

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	CONCEPTUAL SEDIMENT & EROSION CONTROL PLAN

SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GqC	Glauconitic loam, 0 to 15 percent slopes	B	0.32
GqB	Glennville-Balle silt loams, 0 to 8 percent slopes	B	0.49

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESD <sub>v</sub> REQUIRED CU.FT.	ESD <sub>v</sub> PROVIDED CU.FT.	REMARKS
SITE	1,105	1,345	
TOTAL	1,105	1,345	

GROSS AREA = 1.00 ACRE  
 LOD = 0.47 ACRES (SITE)  
 RCN = 55  
 TARGET Pe = 1.8

**SWM NARRATIVE**

**INTRODUCTION:**  
 THIS REPORT WILL DEMONSTRATE HOW THE CRITERIA SET FORTH IN THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 AND 2 (EFFECTIVE OCTOBER 2000, REVISED MAY 2009) WILL BE SATISFIED ON THIS PROJECT. THE GOAL OF CREATING HYDROLOGY SIMILAR TO THAT OF "WOODS IN GOOD CONDITION" WILL BE ACCOMPLISHED THROUGH THE USE OF THE PRACTICES CONTAINED WITHIN CHAPTER 5 OF SAID MANUAL. THE ACHIEVEMENT OF THIS GOAL WILL REMOVE THE REQUIREMENT OF PROVIDING CHANNEL PROTECTION VOLUME.

**GENERAL SITE CONDITIONS:**  
 THE LEE PROPERTY IS ZONED R-20 AND IS LOCATED ON TAX MAP 29, PARCEL NO. 51 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. THE PROPERTY CONSISTS OF 1.00 ACRE OF WHICH NO ACRES ARE ENCUMBERED WITH A PRESERVATION EASEMENT DEDICATED TO HOWARD COUNTY MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM. THE SITE DRAINS TO THE SOUTHWEST CORNER OF THE PROPERTY INTO A STREAM BUFFER. SOILS ON THE OVERALL SITE CONSIST OF GqC AND GqB.

**I. NATURAL RESOURCE PROTECTION:**  
 THE SITE CONTAINS 1 SPECIMEN TREE, WHICH IS TO REMAIN, ALTHOUGH NO STREAM EXISTS ON-SITE. A PORTION OF AN OFF-SITE STREAM'S BUFFER IS LOCATED AT THE EASTERN CORNER OF THE SITE.

**II. MAINTENANCE OF NATURAL FLOW PATTERNS:**  
 IT IS THE INTENT OF THE PROPOSED DESIGN TO DISCHARGE RUNOFF SIMILAR TO THE CHARACTERISTICS AND DIRECTION OF THIS SITE PRIOR TO ANY OF THE PROPOSED IMPROVEMENTS. THE COLLECTION OF THE OF THE GRASSY AT THE BIO-RETENTION FACILITY WILL CONCENTRATE THE DISCHARGE OF LARGER STORMS WHEN THE FACILITY REACHES CAPACITY. HOWEVER, THESE LARGER STORMS WILL CONTINUE TO DISCHARGE NEAR THE SAME LOCATION AND AT A RATE SIMILAR TO WOODS IN GOOD CONDITION. THE FACILITY DOES INCLUDE AN UNDERDRAIN THAT ALSO DISCHARGES AT THE EASTERN CORNER OF THE SITE AT THE SAME LOCATION WHERE EXISTING DISCHARGE CURRENTLY LEAVES THE PROPERTY. ALTHOUGH THIS DISCHARGE POINT CAN BE CONSIDERED "POINT DISCHARGE" THIS IS A LOW POINT DEVICE THAT WOULD NOT REASONABLY BE CONSIDERED A SIGNIFICANT REVISION TO THE NATURAL FLOW CHARACTERISTICS OF THE PROPERTY.

**III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES:**  
 IMPERVIOUS AREA ON THIS SITE HAS BEEN MINIMIZED BY UTILIZING A USE-IN-COMMON DRIVEWAY FOR THE PROPOSED HOME.

