

GENERAL NOTES:

- The property is zoned NT per the October 6, 2013 Comprehensive Zoning Plan. The land was designated as Downtown Mixed Use Area (DMUA) per FDP-DC-Crescent-1A.
- Applicable DPZ File References: FDP-DC-Crescent-1A, F-15-106
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications, if applicable.
- The contractor shall notify the Department of Public Works / Bureau of Engineering / Construction Inspection Division at (410) 313-1800 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-251-7111 at least 48 hours prior to any excavation work being done.
- Street light placement and the type of fixtures and poles shall be in accordance with the Howard County Design Manual, Volume III (2006), Section 5.5.A. A minimum of 2'0" shall be maintained between any street light and any trees.
- Traffic Control Devices: a) The R-1 (STOP) signs and the street name signs (SNS) assemblies for this development must be installed before the base paving is completed. b) The traffic control device locations shown on the plans are approximate and must be field approved by Howard County traffic division (410-313-2430) prior to the installation of any traffic control devices. c) All traffic control devices and their locations shall be in accordance with the latest edition of the "Maryland Manual on Uniform Traffic Control Devices" (MUTCD). d) All sign posts used for traffic control signs installed in the County Right-of-Way shall be mounted on a 2" galvanized steel, perforated ("quick Pinch"), square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated square tube sleeve (12 gauge) - 3' long; the anchor shall not extend more than two "quick Pinch" holes above ground level. A galvanized steel pole cap shall be mounted on top of each post.
- 15% compaction in fill areas shall meet AASHTO T-100 requirements.
- This project is in conformance with the latest Howard County standards unless waivers have been approved. Traffic Impact Study and Traffic Signal Warrant Analysis submitted and approved as a part of the amended Final Development Plan (FDP-DC-Crescent-1A) by Mettler and Associates.
- Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated November, 2011.
- Horizontal and vertical datum is based on Howard County Control Stations: 306A, 36AA.
- Aerial topography by McKenzie Snyder, Inc. on March, 2007 and Gutschick, Little and Weber on August, 2011.
- No grading, removal of vegetative cover or trees or placement of new structures is permitted within wetlands, streams or their riparian areas, and 100 year floodplain areas unless approved by the Department of Planning and Zoning as necessary disturbances or waivers have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits. Existing utilities are based on available Howard County records.
- This property is within the Metropolitan District.
- Water and Sewer per Contract No. 24-4431-D and are within the Little Patuxent Sewerage Area
- The 100-year flood plain limits shown on these plans were determined in a floodplain study submitted as part of Final Plan F-15-106.
- This subdivision is exempt from the requirements of Section 16.1202(b)(1)(v) of the Howard County Code for Forest Conservation because the subject property is part of a Planned Unit Development which has preliminary development plan approval and 50% or more of the land is recorded and subject to development before December 31, 1992.
- This site is subject to the amended Crescent Final Development Plan (FDP-DC-Crescent-1A) recorded as plat numbers 23403 thru 23404, the Crescent Neighborhood Concept Plan (NCP) recorded as plat numbers 23391 thru 23402, the Crescent Neighborhood Specific Design Guidelines (NSDG) recorded as Liber 16305 Folio 415 and the Crescent Neighborhood Specific Implementation Plan (NSIP) recorded as Liber 16306 Folio 1.
- For information on the locations of primary and secondary pedestrian routes and the bicycle circulation, see Chapter 3 of the Crescent Neighborhood Specific Design Guidelines. For information on the Street Framework changes, see Chapter 5 of the Crescent Neighborhood Specific Design Guidelines.
- Stormwater management for this site is provided in accordance with Chapter 5 of the MDE Stormwater Management Design Manual, Volumes 1 and 2. Throughout the site, Micro Bio-Retention (M6) and Filterrows have been utilized. A Pe value of 1.80" was calculated for the site. The Micro Bio-Retention facilities will be publicly owned and jointly maintained; DPZ will maintain the inlets, and the plantings, etc. will be privately maintained. The Filterrows will be privately owned and maintained.
- Public water and sewer allocations will be granted at the time of issuance of building permit if capacity is available at that time.
- A design narrative can be found on sheet 2 of this plan set.
- A determination has been made by the Department of Planning and Zoning that the impacts to environmental features (including steep slopes, streams, wetlands, stream buffers and wetland buffers) for construction of public and private roads, utilities, or stormwater management as shown on this plan to be essential and necessary for the reasonable development of this property and the fulfillment of the Downtown Columbia Plan. Roads have been located and constructed as to minimize impacts to environmental features to the greatest extent possible.
- Approval of this ECP does not constitute approval of subsequent or associated subdivision plans, site development plans, or red-line revisions. Review of this project for compliance with the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations, and Crescent Neighborhood documents shall occur at the subdivision plan, site development plan or red-line revision review stage. 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.
- The following permits and tracking number have been assigned to this project by state and federal agencies: For the Maryland Dept. of the Environment: H-NT-2014-2246-063 For the Army Corps of Engineers: CENAS-PP-RM-2014-61063-M36

ENVIRONMENTAL RESTORATION PHASING TREATMENTS (PER 2014 EXHIBIT)

RESTORATION SITE	RESTORATION ACTIVITY	LENGTH (FT)	AREA (AC)	RESTORATION SITE	RESTORATION ACTIVITY	LENGTH (FT)	AREA (AC)
1	REFORESTATION		1.40	6	STREAM RESTORATION	503	0.26
	FOREST RESTORATION		6.52		WETLAND ENHANCEMENT		0.03
	STREAM RESTORATION	900			REFORESTATION		0.80
2	WETLAND ENHANCEMENT		0.83	7	FOREST RESTORATION		0.90
	RESTORATION		1.50		FOREST RESTORATION		1.18
	FOREST RESTORATION		7.56		FOREST RESTORATION		0.90
3	STREAM RESTORATION	871		8	FOREST RESTORATION		1.16
	WETLAND ENHANCEMENT		1.04		STREAM RESTORATION		550
	WETLAND CREATION		0.25		WETLAND ENHANCEMENT		0.52
4	REFORESTATION		1.00	OTHERS	WETLAND CREATION		0.40
	FOREST RESTORATION		3.12		REFORESTATION		0.53
	STREAM RESTORATION	171			FOREST RESTORATION		1.00
5	REFORESTATION		1.50	STREAM RESTORATION		1500	
	FOREST RESTORATION		2.13	WETLAND ENHANCEMENT		0.00	
	STREAM RESTORATION	531		WETLAND CREATION		0.04	
6	WETLAND ENHANCEMENT		0.45	REFORESTATION		4.18	
	WETLAND CREATION		1.17	FOREST RESTORATION		41.62	
	REFORESTATION		1.50				
	FOREST RESTORATION		0.50				

