

HOWARD COUNTY, MARYLAND ADC MAP 27 GRID D2  
VICINITY MAP  
SCALE: 1" = 1000'

BENCHMARKS		
#	ELEVATION	NORTHING EASTING
24A	357.152'	N 879,167.044 E 1,360,260.252
24B	390.560'	N 576,753.501 E 1,362,302.987

GENERAL NOTES:

- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No. 24A and 24B was used for this project. Elevations shown hereon are tied to NAVD88 vertical datum.
- This plan is based on a field run monumented topographic and boundary survey performed in March, 2016 by NJR & Associates.
- All areas shown hereon have been rounded off and are more or less.
- There is no existing forest on the site.
- Existing house on Lot 1 is to remain.
- Existing house on Lot 1 is served by Public Water and Sewer. The Property is located in the Metropolitan District where it is served by Public Water and Sewer.
- The subject property is zoned "R-20" per the 10/06/2013 Comprehensive Zoning Plan.
- To the best of our knowledge there are no historic structures or cemeteries exist on the subject property.
- There are no floodplains, wetlands, streams or their buffers and no steep slope located on-site.
- There are no specimen tree present on-site and twenty existing trees to be removed.
- Approval of this ECP does not constitute an 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 plan, or grading and building permit stages.
- Existing house on Lot 1 was constructed in compliance with minimum setback requirement in effect at the time of construction. The existing house is in non-compliance with the current minimum setback requirements for zone R-20. The rear setback line on Lot 1 is shown as per current setback requirements.
- Stormwater Management for Lots 2 is provided through rain garden and rain barrels.
- This project is exempt from the requirements of the forest conservation act in accordance with Section 16.1201(b)(1)(vii) of subdivision regulations.

STORMWATER MANAGEMENT NOTES AND DESIGN NARRATIVE

THIS SITE IS LOCATED ON THE INTERSECTION OF ST. JOHNS LANE AND WHITEHALL ROAD AND IS ZONED R-20. THE 1.34± ACRE PROPERTY HAS AN EXISTING SINGLE FAMILY HOUSE AND DRIVEWAY AND WILL BE SUBDIVIDED INTO A TOTAL OF 2 RESIDENTIAL LOTS. THE EXISTING HOUSE AND DRIVEWAY WILL BE SAVED AND LOCATED ON NEW LOT 1. ONE (1) SINGLE FAMILY DWELLING IS PROPOSED ON NEW LOT 2.

THERE ARE NO EXISTING ENVIRONMENTAL FEATURES ON THE SITE.

STORM WATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS ADDRESSED BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP) IN ACCORDANCE WITH THE REVISED MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORM WATER DESIGN MANUAL CHAPTER 5. ESD CONSISTS OF RAIN GARDEN (M-7), AND RAIN BARREL (M-1).

THE SEDIMENT AND EROSION CONTROL PRACTICES FOR THIS DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SEDIMENT AND EROSION CONTROL REQUIREMENT WILL BE ADDRESSED USING TEMPORARY PERIMETER EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.

UTILIZING THE METHODS DESCRIBED ABOVE WILL SATISFY REQUIRED STORMWATER MANAGEMENT OBLIGATIONS TO THE MAXIMUM EXTENT PRACTICABLE.

