



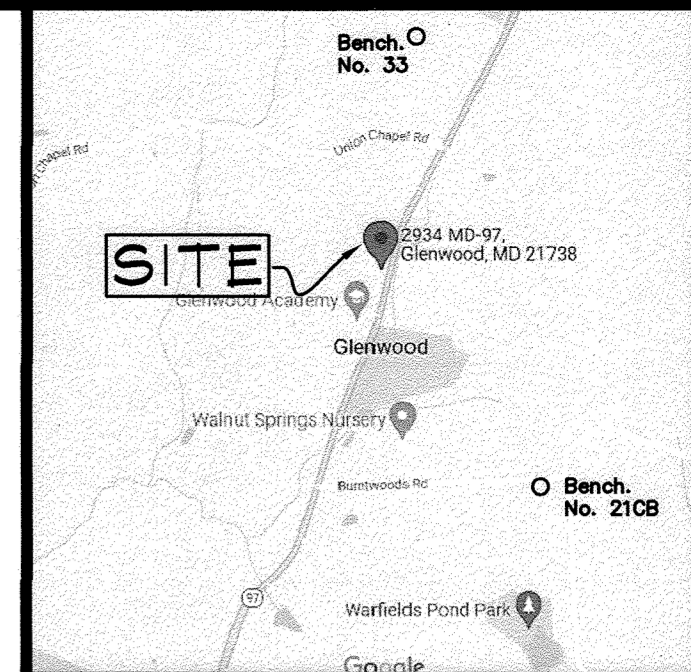
SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GcC	Glennville Loam, 8%-15% Slopes	NO	0.24	NO	B
BaA	Baile Silt Loam, 0%-3% Slopes	YES	0.37	YES	C/D
GcB	Glennville silt loam, 5%-8% Slopes	NO	0.24	NO	B

NOTES: SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE. HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.36 WITH A SLOPE GREATER THAN 5 PERCENT.

SITE ANALYSIS DATA SHEET

TOTAL PROJECT AREA: 9.007 ACRES
 AREA OF PLAN SUBMISSION: 9.007 ACRES
 AREA OF WETLANDS & BUFFER: 0.91 ACRES
 AREA OF STREAM BUFFER: 0.000 ACRES
 AREA OF FLOODPLAIN: 0 ACRES
 AREA OF FOREST: 0 ACRES
 AREA OF STEEP SLOPES 15% & > 0 ACRES
 ERODIBLE SOILS: 0.00 ACRES
 LIMIT OF DISTURBED AREA: 3.2 ACRES
 PROPOSED IMPERVIOUS AREA: 0.75 ACRES
 PRESENT ZONING DESIGNATION: RC-DEO
 OPEN SPACE REQUIREMENT: 0 ACRES
 TOTAL NUMBER OF UNITS ALLOWED: 4
 TOTAL NUMBER OF UNITS PROPOSED: 4
 DPZ FILE REFERENCE: N/A