SOIL TYPES

Symbol	Description	Soil Type	K Factor
BaA	Baile Silt Loam, 0 to 3 percent slopes	D	0.32
6B	Gladstone Loam, 3 to 8 percent slopes	B	0.20
6Bc	Gladstone Loam, 8 to 15 percent slopes	B	0.20
Ha	Halboro Codorus - 0 to 3 percent slopes	D	0.31
MdD	Manor Loam, 15 to 25 percent slopes	B	0.24
WB	Urban land-Udorthents complex, 0 to 8 percent slopes	D	0.28

SITE ANALYSIS DATA SHEET SCD SOIL MAP #8

AREA OF THE SITE	13.40 AC ±
WETLANDS AND THEIR BUFFERS	0.14 AC ±
FLOODPLAINS AND THEIR BUFFERS	2.24 AC ±
FORESTS	1.46 AC ±
MODERATE SLOPES 15-25%	2.98 AC ±
STEEP SLOPES 25%	1.28 AC ±
ERODIBLE SOILS (PROJECT AREA)	5.00 AC ±
LIMIT OF DISTURBANCE AREA	13.40 AC ±
PROPOSED SITE USES	ROAD RM
GREEN OPEN AREA	4.52 AC ±
PROPOSED IMPERVIOUS AREA	5.51 AC ±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Neil Spalding 6-27-16
 Chief, Division of Land Development

Chad Edmister 6-29-16
 Chief, Development Engineering Division

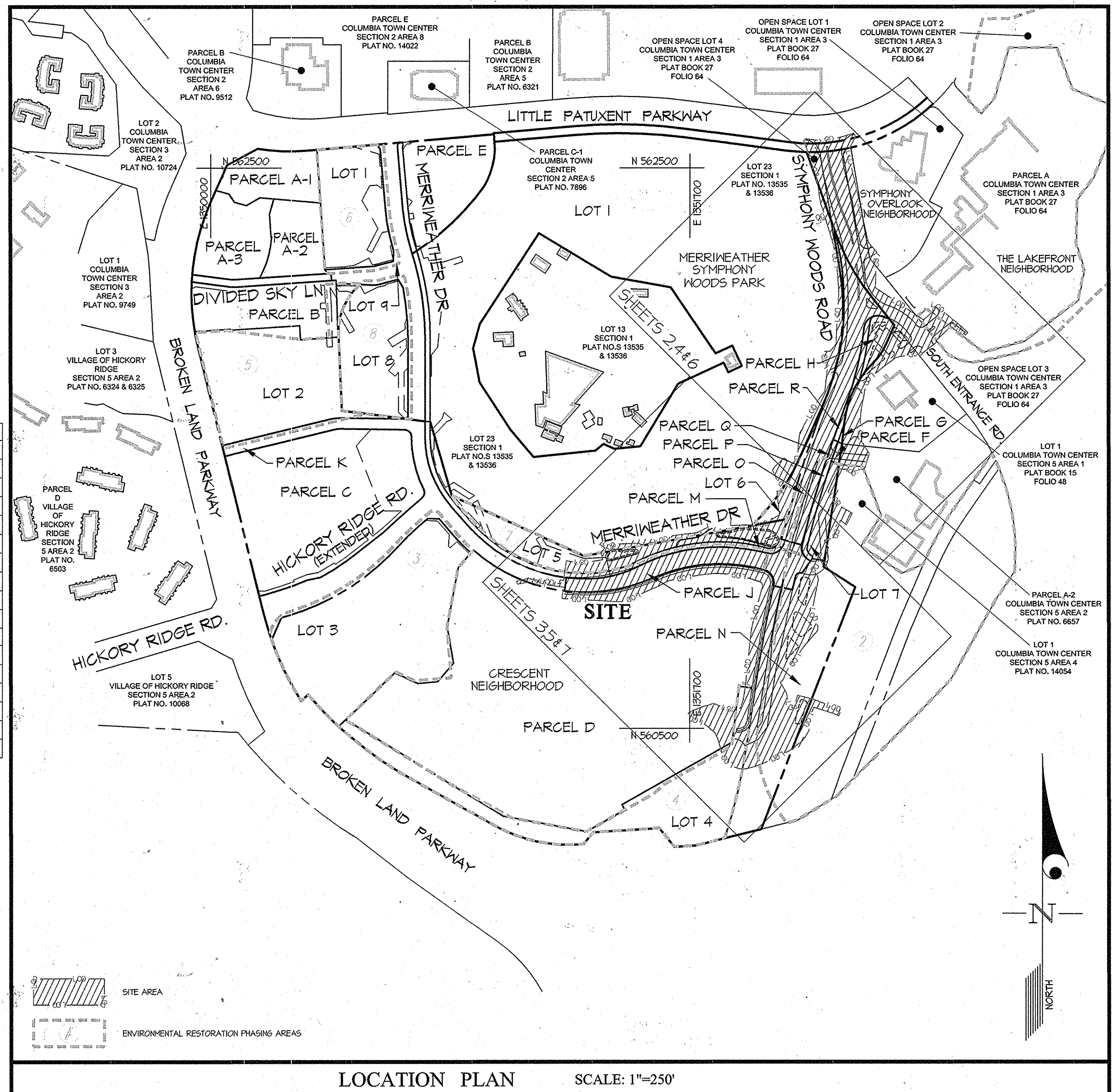
GLWGUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APPR.

