THERE ARE NO STREAMS, STREAM BUFFERS, FLOODPLAINS, WETLANDS OR WETLAND BUFFERS ON THE PROPERTY. THERE IS EXISTING FOREST LOCATED ON THE AGRICULTURAL

PRESERVATION EASEMENT THAT DO NOT ENCUMBER THE PROPOSED LOTS.

2. NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.

VEGETATION AND MAINTAINING NATURAL DRAINAGE PATTERNS.

STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.

IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF NON-STRUCTURAL

THE DESIGN ACHIEVES INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE SWM STRATEGY BY LIMITING THE AMOUNT OF DISTURBED AREA, BY MAINTAINING NATURAL

STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING ROOFTOP DISCONNECTION, NON-ROOFTOP DISCONNECTION, SHEETFLOW TO THE CONSERVATION

POSSIBLE. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD

AREAS, AND GRASSED SWALES. ENVIRONMENTAL AREAS WILL BE PRESERVED AS MUCH AS

LANDS CONVEYED TO THE PATRICK FAMILY LIMITED

PARTNERSHIP II LIBER 14957 AT FOLIO 110 166.3270 AC.±

BOUNDARY OUTLINE

SCALE: 1" = 600'

DESIGN NARRATIVE TABLE

STORMWATER MANAGEMENT PRACTICES.

6. THERE ARE NO WAIVER PETITIONS PROPOSED.

SOIL LEGEND						
MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC? COMPONENTS	Kw	SLOPE		
GLENELG LOAM	В	NO	0.20	3-8%		
GLENELG LOAM	В	NO	0.20	8-15%		
OCCOQUAN LOAM	В	NO	0.20	8-15%		
	MAPPING UNIT GLENELG LOAM GLENELG LOAM	MAPPING UNIT HYDROLOGIC SOIL GROUP GLENELG LOAM B GLENELG LOAM B	MAPPING UNIT HYDROLOGIC SOIL GROUP COMPONENTS GLENELG LOAM B NO GLENELG LOAM B NO	MAPPING UNIT HYDROLOGIC SOIL GROUP GLENELG LOAM B NO 0.20 GLENELG LOAM B NO 0.20		

			OOFTOP NECTION		(N-2) NON-ROOFTOP DISCONNECTION		(N-3) SHEETFLOW TO CONSERVATION AREAS			TOTAL REQUIRED	TOTAL PROVIDED	
	LOT	LOT 2	LOT 3	LOT 4	DRIVES # WALKS	COMMON DRIVE	LOT	LOT 2	LOT 3	LOT 4		A STATE OF THE STA
MPERVIOUS AREA (SF)	1,200	1,200	2,400	2,400 *	6,700	6,400	1,200	1,200	1,200	1,200	22,700	
Pe (INCH)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.8	0.6	1.0	1.1
ESDv (CF)	95	95	190	190	530	507	95	95	76	57	1,797	1,930
Rev (CF)	25	25	50	50	138	132	25	25	25	25	467	520

PATRICK LIMITED PARTNERSHIP II L. 1.4957, F. 110 EX. ZONING: RC-DEO

LAND USE: RESIDENTIAL

SCALE: I" = 50'

PART OF PARCEL: 65

KEY	NAME	SIZE	CONTITION
1	CHESTNUT OAK; Quercus Montana	31"	FAIR
/ 2	RED OAK, Quercus rubra	34"	POOR
5	CHESTNUT OAK; Quercus Montana	30°	FAIR

 NOTE: THE WESTERN 	I (REAR) ROOFTOPS OF LOTS 3 \$ 4 AL	S
PROVIDE (N-	-1) ROOFTOP DISCONNECTIONS.	

