

MATCH LINE SEE SHEET 3

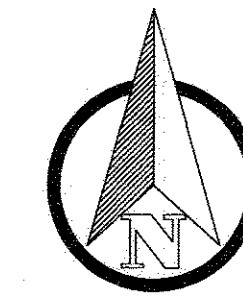
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kurt Handberg
CHIEF, DIVISION OF LAND DEVELOPMENT

9-01-17
DATE

Chad Chesser
CHIEF, DEVELOPMENT ENGINEERING DIVISION

9-6-17
DATE



LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN LINE
	PROPOSED DRYWELL (M-5)
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB
	DRYWELL (M-5)
	PROPOSED WELL
	PROPOSED WELL BOX
	EXISTING 10 FT. CONTOUR
	EXISTING 2 FT. CONTOUR
	PROPOSED SEPTIC FIELD
	25% OR GREATER SLOPES (0.60 AC. TOTAL)
	15% - 24.99% SLOPES
	EXISTING/PROPOSED TREELINE

CENTERLINE LINE TABLE		
Line #	Length	Direction
L1	101.63'	S68° 33' 58.55"E
L2	123.58'	S85° 15' 28.51"W
L3	47.41'	N67° 46' 54.10"E
L4	318.99'	S7° 32' 06.04"W
L5	202.93'	N56° 47' 38.19"E
L6	534.14'	S89° 59' 07.08"W

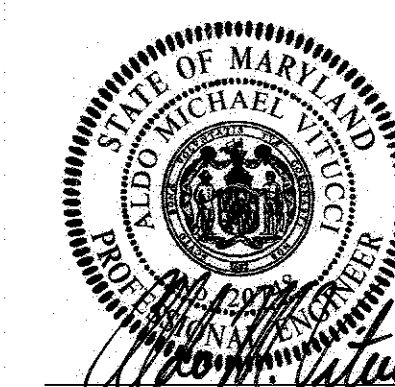
CENTERLINE CURVE TABLE					
Curve #	Delta	Arc Length	Radius	Chord Bearing	Chord Length
C1	026.1758	205.58'	450.00'	N81° 39' 15"W	203.80'
C2	025.8949	564.94'	1250.00'	S81° 47' 41"E	560.14'
C4	049.2589	300.91'	350.00'	S32° 09' 52"W	291.72'
C5	033.1914	246.20'	425.00'	S73° 23' 23"W	242.77'
C3	043.3711	158.96'	210.00'	S89° 28' 02"W	155.20'

SOILS LEGEND				
SOIL	NAME	CLASS	Kw	
BrD	Brinklow channery loam, 15 to 25 percent slopes	B	.20	
GgA	Glenelg loam, 0 to 3 percent slopes	B	.20	
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20	
GgC	Glenelg loam, 8 to 15 percent slopes	B	.20	
*GmA	Glenville silt loam, 0 to 3 percent slopes	C	.37	
*GmB	Glenville silt loam, 3 to 8 percent slopes	C	.37	
*GmC	Glenville-Baile silt loams, 0 to 8 percent slopes	C	.37	
MAC	Manor loam, 8 to 15 percent slopes	B	.24	

- NOTES:
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
 - † Generally only within 100-year floodplain areas
 - ** Denotes Erodible Soils

ENVIRONMENTAL CONCEPT PLAN
LINDEN GROVE
LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'

ZONED: RC-DEO
TAX MAP No. 7 GRID No. 18 &
TAX MAP No. 8 GRID No. 13 PARCEL No. 5
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 7, 2017
SHEET 2 of 10



Aldo H. Vitucci, P.E.
Date: 9/1/17
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. 20748, Expiration Date 2-22-19.

NOTE:
SEE SHEETS 5 THRU 8 FOR PROPOSED GRADING AND SEDIMENT CONTROL.

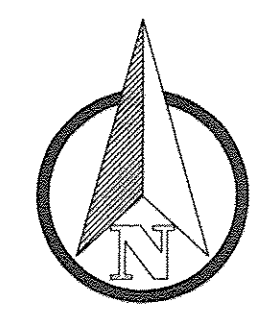
OWNER & DEVELOPER:
HERITAGE LAND DEVELOPMENT
19950 NORTH AVENUE
LISBON, MARYLAND 21765
410-499-7900

Scale: 1" = 100'

MATCH LINE SEE SHEET 4

FISHER, COLLINS & CARTER, INC.
Civil Engineering Consultants & Land Surveyors
CENTRAL SQUARE OFFICE PARK - 16272 BALTIMORE NATIONAL PIKE
ELIOTT CITY, MARYLAND 21828
(410) 461-2895

NOTE:
 SEE SHEET 3 THRU 8 FOR PROPOSED
 GRADING AND SEDIMENT CONTROL



LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN LINE
	PROPOSED DRYWELL (M-5)
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB
	DRYWELL (M-5)
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	EXISTING 10 FT. CONTOUR
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	25% OR GREATER SLOPES (0.60 AC.+ TOTAL)
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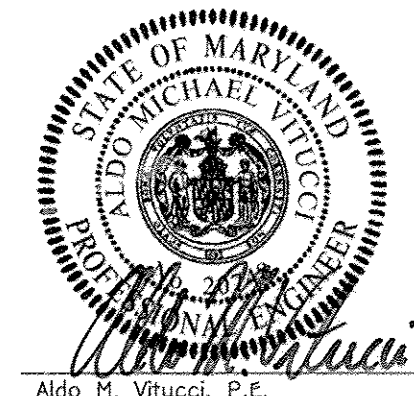
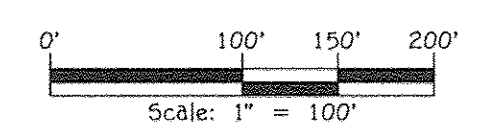
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 2

