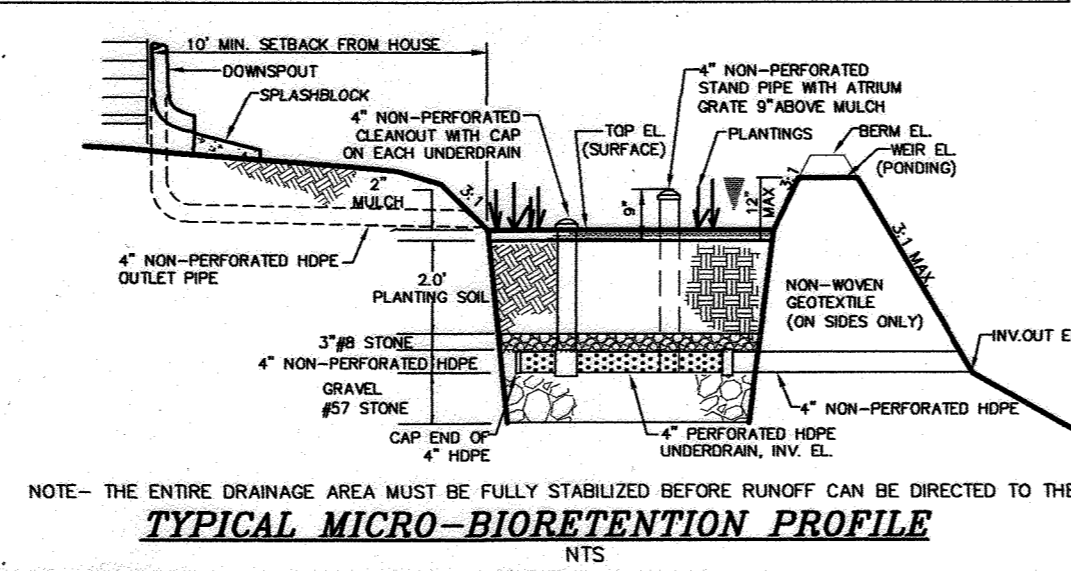


SWM PRACTICES SCHEDULE

LOT NO.	PROPOSED PRACTICE	REQ'D ESDv	PROVIDED ESDv
1	N/A		
2	M-6, MICRO-BIORETENTION (MB #1)	729 C.F.	750 C.F.
3-5	M-6, MICRO-BIORETENTION (MB #2)	955 C.F.	990 C.F.
6	M-6, MICRO-BIORETENTION (MB #3)	318 C.F.	335 C.F.
7	M-6, MICRO-BIORETENTION (MB #4)	455 C.F.	469 C.F.
8	M-6, MICRO-BIORETENTION (MB #5)	463 C.F.	490 C.F.
TOTAL:		2,920 C.F.	3,034 C.F.

SOIL CHART

SYMBOL	RATING	NAME	Kw FACTOR	MAP
BoA	C/D	BAILE SILT LOAM, 0-3% SLOPES	0.49	14
LcC	C	LEGORE SILT LOAM, 8-15 % SLOPES	0.64	14
LmB	C	LEGORE-MONTALTO SILT LOAMS, 3-8% SLOPES	0.64	14



