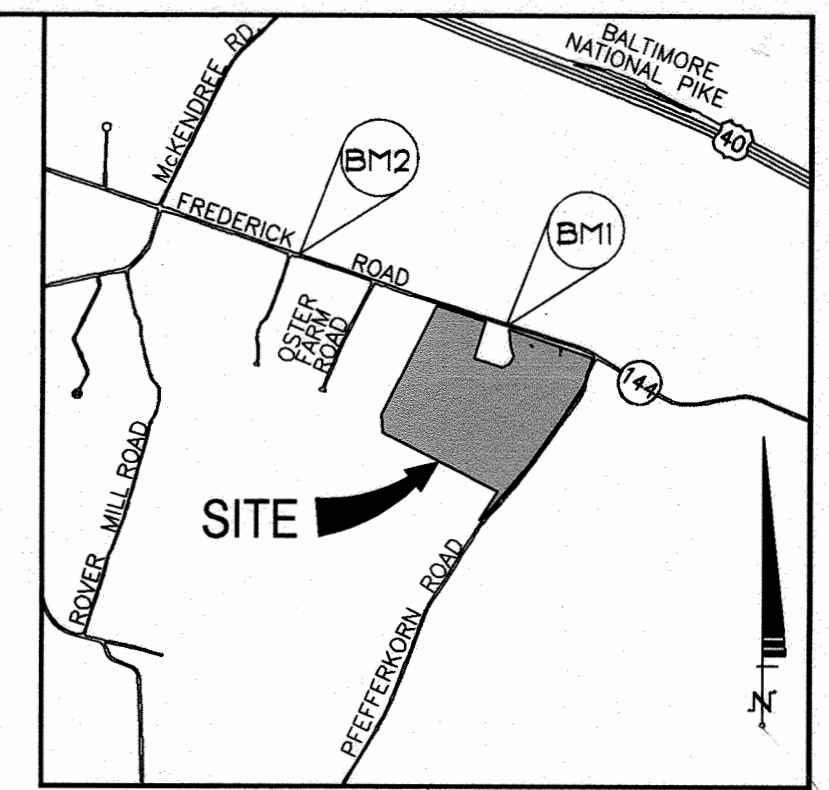


### DRAWING LEGEND

682	EX. MINOR CONTOUR (2' INTERVAL)
680	EX. MAJOR CONTOUR (4' INTERVAL)
ADJACENT PROP. LINE	PROPERTY BOUNDARY
EDGE OF PAVING	EDGE OF PAVING
EX. 9" S.	EX. 9" S.
682	EX. OVERHEAD ELEC. (2' INTERVAL)
680	EX. MAJOR CONTOUR (4' INTERVAL)
	EXISTING & PROP. PAVED AREA
	PROP. PRIV. ROAD/DRIVE
	VARIABLE WIDTH STREAM BUFFER
	WETLAND LIMIT
	25' WETLAND BUFFER
	STREAM/EDGE OF WATER
	EX. BUILDING
	PROP. BLDG. EXPANSION
	PROP. GRAY ELEV. & FLOW ARROW
	STEEP SLOPES 10-20%
	STEEP SLOPES 25%+
	PROPOSED SEPTIC RESERVE AREA
	EXISTING TREES
	SILT FENCE
	SUPER FENCE DIVERSION
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERRY



### BENCHMARK

BENCHMARK #1	N. 54886.960
E.	19495.181
B.M.	15AB - CONC. MON. ELEV. 537.740
BENCHMARK #2	B.M. 15AM1 - 3/4" REBAR ELEV. 519.640

ADC MAP COORDINATES  
483-CI  
N 39°18'35", E 76°59'

### SOILS CHART

CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE	HIGHLY ERODIBLE
GgA	GLENELG LOAM, 0-3% SLOPES (HSG-B)	N	.24	N
GgB	GLENELG LOAM, 3-8% SLOPES (HSG-B)	N	.24	N
GgC	GLENELG LOAM, 8-15% SLOPES (HSG-B)	N	.24	N
GmB	GLENVILLE SILT LOAM, 3-8% SLOPES (HSG-C/D)	N	.37	N
MoC	MANOR LOAM, 8-15% SLOPES (HSG-B)	N	.28	N