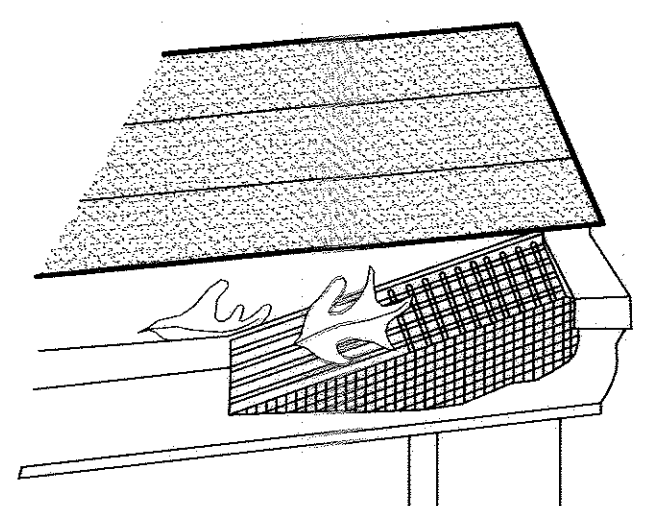
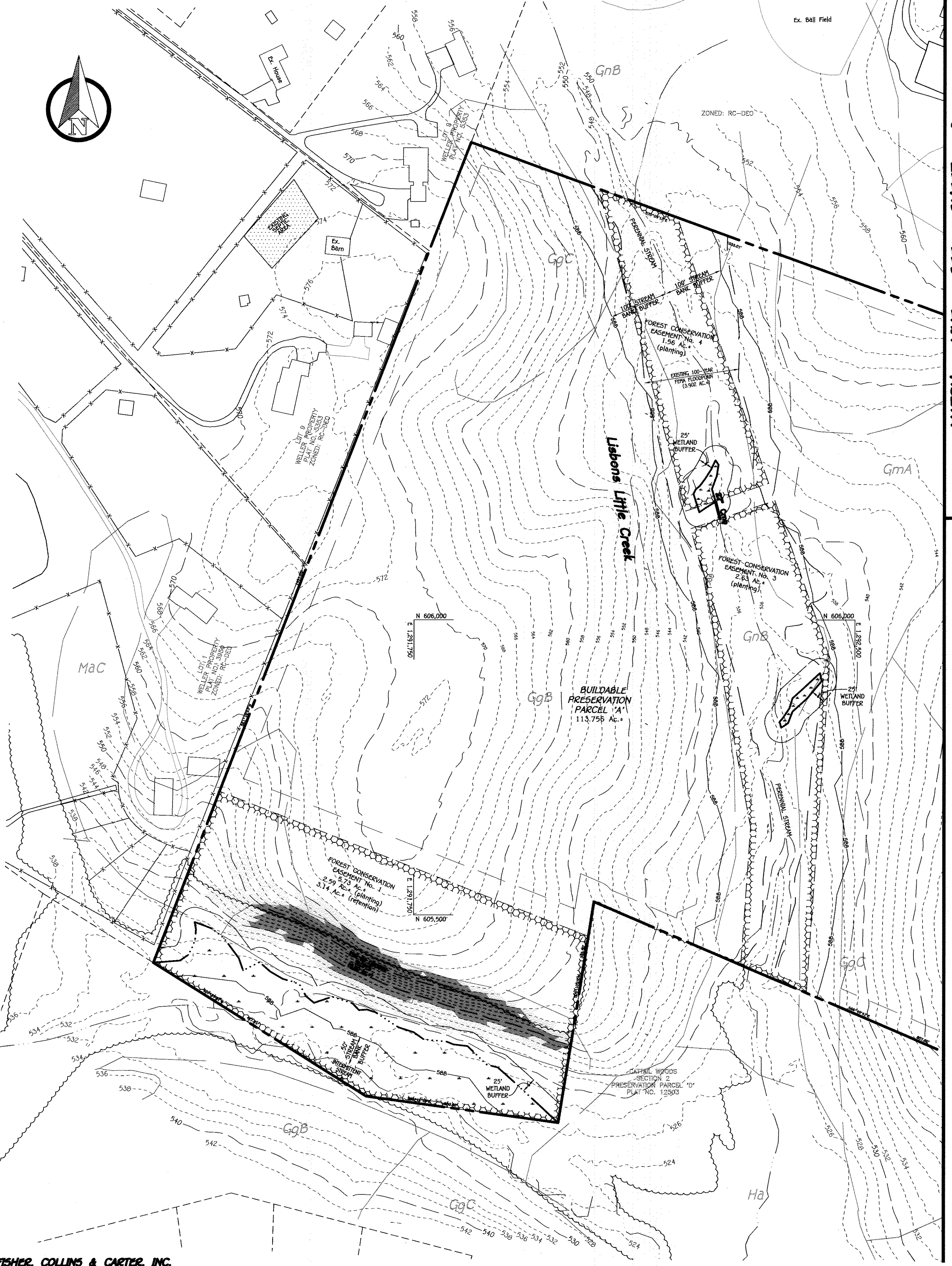
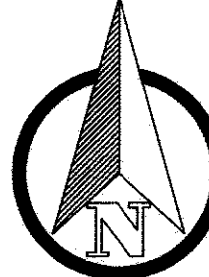


SOILS LEGEND			
SOIL	NAME	CLASS	Kw
B'D	Brinklow channery loam, 15 to 25 percent slopes	B	.20
GgA	Glenelg loam, 0 to 3 percent slopes	B	.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	.20
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.37
GmB	Glenville silt loam, 3 to 8 percent slopes	C	*** .37
GmB	Glenville-Baile silt loams, 0 to 8 percent slopes	C	*** .37
MaC	Manor loam, 8 to 15 percent slopes	B	.24