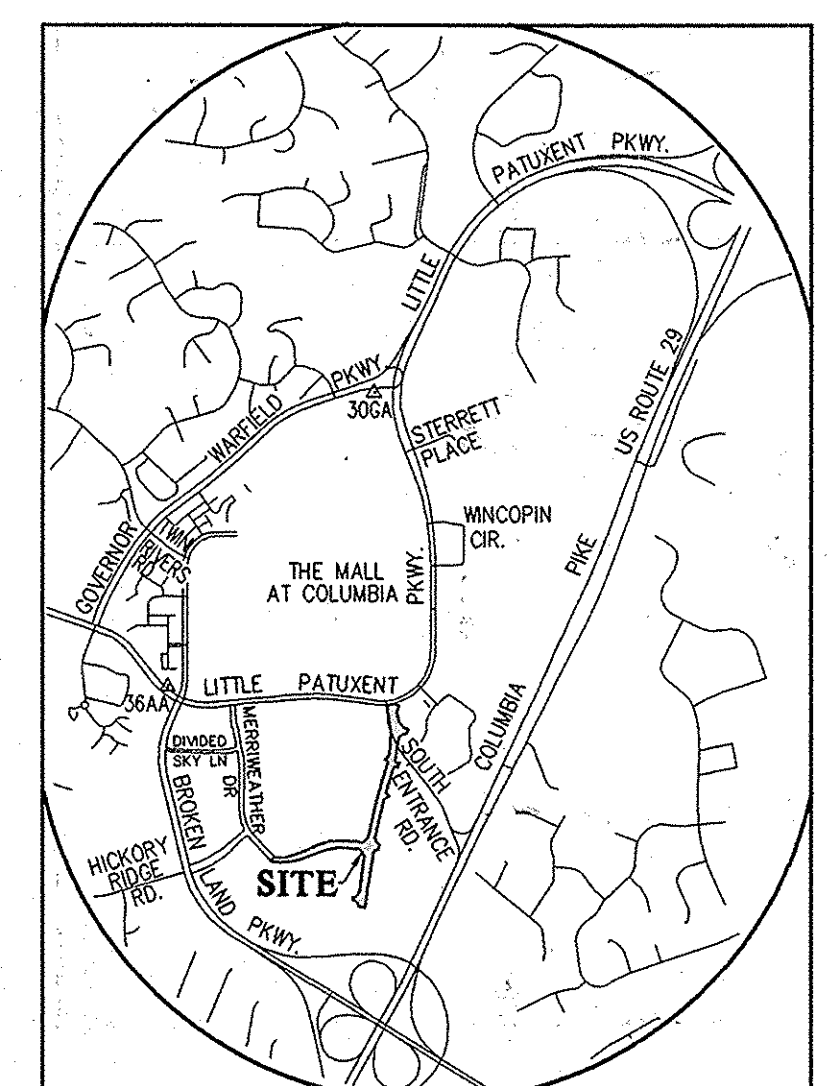
ENVIRONMENTAL CONCEPT PLAN

DOWNTOWN COLUMBIA

CRESCENT NEIGHBORHOOD PAR. D, F-H, M, P-R, O.S. LOTS 4-7, NON-BUILDABLE BULK PAR. J, N & O, SEC. 1 AREA 3 O.S. LOTS 3 & 4, SEC. 5 AREA 2 PAR. A-2, AREA 4 LOT 1, AREA 1 LOT 1; MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD O.S. LOT 1; THE LAKEFRONT NEIGHBORHOOD SEC. 1 AREA 3 PAR. A & O.S. LOT 2; SYMPHONY OVERLOOK NEIGHBORHOOD SEC. 1 AREA 3 O.S. LOT 1



LOCATION PLAN SCALE: 1"=250'

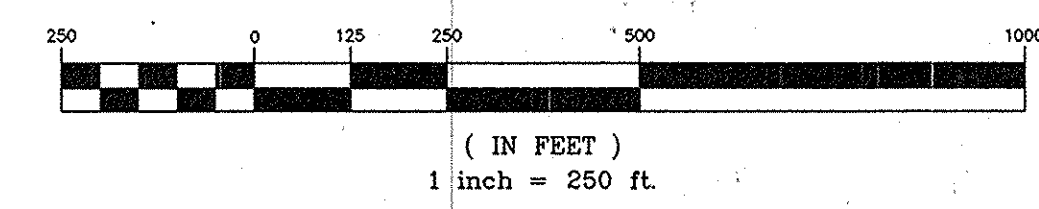


VICINITY MAP
 SCALE: 1" = 2,000'
 ADC MAP COORDINATES: MAP 32 GRID A-1
 HOWARD COUNTY CONTROL STATIONS:
 36AA 306A
 NORTHING: 562,804.8537 NORTHING: 566,053.5411
 EASTING: 1344,906.1701 EASTING: 1352,171.5307
 ELEVATION: 354.151 ELEVATION: 334.878
 (LATEST ADJ. NOV. 2008) (LATEST ADJ. NOV. 2008)

LEGEND

- 366 EXISTING CONTOUR
- 300 PROPOSED CONTOUR
- EXISTING TREELINE (DOES NOT MEET CRITERIA FOR A FOREST)
- LIMIT OF EXISTING FOREST
- LIMIT OF ULTIMATE FOREST
- EX. S.S. EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EX. W.L. EXISTING WATERLINE
- PROPOSED WATERLINE
- EX. S.D. EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE
- PROPOSED STREET TREE
- EXISTING POST
- EXISTING POLE
- EXISTING FLAG
- EXISTING MANKLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN TO BE RELOCATED
- CONCRETE SIDEWALK
- EXISTING PAVING
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN CROSS SECTION
- LIMIT OF WETLAND
- WETLAND AREA
- 25' WETLAND BUFFER
- 50' STREAM / BANK BUFFER
- STREAM CENTERLINE
- 25' BRL PROPOSED BUILDING RESTRICTION LINE
- DRAINAGE DIVIDE
- SOIL TYPE BOUNDARY
- SOIL TYPE / SOIL GROUP
- SLOPES 15% TO 25%
- SLOPES GREATER THAN 25%
- SLOPES GREATER THAN 25% AND VERTICAL DISTANCE EXCEEDS 10'
- EARTH DIKE / CLEAN WATER DIVERSION
- SILT FENCE / SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- SOIL BORING LOCATION
- PROPERTY CORNER IDENTIFICATION
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- TEMPORARY 6" GABION OUTLET STRUCTURE
- TEMPORARY 18" STONE OUTLET STRUCTURE
- PERMEABLE PAVING
- MIR-100 MICRO BIO-RETENTION FACILITY (M-6)
- SURF-100 SUBMERGED GRAVEL WETLAND (M-2)
- ENVIRONMENTAL RESTORATION PHASING BOUNDARY PER 2014 EXHIBIT ORIGINALLY PROVIDED WITH FDP-DC-CRESCENT-1

GRAPHIC SCALE



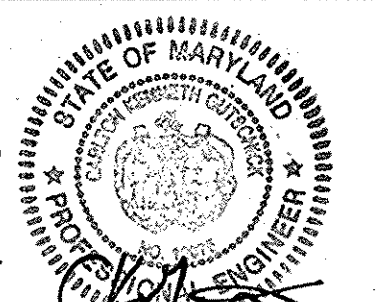
SHEET INDEX

- COVER SHEET
- ENVIRONMENTAL CONCEPT PLAN - NORTH
- ENVIRONMENTAL CONCEPT PLAN - SOUTH
- SEDIMENT CONTROL PLAN - NORTH
- SEDIMENT CONTROL PLAN - SOUTH
- STEEP SLOPES AND SOIL TYPES - NORTH
- STEEP SLOPES AND SOIL TYPES - SOUTH

OWNER/DEVELOPER:
 THE HOWARD HUGHES CORPORATION
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MD 21044
 ATTN: BOB JENKINS
 410-964-5443

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2019.