- ### GENERAL NOTES
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY SHANABERGER & LANE AND IS SUPPLEMENTED BY HOWARD COUNTY GIS.
  - BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS AND FIELD SURVEY BY SHANABERGER AND LANE.
  - THE COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 15AB AND 15AM WERE USED FOR THIS PROJECT.
  - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE 10/16/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
  - THERE ARE NO PERENNIAL STREAMS ON SITE.
  - THERE IS NO 100-YEAR FLOODPLAIN ON SITE.
  - STEEP SLOPES OVER 20,000 SF OF CONTIGUOUS AREA ARE NOT LOCATED ON SITE.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
  - APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (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 AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN 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.
  - APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEDIMENT CONTROL CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
  - THERE IS AN EXISTING DWELLING, ACCESSORY DWELLING AND OTHER ACCESSORY STRUCTURES ON THE PROPERTY. THE EXISTING PRIMARY DWELLING WILL BE DEMOLISHED AND A NEW PRIMARY DWELLING WILL BE CONSTRUCTED.
  - THERE ARE SPECIMEN TREES ON SITE.

### AG PRESERVATION EASEMENT NOTE:

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL PRESERVATION EASEMENT (HO-90-23E). THE EXISTING AG EASEMENT PERMITS ONLY ONE PRINCIPAL DWELLING AND TWO TENANT HOUSES.

THE AGRICULTURAL PRESERVATION BOARD APPROVED A PETITION TO DEMOLISH THE EXISTING PRINCIPAL DWELLING AND CONSTRUCT A NEW PRINCIPAL DWELLING. THE NEW PRINCIPAL DWELLING WILL BE LOCATED IN THE FRONT YARD OF THE FORMER UNINHABITABLE DWELLING IN AN AREA THAT HAS NOT BEEN PREVIOUSLY FARMED. THIS PETITION WAS APPROVED AT THE FEBRUARY 29, 2022 MEETING.

### BORINGS

BORING #1	1,382,988.59	554,022.16
BORING #2	1,382,975.24	553,475.31
BORING #3	1,382,942.18	553,929.57

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. 21988. EXPIRATION DATE: JUNE 08, 2024.

02/09/2023  
DATE

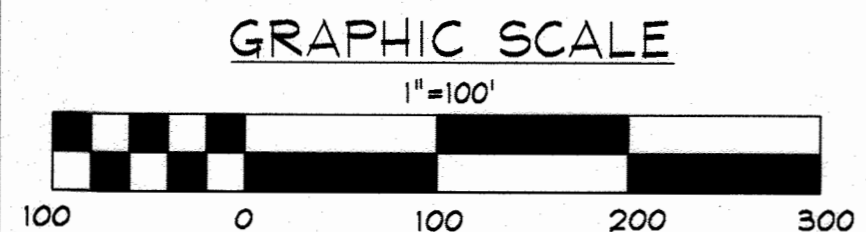
W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21988

### DRAWING LIST

SHT #	DESCRIPTION
1	SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN
2	SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN STORM WATER MANAGEMENT NOTES AND DETAILS

- ### SITE ANALYSIS DATA CHART
- GENERAL SITE DATA
    - a. PRESENT ZONING: RR-DEO
    - b. APPLICABLE DPA FILE REFERENCES:
    - c. PROPOSED USE OF SITE OR STRUCTURE(S): RESIDENTIAL
    - d. PROPOSED WATER AND SEWER SYSTEMS: PRIVATE
  - AREA TABULATION
    - a. TOTAL AREA OF PARCEL: 54.06± ACRES OR 2,354,989± S.F.
    - b. AREA OF STUDY: 54.06± AC.
    - c. APPROXIMATE WETLANDS AREA INCLUDING BUFFER: 0.0± AC.
    - d. APPROXIMATE AREA OF 100-YEAR FLOODPLAIN: 0.0± AC.
    - e. APPROXIMATE EXISTING FOREST AREA: 0.0± AC.
    - f. APPROXIMATE AREA OF STEEP SLOPES (20% OR GREATER): 0.27± AC.
    - g. APPROXIMATE AREA OF STEEP SLOPES (15% TO 20%): 2.39± AC.
    - h. APPROXIMATE AREA OF ERODIBLE SOILS: 0.0± AC.
    - i. AREA OF LIMIT OF DISTURBANCE: 2.38± AC.
    - j. PROPOSED LAND USE: RESIDENTIAL
    - k. GREEN OPEN AREA WITHIN STUDY AREA: 41.7± AC.
    - l. PROPOSED IMPERVIOUS AREA WITHIN STUDY AREA: 1.01± AC.
    - m. PERCENT IMPERVIOUS WITHIN STUDY AREA: 1.87%