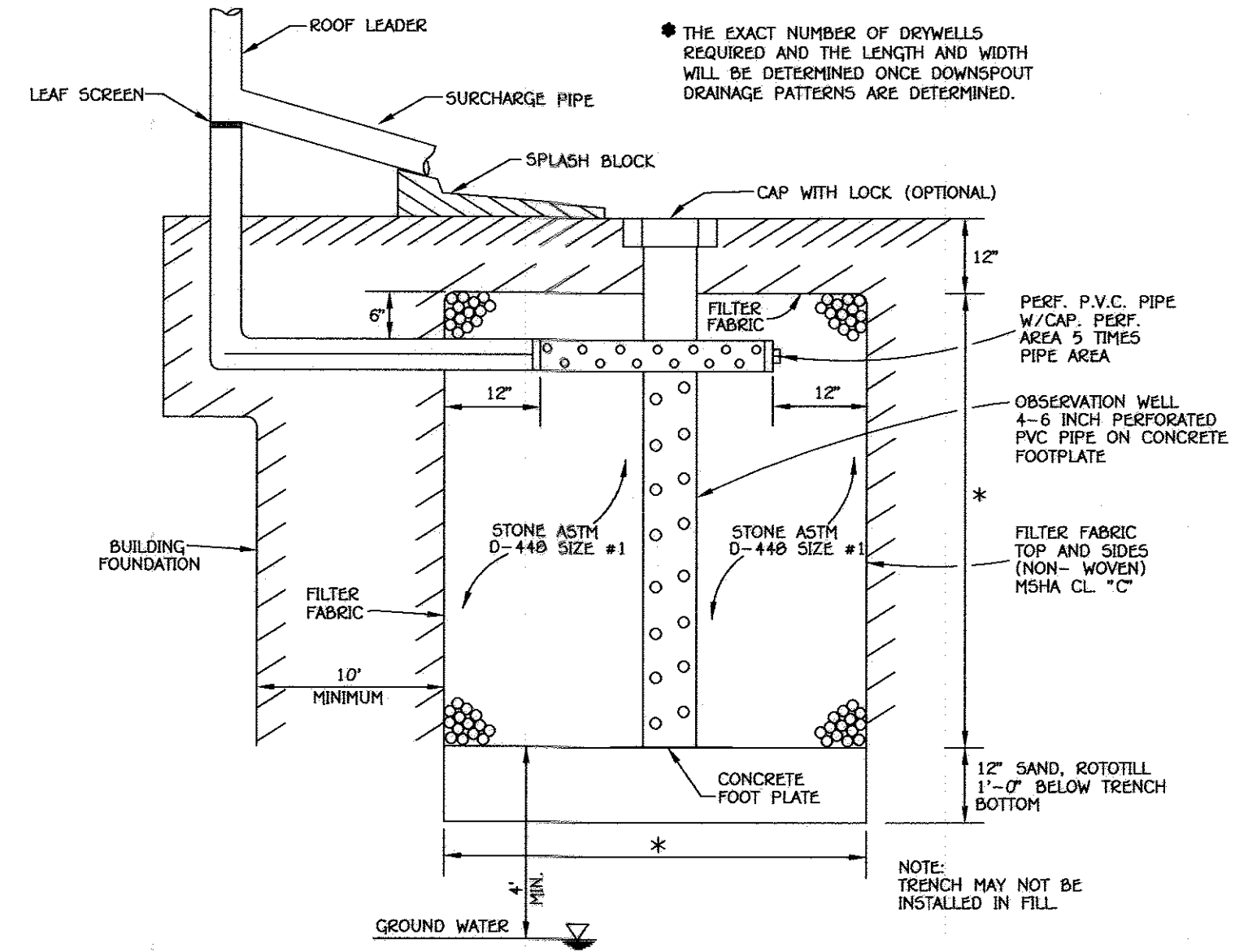
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GUTTER DRAIN FILTER DETAIL
 NOT TO SCALE



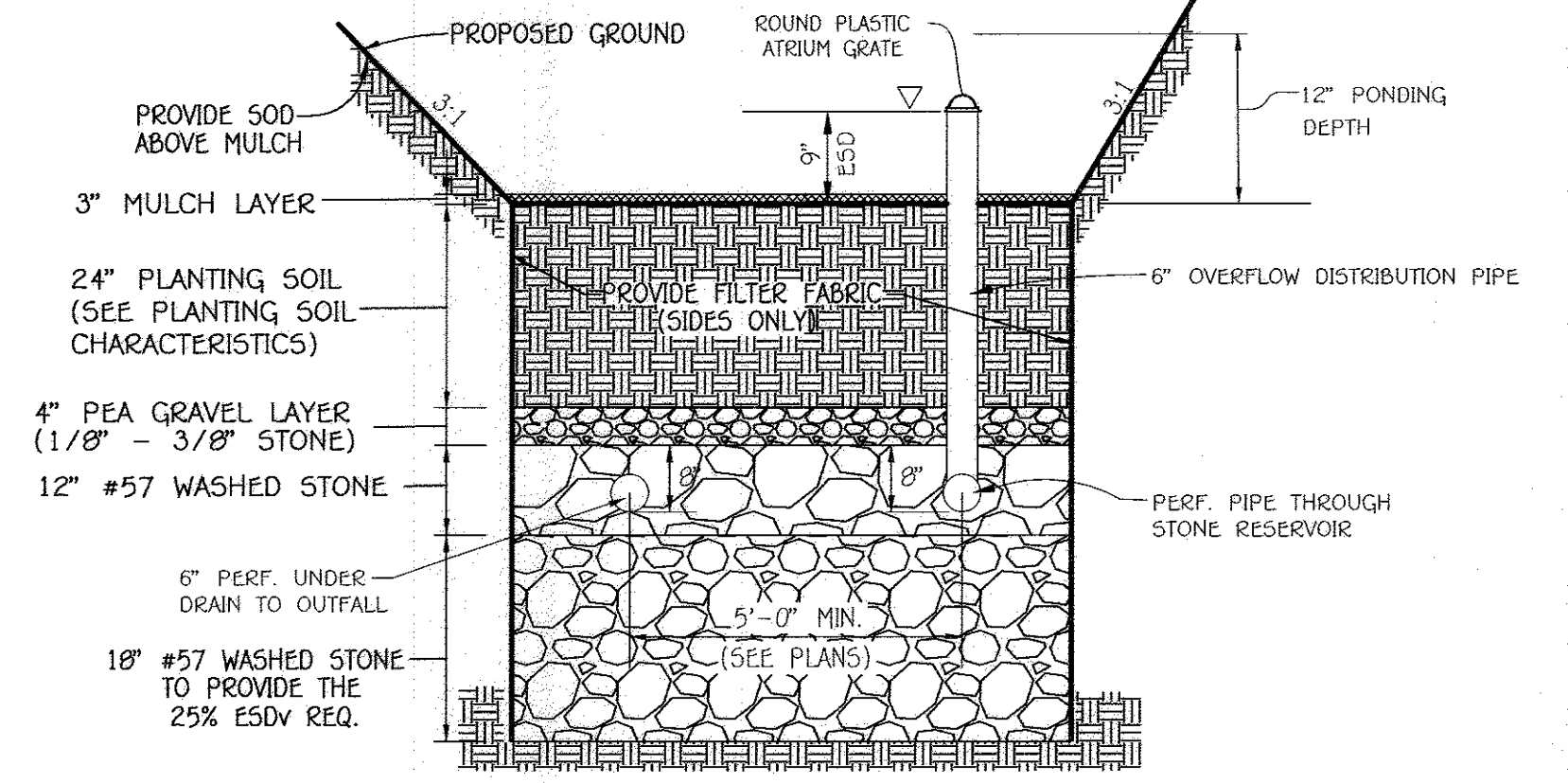
DRY WELL DETAIL (M-5)
 NOT TO SCALE

Operation And Maintenance Schedule For Drywells (M-5)

1. The owner shall inspect the monitoring wells and structures on a quarterly basis and after every heavy storm event.
2. The owner shall record the water levels and sediment build up in the monitoring wells over a period of several days to insure trench drainage.
3. The owner shall maintain a log book to determine the rate at which the facility drains.
4. When the facility becomes clogged so that it does not drain down within a seventy two (72) hour time period, corrective action shall be taken.
5. The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
6. Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.

