

INDEX OF DRAWINGS

ECP-1	TITLE SHEET
ECP-2	EXISTING CONDITIONS / FOREST STAND DELINEATION
ECP-3	CONCEPT PLAN / EROSION & SEDIMENT CONTROL
ECP-4	STORMWATER MANAGEMENT PLAN

GENERAL NOTES

- SITE LOCATION: 1800' ± NORTH FROM THE INTERSECTION OF U.S. ROUTE 40 AND NORTH RIDGE ROAD
- OWNER / APPLICANT: ORCHARD DEVELOPMENT CORPORATION
5032 DORSEY HALL DRIVE
ELICOTT CITY, MD 21042
- TAX ACCOUNT NO.:
- PROPERTY REFERENCE: TAX MAP 17 GRID 23 PARCEL 711
- ZONING: R-A-15
EXISTING USE: VACANT
PROPOSED USE: APARTMENTS
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A RECORD PLAT RECORDED AS PLAT NO. 9419, FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER INC. DATED AUGUST 2006.
- THERE ARE NO WETLANDS, STREAMS OR OTHER BODIES OF WATER LOCATED ON SITE.
- NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA F.I.R.M. MAP NO. 24-0044-0017B DATED DECEMBER 4, 1986. THE MAP INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE C, AREAS OF MINIMAL FLOODING.
- FOREST CONSERVATION OBLIGATION OF 1.45 ACRES WILL BE MET WITH A PAYMENT OF FEE-IN-LIEU.
- PARKING TABULATION
(2) 48 UNIT APARTMENT BUILDINGS AND (2) 24 UNIT APARTMENT BUILDINGS = 144 APARTMENT UNITS
MINIMUM PARKING REQUIREMENT: 1.61 SPACES PER UNIT (260 SPACES)
OVERFLOW PARKING REQUIREMENT: 0.27 SPACES PER UNIT (39 SPACES) (ALTERNATIVE COMPLIANCE REQUEST SUBMITTED)
D-1 PARCEL: 84 PARKING SPACES (INC. 2 HC SPACES)
D-2 PARCEL: 46 PARKING SPACES (INC. 3 HC SPACES AND 5 SPACES FOR CLUBHOUSE)
D-3 PARCEL: 126 PARKING SPACES (INC. 2 HC SPACES)
ON-STREET PARKING: 39 PARKING SPACES
TOTAL PARKING PROVIDED: 289 SPACES (INCLUDING 6 STANDARD HC ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)
- THIS PLAN IS SUBJECT TO ADMINISTRATIVE ADJUSTMENT AA-11-0020 TO ADJUST THE FOLLOWING ZONING REGULATIONS:
SECTION 112.D.(4)(i)(1)(a): TO ALLOW A FRONT SETBACK FROM A COLLECTOR PUBLIC ROW OF 27 FEET.
SECTION 112.D.(6)(a): TO ALLOW FOR REAR TO REAR SETBACK DISTANCE OF 50 FEET
THIS PLAN IS ALSO SUBJECT TO ALTERNATIVE COMPLIANCE REQUEST FOR HOWARD COUNTY DESIGN MANUAL VOLUME III SECTION 2.9.B.
- ORCHARD MEADOWS WAS PREVIOUSLY SUBMITTED AS "THE MEADOWS OF ELICOTT CITY III" (FILE NO. P07-019) AS A RESUBDIVISION OF "HOENES PROPERTY", PARCEL D, PLAT NO. 9419 (FILE NO. 90-30 AND 903-16)
- APPROVAL OF THIS PLAN IS FOR EROSION & SEDIMENT CONTROL MEASURES ONLY. ALL COUNTY AND STATE REQUIREMENTS FOR DEVELOPMENT ON THIS SITE AND COMPLIANCE WITH APPLICABLE SUBDIVISION AND ZONING REGULATIONS WILL BE FURTHER REVIEWED UNDER THE APPROPRIATE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN SUBMISSION.