A6-5034 ECP 1-26-2018.dwg ECP 3/27/2018 16:10:22 1 : 1

	1/' / LUUIDE E./KEYGDIUN \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	HO. CO. CONTROL OG IA N. 602,649.507 E. 1,271,163.363
	ANNA MI COBEL F. 1500 F	
DIPAULA PROPERTY PLAT NO. 14446 PV 7031116. PO DEC	PARCEL 'B' DIPAULA PROPERTY LAND USE: RESIDENTIAL EX. DRIVEWAY C	ADC MAP: 7-7E VICINITY MAP
EX. ZONING: RCDEO LAND USE: RESIDENTIAL PART OF PARCEL 60	PLAT NO. 16887 EX. ZONING: RC-DEO LAND USE: RESIDENTIAL	SCALE: I "= 2,000' TAX MAP 6 PARCEL 65
	PART OF PARCEL: 60	GENERAL NOTES:
	5 86°13'15" E 145.50	I. OWNER: PATRICK FAMILY LIMITED PARTNERSHIP II
	EX. FENCELINE 5 86° 3'15" E 300.00'	DEED REFERENCE: LIBER 14957 AT FOLIO 110 DATE: MAY 30, 2013 GRANTOR: DORIS S. DONALDSON & DOROTHY E. WARFIELD, PERSONAL REPRESENTATIVES OF THE
	EX. FFNCFILLE	ESTATE OF CALVIN M. MURRAY, DECEASED 2. TAX MAP: 6 GRID: 17 PARCEL: 65
	TICL WITH 3 POLE	3. NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 3.0 MILES ±.
	EXISTING TREE LINE	4. THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0010D,
		EFFECTIVE NOVEMBER 6, 2013. DNR WATERSHEDS: 021311080969; 021311080970
	Bill / I / I / I / I / I / I / I / I / I /	 ON-SITE TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY AND SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD&8.
	GaB Rither-t	G. THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS:
		HO.CO.#06FA N.606,746.162 E. 1.271,284.439 HO.CO.#061A N.602,649.507 E.1.271,163.363
N COR 250		DISTANCES SHOWN HEREON ARE GROUND DISTANCES. 7. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS
EX. FOREST	N 605,250	OTHERWISE SHOWN HEREON. 8. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY
CONSERVATION AREA		VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
PLAT #14447	PATRICK LIMITED PARTNERSHIP II	 9. SOIL TYPE: GLENELG LOAM (GgB, GgC), OCCOQUAN LOAM (OcC) 10. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING
	EX. ZONING: RC-DEO LAND USE: RESIDENTIAL	REGULATIONS. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PART OF PARCEL: 65 EX. POLE CAP #107	II. 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
	PROPOSED TREE LINE	NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
	N 85°04'06° W 312.01	12. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
	10'B.R.L.	13. THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
	PROP. WELL PROP. WELL PROP. WELL SE	14. NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD. 15. TWO SPECIMEN TREES ARE IMPACTED BY THIS DEVELOPMENT: SPECIMENS #1 \$ #2.
		16. HOWARD COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE DELINEATION OF STEEP SLOPES
205'	43,682 5Q. FT. OR 1,0028 AC.±	INCLUDE SLOPES WITH GRADIENTS OF 20% OR MORE. 17. STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING ROOFTOP
		DISCONNECTION (N-1), NON-ROOFTOP DISCONNECT (N-2) AND SHEETFLOW (N-3) TO THE FOREST CONSERVATION AREA. THIS SWM CONTROL SYSTEM IS IN ACCORDANCE THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.
	TOPOS SED TO SED	18. ALL AREAS SHOWN HEREON ARE + OR -, MORE OR LESS.
	8=787.45	 19. TOTAL LIMIT OF DISTURBANCE = 142,500 SQ. FT. OR 3.27 AC.± 20. DRIVEWAY(5) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT
	10 B.R.L. 10 B.R	FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCIES PER TO FOLLOWING MINIMUM REQUIRMENTS:
	ENTRANCE DRIVEWAY ENTRANCE DRIVEWAY EX. POLIE CEP #108	 a) Width - 12' (16' serving more than one residence). b) Surface - 6" of compacted crusher run base with tar and chip coating - 1-1/2" min.) c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning
	CONSERVATION STORY AREAS WALL ARE WALL AREAS WALL AREAS WALL ARE WALL AREAS WALL ARE WALL AREAS WALL ARE WALL AREAS WALL ARE WALL ARE WALL ARE WALL ARE WALL ARE WALL ARE WALL AREAS WALL ARE	radius. d) Structures (culvert/bridges) - Capable of suporting 25 gross tons (H25 loading) e) Drainage Elements - Capable of safely passing 100 year flood with with no more than 1 foot
	PROP! 13"x/7" ALCMP	depth over driveway surface. f) Structure clearances - minimum 12 feet. g) Maintenance - sufficient to ensure all weather use.
	43.682.59. FT. / 57 OR 1.0028 AC.±	21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MD SHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
	N-3 SHEETFLOW TO	22. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF
	CONSERVATION AREAS PROPOSED PROPOSED OF PROPOSED	ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
BUILDABLÉ PRESERVATION FARCEL 'B' DIPAULA PROPERTY	FF 794.45 B=784.45 PROP. INGRESS & EGRESS & UTILITY EASEMENT FOR	23. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
PLAT NO. 16887/ EX. ZONING: RC-DEO LAND USE: /RESIDENTIAL	The state of the s	24. THERE ARE NO WETLANDS, STREAMS, FLOOD PLAINS OR BUFFERS ON THIS SITE.25. THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSES.
PART OF/PARCEL: 60	1/3 10' B.R.L. 10' B.R.L. 10' B.R.L. 10' 80' @ 18 MAN 7890	DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
	PATRICK LIMITED PARTNERSHIP II	26. THE PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
	EX. ZONING: RC-DEO LAND USE: RESIDENTIAL PART OF PARCEL/65	27. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.28. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
	PROPOSED HOUSE HOUSE FF=796.45 FF=796.45	29. THE USE-IN-COMMON DRIVEWAY WILL SERVE FOUR (4) HOUSES LOCATED ON THE FAMILY FARM.
8	B=786.45	 A COMMUNITY MEETING WAS HELD ON JULY 7, 2017 AT 6:00PM AT THE LISBON VOLUNTEER FIRE DEPARTMENT.
	43,682,50. FT. OR 1,9028 AC.± GAR 5 OR 1,9028 AC.±	31. THIS PLAN IS NOT TO BE UTILIZED TO OBTAIN SEDIMENT CONTROL PERMITS.32. 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,
N 604,750	10 B.R.L. T9A FLOWPATHS FOR THE PLOWPATHS FOR	SITE PLAN OR GRADING AND BUILDING PERMIT STAGES,
	N-1 ROOFTO DISCONNECTION OF STATE OF ST	33. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. IT WILL BE SERVED BY PRIVATE WATER AND SEWER.
	A STATE OF THE STA	34. FLORENCE ROAD IS A PUBLIC ROAD AND MAINTAINED BY HOWARD COUNTY,
	RESERVED TO CONTRACT TO CONTRA	
	PROPOSED TO PROPOSED TO BE A STATE OF THE PROPOSED TO BE A STATE O	
	#2 HOUSE FF= 798.45 B= 788.45 I hereby cert	PROFESSIONAL CERTIFICATION Ify that these documents were prepared or approved by me, and that I am a
	43,682 SQ. FT. GAR= 14845, Expir	ify that these documents were prepared or approved by me, and that I am a I professional engineer under the laws of the State of Maryland, License No. Tation Date: 03-25-2018.
	DATE REVISIONS	ENVIRONMENTAL CONCEPT PLAN
	12-16-17 COUNTY COMMENTS 1-26-18 COUNTY COMMENTS COUNTY COMMENTS	SOILS/ TOPOGRAPHY/ GRADING/ STORMWATER MANAGEMENT LOTS THRU 4
	N 8500 CD SF SF SF	PATRICK FAMILY LIMITED PARTNERSHIP II
	N 85°04'06" W 312.01" SF SF	LIBER 14957 AT FOLIO 110