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Engineering Division  
Date: 3/24/23  
Chief, Division of Land Development  
Date: 3/26/23



### DESIGN NARRATIVE:

THE INTENT OF THIS PLAN IS TO REMOVE THE EXISTING PRIMARY DWELLING ON THE SUBJECT PROPERTY AND TO REPLACE IT WITH A NEW PRIMARY DWELLING. THE SCOPE OF WORK ALSO INCLUDES BRINGING PRIVATE WATER AND SEWERAGE FACILITIES FOR ALL STRUCTURES ON-SITE INTO COMPLIANCE WITH APPLICABLE REGULATIONS. NO PROPOSED IMPROVEMENTS WILL BE LOCATED WITHIN ENVIRONMENTAL RESOURCES OR THEIR BUFFERS. PROPOSED IMPROVEMENTS WILL ALSO BE LIMITED TO THE IMMEDIATE VICINITY OF EXISTING IMPROVEMENTS.

### FOREST CONSERVATION NOTE:

A DECLARATION OF INTENT FOR WILL BE SUBMITTED TO ADDRESS FOREST CONSERVATION REQUIREMENTS ASSOCIATED WITH DEVELOPMENT ACTIVITIES ON THIS PROPERTY UNDER SUBTITLE 12, SECTION 16.022(b)(2)(i) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. NO FOREST CONSERVATION MITIGATION WILL BE REQUIRED AS CUTTING, CLEARING, OR GRADING OF FOREST COMMUNITIES DOES NOT EXCEED 20,000 SF.

### DATA SOURCES:

EXISTING BOUNDARY AND ON AND OFFSITE TOPOGRAPHY ARE SHOWN PER HOWARD COUNTY DTGIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ON-SITE TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY PERFORMED BY SHANABERGER & ASSOCIATES COMPLETED IN MAY 2021. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