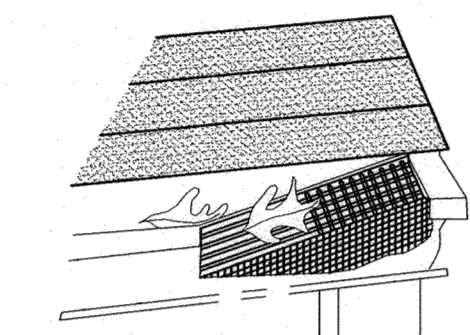
**IV. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:**  
 IF REQUIRED, SEDIMENT TRAPPING WILL BE PLACED IN THE AREA OF BIO-RETENTION FACILITIES.

**V. IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):**  
 THE FULL REQUIRED ESD VOLUME IS BEING PROVIDED FOR PROPOSED IMPROVEMENTS TO THE MAXIMUM EXTENT PRACTICABLE.

**VI. REQUEST FOR DESIGN MANUAL WAIVER:**  
 NO WAIVERS ARE ANTICIPATED ON THIS PROJECT AT THIS TIME.

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

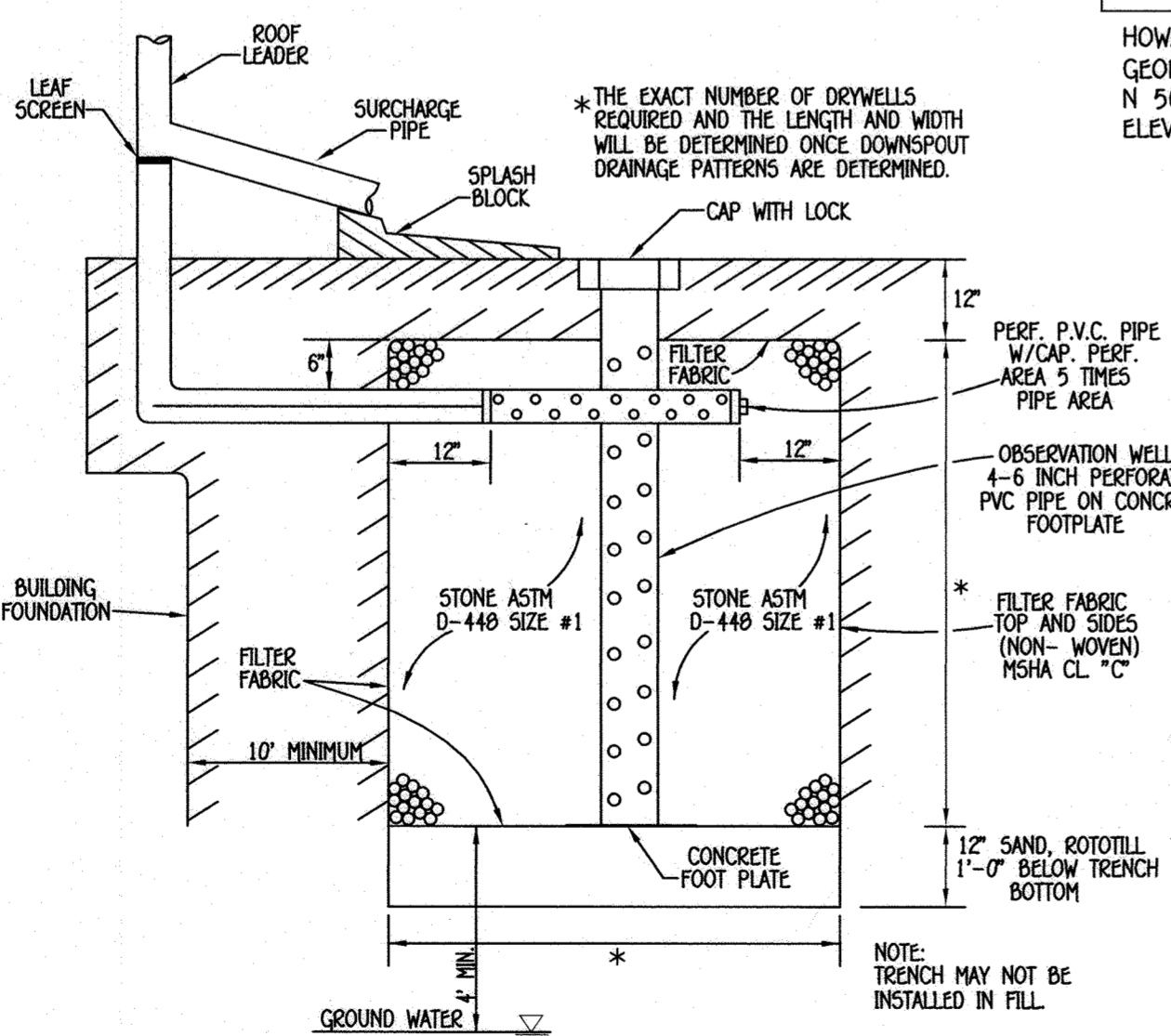
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN WITHIN A SEVENTY-TWO (72) HOUR 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.



