

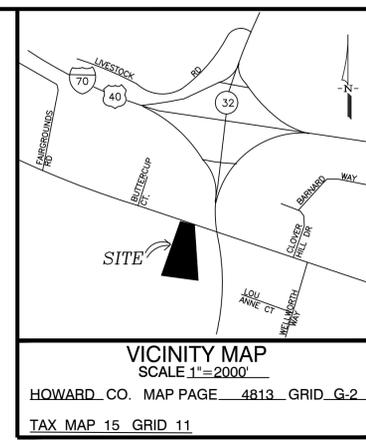
REV. NO.	DATE	REVISIONS	POST APPROVAL

**12745 FREDERICK ROAD**

CONCEPT SITE LAYOUT - MEMORY CARE USE

PARCEL 141  
TAX MAP 15  
ELECTION DISTRICT 3  
HOWARD COUNTY, MARYLAND

PLAN NO.:	
SCALE: 1"=50'	
DATE: 07/11/25	
SHEET 1 OF 1	
FILE NO: 10-014	



**SITE DEVELOPMENT DATA**

- PROJECT SITE LOCATION TAX MAP 15; GRID 11, PARCEL 141
- SITE AREA (GROSS): 336,719 S.F. OR 7.73 AC.
- 3RD ASSESSMENT DISTRICT
- ZONING: R-SI RESIDENTIAL - SENIOR INSTITUTIONAL DISTRICT
- PROPOSED USE: MEMORY CARE FACILITY
- 100 YEAR FLOOD PLAIN SITE AREA: 0 SF (per FEMA Panel 24027C0065D)
- CRITICAL AREA: 0 SF
- STEEP SLOPES AREA: 11,572 SF
- MDSHA TAKING: 61,572 SF
- MDSHA PERPETUAL EASEMENT TAKING: 6,964 SF
- WETLAND AREA: 0 SF (per Wetland Investigation by Cambel Nolan Assoc. 9/2014)
- SITE AREA (NET): 263,630 SF \*\*
- DENSITY: 25 UNITS / NET ACRE  

MAXIMUM 151 UNITS	PROPOSED 49 UNITS
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- PROPOSED BUILDING FOOTPRINT: 24,000 SF
- PROPOSED BUILDING SF: 48,000 SF
- PROPOSED AVERAGE SF / UNIT: 500 SF
- BUILDING SETBACKS:  
 FROM RESIDENTIAL - 30 FEET  
 FROM RIGHT-OF-WAY - 30 FEET
- COMMUNITY SPACE: 20 SF / UNIT:  

REQUIRED 980 SF	PROPOSED 980 SF
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- OPEN SPACE: 25% GROSS AREA:  

REQUIRED 83,901 SF	PROPOSED 95,818 SF
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- BUILDING HEIGHT: 50 FEET OR 2 STORIES (AGE RESTRICTED)  

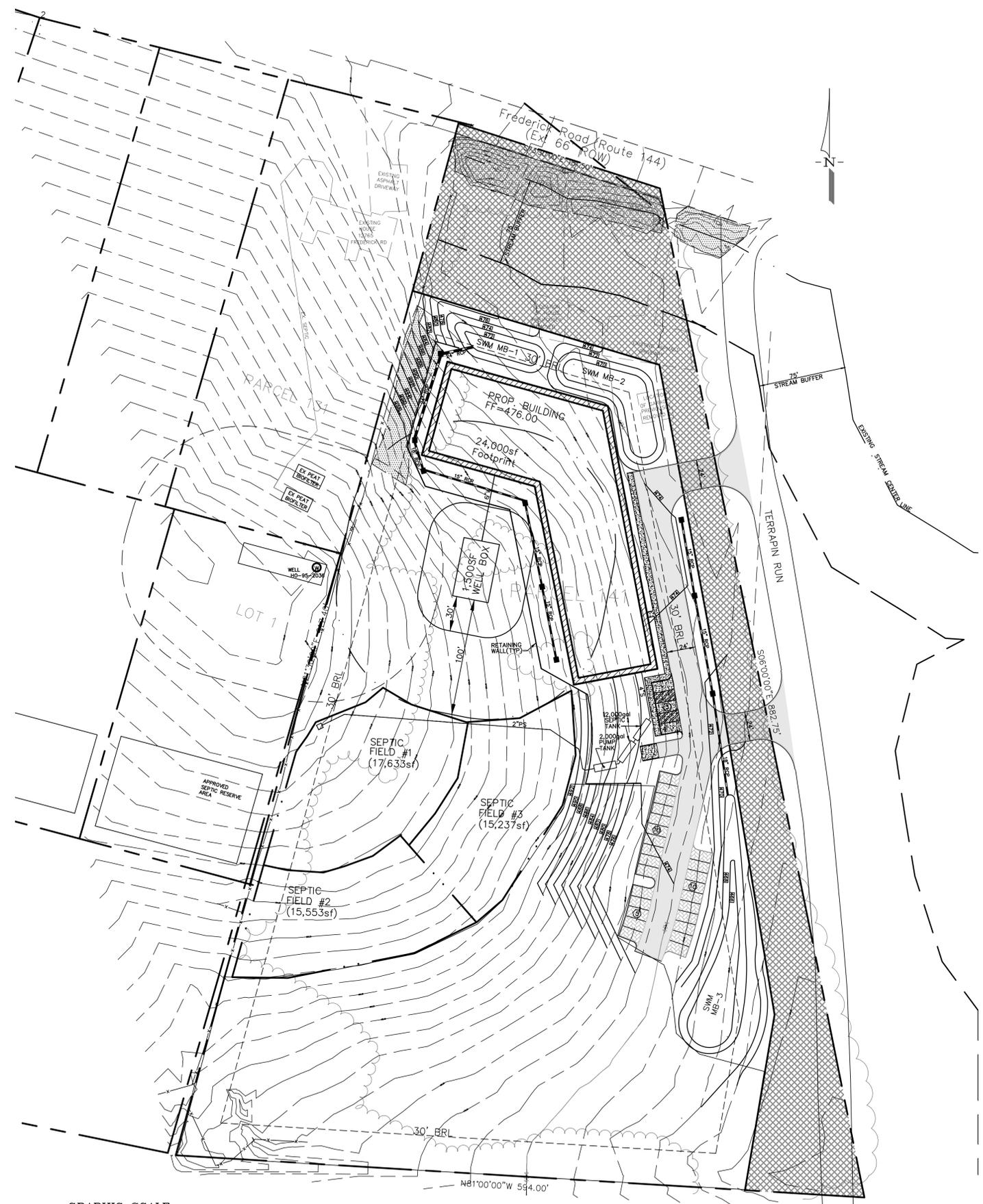
MAXIMUM 4 STORIES	PROPOSED 2 STORIES
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- PARKING: 1 PARKING SPACE PER 2 BEDS  
 49 Beds = 25 Parking Spaces Required (Includes 1 Regular Accessible Spaces & 1 Van Accessible Space)  
 28 Parking Spaces Provided (Includes 2 Regular Accessible Spaces & 1 Van Accessible Space)

