



**ADVANCED  
ENGINEERING  
CONSULTANTS, PC**

**ENGINEERS & PLANNERS**

May 24, 2019

**TO WHOM IT MAY CONCERN:**

Re: Hopkins Way Property  
Parcel 42; Tax Map 41; Grid 10  
Howard County

Dear Madam/Sir:

A representative of this office has evaluated the buildability of this property. Based on Howard County Planning and Zoning letter of December 1, 2015, this is a buildable lot. We have also evaluated the Howard County requirements to develop this property with consideration of a boundary and topography survey performed by L.L.S. Land Survey, Inc., dated April 7, 2009. This property will be served by private water and sewer (well and septic system with a minimum of 10,000 SF drainfields) which requires Health Department approval.

The County requires the followings to develop this property:

**1- Site Development Plan (SDP)**

As a minimum, the County requires a SDP to include the followings: • Existing and proposed buildings and structures • Driveways, sidewalks and paved parking areas • Existing topography, proposed grades and retaining walls (if any) • Drainage and storm water management (SWM) • Sediment and erosion control • Utilities and easements • 100 year floodplain, streams, non-tidal wetlands and required buffers • Forest stand delineation and forest conservation easement areas • Landscaping • Site conditions on adjacent properties;

**2- Environmental Concept Plan (ECP)**

The pre-submission of an ECP to the Department of Planning and Zoning is required for proposed storm water management facilities to demonstrate how the environmental site design is achieved to the maximum extent practicable. An ECP is the first of three required plan approvals that includes the information necessary to allow an initial evaluation of a proposed project. The ECP includes a conceptual design for storm water management, erosion and sediment control and the delineation of environmental features such as steep slopes; 100- year flood elevation, wetlands (if any); and stream buffers; etc.

**3- Stream Crossing**

The site also requires a stream crossing for the construction the of the driveway, and

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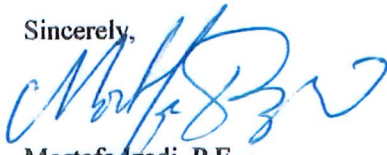
4- The site is over 40,000 SF and wooded. Therefore, the regulations for Forest Stand Delineation and Forest Conservation Easement shall be met.

The owner has also furnished this office a plan prepared by KCE Engineering, Inc. dated March 3, 2003, showing a conceptual plan including soils map, steep slopes, the stream, site topography, and proposed location of house, driveway, and well & septic areas.

There might be some other specific issues related to this site that we may have overlooked. We take exceptions to those site specifics that we have overlooked.

Should you have any questions, please contact me at 410.382.9180.

Sincerely,



Mostafa Izadi, P.E.  
Vice President