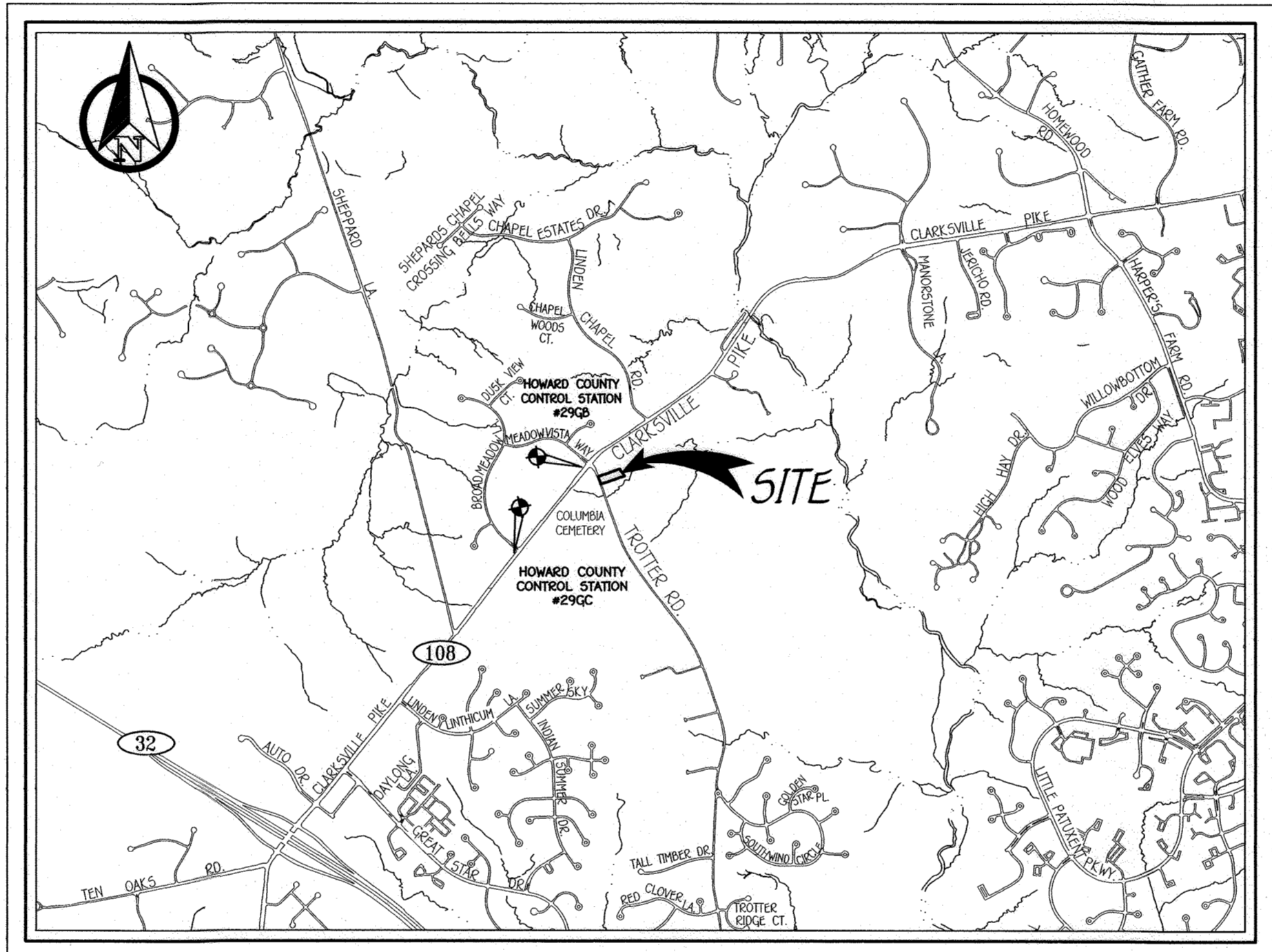
**GUTTER DRAIN FILTER DETAIL**  
 NOT TO SCALE

