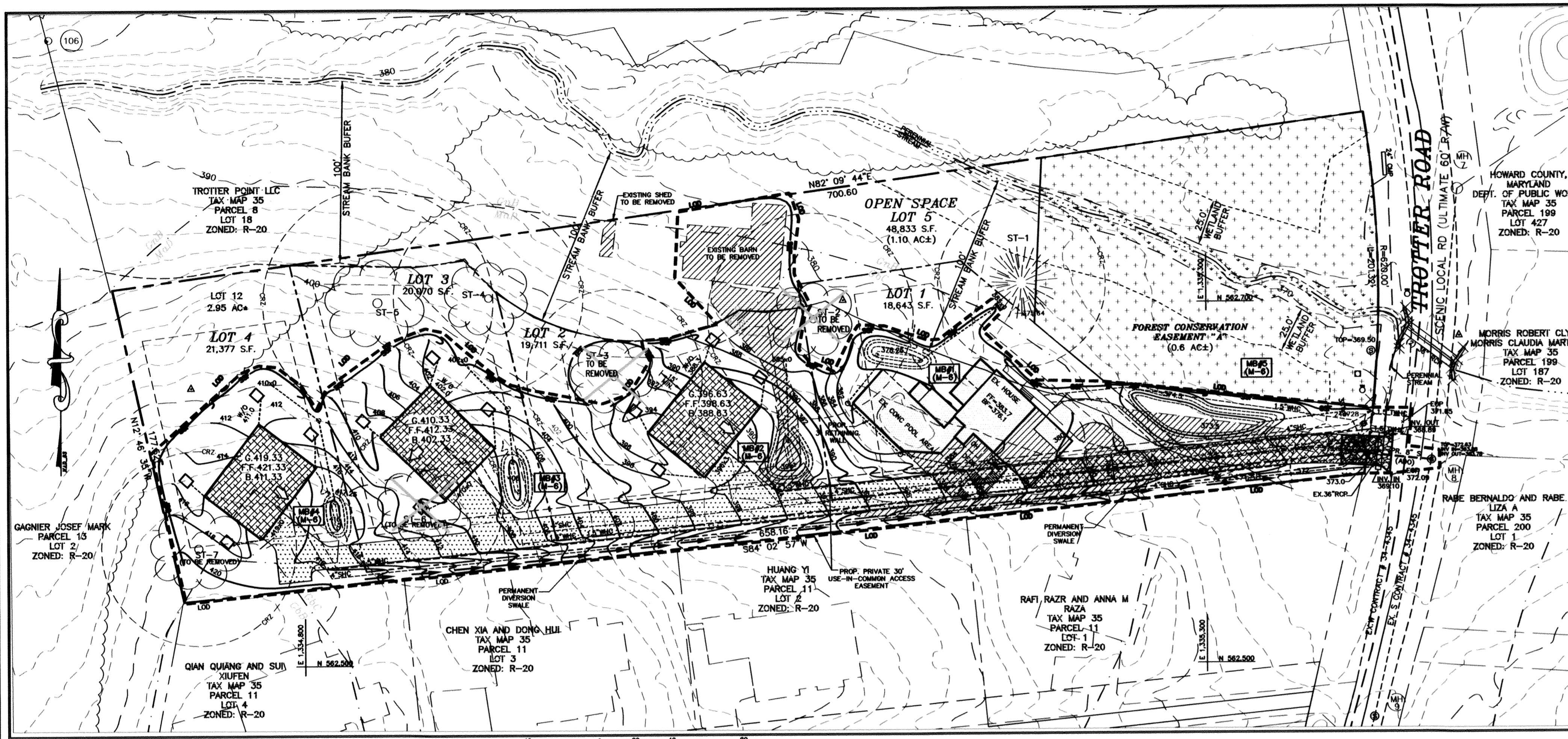
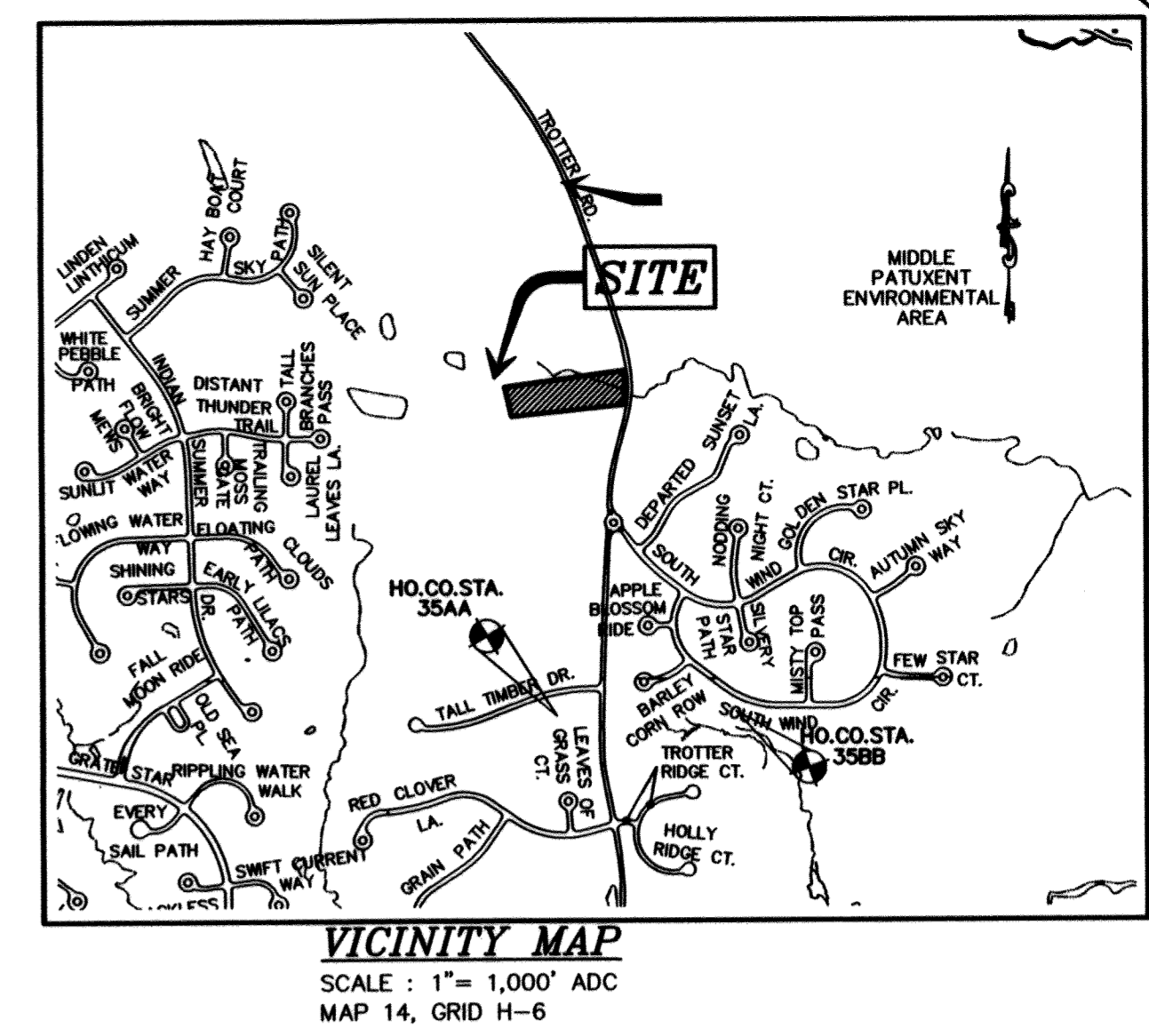
