

ENVIRONMENTAL CONCEPT PLAN

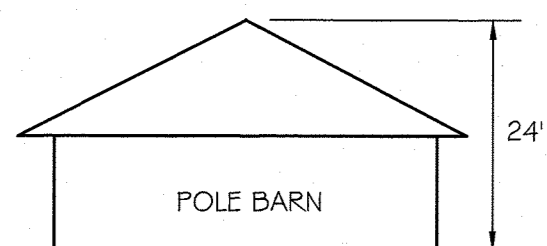
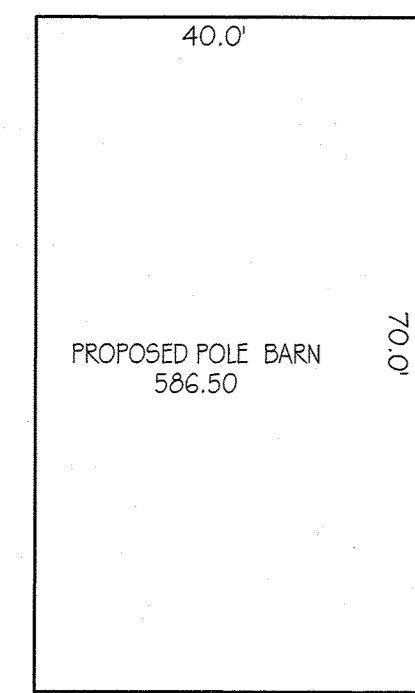
NIVIA JACOBS PROPERTIES LLC

