

**SOILS DESCRIPTION**

GbB- (B) - GLADSTONE LOAM, 3-8% SLOPES.  
 GbC- (B) - GLADSTONE LOAM, 8-15% SLOPES.  
 GmB- (C) - GLENVILLE SILT LOAM, 3-8% SLOPES.

**SWM PRACTICES SCHEDULE**

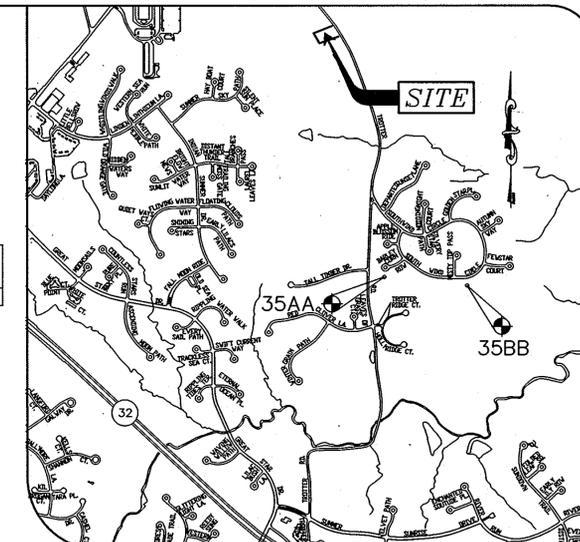
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 1 (EX. HOUSE)	N/A	N/A	N/A
LOT 2	M-6, MICRO-BIORETENTION (MB-1) N-2, NON-ROOFTOP DISCONNECTION N-1, ROOFTOP DISCONNECTION	881.4 CF	925.0 CF

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,176	3,176	20,000

**SPECIMEN TREES**

KEY	SPECIES	SIZE
SP 1	PINE	30"DBH
SP 2	PINE	33"DBH
SP 3	PINE	32"DBH
SP 4	PINE	34"DBH
SP 5	PINE	30"DBH
SP 6	PINE	33"DBH
SP 7	PINE	32"DBH
SP 8	PINE	32"DBH
SP 9	PINE	34"DBH
SP 10	PINE	30"DBH
SP 11	PINE	32"DBH
SP 12	PINE	30"DBH
SP 13	PINE	42"DBH



**VICINITY MAP**

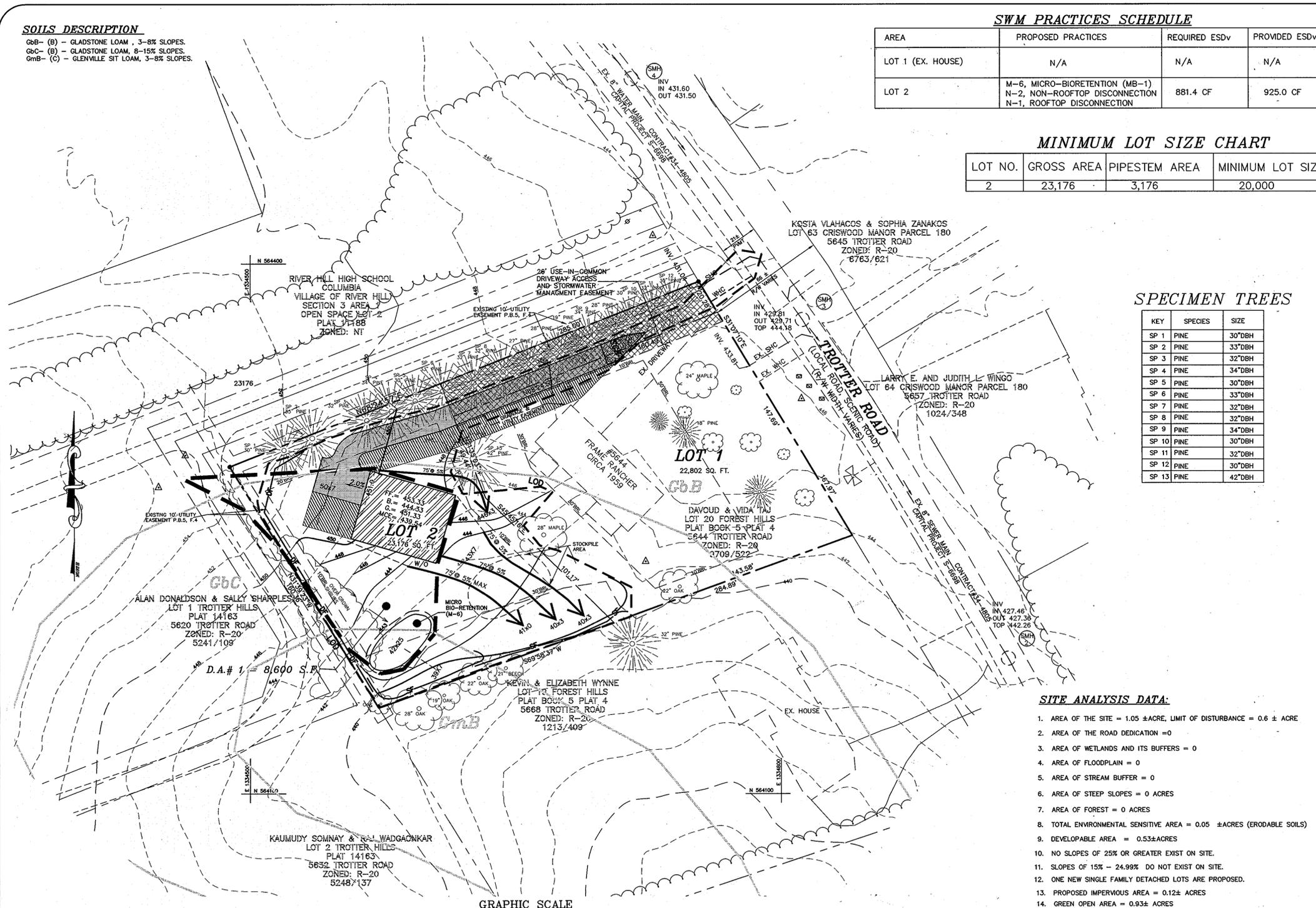
- SCALE: 1"=100'  
ADC MAP 25, GRID E-7
- NOTES:**
- SITE ANALYSIS DATA:  
LOCATION: TAX MAP: 35 PARCEL: 5 LOT 20  
ELECTION DISTRICT: FIFTH  
ZONING: R-20  
TOTAL AREA: 1.05 AC ±  
LIMIT OF DISTURBANCE: 0.60 AC ±  
AREA OF ROAD DEDICATION: 0  
PROPOSED USE FOR SITE: RESIDENTIAL  
TOTAL NUMBER OF UNITS: 2  
TYPE OF PROPOSED UNIT: SFD
  - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 35AA & 35BB.  
STA. No. 35AA N 560,767.733, E 1,335,483.839, EL. 431.609  
STA. No. 35BB N 560,790.416, E 1,336,537.267, EL. 394.975
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
  - SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING ON THIS LOT.
  - THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPERS OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
  - NO WETLANDS, FLOODPLAIN, FORESTS, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.
  - 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.
  - THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
  - HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
  - THE FOREST CONSERVATION OBLIGATIONS WILL BE SATISFIED VIA PAYMENT OF FEE-IN-LIEU.
  - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
  - APPROVAL OF THE ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.