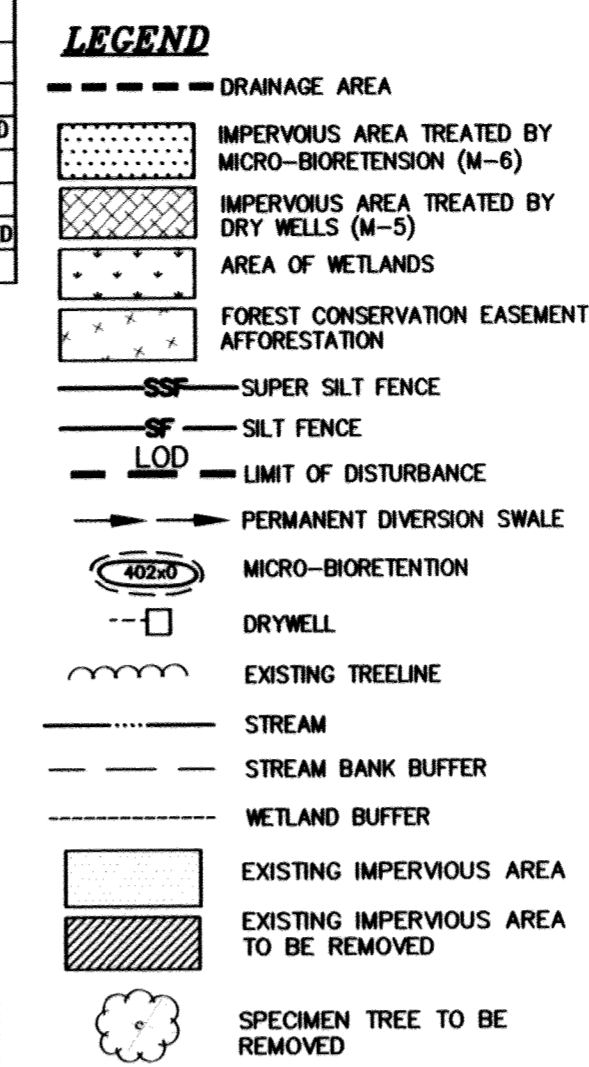


