

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Ha	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.37
GmB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.37
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.37
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	0.20

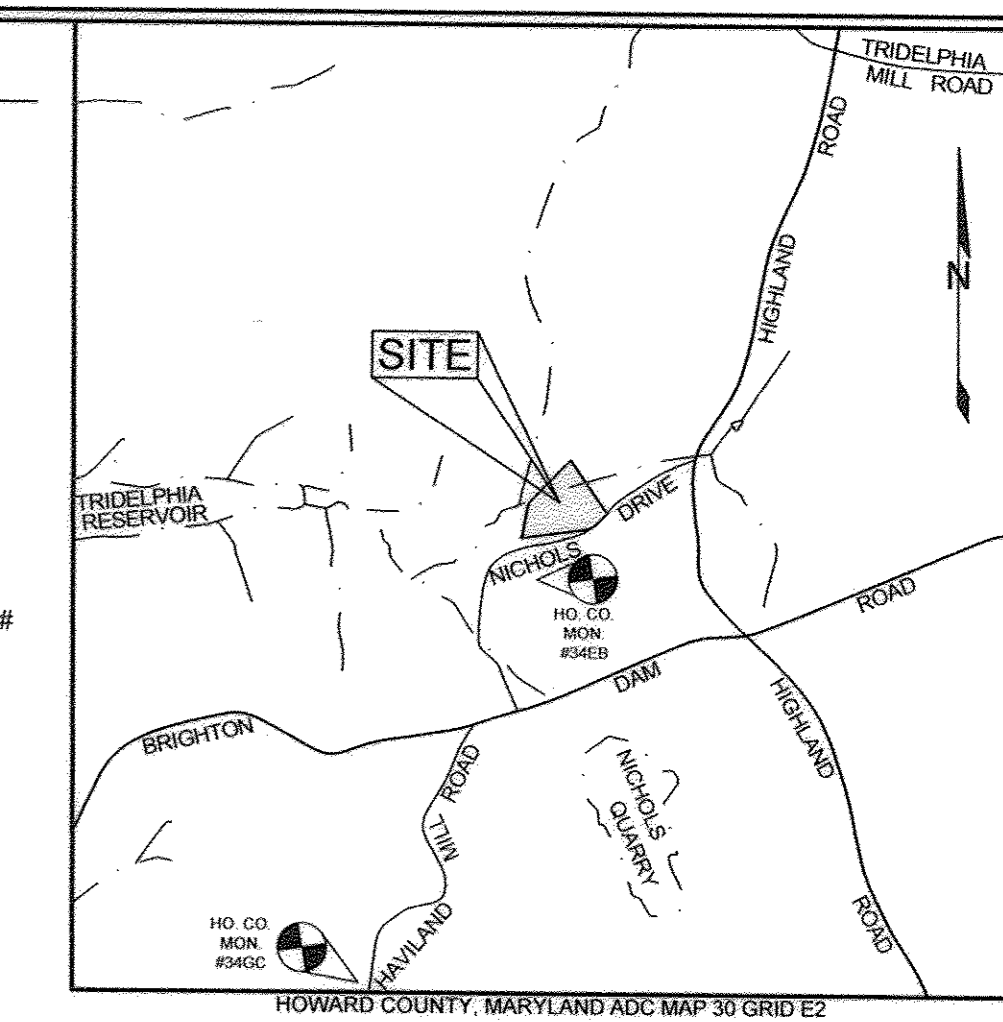
NOTES:  
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

BENCHMARKS			
NUMBER	NORTHING	EASTING	DESCRIPTION
34EB	558884.63	1319133.94	5' FROM SOUTH SIDE BRIGHTON DAM RD., 23.5' WEST OF MAC. DRIVE AT 13467
34GC	554882.95	1314248.74	30' WEST OF HAVILAND MILL RD., 26' NORTH OF WESTSIDE DR., 22.4' NW OF INLET

STORMWATER MANAGEMENT PRACTICES				
LOT #	ADDRESS	DRY-WELL (NUMBER)	NON-ROOFTOP DISCONNECT (N-2 (Y/N))	BIORETENTION FACILITY (M-6 (NUMBER))
10	13600 NICHOLS DRIVE	3	Y	1
11	13630 NICHOLS DRIVE	0	N	0

### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- PROP. PERCOLATION TEST HOLE STANDARD, PASSED
- SILT FENCE
- SOIL BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM
- STREAM BUFFER
- WETLAND BUFFER
- EXISTING POND
- EXISTING 100 YR FLOODPLAIN AND DRAINAGE EASEMENT PLAT NO. 3720
- MICRO-BIORETENTION FACILITY (M-6)
- EXISTING WELL AREA PER APPROVED PERC CERT PLAN
- PROPOSED NON-ROOFTOP DISCONNECT AREA (N-2)
- EXISTING SEPTIC AREA
- MODERATE SLOPES 15% TO 25%
- DRYWELL (M-5)
- EXISTING WELL LOCATION
- EXISTING CLEANOUT



VICINITY MAP  
SCALE: 1"=2000'

### SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	9.3645 ACRES ±
LIMIT OF DISTURBANCE	0.6881 ACRES ±
GREEN OPEN AREA (LAWN)	0.5516 ACRES ±
IMPERVIOUS AREA	0.1385 ACRES ±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	20,529 SQ FT ±
WETLAND BUFFERS	15,577 SQ FT ±
FLOODPLAINS	78,642 SQ FT ±
FLOODPLAIN BUFFERS	78,642 SQ FT ±
EXISTING FOREST	115,516 SQ FT ±
SLOPES GREATER THAN 15% (2)	3,186 SQ FT ±
HIGHLY ERODIBLE SOILS	8,3454 ACRES ±

NOTES:  
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 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

### GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 9.3645 AC.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY PROFESSIONAL SURVEYS, LLC IN JANUARY, 2017.
- THE TOPOGRAPHY SHOWN ON SITE WAS FIELD RUN BY PROFESSIONAL SURVEYS, LLC IN FEBRUARY 2017 AND ACCURATELY REPRESENTS THE RELATIVE CHANGES ON THE SUBJECT PROPERTY. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. ALL CONTOURS SHOWN ARE AT TWO-FOOT VERTICAL INTERVALS.
- PROPERTY ADDRESS: 13630 NICHOLS DRIVE, CLARKSVILLE, MARYLAND 21029.
- PREVIOUS HOWARD COUNTY FILE NUMBER: PLAT NO. 3720.
- THE EXISTING HOUSE, BUILDING AND SHED ON LOT 11 ARE TO REMAIN.
- THE LOT SHOWN HEREON COMPLES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL OFF-SITE EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS ARE SHOWN AND WERE ESTIMATED PER HOWARD COUNTY HEALTH DEPARTMENT RECORDS.
- EXISTING WELL ON-SITE (HO-81-0176) HAS BEEN FIELD LOCATED.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- LIMIT OF DISTURBANCE: 29,966 SF ± OR 0.6879 AC ±.
- A WETLAND AND STREAM STUDY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS IN JANUARY 23, 2017. WETLANDS AND STREAMS WERE FOUND ON THE PROPERTY. A SMALL WETLAND AREA IS LOCATED ADJACENT TO THE PROPERTY ON LOT 11. A 25' WETLAND BUFFER AND A 100' STREAM BUFFER HAS BEEN SHOWN ON THE PLAN.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE. ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- APPROVAL OF THIS EOP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION OR SITE DEVELOPMENT PLAN STAGES 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.
- THIS DEVELOPMENT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS AN INTRAFAMILY TRANSFER.

### STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2009 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE IN THE AREA OF DEVELOPMENT. THE LOT IS NOT BEING MASS GRADED AND THE ONLY TREES BEING REMOVED ARE THE ONES NECESSARY FOR THE GRADING SHOWN.
- WE HAVE MAINTAINED TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE BY DIRECTING STORMWATER RUNOFF TO THE STORMWATER MANAGEMENT FACILITY WITHIN THE NATURAL DRAINAGE DIVIDES.
- WE HAVE REDUCED IMPERVIOUS AREAS BY UTILIZING THE SMALLEST DRIVEWAY WIDTH ALLOWED AND BY UTILIZING PERVIOUS AREAS FOR TREATMENT AND BY POSITIONING THE BUILDING AS CLOSE TO THE STREET AS THE BTL WILL ALLOW.
- EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN SHOWN AND HAVE BEEN INTEGRATED INTO THE DESIGN.
- A MICRO-BIORETENTION FACILITY (M-6), DRYWELL (M-5), AND DISCONNECT OF NON-ROOFTOP RUNOFF (N-2) HAVE BEEN UTILIZED FOR STORMWATER MANAGEMENT PRACTICES, AND HAVE PROVIDED ENVIRONMENTAL SITE DESIGN TO MAXIMUM EXTENT PRACTICABLE.
- AN ALTERNATIVE COMPLIANCE REQUEST HAS BEEN SUBMITTED ON 11/13/2017 TO WAIVE SECTION 16.1200(d)(viii)(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IF APPROVED THIS ALTERNATIVE COMPLIANCE REQUEST WILL ALLOW ENVIRONMENTAL FEATURES IN LESS THAN 10 ACRES.

### SHEET INDEX

SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	CONCEPTUAL SWM PLAN, NOTES & DETAILS
3	EXISTING CONDITIONS MAP

### OWNER/DEVELOPER

DONALD S. & JUDITH ANN MARIE PROIA  
 13630 NICHOLS DRIVE  
 CLARKSVILLE, MD 21029  
 301-854-2118

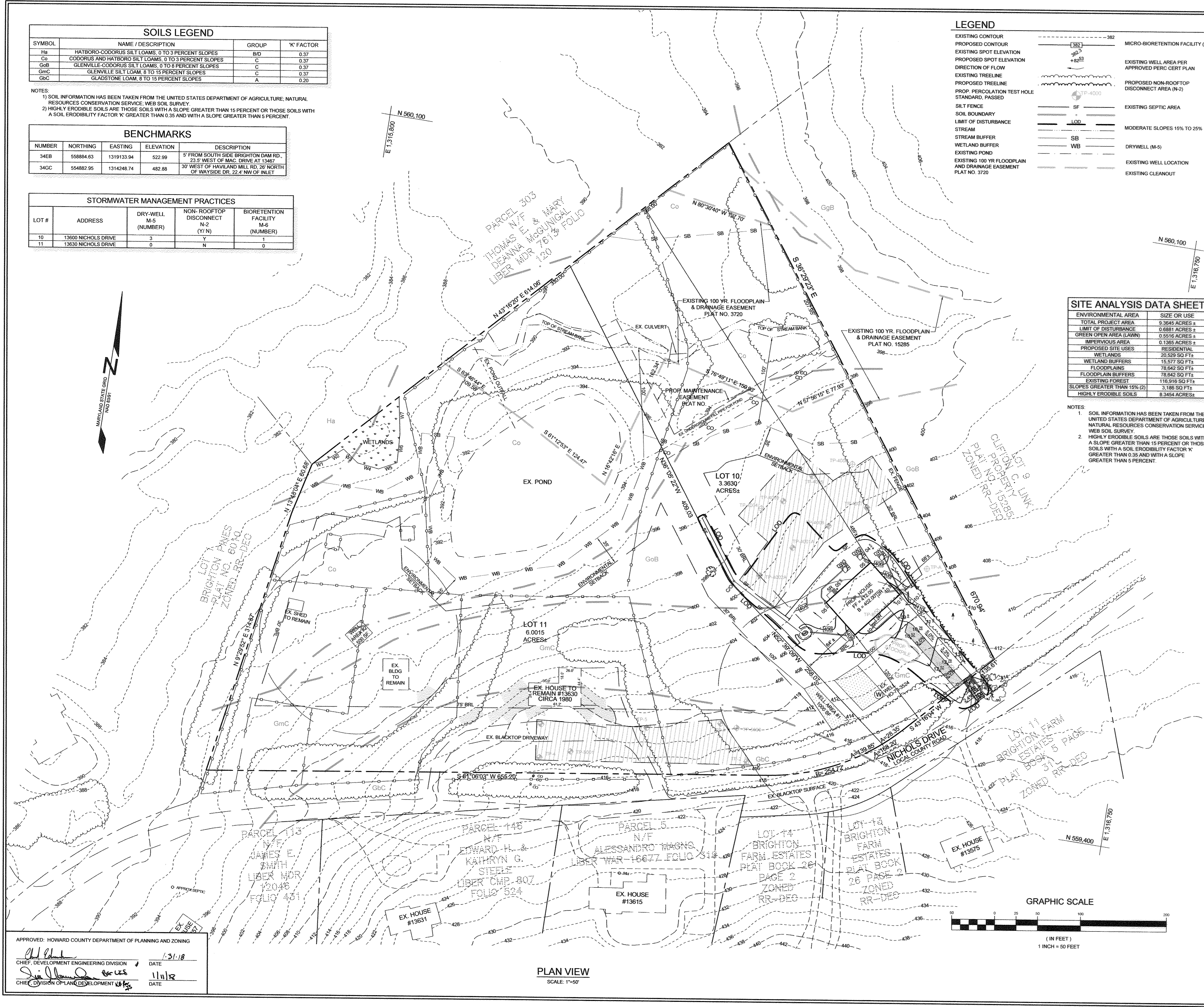
### ENVIRONMENTAL CONCEPT PLAN PROIA PROPERTY

