

INDEX OF DRAWINGS

- ECP-1 - ENVIRONMENTAL CONCEPT PLAN TITLE SHEET
- ECP-2 - EXISTING CONDITIONS PLAN
- ECP-3 - EROSION & SEDIMENT CONTROL CONCEPT PLAN
- ECP-4 - STORMWATER MANAGEMENT CONCEPT PLAN

APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT. 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, SITE DEVELOPMENT PLAN OR GRADING AND BUILDING PERMIT STAGES. BE ADVISED, FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLAN.

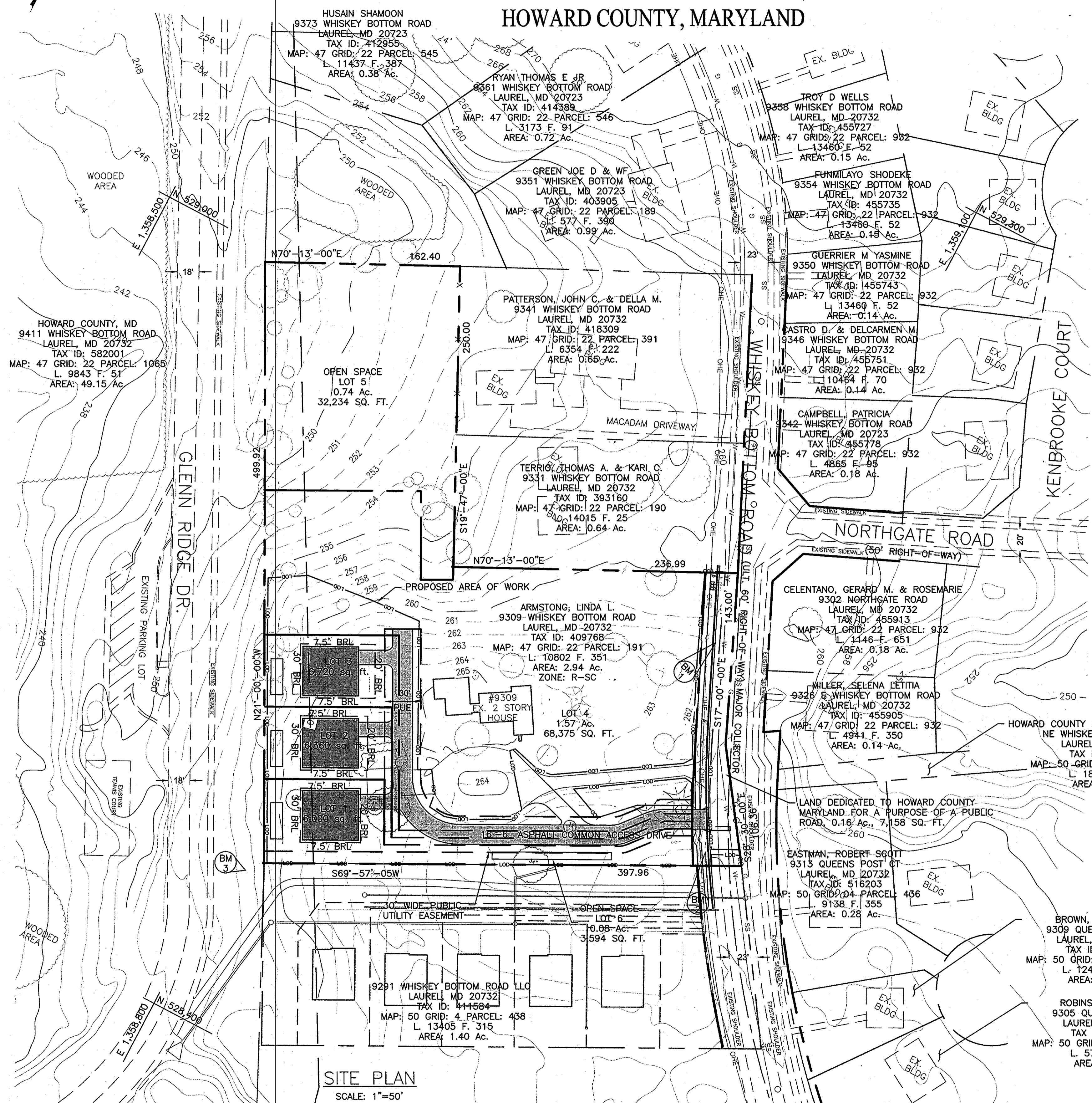
SITE NOTES

1. OWNER/APPLICANT: LINDA L. ARMSTRONG
9309 WHISKEY BOTTOM ROAD
LAUREL, MARYLAND 20732
2. SITE DATA:
TAX ID: 409768
TAX MAP/GRID: 47/22
PARCEL: 191
LIBER/FOLIO: 10802/351
AREA: 2.94 ACRES
ZONE: R-SC
ADC MAP/GRID: 40/D7
3. HORIZONTAL AND VERTICAL DATA SHOWN HEREON ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES, INC. ON OR ABOUT JULY 2012 AND REFLECT NATIONAL GEODETIC SURVEY NAD '83 (1991) AND NAVD '88 VALUES RESPECTIVELY.
4. PROPERTY SHOWN HEREON LIES WITHIN ZONE C, AN AREA OF MINIMAL FLOODING, PER FEMA COMMUNITY PANEL NO. 2400440045B EFFECTIVE DATE DECEMBER 4, 1986.
5. THERE ARE NO WETLANDS, BUFFERS, OR ANY OTHER ENVIRONMENTAL FEATURES ON THIS SITE.
6. THIS PROPERTY IS FORMERLY KNOWN AS THE "JOSEPH TRAVERS HOUSE" AND IS KNOWN TO THE MARYLAND HISTORICAL TRUST AS PROPERTY HO-801.
7. EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED ON THE BEST AVAILABLE INFORMATION, WHICH INCLUDES A FIELD RUN SURVEY COMPLETED BY KCI TECHNOLOGIES, INC. ON OR ABOUT JULY 2012.
8. LIMIT OF DISTURBANCE (LOD): 0.94 AC.
9. PROPOSED LAND USES WITHIN THE LOD:
BUILDING: 0.184 AC.
PARKING: 0 AC.
ROAD: 0.176 AC.
GREEN: 0.58 AC.
9. EXISTING WETLAND AREA WITHIN LOD = 0 AC.
EXISTING WETLAND BUFFER AREA WITHIN THE LOD = 0 AC.
