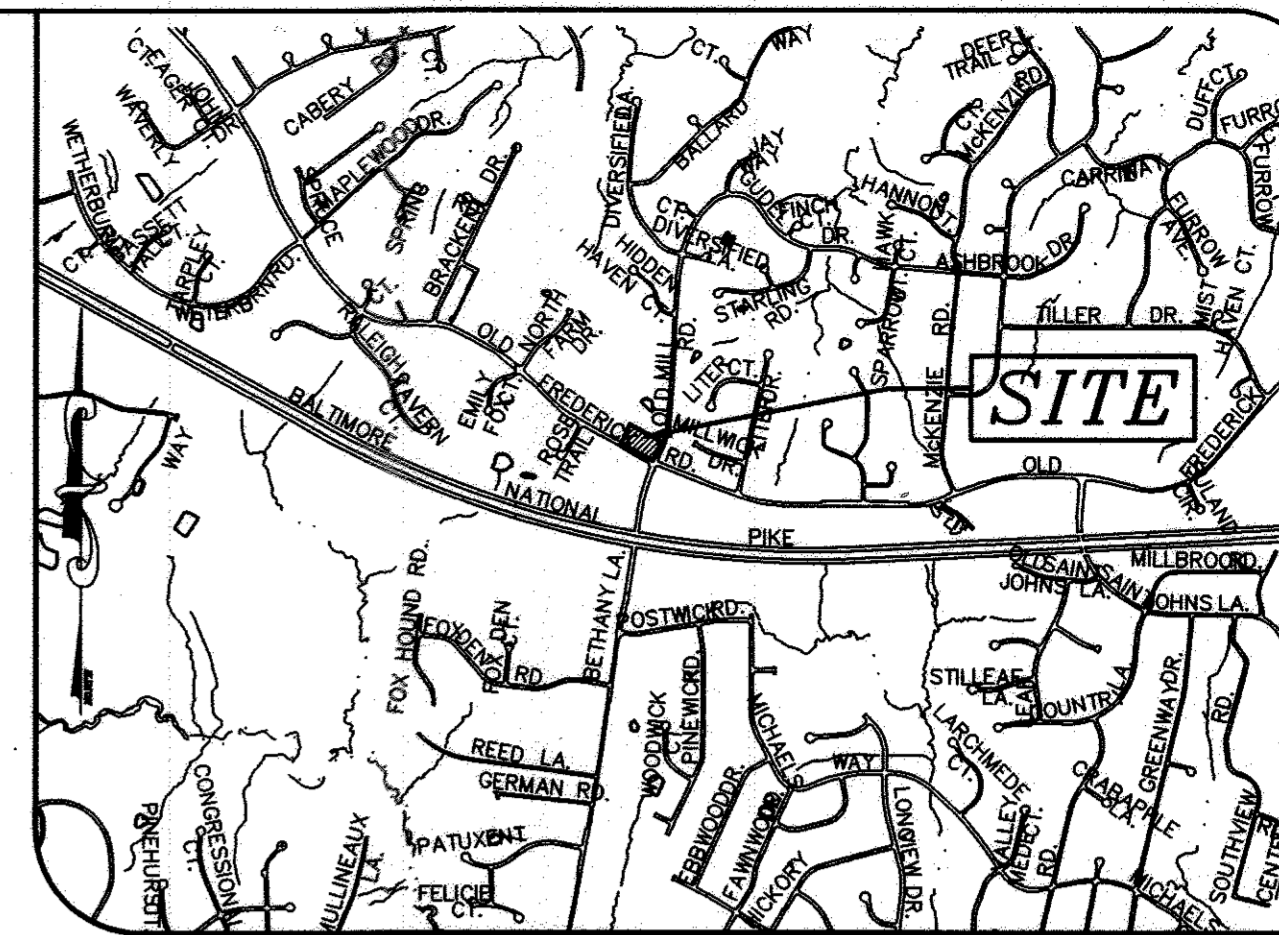


**SOILS TABLE**

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
GhB	B	GLENELG-URBAN LAND COMPLEX 0-8% SLOPES	0.37	13



**VICINITY MAP**

SCALE: 1" = 2000'

