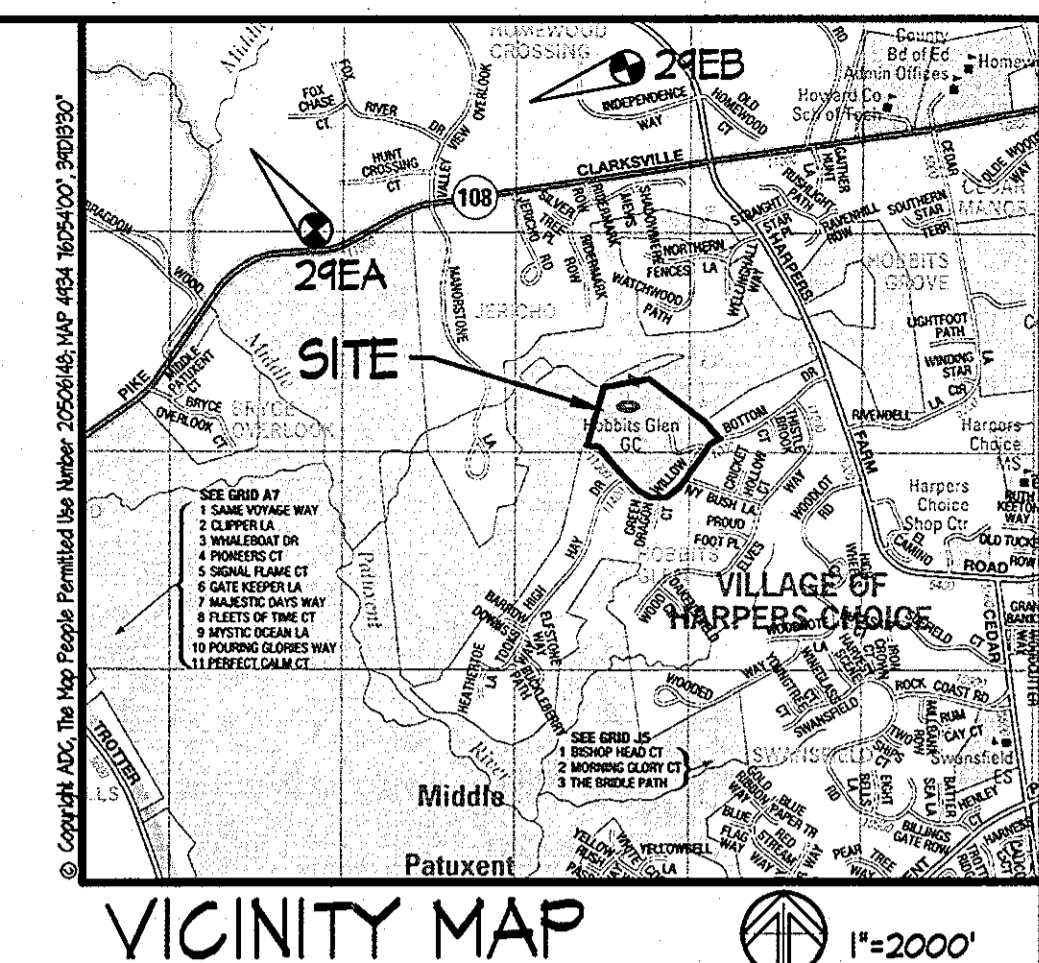
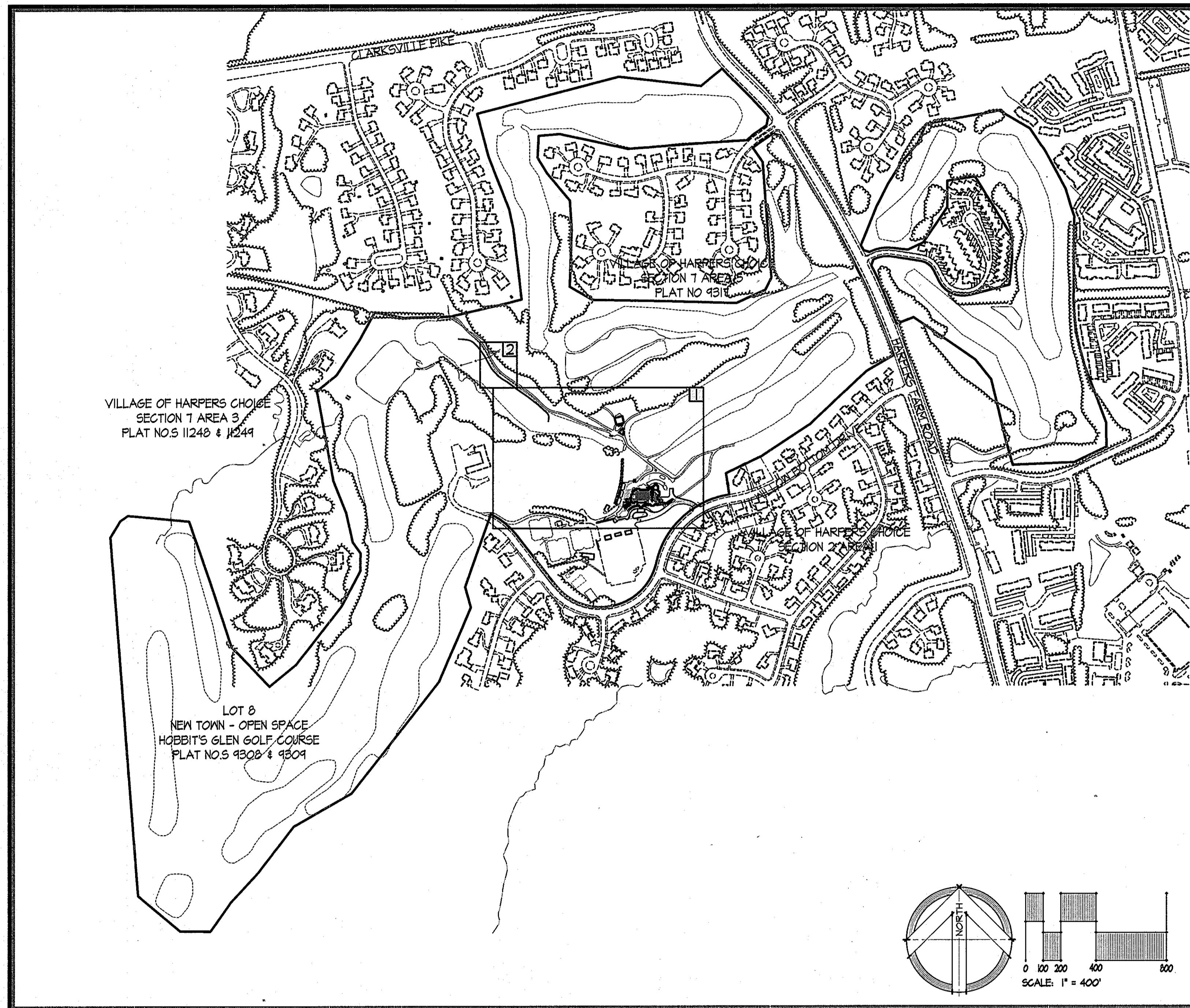