Planners  
Surveyors  
Engineers  
Landscape Architects

192 East Main Street  
Westminster, MD 21157  
410.386.0560  
410.386.0564 (Fax)  
DDC@DDCinc.us  
www.DDCinc.us

OWNER: FUENTES FIRE PROTECTION, LLC  
6939 LINDEN AVENUE  
ELKBRIDGE, MD 21075  
443-278-5788

DEVELOPER: FUENTES FIRE PROTECTION, LLC  
6936 LINDEN AVENUE  
ELKBRIDGE, MD 21075  
443-278-5788

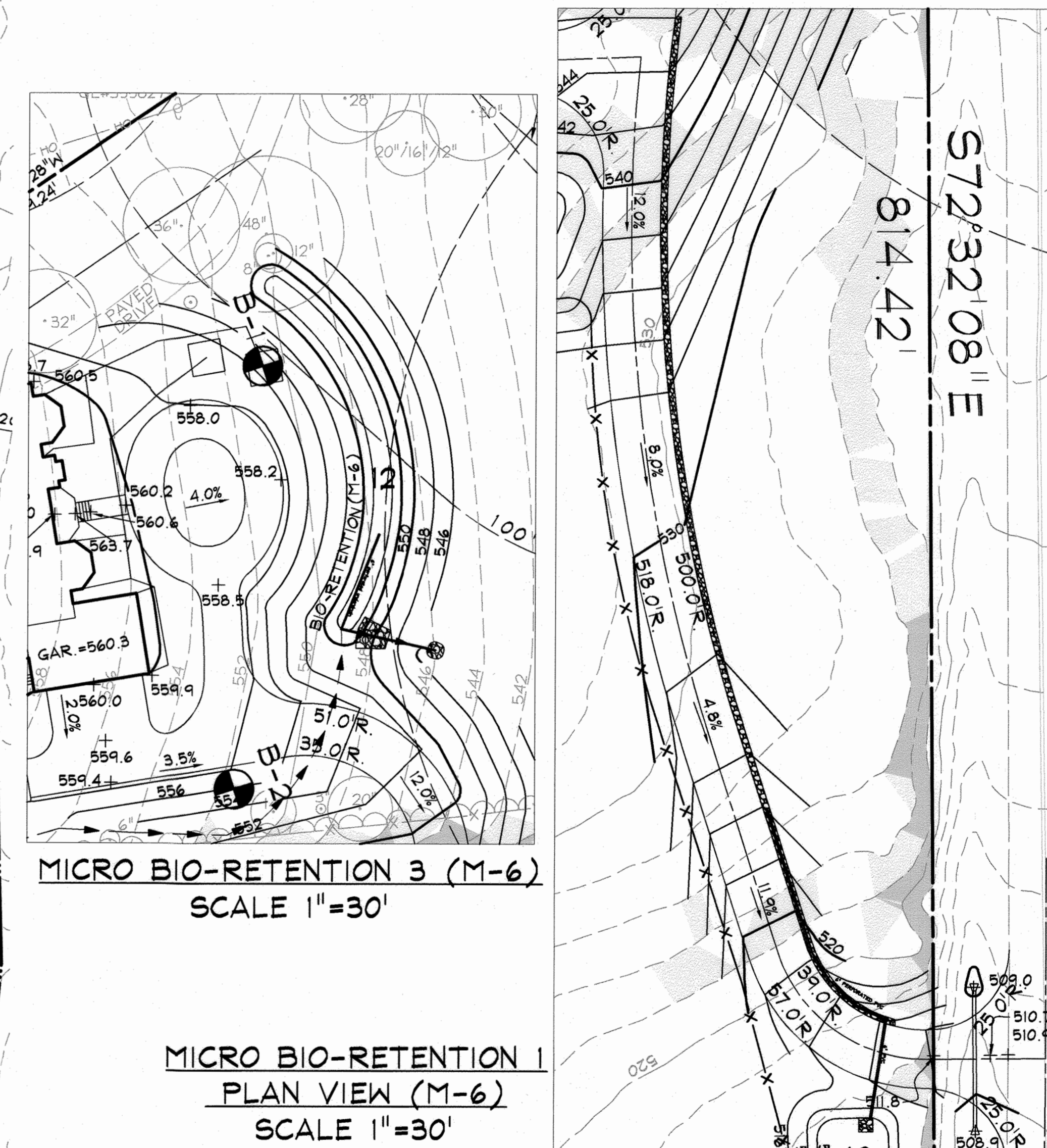
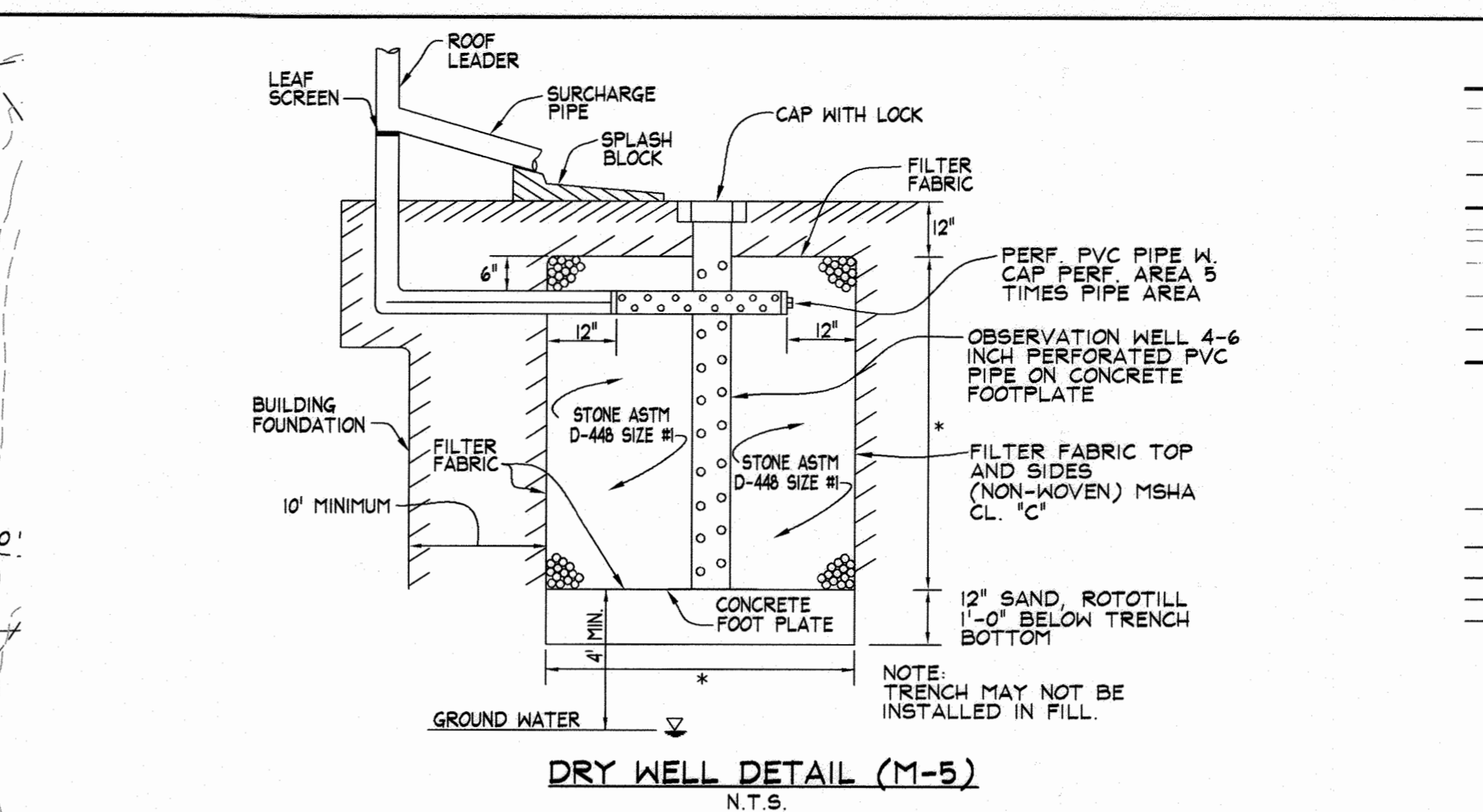
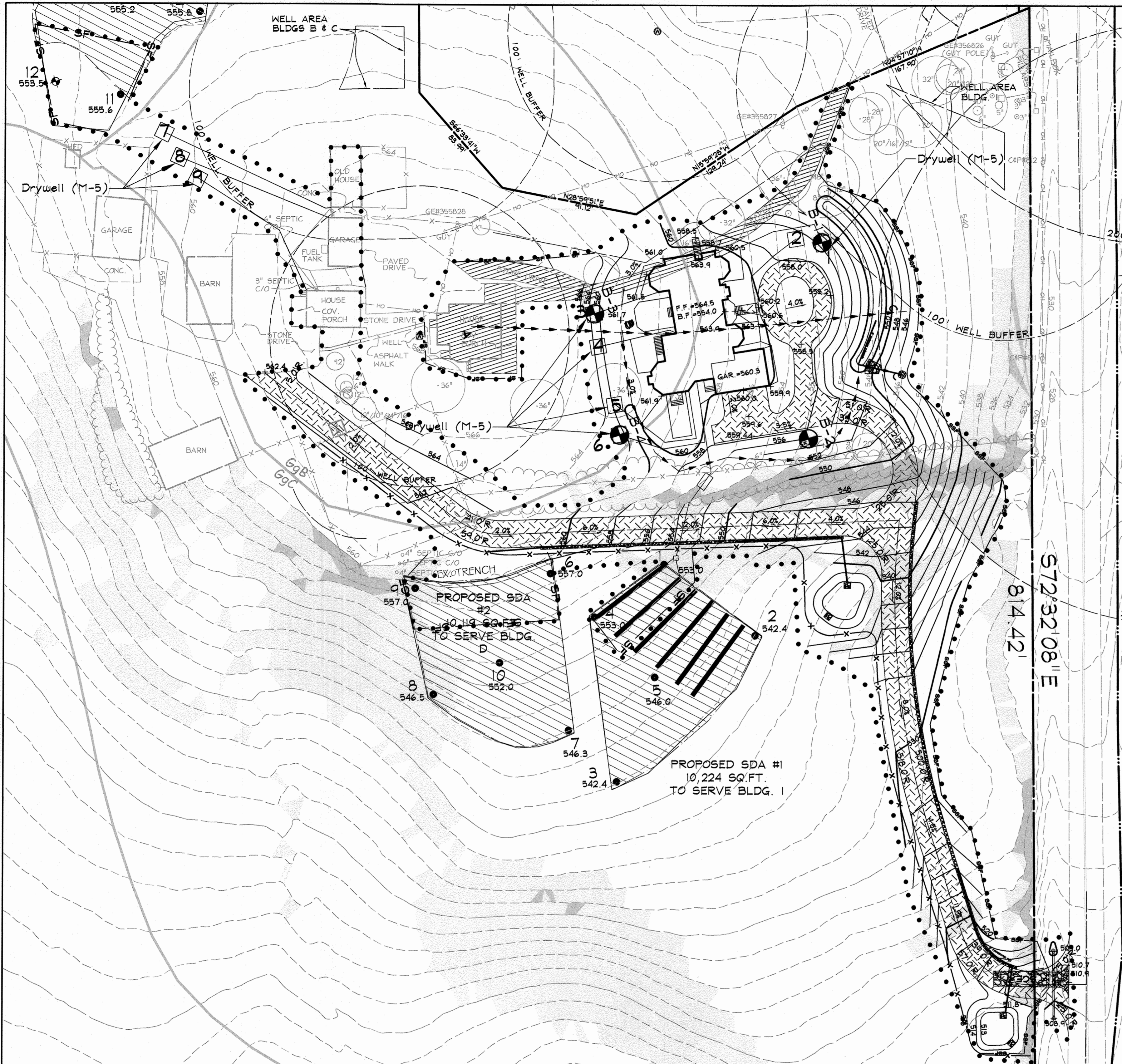
SITE ADDRESS:  
13535 FREDERICK ROAD  
WEST FRIENDSHIP, MD 21794

