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SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	ENVIRONMENTAL CONCEPT PLAN
4	CONCEPTUAL SEDIMENT & EROSION CONTROL PLAN
5	STORMWATER MANAGEMENT NOTES AND DETAILS

ENVIRONMENTAL CONCEPT PLAN

GLEN OAKS PLACE

LOTS 1 THRU 6 & OPEN SPACE LOT 7

ZONING: R-SA-8 (HIGH DENSITY RESIDENTIAL) DISTRICT

TAX MAP No. 42 GRID No. 16 & 17 PARCEL Nos. 353 & 381

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SWM NARRATIVE

INTRODUCTION:

This report will demonstrate how the criteria set forth in the Maryland Storm Water Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied for these lots. The goal of creating hydrology similar to that of "woods in good condition" will be accomplished through the use of permeable paving (A-2), a micro bio-retention facility (M-6) and six (6) on-lot drywells (M-5), as suggested within Chapter 5 of previously mentioned manual. The achievement of this goal will remove the requirement of providing channel protection volume.

GENERAL SITE CONDITIONS:

This property is zoned R-SA-8 and is located on Tax Map 42, Parcel Nos. 353 and 381 of the Howard County, Maryland Tax Map database system. The total of the two parcels is approximately 1.33 acres including two detached single-family dwellings and several accessory structures, all of which are to be removed. The property is bordered by Maryland Route 32 to the south, the Glen Oaks Townhouse subdivision to the north and is set back from Glen Oaks Lane, a public road, which currently provides access from Glen Oaks Lane by means of a shared driveway. The project consisting of Parcels 353 and 381 with addresses of 9570 and 9580 Glen Oaks Lane respectively is irregular in shape and is served by public water and sewer. The property is in the Columbia neighborhood within the watershed of an unnamed tributary to the Little Patuxent River (02131105). The existing topography of the site is generally level draining toward a drainage swale within the Maryland Route 32 right of way and toward a storm drain system with Glen Oaks Lane. The Web Soils Survey shows soils on the site consist of predominately Lagore-Montalto-Urban Type "B" soils (LoB) with an area of Udorthents, Highway (UaF) adjacent to Maryland Route 32.

A field inspection conducted by Eco-Science Professions (ESP) determined that there are no Wetlands, Streams or Associated Environmental buffers within the project boundary; there are however six (6) specimen trees existing on the property, which will be subject to an Alternative Compliance allowing removal due to the location of the specimen trees within the site.

I. NATURAL RESOURCE PROTECTION:

To ensure the protection of natural resources located on this site, all buffers will be honored and all improvement will be located outside of environmentally sensitive areas. The design will remove six (6) specimen trees in order to properly treat storm water runoff on-site.

II. MAINTENANCE OF NATURAL FLOW PATTERNS:

The proposed development is designed with the intent of creating drainage divides similar to those of the natural flow patterns in the project area.

III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES

This site proposes the minimum impervious area necessary to provide adequate access to the proposed lots. All proposed impervious surfaces are receiving treatment using ESD storm water management facilities to the maximum extent practical. Permeable paving is being utilized where possible to reduce the amount of impervious area and effectively provide treatment for a significant amount of impervious paving.

IV. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:

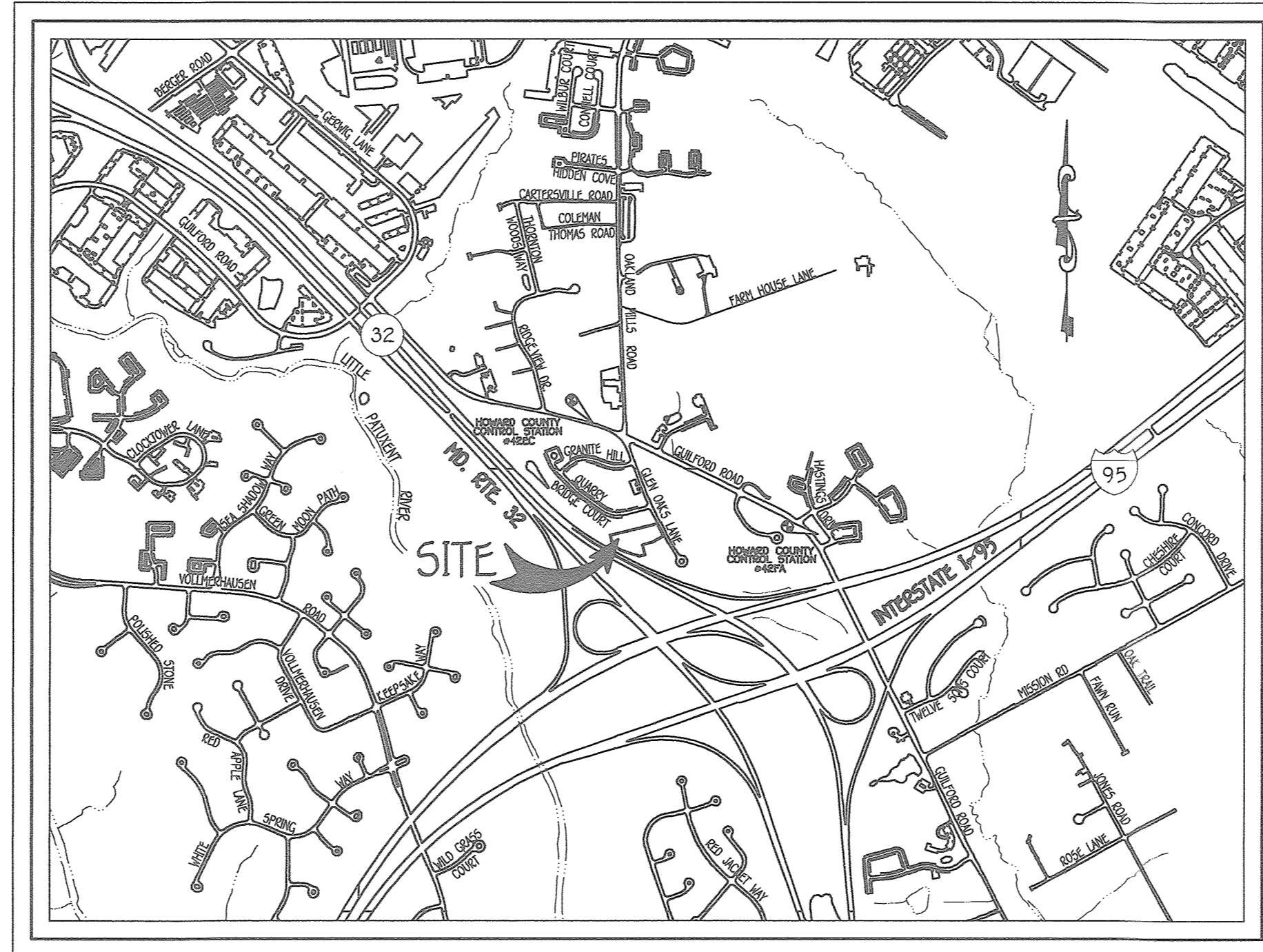
Sediment control devices have been placed to work in concert with the proposed drainage divides that were created when planning the stormwater strategy.

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

This submission proposes a micro bio-retention facility (M-6), six (6) drywells (M-5) and an area of permeable paving (A-2) to meet and exceed environmental site design to the maximum extent practicable (ESD to the MEP).

VI. REQUEST FOR DESIGN MANUAL WAIVER:

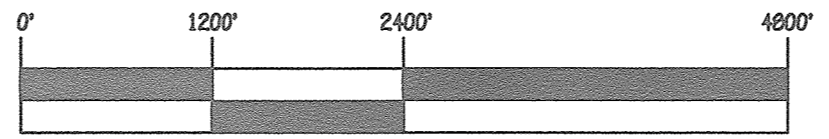
No waivers are expected to be requested on this project relating to swm requirements.