SOIL DESCRIPTIONS				
SYMBOL	RATING	NAME	Kw FACTOR	MAP
GbB	A	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.32	17
GbC	A	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	0.32	17
GnB	C	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.49	17
MaD	B	Manor loam, 15 to 25 percent slopes	0.32	17

SWM PRACTICES SCHEDULE					
AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV	REQUIRED P _e	PROVIDED P _e
LOT 1	M-6, MICRO-BIORETENTION (MB-1)	205 CF	221 CF	1.4"	1.47"
LOT 2	M-6, MICRO-BIORETENTION (MB-2)	341 CF	353 CF	1.4"	1.47"
LOT 3	M-6, MICRO-BIORETENTION (MB-3)	223 CF	240 CF	1.4"	1.47"
LOT 4	M-6, MICRO-BIORETENTION (MB-4)	107 CF	118 CF	1.4"	1.52"
P/O UIC DRIVEWAY	M-6, MICRO-BIORETENTION (MB-5)	478 CF	508 CF	1.4"	1.48"

SPECIMEN TREE CHART				
KEY	SPECIES	SIZE (N.D.BH)	CRZ (FEET RADIUS)	COMMENTS
1	NORWAY SPRUCE	31	46.5	TO REMAIN
2	SILVER MAPLE	38	57	TO BE REMOVED
3	BLACK CHERRY	32.5	48.75	FAIR, SOME DEBRIS IN CANOPY, TO BE REMOVED
4	TULIP POPLAR	35	52.5	TO REMAIN
5	TULIP POPLAR	42.5	63.75	FAIR, TWIN STEMS ABOVE BH, TO REMAIN
6	REDMAPLE	30.25	45.37	FAIR, TWIN STEMS SOME DEBRIS, TO BE REMOVED
7	TULIP POPLAR	36	54	TO REMAIN