SOILS LEGEND			
SOIL	NAME	CLASS	Kw
BrD	Brinklow channery loam, 15 to 25 percent slopes	B	.20
GgA	Glencig loam, 0 to 3 percent slopes	B	.20
GgB	Glencig loam, 3 to 8 percent slopes	B	.20
GgC	Glencig loam, 8 to 15 percent slopes	B	.20
*GnA	Glenville silt loam, 0 to 3 percent slopes	C	.37
*GnB	Glenville silt loam, 3 to 8 percent slopes	C	*** .37
*GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	C	*** .37
MaC	Manor loam, 8 to 15 percent slopes	B	.24

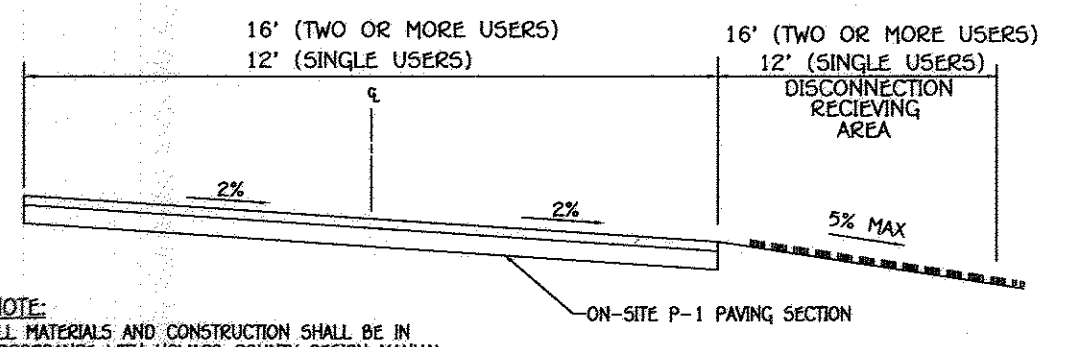
- NOTES:
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
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MICRO BIO-RETENTION SECTION WITH 6" OVERFLOW DISTRIBUTION PIPE
 NO SCALE

Operation And Maintenance Schedule For Bio-retention Areas (M-6)

1. The owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater design manual volume 2, table A-6.1 and 2.
2. The owner shall perform a plant in the spring and in the fall each year. During the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs and replace all deficient stakes and wires.
3. The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
4. The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION (N-2)
 NOT TO SCALE

Operation & Maintenance Schedule For Privately Owned & Maintained Disconnection Of Non-rooftop Runoff (N-2)

1. Maintenance Of Areas Receiving Disconnection Runoff Is Generally No Different Than That Required For Other Lawn Or Landscaped Areas. The Areas Receiving Runoff Should Be Protected From Future Compaction Or Development Of Impervious Area. In Commercial Areas, Foot Traffic Should Be Discouraged As Well.



OWNER & DEVELOPER:
 HERITAGE LAND DEVELOPMENT
 15950 NORTH AVENUE
 LISBON, MARYLAND 21765
 410-489-7900

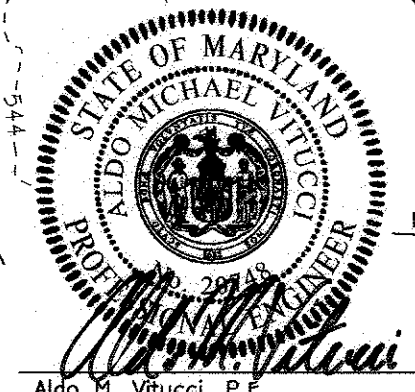
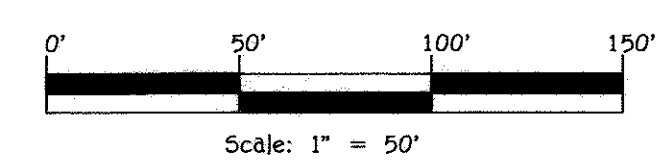
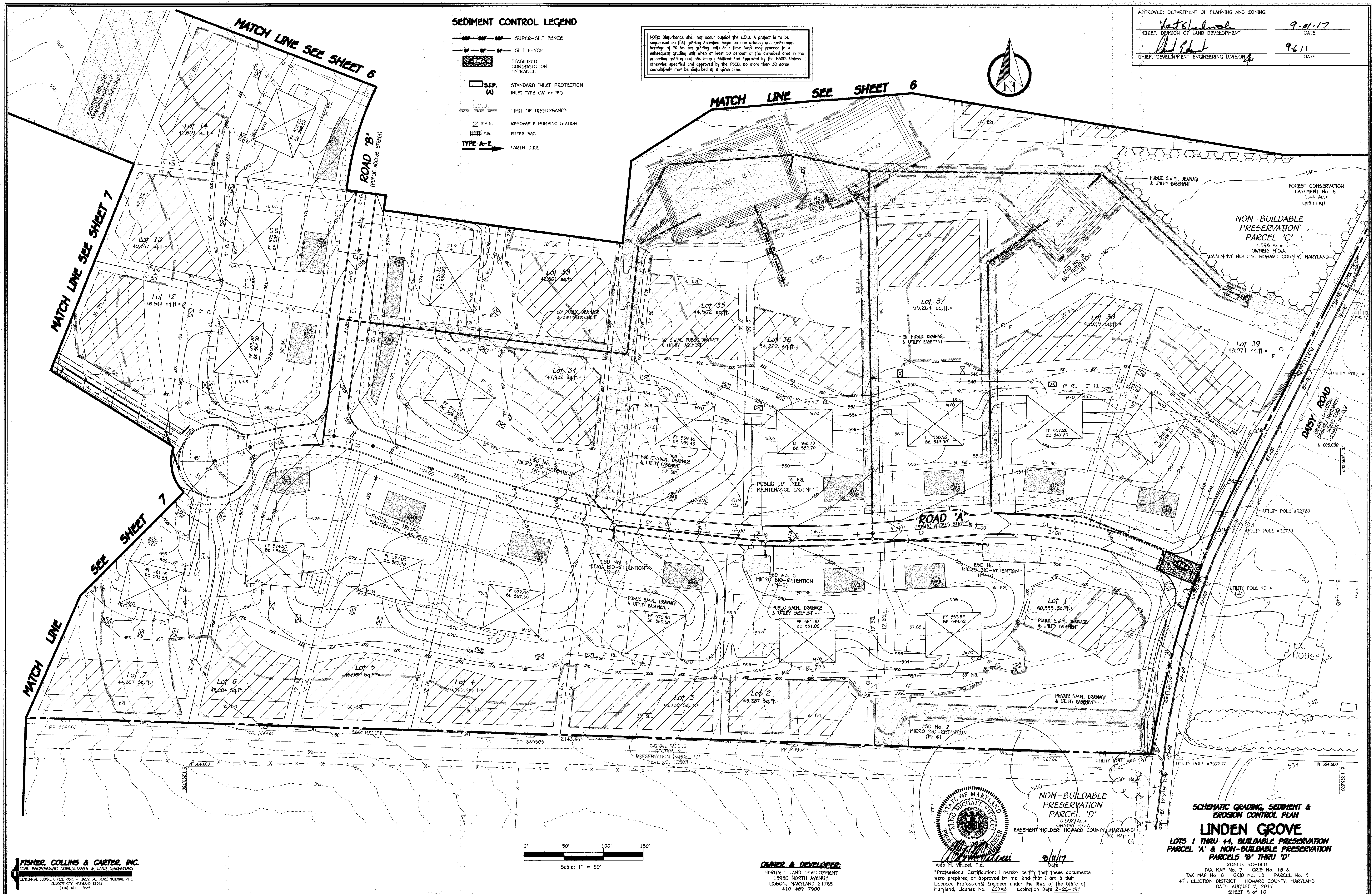
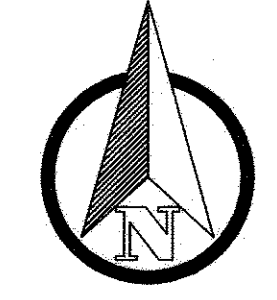
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-19.

