

SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CRZ	COMMENTS
1	RED OAK	31"	46.5'	GOOD CONDITION
2	RED OAK	31"	46.5'	GOOD CONDITION
3	TULIP POPLAR	30.5"	45.75'	GOOD CONDITION
4	TULIP POPLAR	30.5"	45.75'	POOR CONDITION, TRUNK ROT

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 11.41 AC ±
2. AREA OF WETLANDS AND ITS BUFFERS = 0.24 AC ±
3. AREA OF FLOODPLAIN = 0
4. AREA OF EXISTING FOREST = 4.8 AC ±
5. AREA OF STREAM BUFFER = 1.85 AC ±
6. AREA OF STEEP SLOPES 15% TO 24% = 2.03 AC ±
7. AREA OF STEEP SLOPES 25% OR GREATER = 0.03 AC ±
8. AREA OF ERODABLE SOILS = 0.24 AC ±
9. LIMIT OF DISTURBANCE AREA = 4.22 AC ±
10. 4 NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
11. GREEN OPEN AREA (PERVIOUS) = 10.72 AC ±
12. PROPOSED IMPERVIOUS AREA = 0.69 AC ±

USE-IN-COMMON DRIVEWAY PROFILE

SCALE: HOR. 1" = 50'
VER. 1" = 5'

ESD NARRATIVE

THERE ARE APPROXIMATELY 4.8 ACRES OF FORESTED AREA ON THE PROPERTY. THE SITE CONTAINS WETLANDS, STREAMS AND STEEP SLOPES. THE PROPOSED LOTS HAVE BEEN CLUSTERED IN THE EXISTING PASTURE AREA IN THE CENTER OF THE PROPERTY IN ORDER TO PRESERVE THE EXISTING FORESTED AREA ON THE WESTERN HALF OF THE SITE. AN UNNAMED TRIBUTARY OF THE PATAPSCO RIVER AND SMALL WETLAND AREA IS ALSO LOCATED WITHIN THIS FORESTED AREA AND WOULD REMAINED UNDEVELOPED. THE PROPOSED DRYWELLS, MICRO BIO-RETENTION FACILITIES AND PERVIOUS CONCRETE WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.

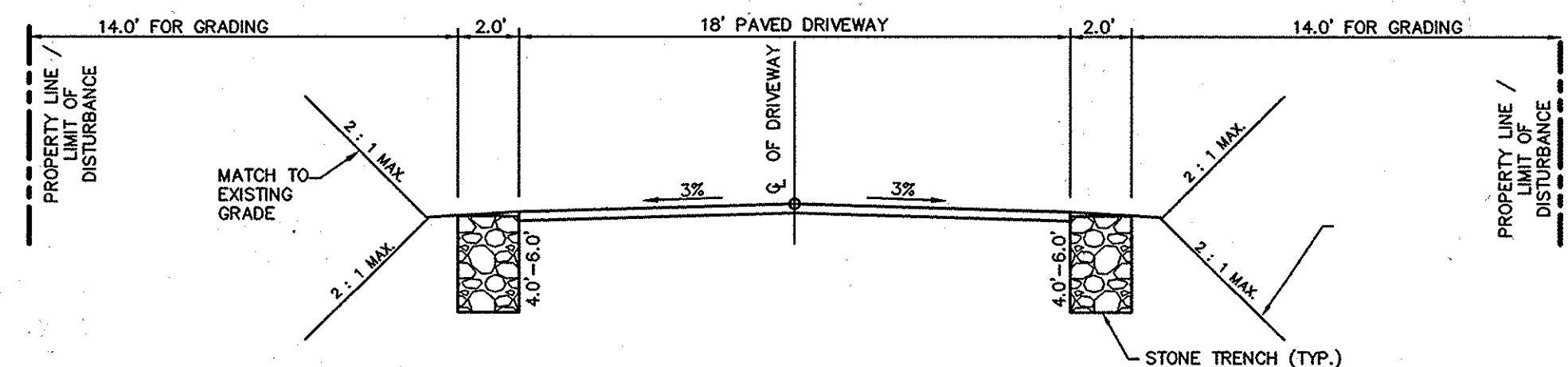
THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.

THE CLUSTER SUBDIVISION OPTION HAS BEEN USED TO REDUCE THE LENGTH OF THE PROPOSED DRIVEWAY. PERVIOUS CONCRETE IS PROPOSED WHERE SITE CONDITIONS ALLOW FOR IT. DUE TO THE EXISTING TOPOGRAPHY, NON-STRUCTURAL PRACTICES WERE NOT ALWAYS FEASIBLE.

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. SEDIMENT TRAPS WILL NOT BE USED.

TABLE 5.2 SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE: MICRO-SCALE PRACTICES (A-2) PERMEABLE PAVEMENT, (M-5) DRY WELLS AND (M-6) MICRO-BIORETENTION.

THE PROPOSED ACCESS TO THE SITE WILL REQUIRE THE NECESSARY DISTURBANCE OF A SMALL WETLAND AREA. THE EXISTING PARCEL IS A PIPESTEM AND THIS IS THE ONLY ACCESS TO THE SITE.



TYPICAL USE-IN-COMMON ACCESS CROSS SECTION
NOT TO SCALE

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. 17942, EXPIRATION DATE: 03/03/2016

R. JACOB HIKMAT, PE
DATE: 10/26/15

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Janet Panchali
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/20/15

W. Stedman
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 11-2-15



Project	14-020	date	OCT. 2015
Illustration	MMM	engineering	MMM
scale	1" = 50'	approval	MMM

no.	description	date

PERCIVAL PROPERTY
854 ROUTE 97, COOKSVILLE, MD 21723
TAX MAP 08, GRID 05, PARCEL 237
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Fax (410) 997-0298 Fax