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO (PER 10/06/13 COMPREHENSIVE ZONING PLAN.)
- BOUNDARY IS BASED ON FIELD RUN SURVEY PERFORMED BY JNM ENGINEERING, INC. IN SEPTEMBER 2022.
- CONTOURS ARE BASED ON FIELD RUN SURVEY PERFORMED BY JNM ENGINEERING IN JANUARY 2023.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 33 AND NO. 21CB:
 - a. HOWARD COUNTY MONUMENT NO. 33: N 593,953.22 E 1,304,825.91 ELEV. 593.91
 - b. HOWARD COUNTY MONUMENT NO. 21CB N 588188.04 E 1,306,716.71 ELEV. 589.83
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THIS PLAN PROPOSES THE USE OF THIRTEEN (13) M-5 DRYWELLS, TWO (2) M-8 GRASS SWALES, N-1 ROOFTOP DISCONNECTION, N-2 NON-ROOFTOP DISCONNECTION AND N-3 SHEET FLOW TO CONSERVATION AREA.
- THIS PROPERTY WILL BE SERVED WITH PRIVATE WELL AND SEPTIC.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN EXISTING WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, AND/OR 100-YEAR FLOODPLAINS.
- THERE ARE NONTIDAL WETLANDS LOCATED WITHIN THE BOUNDARY OF SITE.
- THERE ARE NO STREAMS, OR THEIR BUFFERS LOCATED WITHIN THE BOUNDARY OF THIS SITE.
- REQUIRED LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE NEXT PLAN STAGE OF THIS PROJECT.
- 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 PROCESSES THROUGH THE PLAN REVIEW PROCESS.
- THE GROSS PROPERTY AREA FOR THIS SITE IS 9.007 ACRES.
- A PRE-SUBMISSION COMMUNITY MEETING WILL BE HELD AFTER THE ECP SUBMISSION FOR THIS PROJECT.
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROPOSED SUBDIVISION WILL BE PROVIDED ON SITE.
- THERE ARE NO STEEP SLOPES OF 25% OR GREATER ON-SITE.
- PRIVATE USE-IN-COMMON SHARED DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT FOR LOTS 2 THRU 4; THE NON-BUILDABLE PRESERVATION PARCEL AND BUILDABLE PRESERVATION PARCEL WILL BE ADDRESSED AT FINAL PLAT/PLAN STAGE.
- DENSITY TABULATION:
 - a. GROSS TRACT AREA = 9.007 AC +/-
 - b. AREA OF FLOOD PLAIN = 0.000 AC +/-
 - c. AREA OF 25% OR GREATER SLOPE = 0.00 AC +/-
 - d. NET TRACT AREA - GROSS AREA FLOODPLAIN AREA AND STEEP SLOPE AREA = 9.007 AC +/-
 - e. ALLOWED DEVELOPMENT RIGHTS = 2 D.U.
 - (GROSS TRACT AREA X 1 D.U. / 4.25 AC +/-)
 - (9.007 AC +/- X 1 D.U. / 4.25 AC +/-) = 2.12 D.U. BY RIGHT YIELD
 - f. PERMITTED DEVELOPMENT RIGHTS UNDER DEO 4 D.U.
 - NET TRACT AREA X 1 D.U. = 2 AC +/-
 - 9.007 AC +/- X 1 D.U. = 2 AC +/-
 - g. NUMBER OF BUILDABLE LOTS AND BUILDABLE PRESERVATION PARCELS = 4
 - h. NUMBER OF DEO UNITS TO BE TRANSFERRED = 2
 - (PROPOSED UNITS - ALLOWED UNITS) (4 UNITS - 2 UNITS)
 - i. DEO OPTION WILL BE USED BECAUSE THE SUBJECT PROPERTY IS ADJACENT TO PROPERTIES 10 ACRES OR SMALLER FOR 60% OF ITS PERIMETER.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION PROCESS UNDER SECTION 106 B.2(D) OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 2 DEO UNITS ARE TRANSFERRED TO THIS SUBDIVISION BECAUSE THE SELECT PROPERTY IS ADJACENT TO PROPERTIES 10 ACRES OR SMALLER FOR 60% OF ITS PERIMETER. INFORMATION CONCERNING THE DENSITY SENDING PLAT MUST BE SUBMITTED PRIOR TO, OR CONCURRENT WITH THE FINAL SUBDIVISION PLAT SUBMISSION FOR THE RECEIVING PARCEL.
- AT THIS TIME NO DESIGN MANUAL WAIVERS ARE ANTICIPATED TO BE REQUIRED.
- THE FOREST CONSERVATION PLAN AND ASSOCIATED STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AS THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION PROCESSES. UNDER COUNTY LAW, ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.