**STORMWATER MANAGEMENT NOTES**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE 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.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% SLOPE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



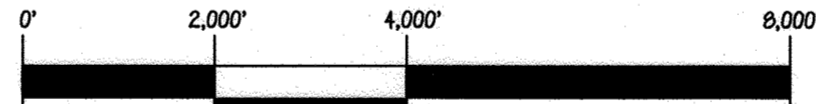
**DRY WELL DETAIL (M-5)**  
 NOT TO SCALE



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 29GB N 566,826.147 E 1,333,265.923 ELEVATION: 455.96  
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 29GC N 565,530.801 E 1,332,248.776 ELEVATION: 490.71  
 REFER TO HOWARD CO. ADC MAP 24E7

**VICINITY MAP**

SCALE: 1" = 2,000'



SCALE: 1" = 2,000'

DRY WELL CHART						
LOT No.	DRYWELL No.	AREA OF ROOF PER DRYWELL	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L W D
LOT 2	M-5(1)	1,000 SQ.FT.	143 CU.FT.	154 CU.FT.	100%*	11' x 7' x 5'
LOT 2	M-5(2)	1,000 SQ.FT.	143 CU.FT.	154 CU.FT.	100%*	11' x 7' x 5'

\* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

STORMWATER MANAGEMENT PRACTICES					
LOT NUMBER & ADDRESS	DRAINAGE AREA	% IMPERVIOUS	ESD <sub>v</sub> REQUIRED CU.FT.	ESD <sub>v</sub> PROVIDED CU.FT.	TYPE
LOT 2: 5401 TROTTER ROAD (future)	12,895	19%	320 (storage)	774 (storage)	M-6 (1)
LOT 2: 5401 TROTTER ROAD (future)	1,000	100%	143 (storage)	154 (storage)	M-5 (1)
LOT 2: 5401 TROTTER ROAD (future)	1,000	100%	143 (storage)	154 (storage)	M-5 (2)

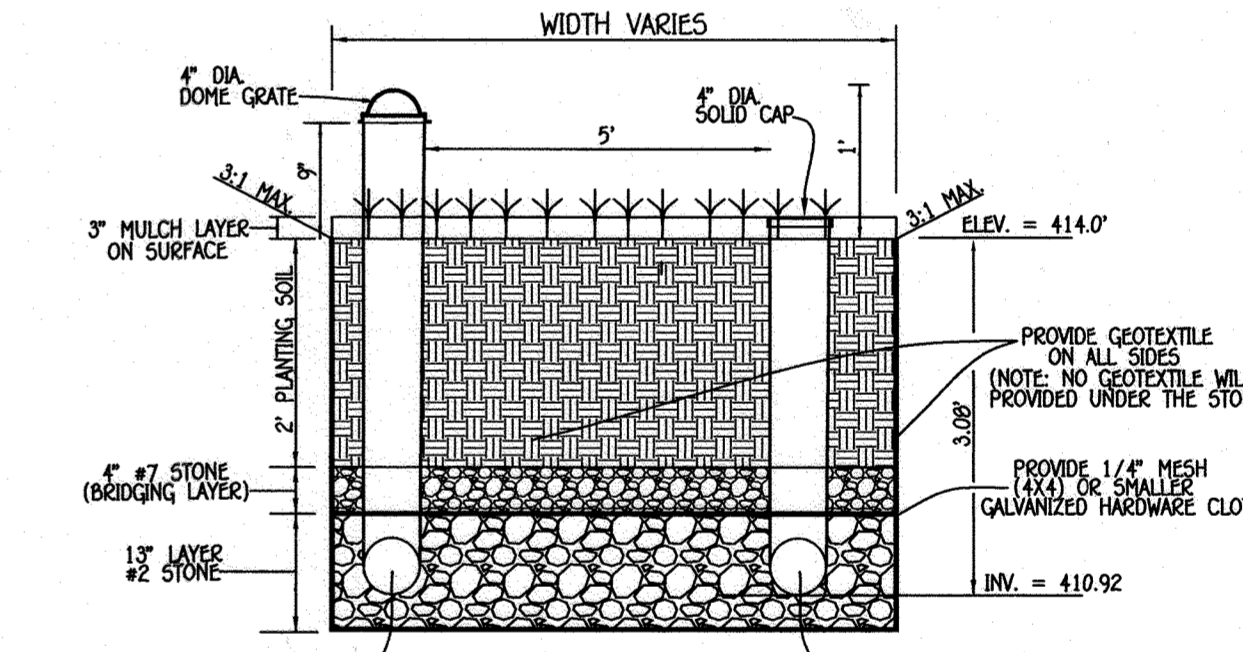
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER
---	PROPOSED WATER
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	PROPOSED PAVING/PATH
---	PROPOSED SIDEWALKS
---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	STABILIZED CONSTRUCTION ENTRANCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (M-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	NOTES EXISTING TREES TO BE REMOVED
---	NOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	NOTES 15%-24.9% SLOPES