LOTS 10 & 11  
 A RESUBDIVISION OF LOT 1, CLIFTON C. LINK PROPERTY  
 ZONE: RR-DEO  
 PARCEL 368  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

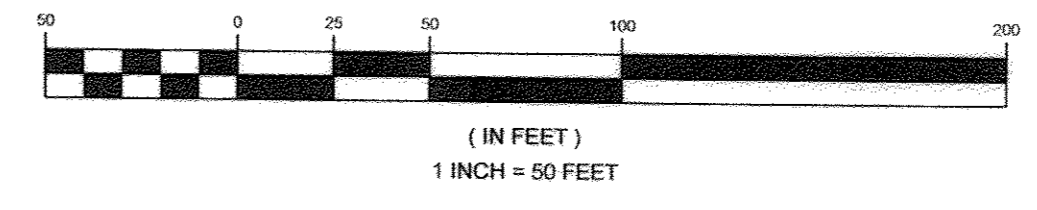
TAX MAP 34 GRID 9  
 11130 Dovedate Court, Suite 200  
 Marriottsville, Maryland 21104  
 Phone: 410.325.5076  
 Fax: 410.696.2022  
 Email: info@sillengineering.com  
 Civil Engineering for Land Development

DESIGN BY: PS  
 DRAWN BY: MPO/RA  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JANUARY 2, 2018  
 PROJECT #: 15-043  
 SHEET #: 1 of 3

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. 33025, EXPIRATION DATE: JUNE 20, 2019.



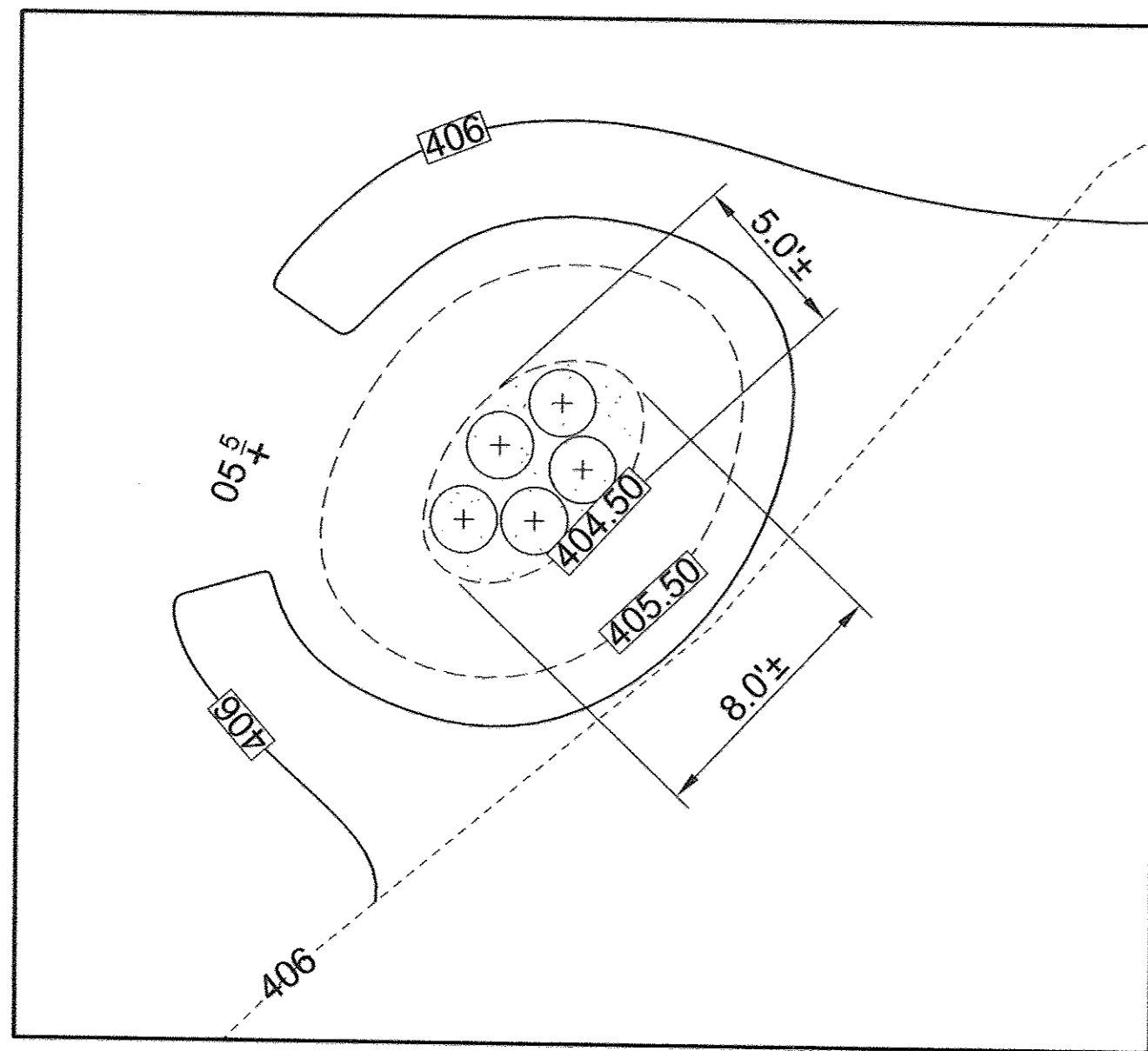
### GRAPHIC SCALE



PLAN VIEW  
SCALE: 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DATE: 1/31/18  
 DATE: 11/18





MICRO-BIORETENTION PLANT LIST						
SHRUBS						
LEGEND	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QTY
(+)	FALSE INDIGO	BAPTISIA AUSTRALIS	AS SHOWN* (MIN. 2' O.C.)	1 GAL.		5

