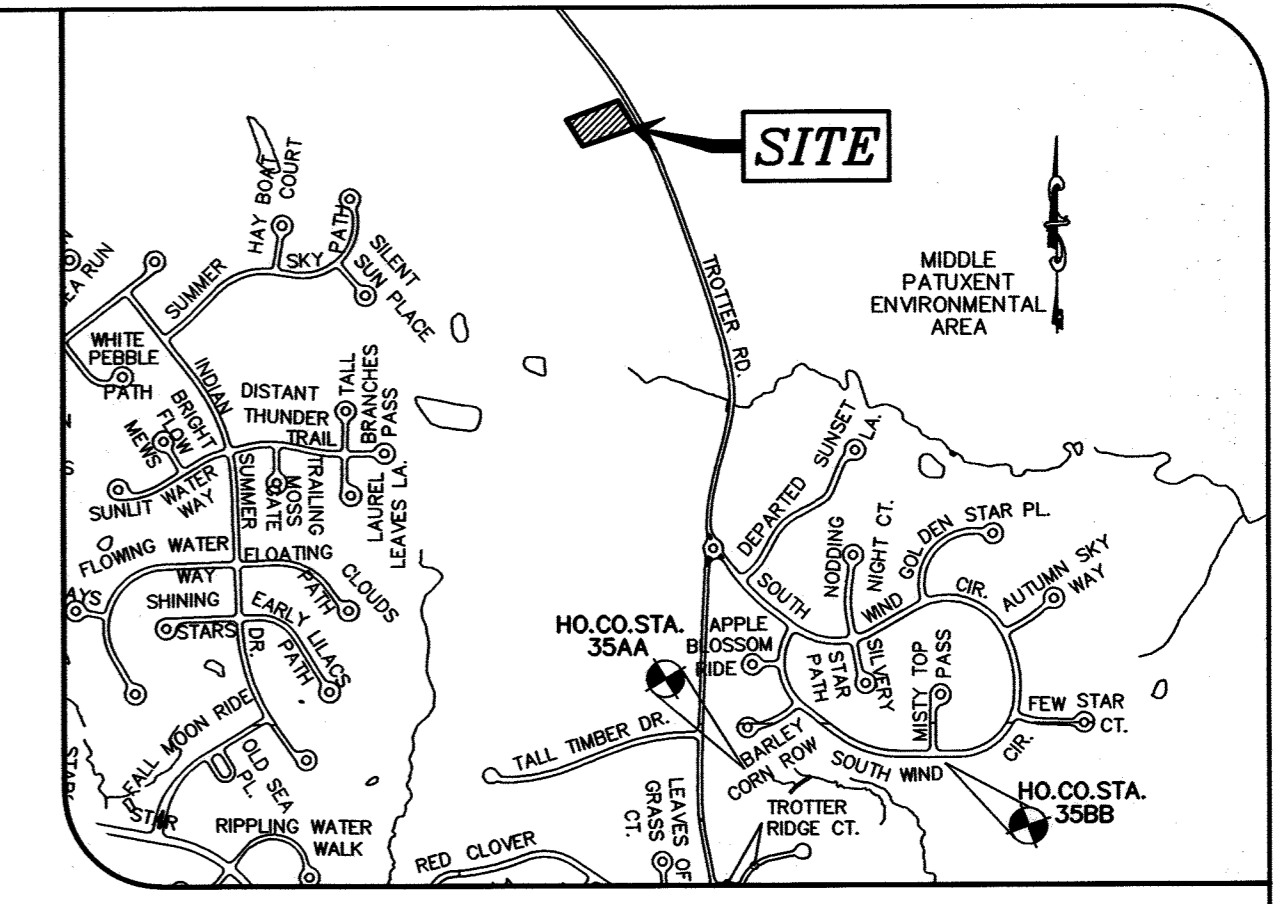


SOIL DESCRIPTIONS				
SYMBOL	RATING	NAME	Kw FACTOR	MAP
GbB	A	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	0.32	17
GbC	A	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	0.32	17
GmB	C/D	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.55	17