10. EXISTING FLOODPLAIN AREA WITHIN LOD = 0 AC.
11. EXISTING STRIP A BUFFER AREA WITHIN LOD = 0 AC.
12. FOREST CONSERVATION WITHIN LOD = 0 AC.
13. EXISTING STEEP SLOPE AREA (>15%) WITHIN LOD = 0 AC.
14. HIGHLY ERODIBLE SOILS WITHIN THE LOD = 0 AC.

SITE DATA

1. GENERAL SITE DATA
 - a. PRESENT ZONE: R-SC
 - b. LOCATION: TAX MAP: 47, GRID 22, PARCEL 191
 - c. APPLICABLE DPZ FILE REFERENCES: N/A
 - d. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED RESIDENTIAL
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
2. AREA TABULATION
 - a. TOTAL AREA OF SITE: 2.94 AC.
 - b. APPROXIMATE AREA OF 100 YEAR FLOODPLAIN: N/A
 - c. APPROX. AREA OF STEEP SLOPES (25% OR MORE): N/A
 - d. NET AREA OF SITE: 2.94 AC.
 - e. AREA OF THIS PLAN SUBMISSION: 2.94 AC.
 - f. AREA OF PROPOSED BUILDABLE LOTS: 2.02 AC.
 - g. AREA OF PROPOSED PUBLIC ROAD RIGHT-OF-WAY: 0.16 AC.
 - h. APPROXIMATE AREA OF LIMIT OF DISTURBANCE: 1.46 AC.
 - i. AREA OF PROPOSED OPEN SPACE LOTS: 0.74 AC.
 - j. AREA OF PROPOSED NON-CREDIT OPEN SPACE: 0.08 AC.
3. DENSITY TABULATION
 - a. NET AREA OF THE SITE: 2.94 AC.
 - b. TOTAL NUMBER OF BUILDABLE LOTS ALLOWED (4 D.U./NET AC.): 11
 - c. TOTAL NUMBER OF BUILDABLE LOTS PROPOSED: 4
4. UNIT/LOT TABULATION
 - a. TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 4
 - b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 2
 - c. TOTAL NUMBER OF NON-BUILDABLE LOTS PROPOSED: N/A
5. OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE: 6,000 SF
 - b. OPEN SPACE REQUIRED (25% OF 1.46 AC.): 0.74 AC.
 - c. AREA OF PROPOSED OPEN SPACE LOTS: 0.74 AC.
 - d. AREA OF PROPOSED NON-CREDITED OPEN SPACE LOTS: 0.08 AC.
 - e. AREA OF CREDITED OPEN SPACE PROVIDED: 0.74 AC.

