

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON FILED RUN SURVEY BY BENCHMARK ENGINEERING, INC ON OCTOBER 17, 2023.
- THE EXISTING TOPOGRAPHY AND UTILITIES ARE BASED ON A FIELD RUN SURVEY BY BENCHMARK ENGINEERING, INC. ON OCTOBER 17, 2023.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS PROPERTY.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS LOT.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- 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 AND/OR SITE DEVELOPMENT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE NEXT PLAN STAGE AFTER SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
- THE SEDIMENT AND EROSION CONTROL SHOWN IN THIS PLAN SET IS A SCHEMATIC PRELIMINARY DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES, DETAILS AND COMPUTATIONS SHALL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- PREVIOUS DPZ FILE NUMBERS: PB 5 P 63
- ALL EXISTING STRUCTURES AND PAVING ARE TO BE REMOVED. SPECIMEN TREE #5 IS PROPOSED TO BE REMOVED. REQUIRED ALTERNATE COMPLIANCE SHALL BE SUBMITTED AT THE NEXT PLAN STAGE.
- IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY AN OFF-SITE MITIGATION BANK OR FEE-IN-LIEU PAYMENT.

STORMWATER MANAGEMENT DESIGN NARRATIVE:

THERE ARE NO NATURAL RESOURCES OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON-SITE. THERE ARE 4 SPECIMEN TREES LOCATED ON THE SITE. 3 OF THEM ARE TO BE RETAINED.

THE LAND GENTLY SLOPES DOWNHILL FROM THE WEST TO THE EAST. THIS EXISTING FLOW PATTERN SHALL BE MAINTAINED. A SWALE SHALL BE CONSTRUCTED IN THE REAR OF THE PROPOSED HOUSES IN ORDER TO CARRY RUNOFF AROUND THE HOUSES AND DISCHARGE AT THE EASTERN FRONT CORNER.

IMPERVIOUS AREAS ARE BEING MINIMIZED AS BEST POSSIBLE. IT SHALL ONLY CONSIST OF THE ROOFTOPS AND THE DRIVEWAY WHICH SHALL BE THE MINIMUM WIDTH NECESSARY.

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. IT IS ANTICIPATED THAT THE DISTURBANCE CAN BE TREATED VIA FENCING. THERE ARE NO IMPACTS TO THE STORMWATER MANAGEMENT DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE PROPOSED (M-3) LANDSCAPE INFILTRATION SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS SURFACES. THE PRACTICE DISCHARGES AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTY. THE M-3 PRACTICE WAS CHOSEN SO THAT AS MUCH OF THE DRIVEWAY AS POSSIBLE COULD BE TREATED AND DUE TO THE TYPE 'A' SOILS.

AT THIS TIME, THERE ARE NO REQUESTS FOR NECESSARY DISTURBANCES OR DESIGN MANUAL WAIVERS. AN ALTERNATE COMPLIANCE SHALL BE SUBMITTED FOR THE REMOVAL OF SPECIMEN TREE #5.