SPECIMEN TREE CHART

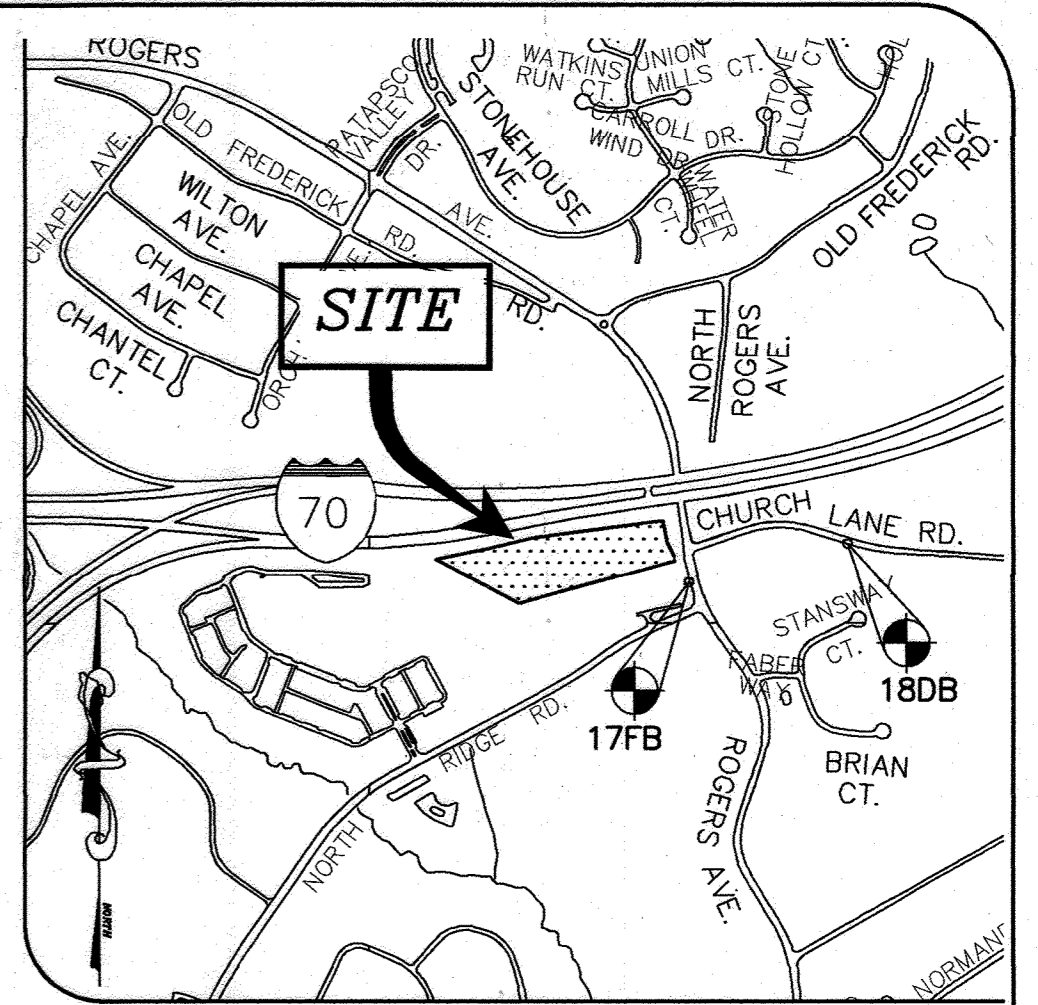
KEY	SPECIES	SIZE	CRZ	CONDITION	DIAMETER OF STAIR CHAMPION
1	TULIP POPLAR	35	52.5		101
2	TULIP POPLAR	33	49.5		101
3	TULIP POPLAR	31.5	47.25	POOR, TRUNK ROT, LIGHTNING DAMAGE	101
4	TULIP POPLAR	30.5	45.75	POOR, BASAL ROT	101
5	TULIP POPLAR	31	46.5		101
6	TULIP POPLAR	35	52.5	POOR, TRUNK ROT, LIGHTNING DAMAGE	101
7	TULIP POPLAR	41	61.5	FAIR, TWIN STEMS ABOVE BH	101
8	TULIP POPLAR	35	52.5		101
9	TULIP POPLAR	33.5	50.25		101
10	RED MAPLE	36	54	POOR, MAJOR DIEBACK	87
11	BLACK WALNUT	34	51	FAIR, SOME DIEBACK	68.8
13	BLACK WALNUT	31	46.5		68.8
17	TULIP POPLAR	30	45		101
23	TULIP POPLAR	39	58.5		101
24	TULIP POPLAR	53	79.5		101
25	TULIP POPLAR	34.5	51.75		101
26	TULIP POPLAR	30.5	45.75		101
28	TULIP POPLAR	32.5	48.75		101

