6981 LINDEN AVE.
 ELKRIDGE, MD 21075
 (302) 938-9814

DEVELOPER:
 KEYSTONE CUSTOM HOMES
 GREGG REINSMITH
 227 GRANITE RUN DR, SUITE 100,
 LANCASTER, PA 17601
 (717) 464-9060 EXT. 1108

DESIGNER:
 KCI TECHNOLOGIES INC.
 FRANK WHITE
 936 RIDGEBROOK RD.
 SPARKS, MD 21152
 (410) 316-0803

PROJECT NO.: 271803754.131
 SHEET 1 OF 1
 KCI JOB NUMBER



VICINITY MAP SCALE: 1" = 2000'
 ADC MAP 17, C12

SURVEY CONTROL (SC) COORDINATES

43CE	CONC. MONUMENT W/O/S
NORTHING:	549595.935
EASTING:	1381719.608
ELEVATION:	199.143
43FC	CONC. MONUMENT
NORTHING:	548199.445
EASTING:	1380681.244
ELEVATION:	157.933

STORMWATER MANAGEMENT APPROACH

THE "STORMWATER MANAGEMENT ACT OF 2007" REQUIRES THE IMPLEMENTATION OF ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL. THESE ENVIRONMENTAL SITE DESIGN TECHNIQUES PROMOTE GROUNDWATER RECHARGE BY TARGETING RUNOFF CHARACTERISTICS TO MIMIC WOODS IN A GOOD CONDITION AFTER DEVELOPMENT OF THE SITE.

NATURAL RESOURCES:
 SELECTION OF THIS SITE FOR THE PROPOSED IMPROVEMENTS PRESERVES NATURAL FEATURES SUCH AS WOODLANDS THAT EXIST ON THE PROPERTY.

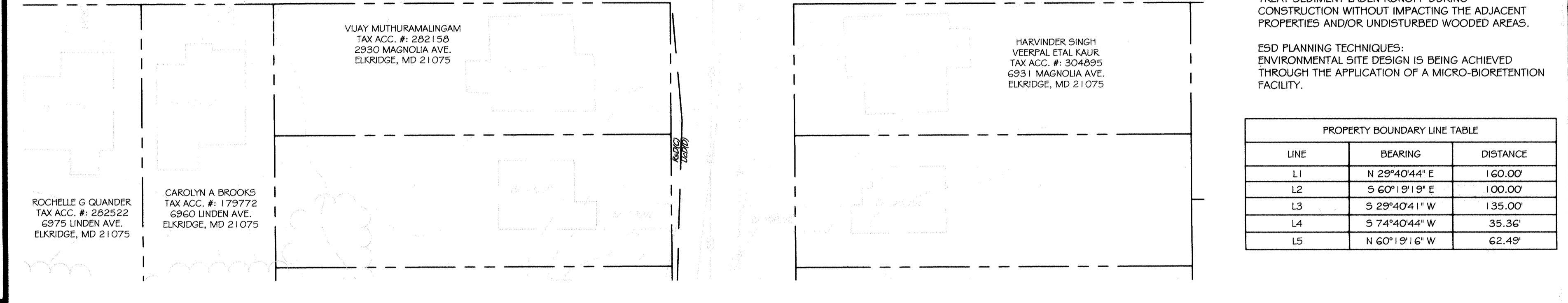
NATURAL FLOW PATTERNS:
 EXISTING DRAINAGE PATTERNS WILL REMAIN UNCHANGED IN THE PROPOSED CONDITION. EXISTING GRADE CURRENTLY CONVEYS FLOWS THROUGH THE SITE IN A SOUTHERLY DIRECTION. A PORTION OF THIS GRADE WILL BE REVISED TO ACCOMMODATE THE NEW BUILDING FOOTPRINT HOWEVER THE EXISTING OUTFALLS WILL REMAIN UNDISTURBED AND FLOW PATTERNS WILL REMAIN MOSTLY UNCHANGED.

EROSION & SEDIMENT CONTROL:
 A CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN IS BEING PROVIDED TO DEMONSTRATE THAT SEDIMENT CONTROL PRACTICES WILL BE PROVIDED TO EFFECTIVELY TREAT SEDIMENT LADEN RUNOFF DURING CONSTRUCTION WITHOUT IMPACTING THE ADJACENT PROPERTY AND/OR UNDISTURBED WOODED AREAS.

ESD PLANNING TECHNIQUES:
 ENVIRONMENTAL SITE DESIGN IS BEING ACHIEVED THROUGH THE APPLICATION OF A MICRO-BIORETENTION FACILITY.