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN.)
- BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT OCTOBER, 2022
- CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT OCTOBER, 2020.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATIONS NO. 29GB AND NO. 350A: HOWARD COUNTY MONUMENT NO. 29GB N 566,826.147 E 1,333,265.923 ELEV. 455.96 HOWARD COUNTY MONUMENT NO. 29GC N 565,530.801 E 1,332,248.776 ELEV. 490.71
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES 1 & 2, REVISED 2009. THIS PLAN PROPOSES THE USE OF A M-6 MICRO-BIOTRETENTION FACILITIES AND TWO (2) M-5 DRY WELLS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THERE IS A STREAM NEARBY AND ITS BUFFER EXTENDS ONTO THIS SITE. A 35' ENVIRONMENTAL SETBACK HAS BEEN ESTABLISHED.
- ONE SPECIMEN TREE EXISTS ON SITE AND WILL REMAIN.
- NO WETLANDS OR WETLAND BUFFERS EXIST ON SITE.
- THERE IS A STREAM LOCATED ADJACENT TO THIS PROPERTY, ITS BUFFER EXTENDS INTO THIS PROPERTY. A HOUSE EXISTS ON THIS PROPERTY (LOT 1) AND WILL REMAIN. THE EXISTING SHED WILL BE REMOVED.
- LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION BASED ON SECTION 16.1202(b)(vii) OF HOWARD COUNTY CODE - MINOR SUBDIVISIONS THAT CREATE ONE ADDITIONAL LOT AND HAVE NO FURTHER SUBDIVISION POTENTIAL.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE NEXT PLAN STAGE OF THIS PROJECT.
- THIS PROJECT IS LOCATED ALONG A SCENIC ROAD AND IS SUBJECT TO PLANNING BOARD APPROVAL PER SECTION 16.125(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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, SITE DEVELOPMENT PLAN, OR RED-LINE REVISION PROCESSES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS PROPERTY IS SUBJECT TO AND IN CONFORMANCE WITH SECTION 16.127(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR RESIDENTIAL INFILL DEVELOPMENT.
- IN ACCORDANCE WITH SECTION 16.132 (A), THE PROPERTY OWNER SHALL NOT BE REQUIRED TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF IMPROVEMENTS TO COUNTY MAINTAINED SCENIC ROADS. THE SIGHT DISTANCE EVALUATION DOES NOT REQUIRE GRADING TO ACHIEVE SAFE STOPPING DISTANCE. IN ACCORDANCE WITH SECTION 16.134(B) NO SIDEWALKS ARE REQUIRED WHEN (1) ONE SIDE OF A STREET ADJAINS A LANDSCAPED PARKING ISLAND, PARK, GOLF COURSE OR OTHER TYPE OF USE WHICH DOES NOT REQUIRE A SIDEWALK AND WHERE CONTINUITY IS NOT ESSENTIAL, (2) SIDEWALKS WOULD BE DETRIMENTAL TO THE CHARACTER OF A SCENIC ROAD AND ARE NOT NEEDED TO SERVE SCHOOL, SHOPPING OR ACTIVE RECREATION AREAS.
- THIS PROJECT WILL BE SUBJECT TO AN OBTAINING APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS FOR THE USE OF LOW PRESSURE SEWER SERVICE.