BENCHMARK DATA			
No.	NORTHING	EASTING	ELEV
1	528883.65	1359074.54	261.13
2	528725.53	1359148.14	263.97
3	528534.23	1358816.57	257.48



SITE PLAN
SCALE: 1"=50'

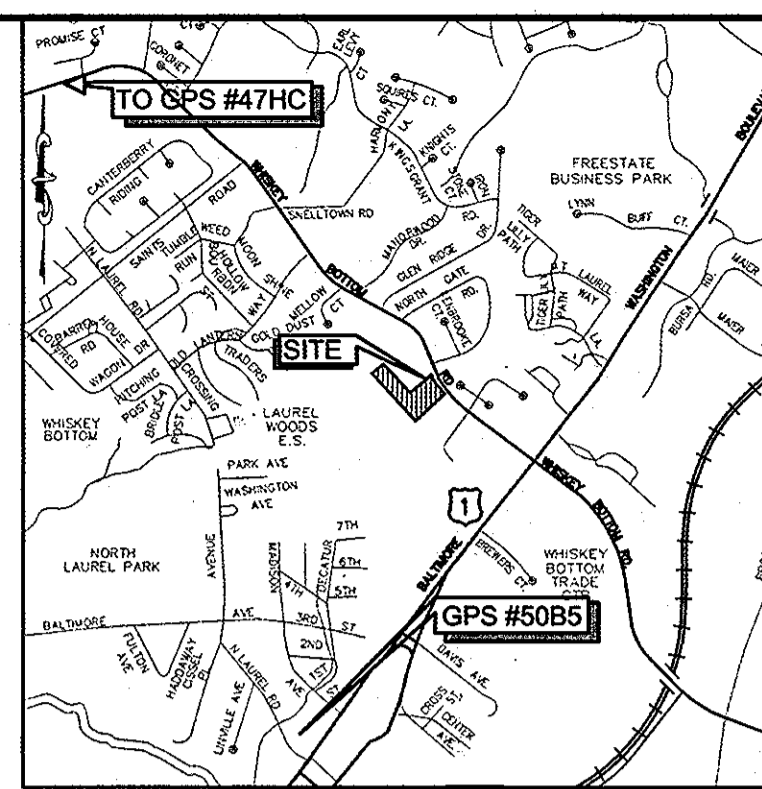
ENVIRONMENTAL CONCEPT PLAN

ARMSTRONG PROPERTY

SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TREE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED ASPHALT ACCESS ROAD
- PROPOSED IMPERVIOUS AREA
- ▨ PROPOSED LAND DEDICATION
- LOD
- PIPE
- MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FIRE HYDRANT
- RESIDENTIAL MAILBOX
- SIGN
- FLOOD LIGHT
- CONCRETE MONUMENT
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- EDGE OF WOODS
- FENCE
- HEDGE
- UNDERGROUND STORM DRAIN PIPE
- EXISTING WATER
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER



VICINITY MAP
SCALE: 1"=2000'
ADC MAP/GRID: 40/D7

STORMWATER MANAGEMENT APPROACH

THE "STORMWATER MANAGEMENT ACT OF 2007" REQUIRES THE IMPLEMENTATION OF AN ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE. 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:

THE PROPOSED DEVELOPMENT DOES NOT IMPACT ANY STREAMS, WETLANDS, THEIR BUFFERS, 100 YEAR FLOODPLAIN, STEEP SLOPES, OR FOREST CONSERVATION EASEMENTS AS NONE EXIST ON SITE.

NATURAL FLOW PATTERNS:

IN GENERAL EXISTING DRAINAGE PATTERNS WILL REMAIN UNCHANGED IN THE PROPOSED CONDITION. THE SITE WILL CONTINUE TO DRAIN TO THE SOUTH AND WEST. STABILIZED OUTFALLS WILL BE PROVIDED TO PREVENT EROSION. THE INSTALLATION OF NEW STORMWATER MANAGEMENT FACILITIES WILL PROVIDE A STABLE NATURAL WATERCOURSE.