ENVIRONMENTAL CONCEPT PLAN & STORMWATER MANAGEMENT DETAILS
LINDEN GROVE
 LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
 ZONED: RC-DEO
 TAX MAP No. 7 GRID No. 18 & TAX MAP No. 8 GRID No. 13 PARCEL No. 5
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 7, 2017
 SHEET 4 of 10

SEDIMENT CONTROL LEGEND

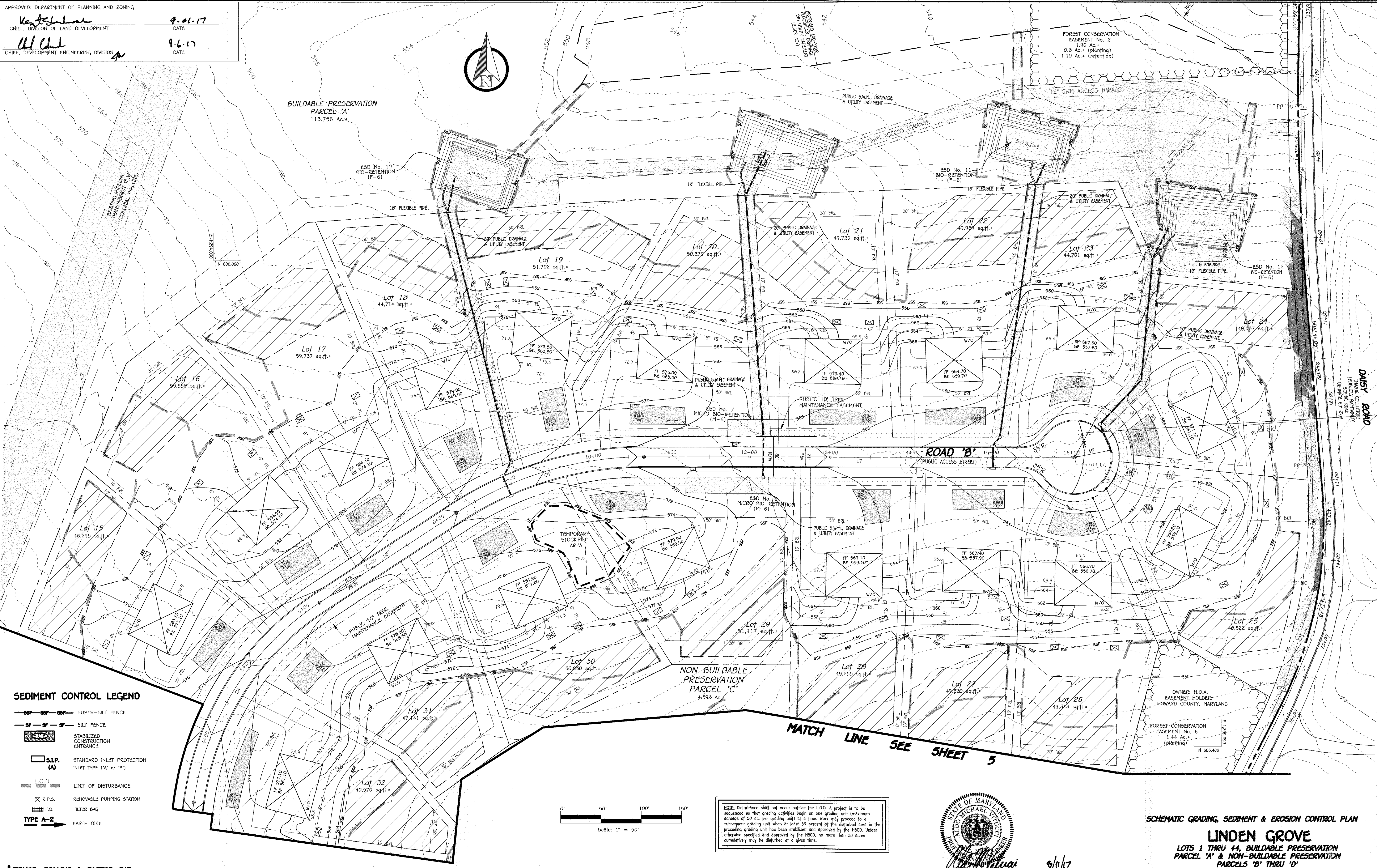
- — — — — SUPER-SILT FENCE
- — — — — SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.I.P. (A) STANDARD INLET PROTECTION INLET TYPE ('A' or 'B')
- L.O.D. LIMIT OF DISTURBANCE
- R.P.S. REMOVABLE PUMPING STATION
- F.B. FILTER BAG
- TYPE A-2 EARTH DIKE

NOTE: Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.