POTENTIAL HISTORIC TREE CHART

KEY	SPECIES	SIZE	CRZ (INCHES)	CRZ	CONDITION	ESTIMATED AGE
H-1	JUJUBE	12.5	39.27	18.75		23-30
H-2	RED CEDAR	19	59.69	28.5		60
H-3	PRINCESS TREE	20	62.83	30.0		20-30
H-4	PRINCESS TREE	21	65.97	31.5		20-30
H-5	PRINCESS TREE	15	47.12	22.5		20-30
H-6	PRINCESS TREE	14	43.98	21.0		20-30
H-7	PRINCESS TREE	14	43.98	21.0		20-30
H-8	RED CEDAR	18	56.55	27.0	SHADED, LOWER BRANCHES DYING	48
H-9	PRINCESS TREE	10	31.42	15.0		20-30
H-10	PRINCESS TREE	14	43.98	21.0		20-30
H-11	ZELKOVA	15	47.12	22.5		30
H-12	PRINCESS TREE	22	69.11	33.0		20-30
H-13	EUROPEAN HOLLY	10	31.42	15.0		20-30
H-14	PRINCESS TREE	12	37.70	18.0		20-30
H-15	PRINCESS TREE	11.5	36.13	17.25	HEAVY BITTERSWEET	20-30
H-16	PRINCESS TREE	11.5	36.13	17.25	HEAVY BITTERSWEET	20-30

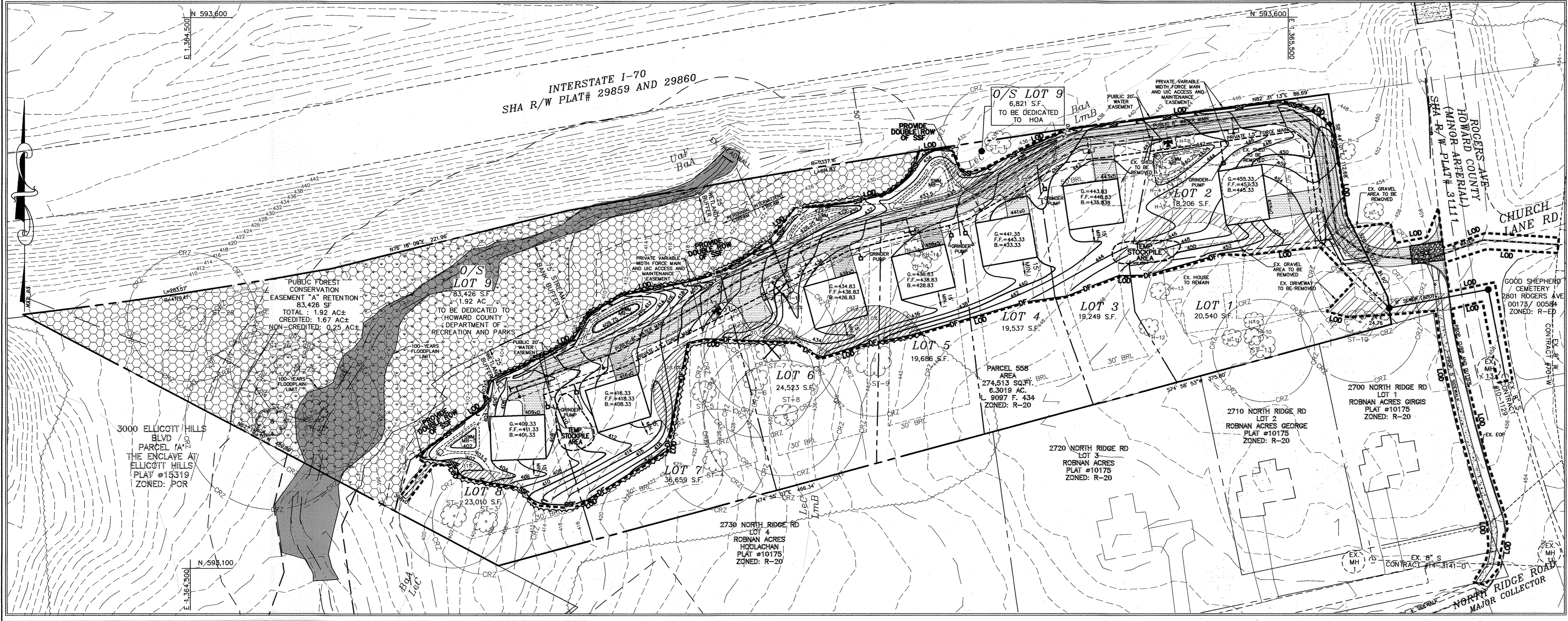
GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HERE IS GIS AND WAS FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN JANUARY, 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. 177B & 18DB. STA. 177B: N 593,214.430; E 1,365,669.114; EL. 456.236 (NAVD88) STA. 18DB: N 593,414.583; E 1,366,491.104; EL. 474.964 (NAVD88)
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2021 BY MILDENBERG, BOENDER & ASSOC.
- THERE ARE FORESTS, FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS LOCATED ON-SITE.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER CONTRACT NO. (70-W), SEWER CONTRACT NO. (10-1129).
- PARCEL BACKGROUND: ADDRESS : 2796 ROGERS AVENUE, ELLICOTT CITY, MD 21043 TAX MAP 17; GRID: 18 PARCEL 558 ELECTION DISTRICT : SECOND DEED REFERENCE: 9097 & 434 GROSS AREA : 6,3019 AC ± PROPOSED USE: RESIDENTIAL PROPOSED STRUCTURE: SPD FLOODPLAIN AREA: 0.29 AC ± NET AREA: 6,0119 AC ± NUMBER OF UNITS ALLOWED (2/NET AC): 12 NUMBER OF UNITS PROPOSED: 8
- STORM WATER MANAGEMENT IS PROVIDED VIA MICRO-BIO-RETENTION FACILITIES (M-6) WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- NO CEMETERIES EXISTS ON SITE. A HISTORIC STRUCTURE (HO-613) ON SITE TO REMAIN.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 1.67 ACRES (72,745 SQ. FT.) OF FOREST. FOR THE REMAINING 0.5 ACRES OF RESTORATION A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$32,670.00 WILL BE POSTED WITH THE DEVELOPERS AGREEMENT.
- 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. THE APPLICANT AND CONSULTANTS ARE REQUESTING ADDITIONAL AND MORE DETAILED REVIEW COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- WETLAND AND FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN OCTOBER 2021.
- AN ALTERNATIVE COMPLIANCE WILL BE REQUIRED FOR REMOVAL OF SPECIMEN TREES PURSUANT TO SECTION 16.1205 (c)(2).
- THIS PROJECT MAY BE SUBJECT TO DESIGN MANUAL WAIVERS FOR NO GRAVITY SEWER AND THE USE OF PRIVATE LOW PRESSURE SEWER SYSTEM WITH PRIVATE GRINDER PUMP ON EACH LOT.