HOBBIT'S GLEN GOLF CLUBHOUSE



ECP SHEET INDEX

ECP - 0.01 - Cover Sheet & Project Narrative
 ECP - 1.01 - Concept Plan
 ECP - 1.02 - Concept Drainage Area Map

SITE ANALYSIS DATA CHART

a. Total Project Area:	170,521 Ac +/-
b. Limit of Submission:	2.17 Ac +/-
c. Limit of Disturbed Area:	2.17 Ac +/-
d. Present Zoning Designation:	NT
e. Proposed Use for Site and Structures:	Golf Course
f. Floodplain and Buffers within Limit of Submission:	0 Ac +/-
g. Wetlands and Buffers within Limit of Submission:	0 Ac +/-
h. Forest within Limit of Submission:	0 Ac +/-
i. Steep Slopes 15% or greater within Limit of Submission:	0 Ac +/-
j. Proposed Impervious Area:	118 Ac +/-
k. Erodeable Soils within Limit of Submission:	0 Ac +/-
l. Area of Proposed Site Use:	2.17 Ac +/-
m. Area of Green Open Space:	170,521 Ac +/- (non-credited 1,623 Ac +/-)

ASSOCIATED PROJECT REVIEW FILE NUMBERS

SDP-88-184, SDP-84-026, SDP-41-026, SDP-03-150, F-40-136, FDP PHASE 5-A-II (PLAT NO.3054-A-1184 TO 1193), GP-04-08, F-87-10, WP-03-140, WP-04-16. Plans Associated with Hobbit's Glen Golf Club.

EXISTING VEGETATIVE COMMUNITIES

The site is largely covered by maintained turf grass (Tall Fescue) for golf activities and successional forest approximately 20-40 years of age. The condition of most of this stand is fair with some invasive species. There are a few small stands containing some mature, larger trees.