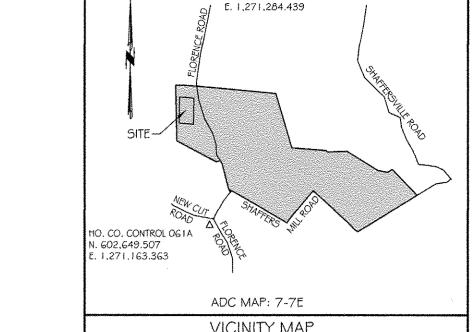
OWNER / DEVELOPER
PATRICK FAMILY LIMITED PARTNERSHIP II

do TIM FEAGA P.O. BOX 482

LISBON, MARYLAND 21765

(410) 489-7900

2.26.2018



△ HO. CO. CONTROL OGFA
N. 606,746.162

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- (5) WORKING
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- Y FARM. NTEER FIRE
- IND ASSOCIATED VIEW OF THIS LOPMENT SUBDIVISION,
- BE SERVED BY

LIBER 14957 AT FOLIO 110

ELECTION DISTRICT: No. 4 TAX MAP: 6 GRID NO: 17

SCALE: I'' = 50'HOWARD COUNTY, MARYLAND DATE: JULY, 2017 PARCEL NO: 65 EX. ZONING: RC-DEO SHEET I OF I

VANMAR ASSOCIATES, INC. Engineers Surveyors Planners 310 South Main Street Mount Airy, Maryland 21771 (301) 829-2890 (301) 831-5015 (410) 549-2751 vanmar.com Fax (301) 831-5603 ©Copyright, Latest Date Shown

ECP-18-008

CHIEF, DIVISION OF LAND DEVELOPMENT DO DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE

APPROVED

PROPOSED SITE USE
WETLANDS
WETLANDS BUFFER
FLOODPLAIN
FORESTS
STEEP SLOPES (> 15%) NO 15% SLOPES ON STOTAL PROJECT AREA HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 4-12-18 OD AREA GREEN OPEN SPACE AREA

EX. IMPERVIOUS AREA

PROP. IMPERVIOUS AREA

HIGHLY ERODIBLE SOILS IN PROJECT AREA

SITE ANALYSIS DATA SHEET