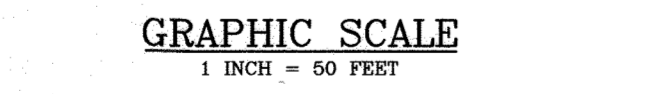
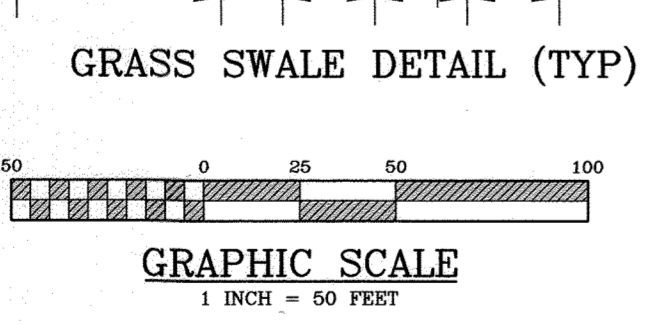
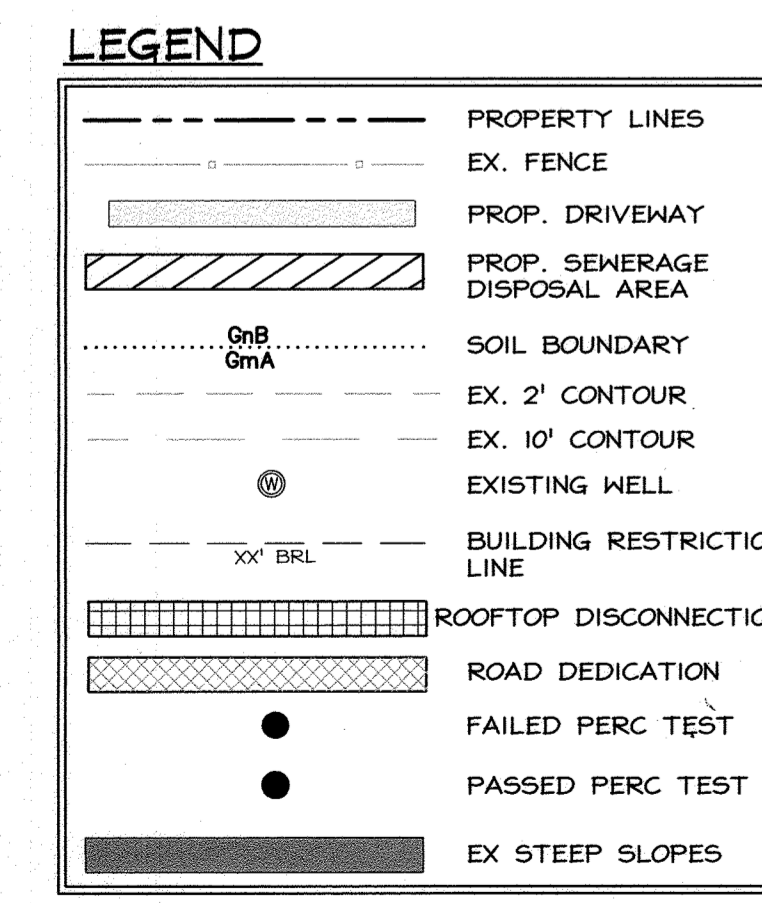
THIS AREA DESIGNATES A PRIVATE SEWERAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE TO THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWERAGE DISPOSAL AREA SHALL NOT BE NECESSARY.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT AREA
1	60,462.92	3,394.01	57,078.91
2	61,403.24	2,093.68	59,309.56
3	57,724.62	3,194.32	54,530.30