### ENVIRONMENTAL CONCEPT PLAN

THIRD ELECTION DISTRICT	HOWARD COUNTY			
REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	ECP-22-020	DES. BY:	DDC	
TAX ACC. #:	03292959	DRN. BY:	CWJ	
TAX MAP #:	15	CHK. BY:	WRD	
BLOCK / GRID:	2	DATE:	02/09/2023	
PARCEL #:	1	DDC JOB #:	21016.1	
ZONE / USE:	RC-DEO	SHEET NUMBER:		
DWG. SCALE:	AS SHOWN			

1 of 2  
ECP-22-020





**DRAWING LEGEND**

- EX. MINOR CONTOUR (2' INTERVAL)
- EX. MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROP. LINE
- EX. PROPERTY BOUNDARY
- EDGE OF PAVING
- PAVED AREA
- EX. OVERHEAD ELEC. UTILITY POLES
- PROP. MINOR CONTOUR (2' INTERVAL)
- PROP. MAJOR CONTOUR (10' INTERVAL)
- PAVED AREA TO BE REMOVED
- PROP. PAVED AREA
- PROP. PRIV. ROAD/DRIVE BUFFER
- VARIABLE WIDTH STREAM BUFFER
- WETLAND LIMIT
- 25' WETLAND BUFFER
- STREAM/EDGE OF WATER
- EX. BUILDING
- PROP. BLDG. EXPANSION
- PROP. SPOT ELEV. & FLOW ARROW
- STEEP SLOPES 15-25%
- STEEP SLOPES 25%+
- PROPOSED SEPTIC RESERVE AREA
- EXISTING TREES
- SILT FENCE
- SUPER FENCE DIVERSION
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
- MICRO BIO RETENTION (1-4)

**DATA SOURCES:**  
 EXISTING BOUNDARY AND ON AND OFFSITE TOPOGRAPHY ARE SHOWN PER HOWARD COUNTY OITGIS, BASED ON MARYLAND COORDINATE SYSTEM, NAD-83(1991), NAVD-88. EXISTING ONSITE TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY PERFORMED BY SHANABERGER & ASSOCIATES COMPLETED IN MAY 2021. EXISTING SOILS SHOWN PER USDA WEB SOIL SURVEY.

**DDC inc.**  
 Development Design Consultants

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 Surveyors  
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**SITE ADDRESS:**  
 13535 FREDERICK ROAD  
 WEST FRIENDSHIP, MD 21794

