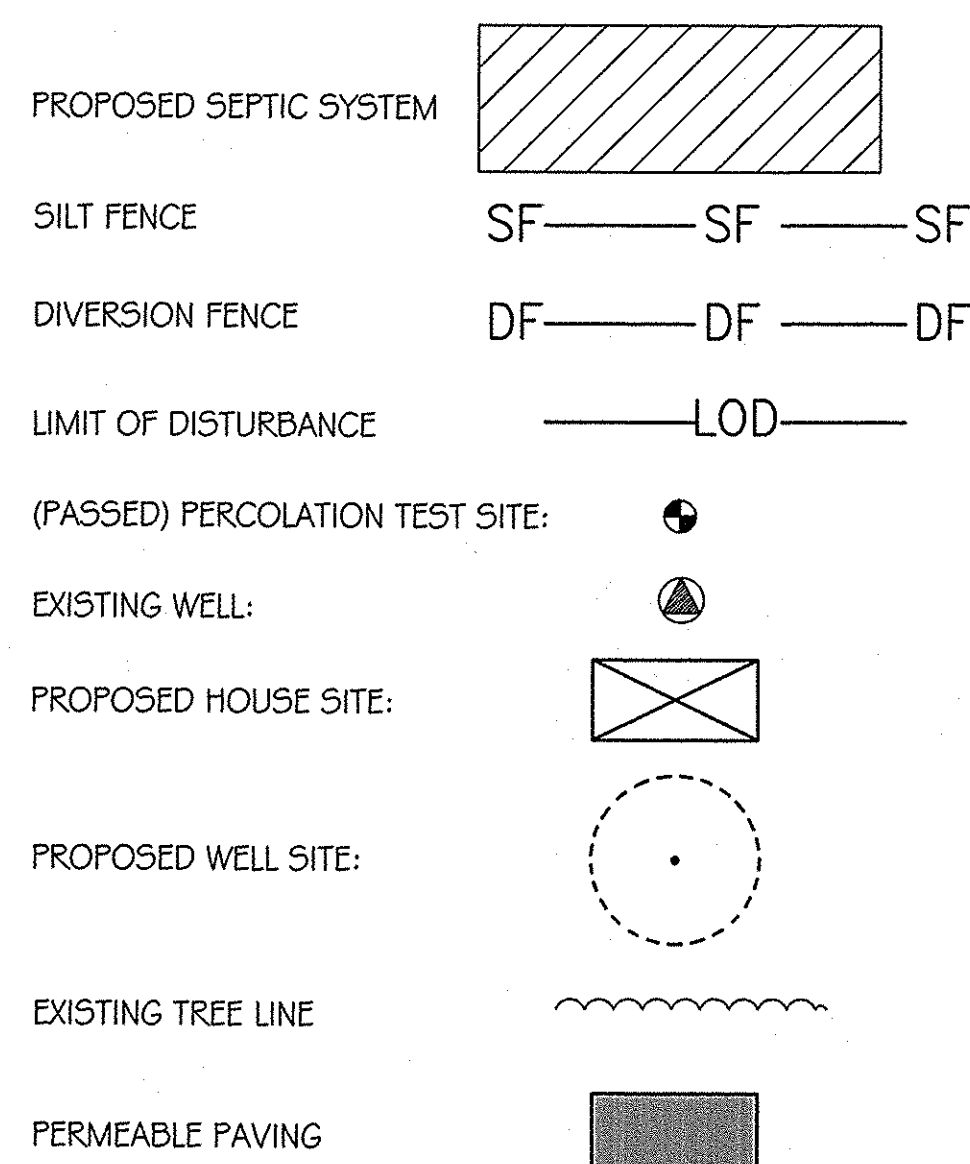


LEGEND



GENERAL NOTES:

- OWNER: THE LISBON VOLUNTEER FIRE COMPANY, INC. DEED REFERENCE: LIBER 13092 AT FOLIO 041 DATE: FEBRUARY 24, 2011 GRANTOR: JAMES R. FERGUSON, SR.
- TAX MAP: 7 GRID: 11 PARCEL: 488
- NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 4.0 MILES ±.
- THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0030D, EFFECTIVE NOVEMBER 6, 2013.
- TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
- THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) PER HOWARD COUNTY SURVEY CONTROL STATIONS: HO.CO.#07CA N: 610.731.347 E: 1.292.224.348 HO.CO.#07FC N: 608.315.935 E: 1.291.525.534 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
- SOIL TYPE: GLENELG LOAM (GgA, GgB), GLENVILLE (GmA), MT. AIRY (MaC)
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 11Q06/13 COMPREHENSIVE ZONING REGULATIONS. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT. 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, SITE PLAN OR GRADING AND BUILDING PERMIT STAGES.
- NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
- NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT WHERE IT WILL BE SERVED BY PRIVATE WATER AND SEPTIC.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY POROUS CONCRETE (A-2) AND MICRO-BIORETENTION (M-6) TO MEET THE REQUIREMENTS OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL AND IN ACCORDANCE WITH THE MD SWM ACT OF 2007. STORMWATER FROM ROOFTOP AREAS WILL BE CONVEYED INTO TWO MICRO-BIORETENTION FACILITIES.
- THE NET TRACT AREA IS 8.23 AC. WITH NO FOREST. THE REQUIRED AFFORESTATION, FOR INSTITUTIONAL USE AT 15% OF NET TRACT AREA IS 1.23 AC. THE AFFORESTATION REQUIREMENT WILL BE MET BY PURCHASING FOREST CREDITS FROM AN EXISTING OFF-SITE FOREST BANK AT THE RATE OF 1.23 AC. FOR NEW FOREST CREDIT OR 2.47 AC. FOR EXISTING FOREST CREDIT.