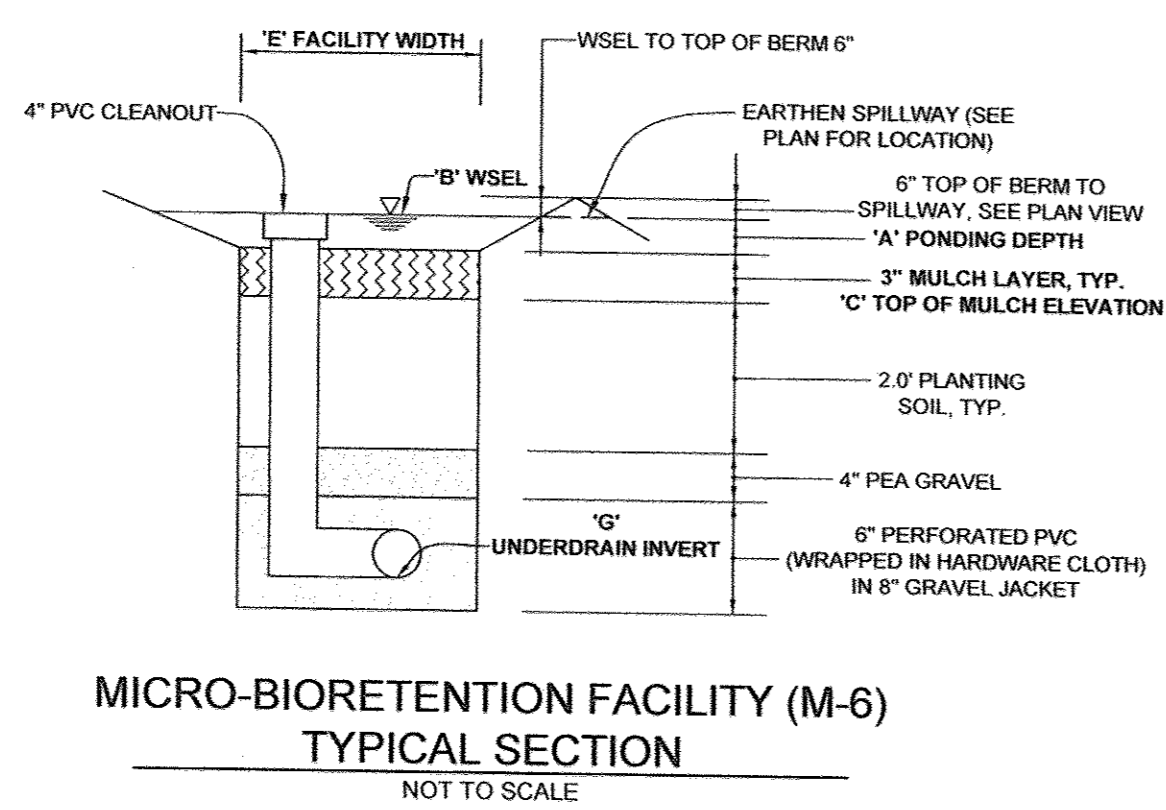
NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH.  
 \*INTERSPERSE PLANTINGS THROUGHOUT BIORETENTION FILTER AREA  
 BIO 1 - BIORETENTION AREA = 30.80 S.F. OR 0.0007 AC.  
 PROVIDED: 5 PERENNIALS

LANDSCAPING PLAN - MICRO-BIORETENTION FACILITY  
 SCALE: 1" = 5'

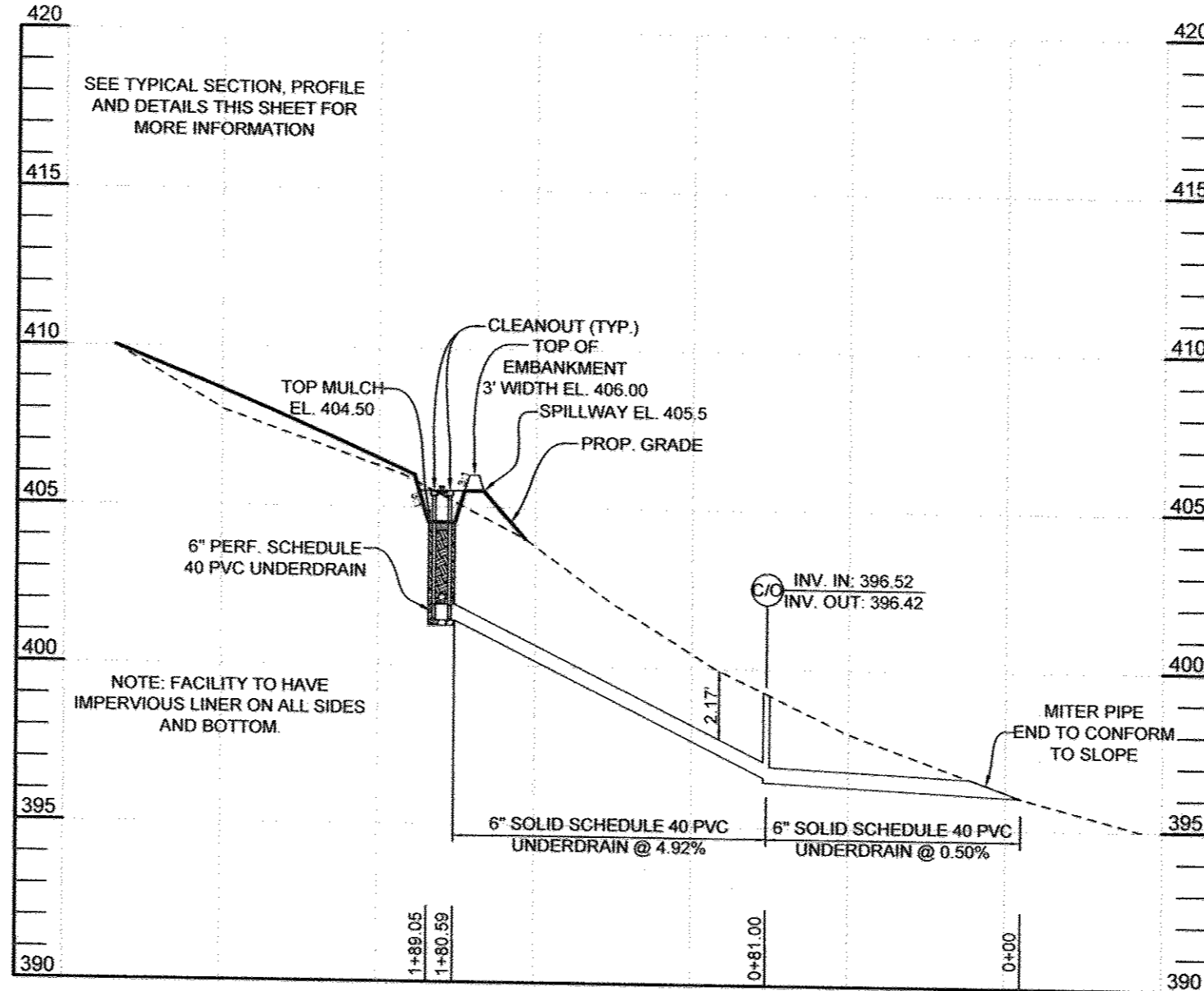
MATERIALS SPECIFICATIONS FOR MICRO-BIORETENTION FACILITIES			
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC. SEE PLANT LIST THIS SHEET.
PLANTING SOIL (2'-4" DEEP)	LOAMY SAND (60% - 65%) & COMPOST (35%-40%) OR SANDY LOAM (30%) & COARSE SAND (30%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM. CLAY CONTENT < 5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT (ASTM-D-2974)		
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM. NO PINE OR WOOD CHIPS
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN, IF REQUIRED	PEA GRAVEL: ASTM-D-448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 8 OR NO. 9 (1/8" TO 3/8") STONE: 2" TO 5"	
GEOTEXTILE		N/A	PE TYPE 1 NONWOVEN
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	SLOTTED OR PERFORATED PIPE, 3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW, MINIMUM OF 3" OF GRAVEL OVER PIPES. NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH.