**SITE ANALYSIS DATA:**

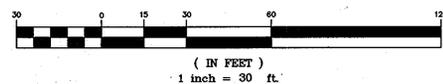
- AREA OF THE SITE = 1.05 ± ACRES, LIMIT OF DISTURBANCE = 0.6 ± ACRE
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES = 0 ACRES
- AREA OF FOREST = 0 ACRES
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0.05 ± ACRES (ERODABLE SOILS)
- DEVELOPABLE AREA = 0.53 ± ACRES
- NO SLOPES OF 25% OR GREATER EXIST ON SITE.
- SLOPES OF 15% - 24.99% DO NOT EXIST ON SITE.
- ONE NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
- PROPOSED IMPERVIOUS AREA = 0.12 ± ACRES
- GREEN OPEN AREA = 0.93 ± ACRES

**ESD NARRATIVE**

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND, SPECIMEN TREES OR FLOODPLAIN EXIST ON-SITE. THE PROPOSED DISCONNECTIONS (N-1, N-2) AND MICRO BIO-RETENTION FACILITIES (M-6) 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 DRIVEWAYS.
  - 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.
  - NON-STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. ROOFTOP (N-1) AND NON-ROOFTOP (N-2) DISCONNECTION WAS UTILIZED.
  - 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 BY UTILIZING EXISTING ENTRANCE AND MINIMIZING EARTH DISTURBANCE.
  - IN DESIGNING THIS PROJECT, AND AFTER WE PLAN THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
    - DISCONNECTION OF NON-ROOFTOP (N-2)
    - DISCONNECTION OF ROOFTOP (N-1)
    - MICRO-SCALE PRACTICES (M-6)
- REDUCTION OF IMPERVIOUS AREAS WAS ACHIEVED BY PLACING THE PROPOSED STRUCTURE AS CLOSE TO THE FRONT OF THE LOT AS POSSIBLE, WHICH MINIMIZES THE LENGTH OF THE DRIVEWAY. IN ADDITION, HAVING THE PROPOSED DRIVEWAY CONNECT TO THE EXISTING DRIVEWAY ON LOT 1, INSTEAD OF TROTTER ROAD, REDUCES THE REQUIRED LENGTH OF THE NEW DRIVEWAY.
- ESD PLANNING TECHNIQUES FAVOR NON-STRUCTURAL PRACTICES OVER STRUCTURAL PRACTICES. BY IMPLEMENTING ROOFTOP (N-1) AND NON-ROOFTOP (N-2) DISCONNECTION TO THE MAXIMUM EXTENT PRACTICAL FOR THIS PROJECT, ESD PLANNING TECHNIQUES HAVE BEEN ACHIEVED.



**GRAPHIC SCALE**



**LEGEND**

- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- AREA TREATED BY N-1, ROOFTOP DISCONNECTION
- M-6, MICRO-BIORETENTION
- DRAINAGE AREA
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- DIVERSION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- ROOFTOP DISCONNECTION (N-1)

**OWNER/DEVELOPER**

DAVOUD & VIDA TAJ  
 5839 TROTTER ROAD  
 CLARKSVILLE MARYLAND 21029  
 410-997-0296

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

10/11/13  
 DATE

*[Signature]*  
 CHIEF, DIVISION OF LAND DEVELOPMENT

9/24/13  
 DATE



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. 40091, EXP DATE 2/13/15

*[Signature]*  
 JEFFREY SLOMAN P.E. DATE: 9/18/13

date	SEP 2013	engineering	approval
project	13-007	illustration	MM
scale	1"=30'	revision	RH

date	
description	
revisions	
no.	

**TAJ PROPERTY (SINGLE FAMILY DETACHED DEVELOPMENT)**  
 5644 TROTTER ROAD, CLARKSVILLE, MD.  
 TAX MAP 35, LOT 20 FOREST HILL, PARCEL 5, ZONING R-20  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ENVIRONMENTAL CONCEPT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6600 Deerpath Road, Suite 150, Elkridge, Maryland 21075  
 (410) 997-0296 Fax