SITE ANALYSIS DATA

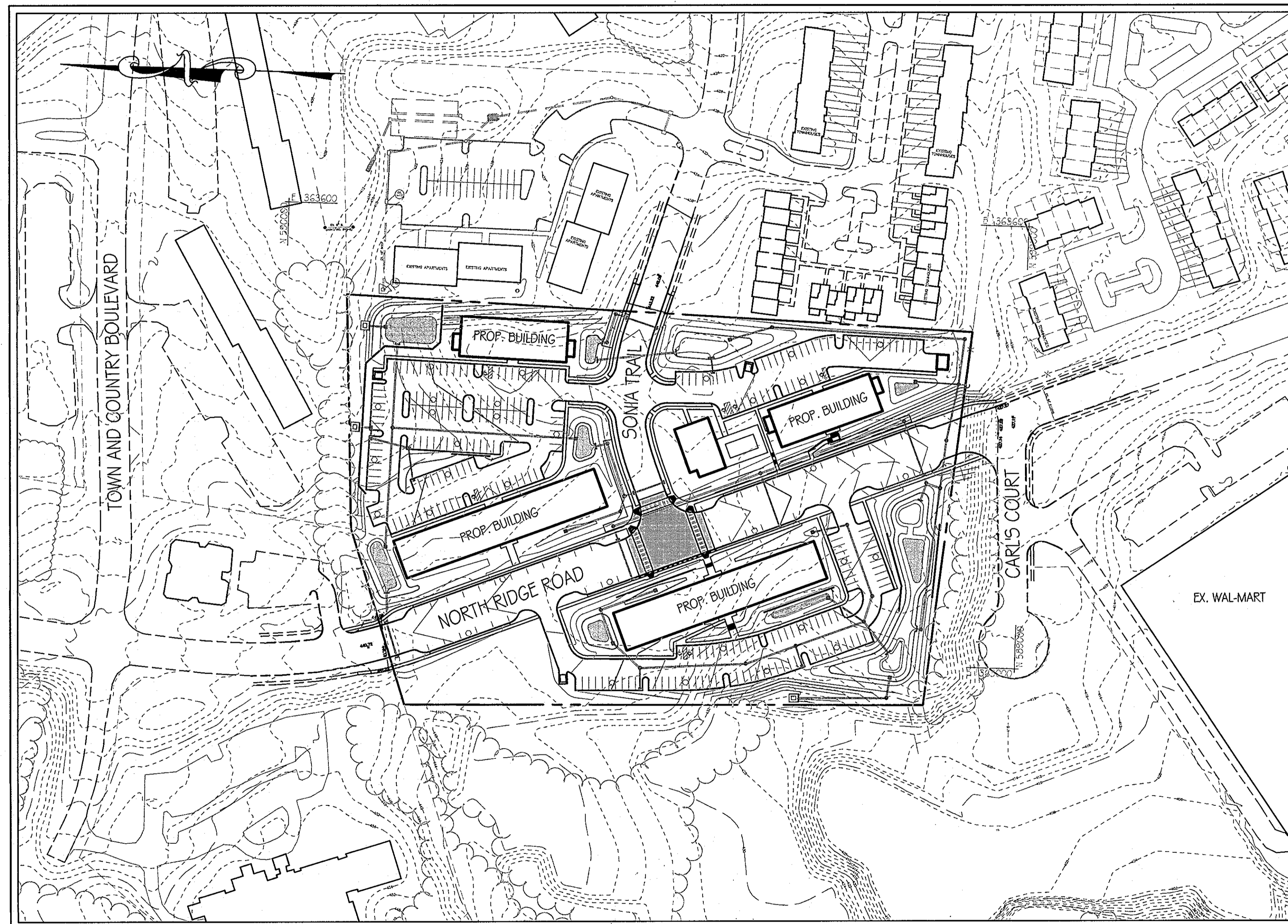
- | | |
|--|--|
| 1. TOTAL PROJECT AREA: 9.667 ACRES | 6. ERODIBLE SOILS: 0.953 ACRES |
| 2. TOTAL DISTURBED AREA: 9.756 ACRES | 7. WETLANDS AND WETLAND BUFFER: 0 ACRES |
| 3. GREEN OPEN AREA: 3.187 ACRES | 8. FLOODPLAIN AND FLOODPLAIN BUFFER: 0 ACRES |
| 4. IMPERVIOUS AREA: 4.26 ACRES | 9. FORESTED AREA: 0 ACRES |
| 5. STEEP SLOPES AREA (SLOPES 15% AND GREATER): 0.812 ACRES | |

LEGEND

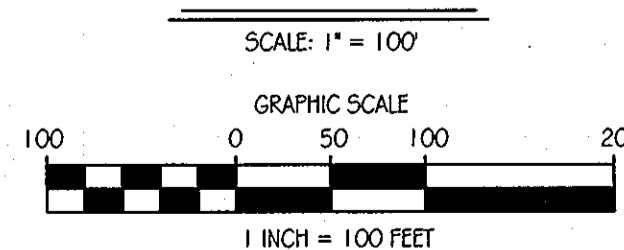
	EX. SANITARY MANHOLE
	EX. STORM DRAIN MANHOLE
	EX. WATER METER
	EX. SIGN
	EX. UTILITY POLE
	EX. WATER VALVE
	EX. FIRE HYDRANT
	EX. CLEANOUT
	EX. SANITARY PIPE
	EX. STORM PIPE
	PROPERTY LINE
	PROP. RIGHT OF WAY
	PROP. SETBACK LINE
	PROP. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	PROP. BUILDING
	PROP. EDGE OF PAVEMENT
	PROP. SIDEWALK
	PROP. WATER
	PROP. SANITARY
	PROP. STORM DRAIN
	PROP. INLET / GRATE
	PROP. STORM MANHOLE

