

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY 2014. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON JAN. 31, 2013.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 42A AND 42B WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 24-0944-D.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-4108-D.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- THERE IS A 100-YEAR FLOODPLAIN LOCATED ON-SITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH THE FUTURE PRELIMINARY PLAN.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON ENVIRONMENTAL REPORT BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED DECEMBER 16, 2016.
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AND SUBMITTED WITH THE FUTURE SUBDIVISION PLANS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED DECEMBER 16, 2016.
- JONES ROAD IS CLASSIFIED AS A LOCAL PUBLIC ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION (M-6), PERVIOUS PAVING (A-2), AND DRYWELLS (M-5). **So Swale** THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE 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 PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.

ENVIRONMENTAL CONCEPT PLAN

GREENWOOD VILLAGE

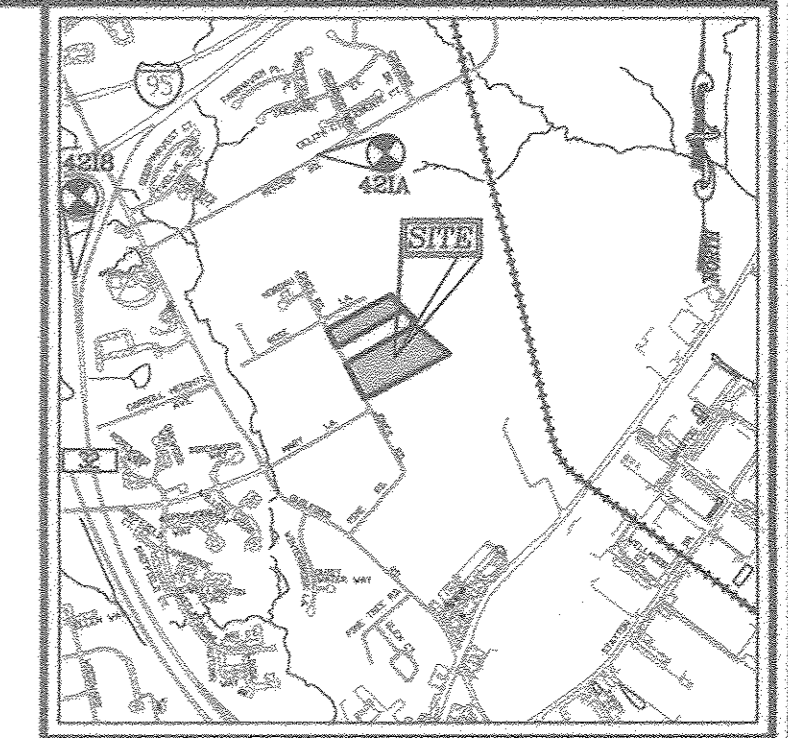
LOTS 1-31 AND OPEN SPACE LOTS 32-38

A RE-SUBDIVISION OF THE
"NORDAU PROPERTY", LOTS 2-5 & 8-9
HOWARD COUNTY, MARYLAND

BENCHMARKS

HOWARD COUNTY BENCHMARK 421A
N 543,390.41 E 1,364,912.66 ELEV. 312.01
3/4" REBAR - NORTH EAST SIDE OF MISSION ROAD,
74.3' NORTH OF B&E E#297906

HOWARD COUNTY BENCHMARK 421B
N 542,107.89 E 1,362,366.04 ELEV. 301.47
CONCRETE MONUMENT - BETWEEN RT.32 WEST BOUND
AND RT. 95 NORTH RAMP