SITE DESIGN:

THE EXISTING HOUSE IS HISTORIC, ALTHOUGH IT IS NOT LISTED ON THE NATIONAL HISTORIC REGISTER. THE LOT LAYOUT, AS SHOWN ON THIS PLAN, WAS DONE TO PREVENT TAKING AWAY FROM THE HISTORICAL NATURE AND ARCHITECTURE OF THE EXISTING RESIDENCE FROM THE STREET. THE PROPERTY OWNER DID NOT WANT TO OBSTRUCT THE VIEW OF THE EXISTING RESIDENCE FROM THE STREET. THE NORTHWEST CORNER OF THE PROPERTY BEHIND 9331 AND 9341 WHISKEY BOTTOM ROAD WILL CONTAIN THE OPEN SPACE LOT. THIS AREA IS THE LOW POINT OF THE SITE WHICH WOULD HAVE REQUIRED A FORCE MAIN SEWER TO SERVE THE LOTS. THE EXISTING DRIVEWAY WILL BE REMOVED AND A NEW DRIVEWAY CLOSER TO THE PROPERTY LINE WILL BE CONSTRUCTED TO SERVE THE NEW LOTS AND THE EXISTING RESIDENCE. THE EXISTING PAVED CIRCLE WILL REMAIN TO SERVE THE SALON LOCATED IN THE REAR ADDITION OF THE EXISTING RESIDENCE. SIGNIFICANT LANDSCAPING WILL BE PLACED ALONG THE PROPOSED DRIVEWAY TO SCREEN THE NEW LOTS FROM THE EXISTING RESIDENCE. THE ARCHITECTURE OF THE PROPOSED HOUSES WILL MIMIC THE EXISTING RESIDENCE TO PROVIDE CONTINUITY ON THE SITE.

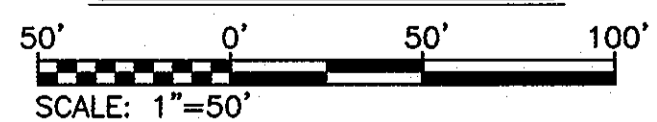
EROSION & SEDIMENT CONTROL:

A CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN IS INCLUDED TO DEMONSTRATE THAT SEDIMENT CONTROL PRACTICES WILL BE PROVIDED TO EFFECTIVELY TREAT SEDIMENT LADEN RUNOFF DURING CONSTRUCTION WITHOUT IMPACTING THE TREATMENT PRACTICES THAT ARE BEING PROPOSED FOR PERMANENT RUNOFF TREATMENT.

ESD PLANNING TECHNIQUES:

NEW IMPERVIOUS AREA AND EXISTING IMPERVIOUS AREAS WILL BE TREATED BY ESD PRACTICES. THESE FACILITIES COMBINED WILL STORE AND TREAT THE REQUIRED ESD VOLUME. THE SOILS WITHIN THE LOD ARE HSG 'D'. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED PRIOR TO DEVELOPMENT OF THE FINALIZED STORMWATER MANAGEMENT COMPUTATIONS.

GRAPHIC SCALE



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33772 EXP. DATE: 06/16/2015

OWNER
LINDA L. ARMSTRONG
9309 WHISKEY BOTTOM RD
LAUREL, MD 20732
PHONE: (301) 776-5600

ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
8161 MARLE LAWN BOULEVARD
SUITE 150
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION

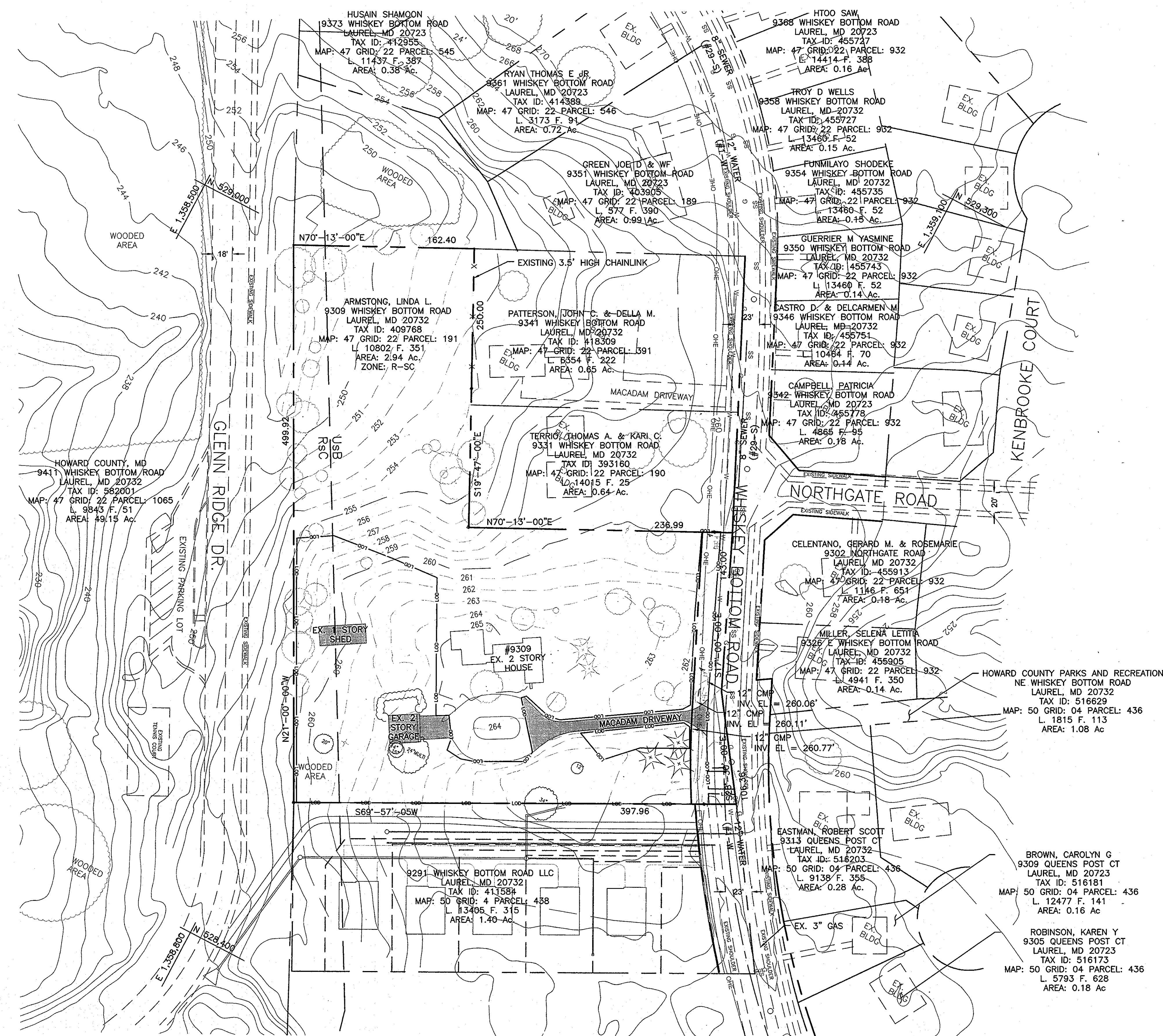
REVISIONS		DATE
NO.	DESCRIPTION	BY

ARMSTRONG PROPERTY
ENVIRONMENTAL CONCEPT PLAN
ENVIRONMENTAL CONCEPT PLAN TITLE SHEET
ZONING: R-SC
TAX ACCOUNT # 045866
TAX MAP: 47 GRID: 22 PARCEL: 191
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DRAWING NO. **ECP-1**
SHEET 1 OF 4
KCI JOB NUMBER 27121943

SOILS TABLE

SYMBOL	DESCRIPTION	HYDROLOGIC SOILS GROUP
UsB	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5 PERCENTS SLOPES	D
RsC	URBAN LAND-WOODSTOWN-SASSAFRAS COMPLEX, 5 TO 10 PERCENT SLOPES	C

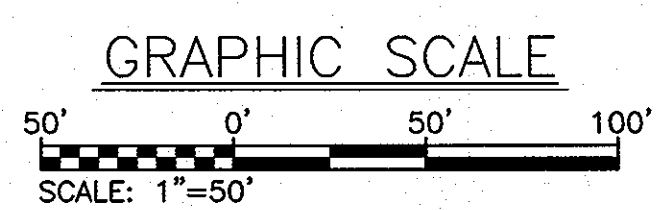


LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- SD --- EXISTING STORM PIPE
- EXISTING TREE
- EXISTING IMPERVIOUS AREA
- LOD --- LIMIT OF DISTURBANCE
- PIPE
- MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FIRE HYDRANT
- RESIDENTIAL MAILBOX
- SIGN
- FLOOD LIGHT
- CONCRETE MONUMENT
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- X EDGE OF WOODS
- FENCE
- HEDGE
- SD SD UNDERGROUND STORM DRAIN PIPE
- W W EXISTING WATER
- G G EXISTING GAS
- OHE OHE EXISTING OVERHEAD ELECTRIC
- SS SS EXISTING SANITARY SEWER

EXISTING CONDITIONS
SCALE: 1"=50'

NOTE:
TOTAL AREA INSIDE LOD = 0.94 AC.
TOTAL IMPERVIOUS AREA = 0.04 AC.
TOTAL OPEN SPACE/PERVIOUS AREA = 0.90 AC.