SWM PRACTICES SCHEDULE							
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe	REQUIRED Rev	PROVIDED Rev
LOT 1 (EX. HOUSE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOT 2	M-6, MICRO-BIORETENTION (MB-1)	693.0 CF	723.0 CF	1.2"	1.2"	89 CF	175 CF

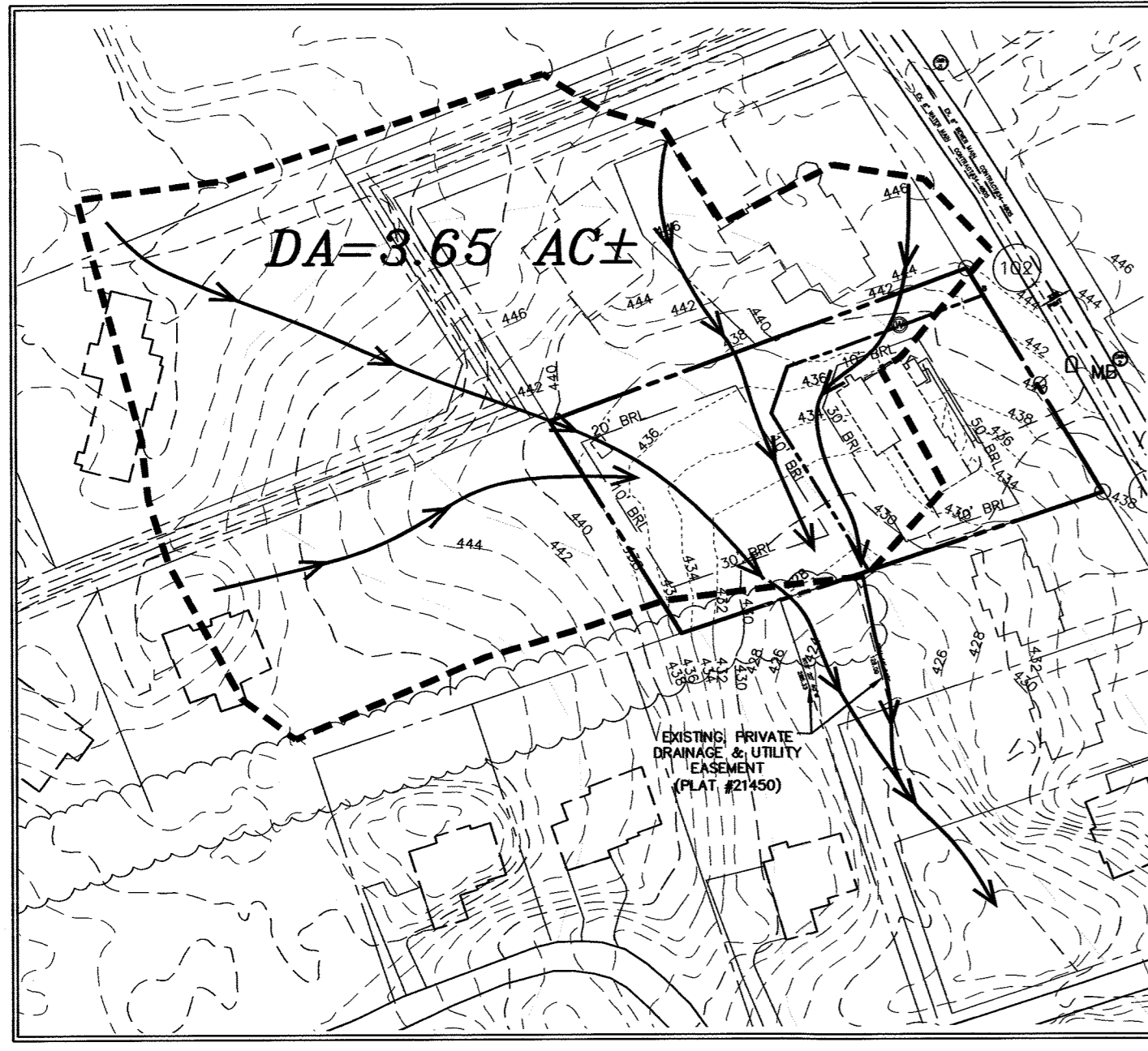


VICINITY MAP
SCALE: 1" = 1,000'
ADC MAP 14, GRID H-6

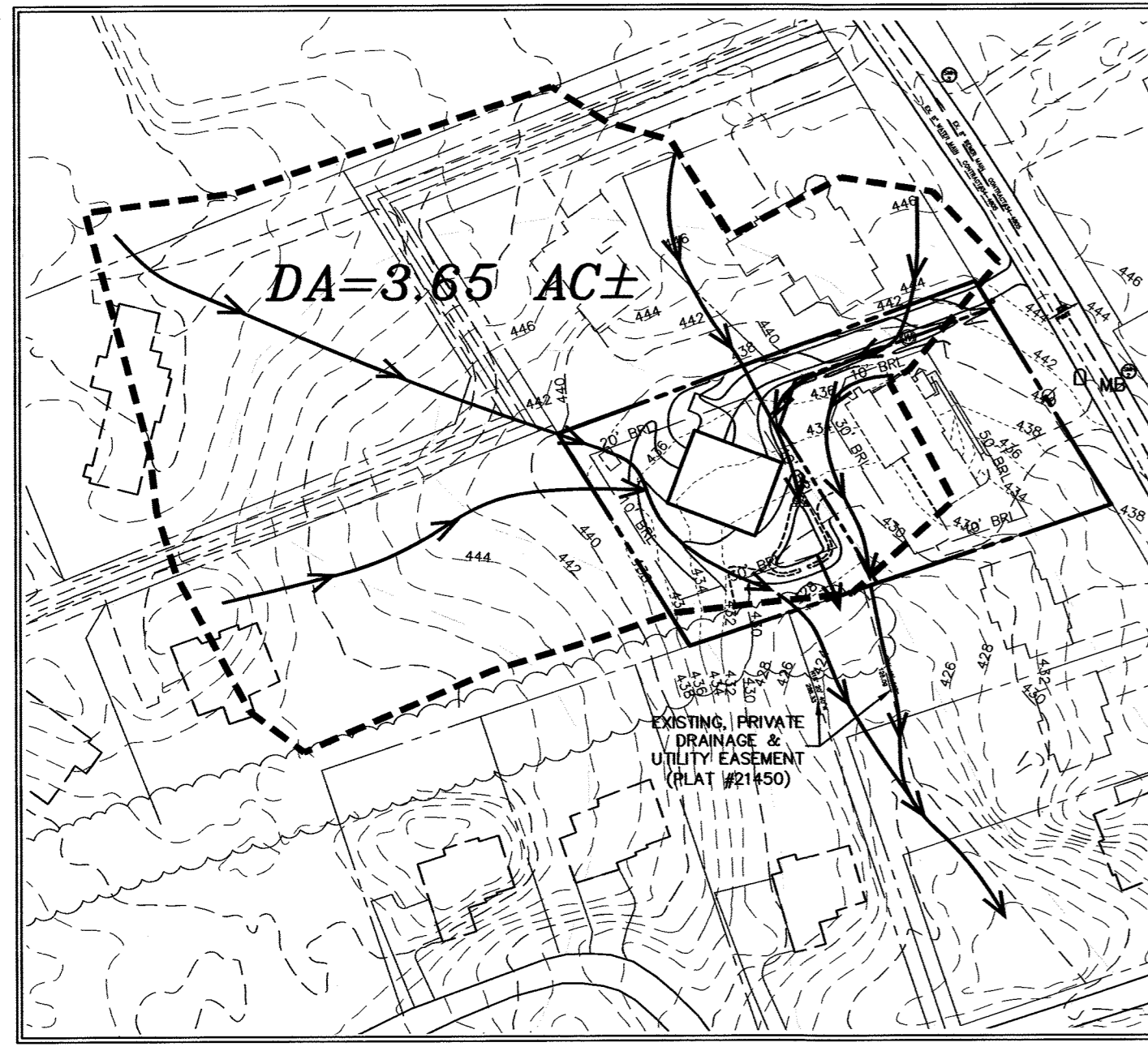
- GENERAL NOTES:**
- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - PARCEL BACKGROUND:**
ADDRESS: 5668 TROTTER ROAD, CLARKSVILLE MD
TAX MAP: 35, GRID: 02 PARCEL 167
ELECTION DISTRICT: FIFTH
DEED REFERENCE: 1213 / 409
AREA: 45,767 S.F. OR 1.0507 ACRES ±
TOTAL NUMBER OF UNITS: 1 PROPOSED, 1 EXISTING
 - PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAR., 2021 BY MILDENBERG, BOENDER & ASSOC.
 - TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY ARIEL TOPOGRAPHY AND WAS FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN MAR., 2021 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
 - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS 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 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 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.
 - THE FOREST CONSERVATION OBLIGATIONS FOR THIS RESUBDIVISION IS PROVIDED BY A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$10,890.00 FOR 0.2 ACRES (8,712.00 SQ FT.) OF AFFORESTATION.
 - NO FOREST, STREAM, WETLANDS OR FLOODPLAIN EXIST ON SITE.
 - AN ALTERNATIVE COMPLIANCE TO SECTION 16.12(C)(4)(i) WILL BE SUBMITTED WITH THE NEXT STAGE OF THE PROJECT.