VICINITY MAP

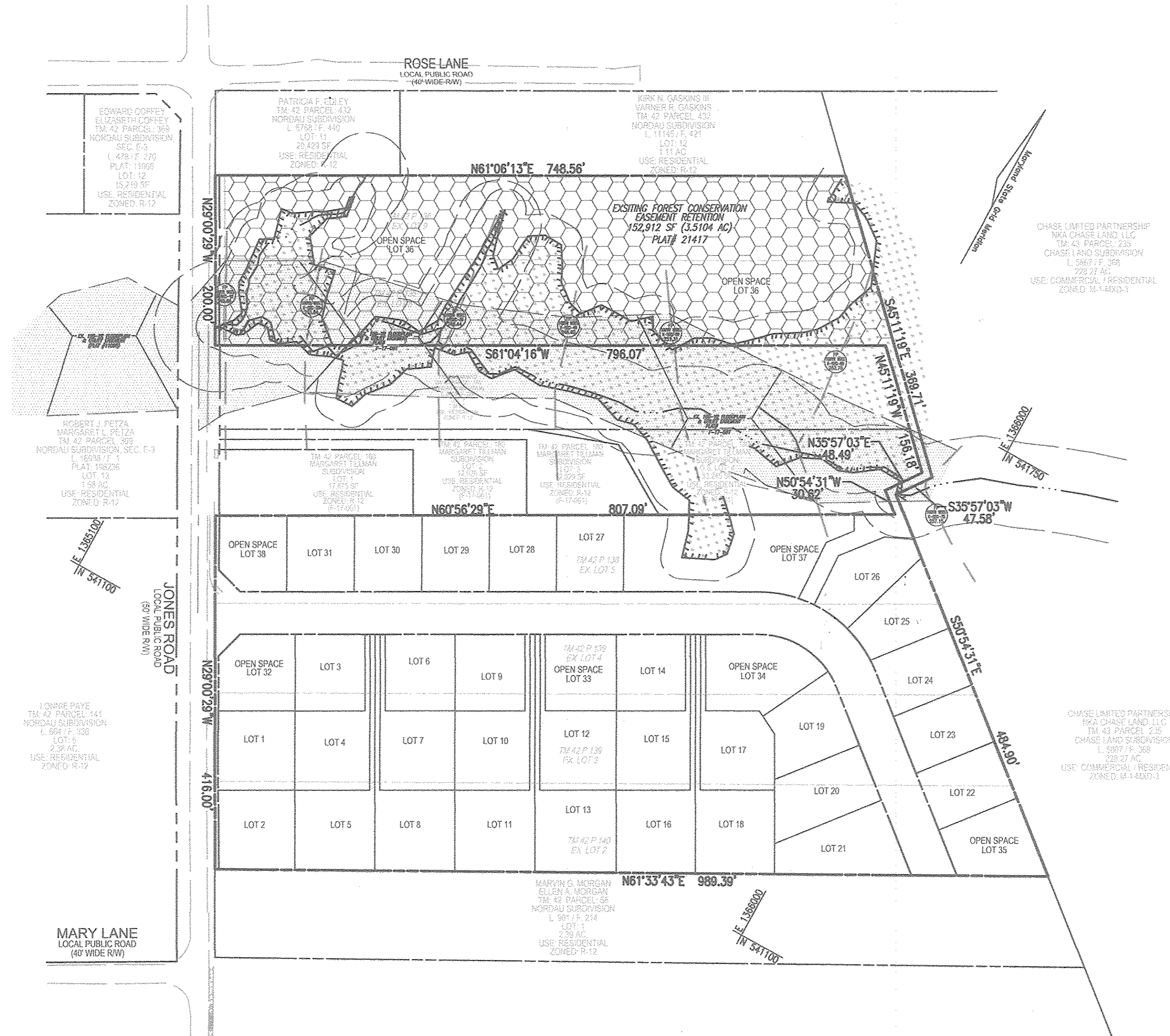
SCALE: 1"=2000'
ADC MAP COORDINATES: PAGE: 41 BLOCK: A2

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- CENTERLINE OF EXISTING STREAM
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- EX. PUBLIC 100-YEAR FLOOD PLAN
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 21417)