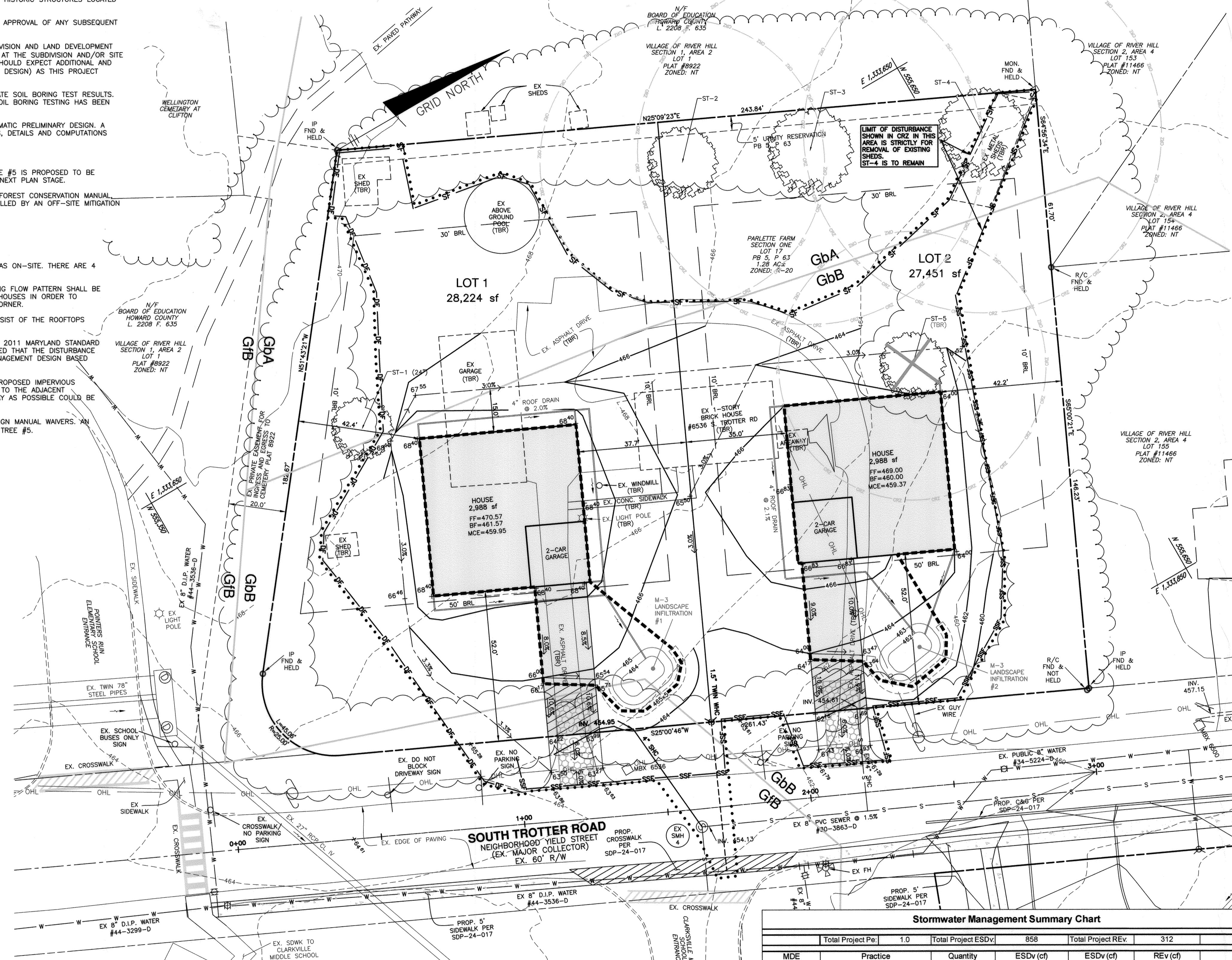
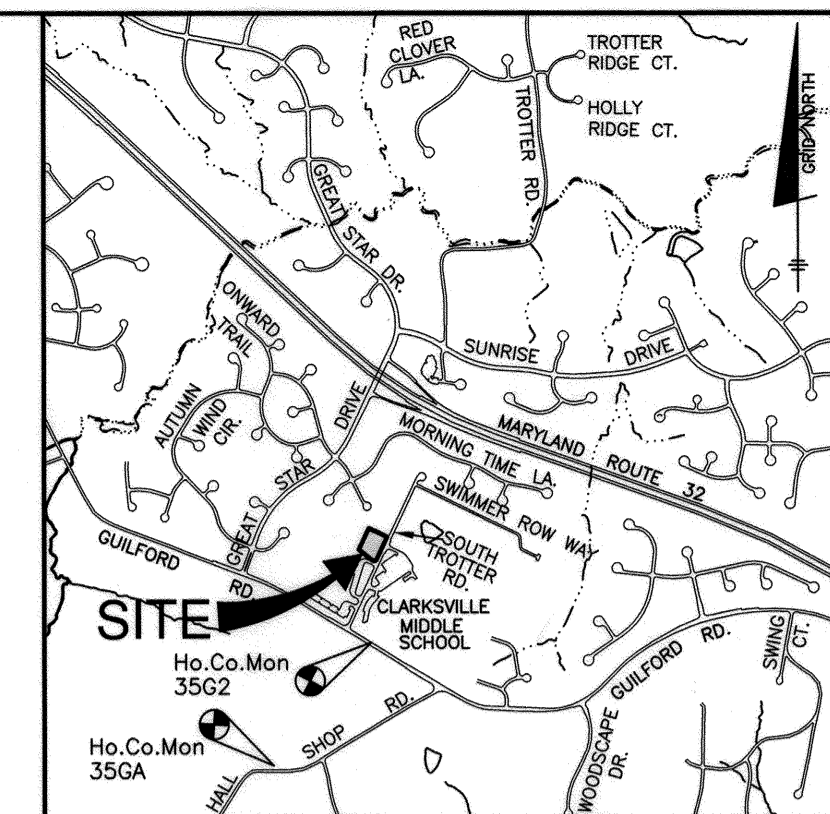
ENVIRONMENTAL CONCEPT PLAN