SWM DESIGN CHART				
DRYWELL NO.	DRAINAGE AREA (SF)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	DRYWELL SIZE
1	875	69.67	136.00	8.5'x8.0'x5.0'
2	875	69.67	136.00	8.5'x8.0'x5.0'
3	875	69.67	145.00	8.5'x8.5'x5.0'

NOTES:  
 \* PRACTICE M-S DRYWELLS



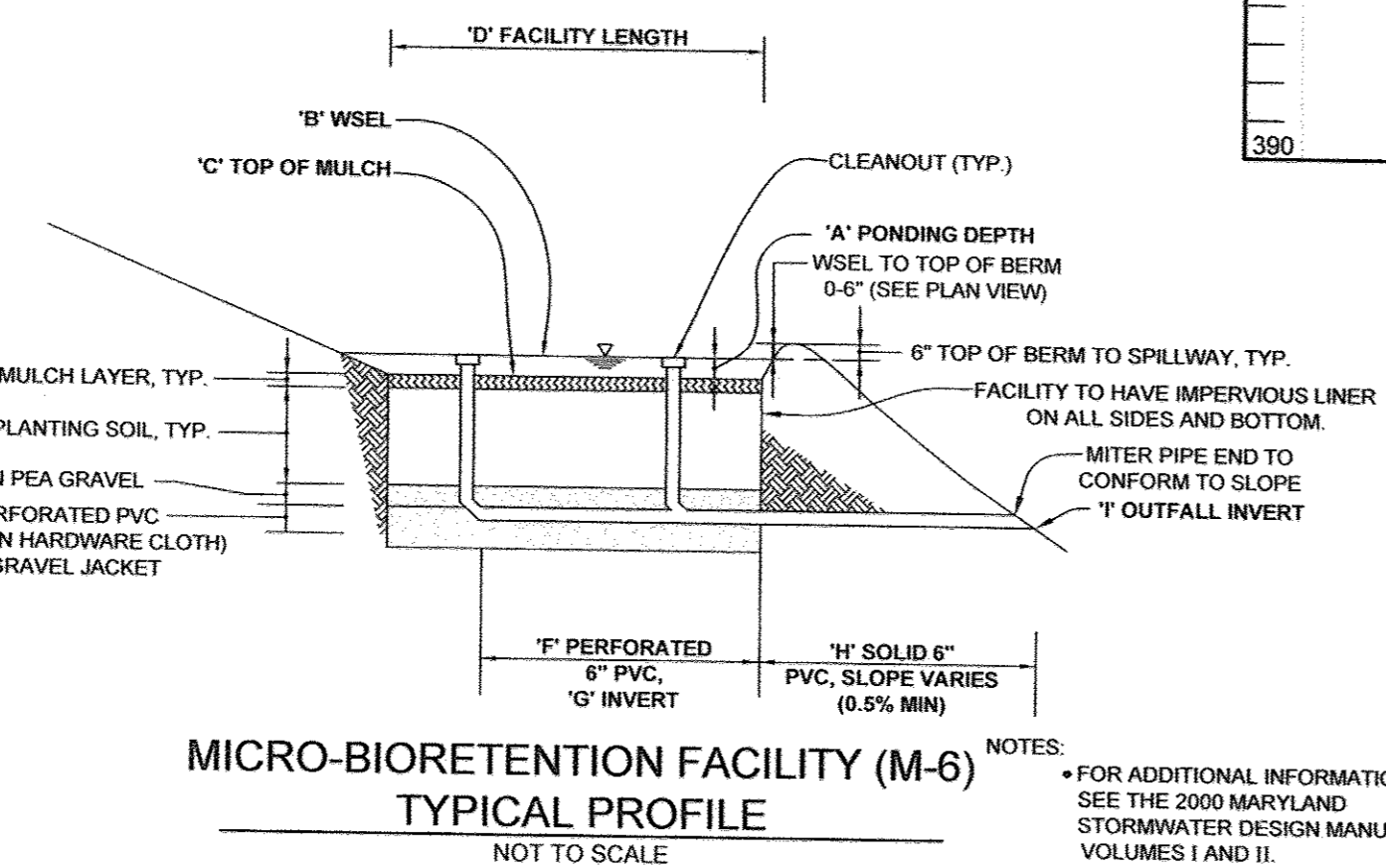
MICRO-BIORETENTION FACILITY (M-6)  
 TYPICAL SECTION  
 NOT TO SCALE



MICRO-BIORETENTION FACILITY (M-6) PROFILE  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'