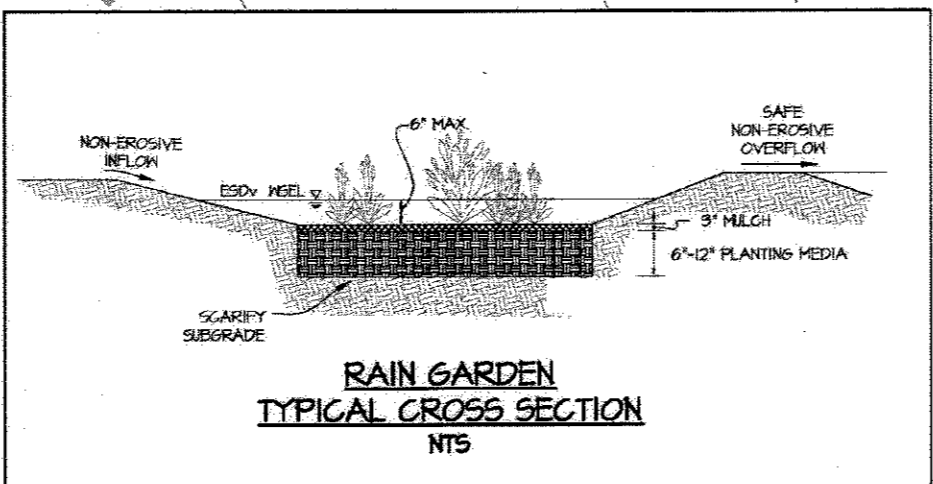
SOIL ANALYSIS			
SYMBOL	NAME/DESCRIPTION	TYPE	FACTOR
LoB	Legore-Montalto-Urban land complex, 0 to 5 percent slopes	C	0.28

LEGEND

○	EX. LIGHT POLE	○	EX. SPOT ELEVATION
○	EX. ROAD SIGN	○	PROPOSED SPOT ELEVATION
○	EX. SANITARY SEWER MANHOLE	○	EX. TREE
○	EX. POWER POLE	○	EX. WATER LINE
○	EX. WATER VALVE	○	PROPOSED WATER
○	EX. WATER METER	○	EX. SEWER LINE
○	CLEANOUT	○	RAIN BARREL
○	EX. ELECTRICAL	○	RAIN GARDEN
IPF, IPIN	DENOTES IRON PIPE FOUND TO BE REMOVED		
TBR	EX. TREE LINE		
477	PROPOSED CONTOUR		
480	EXISTING CONTOUR		
LOD	LIMIT OF DISTURBANCE		
SCE	STABILIZED CONSTRUCTION ENTRANCE		
SF	SILT FENCE		

STORMWATER MANAGEMENT SUMMARY TABLE

Practice	Location	Impervious Area Treated
Rain Barrel - A	Back of House	2120 ft <sup>2</sup>
Rain Garden - B	Front of House	2700 ft <sup>2</sup>
<b>Total Impervious Area requiring treatment = 4,890 square feet</b>		
<b>Total Impervious Area treated = 4,765 square feet</b>		



SITE ANALYSIS DATA SHEET

AREA	SIZE OR USE
TOTAL PROJECT AREA	1.34 ACRES±
LIMIT OF DISTURBANCE	0.38 ACRES±
GREEN OPEN AREA (LAWN)	1.08 ACRES±
PROPOSED SITE USES	0.10 ACRES±
WETLANDS	0.0 ACRES±
WETLAND BUFFERS	0.0 ACRES±
FLOODPLAIN	0.0 ACRES±
FLOODPLAIN BUFFERS	0.0 ACRES±
EXISTING FOREST	0.0 ACRES±
SLOPES GREATER THAN 15%	0.0 ACRES±
HIGHLY ERODIBLE SOILS	0.0 ACRES±

OWNER/DEVELOPER  
**ABHJIT HONRAO**  
4060 ST. JOHNS LANE  
ELLICOTT CITY, MD 21042  
PHONE: 443-535-3018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 10-5-16

*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 9-8-16

**ENVIRONMENTAL CONCEPT PLAN**  
**HONRAO'S PROPERTY**  
**LOTS 1 - 2**  
A SUBDIVISION OF PARCEL 270  
4060 ST. JOHNS LANE, ELLICOTT CITY, MD-21042  
(L. 16686, F. 164)  
TAX MAP 24 GRID 23 ZONING R-20  
2nd ELECTION DISTRICT- HOWARD COUNTY, MARYLAND

	<p>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. 35194. Expiration Date: 6/6/18</p>	<p>DRAWN BY: KL CHECKED BY: KL SCALE: 1" = 20' DATE: 8/23/2016</p>
	<p>KUI LIN, P.E. 121 E Lafayette Ave. Baltimore, MD 21202 PHONE (410) 948-7948</p>	<p><b>SHEET</b> 1 OF 1</p>