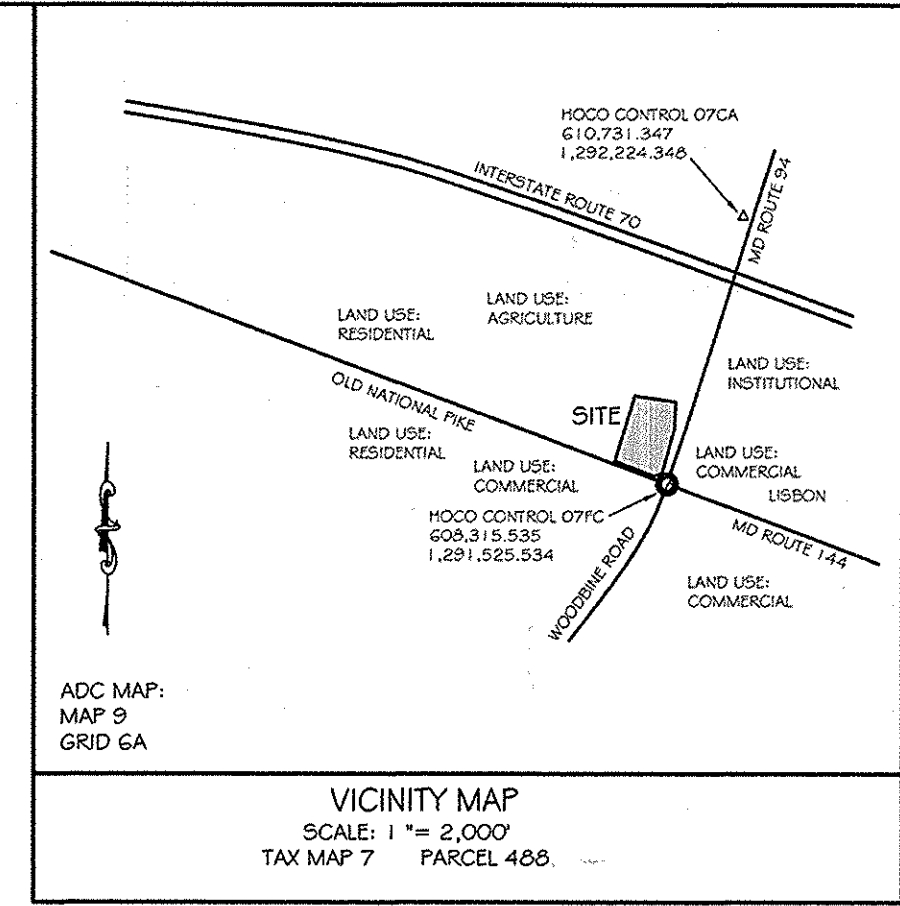