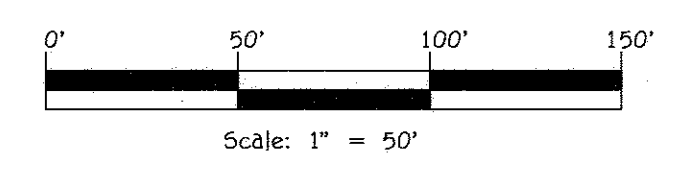
NON-BUILDABLE PRESERVATION PARCEL 'D'
0.592 Ac.
OWNER: H.O.A.
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND

SCHMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
LINDEN GROVE
LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
ZONED: RC-DEO
TAX MAP No. 7 GRID No. 10 & TAX MAP No. 8 GRID No. 13 PARCEL No. 5
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 7, 2017
SHEET 5 of 10

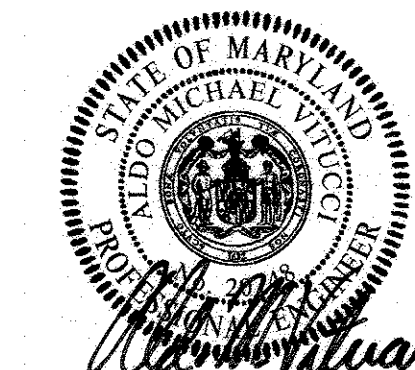


SEDIMENT CONTROL LEGEND

- S—S—S— SUPER-SILT FENCE
- S—S— SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.I.P. (A) STANDARD INLET PROTECTION INLET TYPE ('A' or 'B')
- L.O.D.— LIMIT OF DISTURBANCE
- ⊠ R.P.S. REMOVABLE PUMPING STATION
- ⊠ F.B. FILTER BAG
- EARTH DIKE



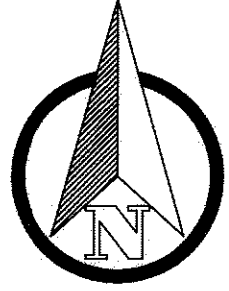
NOTE: Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.



OWNER & DEVELOPER:
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 15950 NORTH AVENUE
 LISBON, MARYLAND 21765
 410-489-7900

Aldo M. Vjucic, P.E. Date: 8/16/17
 "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. 20748, Expiration Date 2-22-19."

SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
LINDEN GROVE
 LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
 ZONED: RC-DEO
 TAX MAP No. 7 GRID No. 18 & TAX MAP No. 8 GRID No. 13 PARCEL No. 5
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 7, 2017
 SHEET 6 of 10



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Ved Shal...
CHIEF, DIVISION OF LAND DEVELOPMENT

9.01.17
DATE

Chad Ed...
CHIEF, DEVELOPMENT ENGINEERING DIVISION

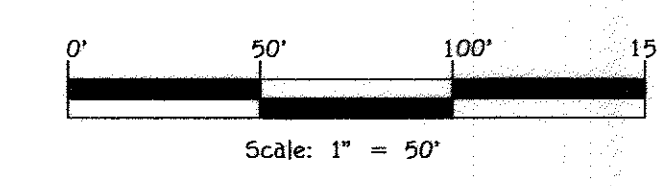
9.6.17
DATE



LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN LINE
	PROPOSED DRYWELL (M-5)
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB
	DRYWELL (M-5)
	PROPOSED WELL
	PROPOSED WELL BOX
	EXISTING 10 FT. CONTOUR
	EXISTING 2 FT. CONTOUR
	PROPOSED SEPTIC FIELD
	25% OR GREATER SLOPES
	15% - 24.99% SLOPES
	EXISTING/PROPOSED TREELINE
	DRIVEWAY DISCONNECTION

SEDIMENT CONTROL LEGEND

- SUPER-SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.I.P. (A) STANDARD INLET PROTECTION INLET TYPE 'A' or 'B'
- L.O.D. LIMIT OF DISTURBANCE
- R.P.S. REMOVABLE PUMPING STATION
- F.B. FILTER BAG
- TYPE A-2 EARTH DIKE



NOTE: Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (minimum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSD. Unless otherwise specified and approved by the HSD, no more than 30 acres cumulatively may be disturbed at a given time.

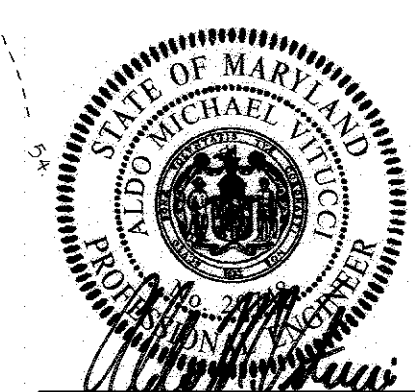
SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN

LINDEN GROVE
LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'

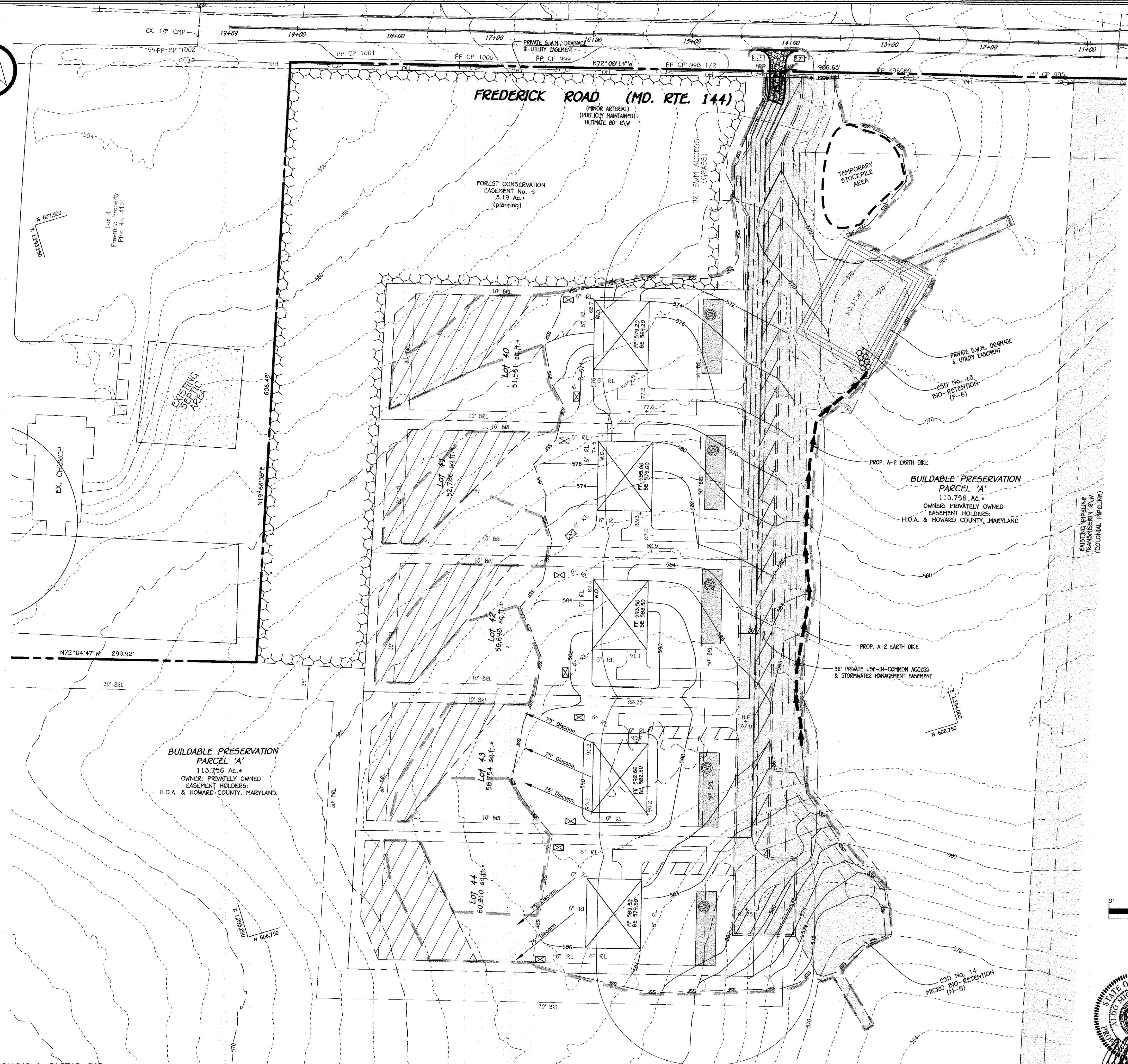
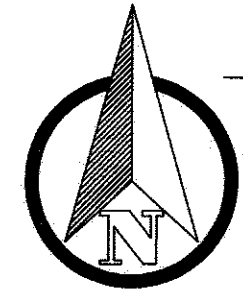
ZONED: RC-050
TAX MAP No. 7 GRID No. 12 & PARCEL No. 5
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 7, 2017
SHEET 7 of 10

