

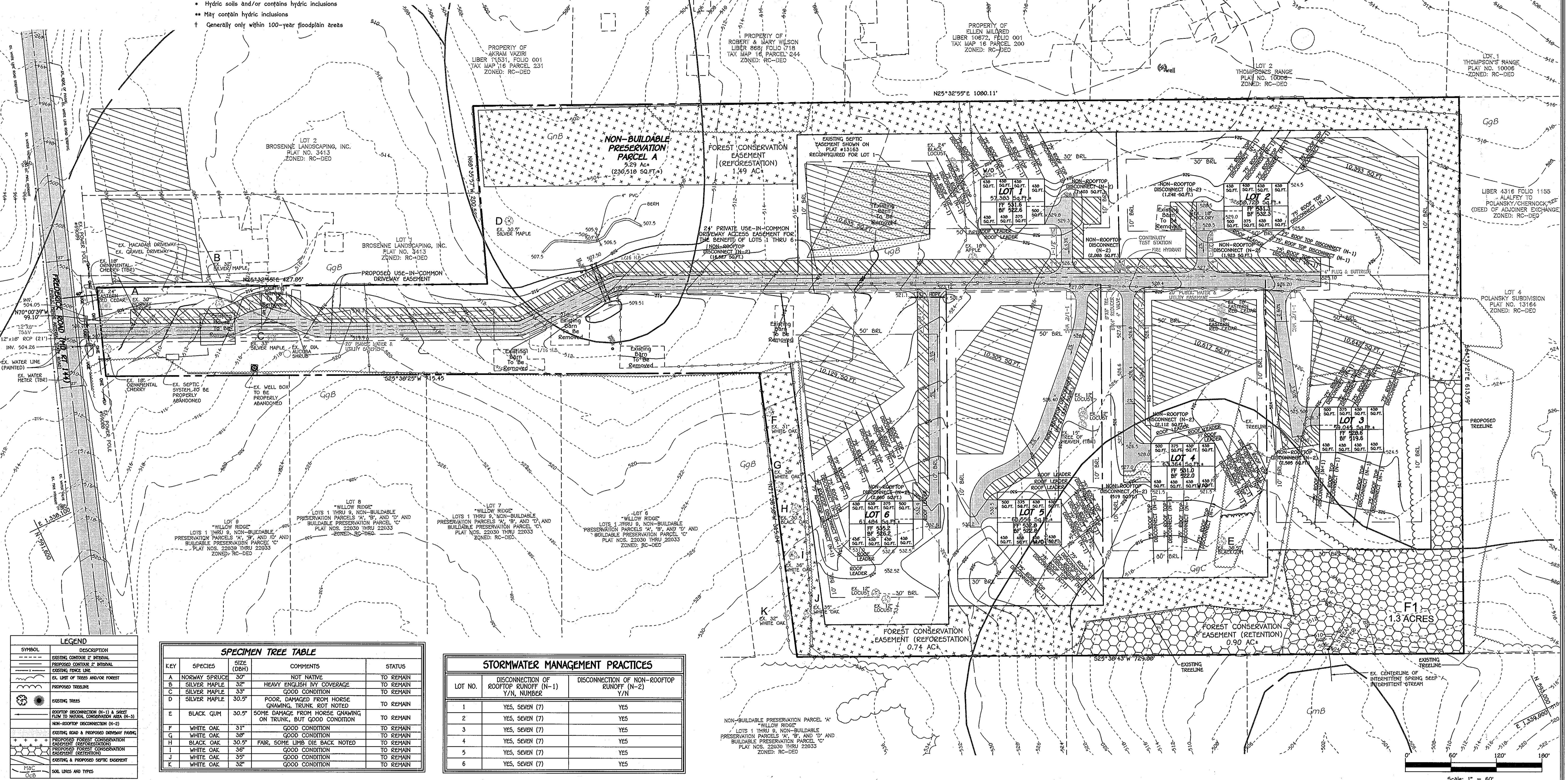




LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	57,383 SQ.FT.	3,102 SQ.FT.	54,281 SQ.FT.
2	58,728 SQ.FT.	4,511 SQ.FT.	54,217 SQ.FT.
3	59,045 SQ.FT.	5,145 SQ.FT.	53,900 SQ.FT.
4	63,364 SQ.FT.	4,423 SQ.FT.	58,941 SQ.FT.
5	63,595 SQ.FT.	3,744 SQ.FT.	59,812 SQ.FT.
6	61,484 SQ.FT.	3,019 SQ.FT.	58,465 SQ.FT.