ENVIRONMENTAL CONCEPT PLAN ORCHARD MEADOWS

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



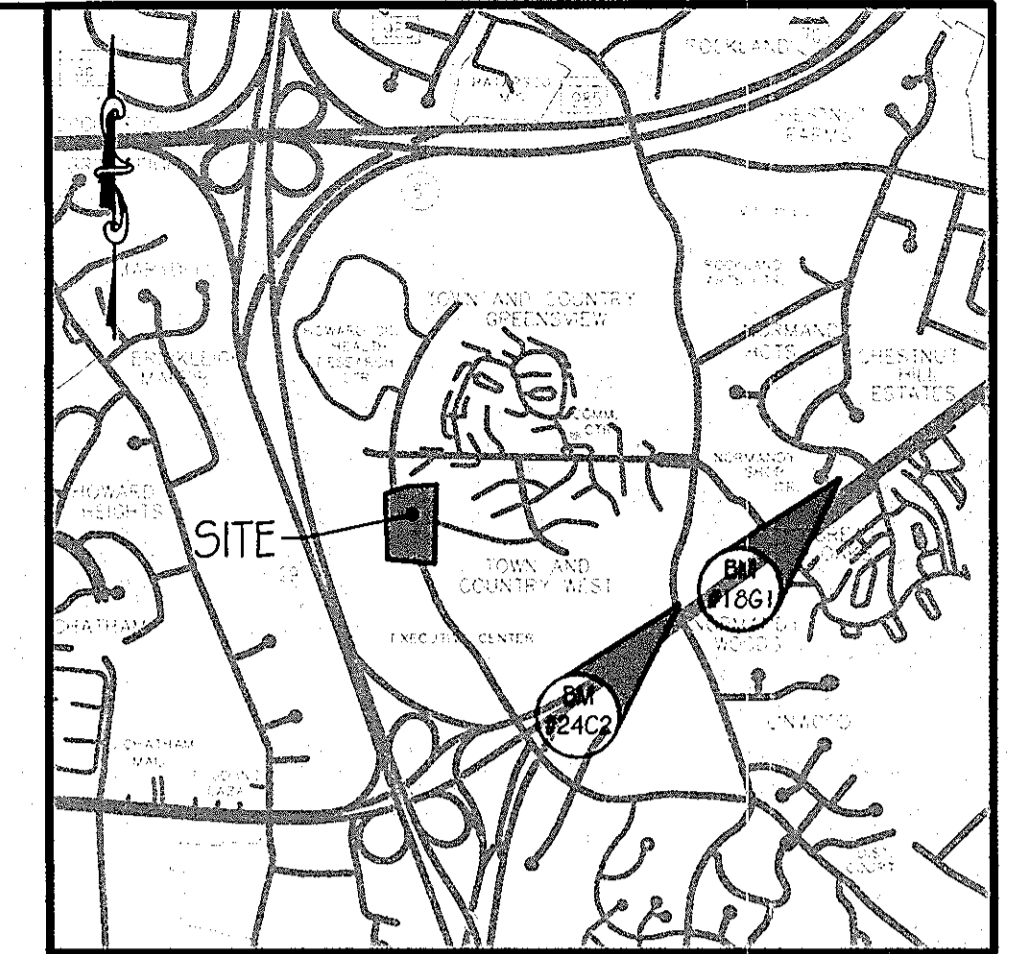
LOCATION MAP



BENCHMARK DATA

THE HORIZONTAL AND VERTICAL DATUMS ARE BASED ON THE FOLLOWING HOWARD COUNTY GEODETIC SURVEY CONTROL POINTS
HORIZONTAL: NAD 83/07 VERTICAL: NAVD 83

CONTROL	NORTHING	EASTING	ELEV.
1861	589985.015	1367750.237	407.740
24C2	589648.373	1366038.139	354.026



VICINITY MAP

SCALE: 1" = 2000'
ADC MAP COORDINATES: 12-7C

STORMWATER MANAGEMENT APPROACH

THE "STORMWATER MANAGEMENT ACT OF 2007" REQUIRES THE IMPLEMENTATION OF ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL. THESE ENVIRONMENTAL SITE DESIGN TECHNIQUES PROMOTE GROUNDWATER RECHARGE BY TARGETING RUNOFF CHARACTERISTICS TO MIMIC WOODS IN A GOOD CONDITION AFTER DEVELOPMENT OF THE SITE.

NATURAL RESOURCES:
THE EXISTING SITE IS CURRENTLY AN UNDEVELOPED MEADOW THAT LIES BETWEEN THREE UNCONNECTED PUBLIC ROADS. THE PROPOSED PROJECT WILL CONNECT THE PUBLIC ROADS AND ENHANCE PUBLIC SAFETY WITHIN THE COMMUNITY BY PROVIDING ALTERNATIVE ROUTES FOR EMERGENCY ACCESS. NO STEEP SLOPES, WETLANDS, FLOODPLAINS, STREAMS, ETC. WILL BE IMPACTED BY THIS PROJECT.

NATURAL FLOW PATTERNS:
RUNOFF FROM THE SITE IS CURRENTLY DISCHARGED AS SHEET FLOW AT FIVE DESIGN POINTS. EACH DESIGN POINT HAS BEEN ANALYZED TO DEMONSTRATE THAT NO ADVERSE AFFECT TO DOWNSTREAM PROPERTIES WILL OCCUR AS A RESULT OF THIS PROJECT. THE DRAINAGE AREA ADJUSTMENT BETWEEN THE SUCKER BRANCH AND HUDSON BRANCH WATERSHEDS IS LESS THAN ONE ACRE. THIS ADJUSTMENT ADDS AREA TO THE HUDSON BRANCH WATERSHED WHERE 10 AND 100 YEAR QUANTITY MANAGEMENT ARE BEING PROVIDED. SINCE ESD IS BEING PROVIDED FOR THE ENTIRE SITE AND QUANTITY MANAGEMENT IS BEING PROVIDED FOR THE HUDSON BRANCH WATERSHED, THE DRAINAGE AREA ADJUSTMENT WILL HAVE NO ADVERSE IMPACT TO DOWNSTREAM PROPERTIES. CONFLUENCE OF THE SUCKER BRANCH AND HUDSON BRANCH OCCURS APPROXIMATELY 2 MILES DOWNSTREAM AT THE PATAPSCO RIVER.

SITE DESIGN:
ON-SITE SOILS APPEAR TO HAVE GOOD INFILTRATION CHARACTERISTICS. THEREFORE, ESD PRACTICES HAVE BEEN SELECTED TO PROMOTE GROUNDWATER RECHARGE AND MIMIC RUNOFF CHARACTERISTICS FOR WOODS IN THE SITE DEVELOPED CONDITION. PERMEABLE PAVEMENTS, MICRO-BIORETENTION AND SAND FILTER FACILITIES ARE BEING PROPOSED ACROSS THE SITE TO PROMOTE INFILTRATION OF RUNOFF. TWO QUANTITY MANAGEMENT FACILITIES ARE BEING PROPOSED WITHIN THE HUDSON BRANCH WATERSHED TO MAINTAIN EXISTING RUNOFF CHARACTERISTICS DURING 10 AND 100 YEAR STORM EVENTS.

PERMEABLE PAVEMENTS THAT ARE BEING PROPOSED IN FILL CONDITIONS WILL HAVE A PIPE CONVEYANCE SYSTEM THROUGH THE FILL TO THE UNDERLYING UNDISTURBED SOIL.

EROSION & SEDIMENT CONTROL:
A CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN IS BEING PROVIDED TO DEMONSTRATE THAT SEDIMENT CONTROL PRACTICES WILL BE PROVIDED TO EFFECTIVELY TREAT SEDIMENT LOADING RUNOFF DURING CONSTRUCTION WITHOUT IMPACTING THE MICRO-SCALE FACILITIES THAT ARE BEING PROPOSED FOR PERMANENT RUNOFF TREATMENT.

ESD PLANNING TECHNIQUES:
ENVIRONMENTAL SITE DESIGN HAS BEEN APPLIED THROUGH THE APPLICATION OF PERMEABLE PAVEMENTS AND MICRO-BIORETENTION FACILITIES. BY LOCATING THESE MICROSCALE PRACTICES THROUGHOUT THE SITE, RUNOFF CONDITIONS FOR WOODS CAN BE MIMICKED IN THE DEVELOPED CONDITION. ESD TREATMENT REQUIREMENTS ARE BEING MET.

CONCLUSION:
THIS CONCEPT SUBMITTAL DEMONSTRATES THAT ENVIRONMENTAL SITE DESIGN HAS BEEN ACHIEVED. THE APPLICATION OF ESD PRACTICES SCATTERED THROUGHOUT THE SITE PROVIDES THE OPPORTUNITY FOR THE PROJECT TO MIMIC RUNOFF CONDITIONS FOR A WOODED AREA. AS THE PROJECT PROGRESSES TOWARD FINAL DESIGN ADDITIONAL INFORMATION WILL BE PROVIDED TO FURTHER SUPPORT THIS CONCLUSION.