**SITE ANALYSIS DATA CHART**

- TOTAL AREA OF THIS SUBMISSION IS 1.00 AC. (43,806.80 Sq.Ft.)
- LIMIT OF DISTURBED AREA = 0.47 AC.\*
- PRESENT ZONING DESIGNATION = R-20.
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- NET TRACT AREA = 1.00 AC. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (1.00 AC - (0.00 AC + 0.00 AC)) = 1.00 AC\*
- BUILDING COVERAGE OF SITE: 0.067 AC OR 0.067%
- PREVIOUS HOWARD COUNTY FILES: N/A
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.0 AC.
- TOTAL AREA OF STREAM BUFFER LOCATED ON SITE: 3,726 SQ.FT. (0.00095 AC)
- TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC (0 AC, 23% OR GREATER)
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.00 AC.\*
- TOTAL FOREST: 0.00 AC.\*
- TOTAL GREEN OPEN AREA = 0.79 AC.\*
- TOTAL IMPERVIOUS AREA = 0.21 AC.\*
- AREA OF ERODIBLE SOILS = 0.20 AC.



**TYPICAL SECTION MICRO-BIOTRETENTION FACILITY (M-6)**  
 NO NOT SCALE

**OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIOTRETENTION (M-6)**

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYERS 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: 2007 MARYLAND STORMWATER DESIGN MANUAL VOLUME 1, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND 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.

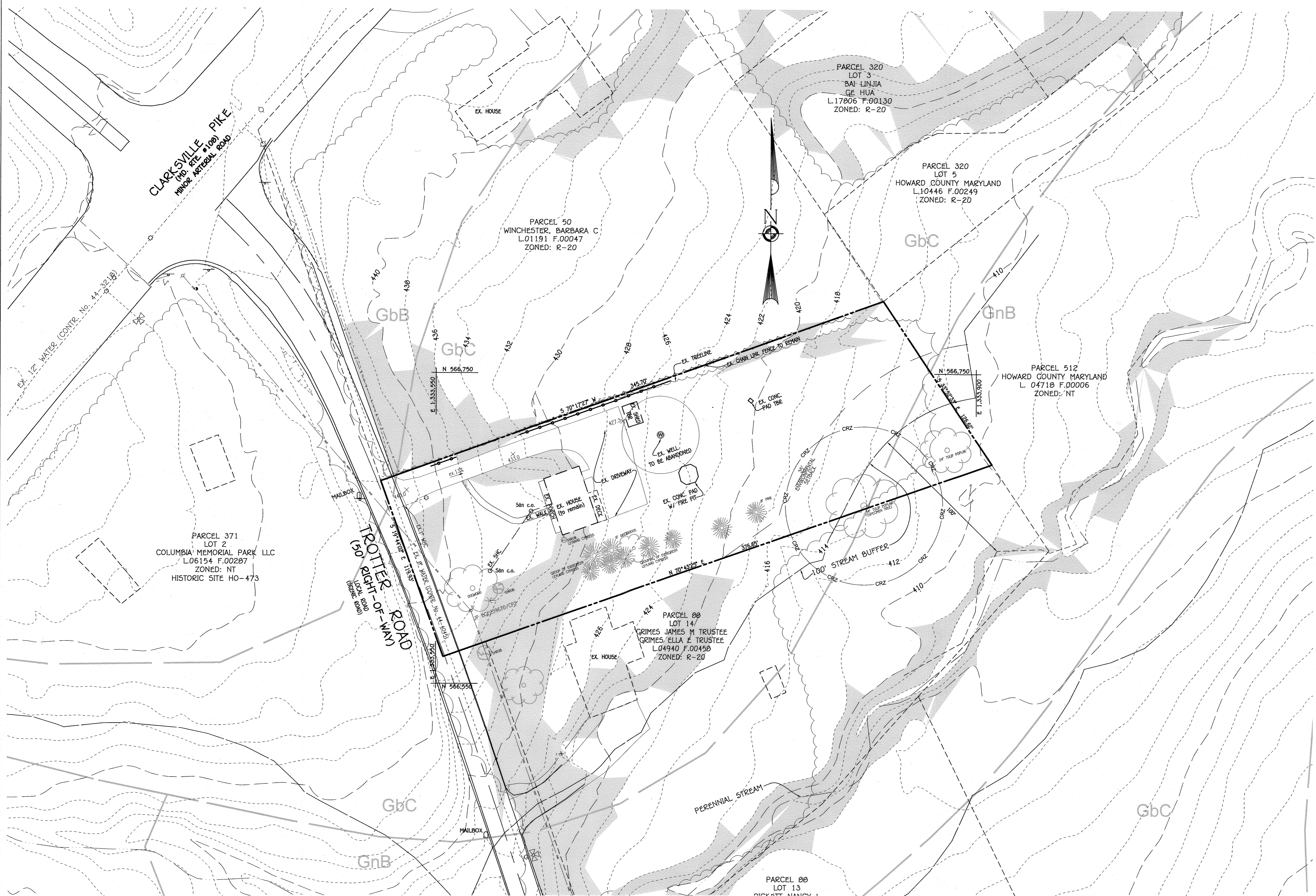
TITLE SHEET  
**LEE PROPERTY**  
 5405 TROTTER ROAD  
 L 15778 F. 00419