PROPERTY BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°40'44" E	160.00'
L2	S 60°19'91" E	100.00'
L3	S 29°40'41" W	135.00'
L4	S 74°40'44" W	35.36'
L5	N 60°19'16" W	62.49'



(M-G) MICRO-BIORETENTION PRACTICE SUMMARY

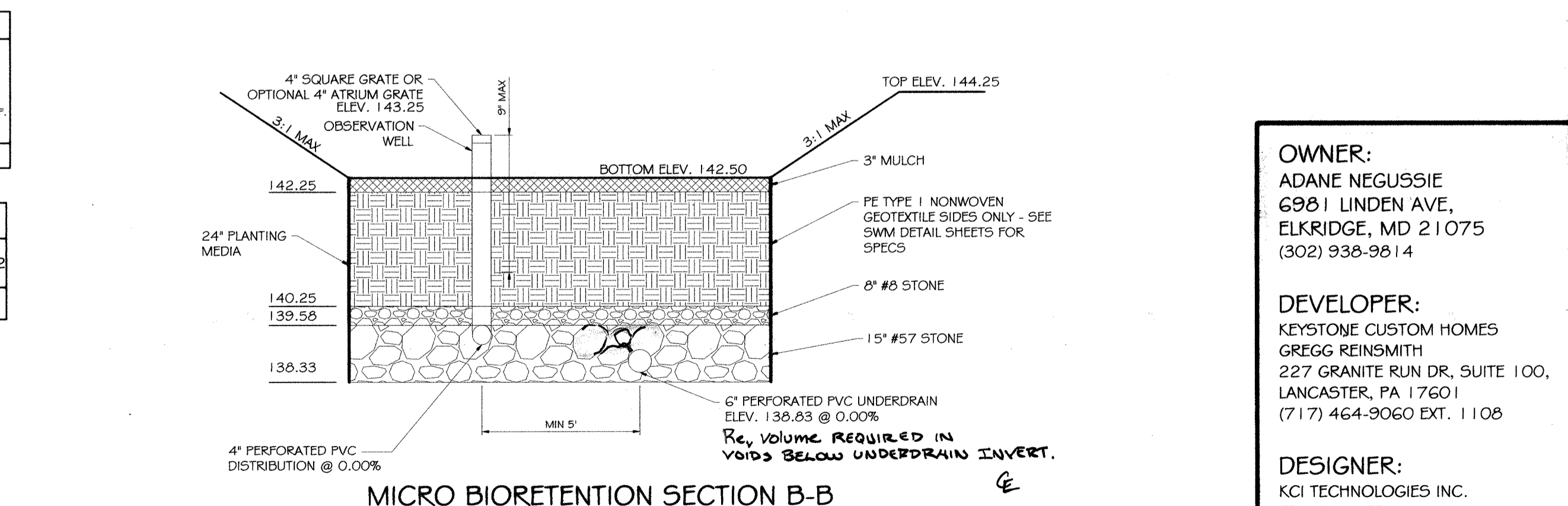
FACILITY NO.	P _e (IN.)	DRAINAGE AREA TO FACILITY (S.F.)	IMP. AREA (S.F.)	MAX RUNOFF (C.F.) V = P _e × R _v × A / 12 R _v = 0.27 P _e = 2.60 A = 7,732 S.F.	PROVIDED ESD _v (C.F.) V = P _e × R _v × A × (EF + RD) V _v (VOID RATIO) = 0.40 P _v (PONDING VOL.) = 823 C.F. EF (RATIO) = 1.0 RD (RESERVOIR DEPTH) = 3.92
1	2.6	8,174	3,260	726	1,787 (USE 726)

NON-ROOFTOP DISCONNECT PRACTICE SUMMARY

DISCONNECT AREA	AREA TREATED (S.F.)	P _e (IN.)	ESD _v REQUIRED/PROVIDED (C.F.) ESD _v = P _e × R _v × A / 12 R _v = 0.27 P _e = 2.60
WALKWAY	73	1.00	6

SOILS

SOILS	K-FACTOR (IN/HR)
R _s (C)	0.06 - 0.57
U _c (D)	0.20 - 1.98



OWNER: ADANE NEGUSSIE
 6981 LINDEN AVE.
 ELKRIDGE, MD 21075
 (302) 938-9814

DEVELOPER:
 KEYSTONE CUSTOM HOMES
 GREGG REINSMITH
 227 GRANITE RUN DR, SUITE 100,
 LANCASTER, PA 17601
 (717) 464-9060 EXT. 1108

DESIGNER:
 KCI TECHNOLOGIES INC.
 FRANK WHITE
 936 RIDGEBROOK RD.
 SPARKS, MD 21152
 (410) 316-0803

PROJECT NO.: 271803754.131
 SHEET 1 OF 1
 KCI JOB NUMBER