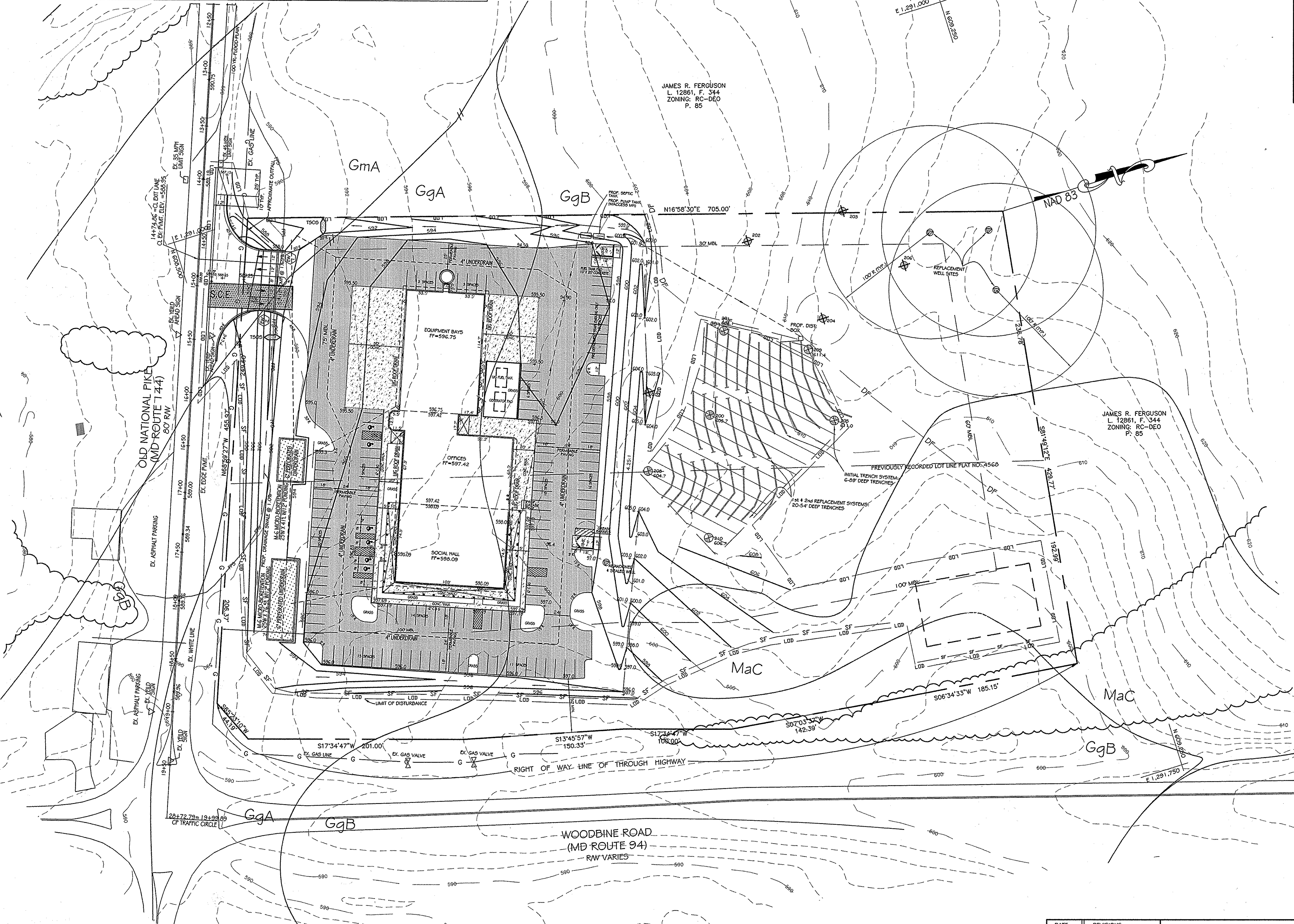
SOIL LEGEND