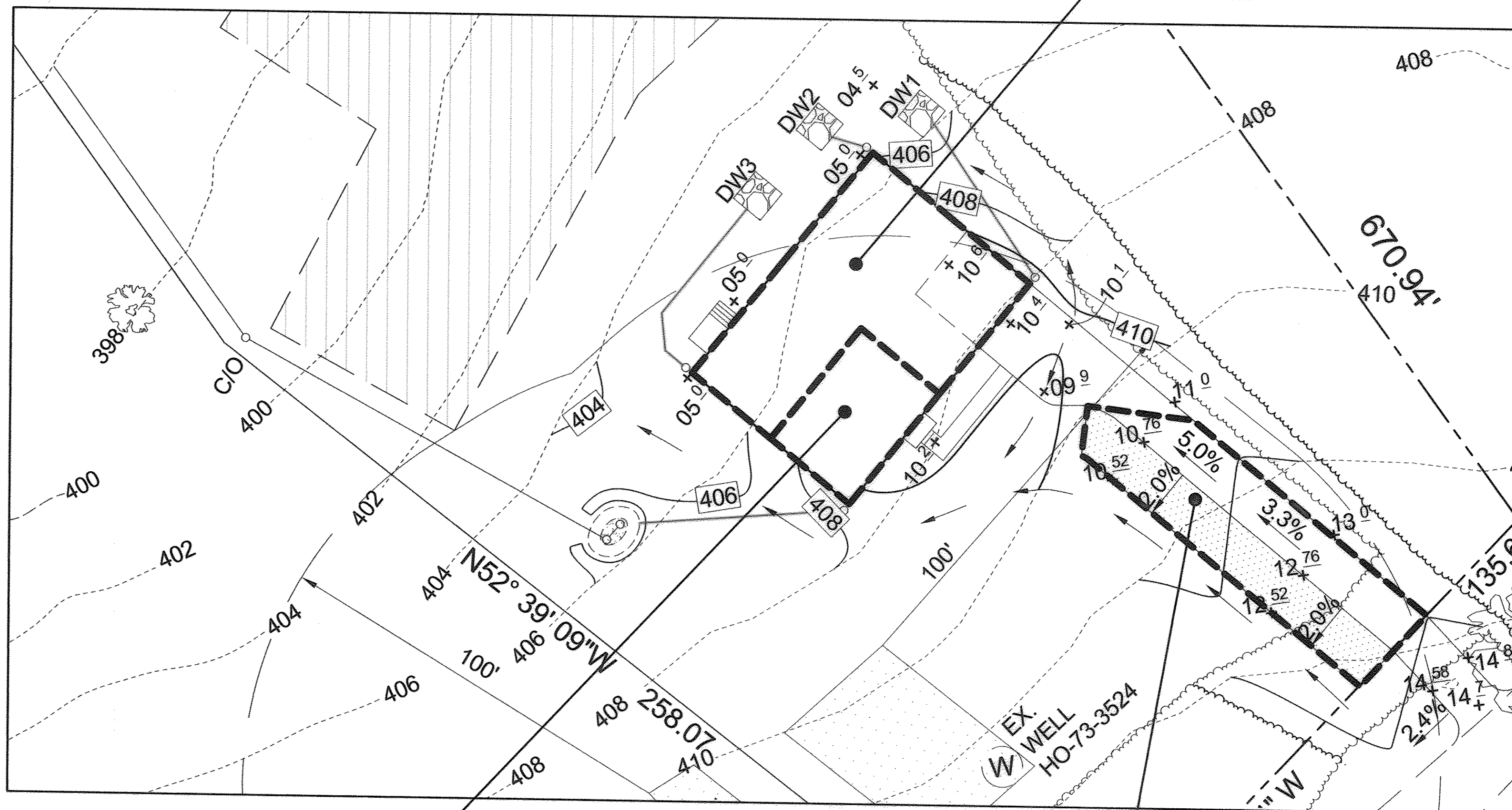
MICRO-BIORETENTION ELEVATIONS AND DIMENSIONS

DESCRIPTION	BIO
'A' PONDING DEPTH	1.00'
'B' WSEL	405.50
'C' TOP OF MULCH	404.50
'D' FACILITY LENGTH	8.00'
'E' FACILITY WIDTH	5.00'
'F' PERF. UNDERDRAIN DIMENSION	7.20'
'G' UNDERDRAIN INVERT	401.42
'H' SOLID UNDERDRAIN DIMENSION	180.59'
'I' OUTFALL INVERT	396.00



MICRO-BIORETENTION FACILITY (M-6)  
 TYPICAL PROFILE  
 NOT TO SCALE

NOTES:  
 \* FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.  
 \* SEE CHART, THIS SHEET, FOR ELEVATIONS AND DISTANCES



STORMWATER MANAGEMENT DRAINAGE AREA PLAN  
 SCALE: 1" = 20'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED MICRO-BIORETENTION FACILITIES (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD OR DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1) DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA IN COMMERCIAL AREAS. FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOURS TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OWNER/DEVELOPER

