

LANDING ENCLAVE EAST

Planning Board Presentation

SDP-26-024

JUNE 2026

Development Team

Developer:

Burkard Homes

Civil Engineering:

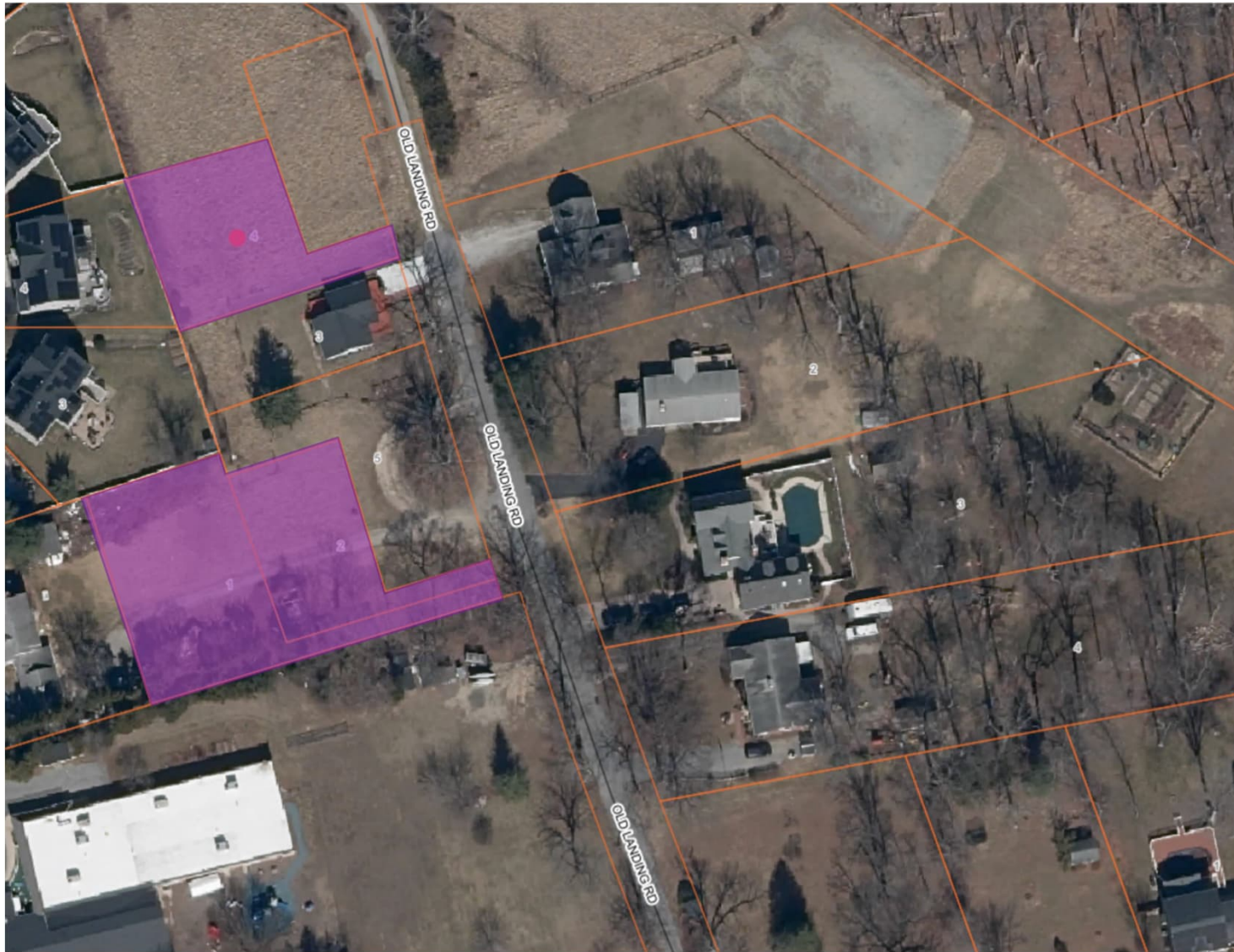
Mildenberg,

Boender & Assoc., Inc.



MBA
ENGINEERS PLANNERS SURVEYORS

Aerial



Project Overview

- Property Location: ax Map 37, Parcel 66, Lots 1, 2, & 4 in the First Election District.
- NUMBER OF LOTS: 3
- Area: 0.70 Acres.
- Zoning: R-ED (Residential: Environmental Development).
- Proposed Use: Residential

Existing Conditions

- Topography: Generally flat to moderately sloping; there are no contiguous steep slope areas (25% or greater) exceeding 10,000 square feet.
- Natural Features: The site is clear of environmentally sensitive features such as streams, floodplains, wetlands, or their associated buffers.

Site Design & Visual Character

- Setbacks: setbacks: 20' front, 25' rear, and 7.5' side. Setback from road 75'
- Lot Sizing: lot size of 8,417-13,580 sq. ft.
- Proposed houses are compatible in character to the existing homes and other homes in the area



Properties across from development



Properties across from development



house on adjacent lot

Environmental Impact

- The site does not contain any Steep slopes, Floodplain, wetlands, Streams or their Buffers.
- Forest Conservation: FC requirements have been met under F13-056.
- Specimen Tree Management: no specimen trees are being removed under this SDP.
- Stormwater Management: Utilizes Environmental Site Design (ESD) including dry wells, grass swales, and micro-bioretenment to maintain natural drainage patterns.
- Landscaping: Project complies with the requirements of Howard County Landscape Manual

Planning board criteria

1. The proposed lay-out of lots and open space effectively protects environmental and historic resources.
The lots do not have any environmental features. SWM facilities will treat stormwater runoff. Proposed facilities comply with MDE and Howard County requirements
All environmental features under F22-063 have been placed in Open space lot 7
2. Buildings, parking areas, roads, storm water management facilities, and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.
No changes to the overall topography are proposed. The site maintains its gentle slopes. SWM facilities have been proposed to treat surface runoff. No clearing is proposed and the LOD has been kept to a minimum.
3. Setbacks, landscaped buffers, or other methods are proposed the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.
The site is not adjacent to a scenic road or a historic district. The proposed landscaping (perimeter trees and a privacy fence) meet or exceed the requirements of the Howard county landscape manual.

Closing

THANK YOU FOR YOUR TIME AND EFFORT!