POINTERS VIEW

LOTS 1 AND 2

LEGEND OF SYMBOLS

- EXISTING SPECIMEN TREE
- CRITICAL ROOT ZONE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING SEWER
- EXISTING WATER
- NRCS SOILS DELINEATION LINE
- NRCS SOILS TYPE
- LIMIT OF SUBMISSION
- BUILDING RESTRICTION LINE
- PROPOSED ROOF LEADER DRAIN
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- PROPOSED IMPERVIOUS AREA
- PROPOSED UNTREATED IMPERVIOUS AREA
- SWM DRAINAGE AREA LINE
- DIVERSION FENCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- INDICATES "TO BE REMOVED"
- STABILIZED CONSTRUCTION ENTRANCE



Total Project Area	1.28 ac
Proposed Site Use	RESIDENTIAL
100yr Floodplain	0.00 ac
Slopes 15% or greater	0.00 ac
Slopes 25% or greater	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Forested Area	0.00 ac
Erodible Soils	0.00 ac
Limit of Disturbance	0.92 ac
Impervious Area (within LOD)	0.20 ac
Green Space (within LOD)	0.72 ac
Public Road Right-of-Way	0 ac
Buildable Lots	1.28 ac
Bulk Parcels	0.00 ac
Open Space	0.00 ac
Number of Units Proposed	2

Stormwater Management Summary Chart						
Total Project Pct.		1.0	Total Project ESDv	858	Total Project Rev.	312
MDE Designation	Practice Description	Quantity of Each Practice	ESDv (cf) Required based on individual DA	ESDv (cf) Provided	REV (cf) Provided	Ownership
M-3	Landscape Infiltration	2	748 580	486 749	486 749	Private
Total			748 580	486 749	486 749	

Notes:
Total ESDv provided exceeds the total ESDv required based on individual drainage areas.
Stormwater management has been provided to the Maximum Extent Practical.

Lot/Parcel Number	Facility Name & Number	Practice Type (Quantity)	Public	Private	HOA Maintains	Misc.
1	Landscape Infiltration #1			✓	N/A	
2	Landscape Infiltration #2			✓	N/A	

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE	ERODIBLE
GbA	NO	A	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	0.32	NO
GbB	NO	A	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.32	NO
Gb	NO	A	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.32	NO

HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those with a soil erodibility factor K greater than 0.35 and with a slope greater than 5%.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2-22-24 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
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(P) 410-465-8105 (F) 410-465-6844
WWW.BE-CVLENGINEERING.COM

OWNER:
PARLETTE ANN H L/T
6536 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029

DEVELOPER:
DEVELOPMENT PARTNERS, LLC
9893 GERWIG LANE, SUITE L
COLUMBIA, MARYLAND 21029
410-792-2965

POINTERS VIEW
LOTS 1 AND 2
A Resubdivision of Lot 17 previously recorded as Plat Book 5 Page 63

TAX MAP: 35 GRID: 20 PARCEL: 60
ZONED: R-20
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

DATE: FEBRUARY 8, 2024 BEI PROJECT NO. 3181
SCALE: AS SHOWN SHEET 1 OF 1