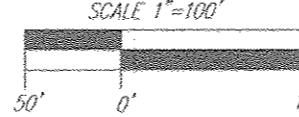
SHEET INDEX

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LOCATION MAP

SCALE: 1"=100'



ENVIRONMENTAL SITE DESIGN NARRATIVE:

- THE ENVIRONMENTAL FEATURES FOR THIS PROJECT ARE PREDOMINATELY LOCATED ON THE NORTHERN PART OF THE SITE WHICH IS ENCOMBERED WITH AN EXISTING FOREST CONSERVATION EASEMENT. THIS AREA INCLUDES, FLOODPLAIN (HOWARD COUNTY DEFINITION), WETLANDS, INTERMITTENT STREAMS AND WOODED RESOURCES. THERE ARE NO PROPOSED ENVIRONMENTAL IMPACTS. THE SOUTHERN SECTION OF THE SITE IS ALSO WOODED, WHICH IS THE DEVELOPMENT AREA. CONTAINS TWO SPECIMEN TREES AND A SMALL WETLAND. THERE IS NO PROPOSED DISTURBANCE TO THE WETLAND OR THE WETLAND BUFFER. THE TWO SPECIMEN TREES ARE PROPOSED TO BE REMOVED AND WILL REQUIRE ALTERNATIVE COMPLIANCE APPROVAL.
- THE SITE NATURALLY SLOPES FROM SOUTH-EAST TO NORTH-WEST. THE SITE HAS BEEN DESIGNED TO MAINTAIN THE NATURAL DRAINAGE PATTERNS, WITH NO CHANGES TO THE NATURAL DRAINAGE PATTERN.
- THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT TO THE MAXIMUM EXTENT PRACTICABLE (MEP). THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION". THE ESD CONCEPT INCLUDES THE USE OF MICRO-BIORETENTION FACILITIES (M-6), BIO-SWALE FACILITIES (M-8), PERMEABLE PAVEMENT (A-2), AND DRY WELLS (M-5).
- SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE A PROPOSED CLEAR WATER DRES AND SUPER SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT DURING THE FUTURE SITE DEVELOPMENT PLAN PHASE OF THE PROJECT.
- STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF MICRO-BIORETENTION FACILITIES (M-6), BIO-SWALE FACILITIES (M-8), PERMEABLE PAVEMENT (A-2), AND DRY WELLS (M-5). PROPOSED PRACTICES HAVE BEEN MAXIMIZED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (PE) FOR THIS PROJECT IS 1.7, AND THE TOTAL RUNOFF VOLUME (ESD) REQUIRED IS 17,624 CF.
- AT THIS CONCEPT STAGE OF DEVELOPMENT, NO DESIGN MANUAL WAIVERS ARE REQUIRED. ALTERNATIVE COMPLIANCE FOR THE REMOVAL OF TWO SPECIMEN TREES SHALL BE SUBMITTED UNDER SEPARATE COVER AT THE SKETCH OR PRELIMINARY PLAN PHASE OF THE PROJECT.

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	12,296.0 AC
B. AREA OF PLAN SUBMISSION:	12,296.0 AC
C. AREA OF WETLANDS AND BUFFERS:	91,151 SF OR 2.09 AC.
D. AREA OF FLOODPLAIN:	36,663.16 SF OR 0.84 AC.
E. AREA OF FOREST:	12.30 AC.
F. AREA OF STEEP SLOPES (15% & GREATER):	0.00 AC.
G. ERODIBLE SOILS:	318,802.48 SF OR 7.32 AC.
H. LIMIT OF DISTURBED AREA:	8.50 AC +/-
I. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL SINGLE FAMILY DETACHED HOMES
J. GREEN OPEN AREA:	5.90 AC.
K. PROPOSED IMPERVIOUS AREA:	2.80 AC +/-
L. PRESENT ZONING DESIGNATION:	R-12
M. OPEN SPACE REQUIRED:	4.91 ACES +/- (40%)
N. TOTAL NUMBER OF UNITS ALLOWED:	44 UNITS
O. TOTAL NUMBER OF UNITS PROPOSED:	31
P. DFZ FILE REFERENCES:	P8. 3 FOLD 51, CONTRACT# 20-4108, CONTRACT# 20-4108, WP-15-098.