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA, GgB	GLENELG LOAM	B	NO	0.20	0-3%, 3-8%
GmA	GLENVILLE	B	NO	0.20	0-3%
MaC	MT. AIRY	B	NO	0.20	8-15%

Soils Map No. 2

SWM TREATMENT SUMMARY

PRACTICE	AREA TREATED	METHODOLOGY	VOLUME (ESDv)
A-2: PERMEABLE PAVEMENT	2.48 Ac.	INITIAL TREATMENT +30% STORAGE VOLUME	15,394 c.ft.
M-6: MICRO BIO-RETENTION	0.56 Ac.	R _e = 15" X A _f /D _A	3,479 c.ft.
TOTAL ESDv PROVIDED=			18,873 c.ft.
ESDv REQUIRED=			18,870 c.ft.



DESIGN NARRATIVE

- NATURAL RESOURCE PROTECTION. THERE ARE NO STREAMS, STREAM BUFFERS, FLOODPLAINS, WETLANDS OR WETLAND BUFFERS ON THE PROPERTY.
- MAINTENANCE OF NATURAL FLOW PATTERNS. THE SITE FLOWS TO AN EXISTING LOW POINT AT THE NORTH EAST CORNER. STORM WATER SHEET FLOWS TO LOW SLOPE CHANNELS THAT FOLLOW THE PERIMETER OF THE SITE AND OUTFALL TO THE EXISTING LOW POINT.
- REDUCTION OF IMPERVIOUS AREAS. EFFICIENT LAYOUT OF PAVED AREAS PLACED IN CLOSE PROXIMITY TO BUILDING FOR VEHICULAR CIRCULATION AND PEDESTRIAN ACCESS SERVES TO REDUCE IMPERVIOUS AREAS THROUGH "BETTER SITE DESIGN." IN ADDITION, PERVIOUS CONCRETE IS PROPOSED OVER MOST VEHICULAR AREAS IN ORDER TO MAXIMIZE INFILTRATION OF STORM WATER AND MINIMIZE RUNOFF OF STORM WATER POLLUTANTS.
- INTEGRATING SWM WITH REVISION AND SEDIMENT CONTROLS. DIVERSION CHANNELS UPSTREAM OF THE CONSTRUCTION SITE, AS PART OF PERVIOUS CONCRETE SWM MEASURES WILL ROUTE STORM WATER AROUND DISTURBED AREAS.
- ESD TO THE MEP. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN ACHIEVED BY MEETING STORMWATER MANAGEMENT REQUIREMENTS THROUGH PERVIOUS CONCRETE PAVING (A-2) AND MICRO-BIORETENTION (M-6). THIS WILL MAXIMIZE INFILTRATION OF STORMWATER. ADDITIONALLY BROAD, LOW SLOPE SWALES HAVE BEEN PROVIDED TO MINIMIZE STORMWATER CONCENTRATION. OTHER THAN AN ENTRANCE CULVERT, NO STORM SEWER IS PROPOSED.
- THERE ARE NO WAIVER PETITIONS PROPOSED.
- NO SLOPES IN EXCESS OF 15% EXIST ON THIS PROPERTY.

SITE DEVELOPMENT DATA

- EXISTING ZONING: RC-DEO
- TAX MAP 7 GRID 11 PARCEL 488 TOTAL ACREAGE = 8.23 AC+
- PREVIOUS USE: RESIDENTIAL PROPOSED USE: VOLUNTEER FIRE COMPANY
- PROPOSED BUILDING FOOTPRINT: 24,414 SF
- PARKING SUMMARY
PARKING REQUIREMENTS:
VOLUNTEER FIRE HALL = 10 SPACES
SOCIAL HALL = 10 SPACES/1000 SF PLUS 1 SPACE/EMPLOYEE = (8,700 SF/1000 x 10) + 10 = 97
TOTAL PARKING REQUIRED = 97
PARKING PROVIDED = 133 SPACES INCLUDING 6 HANDICAPPED PARKING SPACES
- GROSS LOT AREA = 8.23 AC+ PROPOSED IMPERVIOUS AREA = 3.04 AC+ LANDSCAPED OPEN SPACE = 5.19 AC
- POWER TO SITE LIGHTING TO BE SUPPLIED BY UNDERGROUND SERVICE.
- WATER & SANITARY SEWER SYSTEMS
A. THE SITE DEVELOPMENT WILL BE SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.
B. EXISTING WELL AND SEPTIC WILL BE ABANDONED.

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kate DeLoach 6-14-16
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Chubb 6-28-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE

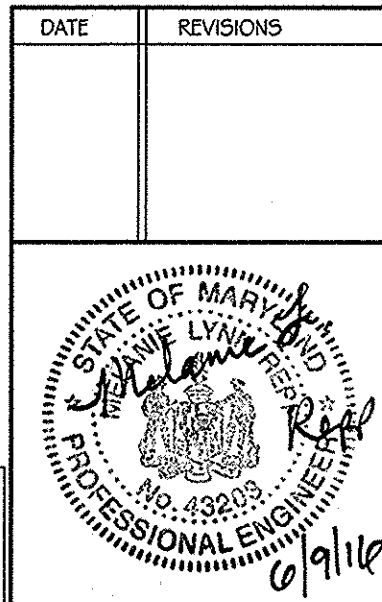
SITE ANALYSIS DATA SHEET

PROPOSED SITE USE	ACRES
RESIDENTIAL	0.00
WETLANDS	0.00
WETLANDS BUFFER	0.00
FLOODPLAIN	0.25
FORESTS	0.00
STEEP SLOPES (>20%)	0.00
MODERATE SLOPES (15-20%)	0.00
TOTAL PROJECT AREA	8.23
LOD AREA	5.52
GREEN OPEN SPACE AREA	5.19
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	3.04
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

OWNER / DEVELOPER:
LISBON VOL. FIRE COMPANY
c/o CURTIS LOWERY
P.O. BOX 40,
LISBON, MD 21765
443-864-2224

DESIGN PROFESSIONAL:
MELANIE L. REPP, PE
VANMAR ASSOCIATES, INC.
310 SOUTH MAIN STREET
MOUNT AIRY, MD 21771
410-549-2751

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. 43205, Expiration Date: 12-20-2016.



ENVIRONMENTAL CONCEPT PLAN
LOTS 1 & 2, LOWER TRAIL
LISBON VOLUNTEER FIRE CO., INC.
PLAT No. 4568

TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'
GRID NO: 11 HOWARD COUNTY, MARYLAND DATE: JUNE 2016
PARCEL NO: 488 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
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