IN ADDITION TO MEETING ESD REQUIREMENTS, QUANTITY MANAGEMENT FOR THE 10 AND 100 YEAR STORM EVENTS IS BEING PROVIDED FOR THE PORTION OF THE SITE THAT DRAINS TO THE HUDSON BRANCH.

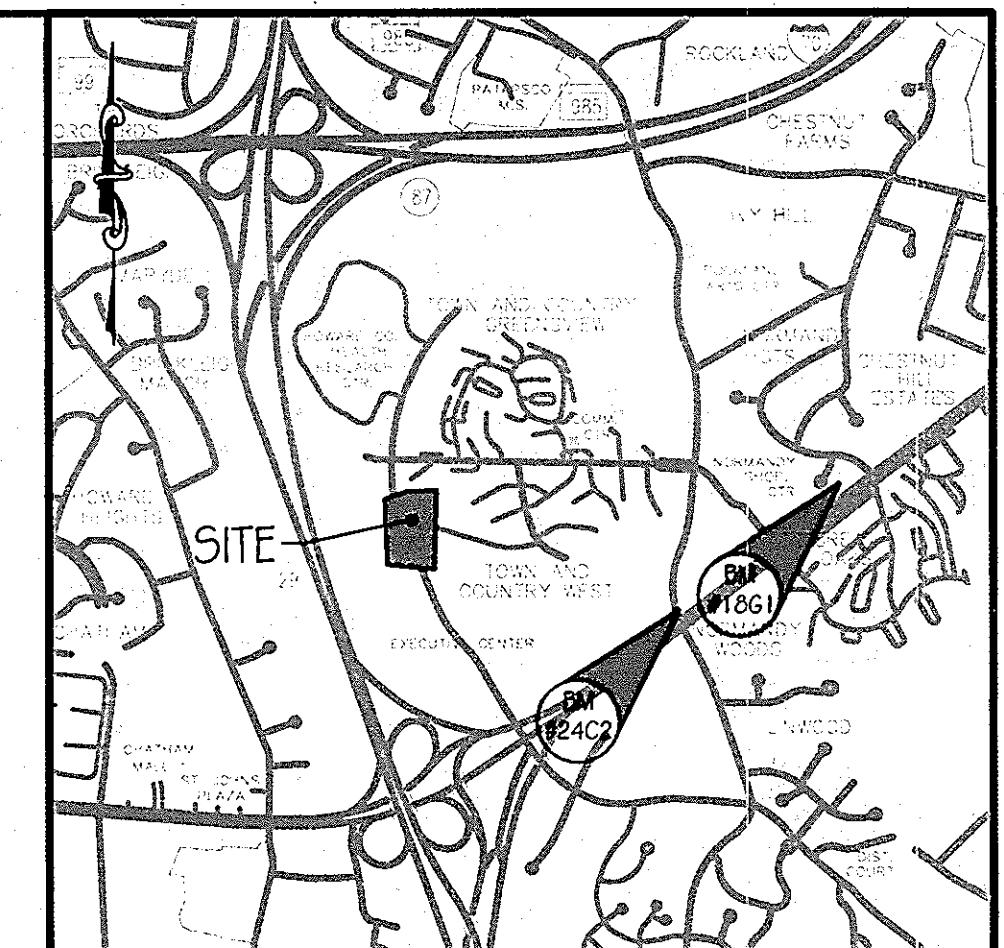
A DRAINAGE AREA REDUCTION (LESS THAN 1 ACRE) IN THE SUCKER BRANCH WATERSHED ALLOWS FOR THE SAFE CONVEYANCE OF RUNOFF FROM THE SITE SINCE RUNOFF INCREASES ARE MINOR AND DISCHARGE WILL BE DIVIDED BETWEEN TWO SEPARATE STABLE OUTFALLS.

**NOT FOR CONSTRUCTION
ISSUE DATE: JANUARY 2011**

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31089, EXPIRATION DATE: 1/11/212

 Orchard Development Corporation 5032 DORSEY HALL DRIVE ELICOTT CITY, MD 21042 (410) 964-2334	 KCI TECHNOLOGIES 8161 Maple Lawn Boulevard Suite 150 FULFORD, MD 20759 Telephone: (301) 792-8086 Fax: (410) 792-7419	APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING Kaitlan Rose CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH [Name] CHIEF, DEVELOPMENT ENGINEERING DIVISION	REVISIONS NO. DATE DESCRIPTION BY	DATE 1-25-11
			SCALE 1" = 40'	DESIGNED BY NVF

ECP-11-035



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP COORDINATES: 12-7C

FOREST STAND NOTES

- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING A FIELD INVESTIGATION CONDUCTED BY KCI TECHNOLOGIES, INC ON NOVEMBER 29, 2010. A LETTER HAS BEEN SENT TO THE U.S. FISH AND WILDLIFE SERVICE AND A RESPONSE LETTER IS PENDING.
- THERE ARE NO HISTORIC BUILDINGS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY AS CONFIRMED BY THE MARYLAND HISTORIC TRUST. THERE ARE NO SCENIC OR HISTORIC ROADS ON OR ADJACENT TO THE SUBJECT PROPERTY.
- NO FOREST OR SPECIMEN TREES ARE LOCATED WITHIN THE PROPERTY AS CONFIRMED BY A FIELD INVESTIGATION BY KCI TECHNOLOGIES ON NOVEMBER 29, 2010.