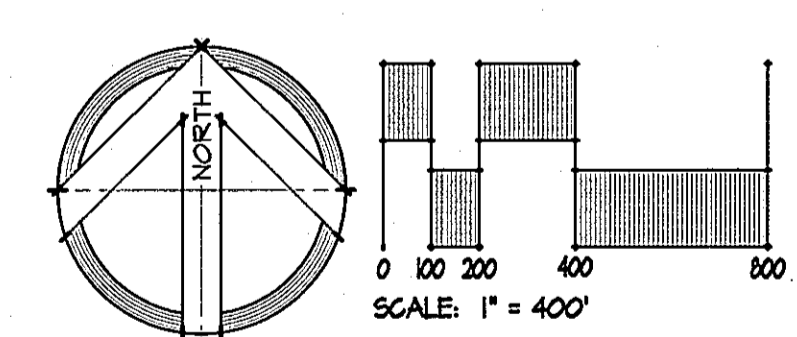
DESIGN NARRATIVE

This project includes the demolition of the existing Golf Club House and Starter Shack to be replaced with a new Club House, Starter Shack and the addition of a Turn House. The proposed Club House is to be located at the same site of the existing Club House. The Starter Shack is to be relocated, adjacent to the existing practice green, to enhance golf operations. The new Turn House will be located between holes 9 and 10 for mid round service of golf patrons. The locations of the proposed structures were chosen to properly facilitate future golf operations, while minimizing environmental impacts and protecting natural resources. The project will meet Stormwater Management requirements which in turn will reduce the environmental impact from what is currently in place. In addition native and adaptive plant species will be incorporated in the landscape design to further enhance the bio-diversity of the site and enhance Stormwater filtration processes.

Where possible existing impervious surfaces have been reduced and natural flow patterns have been maintained. While the design strives to minimize proposed impervious surfaces to the MEP, certain program requirements not within the control of design consultants will result in an overall minor increase in impervious surfaces. As such ESD's have been incorporated to the MEP for redevelopment sites to treat portions of existing and proposed impervious surfaces. Sediment controls are designed to integrate with the proposed SWM / ESD techniques.

GENERAL NOTE

Approval of this ECP does not constitute approval of any subsequent and associated subdivision plat/development plan and/or redline revision plan. 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 plat/development plan stages and/or redline revision process. The applicant and consultant should expect additional and more detailed review comments including comments that may alter the overall site design as this project progresses through the plan review process.



NOT FOR CONSTRUCTION

COVER SHEET

HOBBIT'S GLEN GOLF CLUBHOUSE

PROPERTY OF
COLUMBIA ASSOCIATION, INC.

REVISIONS

SITE RESOURCES
 incorporated
 Comprehensive Land Planning & Site Design Services

14315 Jarrettsville Pike • Poolesville, Maryland 21131
 (410) 683-3388 • Fax (410) 683-3389

ADDRESS CHART

PARCEL #	1130 WILLOW BOTTOM DRIVE, COLUMBIA, MD 21044
SECTION	2 / 1
LOT	8
PLAT NO.	4308 49309
BLOCK	16
ZONE	NT
FAX MAP NO.	24
ELECT. DIST.	5
CENSUS TRACT	605502
WATER CODE	
SEWER CODE	
OWNER	COLUMBIA ASSOCIATION, INC. 1022 WILSON CIRCLE COLUMBIA, MD 21044 (410) 75-3000