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10277 BALTIMORE NATIONAL PIKE
ELLETTT CITY, MARYLAND 21142
(410) 461-2995

OWNER & DEVELOPER
HERITAGE LAND DEVELOPMENT
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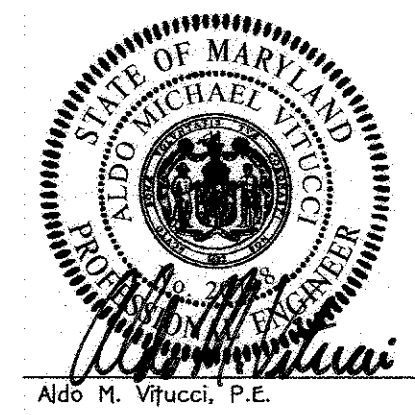
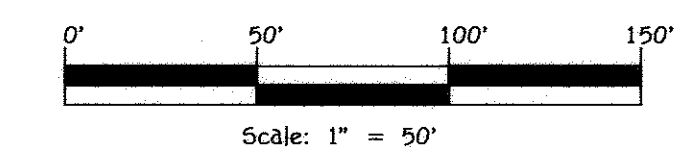


LEGEND	
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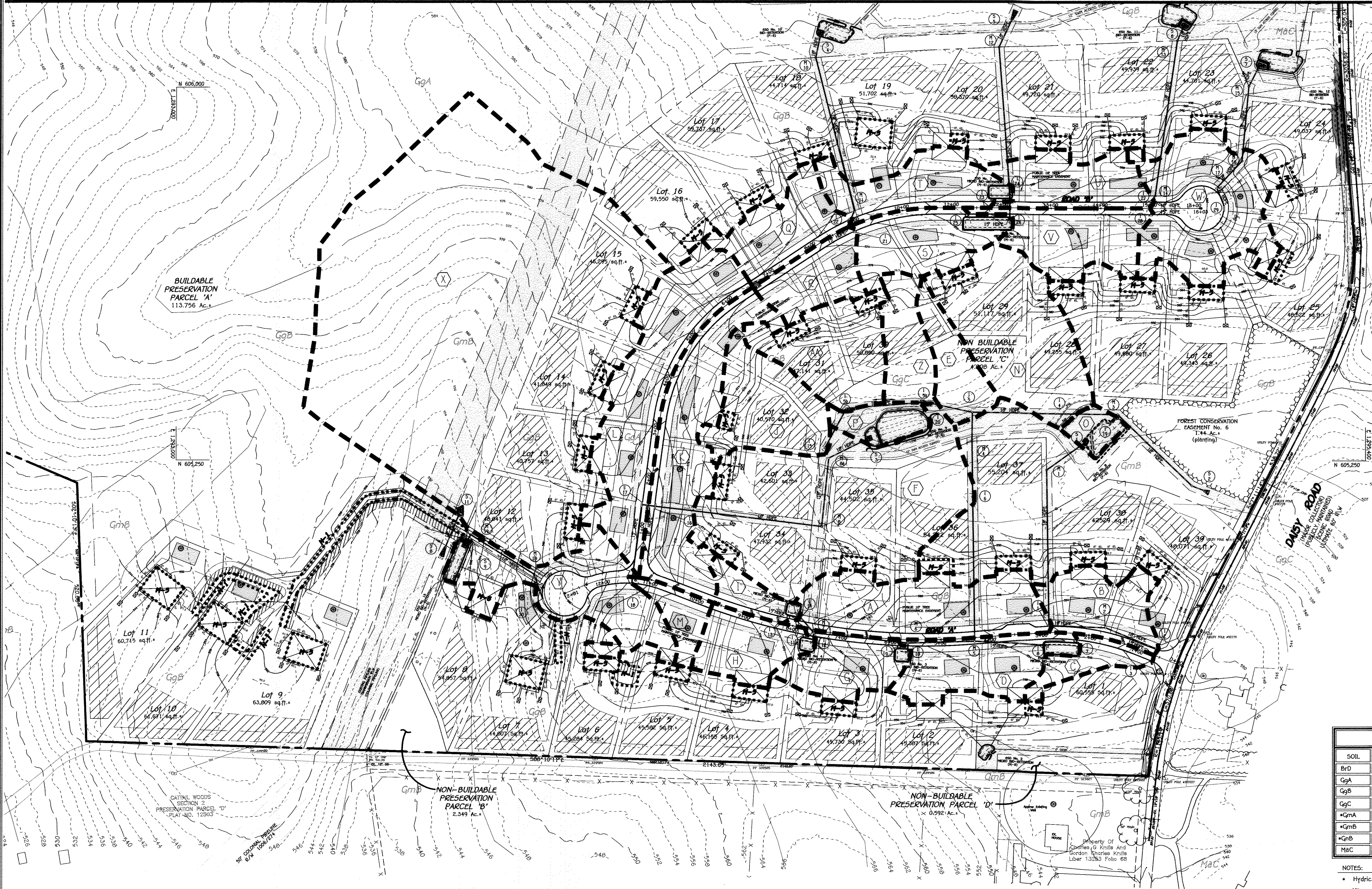
SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
LINDEN GROVE
 LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
 ZONED: RC-DEO
 TAX MAP No. 7 GRID No. 18 & TAX MAP No. 8 GRID No. 13 PARCEL No. 5
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 7, 2017
 SHEET 8 of 10