SITE STATISTICS TABLE

GROSS TRACT AREA	9.667 ACRES
EXISTING WOODLAND AREA	0 ACRES
100-YEAR FLOODPLAIN	0 ACRES

SOILS TABLE

KEY	DESCRIPTION	HYDRIC (YN)	K-VALUE
GgB	Glendly Loam, 0 to 8 percent slopes	N	0.20
GgD	Glendly Loam, 8-15 percent slopes	N	N/A
GgB	Glendly-Dale Silt Loam, 0-8 percent slopes	PARTIALLY	0.37
MaC	Manor Loam 0-15 percent slopes	N	0.24
MaD	Manor Loam, 15-25 percent slopes	N	0.24

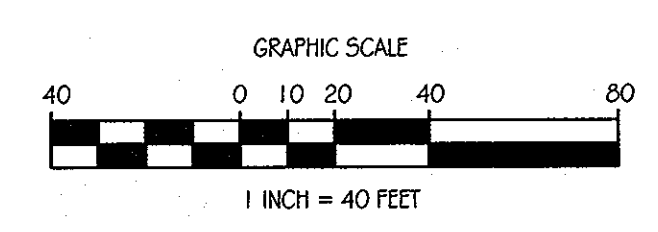
LEGEND

- EXISTING TREE LINE
- SOIL LINE
- SLOPES 15-25%
- SLOPES GREATER THAN 25%
- OPEN FIELD DESIGNATION
- TREE GROUP DESIGNATION

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EXISTING CONDITIONS / FOREST STAND DELINEATION
SCALE: 1" = 40'



Orchard Development Corporation
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CRP Opportunity Fund, L.P.

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8161 Maple Lawn Boulevard Suite 150
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FAX: (410) 792-7419

APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING

Kathleen Cool 3/01/11
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

William J. ... 3/2/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

REVISIONS		DATE
NO.	DESCRIPTION	BY

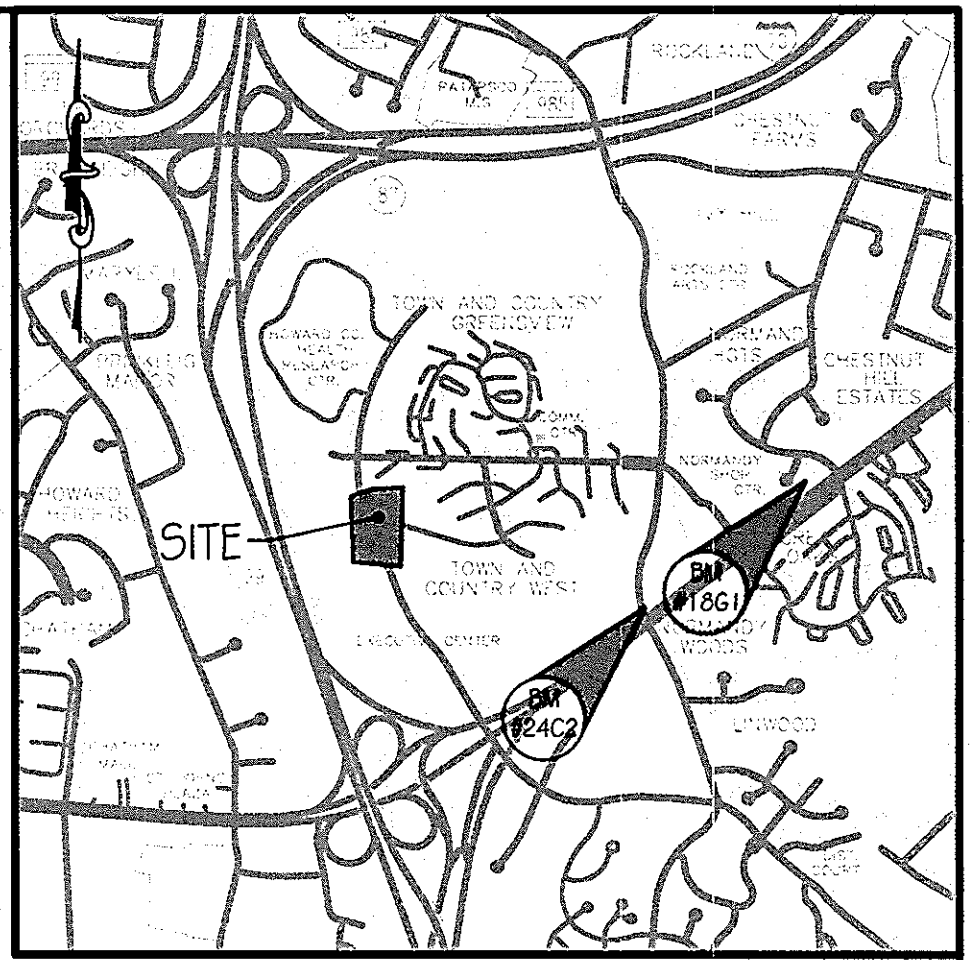
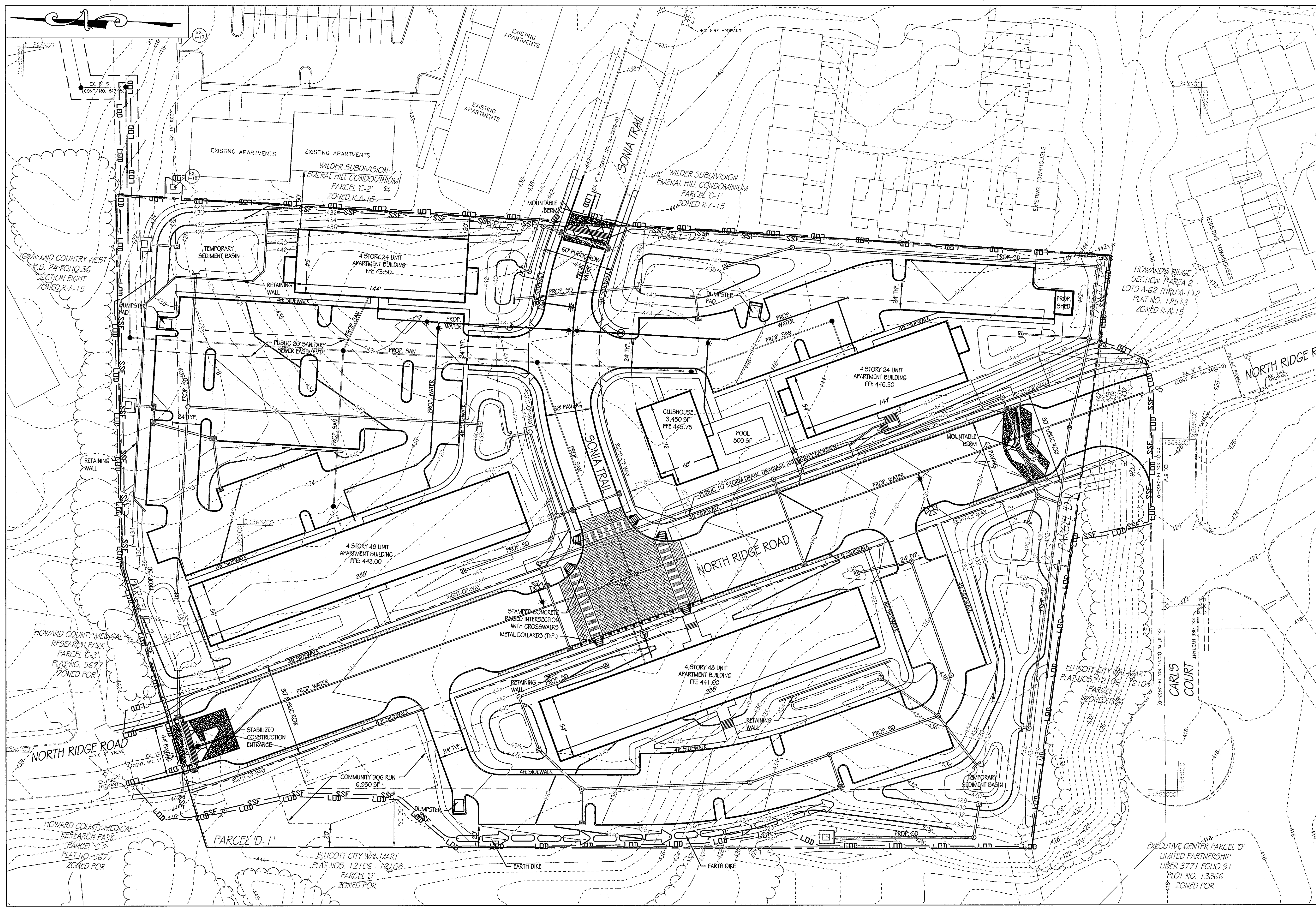
EXISTING CONDITIONS / FOREST STAND DELINEATION
ORCHARD MEADOWS
PARCELS D-1 THRU D-3
ENVIRONMENTAL CONCEPT PLAN