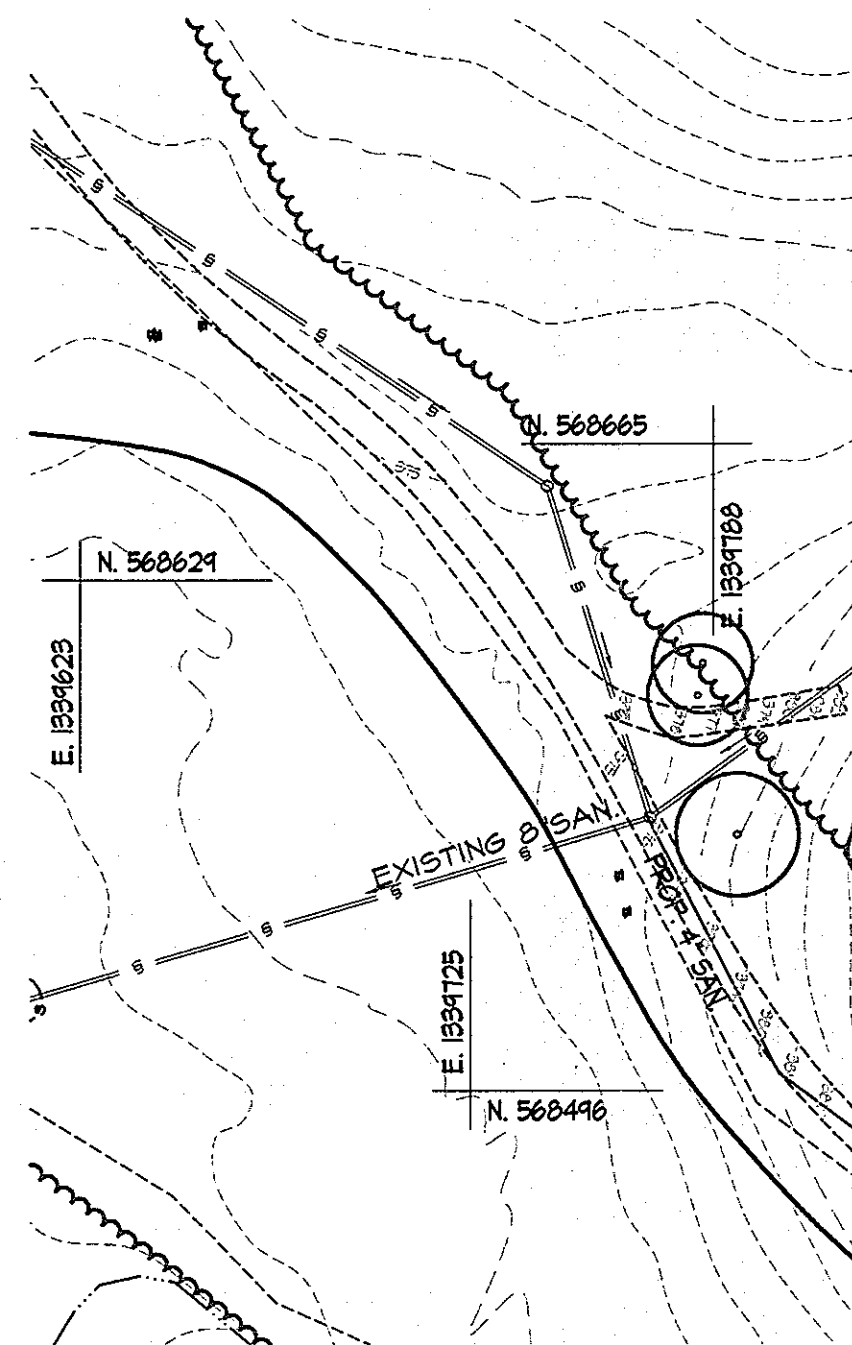
APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 9/24/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

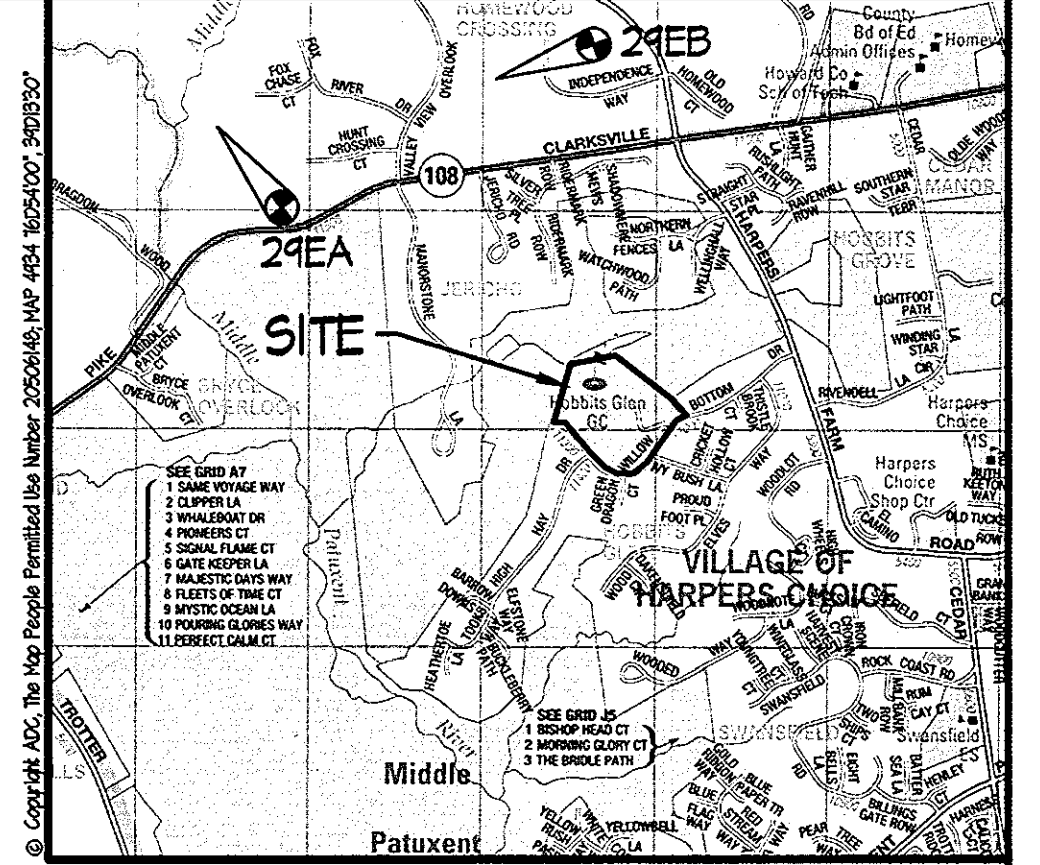
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 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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MATCHLINE - SEE THIS SHEET