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 42EC N 545,416.990 E 1,360,140.442 ELEVATION: 365.363'
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 42FA N 544,412.796 E 1,362,179.428 ELEVATION: 341.823'
 REFER TO HOWARD CO. ADC MAP 33-EB & 40-E1

VICINITY MAP

SCALE: 1" = 1200'



SCALE: 1" = 1200'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-SA-8 (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
2. BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT FEBRUARY, 2018.
3. CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT FEBRUARY, 2018.
4. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
 - STATIONS NO. 42EC AND 42FA:
 - HOWARD COUNTY MONUMENT NO. 42EC N 545,416.990 E 1,360,140.442 ELEV. 365.363
 - HOWARD COUNTY MONUMENT NO. 42FA N 544,412.796 E 1,362,179.428 ELEV. 341.823
5. 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 ONE (1) AREA OF PERMEABLE PAVING, ONE (1) M-6 MICRO-BIORETENTION FACILITY AND SIX (6) M-5 DRY WELLS.
6. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
9. LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
10. FOREST CONSERVATION WILL BE ADDRESSED AT THE FINAL PLAN STAGE OF THIS PROJECT.
11. 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 PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
12. SOIL BORING INFORMATION WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
13. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS.
14. THIS PROJECT IS SUBJECT TO AN APPROVAL OF AN ALTERNATIVE COMPLIANCE REQUEST TO REMOVE THREE SPECIMEN TREES.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 1.33 AC.±
- B. LIMIT OF DISTURBED AREA = 1.41 AC.±
- C. PRESENT ZONING DESIGNATION = R-SA-8.
- D. PROPOSED USE: SINGLE FAMILY ATTACHED HOUSING
- E. TOTAL NUMBER OF UNITS PROPOSED: 6 UNITS
- F. OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- G. RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- H. BUILDING COVERAGE OF SITE: 0.14 AC± OR 10%
- I. NO PREVIOUS HOWARD COUNTY FILES
- J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC.
- K. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.0 AC±
- L. NET TRACT AREA = 1.33 AC.
 - (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
 - (1.33 AC - (0.0 AC + 0.0 AC)) = 1.33 AC±
- M. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.0 AC.±
- N. TOTAL FOREST 0.00 AC.±
- O. TOTAL GREEN OPEN AREA = 0.95 AC.±
- P. TOTAL IMPERVIOUS AREA = 0.38 AC.±
- Q. AREA OF ERODIBLE SOILS = 9,907 SQ.FT./ 0.23 AC.±

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
+	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	EXISTING SEWER
---	BUILDING AND DRIVES (TO BE REMOVED)
---	SUPER SILT FENCE
---	SILT FENCE
---	DENOTES EXISTING FOREST TO BE REMOVED
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN

TABULATION SUMMARY

- A. TOTAL SITE: TAX MAP 42 PARCELS 353 & 381
- B. TOTAL SITE AREA: (0.51 AC. + 0.82 AC.) = 1.33 AC.
- C. OPEN SPACE:
 - (1) REQUIRED OPEN SPACE = 1.33 AC. x 25% = 0.33 AC.
 - (2) TOTAL OPEN SPACE PROVIDED = 1.04 AC.
 - (3) TOTAL CREDITED OPEN SPACE PROVIDED = 1.03 AC.
 - (4) TOTAL NON-CREDITED OPEN SPACE PROVIDED = 0.01 AC.
- D. RECREATIONAL AREA
 - (1) REQUIRED REC AREA = 2,400 Sq.Ft.
 - 400 Sq.Ft. / SFD x 6 SFA = 2,400 Sq.Ft.
 - (2) PROVIDED REC AREA = 5,953 Sq.Ft.
- E. DENSITY ALLOWED: 1.33 AC x 8 UNITS/NET ACRE = 10.64 = 10 UNITS
- F. DENSITY PROVIDED: 6 UNITS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith E. Arnold 8-24-18
 Chief, Division of Land Development *AW* Date

Chad Edmister 8-23-18
 Chief, Development Engineering Division *AW* Date

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDORRE NATIONAL FIC
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

Frank John Manalansan II 8/16/18
 FRANK JOHN MANALANSAN II DATE

OWNERS

DONALD P. KOLPAC 9580 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600
 PAMELA L. SIMMONS 9570 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600