PREVIOUS FILE NO. P 07-019 AS THE MEADOWS OF ELLCOTT CITY IN PARCELS D-1 THRU D-3
A SUBDIVISION OF HOWARD COUNTY, PARCEL D-1 PLAT NO. 341 S
ZONING R-A-15, TAX MAP NO. 17, GRID NO. 23, PARCEL NO. 711

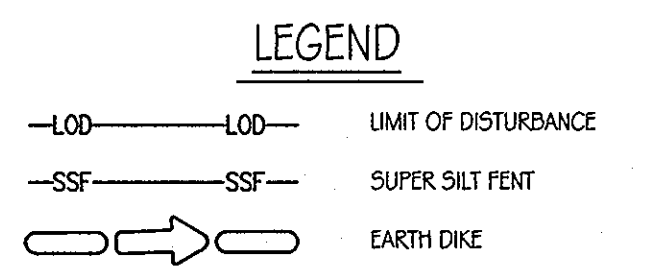
SECOND ELECTION DISTRICT

STATE OF MARYLAND
PROFESSIONAL ENGINEER
ECP - 2
SHEET 2 OF 4
JOB NUMBER 27-101105

ECP-11-035

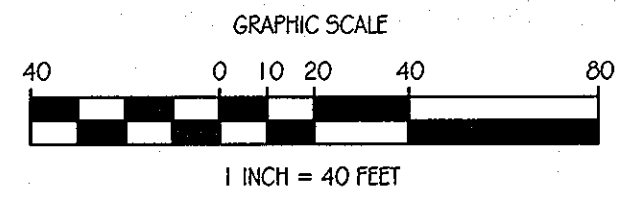


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP COORDINATES: 12-7C



CONCEPT PLAN / EROSION & SEDIMENT CONTROL
SCALE: 1" = 40'

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ISSUE DATE: JANUARY 2011
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APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING

Rat Sladovnik 3/1/11
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
DATE

William 3/23/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

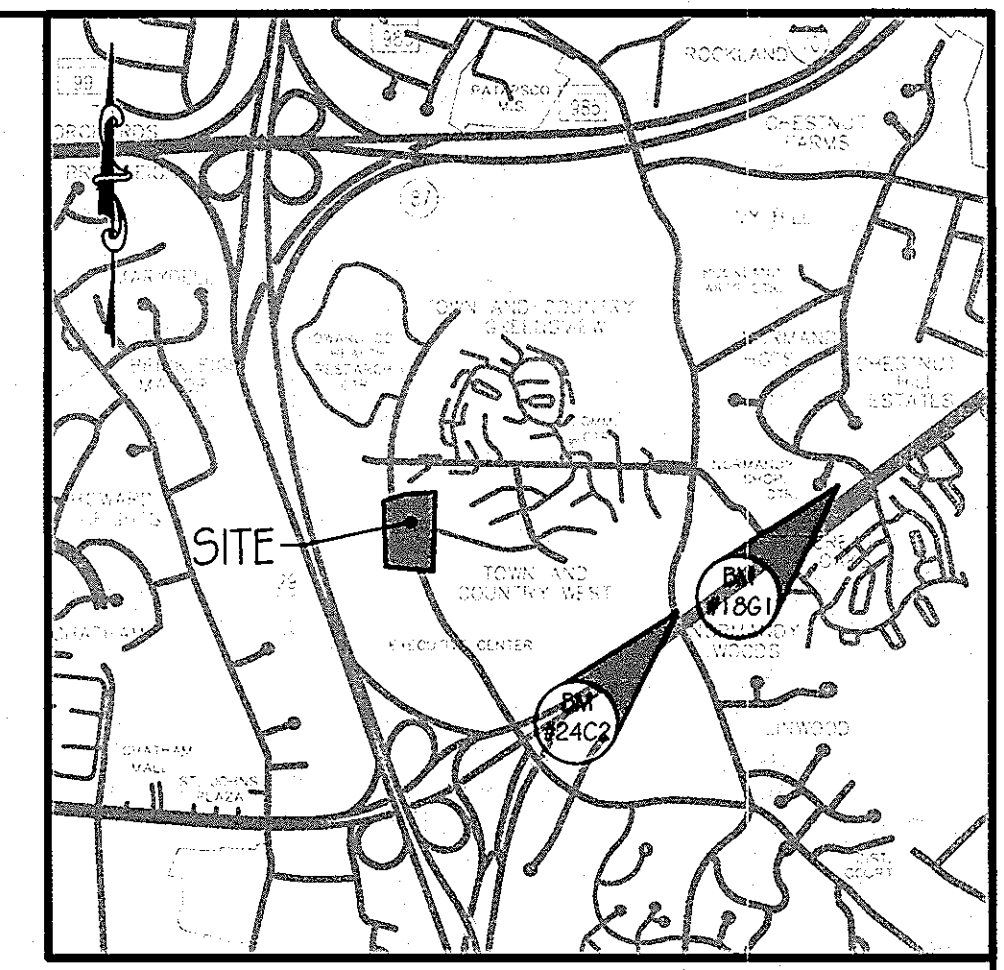
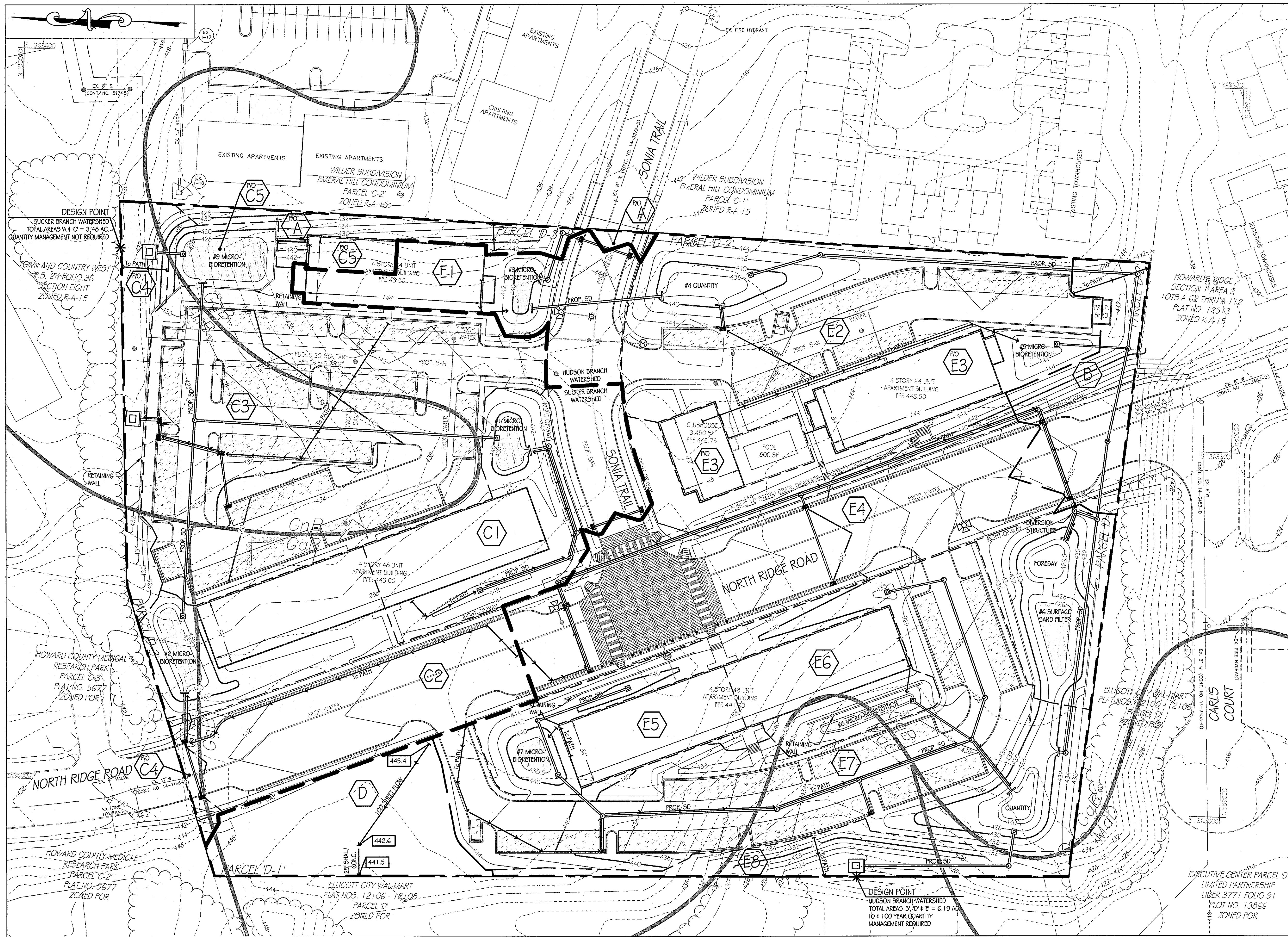
NO.	DATE	REVISIONS DESCRIPTION	BY	DATE

CONCEPT PLAN / EROSION & SEDIMENT CONTROL
ORCHARD MEADOWS
PARCELS 'D-1' THRU 'D-3'
ENVIRONMENTAL CONCEPT PLAN
PREVIOUS FILE NO. P 07-019 AS THE MEADOWS OF ELLICOTT CITY IN PARCELS D-1 THRU D-3
A SUBDIVISION OF HOWARD COUNTY, PARCEL 17, PLAT NO. 3419
ZONING R-A-15, TAX MAP NO. 17, GRID NO. 23, PARCEL NO. 711
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SEAL: **STATE OF MARYLAND**
PROFESSIONAL ENGINEER
LIC. 0311089
DRAWING NO. **ECP - 3**
SHEET 3 OF 4
RCS JOB NUMBER
27-01105