ESD NARRATIVE

- THE PROPERTY CONTAINS WETLANDS, FLOODPLAIN AND A PERENNIAL STREAM (USE 1) WHICH IS PROTECTED BY A 75' STREAM BUFFER, AND LOCATED WITHIN THE OPEN SPACE LOT AND FOREST CONSERVATION EASEMENT. SMALL WOODED AREA EXISTS ON SITE. 18 SPECIMEN TREES EXIST ON SITE.
- 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. PROPOSED SPD ARE CLUSTERED TO MINIMIZE PROPOSED DRIVEWAYS AND NEW IMPERVIOUS AREAS.
- 16' WIDE DRIVEWAY WILL BE USED OR SERVE AS USE-IN-COMMON ACCESS FOR ALL PROPOSED LOTS. MICRO-BIORETENTION FACILITIES (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE CURRENT MDE STANDARDS AND SPECIFICATIONS INCLUDING SUPER SILT FENCES. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING SHARED DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
- THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS. ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division

10-26-23 DATE

10/26/23 DATE

Chief, Division of Land Development

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 08/08/25

10.23.23 DATE

SAMER A. ALOMER, P.E.

DEVELOPER/OWNER

BURKARD HOMES

612 THIRD ST. STE. 4C

ANNAPOLIS MD 21403

410-375-1052

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

Project	20-085	date	OCT 2023
Illustration	MAM	approval	MAM
Revision	MAM	revision	MAM
Approval	MAM	approval	SAA

project: 20-085 date: OCT 2023

illustration: MAM approval: MAM

revision: MAM revision: MAM

approval: MAM approval: SAA

description: ROGERS AVENUE LOTS 1-8 & OPEN SPACE LOT 9

environmental concept plan (ECP)

second election district

howard county, maryland

tax map: 17 - parcel: 558 - grid: 18

mildenberg, boender & assoc., inc.

Engineers Planners Surveyors

8318 Forrest Street, Suite 300, Ellicott City, Maryland 21043

(410) 997-0296 Tel. (410) 997-0298 Fax.

1 OF 1

ECP-22-031