COVER SHEET

DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD PAR. D, F-H, M, P-R, O.S. LOTS 4-7, NON-BUILDABLE BULK PAR. J, N & O, SEC. 1 AREA 3 O.S. LOTS 3 & 4, SEC. 5 AREA 2 PAR. A-2, AREA 4 LOT 1, AREA 1 LOT 1; MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD O.S. LOT 1; THE LAKEFRONT NEIGHBORHOOD SEC. 1 AREA 3 PAR. A & O.S. LOT 2; SYMPHONY OVERLOOK NEIGHBORHOOD SEC. 1 AREA 3 O.S. LOT 1
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	11071
DATE	TAX MAP - GRID	SHEET
MAY, 2016	36 - 01	1 OF 7

L:\CAD\DRAWINGS\11071\PLANS BY GLENN\11071_Plan_P2_S1.dwg PLOTTER: 6/27/2016 1:28 PM, LAST SAVED: 6/21/2016 8:15 AM, PLOTTED BY: Jay Hochstetler

DESIGN NARRATIVE

INTRODUCTION

THE LIMITS OF THIS PROJECT ARE WITHIN THE DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD AND INCLUDE THE EXTENSION OF MERRIWEATHER DRIVE AS WELL AS THE CONSTRUCTION OF SYMPHONY WOODS DRIVE. AS PART OF DOWNTOWN COLUMBIA, THIS SITE CAN BE EVALUATED UNDER THE STORMWATER MANAGEMENT REDEVELOPMENT CRITERIA.

NATURAL AREAS

ALL EFFORTS HAVE BEEN MADE TO DISTURB NATURAL AREAS OF THE SITE AS MINIMALLY AS POSSIBLE. THE PROPOSED SYMPHONY WOODS DRIVE WILL INTERSECT EXISTING WATERWAYS. TO ALLOW THESE WATERWAYS TO CONTINUE TO FLOW DOWNSTREAM, TWO CULVERTS AND A BRIDGE ARE BEING PROPOSED AND WILL ALLOW THESE STREAMS TO REACH THEIR ORIGINAL OUTLETS.

STORMWATER MANAGEMENT

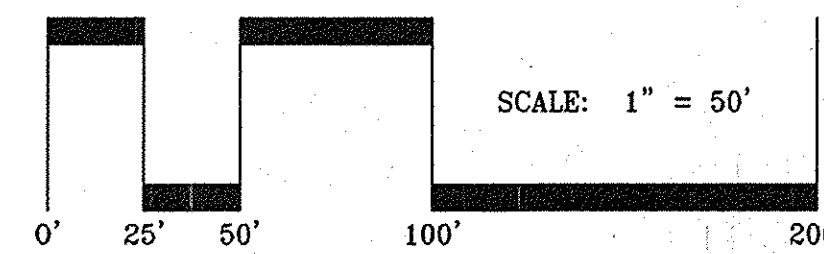
AN ANALYSIS WAS PERFORMED TO DETERMINE THE INCREASE IN IMPERVIOUS AREA FROM THE EXISTING CONDITIONS TO THESE PROPOSED CONDITIONS. TAKING THE SOIL TYPES INTO ACCOUNT, THE REQUIRED P_0 WAS DETERMINED TO BE 2.40", AND THE TARGET ESDV WAS 26,846 CF. THIS VALUE WAS COMPUTED USING THE REDEVELOPMENT ESDV CONDITION UNDER WHICH ANY EXISTING IMPERVIOUS AREA ONLY REQUIRES 50% SWM TREATMENT UNDER THE PROPOSED CONDITIONS. TO PROVIDE THE REQUIRED TREATMENT, NINE MICRO-BIORETENTION FACILITIES HAVE BEEN PROPOSED. WHILE THESE FACILITIES ARE ABLE TO PROVIDE THE REQUIRED ESDV TREATMENT FOR THIS SITE, THEY ARE UNABLE TO PROVIDE 1" OF TREATMENT OVER ALL OF THE PROPOSED IMPERVIOUS AREA. TO PROVIDE THE MINIMUM 1" OF TREATMENT OVER ALL OF THE PROPOSED IMPERVIOUSNESS, FILTERRA UNITS HAVE BEEN PROPOSED WHERE OTHERWISE THE STORMWATER RUNOFF WOULD HAVE GONE UNTREATED. NO STRUCTURAL PRACTICES HAVE BEEN PROPOSED UNDER THESE PLANS.

SEDIMENT CONTROL

SEDIMENT CONTROL FOR THE SITE WILL CONSIST OF PERIMETER EARTH DIKES TO DIRECT THE RUNOFF TO SEDIMENT TRAPS AND STONE OUTLET STRUCTURES. SILT FENCE OR SUPER SILT FENCE WILL BE UTILIZED IN AREAS THAT ARE CLOSE IN PROXIMITY AND THE DRAINAGE AREA TO THE DEVICE IS APPROPRIATE. THE LOCATION OF PERMANENT STORMWATER MANAGEMENT WAS TAKEN INTO CONSIDERATION DURING THE DESIGN OF THE SEDIMENT CONTROL. WHERE POSSIBLE SEDIMENT TRAPS WERE PLACED IN FUTURE MICRO-BIO-RETENTION POND LOCATIONS. THE SITE DOES NOT BALANCE ITSELF; THEREFORE, AN OFFSITE AREA FOR BORROW MATERIAL WILL BE REQUIRED. THIS AREA WILL BE DETERMINED AT A LATER DATE AND WILL HAVE AN APPROVED SEDIMENT CONTROL PLAN ASSOCIATED WITH IT.



