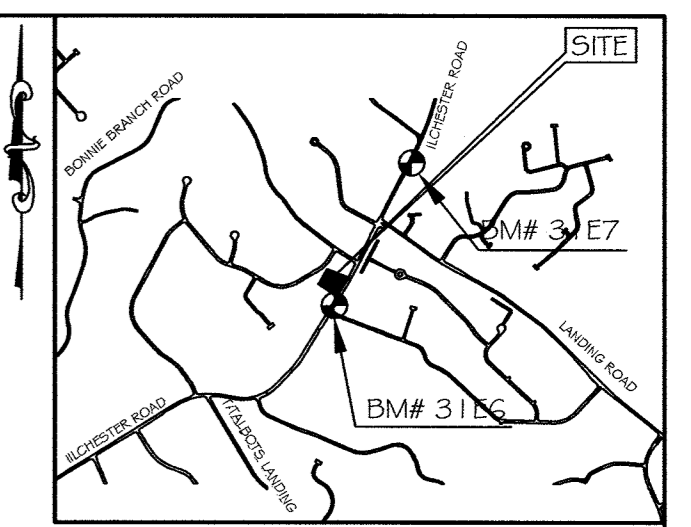




GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "R-20" PER THE 2011 COMPREHENSIVE ZONING PLAN.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- THIS PLAN IS BASED ON A PARTIAL FIELD RUN MONUMENTED BOUNDARY SURVEY BY KCI TECHNOLOGIES, INC. PERFORMED ON OR ABOUT APRIL 4, 2019.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THE SITE.
- THERE ARE NO WETLANDS ON SITE.
- THERE IS NO FOREST STAND ON THIS SITE.
- THERE IS NO FLOODPLAIN ON SITE.
- THERE IS AN EXISTING DWELLING STRUCTURE(S) LOCATED ON LOT 6 TO REMAIN.
- GEOCHEMICAL EXPLORATION AND TESTING HAS BEEN PERFORMED BY CENKEN GROUP, LLC IN JULY, 2019.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007. STORMWATER OBLIGATIONS ARE BEING MET BY THE USE OF MICRO-BIORETENTION AND NON-ROOF DISCONNECTION PRACTICES. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. SITES TARGET PE AND RCM NUMBERS ARE MET BY THE USE OF THESE PRACTICES, THEREFORE CPV IS NOT REQUIRED.
- ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
- SOILS HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
- TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS DATA.
- NATURAL RESOURCES ON SITE FIELD VERIFIED BY MIRIOLA GUPTA, RLA, ON OR ABOUT 9-16-2019.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLANS. 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 AND/OR SITE DEVELOPMENT PLAN STAGES. 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.
- THE FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED UNDER THE LOWE PROPERTY, MDR PLAT No. 18023, F-06-123.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4936, GRID G3

LEGEND

- PROPOSED BUILDING
- EX. BUILDING
- EX. GRADE
- PROP. GRADE
- PROPERTY LINES
- EX. TREELINE
- EDGE OF ROAD
- CENTERLINE OF ROAD
- CONCRETE TO BE REMOVED
- PROPOSED CONCRETE
- UTILITY POLE
- 15-24.9% SLOPES
- >25% SLOPES (4,425 SF)
- X 468.92 EX. EDGE OF PAVEMENT SPOT ELEV.

STORMWATER MANAGEMENT DESIGN NARRATIVE

THE PURPOSE OF THIS ENVIRONMENTAL CONCEPT PLAN IS TO SUPPORT RESUBDIVISION OF EXISTING LOT 3, LOWE PROPERTY, INTO TWO NEW LOTS 6 AND 7. TOTAL PROJECT AREA IS 1.0 ACRE, AND IS LOCATED OFF ILCHESTER ROAD IN ELLICOTT CITY. LOT 6 HAS AN EXISTING SINGLE-FAMILY HOUSE AND DRIVEWAY, WHICH WILL REMAIN. LOT 7 IS CURRENTLY VACANT, AND IS SHOWN WITH A SINGLE-FAMILY HOUSE AND SEPARATE DRIVEWAY.

NO NATURAL RESOURCES WILL BE IMPACTED BY THE NEW SUBDIVISION. CURRENTLY, THERE ARE NO WETLANDS, FLOODPLAIN, SPECIMEN TREES, OR FORESTS ON THE SITE. THERE ARE APPROXIMATELY 4,500 SQ.FT. OF ISOLATED STEEP SLOPES LOCATED IMMEDIATELY NORTH OF EXISTING HOUSE, RESULTING FROM GRADING PERFORMED AT THE TIME OF CONSTRUCTION OF THE SAID HOUSE.

NATURAL FLOW PATTERNS ARE MAINTAINED BY PROPOSED SUBDIVISION. CURRENTLY, STORMWATER ALONG THE FRONT OF THE LOT FLOWS TO A SHALLOW SWALE ALONG ILCHESTER ROAD, AND AROUND THE BACKYARD OF EXISTING HOUSE. IT IS THEN CONVEYED VIA SHEET FLOW TO A 24-INCH STORM DRAIN CULVERT UNDER BRITTEN LANE LOCATED AT THE NORTHERN CORNER OF THE SITE. UNDER PROPOSED CONDITIONS, RUNOFF FROM THE FRONT YARD OF NEW HOUSE WILL BE CONVEYED AROUND THE STRUCTURE FOR ULTIMATE OUTFALL AT THE CULVERT.