ECP-11-035

NICOLE FERNANDES
MAY 2010 2:01 PM C:\ORCHARDMEADOWS\KCI_24358.DWG



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP COORDINATES: 12-7C

SUMMARY TABLES

Project: Orchard Meadows
J.O. 27-10105
By: SVM
Checked:

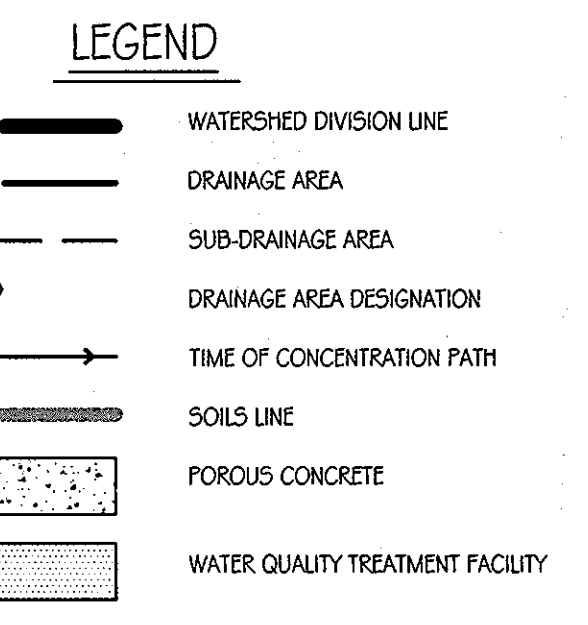
Watershed	Drainage Area Data				ESD _T Summary Table						
	Area	Acres	RCN	% Impervious	Facility	Pr.	ESD _T (C.F.)	Pr.	ESD _T (C.F.)	Treated ESD _T (C.F.)	Required ESD _T (C.F.)
Sucker Branch	A	0.17	62	0.10	2	-	-	-	-	-	-
	C-1	0.61	80	0.10	52	Micro-Bioretentation Facility No. 1	0.41	466	0.83	945	1,200
	C-2	0.92	88	0.10	72	Micro-Bioretentation Facility No. 2	0.38	865	0.58	1,347	1,700
	C-3	1.42	93	0.10	84	Permeable Pavement	-	-	2.21	8,095	9,065
	C-4	0.22	73	0.10	8	-	-	-	-	-	-
GT. C2 & C3 (2.34 AC)	2.34	100	0.10	100	Micro-Bioretentation Facility No. 9	0.46	1,678	0.81	2,961	3,948	
Total ESD _T for Sucker Branch Watershed										14,219	16,897
Hudson Branch	B	0.31	76	0.10	41	-	-	-	-	-	-
	D	0.39	61	0.21	0	-	-	-	-	-	-
	E-1	0.40	89	0.10	75	Micro-Bioretentation Facility No. 3	0.48	499	1.00	1,035	1,380
	E-2	0.94	80	0.10	53	Permeable Pavement	-	-	2.50	4,287	4,287
	E-3	0.40	92	0.10	84	Micro-Bioretentation Facility No. 5	0.31	300	0.81	936	1,248
	E-4	1.43	83	0.10	60	Surface Sand Filter Facility No. 8	-	-	1.40	4,275	5,700
	E-5	0.29	94	0.10	62	Micro-Bioretentation Facility No. 7	0.83	403	1.87	1,058	1,424
	E-6	0.30	83	0.10	61	Micro-Bioretentation Facility No. 8	0.50	321	0.80	518	688
E-7	1.20	81	0.10	53	Permeable Pavement	-	-	2.50	6,887	8,907	
E-8	0.23	61	0.10	0	-	-	-	-	-	-	
Total ESD _T for Hudson Branch Watershed										18,884	24,888

Conclusion: The treated ESD_T for each watershed is greater than the required ESD_T; therefore, Environmental Site Design has been achieved.

Quantity Management Summary Table

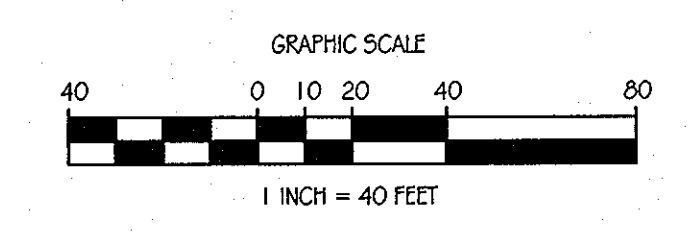
Watershed	Drainage Area	10 Year Storm Event (c.f.s.)			100 Year Storm Event (c.f.s.)		
		Existing Condition	Developed Condition	Difference	Existing Condition	Developed Condition	Difference
Sucker Branch (Quantity management not required)	A & C1-C5	7.81	9.63	1.82	16.13	19.20	2.07
Hudson Branch (Quantity management required)	B, D, & E1-E8	7.63	5.52	-2.11	16.97	11.14	-5.83

See TR20 for discharge data.



NOT FOR CONSTRUCTION
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STORMWATER MANAGEMENT PLAN
SCALE: 1" = 40'



OWNER / DEVELOPER:
Orchard Development Corporation
5032 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
(410) 964-2334

CRP Opportunity Fund, L.P.

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APPROVED: HOWARD COUNTY DEPARTMENT PLANNING AND ZONING

W.D. [Signature] 3/11/11
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

[Signature] 3/3/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVISIONS		DATE
NO.	DESCRIPTION	BY

DATE: 1-25-11
SCALE: 1" = 40'
DESIGNED BY: SVM
DRAWN BY: NWF

STORMWATER MANAGEMENT PLAN
ORCHARD MEADOWS
PARCELS D-1' THRU D-3'
ENVIRONMENTAL CONCEPT PLAN

PREVIOUS FILE NO. P-07-019 AS THE MEADOWS OF ELLCOTT CITY IN PARCELS D-1 THRU D-3'
A SUBDIVISION OF HUDSON PROPERTY, PARCEL D' PLAT NO. 3419
ZONING R-4-15, TAX MAP NO. 17, GRID NO. 23, PARCEL NO. 711

HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
PROFESSIONAL ENGINEER

SEAL: [Signature]
ECP - 4
SHEET 4 OF 4
KCI JOB NUMBER
27-10105

ECP-11-035