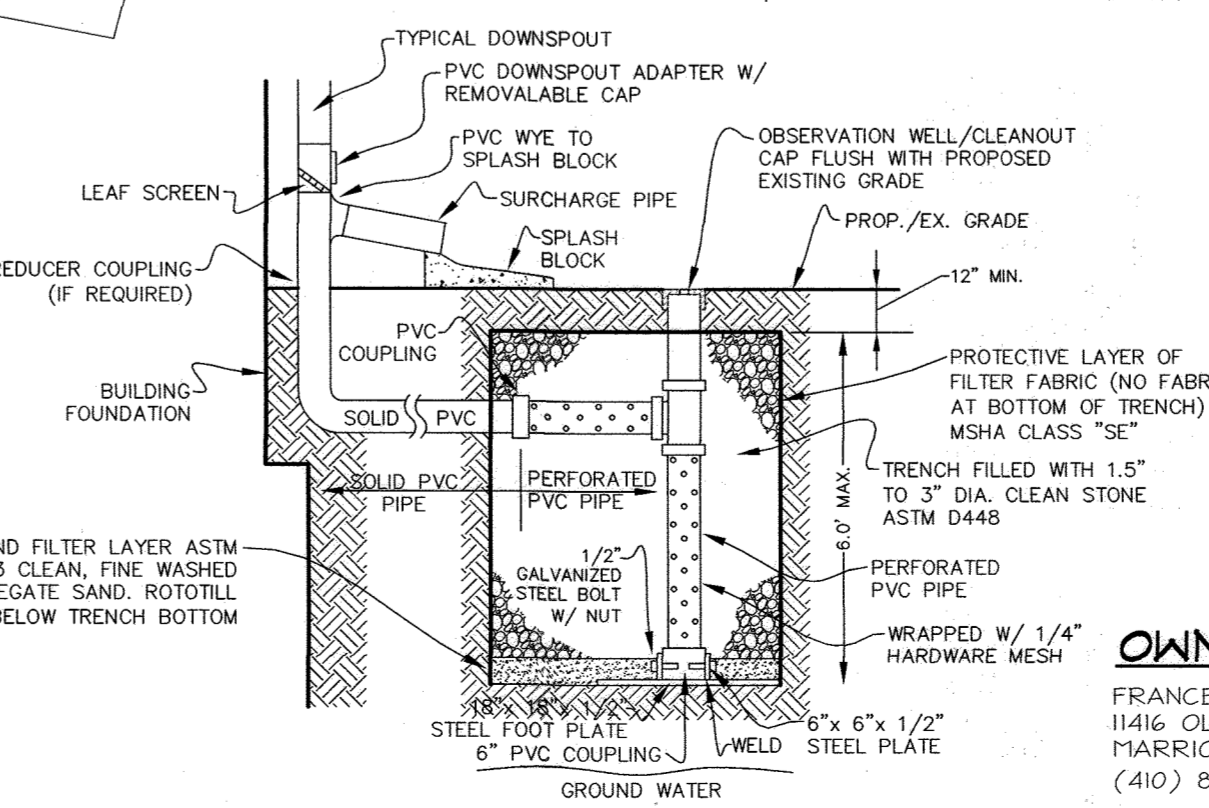
ZONING DATA

ZONING: RC-DEO
 MIN. LOT AREA = 60,000 SQ FT
 MIN. LOT WIDTH AT R/W = 100 FT
 MIN. LOT WIDTH AT B.L. = 100 FT
 FRONT B.L. = 50 FT
 REAR B.L. = 30 FT
 SIDE B.L. = 10 FT



SPECIMEN & SIGNIFICANT TREE DATA SHEET

NO.	COMMON NAME	SCIENTIFIC NAME	DIA	CONDITION	NOTES	CRZ	% CRZ DIST
10	Norway Spruce	Acacia salicoides	25	Good	Tree to be removed	4417.88	NA
11	Red Maple	Acer rubrum	36	Poor	Can-Dom w/ included bark, severe dieback, crown dieback	8160.98	7.00
12	Pin Oak	Quercus palustris	41	Good	Few deadwood limbs	11882.28	0.00
13	Pin Oak	Quercus palustris	34	Poor	Severe dieback, many deadwood limbs	8171.78	0.00
14	Pin Oak	Quercus palustris	35	Poor	Severe dieback, many deadwood limbs, & hangers	8859.01	0.00
16	Silver Maple	Acer saccharinum	39	Poor	Can-Dom, severe dieback, hazard	10751.31	6.00
19	Black Walnut	Juglans nigra	29	Good	DEBRIS	5944.67	NA
17	Sweetgum	Liquidambar styraciflua	24	Good	Severe Dieback, heavy invasive cover	4071.50	NA
18	Black Cherry	Prunus serotina	28	Poor	DEBRIS	5241.78	NA
19	Standing Deadwood	#N/A	35	Poor	Dead	8659.01	3.00
20	Black Cherry	Prunus serotina	27	Poor	Significant decay/dieback	4152.99	NA
21	Black Cherry	Prunus serotina	24	Good	heavy invasive	4071.50	NA
22	Red Oak	Quercus rubra	37	Good	offsite	7238.22	3.50
23	Black Cherry	Prunus serotina	24	Good	offsite	4071.50	NA
24	Black Cherry	Prunus serotina	30	Good	offsite	6381.72	0.00
25	Black Cherry	Prunus serotina	24	Fair	Dieback, offsite	4071.50	NA
26	Black Cherry	Prunus serotina	28	Good	offsite	4778.36	NA
27	Black Walnut	Juglans nigra	28	Good		5941.76	NA
28	Black Cherry	Prunus serotina	29	Good		5944.67	NA
29	Standing Deadwood	#N/A	24	Poor	Dead	4071.50	NA
30	Standing Deadwood	#N/A	29	Poor	Dead	5944.67	NA
31	Red Maple	Acer rubrum	29	Fair	Multi. heavy invasive, dieback	5944.67	NA
32	Red Maple	Acer rubrum	24	Good		4071.50	NA
33	Red Maple	Acer rubrum	34	Good		4071.50	NA
34	Standing Deadwood	#N/A	25	Poor	Dead	8659.01	0.00
35	Black Cherry	Prunus serotina	29	Fair	heavy inv. dieback	5944.67	NA



STORMWATER NARRATIVE

GENERAL SITE CONDITIONS:

THE PROPERTY, LOCATED AT 2934 ROUTE 97 IS ZONED RC-DEO AND LOCATED ON TAX MAP 14, PARCEL NO. 78 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. IT IS LOCATED IN THE GLENWOOD AREA OF HOWARD COUNTY. THIS PROPERTY CONSISTS OF 9.007 ACRES WITH ONE EXISTING DWELLING. THIS PROJECT PROPOSES THREE (3) NEW LOTS, ONE (1) BUILDABLE PRESERVATION PARCEL AND ONE (1) NON-BUILDABLE PRESERVATION PARCEL. THE EXISTING HOUSE WILL BE LOCATED ON THE BUILDABLE PRESERVATION PARCEL. ALL OF THE HOUSES WILL HAVE ACCESS TO ROUTE 97 FROM A USE COMMON DRIVEWAY. FOREST CONSERVATION WILL BE PROVIDED ON SITE AND BE LOCATED WITHIN THE NON-BUILDABLE PRESERVATION PARCEL. THERE ARE ALSO WETLANDS LOCATED ON THE NON-BUILDABLE PRESERVATION PARCEL. THE WETLANDS WILL NOT BE DISTURBED. THE PROPERTY IS LOCATED WITHIN THE BRITTON DAM WATERSHED. THE PROPERTY CURRENTLY DRAINS TO THE SOUTHWEST AND TO THE EAST. THE RUNOFF FROM THE ROOFS WILL BE MANAGED WITH DRYWELLS AND ROOFTOP DISCONNECTION CREDITS. THE DRIVEWAYS WILL BE TREATED WITH GRASS SWALES, NON-ROOFTOP DISCONNECTION CREDIT AND SHEET FLOW TO CONSERVATION AREA. THE WEB SOIL SURVEY SHOWS SOILS ON THE SITE CONSIST OF MOSTLY TYPE "B" SOILS WITH SOME "C/D" SOILS.

NATURAL RESOURCE PROTECTION:

WETLANDS DO EXIST ON SITE AND ARE LOCATED WITHIN A NON-BUILDABLE BULK PARCEL. THE WETLANDS WILL REMAIN UNDISTURBED AND LOCATED WITHIN A FOREST CONSERVATION EASEMENT. NO STREAMS, THEIR BUFFERS, STEEP SLOPES, FLOODPLAIN, OR FOREST EXIST ON-SITE.

MAINTENANCE OF NATURAL FLOW PATTERNS:

THE NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED.

REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NON-STRUCTURAL PRACTICES:

ONLY THE MINIMUM IMPERVIOUS AREAS HAVE BEEN PROPOSED TO ALLOW ADEQUATE ACCESS TO THE PROPOSED LOTS. THIS DESIGN PROVIDES ONLY A SINGLE SHARED DRIVEWAY FOR ACCESS TO THE THREE NEW LOTS AS WELL AS THE EXISTING LOT. THE OVERALL IMPERVIOUS OF THE SITE IS LESS THAN 15% INCLUDING THE EXISTING DWELLING AND SHEDS TO REMAIN.

INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:

THIS PROJECT UTILIZES M-5 DRY WELLS AND M-8 GRASS SWALES IN LOCATIONS THAT WILL BE PROPERLY PROTECTED BY SEDIMENT CONTROL MEASURES.

IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):

THIS SUBMISSION WILL PROVIDE SEVERAL CHAPTER 5 DEVICES TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP). ALL IMPERVIOUS AREAS WILL RECEIVE FULL TREATMENT.

BALDWIN ESTATES
GLENWOOD, MD 21738
PROPOSED LOTS 1-3, BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B
PARCEL 78, TAX MAP 14, 9.007 ACRES
ENVIRONMENTAL CONCEPT PLAN

OWNERS:
 FRANCESCA DIHARCO
 11416 OLD FREDERICK ROAD
 MARIOTTVILLE, MD 21044
 (410) 910-4336

APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT

9/27/23
 DATE

9/25/23
 DATE

DATE: 3/2023
 PROJECT: 21-0526
 ILLUSTRATION: JWW
 SCALE: 1"=50'
 REVISION: JWW
 APPROVAL: JWW

BALDWIN ESTATES
 TAX MAP 14, GRID 22, PARCEL 78, 9.007 ACRES
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMENGINEERINGLLC.COM

ENVIRONMENTAL CONCEPT PLAN

OF 1