DEVELOPER

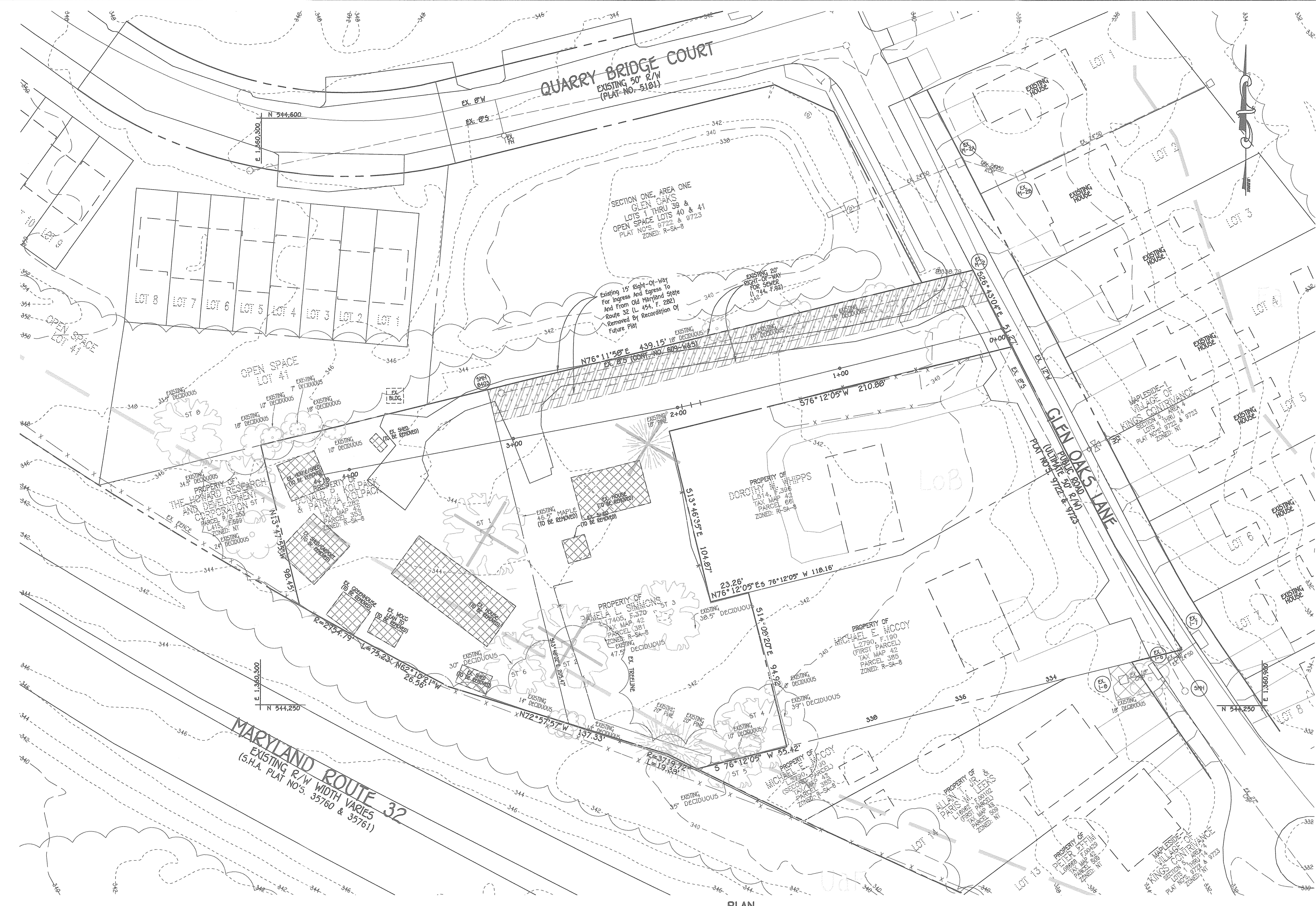
GLEN OAKS DEVELOPMENT COMPANY, LLC
 8319 FOREST STREET SUITE 200 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR DONALD R. REUMER, JR. 410-707-7054

TITLE SHEET

RESIDENTIAL SINGLE FAMILY ATTACHED

GLEN OAKS PLACE
 LOTS 1 THRU 6 & OPEN SPACE LOT 7
 ZONED: R-SA-8

TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S.: 353 & 381
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: APRIL, 2018
 SHEET 1 OF 5 ECP-18-039