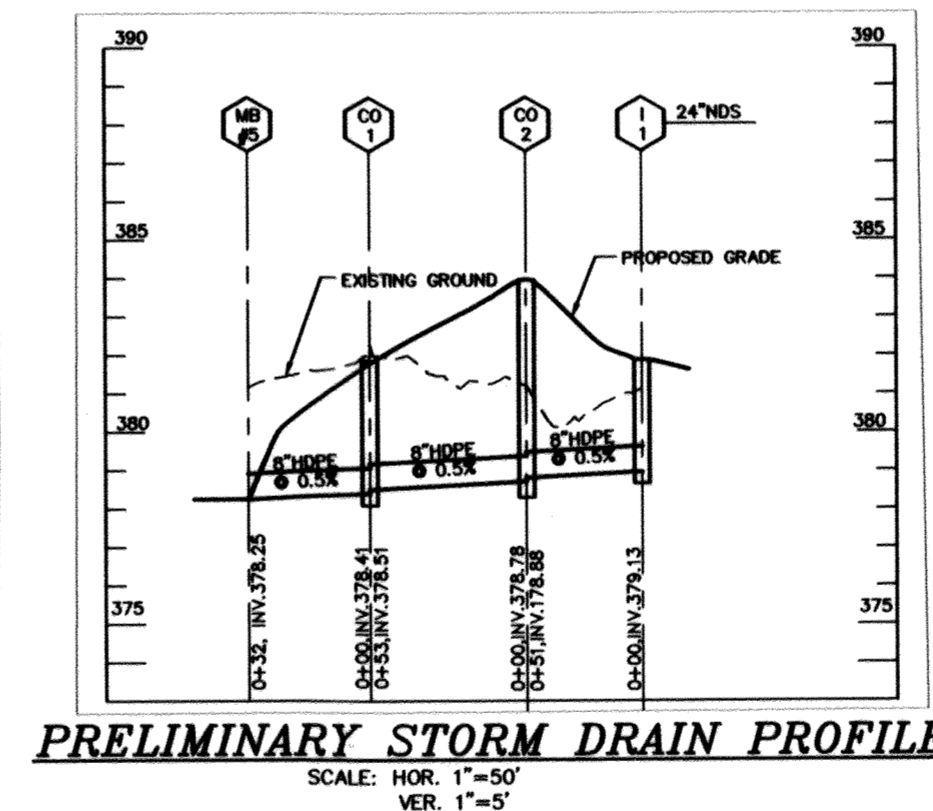
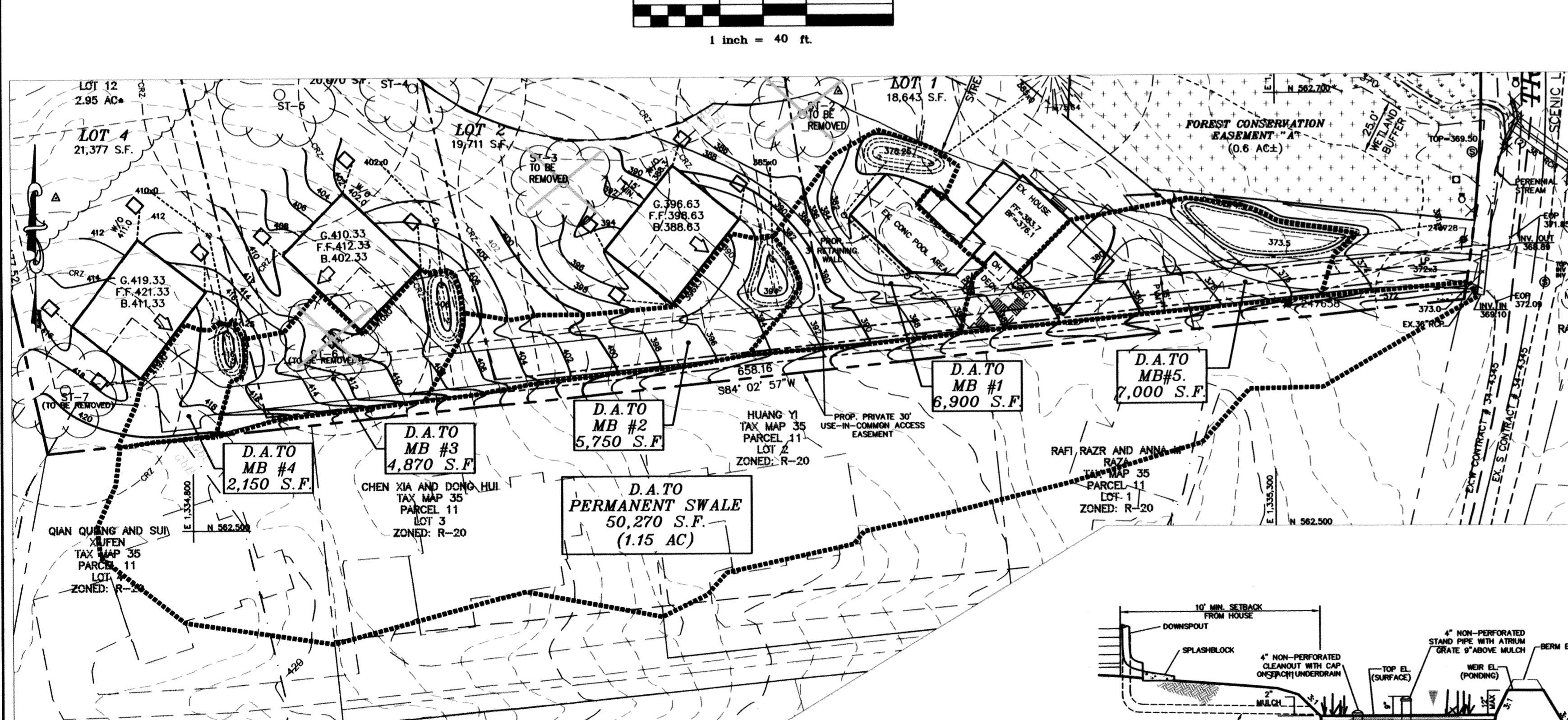