NOTES:

- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/14/17

[Signature]
DIVISION OF LAND DEVELOPMENT
DATE: 8/17/17

OWNER/DEVELOPER

HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DRIVE, 3RD FLOOR
COLUMBIA, MD 21046
ATTN: MARCUS ERVIN
(410) 313-6316

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN

COVER SHEET

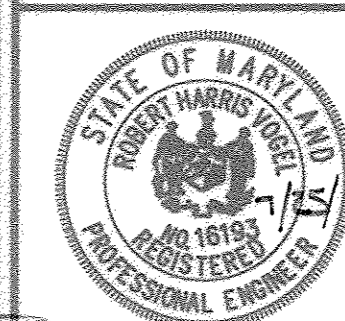
GREENWOOD VILLAGE
LOTS 1-31 AND OPEN SPACE LOTS 32-38

A RE-SUBDIVISION OF THE
"NORDAU PROPERTY", LOTS 2-5 & 8-9
JONES ROAD
JESSUP, MD 20794

L 6287 / F. 277
L 16419 / F. 434
TAX MAP: 42 GRID: 24
8TH ELECTION DISTRICT

ZONED: R-12
PARCEL: 136 & 138-140
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961



DESIGN BY: RHV
DRAWN BY: JMR/KC
CHECKED BY: RHV
DATE: JULY 2017
SCALE: AS SHOWN
W.O. NO.: 12-05

PROFESSIONAL CERTIFICATE
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. 16193, EXPIRATION DATE 08-31-2018.

1 SHEET OF 5

ROSE LANE
LOCAL PUBLIC ROAD
(40' WIDE RAW)

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5066 Glen Arm, Maryland 21037
Telephone (410) 632-2400 Fax (410) 632-2408

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93M061004432
John P. Canoles

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TRENCH
- CENTERLINE OF EXISTING STREAM
- EXISTING SPECIMEN TREE
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- EX. PUBLIC 100-YEAR FLOOD PLAIN
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 21417)
- PROP. PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- PROP. PUBLIC WATER & UTILITY EASEMENT
- PROPOSED STORMDRAIN
- PROPOSED SIDEWALK
- PROPOSED TRENCH
- PROPOSED CURB
- PROPOSED MICRO-BIOPRETENTION FACILITY (N-6)

FSD NOTES:

1. NO RARE, THREATENED OR ENDANGERED SPECIES, OR THEIR HABITATS, WERE OBSERVED ON THE PROPERTY.
2. SURROUNDING LAND USE IS HIGH DENSITY RESIDENTIAL DEVELOPMENT AND FOREST. ADJACENT PROPERTY (TM. 42, PARCEL 180) IS CURRENTLY IN THE DEVELOPMENT PROCESS. ADJACENT PROPERTY TO THE EAST (TM. 43, PARCEL 235) IS CURRENTLY PROPOSED FOR MASS GRADING CONJUNCTION WITH THE QUARRY.
3. APPROXIMATELY 5.2 ACRES OF FOREST IS CURRENTLY PRESENT WITHIN 100 FEET OF THE SUBJECT PROPERTY. SOME OF THIS OFFSITE FOREST WILL BE IMPACTED BY DEVELOPMENT OF ADJACENT PROPERTY.
4. THE SITE LIES WITHIN THE WATERSHED OF THE MIDDLE PATUXENT RIVER (02-13-11). THE WETLANDS WILL REQUIRE A 25 FOOT BUFFERS AND THE INTERMITTENT STREAM CHANNEL REQUIRES A 50 FOOT BUFFER.
5. NO HISTORIC ELEMENTS OR CEMETERIES ARE KNOWN TO OCCUR ON THE PROPERTY.
6. 100 YEAR FLOODPLAIN IS PRESENT ON THE PROPERTY.
7. THERE ARE NO STEEP SLOPES PRESENT ON THE SITE.