IMPERVIOUS AREAS ARE KEPT TO MINIMUM THROUGH LOCATION OF HOUSE CLOSE TO THE ROAD AND REDUCE DRIVEWAY LENGTH. ONE (1) MICRO-BIORETENTION (M-G) FOR ONSITE AND ONE NON-ROOFTOP RUNOFF DISCONNECTION FOR RIGHT-OF-WAY HAVE BEEN USED FOR BETTER SITE DESIGN.

THE SEDIMENT AND EROSION CONTROL PRACTICES FOR THIS DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. THE DESIGN INCORPORATES STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE AROUND THE LIMIT OF DISTURBANCE AND INLET PROTECTIONS TO ELIMINATE THE POSSIBILITY OF SEDIMENT LADEN RUNOFF FROM LEAVING THE DISTURBED AREA. THE IMPLEMENTATION OF THIS STRATEGY WILL ENSURE THAT CONSTRUCTION HAS NO NEGATIVE EFFECTS ON THE ADJACENT PARCELS.

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 MDE STORM WATER DESIGN MANUAL CHAPTER 5. ESD CONSISTS OF MICRO-SCALE PRACTICE OF ONE (1) MICRO-BIORETENTION (M-G) FOR ONSITE & ONE NON-ROOFTOP RUNOFF DISCONNECTION FOR THE RIGHT-OF-WAY WHICH WILL TREAT AND/OR STORE RUNOFF FROM THE NEW IMPERVIOUS AREAS.

NO WAIVERS ARE REQUESTED FOR ENVIRONMENTAL AND STORMWATER DESIGN FOR THIS PROJECT. NO PROTECTED NATURAL RESOURCES ARE PROPOSED TO BE DISTURBED.

UTILIZING THE METHODS DESCRIBED ABOVE, THE PROJECT WILL SATISFY STORMWATER MANAGEMENT REQUIREMENTS TO THE MAXIMUM EXTENT PRACTICABLE.

SOIL ANALYSIS				
SYMBOL	NAME/DESCRIPTION	TYPE	HYDRIC	K FACTOR
CHC	CHILLUM-RUSSETT LOAMS, 5 TO 10 PERCENT SLOPES	C	NO	0.43
CHB	CHILLUM-RUSSETT LOAMS, 2 TO 5 PERCENT SLOPES	C	NO	0.43
SHD	SASSAFRAS AND CROOM SOIL, 10 TO 15 PERCENT SLOPES	B	NO	0.37
CDP	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	C	NO	0.37

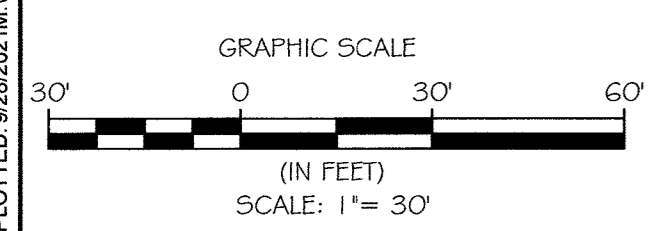
STORMWATER MANAGEMENT SUMMARY		
PRACTICE	AREA TREATED	VOLUME (ESDv)
(M-G) MICRO-BIORETENTION (MB-1)	3,554 SF	517 CF
(N-2) NON-ROOFTOP RUNOFF DISCONNECTION	2,202 SF	191 CF
TOTAL ESDv REQUIRED		643 CF
TOTAL ESDv PROVIDED		708 CF
TOTAL Rev REQUIRED		70 CF
TOTAL Rev PROVIDED		129 CF
CPV REQUIRED		NONE

SITE ANALYSIS DATA CHART		
ID	DESCRIPTION	AREA
1	TOTAL PROJECT AREA	1.0 AC.
2	AREA WITHIN 100-YEAR FLOODPLAIN	0 AC.
3	AREA OF 25% OR GREATER STEEP SLOPES	0.1 AC.
4	AREA WITHIN WETLANDS/BUFFERS	0 AC.
5	AREA FORESTED	0 AC.
6	AREA OF ERODIBLE SOILS	1.0 AC.
7	LOD AREA	18,846 SF
8	PROPOSED SITE USE	SINGLE FAMILY RESIDENTIAL
9	GREEN OPEN AREA	15,292 SF (WITHIN LOD)
10	IMPERVIOUS AREA	3,554 SF



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17344 EXP. DATE: 5/10/2023

PLOTTED: 9/26/2024 11:01:27 AM 1013503.dwg ECP-01 - 2024-09-23.dwg



OWNER / DEVELOPER
DEBRA & JONATHAN HARRIS
5000 ILCHESTER RD
ELICOTT CITY, MD 21043
PHONE: 240-731-6515

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/12/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-27-21

ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
11830 WEST MARKET PLACE
SUITE F
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

REVISIONS		
NO.	DATE	DESCRIPTION

ENVIRONMENTAL CONCEPT PLAN
HARRIS PROPERTY
LOTS 6 & 7
RESUBDIVISION OF LOT 3, LOWE PROPERTY, PLAT # 18023
ILCHESTER ROAD ELLICOTT CITY, MD 21043
TAX MAP 31, GRID 10
PARCEL 153

DRAWING NO. 271901393
SHEET 1 OF 1
KCI JOB NUMBER