TAX MAP NO.: 29 GRID NO.: 20 PARCEL NO.:51  
 ZONED R-20  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JANUARY, 2022



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/23.  
 Frank Malasani  
 3/22/22  
 Date

**OWNER/DEVELOPER**  
 JASON LEE  
 5405 TROTTER ROAD  
 CLARKSVILLE, MD 21029  
 410-302-8956



LEGEND	
SYMBOL	DESCRIPTION
--- (dashed)	EXISTING CONTOUR 2' INTERVAL
--- (dashed)	EXISTING CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 10' INTERVAL
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10" 50'	EXISTING STORM DRAIN
10" 50'	PROPOSED STORM DRAIN PIPE
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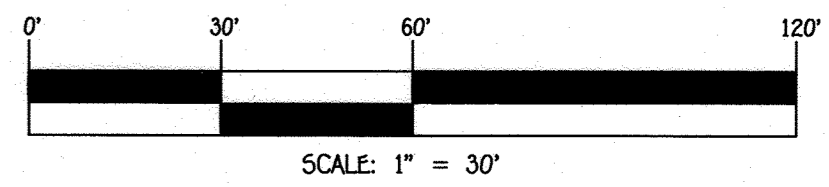
SOILS MAP 17; CLARKSVILLE NE QUADRANGLE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BELTSFORD NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2899