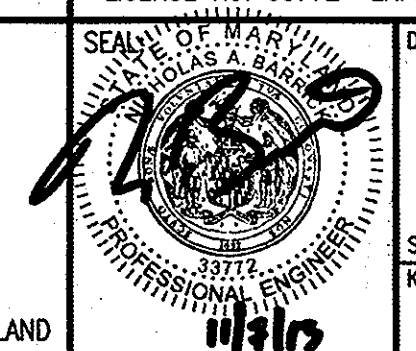


OWNER LINDA L. ARMSTRONG 9309 WHISKEY BOTTOM RD LAUREL, MD 20732 PHONE: (301) 776-5600	 ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS 8161 MARLE LAWN BOULEVARD SUITE 150 FULTON, MD 20759 TELEPHONE: (410) 792-8086 FAX: (410) 792-7419	APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING [Signature] CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11-08-13	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY					DATE: 11-7-2013 SCALE: 1"=50' DESIGNED BY: NAB DRAWN BY: AKI
		NO.	DATE	DESCRIPTION	BY							
[Signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11-15-13	DATE: 11-7-2013 SCALE: 1"=50' DESIGNED BY: NAB DRAWN BY: AKI											

ARMSTRONG PROPERTY
ENVIRONMENTAL CONCEPT PLAN
EXISTING CONDITIONS PLAN

ZONING: R-SC
TAX ACCOUNT # 045868
TAX MAP: 47 GRID: 22 PARCEL: 191
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33772 EXP. DATE: 06/16/2015



DRAWING NO.
ECP-2
SHEET 2 OF 4
KCI JOB NUMBER
27121943

ECP-14-011

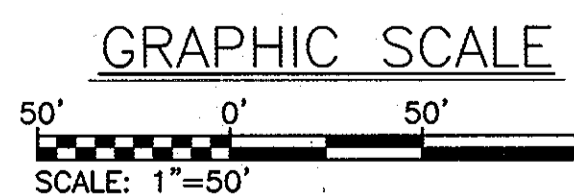


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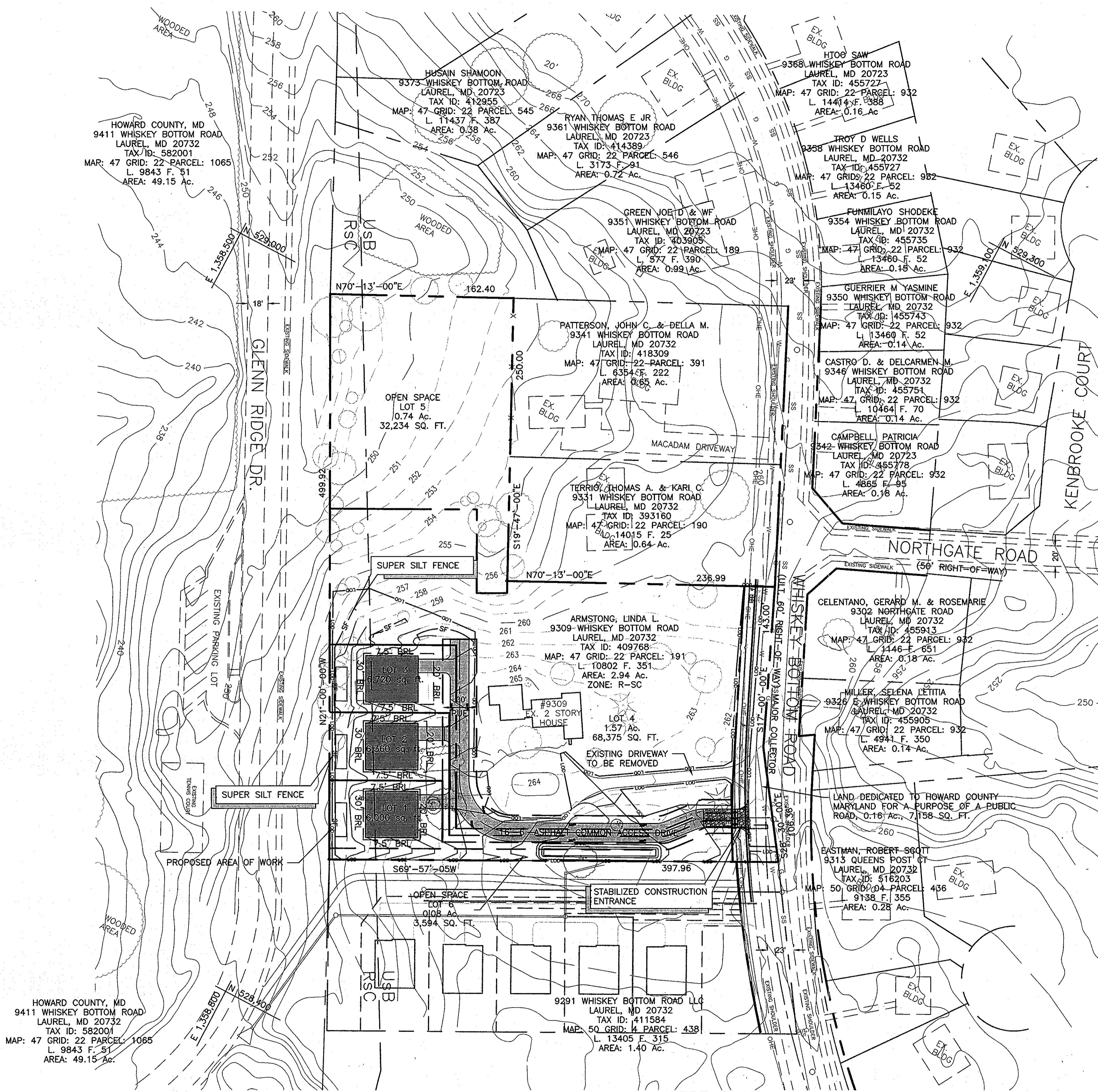
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SEDIMENT & EROSION CONTROL CONCEPT PLAN
SCALE: 1"=50'