SOIL	NAME	CLASS	K FACTOR
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	C	0.37

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR AT INTERVAL
(Symbol)	PROPOSED CONTOUR AT INTERVAL
(Symbol)	EXISTING FENCE LINE
(Symbol)	EX. LIMIT OF TREES AND/OR FOREST
(Symbol)	PROPOSED TREELINE
(Symbol)	EXISTING TREES
(Symbol)	ROOFTOP DISCONNECTION (N-1) & SHEET PILE TO NEARLY CONSERVATION AREA (N-3)
(Symbol)	NON-ROOFTOP DISCONNECTION (N-2)
(Symbol)	EXISTING ROAD & PROPOSED DRIVEWAY PAVING
(Symbol)	PROPOSED FOREST CONSERVATION EASEMENT (REForestation)
(Symbol)	PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
(Symbol)	EXISTING & PROPOSED SEPTIC EASEMENT
(Symbol)	MBC
(Symbol)	SOIL LINES AND TYPES

KEY	SPECIES	SIZE (DBH)	COMMENTS	STATUS
A	NORWAY SPRUCE	30"	NOT NATIVE	TO REMAIN
B	SILVER MAPLE	32"	HEAVY ENGLISH IVY COVERAGE	TO REMAIN
C	SILVER MAPLE	33"	GOOD CONDITION	TO REMAIN
D	SILVER MAPLE	30.5"	POOR, DAMAGED FROM HORSE GNAWING, TRUNK ROT NOTED	TO REMAIN
E	BLACK GUM	30.5"	SOME DAMAGE FROM HORSE GNAWING ON TRUNK, BUT GOOD CONDITION	TO REMAIN
F	WHITE OAK	31"	GOOD CONDITION	TO REMAIN
G	WHITE OAK	36"	GOOD CONDITION	TO REMAIN
H	BLACK OAK	30.5"	FAIR, SOME LMB DIE BACK NOTED	TO REMAIN
I	WHITE OAK	36"	GOOD CONDITION	TO REMAIN
J	WHITE OAK	35"	GOOD CONDITION	TO REMAIN
K	WHITE OAK	32"	GOOD CONDITION	TO REMAIN

LOT NO.	DISCONNECTION OF ROOFTOP RUNOFF (N-1) Y/N, NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N
1	YES, SEVEN (7)	YES
2	YES, SEVEN (7)	YES
3	YES, SEVEN (7)	YES
4	YES, SEVEN (7)	YES
5	YES, SEVEN (7)	YES
6	YES, SEVEN (7)	YES

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10222 BALDWIN NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2999

NO.	REVISION	DATE	X

**PROFESSIONAL CERTIFICATION**  
 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. 38386, EXPIRATION DATE: 01/12/2016.

*Signature of Professional Engineer*      DATE: 2/4/14

**OWNERS / DEVELOPER**  
 ADEL ALALFEY  
 6846 SEWELLS ORCHARD DRIVE  
 COLUMBIA, MARYLAND 21045  
 (410) 961-7169

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Signature*      Date: 2/11/14  
 Chief, Division of Land Development

*Signature*      Date: 2-12-14  
 Chief, Development Engineering Division

PROJECT	SECTION	PARCEL NO.
PATUXENT WOODS OVERLOOK, LOTS 1 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL 'A'	-	08

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
X / X	15	RC-DEO	16	THIRD	6030.00

**ENVIRONMENTAL CONCEPT PLAN**

**PATUXENT WOODS OVERLOOK, LOTS 1 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL 'A'**

A RESUBDIVISION OF POLANSKY SUBDIVISION, LOT 3 (PLAT #13163-13164)  
 11464 FREDERICK ROAD  
 ZONED RC-DEO

TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 08  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JANUARY, 2014  
 SHEET 2 OF 4

ECP-14-018

1:201212020(dwg)ECP12020-3001 ECP Plan Sheet 2 - ECP.dwg, Sheet 2 - ECP, 2/4/2014 10:45:15 AM, 1:1