- SITE ANALYSIS DATA:**
- AREA OF THE SITE: 45,767 S.F. (1.05 AC ±)
 - AREA OF ROAD DEDICATION: 0
 - AREA OF WETLANDS AND ITS BUFFERS: 0
 - AREA OF FLOODPLAIN: 0
 - AREA OF EXISTING FOREST: 0
 - AREA OF STREAM BUFFER: 0
 - AREA OF SLOPES 15%-24.99%: 0
 - AREA OF STEEP SLOPES 25%+: 0
 - TOTAL ENVIRONMENTAL SENSITIVE AREA: 0
 - NET BUILDABLE AREA: 45,767 S.F. (1.05 AC ±)
 - LIMIT OF DISTURBANCE AREA: 21,255 S.F. (0.49 AC ±)
 - GREEN OPEN AREA (PERVIOUS): 36,246 S.F. (0.76 AC ±)
 - PROPOSED IMPERVIOUS AREA: 6,050 S.F. (0.14 AC ±)
 - EXISTING IMPERVIOUS AREA: 6,500 S.F. (0.15 AC ±)
 - AREA OF HIGHLY ERODIBLE SOILS: 0

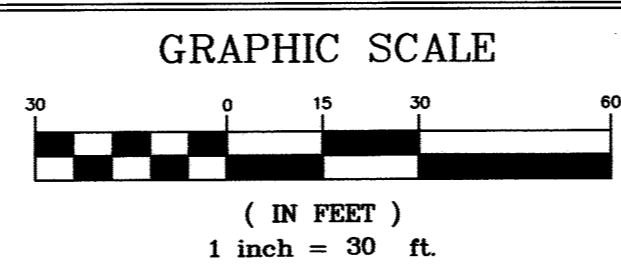