MATCHLINE - SEE THIS SHEET



VICINITY MAP 1"=2000'

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOURS
- - - EXISTING TREELINE
- ⊙ EXISTING TREES
- - - EXISTING WALK
- - - EXISTING ROAD
- - - EXISTING CURB
- ⊙ EX. 15" SD
- ⊙ EX. 6" WATER
- ⊙ EX. 8" SAN
- ⊙ EXISTING LIGHTING
- ▭ EXISTING BUILDING
- ▭ PROPOSED BUILDING
- - - PROPOSED CONTOURS
- ⊙ EXISTING SPOT ELEVATIONS
- ⊙ PROPOSED SPOT ELEVATIONS
- LOD LIMIT OF DISTURBANCE
- ▭ PROPOSED WALK
- ▭ PROPOSED ROAD
- ⊙ PROPOSED 15" SD
- ⊙ PROPOSED 6" WATER
- ⊙ PROPOSED 8" SAN
- SF SILT FENCE
- SF/ASP SILT FENCE ON ASPHALT

NOT FOR CONSTRUCTION

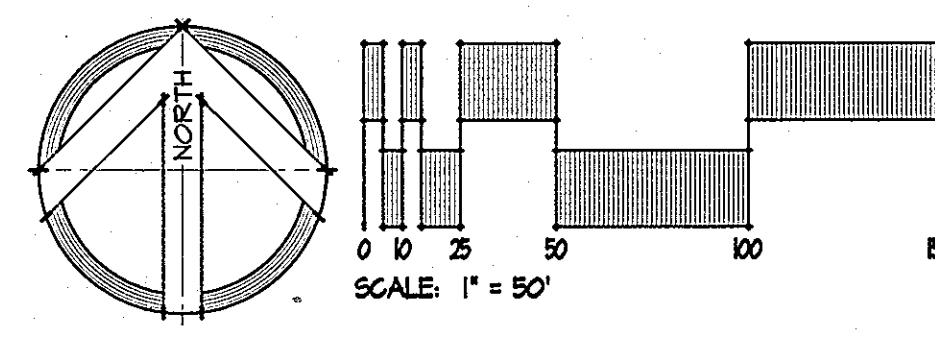
HOBBIT'S GLEN GOLF CLUBHOUSE
PROPERTY OF COLUMBIA ASSOCIATION, INC.
REVISIONS

REVISIONS

SITE RESOURCES incorporated
Comprehensive Land Planning & Site Design Services