NOTE: STEEP SLOPE AND SOIL TYPE INFORMATION SHOWN ON SHEETS 6 & 7



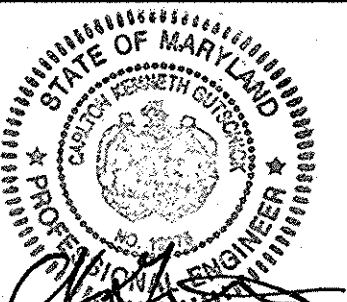
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development *C. 27-16*
 Chief, Development Engineering Division *C. 29-16*

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DES. JH	DRN. JH	CHK. DEV	DATE	REVISION	BY	APPR.
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 10480 LITTLE PATUXENT PARKWAY
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 EXPIRATION DATE: MAY 26, 2018
 6/9/16



ENVIRONMENTAL CONCEPT PLAN - NORTH
DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD PAR. D, F-H, M, P-R, O.S. LOTS 4-7, NON-BUILDABLE BULK PAR. J, N & O, SEC. 1 AREA 3 O.S. LOTS 3 & 4, SEC. 5 AREA 2 PAR. A-2, AREA 4 LOT 1, AREA 1 LOT 1; MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD O.S. LOT 1; THE LAKEFRONT NEIGHBORHOOD SEC. 1 AREA 3 PAR. A & O.S. LOT 2; SYMPHONY OVERLOOK NEIGHBORHOOD SEC. 1 AREA 3 O.S. LOT 1
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	NT	11071
DATE	TAX MAP - GRID	SHEET
MAY, 2016	36 - 01	2 OF 7

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FACILITY	DRAINAGE AREA (SF)	P _e PROVIDED (IN.)	ESDv (CF) (P _e =1.00")	ESDv PROVIDED (CF)
MBR-1	21,585	1.07	1,250	1,341
MBR-2	36,211	1.60	950	1,522
MBR-3	45,066	1.31	3,418	4,491
MBR-6	63,346	2.60	3,365	8,149
MBR-8	38,563	1.29	2,130	2,751
MBR-9	30,951	2.60	666	1,732
MBR-W1	23,087	2.60	1,256	3,267
MBR-W3	14,544	2.60	467	1,213
MBR-W4	18,983	2.60	1,063	2,763
FILTERRA #1	15,191	1.00	1,074	1,074
FILTERRA #2	12,446	1.00	862	862
FILTERRA #3	10,400	1.00	385	385
FILTERRA #4	11,734	1.00	311	311
FILTERRA #5	9,772	1.00	680	680
FILTERRA #6	6,482	1.00	509	509
FILTERRA #7	16,809	1.00	466	466
FILTERRA #8	11,576	1.00	916	916
FILTERRA #9	11,797	1.00	934	934
FILTERRA #10	7,264	1.00	575	575
TOTAL ESDv PROVIDED:			33,973	
TOTAL ESDv REQUIRED:			26,846	

NOTES:
 1. MBR-4 AND MBR-7 OMITTED INTENTIONALLY.
 2. THE CRESCENT NEIGHBORHOOD IS SUBJECT TO REDEVELOPMENT SMM REQUIREMENTS.

NOTE: STEEP SLOPE AND SOIL TYPE INFORMATION SHOWN ON SHEETS 6 & 7



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Ketshala 6-27-16
 Chief, Division of Land Development Date
Chad Edman 6-29-16
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
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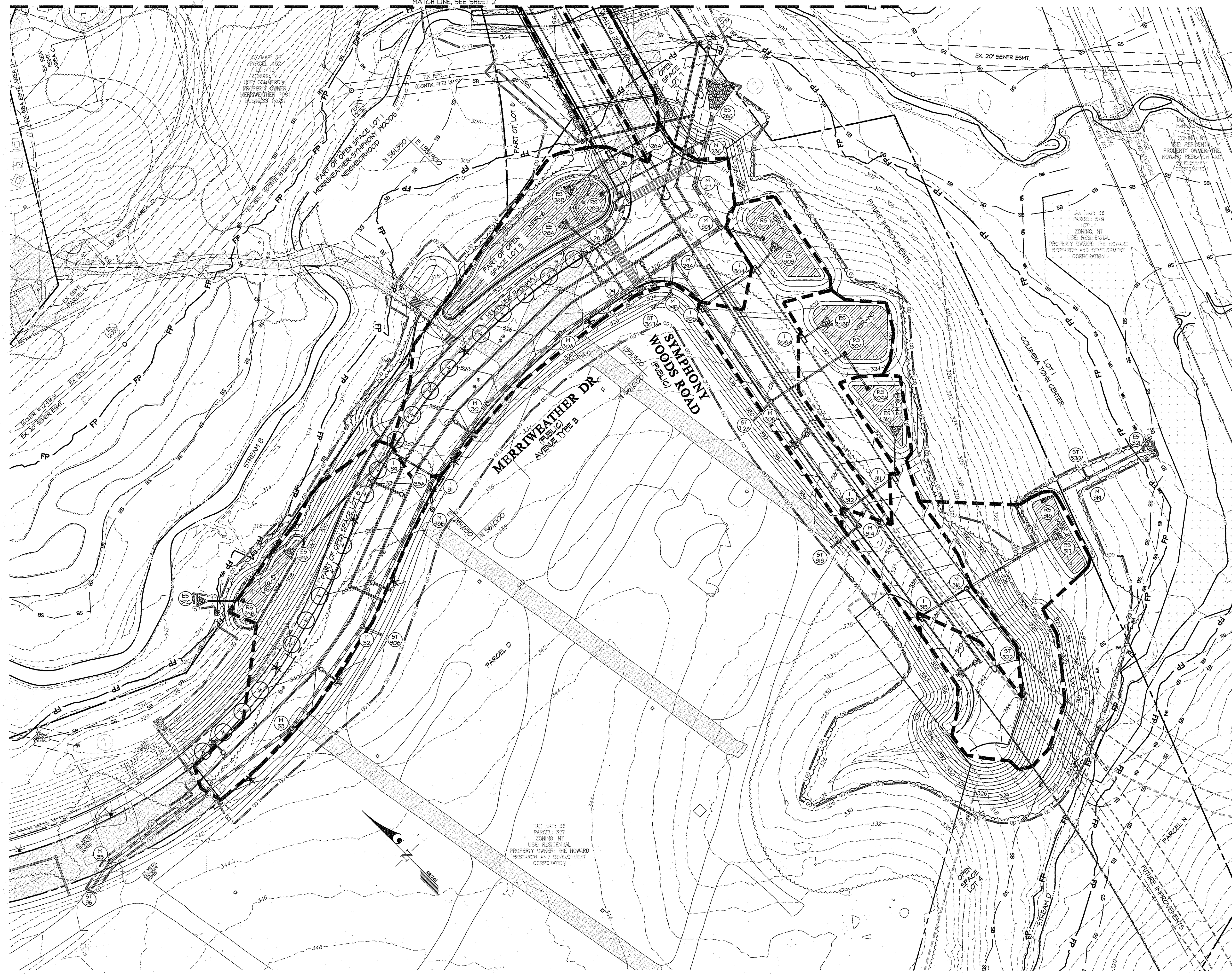
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 ATTN: BOB JENKINS
 410-964-5443