\*\* "Net Acre", in the Howard County Zoning code - Section 103.0 - An acre of land that includes no land in the 100-year Floodplain and no Steep Slopes existing at the time of subdivision. This includes steep slopes and 100-year floodplain areas outside of the MDSHA Taking as well as the MSHA Taking.

\*\*\* Gross area calculated as original gross area minus MDSHA Taking.

**LEGEND**

W	WELL
○	EX. POWER POLE
- - -	EX. CONTOUR
▬	STEEP SLOPES >25%
▬	PROPERTY LINE
~	EX. TREE LINE
▨	PROPOSED CONCRETE
▩	OPEN SPACE AREA
▧	PROPOSED PERVIOUS PAVERS
▦	PROPOSED ASPHALT
▤	MDSHA TAKING AREA



**SITE DRAINAGE & STORMWATER RUNOFF PROPOSAL**

The proposal replacement home construction on this lot is subject to the Stormwater Management requirements of the State of Maryland. Site soils have been assumed to infiltrate.

Site Area = 336,719 sf (7.73 acres)

Existing on-site imp. area = 0 sf (New Development)

Proposed on-site imp. area = 46,383 sf

Total on-site Impervious Area (within LOD) = 46,383 sf

Assume Site Soils - HSG = B

Total Limit of Disturbance (LOD) = 101,320 sf

ESDv summary

On-site percent impervious = 46,383 sf / 101,320 sf = 0.458 or 45.8%

Soils typing composite rainfall target to size runoff volume (Pe) = 1.8 inch

Runoff volume factor (Rv) = 0.05 = (0.009 x 45.8) = 0.4622

Environmental site design target volume (1.8") = (1.8 x 0.4622 x 101,320) / 12 = 7,025 cf

Stormwater Management Proposal

MB-1	MB-2	MB-3	PP-1	Total
1,024 cf	2,560 cf	3,067 cf	1,190 cf	7,842 cf

Micro-Bio-1 - Rv = 0.05 + (0.009 x 40.9) = 0.4181 (Where Total Area = 16,513 sf w/ 6,754 sf Impervious  
 ESDv = [(2.6 x 0.4181) x 16,513]12 = 1,495 cf - Provided = 1,495 cf

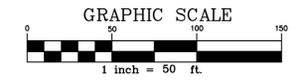
Micro-Bio-2 - Rv = 0.05 + (0.009 x 60.1) = 0.5873 (Where Total Area = 20,000 sf w/ 12,021 sf Impervious  
 ESDv = [(2.6 x 0.5873) x 20,000]12 = 2,560 cf - Provided = 2,561 cf

Micro-Bio-3 - Rv = 0.05 + (0.009 x 73.1) = 0.7079 (Where Total Area = 20,000 sf w/ 14,619 sf Impervious  
 ESDv = [(2.6 x 0.7079) x 20,000]12 = 3,067 cf - Provided = 3,067 cf

Pervious Pavers-1 - Rv = 0.05 + (0.009 x 100.0) = 0.95 (Where Total Area = 7,935 sf to Pavers  
 ESDv = 7,935 sf x 0.5 ft deep stone x 0.30 = Provided = 1,190 cf

The proposed ESD to MEP (7,842 cf) is greater than the required ESD volume (7,025 cf)  
 Pe = ((ESDv x 12) / Rv x DA) = ((7,842 x 12) / (4.822 x 101,320) = 2.0 (Pe Provided)

\* THIS LAYOUT AND DESIGN ASSUMES THAT INFILTRATION IS FEASIBLY AND THE WATER TABLE WILL ALLOW THIS ESDv SOLUTION.



**OWNER / DEVELOPER:**  
 ETB Enterprises LLC  
 8820 Columbia 110 PKWY  
 Suite 400  
 Columbia, MD. 21045  
 (410) 884-1960  
 mjkalnock@jpb.com