DONALD S. & JUDITH ANN MARIE PROIA  
 13630 NICHOLS DRIVE  
 CLARKSVILLE, MD 21029  
 301-854-2118

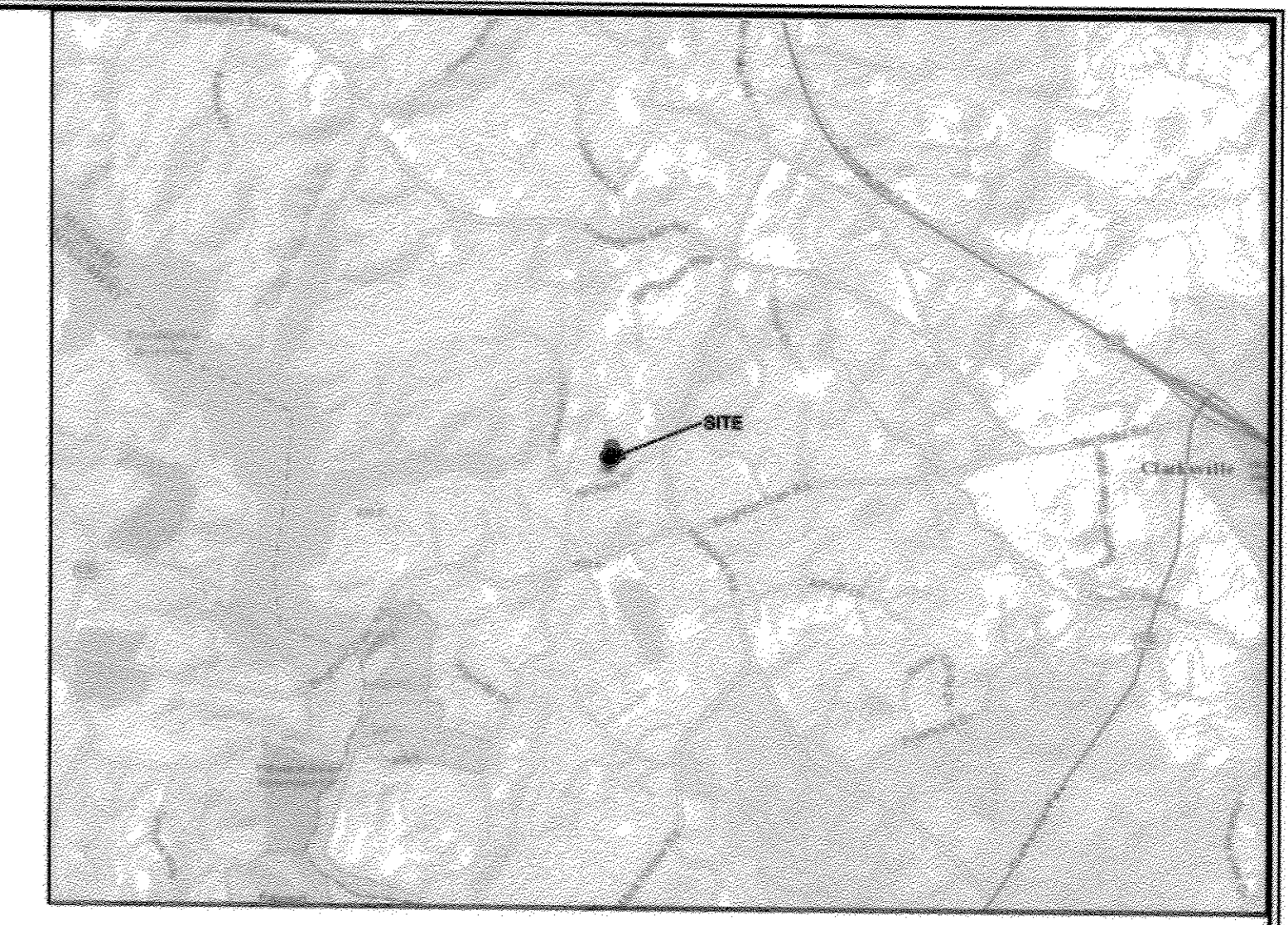
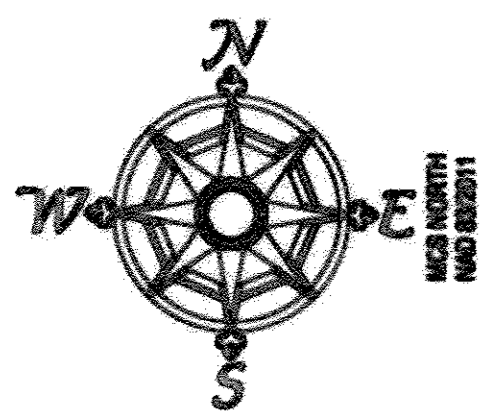
CONCEPTUAL SWM PLAN, NOTES, & DETAILS  
 PROIA PROPERTY  
 LOTS 10 & 11  
 A RESUBDIVISION OF LOT 1, CLIFTON C. LINK PROPERTY  
 ZONE: RR-DEO

TAX MAP 34 GRID 9  
 5TH ELECTION DISTRICT  
 PARCEL 368  
 HOWARD COUNTY, MARYLAND

	<b>SILL ENGINEERING GROUP, LLC</b> 11130 Dovendale Court, Suite 200 Manassasville, Maryland 21104 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS DRAWN BY: MPOIRA CHECKED BY: PS SCALE: AS SHOWN DATE: JANUARY 2, 2018 PROJECT #: 15-043 SHEET #: 2 of 3
	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. 33025, EXPIRATION DATE: JUNE 20, 2019.	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 DATE: 1/31/18  
 Chief, Division of Land Development  
 DATE: 1/11/18





**SITE VICINITY MAP**  
1" = 3000'

**Existing Conditions Narrative**

The subject property is utilized as a small farm with a single family home, a small barn and pasture lands. The house, which is located in the south-central portion of the site, is surrounded by land and landscaped areas. Landscaping species around the home/yard include sweetgum, sycamore, red oak, Norway spruce, flower dogwood, magnolia and Norway maple. Numerous shrubs are present around the home.

White pine screening is present along several sections of the property line. A treed hedge is present along the road frontage. This area, which is naturally vegetated, is not wide enough to be considered forest but contains a mix of red oak, black oak, flowering dogwood, and Hickory. Norway spruce are also present in this area, as is the invasive Autumn olive.

The majority of the property is maintained as open pasture. Scattered trees are present in the northern end of the site. These treed areas include black walnut, sycamore and red maple. A small stand of bamboo is present along the northern edge of the site. The stand appears to be expanding offsite but is being maintained onsite by mowing.