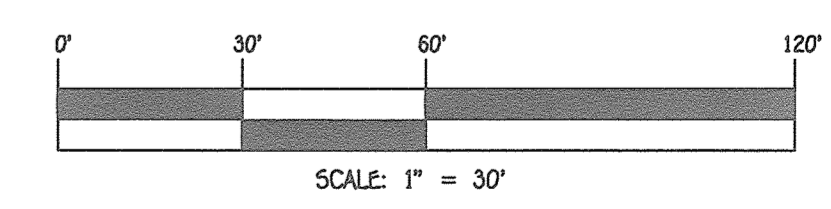
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SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
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x382.2	SPOT ELEVATION
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Key (X#)	Species	Size (in dbh)	CRZ (feet radius)	Comments
1	Silver maple	46.5	69.75	fair condition, some trunk rot, CRZ impacted by parking
2	Silver maple	47.5	71.25	poor condition, trunk rot
3	Silver maple	38.5	57.75	good
4	Silver maple	39	58.5	good
5	Silver maple	35	52.5	good
6	Red maple	30	45	poor, severe rot
7	Tulip poplar	34.5	51.75	good
8	Sour cherry	33.5	50.25	poor, trunk rot and dieback

SOILS LEGEND			
SOIL	NAME	CLASS	Kw
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02
LoB	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.02
UaF	UDORTHERTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	X	

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

PLAN
SCALE: 1" = 30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kent DeLoe
Chief, Division of Land Development
Date: 8-24-18

Chad E. ...
Chief, Development Engineering Division
Date: 8-29-18



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Frank John Manalansan II
DATE: 8/14/18

FISHER, COLLINS & CARTER, INC.
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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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OWNERS

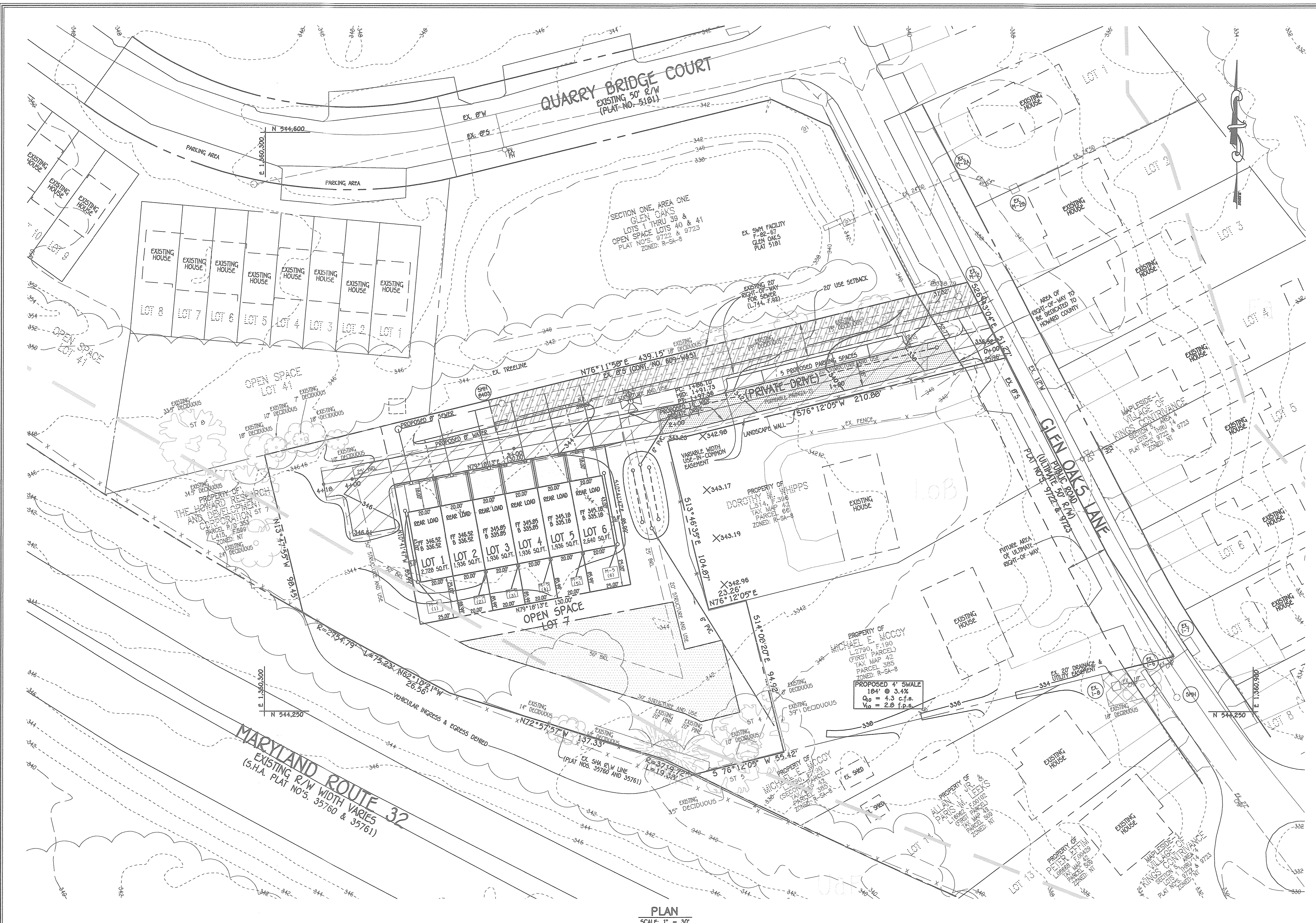
DONALD P. KOLPACK
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PAMELA L. SIMMONS
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DEVELOPER

