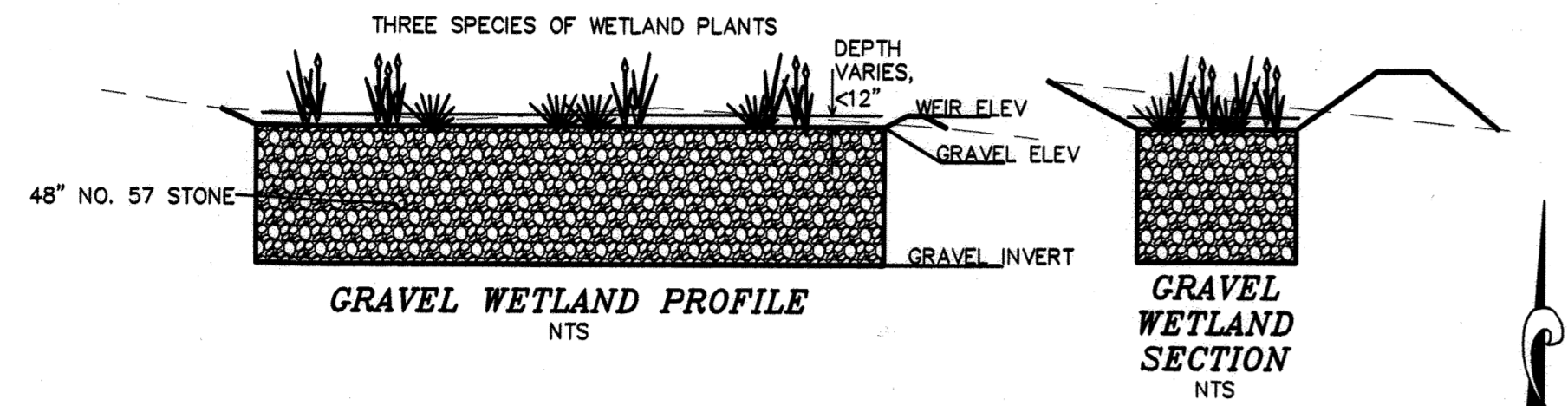
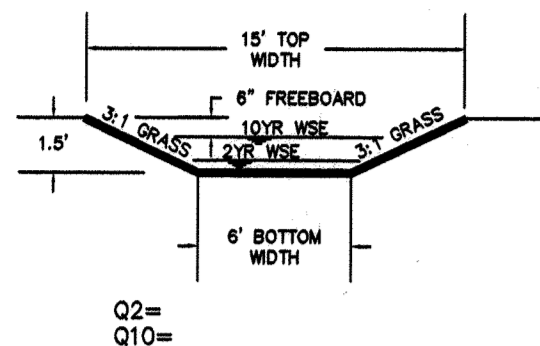


SOIL DESCRIPTIONS				
Symbol	Rating	Name	Kw Factor	Map
BaA	C/D	Balle silt loam, 0 to 3 percent slopes	0.49	
GmA	C	Glenville silt loam, 0 to 3 percent slopes	0.49	
GnB	C	Glenville-Balle silt loams, 0 to 8 percent slopes	0.49	

PARKING CALCULATIONS			
USE	AREA	PARKING PER 1000	TOTAL PARKING NEEDED
SHOPPING CENTER	8000 SF	6	48
OFFICE	4000 SF	3.3	13.2
			TOTAL PARKING REQUIRED: 62
			TOTAL PARKING PROVIDED: 71



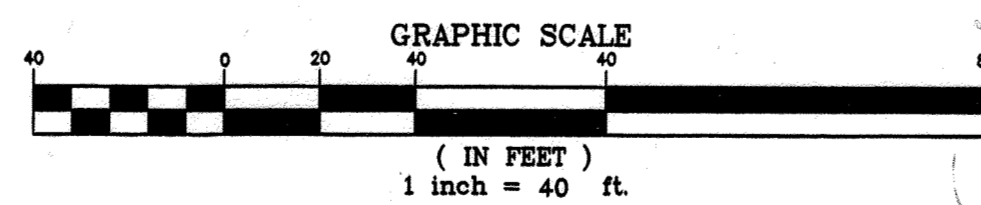
TYPICAL SWALE DETAIL
NTS

LEGEND

- WETLANDS
- EX PAVEMENT TO BE REMOVED
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- DRAINAGE AREA BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED PAVEMENT: HOT MIX ASPHALT