**NOTES:**

- SITE ANALYSIS DATA:  
ADDRESS: 9944 OLD FREDERICK ROAD, ELICOTT CITY MD 21042  
TAX MAP: 17, PARCEL: 27, GRID: 8 LOT: 2  
ELECTION DISTRICT: SECOND  
ZONING: R-20  
TOTAL AREA: 1.28 AC  
PROPOSED USE FOR SITE: RESIDENTIAL  
TOTAL NUMBER OF LOTS: 2  
TYPE OF PROPOSED UNIT: SFD
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA & 17DC  
STA. No. 17DA N 595,410.810 ELEV. 481.246  
E 1,351,641.161  
STA. No. 17DC N 594,565.921 ELEV. 473.288  
E 1,352,653.296
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- SITE PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFERS OR FORESTED AREAS ON SITE.
- NO AREAS OF STEEP SLOPES 25% OR GREATER ARE LOCATED WITHIN THE PROPOSED AREA OF DISTURBANCE.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. 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.

**ESD NARRATIVE**

**THIS PROPERTY IS DESIGNED AS REDEVELOPMENT**

- THE SITE DOES NOT CONTAIN ANY STEEP SLOPES, WETLANDS, FLOODPLAIN, STREAMS OR STREAM BUFFERS.
- 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.
- THIS PROJECT IS DESIGNED PER "REDEVELOPMENT" CRITERIA. 0.66 ACRES WHICH IS 75% OF THE SITE IS COVERED BY THE EXISTING PARKING AND DRIVEWAYS. PROPOSED DEVELOPMENT CONTAINS 0.20 ACRES OF IMPERVIOUS COVER. BY REDUCTION OF 50% OF THE EXISTING IMPERVIOUS AREA (70% SWM REQUIREMENTS ARE PROVIDED).
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:  
A. REDEVELOPMENT

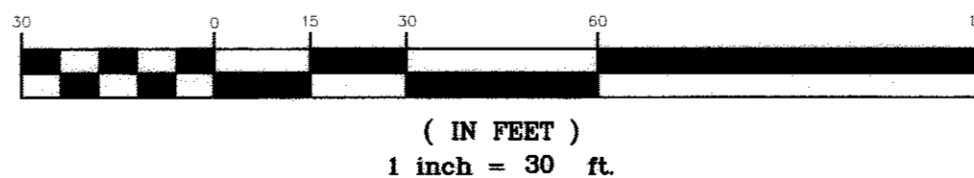
**SITE ANALYSIS DATA:**

- AREA OF THE SITE = 55,757 S.F. OR 1.28 AC ±
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF FOREST = 0
- AREA OF STEEP SLOPES = 0
- AREA OF ERODABLE SOILS = 55,757 S.F. OF 1.28 AC±
- LIMIT OF DISTURBED AREA = 42,280 S.F. OR 0.97±
- TWO NEW SINGLE FAMILY HOMES ARE PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 47,427 S.F. OR 1.09 AC±
- PROPOSED IMPERVIOUS AREA: 8,330 S.F. (0.19 AC±)

**LEGEND**

- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SOILS
- SILT FENCE
- SUPER SILT FENCE

**GRAPHIC SCALE**



P:\2004\16-071\DWG\FINAL-2009

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 3-21-17

*Vent Shelton*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 3-21-17



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. 17942, EXP DATE 09/03/18

R. JACOB HIKMAT P.E. DATE: 3/15/17

Project	date	approval
16-011	MAR 2017	MMM
illustration		
TNB	scale	1" = 30'
	description	revisions
	no.	
	date	

**KIM'S FARM**  
LOTS 1 AND 2 (A RESUBDIVISION OF HARBIN PROPERTY, LOT 2)  
TAX MAP: 17 GRID: 8 PARCEL: 27  
SECOND ELECTION DISTRICT  
HOWARD COUNTY  
ENVIRONMENTAL CONCEPT PLAN (ECP)

**MILDENBERG, & ASSOC., INC.**  
Boender & Assoc., Inc.  
Engineers Planners Surveyors  
7350-B Crace Drive, Columbia, Maryland 21044  
(410) 997-0296 Tel. (410) 997-0296 Fax.