NOTE:
TOTAL AREA INSIDE LOD = 0.99 AC.
TOTAL PROPOSED IMPERVIOUS AREA = 0.30 AC.
TOTAL OPEN SPACE/PERVIOUS AREA = 0.69 AC.

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SUITE 150
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING

Veronica... 11-09-13
CHIEF, DIVISION OF LAND DEVELOPMENT

... 11-15-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVISIONS		DATE
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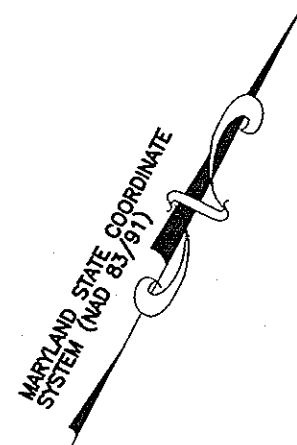
DATE: 11-7-2013
SCALE: 1"=50'
DESIGNED BY: NAB
DRAWN BY: AKI

ARMSTRONG PROPERTY ENVIRONMENTAL CONCEPT PLAN
SEDIMENT & EROSION CONTROL CONCEPT PLAN

ZONING: R-SC
TAX ACCOUNT # 045868
TAX MAP: 47 GRID: 22 PARCEL: 191
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PROFESSIONAL ENGINEER
ARMSTRONG PROPERTY
DRAWING NO. **ECP-3**
SHEET 3 OF 4
KCI JOB NUMBER 27121943