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	PRACTICE	REQUIRED ESD _v	PROVIDED ESD _v	REQUIRED P _e	PROVIDED P _e
DRIVEWAY WITH PARKING	M-2, SUBMERGED GRAVEL WETLAND WITH GRASS SWALE FOR 10% PRETREATMENT (pg. 5.78 MDE SDM VOL1)	GRAVEL WETLAND SWALE PRETREATMENT	985 C.F.	1,124 C.F.	2.0"	2.0"
BUILDING	M-2, SUBMERGED GRAVEL WETLAND	GRAVEL WETLAND	3,574 C.F.	3,680 C.F.	2.0"	2.0"



REDEVELOPMENT CALCULATIONS:

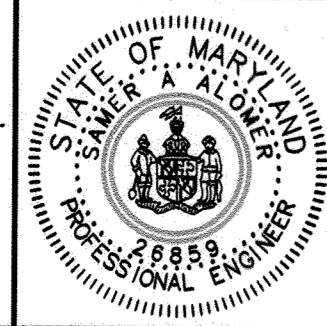
SITE AREA = 1.84 ACRES = 80,198 ± SQ. FT.
 AREA OF WETLANDS AND BUFFER = 0.28 ACRES = 12,287 ± SQ. FT.
 AREA COUNTED TOWARD REDEVELOPMENT = 1.56 ACRES = 67,911 ± SQ. FT.
 EXISTING IMPERVIOUS AREA = 0.68 ACRES = 29,745 ± SQ. FT.
 PERCENTAGE IMPERVIOUS = 0.68 ACRES / 1.56 ACRES = 43.6%
 THIS SITE QUALIFIES FOR REDEVELOPMENT.

DEVELOPERS

WAVERLY INVESTORS LLC
 8318 FORREST ST., SUITE 200
 ELLICOTT CITY, MD 21042
 410 992 4600

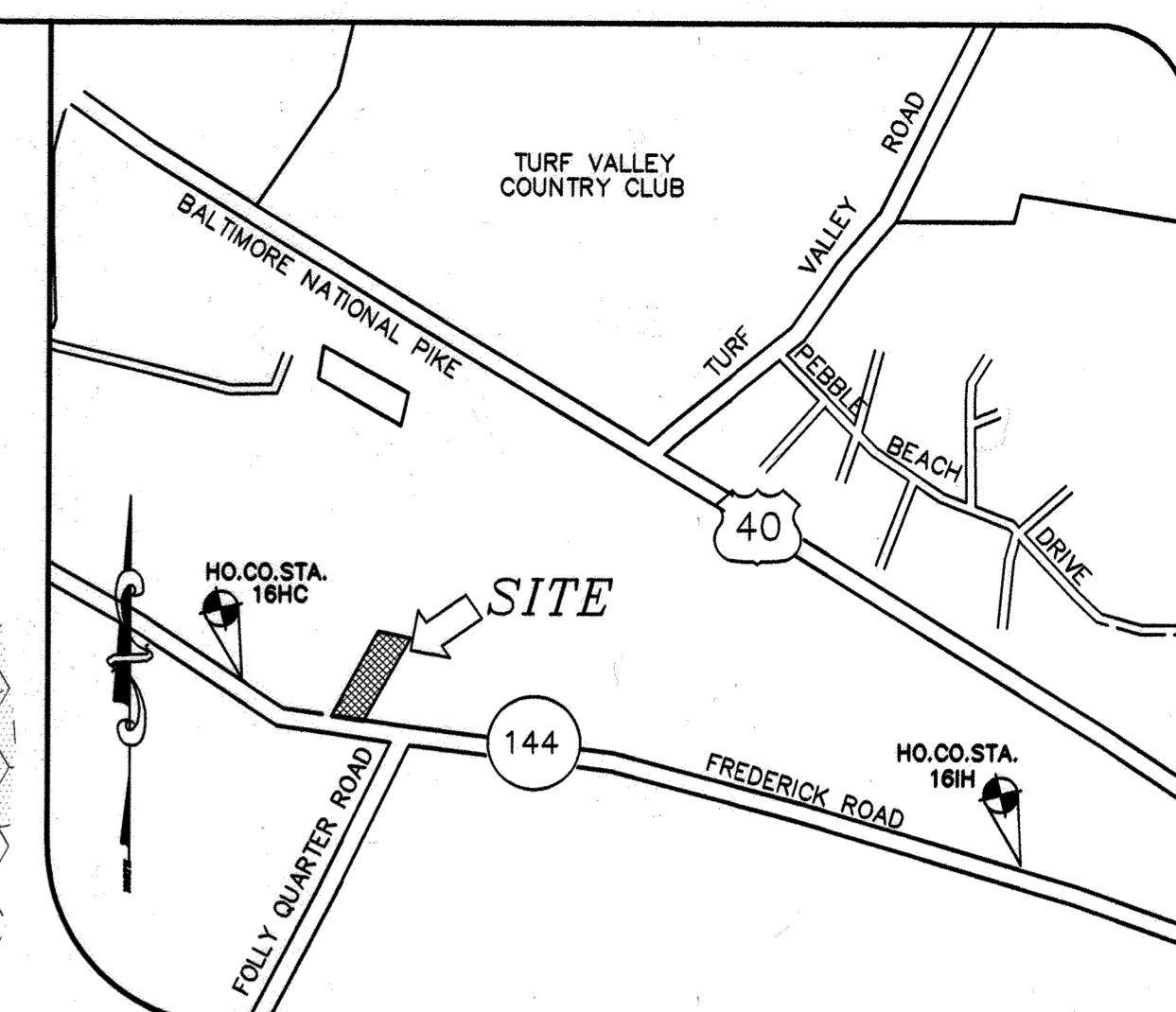
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/23