**STORMWATER MANAGEMENT PRACTICES**

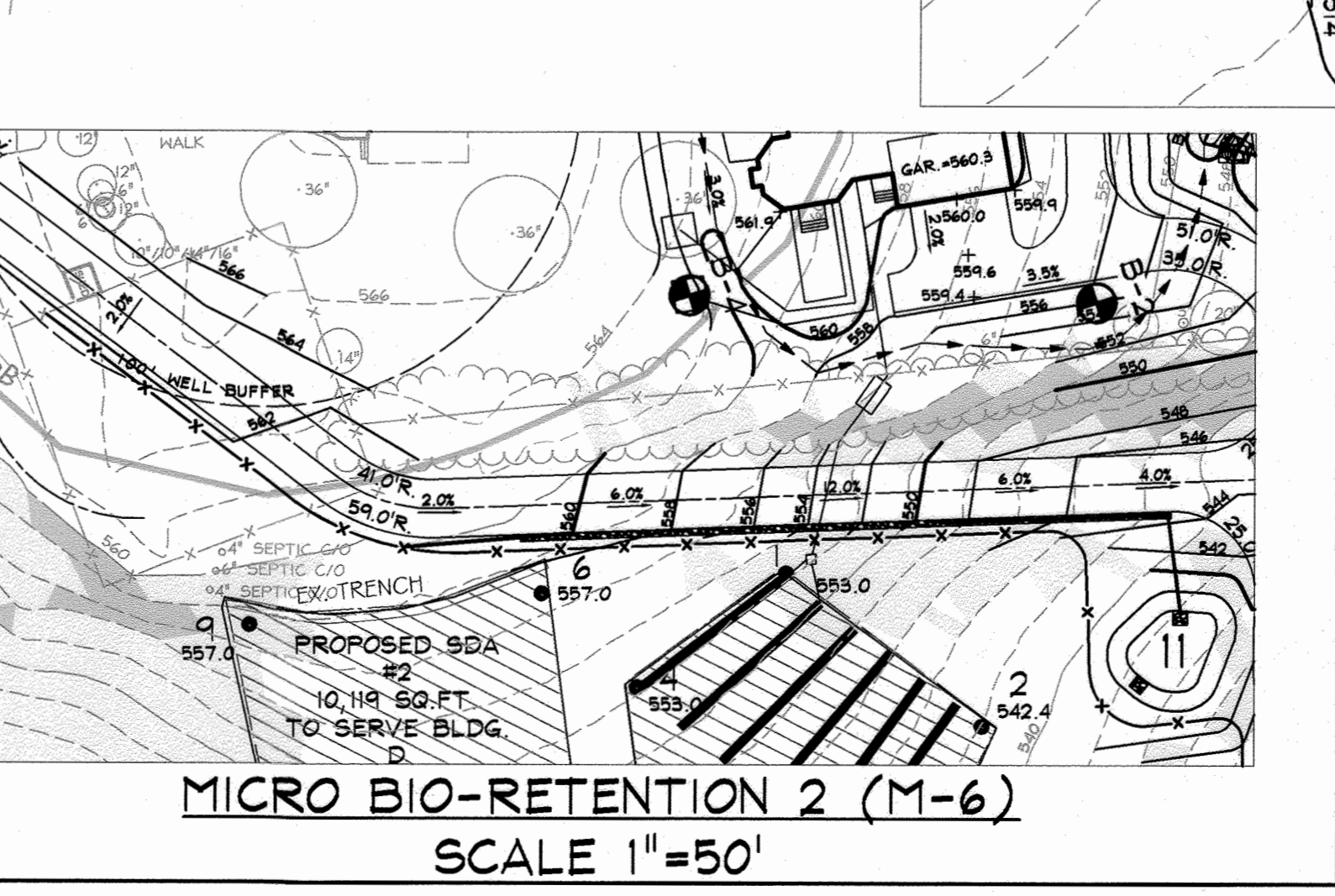
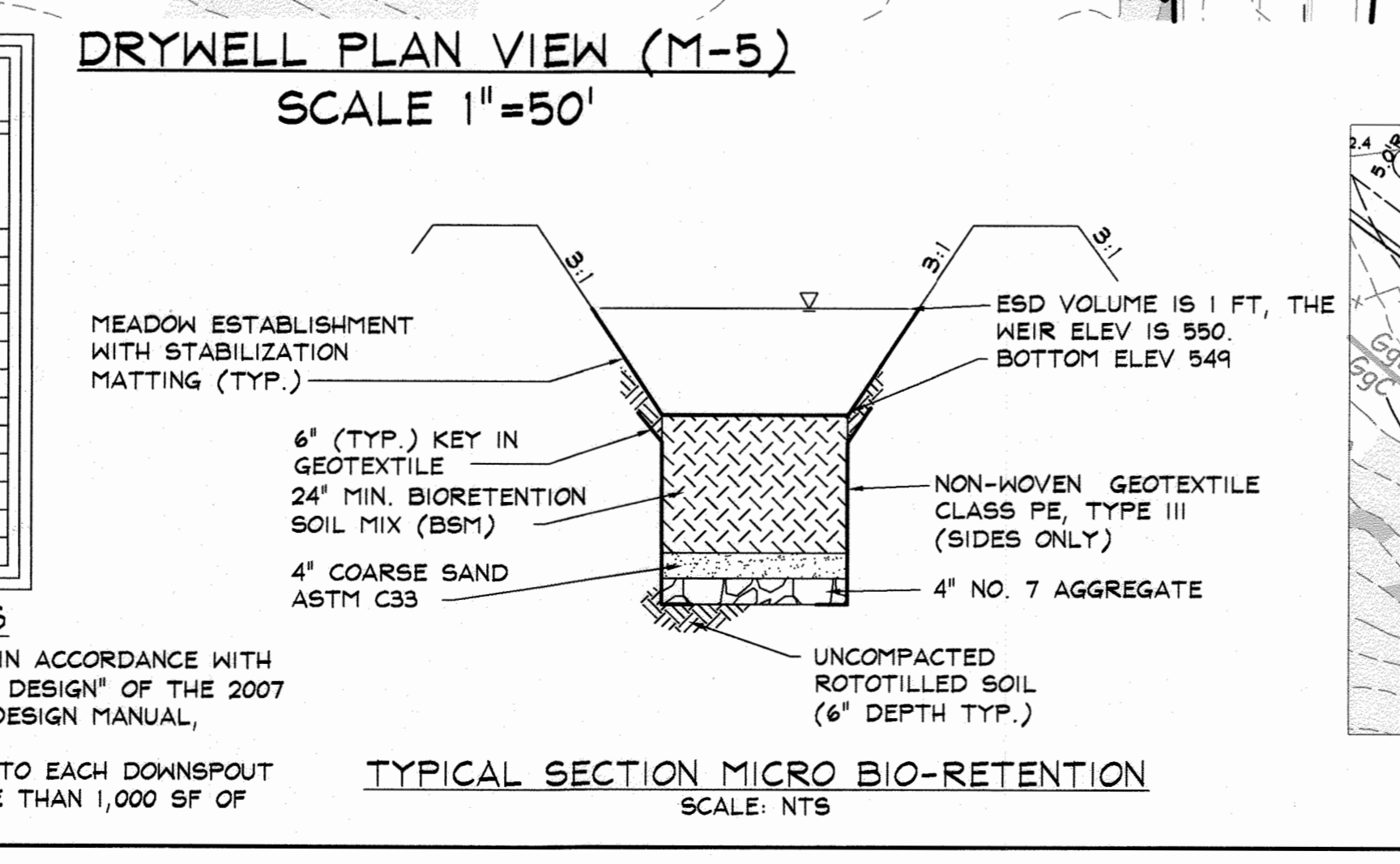
AREA ID	DRAINAGE AREA SF	IMPERVIOUS SF	ESD <sub>v</sub> REQUIRED CuFt.	ESD <sub>v</sub> PROVIDED CuFt.	BIO-RETENTION M-6 (Y/N)	NON-ROOFTOP DISCONNECT N-2 (Y/N)	DRYWELL M-5 (Y/N)
(M-5) 1	1,000	1,000	200	200			Y
(M-5) 2	1,000	1,000	200	200			Y
(M-5) 3	1,000	1,000	200	200			Y
(M-5) 4	1,000	1,000	200	200			Y
(M-5) 5	1,000	1,000	200	200			Y
(M-5) 6	1,000	1,000	200	200			Y
(M-5) 7	778	778	168	168			Y
(M-5) 8	815	815	176	176			Y
(M-5) 9	714	714	154	154			Y
(M-6) 10	16,405	7,315	617	942	Y		
(M-6) 11	19,926	4,081	389	1,011	Y		
(M-6) 12	19,798	4,520	405	1,687	Y		

**APPROVED:** [Signature]  
 DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Date: 3-24-23

Chief, Division of Land Development  
 Date: 3/24/23

**STORMWATER MANAGEMENT NOTES**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS. NO MORE THAN 1,000 SF OF ROOFTOP SHALL GO TO ANY 1 DRYWELL.



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. 21998. EXPIRATION DATE: JUNE 06, 2024.

02/09/2023  
 DATE

[Professional Engineer Seal]  
 W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

13535 FREDERICK ROAD  
 ENVIRONMENTAL CONCEPT PLAN STORM WATER MANAGEMENT NOTES AND DETAILS  
 THIRD ELECTION DISTRICT HOWARD COUNTY

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	ECF-22-020	DES. BY:	DDC	
TAX ACC. #	03292359	DRN. BY:	CWJ	
TAX MAP:	15	CHK. BY:	WRD	
BLOCK / GRID:	2	DATE:	02/09/2023	
PARCEL #:	1	DDC JOB#:	21016.1	
ZONE / USE:	RC-DEO	SHEET NUMBER:		
DWG. SCALE:	AS SHOWN			

2 of 2  
 ECF-22-020