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ATTN: MR. DONALD E. BELUER, JR.
410-707-7054

TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S.: 353 & 381
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL, 2018
SHEET 2 OF 5 ECP-18-039



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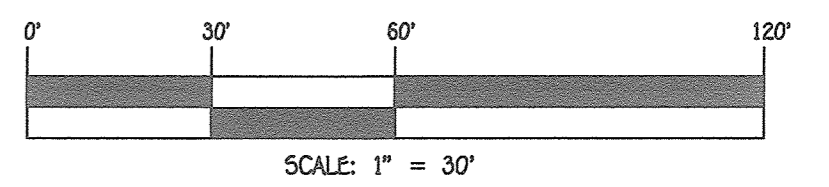
SOILS LEGEND			
SOIL	NAME	CLASS	Kw
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02
LoB	LECORE-MONTALTO-URBAN LAND COMPLEX, 0 TO B PERCENT SLOPES	B	0.02
UaF	UDOKTHENTHS, HIGHWAY, 0 TO 65 PERCENT SLOPES	X	

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STORMWATER MANAGEMENT PRACTICES			
AREA ID	PERMEABLE PAVING A-2 (Y/N)	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)
LOT 1		Y	Y
LOT 2		Y	Y
LOT 3		Y	Y
LOT 4		Y	Y
LOT 5		Y	Y
LOT 6		Y	Y
USE-IN-COMMON DRIVE	Y		
USE-IN-COMMON DRIVE AND LOTS 1-6			Y

STORMWATER MANAGEMENT PRACTICES					
AREA ID	DRAINAGE AREA	% IMPERVIOUS	ESDv REQUIRED CuFt.	ESDv PROVIDED CuFt.	TYPE
A	860	100%	123	126	M-5 (1)
B	430	100%	62	70	M-5 (2)
C	430	100%	62	70	M-5 (3)
D	430	100%	62	70	M-5 (4)
E	430	100%	62	70	M-5 (5)
F	860	100%	123	126	M-5 (6)
G	18,071	46%	1,287	1,287	M-6 (1)
H	3,807	23%	113	714	A-2 (1)

PLAN
SCALE: 1" = 30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith L. ... 8-24-18
Chief, Division of Land Development Date

Chad ... 8-23-18
Chief, Development Engineering Division Date

FISHER, COLLINS & CARTER, INC.
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ELLCOTT CITY, MARYLAND 21042
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Frank John Manalansan II 8/1/18
FRANK JOHN MANALANSAN II DATE