ECP-14-011



SOILS TABLE

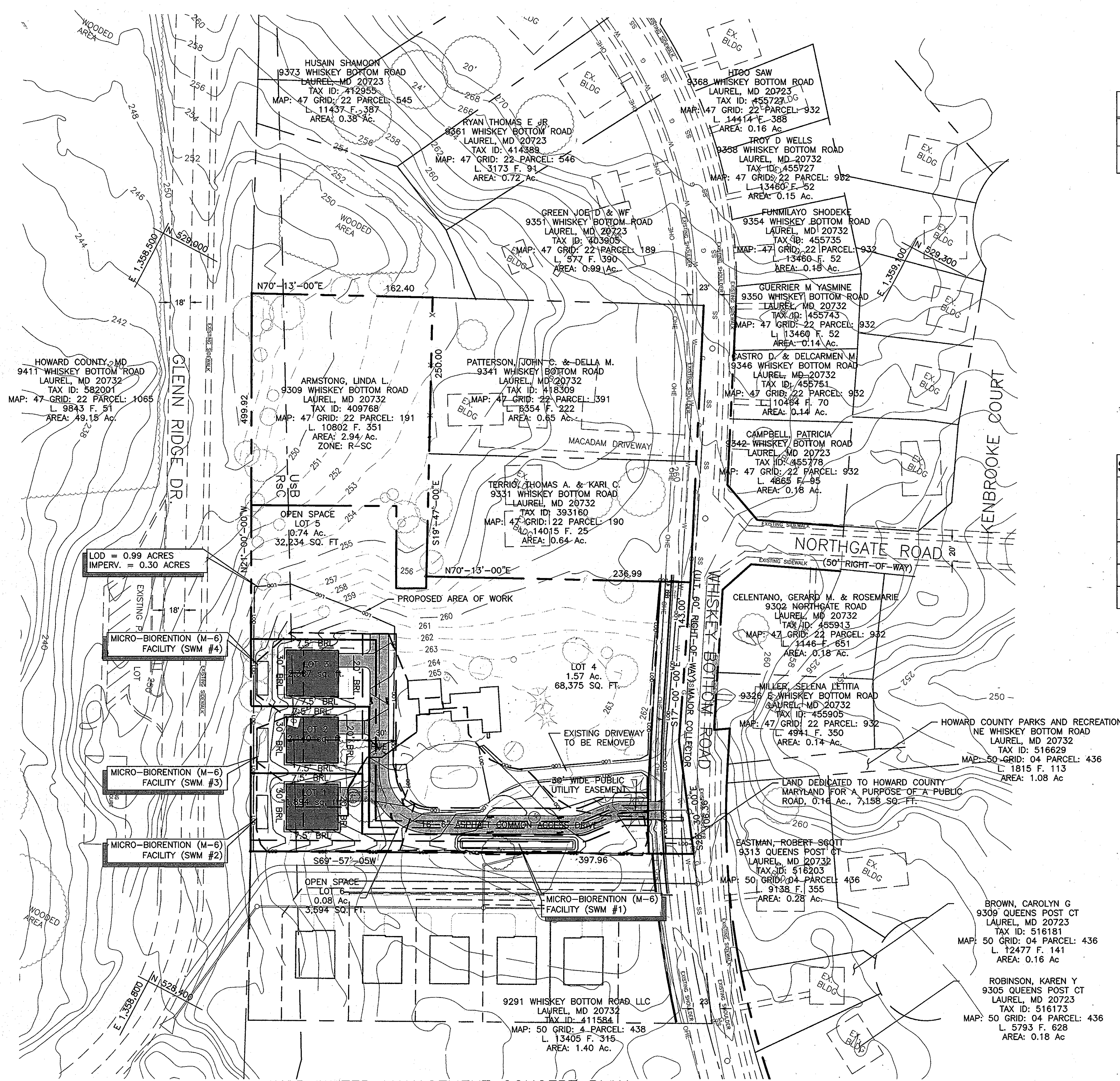
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RsC	URBAN LAND-WOODSTOWN-SASSAFRAS COMPLEX, 5 TO 10 PERCENT SLOPES	C

STORMWATER MANAGEMENT FACILITY TABLE

FACILITY	DRAINAGE AREA (AC.)	AREA (S.F.)	%	TARGET PE	PROVIDED	
					PE	ESDv (C.F.)
SWM-1 (M-6)MICRO-BIORETION	0.37	16,084	46%	1.2	1.89	1,160
SWM-2 (M-6)MICRO-BIORETION	0.19	8,226	32%	1.2	2.70	585
SWM-3 (M-6)MICRO-BIORETION	0.12	5,156	27%	1.2	5.10	585
SWM-4 (M-6)MICRO-BIORETION	0.27	11,811	39%	1.2	1.54	585

LEGEND

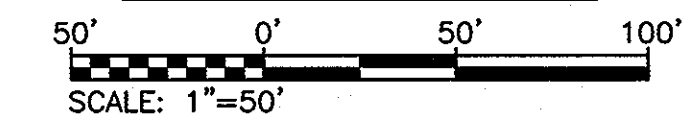
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STORMWATER MANAGEMENT CONCEPT PLAN

SCALE: 1"=50'

GRAPHIC SCALE



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		NO.	DATE	DESCRIPTION	BY									
NOTE: TOTAL AREA INSIDE LOD = 0.99 AC. TOTAL PROPOSED IMPERVIOUS AREA = 0.30 AC. TOTAL OPEN SPACE/PERVIOUS AREA = 0.69 AC.		DATE: 11-15-13		SIXTH ELECTION DISTRICT		11/13								

ECP-14-011