7/2/2021 DATE:
 SAMER A. ALOMER P.E.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

2/17/22 DATE
 1/1/22 DATE



VICINITY MAP
 SCALE: 1" = 1,000'
 ADC MAP 14, GRID H-6

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED B-1 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PARCEL BACKGROUND:
 ADDRESS: 11074 FREDERICK RD. ROAD, ELLICOTT CITY, MD 21042
 TAX MAP 16, GRID: 022 PARCEL 98
 ELECTION DISTRICT: THIRD
 DEED REFERENCE: 18045/00210
 AREA: 2 ACRES ±
- TOPOGRAPHY SHOWN HERE IS BASED ON HOWARD COUNTY GIS INFORMATION.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM CARROLL COUNTY CONTROL STATIONS NO. 16HC & 16IH
 STA. 16HC: N 589,780.930; E 1,341,529.866; EL. 448.644 (NAVD88)
 STA. 16IH: N 589,067.974; E 1,345,191.346; EL. 470.977 (NAVD88)
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- NO FOREST, STREAM, OR FLOODPLAIN EXIST ON SITE.
- WETLANDS EXIST ON SITE.
- PROPOSED USES: 8,100 SQ.FT. SHOPPING CENTER, 4,000 SQ.FT. OFFICE
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION OR SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS. 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.

SITE ANALYSIS DATA:

- AREA OF THE SITE = 1.84 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0.28 AC ±
- AREA OF FLOODPLAIN = 0.00 AC ±
- AREA OF EXISTING FOREST = 0.0 SQ.FT.
- AREA OF STREAM BUFFER = 0.00 AC ±
- AREA OF STEEP SLOPES 15% OR GREATER = 0.00 AC ±
- AREA OF STEEP SLOPES 25% OR GREATER = 0.00 AC ±
- NET BUILDABLE AREA = 1.72 AC ±
- AREA OF ERODABLE SOILS = 1.84 AC ±
- LIMIT OF DISTURBANCE AREA = 1.47 AC ±
- GREEN OPEN AREA (PERVIOUS) = 0.61 AC ±
- IMPERVIOUS AREA:
 0.68 AC ± EXISTING
 +0.18 AC ± PROPOSED
 0.86 AC ± TOTAL

ESD NARRATIVE

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. WETLANDS DO EXIST ON-SITE. THE PROPOSED WATER GRAVEL WETLAND WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURES AND DRIVEWAY.
- 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.
- TWO GRAVEL WETLANDS (M-2) AND ONE GRASS SWALE (M-5) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT. THE SITE IS BEING DEVELOPED AS REDEVELOPMENT AS EXISTING IMPERVIOUS IS MORE THAN 40%.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES AND SUPER 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.
- THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS. ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-2)

Project: 21-020, date: JAN. 2022, illustration: MAMA, engineering: MAMA, scale: approval: SAA

THE FRIENDLY INN - RETAIL
 11074 FREDERICK RD. ROAD, ELLICOTT CITY, MD 21042
 TAX MAP: 16 - GRID: 22 - PARCEL: 98
 THIRD ELECTION DISTRICT

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers, Planners, Surveyors
 8818 FORREST ST. SUITE 300, ELLICOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 997-0296 Fax

1 OF 1

M:\2021\21-020 Friendly Inn\ECP\01-013 ECP- REV. NOV.2021 SAA.dwg, 1/26/2022 11:08:03 AM, salom