OWNERS
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410-992-4600

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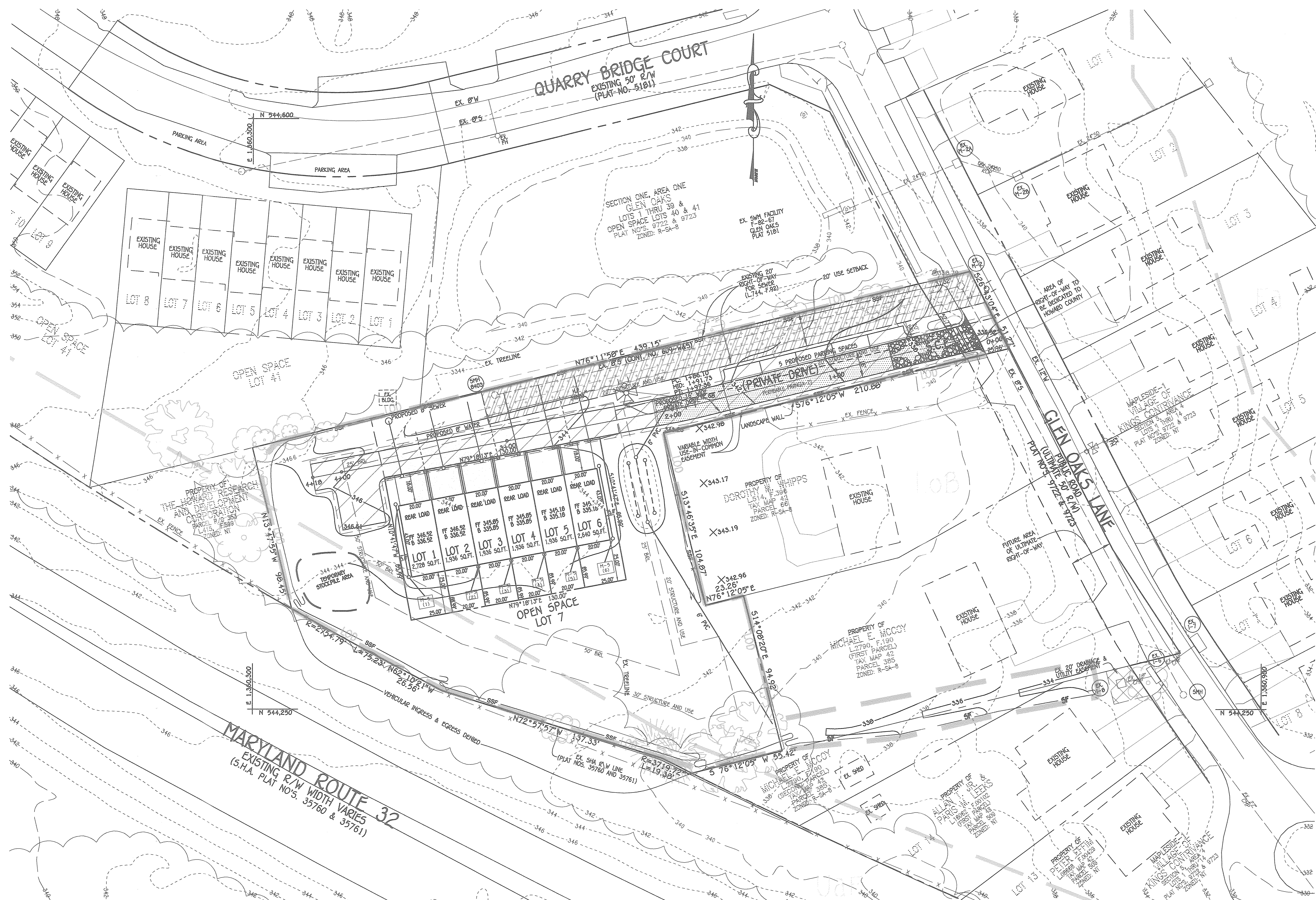
ENVIRONMENTAL CONCEPT PLAN

RESIDENTIAL SINGLE FAMILY ATTACHED

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ZONED: R-5A-B

TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S: 353 & 381
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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SHEET 3 OF 5 ECP-18-039

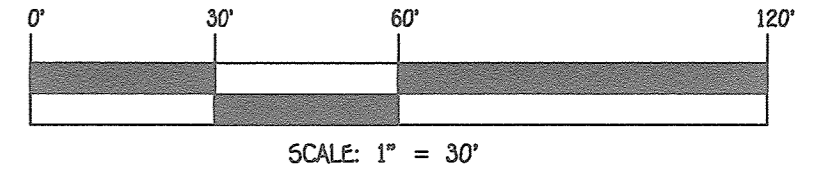
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Verdell... 8-24-18
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Chad... 8-29-18
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Erik John Manalangan II DATE

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CONCEPTUAL SEDIMENT/EROSION CONTROL PLAN

RESIDENTIAL SINGLE FAMILY ATTACHED

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LOTS 1 THRU 6 & OPEN SPACE LOT 7
ZONED: R-5A-8

TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S.: 353 & 381
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SHEET 4 OF 5 ECP-18-039

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