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*Jason Lee*  
 JASON LEE

**OWNER/DEVELOPER**  
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 CLARKSVILLE, MD 21029  
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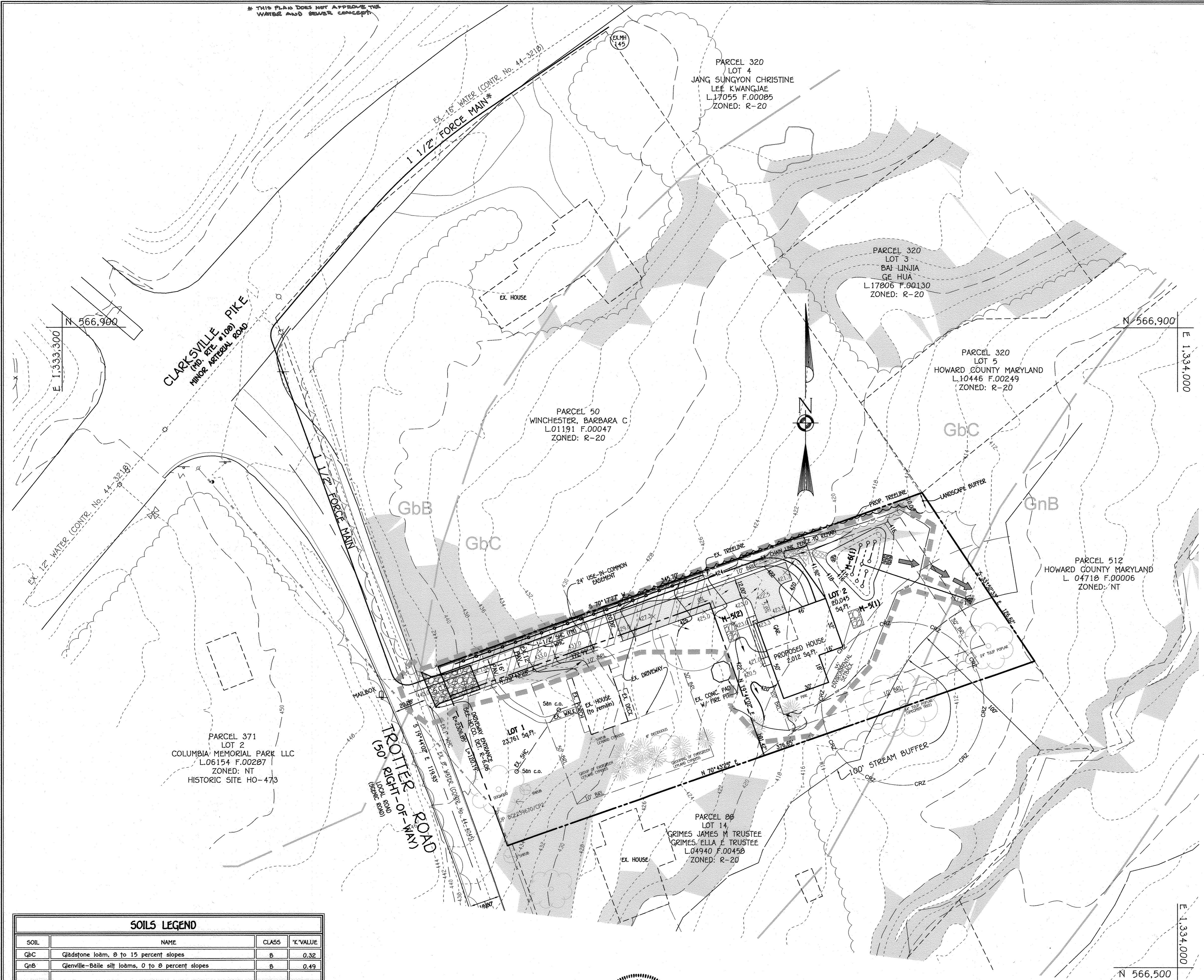


**EXISTING CONDITIONS AND DEMOLITION PLAN**  
**LEE PROPERTY**  
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 L.15778 F. 00419  
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 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JANUARY, 2022  
 SHEET 2 OF 3 **ECP-21-047**

\* THIS PLAN DOES NOT APPROVE THE WATER AND SEWER CONCEPT

Approved: Department Of Planning And Zoning

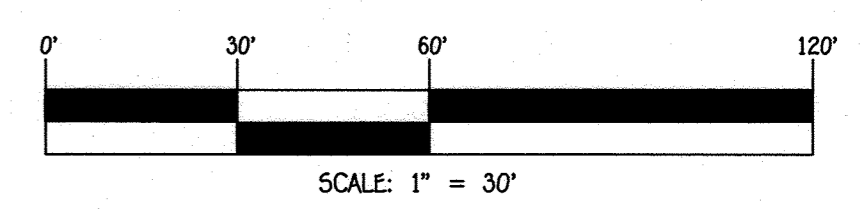
Chief, Development Engineering Division *[Signature]* 4/1/22  
 Date  
 Chief, Division Of Land Development *[Signature]* 3/29/22  
 Date



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SOILS MAP 17; CLARKSVILLE NE QUADRANGLE



CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN  
**LEE PROPERTY**  
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 SHEET 3 OF 3 **ECP-21-047**



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*Frank Hanulanski II*  
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