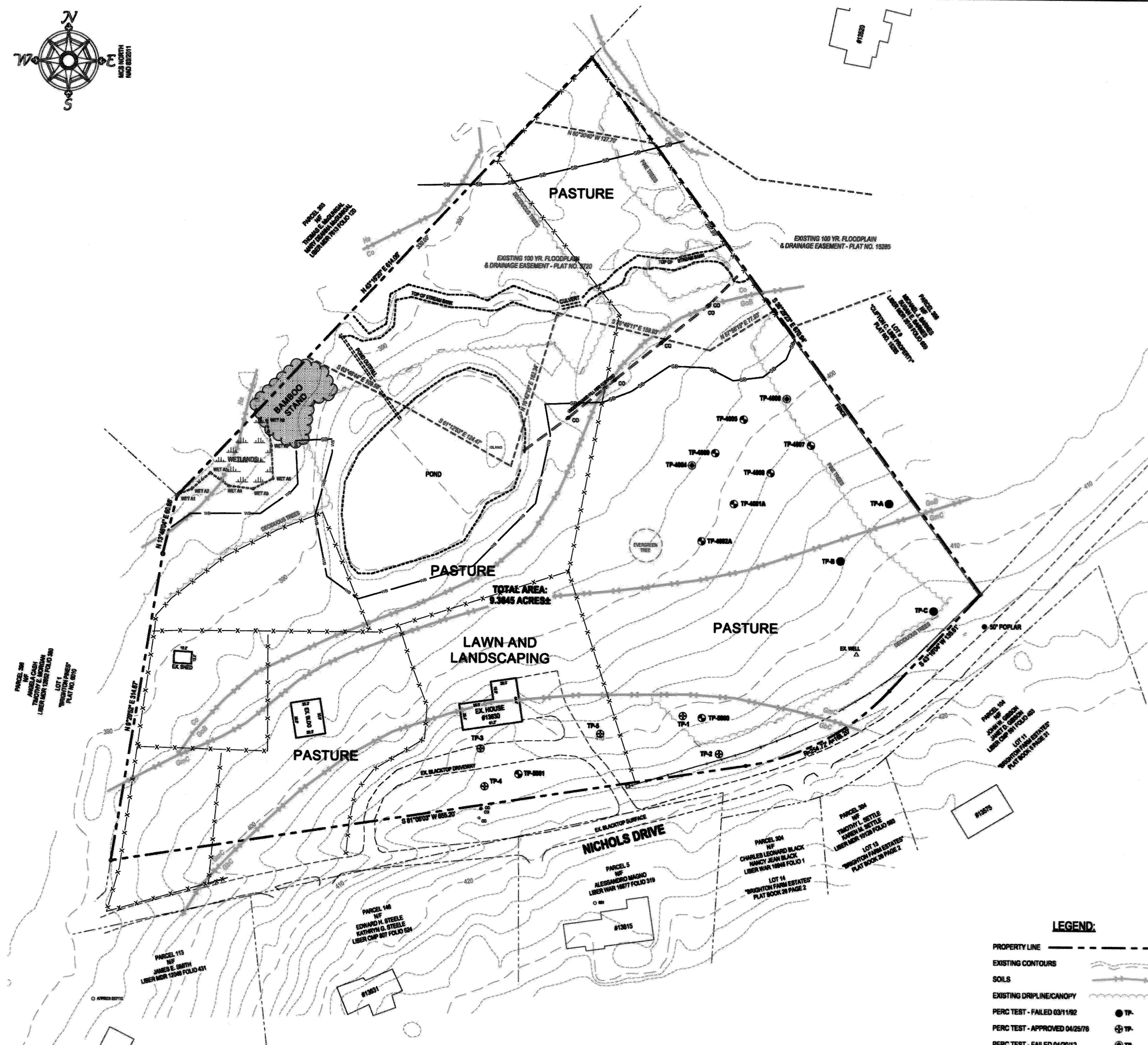
A relatively large pond is present near the center of the site. The pond has been excavated/bermed and appears to receive hydrologic input from groundwater supplemented by several drain system pipes. One pipe, based on the amount of discharge and orientation, appears to convey water from the stream to the pond. The inlet for this pipe was not located during our field review. The other drain pipes that were observed were not discharging at the time of our visit. The overflow from the pond is conveyed to the stream by a riser and culvert system.

The perennial stream system that supports the pond crosses the northeastern corner of the property and continues offsite just beyond the property's northeastern corner. The stream is moderately to deeply incised. A small culvert crossing is present on the channel, this allows access to the northeastern corner of the site for animals and equipment.

A small wetland seep is present in the northwestern corner of the site. This area, which is excluded from the pasture, is dominated by a mix of herbaceous species occurring under a canopy of red maple and sycamore. Species of note include skunk cabbage, false nettle, monkey flower, creeping Jenny, wool grass, and soft rush. A few cattails were observed in the center of the system. Soils within the wetland showed strong evidence of groundwater influence. The soils have a reduced matrix, concretions and extensive oxidized root channels. The soils in the wetland ranged from moist to saturated at the time of our investigation. Japanese silt grass and bamboo have also encroached into the wetland. The wetland limits were field flagged with flag line 1-3A.

**Forest Conservation Act Compliance**

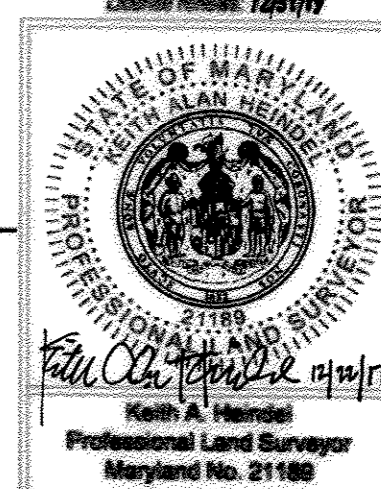
It is our understanding that the project is proposing to perform a minor subdivision to create a lot for the child of the current owner. As such, this project is exempt from the Forest Conservation Act per the intra-family transfer exemption. This exemption does require a declaration of intent.



**EXISTING CONDITIONS MAP**  
**THE PROIA PROPERTY**  
LOT 1 - CLIFTON C. LINK PROPERTY - PLAT NO. 3720

CLARKSVILLE ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

OWNERS:  
DONALD S. PROIA  
JUDITH ANN MARIE PROIA  
13630 NICHOLS DRIVE  
CLARKSVILLE, MD 21026



**Professional Surveys**  
194 East Main Street  
2nd Floor  
Westminster, MD 21157  
Phone: 410-781-8798  
Fax: 410-781-8798  
DRAWING NAME: EX CONDITIONS BASE MAP  
SCALE: 1" = 60' DATE: 01/18/17 DRAWN BY: GJG  
JOB: 2016-292 CHECK BY: KAH SHEET: 3/3

**LEGEND:**

- PROPERTY LINE ————
- EXISTING CONTOURS ————
- SOILS ————
- EXISTING DRIP LINE/CANOPY ————
- PERC TEST - FAILED 03/11/82 ● TP-
- PERC TEST - APPROVED 04/25/76 ⊕ TP-
- PERC TEST - FAILED 04/20/12 ⊙ TP-
- PERC TEST - APPROVED 04/20/12 ⊙ TP-
- APPROXIMATE FENCE LINE ————
- STREAM/WETLAND BUFFERS ————

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 1/11/17

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. BOX 788 GLEN ARMS, MARYLAND 21037  
TELEPHONE (410) 832-2400 FAX (410) 832-2400

PLAN PREPARED BY:  
  
**JOHN CANOLES**  
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