SITE ANALYSIS DATA:

- AREA OF THE SITE: 128,345 S.F. (2.96 AC ±)
- AREA OF ROAD DEDICATION: 0
- AREA OF WETLANDS AND ITS BUFFERS: 19,070 S.F. (0.44 AC)
- AREA OF FLOODPLAIN: 0
- AREA OF EXISTING FOREST: 0
- AREA OF STREAM BUFFER: 54,845 S.F. (1.26 AC ±)
- AREA OF SLOPES 15% - 24.99%: 0
- AREA OF STEEP SLOPES 25%: 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA: 54,745 S.F. (1.26 AC ±)
- NET BUILDABLE AREA: 73,945 S.F. (1.70 AC ±)
- LIMIT OF DISTURBANCE AREA: 70,380 S.F. (1.62 AC ±)
- GREEN OPEN AREA (PERVIOUS): 109,915 S.F. (2.52 AC ±)
- PROPOSED IMPERVIOUS AREA: 18,430 S.F. (0.42 AC ±)
- EXISTING IMPERVIOUS AREA: 14,95 S.F. (0.34 AC ±)
- AREA OF HIGHLY ERODIBLE SOILS: 0

GENERAL NOTES:

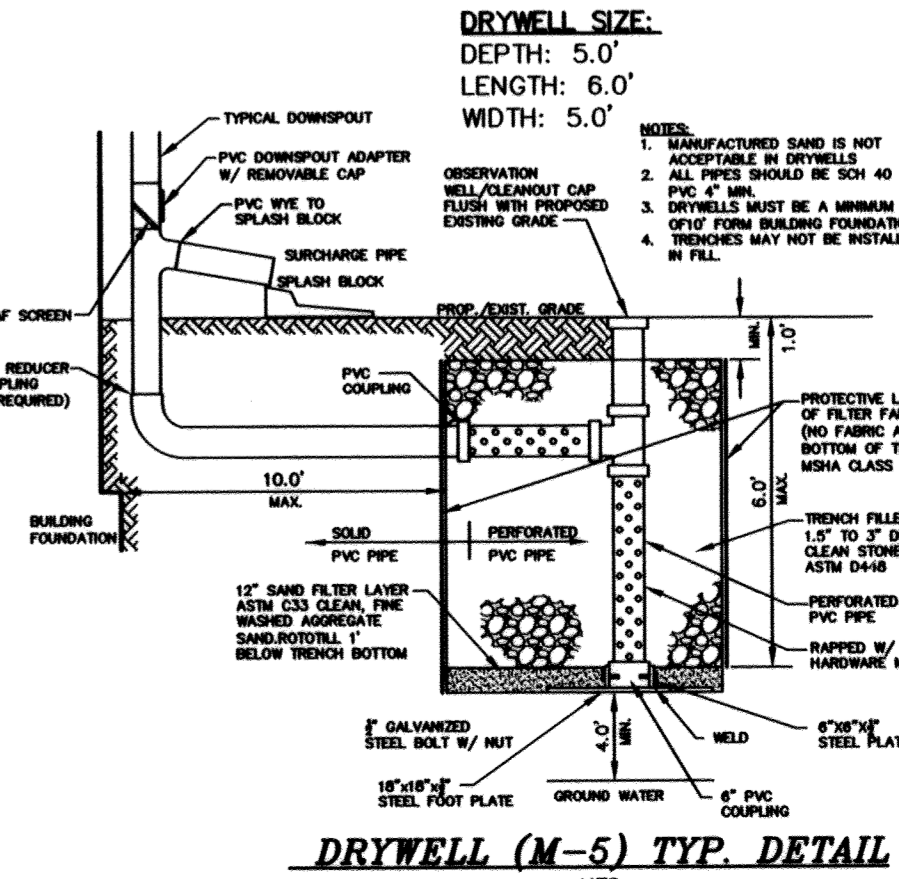
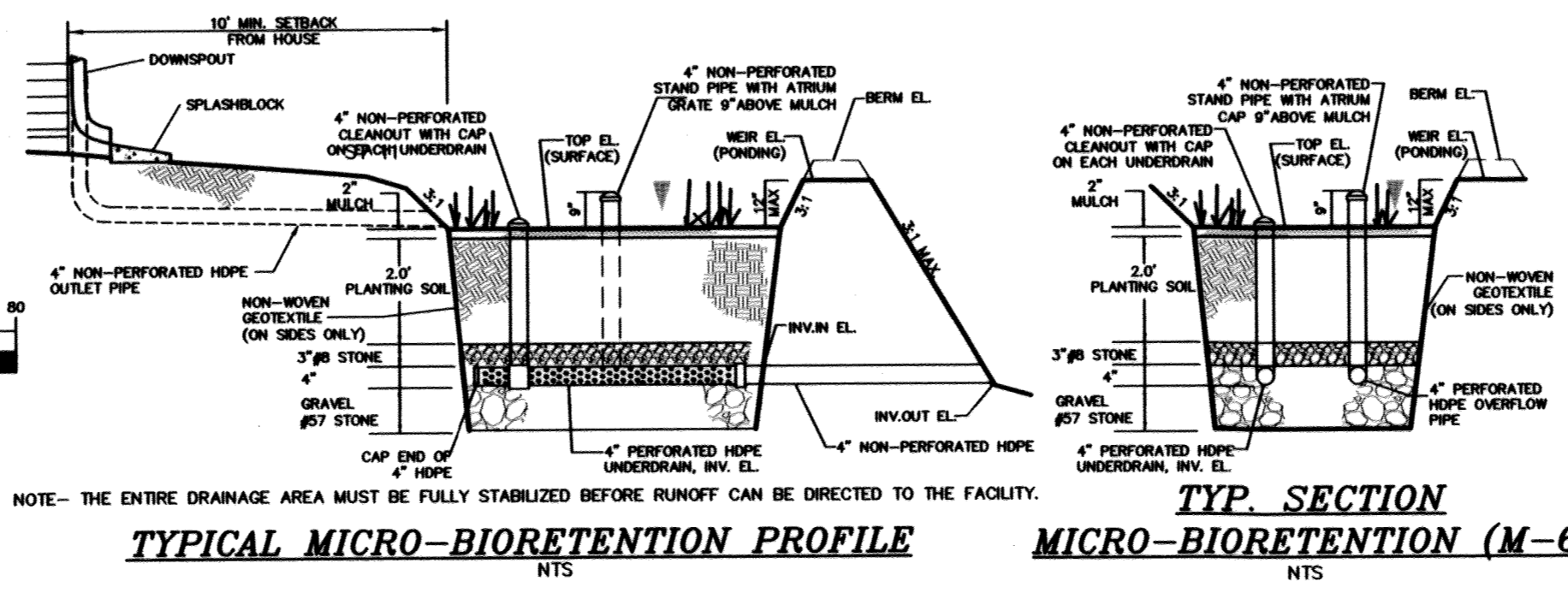
- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PARCEL BACKGROUND: ADDRESS: 5808 TROTTER ROAD, CLARKSVILLE MD TAX MAP 35, GRID: 02 PARCEL 10 LOT 12 OF FOREST HILL SUBDIVISION PLAT BOOK 5, PAGE 4. ELECTION DISTRICT: FIFTH DEED REFERENCE: 1213 / 409 AREA: 128,345 S.F. OR 2.96 ACRES ± TOTAL NUMBER OF UNITS: 4
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2021 BY MILDBERG, BOENDER & ASSOC.
- TOPOGRAPHY SHOWN HERE IS GIS AND WAS FIELD VERIFIED BY MILDBERG, BOENDER & ASSOC. INC. IN MAR., 2021 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM CARROLL COUNTY CONTROL STATIONS NO. 35AA & 35BB. STA. 35AA: N 560,767.733; E 1,335,483.839; EL. 431.609 (NAVD88) STA. 35BB: N 560,790.416; E 1,336,537.267; EL. 394.975 (NAVD88)
- SOILS LOCATION AND CLASSIFICATION BASED ON WEB SOIL SURVEY FOUND AT WEBSOILSURVEYS.SC.EGOV.USDA.GOV.
- APPROVAL OF THIS EOP 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. 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.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE AFFORESTATION OF 0.60 ACRES (26,136 SQ. FT.) ON EASEMENTS "A" AT THE FINAL PLAN STAGE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.