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 EXPIRATION DATE: MAY 26, 2018
Chad Edman



ENVIRONMENTAL CONCEPT PLAN - SOUTH
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 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

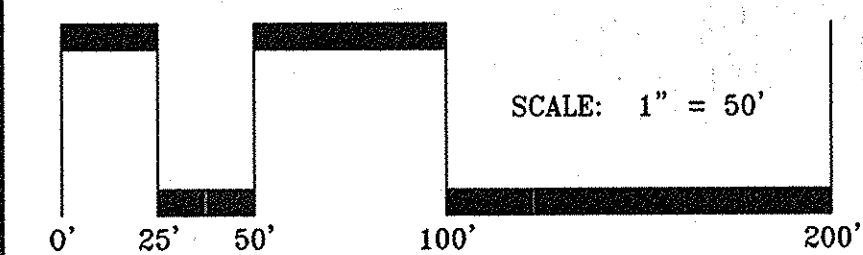
SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT	11071
DATE	TAX MAP - GRID	SHEET
MAY, 2016	36 - 01	3 OF 7



L:\CAD\WORKSPACE\110716_Plan_2\110716_02_01_01.dwg, P2, PLANS, 6/27/2016 9:18 AM, LAST SAVED: 6/27/2016 9:18 AM, PLOTTED BY: JOY HUBBARD



- NOTES:**
1. STEEP SLOPE AND SOIL TYPE INFORMATION SHOWN ON SHEETS 6 & 7
 2. DUE TO THE LIMITED AREA TO PERFORM THE WORK SHOWN ON THESE PLANS A STOCKPILE WITHIN THE LIMIT OF DISTURBANCE SHOWN IS NOT POSSIBLE. ANY SPOIL MATERIAL MUST BE TAKEN OFFSITE, AND ANY BORROW MUST COME FROM AN OFFSITE LOCATION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kevin L. Webb 6-27-16
 Chief, Division of Land Development Date

Chad Edwards 6-29-16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.

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 EXPIRATION DATE: MAY 28, 2018

6/9/16

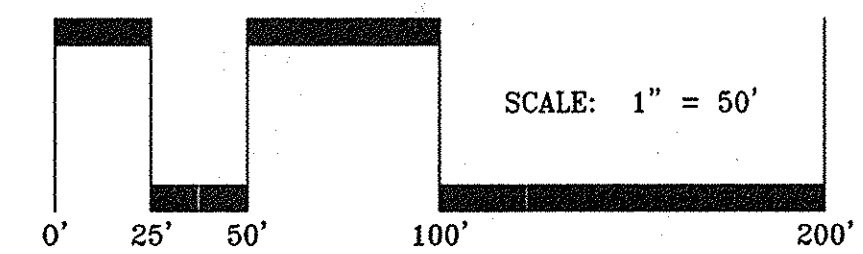
SEDIMENT CONTROL CONCEPT PLAN - NORTH
DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD PAR. D, F.H. M. P.R. OS. LOTS 4,7, NON-BUILDABLE BULK PAR. J, N & O, SEC. 1 AREA 3 OS. LOTS 3 & 4, SEC. 5 AREA 2 PAR. A-2, AREA 4 LOT 1, AREA 1 LOT 1; MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD OS. LOT 1; THE LAKEFRONT NEIGHBORHOOD SEC. 1 AREA 3 PAR. A & OS. LOT 2; SYMPHONY OVERLOOK NEIGHBORHOOD SEC. 1 AREA 3 OS. LOT 1
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT	11071
DATE	TAX MAP - GRID	SHEET
MAY, 2016	36 - 01	4 OF 7

L:\2016\11071\11071.DWG BY: GJM/SP/PL/10/10/16 10:16:00 PLOT: 11071_04_16_P2_P2.dwg DES: JH DRN: JH CHK: XXX DATE: 6/9/16



- NOTES:**
1. STEEP SLOPE AND SOIL TYPE INFORMATION SHOWN ON SHEETS 6 & 7
 2. DUE TO THE LIMITED AREA TO PERFORM THE WORK SHOWN ON THESE PLANS A STOCKPILE WITHIN THE LIMIT OF DISTURBANCE SHOWN IS NOT POSSIBLE. ANY SPOIL MATERIAL MUST BE TAKEN OFFSITE, AND ANY BORROW MUST COME FROM AN OFFSITE LOCATION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Victoria L... 6-27-16
 Chief, Division of Land Development Date

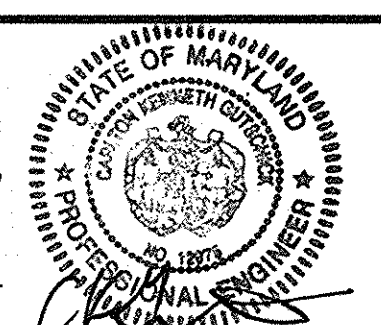
Chad Ed... 6-29-16
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DES. JH	DRN. JH	CHK. XXX	DATE	REVISION	BY	APPR.
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OWNER/DEVELOPER:
 THE HOWARD HUGHES CORPORATION
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MD 21044
 ATTN: BOB JENKINS
 410-964-5443

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975, EXPIRATION DATE: MAY 26, 2018
 6/5/16