MATCH LINE SEE SHEET 10

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Keith Shunk
 CHIEF, DIVISION OF LAND DEVELOPMENT
M/CJ
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

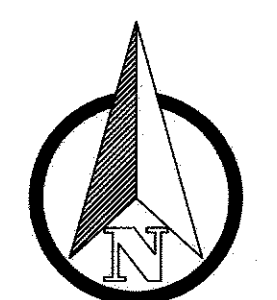
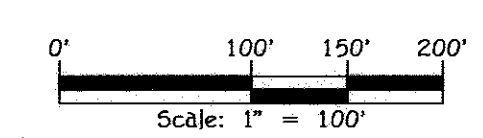
9.01.17
 DATE
 9.6.17
 DATE



DRAINAGE AREA DATA						
STRUCTURE NO.	DRAINAGE AREA	AREA	ZONED	'C' FACTOR	TIME (Min.)	REMARKS
I-1	A	1.35 AC.	RC-DEO	0.46	5.00	D-4.03
I-2	B	0.67 AC.	RC-DEO	0.49	5.00	D-4.03
I-3	C	0.30 AC.	RC-DEO	0.41	5.00	D-4.03
I-7 & I-8	D	0.84 AC.	RC-DEO	0.45	5.00	D-4.22 & MD-374.68
I-6	E	0.47 AC.	RC-DEO	0.25	5.00	D-4.10
I-7	F	3.13 AC.	RC-DEO	0.25	5.00	D-4.10
I-9 & I-10	G	0.59 AC.	RC-DEO	0.42	5.00	D-4.22 & MD-374.68
I-11 & I-12	H	0.59 AC.	RC-DEO	0.52	5.00	D-4.22 & MD-374.68
I-13 & I-14	I	0.26 AC.	RC-DEO	0.43	5.00	D-4.22 & MD-374.68
I-15	J	0.93 AC.	RC-DEO	0.27	5.00	D-4.14
I-16	K	1.50 AC.	RC-DEO	0.48	5.00	D-4.03
I-17	L	1.71 AC.	RC-DEO	0.47	5.00	D-4.03
I-18	M	0.28 AC.	RC-DEO	0.39	5.00	D-4.03
I-4	N	1.59 AC.	RC-DEO	0.45	5.00	D-4.10
I-19	O	0.18 AC.	RC-DEO	0.25	5.00	D-4.22
I-20	P	0.30 AC.	RC-DEO	0.30	5.00	D-4.22
I-21	Q	0.71 AC.	RC-DEO	0.44	5.00	D-4.03
I-22	R	0.53 AC.	RC-DEO	0.50	5.00	D-4.03
I-25 & I-26	S	0.79 AC.	RC-DEO	0.44	5.00	D-4.22 & MD-374.68
I-23 & I-24	T	0.78 AC.	RC-DEO	0.41	5.00	D-4.22 & MD-374.68
I-27	U	0.70 AC.	RC-DEO	0.47	5.00	D-4.03
I-28	V	0.80 AC.	RC-DEO	0.47	5.00	D-4.03
I-29	W	1.53 AC.	RC-DEO	0.49	5.00	D-4.03
S-11	X	9.92 AC.	RC-DEO	0.64	5.00	CULVERT
I-30	Y	0.92 AC.	RC-DEO	0.64	5.00	D-4.03
I-5a	Z	0.52 AC.	RC-DEO	0.94	5.00	D-4.14
I-5b	AA	0.97 AC.	RC-DEO	0.95	5.00	D-4.14
ESD #13	BB	2.34 AC.	RC-DEO	0.89	5.00	BIO-RETENTION
ESD #14	EE	0.99 AC.	RC-DEO	0.91	5.00	MICRO BIO-RETENTION
ESD #15	CC	1.29 AC.	RC-DEO	0.64	5.00	MICRO BIO-RETENTION

SOILS LEGEND			
SOIL	NAME	CLASS	Kw
BrD	Brinklow channery loam, 15 to 25 percent slopes	B	.20
GgA	Glenely loam, 0 to 3 percent slopes	B	.20
GgB	Glenely loam, 3 to 8 percent slopes	B	.20
GgC	Glenely loam, 8 to 15 percent slopes	B	.20
*GmA	Glenville silt loam, 0 to 3 percent slopes	C	.37
*GmB	Glenville silt loam, 3 to 8 percent slopes	C	***.37
*GmC	Glenville-Baile silt loams, 0 to 8 percent slopes	C	***.37
MaC	Manor loam, 8 to 15 percent slopes	B	.24

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas
 *** Denotes Erodible Soils



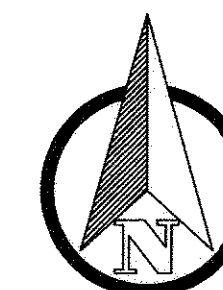
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE: PARK - 10272 BALDWIN NATIONAL FILE
 ELICOTT CITY, MARYLAND 21046
 (410) 451-3295

OWNER & DEVELOPER:
 HERITAGE LAND DEVELOPMENT
 19950 NORTH AVENUE
 LISBON, MARYLAND 21765
 410-495-7900



Aldo M. Vitucci, P.E.
 *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. 20746, Expiration Date 2-22-19.

STORM DRAIN DRAINAGE AREA MAP
LINDEN GROVE
LOTS 1 THRU 44, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
 ZONED: RC-DEO
 TAX MAP No. 9 GRID No. 13 PARCEL No. 5
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 7, 2017
 SHEET 9 of 10



SOILS LEGEND			
SOIL	NAME	CLASS	Kw
BtD	Brinklow channery loam, 15 to 25 percent slopes	B	.20
GgA	Glenelg loam, 0 to 3 percent slopes	B	.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	.20
*GmA	Glenville silt loam, 0 to 3 percent slopes	C	.37
*GmB	Glenville silt loam, 3 to 8 percent slopes	C	***.37
*GmC	Glenville-Balle silt loams, 0 to 8 percent slopes	C	***.37
MaC	Manor loam, 8 to 15 percent slopes	B	.24

NOTES:

- * Hydric soils and/or contains hydric inclusions
- ** May contain hydric inclusions
- † Generally only within 100-year floodplain areas
- *** Denotes Erodeable Soils



MATCH LINE SEE SHEET 9