14315 Jarrettsville Pike • Phoenix, Maryland 21131
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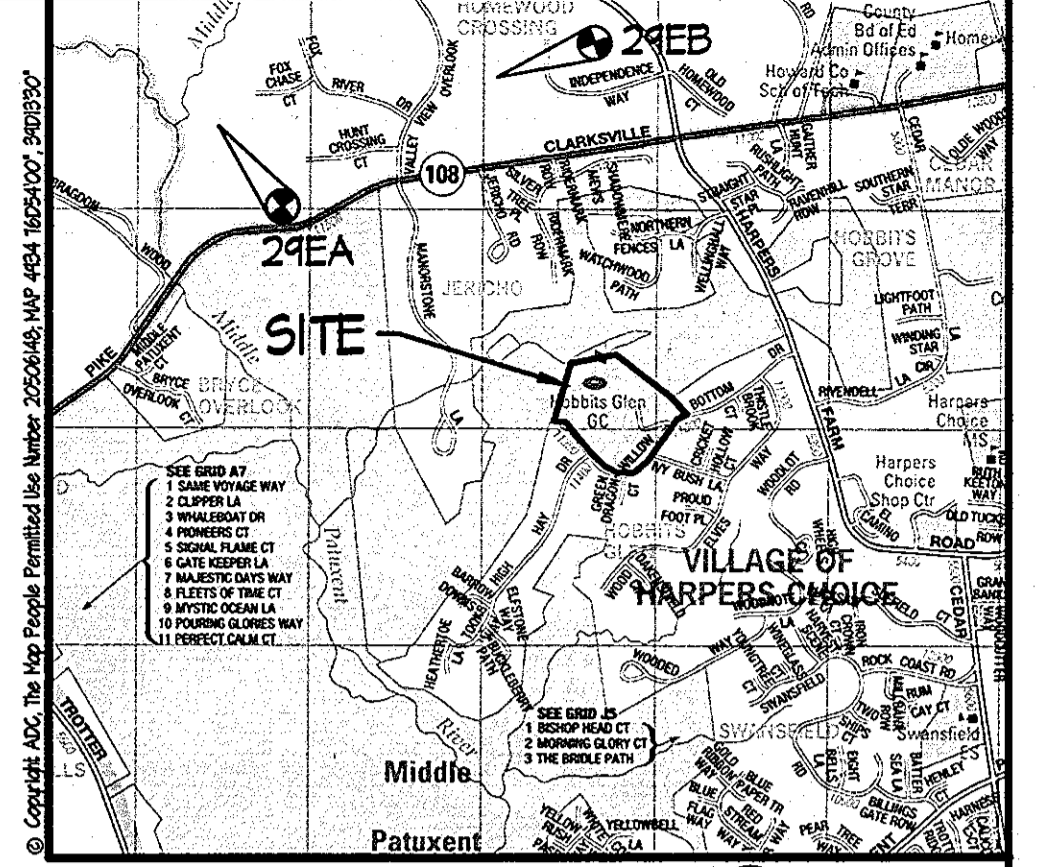
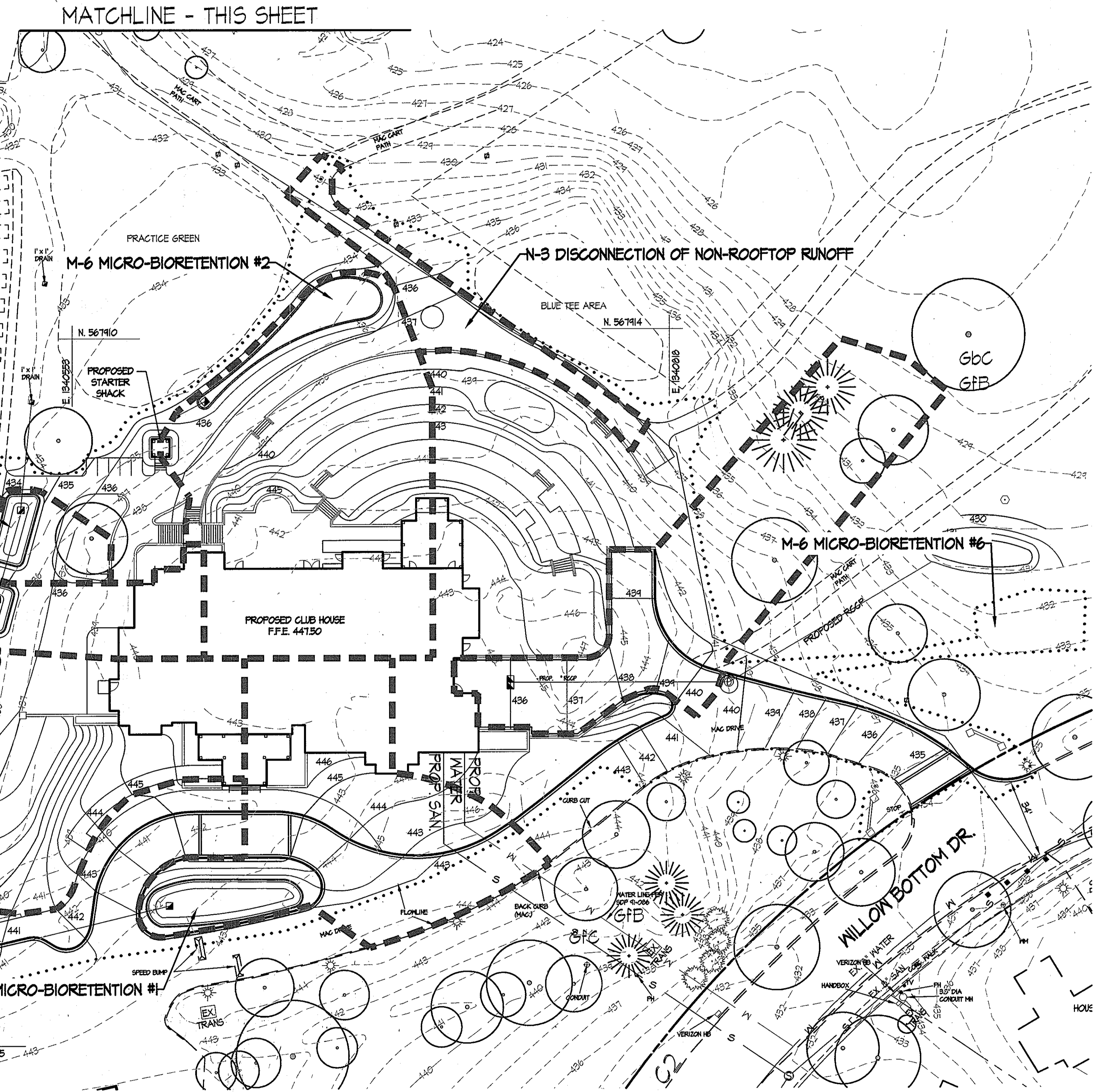
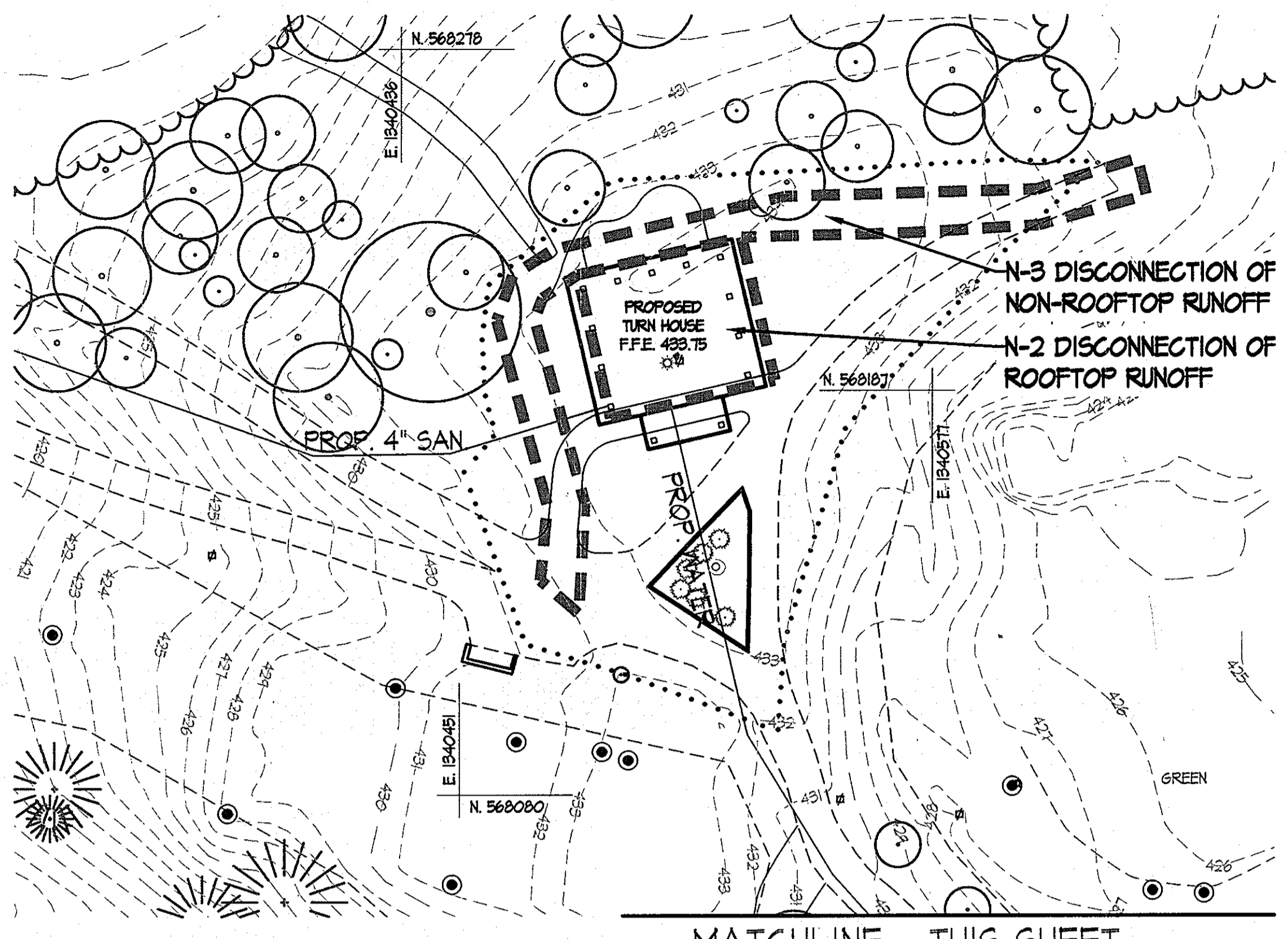
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 25848 EXPIRATION DATE: 07/31/15
DRAWN BY: AM / FJP / JLH
DESIGNED BY: FJP / JLH
CHECKED BY: JLH
DATE: AUGUST 23, 2012