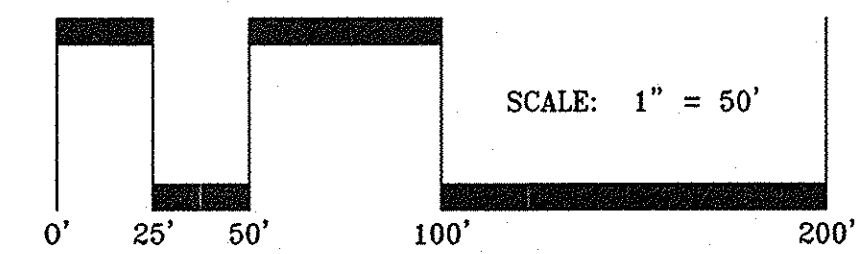
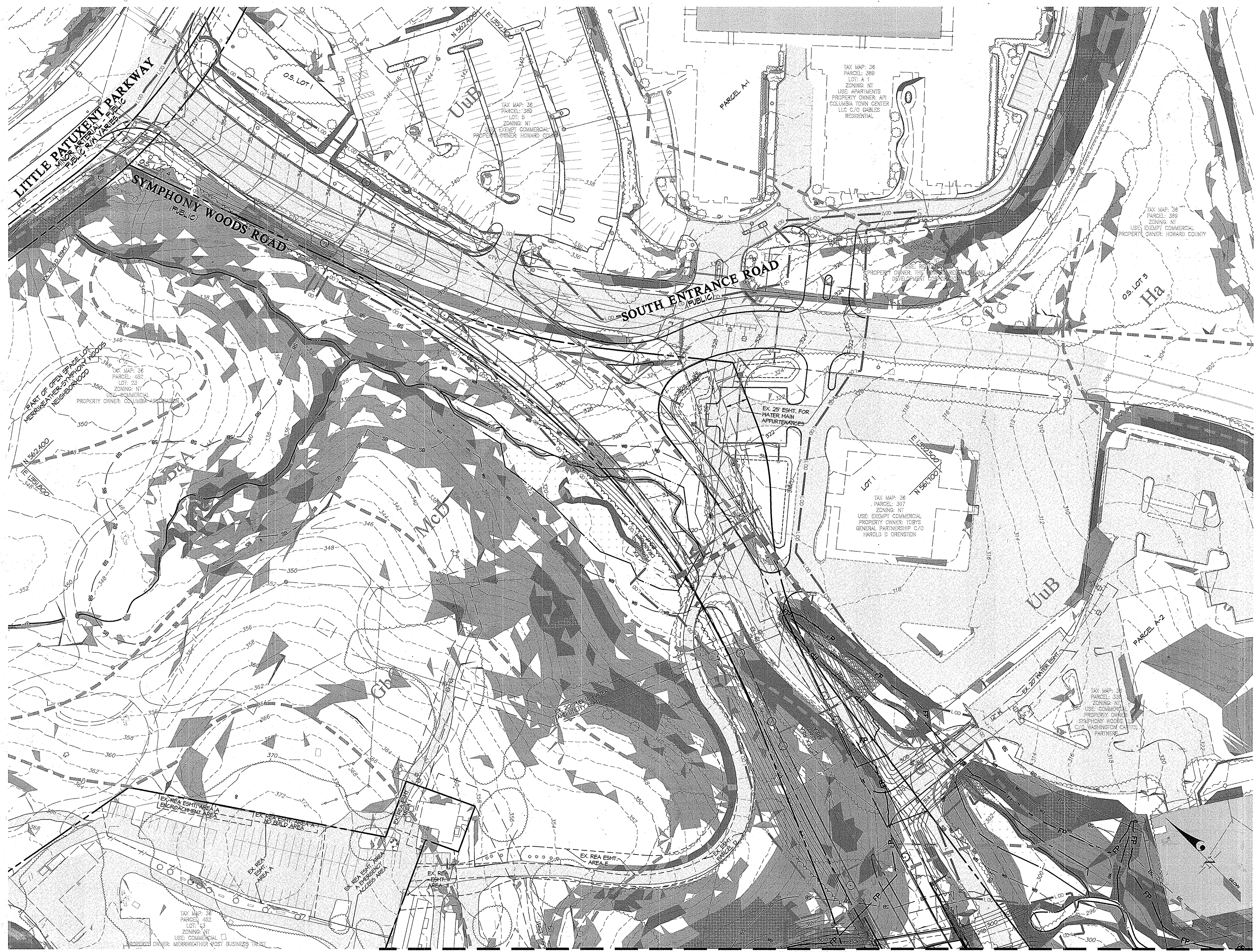


SEDIMENT CONTROL CONCEPT PLAN - SOUTH
DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD PAR. D, F-H, M, P-R, O.S. LOTS 4-7, NON-BUILDABLE BULK PAR. J, N & O, SEC. 1 AREA 3 O.S. LOTS 3 & 4, SEC. 5 AREA 2 PAR. A-2, AREA 4 LOT 1, AREA 1 LOT 1; MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD O.S. LOT 1; THE LAKEFRONT NEIGHBORHOOD SEC. 1 AREA 3 PAR. A & O.S. LOT 2; SYMPHONY OVERLOOK NEIGHBORHOOD SEC. 1 AREA 3 O.S. LOT 1
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING NT	G. L. W. FILE No. 11071
DATE MAY, 2016	TAX MAP - GRID 36 - 01	SHEET 5 OF 7

L:\CAD\PROJECTS\11071\PLANS BY GUTSCHICK\Phase 2\11071_04_05_ECP_P2_South.dwg
 PLOT DATE: 6/27/2016 11:56 AM; LAST SAVED: 6/27/2016 11:51 AM; PLOTTED BY: JGJ

AREAS OF MODERATE AND STEEP SLOPES WITHIN LIMIT OF DISTURBANCE	
SLOPE	AREA (SF)
15-25%	124,195
25%+	55,646
25%+ AND VERTICAL HEIGHT >10'	2,145



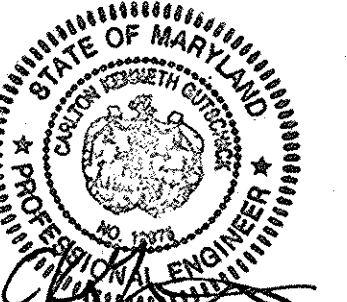
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen
 Chief, Division of Land Development Date **6-27-16**
Chad
 Chief, Development Engineering Division Date **6-29-16**

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	JH	DRN.	JH	CHK.	XXX
DATE		REVISION		BY	APPR.