PERMANENT DIVERSION SWALE
 DRAINAGE AREA: 1.15 AC.
 C FACTOR: 0.3
 I (10-YEAR STORM): 6.6
 Q = CIA: 2.35 CFS
 CHANNEL SLOPE: 7.3%
 MANNING'S N: 0.035
 CHANNEL DEPTH: 1.0'
 CHANNEL WIDTH: 3.0'
 CHANNEL SIDES SLOPE: 3:1
 FLOW DEPTH: 0.17'
 10-YEAR VELOCITY: 3.07 FPS

ESD NARRATIVE

- NATURAL RESOURCES SUCH AS WETLANDS, STREAMS, REGULATED FOREST LAND EXIST ON-SITE. THERE ARE SEVEN (7) SPECIMEN TREES ON SITE. THE PROPOSED MICRO BIO-RETENTION FACILITIES AND DRYWELLS 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 CLOSE AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS. THERE IS NO ADVERSE IMPACT OF THE ADJACENT PROPERTIES. THE EXISTING 36" CULVERT LOCATED UNDER THE DRIVEWAY IS ADEQUATE FOR THE PROPOSED IMPROVEMENT.
- 16' WIDE USE-IN-COMMON DRIVEWAY WILL BE USED TO SERVE AS ACCESS FOR PROPOSED LOTS. MICRO-BIORETENTION FACILITY (M-6) AND DRYWELLS (M-5) WILL PROVIDE STORMWATER MANAGEMENT FOR THE NEW DEVELOPMENT.
- 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.
- THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS, ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6), (M-5).



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development

DATE: 4/28/22
 DATE: 4/28/22
 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. 26859, EXP. DATE 08/08/23
 DATE: 4.20.22

TROTTER ESTATES
 LOTS 1-4 AND OPEN SPACE LOT 5
 TAX MAP 35 - GRID: 02 - PARCEL: 10 - LOT: 12
 HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN

MILDBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 FOREST STREET, SUITE 300, ELLICOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 997-0296 Fax.

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