ADDRESS CHART	
PARCEL #	STREET ADDRESS
1150 WILLOW BOTTOM DRIVE, COLUMBIA, MD 21044	
SECTION / AREA LOTS	
2 / 1 Lot 8	
PLAT No. 4300 & 4301	BLOCK No. 16
ZONE NT	FAX MAP No. 24
ELECT. DIST. 5	CENSUS TRACT 605502
WATER CODE	SEWER CODE
OWNER: COLUMBIA ASSOCIATION, INC. 10222 WINGCORN CIRCLE COLUMBIA, MD 21044	(410) 718-3000



APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 9-18-12

Z:\11059-Hobbit's Glen Golf Course - CAD\2012\ECP Planning\Layout - Sep 13, 2012 04:27pm - mshay



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOURS
- - - EXISTING TREELINE
- ☀ EXISTING TREES
- - - EXISTING MALK
- - - EXISTING ROAD
- - - EXISTING CURB
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- PROPOSED SPOT ELEVATIONS
- LIMIT OF DISTURBANCE
- ▭ PROPOSED WALK
- ▭ PROPOSED ROAD
- ⊙ PROPOSED 15" SD
- ⊙ PROPOSED 6" WATER
- ⊙ PROPOSED 8" SAN
- ▭ PROPOSED WATER
- ▭ PROPOSED SANITARY SEWER
- ▭ PROPOSED DRAINAGE AREA

ITEM	QUANTITY
Project LOD	2.17 acres
Existing Impervious Area	0.96 acres
Proposed Impervious Area	1.18 acres
Net New Impervious Area	0.22 acres
Impervious Area to be Treated	0.70 acres
Impervious Area Treated	0.81 acres
Required ESDv	1,289 cubic feet
Provided ESDv - Concept	3,095 cubic feet
Required Rev	223 cubic feet
Provided Rev - Concept	461 cubic feet

FACILITY	ESDv Provided	Impervious Area Treated
M-6 Micro-Bioretentation #1	630 cu ft	0.18 ac
M-6 Micro-Bioretentation #2	725 cu ft	0.21 ac
M-6 Micro-Bioretentation #3	630 cu ft	0.11 ac
M-6 Micro-Bioretentation #4	232 cu ft	0.07 ac
M-6 Micro-Bioretentation #5	74 cu ft	0.02 ac
M-6 Micro-Bioretentation #6	394 cu ft	0.10 ac
N-2 Disconnection of Rooftop Runoff	277 cu ft	0.08 ac
N-3 Disconnection of Non-Rooftop Runoff	133 cu ft	0.04 ac
TOTAL	3,095 cu ft	0.81 ac

NOT FOR CONSTRUCTION
DRAINAGE AREA MAP
HOBBIT'S GLEN GOLF CLUBHOUSE
PROPERTY OF COLUMBIA ASSOCIATION, INC.
REVISIONS

ADDRESS CHART

PARCEL #	STREET ADDRESS
1150 WILLOW BOTTOM DRIVE, COLUMBIA, MD 21044	
VILLAGE OF HARPERS CHOICE	SECTION / AREA / LOTS
	2 / 1 / Lot 8
FLAT No. 4304	BLOCK No. 16
ZONE NT	FAX MAP No. 24
ELECT. DIST. 5	CENSUS TRACT 605502
OWNER: COLUMBIA ASSOCIATION, INC. 10221 MINGOPIN CIRCLE COLUMBIA, MD 21044 (410) 795-3000	SEWER CODE

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SITE RESOURCES
INCORPORATED
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(410) 683-3388 • fax (410) 683-3389

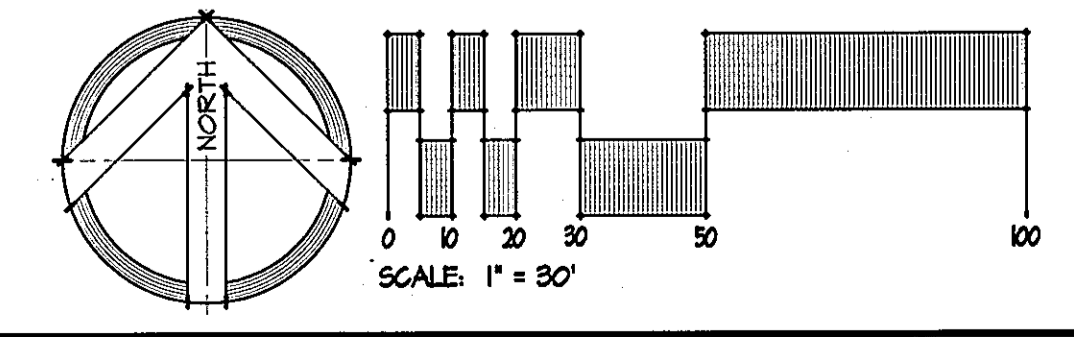
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DESIGNED BY: FJP / JLH
CHECKED BY: JLH
DATE: AUGUST 23, 2012

CONTRACT NO.: -
SCALE: 1"=30'
SRI PROJECT NO.: 11054
SHEET ECP1.02 3 OF 3

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 9/11/12
DATE: 9-18-12



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