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 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
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 ATTN: BOB JENKINS
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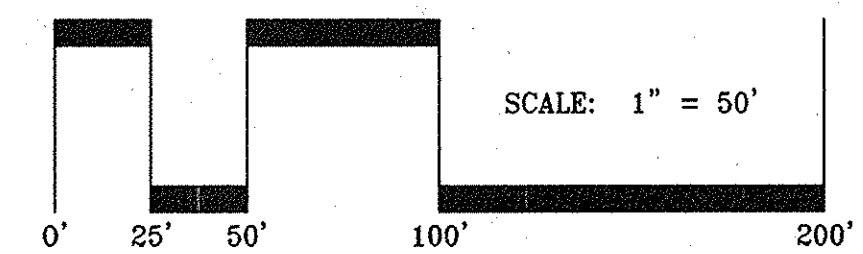
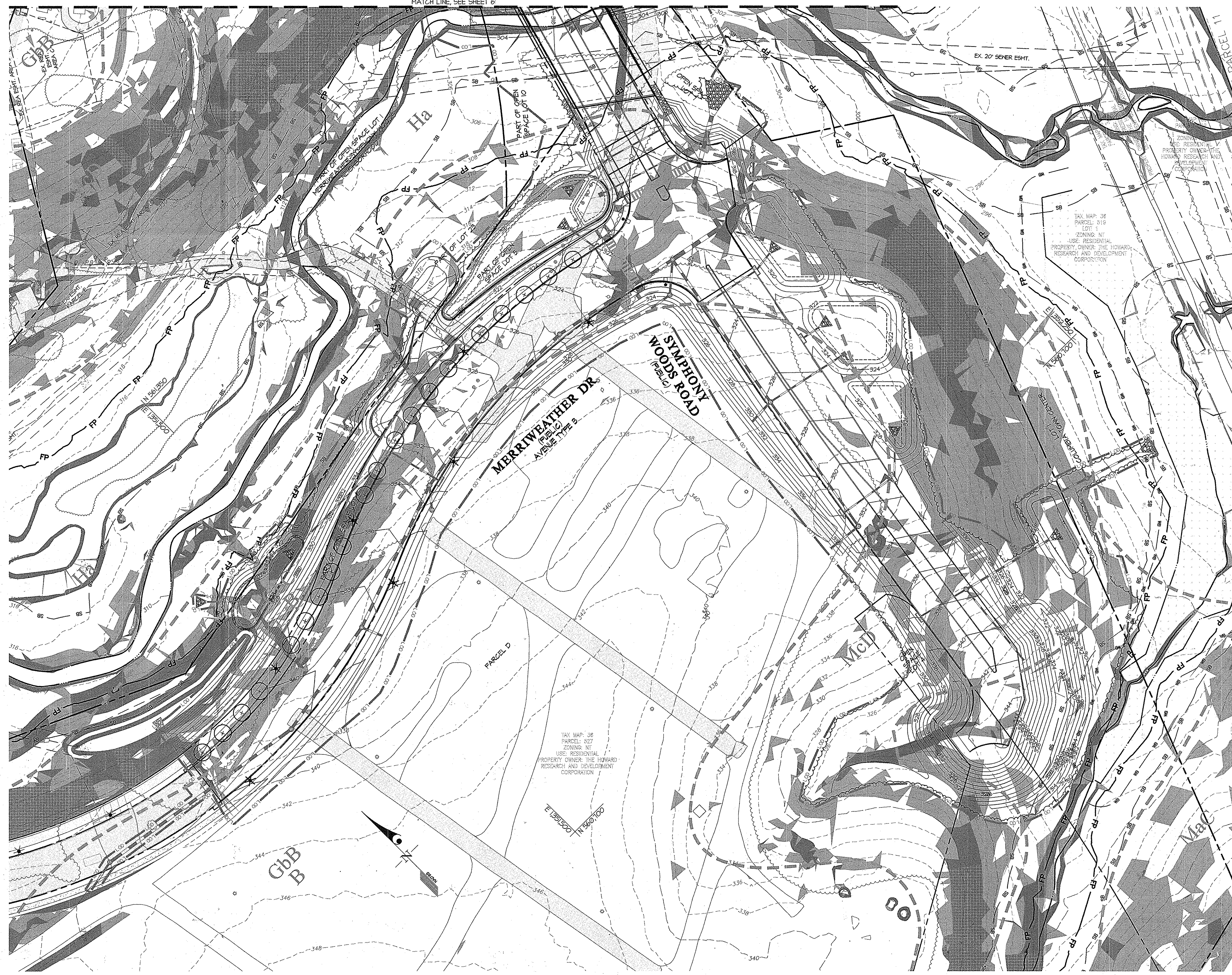
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 EXPIRATION DATE: **MAY 26, 2016**
6/1/16



STEEP SLOPES AND SOIL TYPES - NORTH
DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD PAR. D, F, H, M, P, R, O.S. LOTS 4-7, NON-BUILDABLE BULK PAR. J, N & O, SEC. 1 AREA 3 O.S. LOTS 3 & 4, SEC. 5 AREA 2 PAR. A-2, AREA 4 LOT 1, AREA 1 LOT 1; MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD O.S. LOT 1; THE LAKEFRONT NEIGHBORHOOD SEC. 1 AREA 3 PAR. A & O.S. LOT 2; SYMPHONY OVERLOOK NEIGHBORHOOD SEC. 1 O.S. LOT 1
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	NT	11071
DATE	TAX MAP - GRID	SHEET
MAY, 2016	36 - 01	6 OF 7

I:\CADD\WORKS\11071\PLANS BY CHADEN\HOWARD HUGHES TAYLOR_06_01_16_P2_SLOPS AND SOILS.dwg
 PLOTTED: 6/27/2016 1:36 PM, LAST SAVED: 6/27/2016 10:57 AM, PLOTTED BY: JOY ICHIMOTO



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kathleen
Chief, Division of Land Development Date **6-23-16**

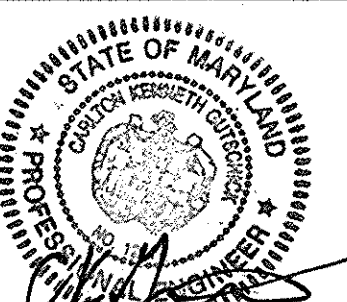
Carl
Chief, Development Engineering Division Date **6-29-16**

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JH	DRN. JH	CHK. XXX	DATE	REVISION	BY	APPR.
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EXPIRATION DATE: MAY 26, 2018



STEEP SLOPES AND SOIL TYPES - SOUTH

DOWNTOWN COLUMBIA

CRESCENT NEIGHBORHOOD PAR. D, F-H, M, P-R, O.S. LOTS 4-7, NON-BUILDABLE BULK PAR. J, N & O,
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ELECTION DISTRICT No. 5

SCALE 1"=50'	ZONING NT	G. L. W. FILE No. 11071
DATE MAY, 2016	TAX MAP - GRID 36 - 01	SHEET 7 OF 7

L:\CAD\PROJECTS\11071\PLANS BY CLIENT\Phase 2\11071_06.dwg, P2, SOLS AND SIGHTS.dwg, PLOTTED 6/22/16 1:40 PM, LAST SAVED 6/22/16 10:52 AM, PLOTTED BY: JOY HERRINER