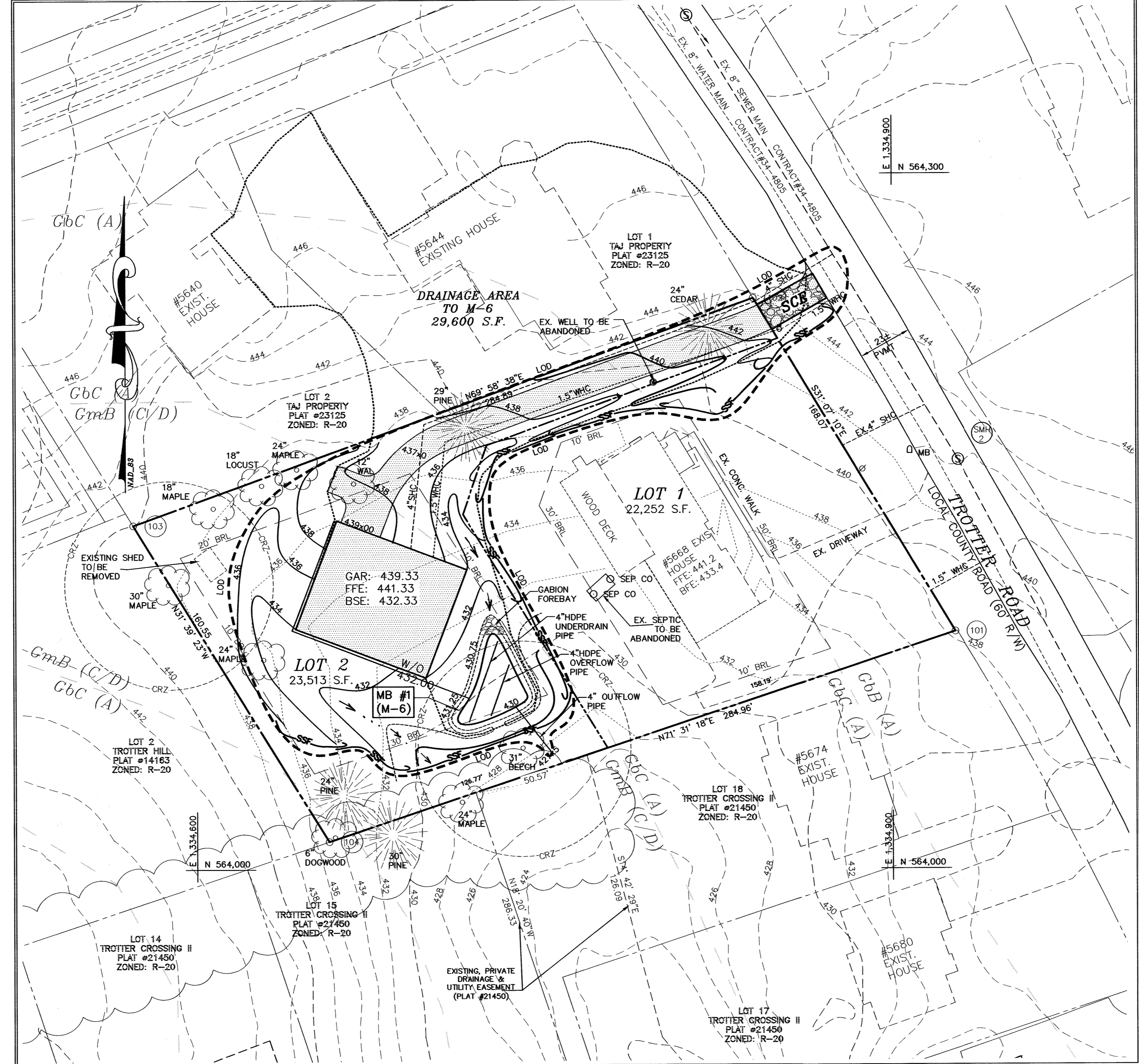
- ESD NARRATIVE**
- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. THERE ARE THREE (3) SPECIMEN TREES ON SITE. THE PROPOSED MICRO BIO-RETENTION FACILITY WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURES AND DRIVEWAY.
 - 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.
 - 12' WIDE DRIVEWAY WILL BE USED TO SERVE AS ACCESS FOR PROPOSED LOT #2 MICRO-BIORETENTION FACILITY (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT 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)



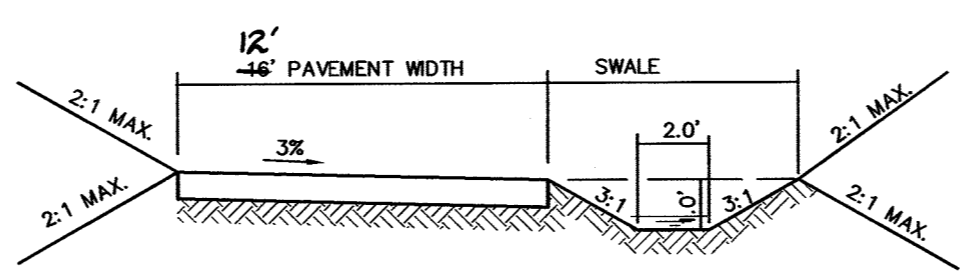
EXISTING DRAINAGE AREA AND FLOW PATTERN
SCALE: 1"=100'