15947 FREDERICK ROAD

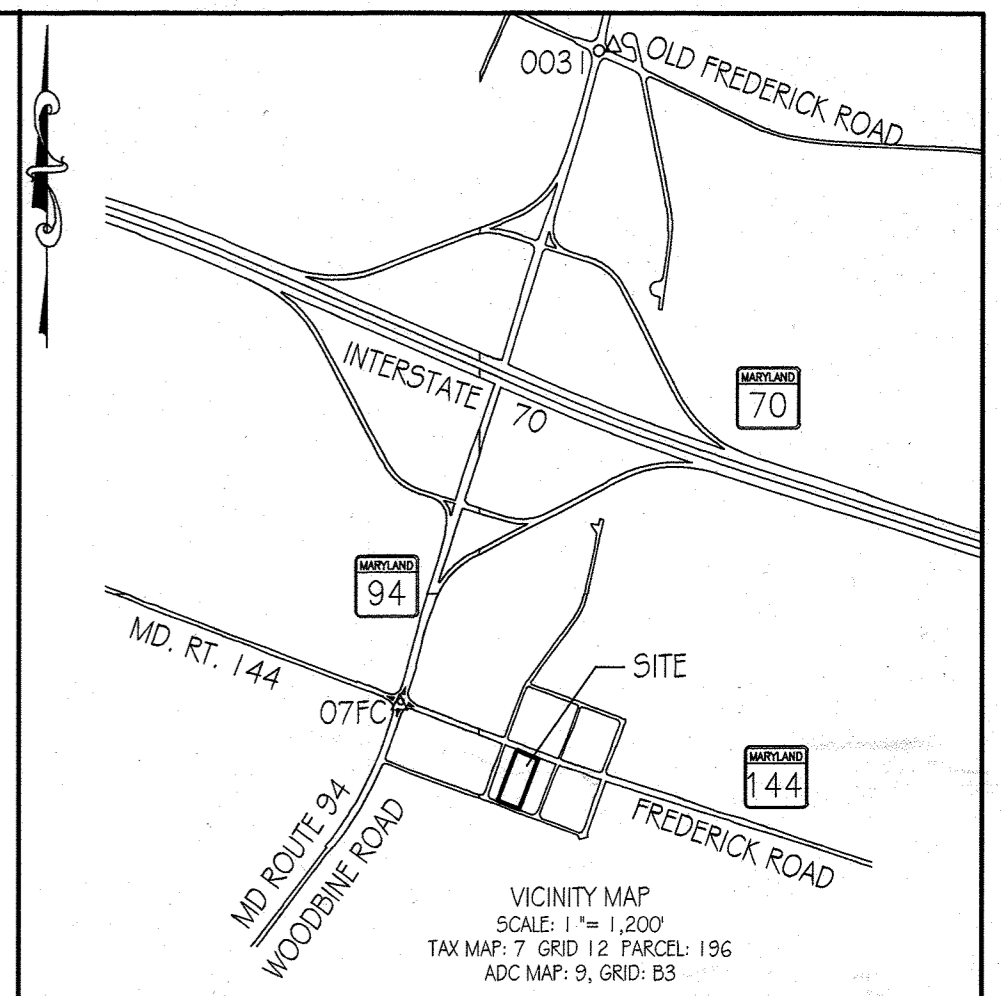
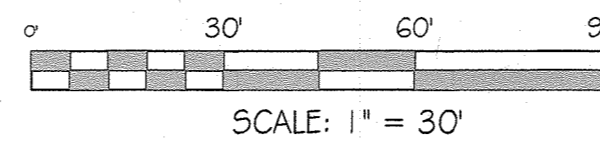
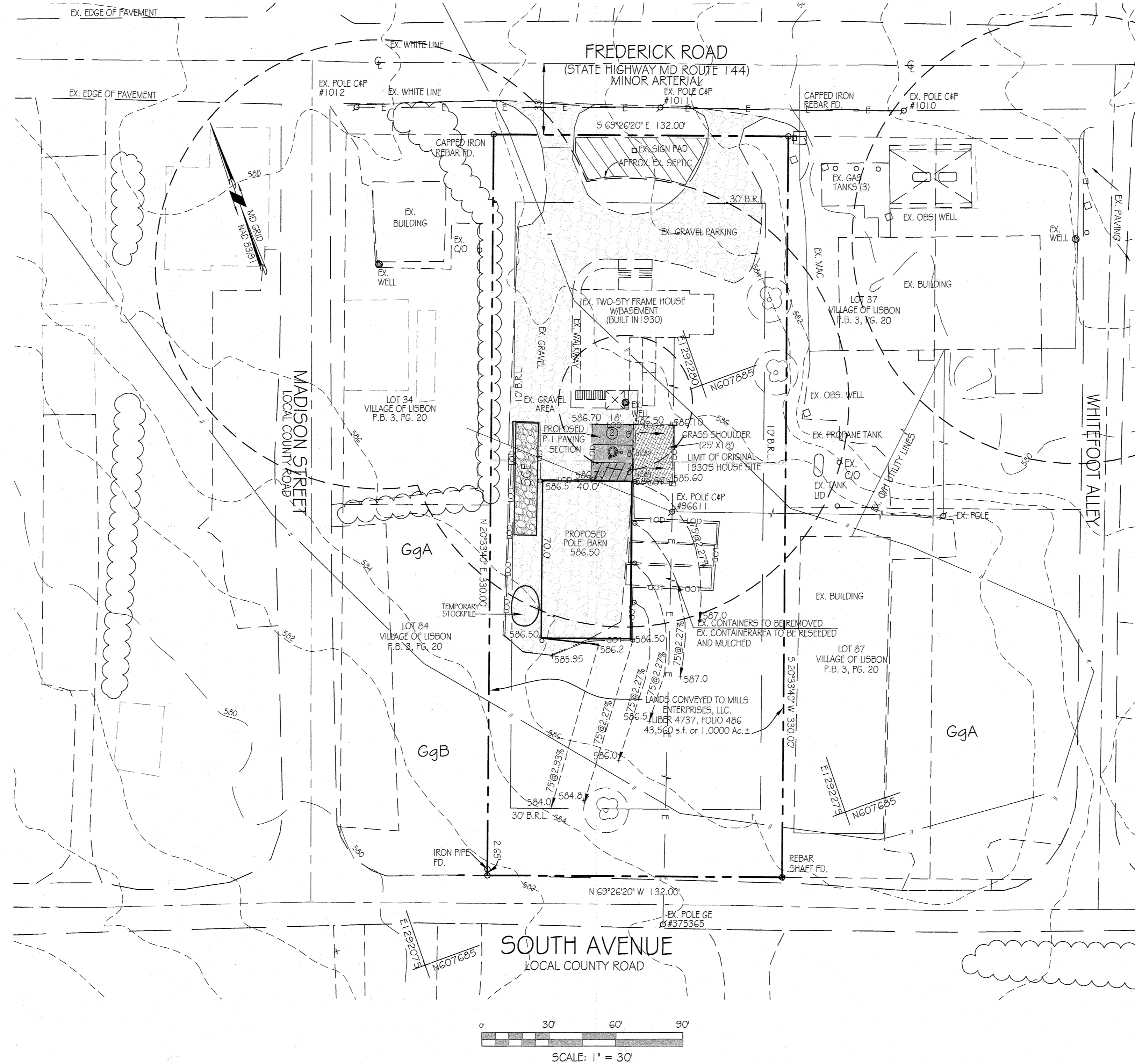
4TH ELECTION DISTRICT * HOWARD COUNTY, MD.

LEGEND

SILT FENCE	SF
LIMIT OF DISTURBANCE	LOD
EXISTING WELL	⊙
EXISTING BUILDING	--- (dashed)
PROPOSED BUILDING	— (solid)
EX. TREELINE	~ (wavy)
SOIL LINE	// (parallel lines)
STABILIZED CONSTRUCTION ENTRANCE	SCE
EX. GRAVEL AREA	▨ (diagonal lines)
PROP. GRAVEL AREA	■ (solid)
PROPERTY LINE	- - - (dashed)
1930 HOUSE SITE OF ORIGINAL	- - - (dashed)



POLE BARN DETAIL
SCALE: 1" = 20'



GENERAL NOTES:

- OWNER: NIVIA JACOBS PROPERTIES LLC
DEED REFERENCE: LIBER 21110 FOLIO 243 DATE: NOVEMBER 16, 2021
GRANTOR: MILLS ENTERPRISES LLC
- TAX MAP: 7, GRID: 12, PARCEL: 196
- THE SUBJECT PROPERTY ZONED AS B-2 PER THE 1/10/2013 COMPREHENSIVE ZONING PLAN.
- THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2402700300, EFFECTIVE ON NOVEMBER 6, 2013
- TOPOGRAPHY & PLANNIMETRIC 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 (NAD83/07) PER HOWARD COUNTY SURVEY CONTROL STATIONS SHOWN BELOW. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
0031 N612.406.1774 E1, 292,200.7066
077C N602515.535 E1291525.340
- 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 (GgA, GgB), HOWARD COUNTY
SOILS MAP GRID NO. 27.
- ZONING DISTRICT: B-2
- APPROVAL OF THIS ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SDP PLANS, FOREST CONSERVATION PLANS AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ARISE AFTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
- THERE IS NO STORMWATER MANAGEMENT OBLIGATION SINCE THE LIMIT OF DISTURBANCE IS 4,974 IS LESS THAN 5,000 SF.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THE SITE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN HISTORIC SITE AND KNOWN AS THE MISSES WARFIELD HOUSE AS PER NO. CO. 233
- THE NET TRACT AREA IS 6,600 SF (LIMIT OF DISTURBANCE). FOREST CONSERVATION FOR THE NET TRACT AREA WILL BE VIA THE PURCHASE OF AN OFFSITE BANK.
- A DESIGN MANUAL WAIVER PETITION WILL BE MADE FOR RETAINING THE EXISTING GRAVEL PARKING.

SITE ANALYSIS DATA SHEET	ACRES
EXISTING SITE USE	BUSINESS
WETLANDS	0.00
WETLANDS BUFFER	0.00
FLOODPLAIN	0.00
FORESTS	0.00
STEEP SLOPES (15-24%)	0.00
STEEP SLOPES (25% OR GREATER)	0.00
TOTAL PROJECT AREA	1.00
LOD AREA	0.15
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	0.31
PROP. IMPERVIOUS AREA	0.08
HIGHLY FLOODIBLE SOILS IN PROJECT AREA	0.00

NOTE: SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.

DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 AND II, AS AMENDED BY STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREA (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE IN THE AREA OF DEVELOPMENT.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
- A STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE ARE USED AS SEDIMENT AND EROSION CONTROL. LIMIT OF DISTURBANCE FOR PROPOSED BUILDING AND PAVED PARKING AREA DOES NOT REQUIRED DISTURBANCE OF SURFACES.
- THE STORMWATER MANAGEMENT HAS BEEN PROVIDED BY N-1 ROOFTOP DISCONNECTION AND N-2 NON-ROOFTOP DISCONNECTION.

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/1/22

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12-5-22

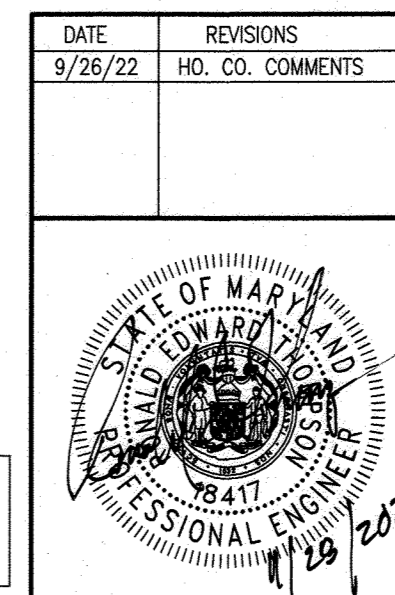
SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA	GLENELG LOAM	B	NO	0.24	0-3%
GgB	GLENELG LOAM	B	NO	0.24	3-8%

HOWARD COUNTY SOILS MAP NO. 27

SWM TREATMENT SUMMARY					
PRACTICE	DRAINAGE AREA	IMPERVIOUS AREA TREATED	METHODOLOGY	VOLUME (ESDv) REQUIRED	VOLUME (ESDv) PROVIDED
N-1 ROOFTOP DISCONNECTION	2800 S.F.	2800 S.F.	ESDv=Pe * Rv * A/12 where Pe=1.0" & Rv=0.95	222 c.f.	222 c.f.
N-2 NON-ROOFTOP DISCONNECTION	451 S.F.	451 S.F.	ESDv=Pe * Rv * A/12 where Pe=1.0" & Rv=0.95	36 c.f.	36 c.f.
TOTAL ESDv PROVIDED				258 c.f.	258 c.f.
ESDv REQUIRED				258 c.f.	

OWNER:
NIVIA JACOBS PROPERTIES LLC
1319 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
443-277-9780

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. 18417, Expiration Date: 9-18-23.



ENVIRONMENTAL CONCEPT PLAN
NIVIA JACOBS PROPERTIES LLC

15947 FREDERICK ROAD
LIBER 21110 AT FOLIO 243
VILLAGE OF LISBON
PLAT BOOK 3 AT PAGE 20

TAX MAP: 7 ELECTION DISTRICT: FOURTH SCALE: 1"=30'
GRID NO: 12 HOWARD COUNTY, MARYLAND DATE: DECEMBER, 2021
PARCEL NO: 196 EX. ZONING: B-2 SHEET 1 OF 1

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