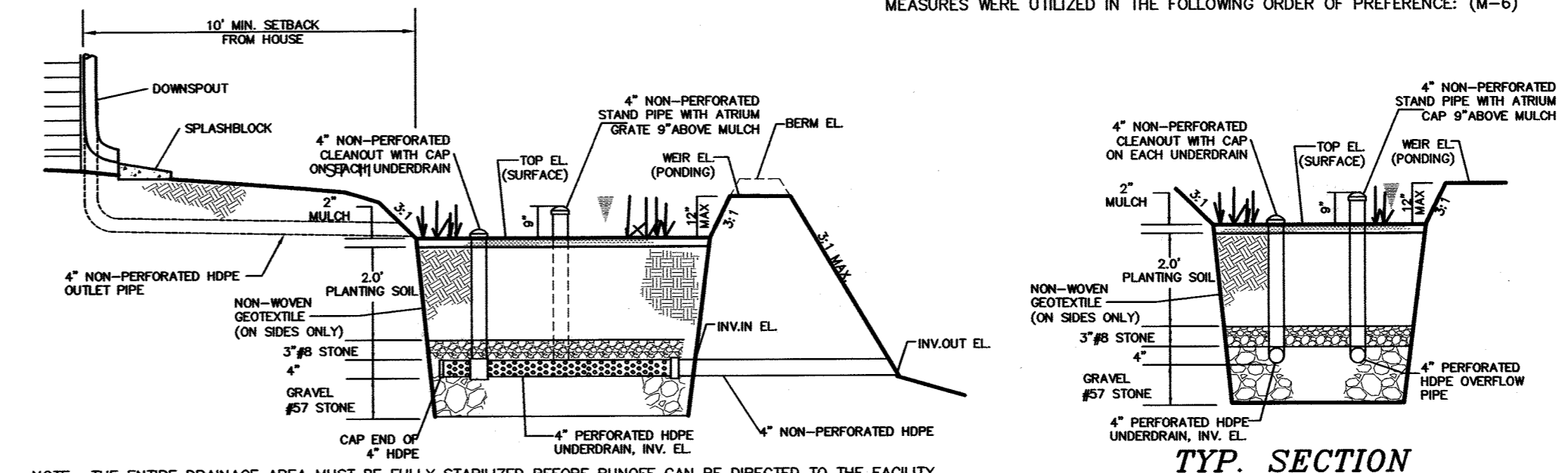
EXISTING DRAINAGE AREA AND FLOW PATTERN
SCALE: 1"=100'



SPECIMEN TREE CHART				
KEY	SPECIES	SIZE (IN.DBH)	CRZ (FEET RADIUS)	COMMENTS
1	MAPLE	30	45	
2	BEECH TREE	31	46.5	TO BE REMOVED



TYP DRIVEWAY DETAIL
N.T.S.



TYPICAL MICRO-BIORETENTION PROFILE
N.T.S.

LEGEND

- AREA TREATED BY MICRO-BIO. (M-6)
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- DRAINAGE AREA

OWNER/DEVELOPER
KEVIN WYNNE
5668 TROTTER ROAD
CLARKSVILLE, MD 21029
301-828-7820

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/30/21

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
SAMER A. ALOMER P.E.
DATE: 08/09/2021

date	AUG 2021
project	21-009
illustration	MMM
scale	1"=30'
approval	MMM
revisions	SAA

date	
description	
revisions	

WYNNE PROPERTY LOTS 1 & 2
5668 TROTTER ROAD, CLARKSVILLE MD
TAX MAP: 35 - GRID: 02 - PARCEL: 167
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

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