SPECIMEN TREE CHART

NO.	SIZE (IN. DBH/FEET HGT.)	CRZ	COMMON NAME	CONDITION	COMMENTS
ST 1	36.5" / 54.75'	A	AMERICAN BEECH	GOOD CONDITION	TO BE REMOVED
ST 2	34.5" / 51.75'	A	WHITE OAK	FAIR CONDITION, SOME LIMB DIEBACK NOTED. A DEER FEED STATION HAS BEEN ATTACHED TO THE TRUNK.	TO BE REMOVED

FOREST STAND DATA

KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F 1	MIXED OAK	8.8	QUERCUS PHAELOS, QUERCUS ALBA, QUERCUS FALCATA, ACER RUBRUM, FAGUS GRANIFOLIA, NYSSA SYLVATICA	GOOD	8.8 ACRES WETLAND BUFFER, CONTIGUOUS FOREST.

*DOES NOT INCLUDE THE EXISTING FOREST CONSERVATION EASEMENT 4.19 AC. THE 8.8 AC. IS BASED ON THE CURRENT DEVELOPMENT AREA.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
14	8,861 SF	540 SF	8,321 SF	7,200 SF
15	10,062 SF	1,101 SF	8,961 SF	7,200 SF
17	8,861 SF	540 SF	8,321 SF	7,200 SF
18	10,142 SF	1,101 SF	9,041 SF	7,200 SF
20	8,861 SF	540 SF	8,321 SF	7,200 SF
21	10,222 SF	1,101 SF	9,121 SF	7,200 SF
22	9,004 SF	540 SF	8,464 SF	7,200 SF
23	10,450 SF	1,101 SF	9,349 SF	7,200 SF
25	8,768 SF	540 SF	8,228 SF	7,200 SF
26	10,286 SF	1,101 SF	9,185 SF	7,200 SF
27	8,513 SF	540 SF	7,973 SF	7,200 SF
28	10,364 SF	1,101 SF	9,263 SF	7,200 SF

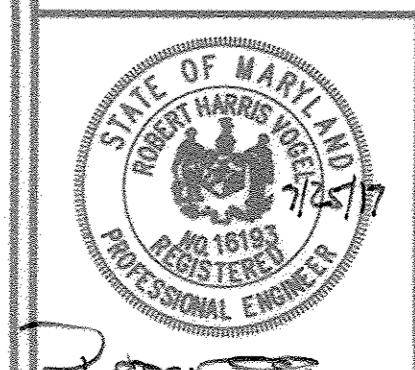
OWNER/DEVELOPER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DRIVE, 3RD FLOOR
COLUMBIA, MD 21046
ATTN: MARCUS ERVIN
(410) 313-6316

CHASE LIMITED PARTNERSHIP
NKA CHASE LAND, LLC
TM. 43 PARCEL 235
CHASE LAND SUBDIVISION
L. 5867 F. 368
228.27 AC.
USE: COMMERCIAL / RESIDENTIAL
ZONED: R-SC-MXD-3

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
LAYOUT PLAN
GREENWOOD VILLAGE
LOTS 1-31 AND OPEN SPACE LOTS 32-38
A RE-SUBDIVISION OF THE
"NORDAU PROPERTY", LOTS 2-5 & 8-9
JONES ROAD
JESSUP, MD 20794
ZONED: R-12
PARCEL: 136 & 138-140
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
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FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NO. IS 16193. EXPIRATION DATE: 06-27-2018.

DESIGN BY: RHV
DRAWN BY: JMR/KG
CHECKED BY: RHV
DATE: JULY 2017
SCALE: AS SHOWN
W.O. NO.: 12-05

2 SHEET OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/14/17

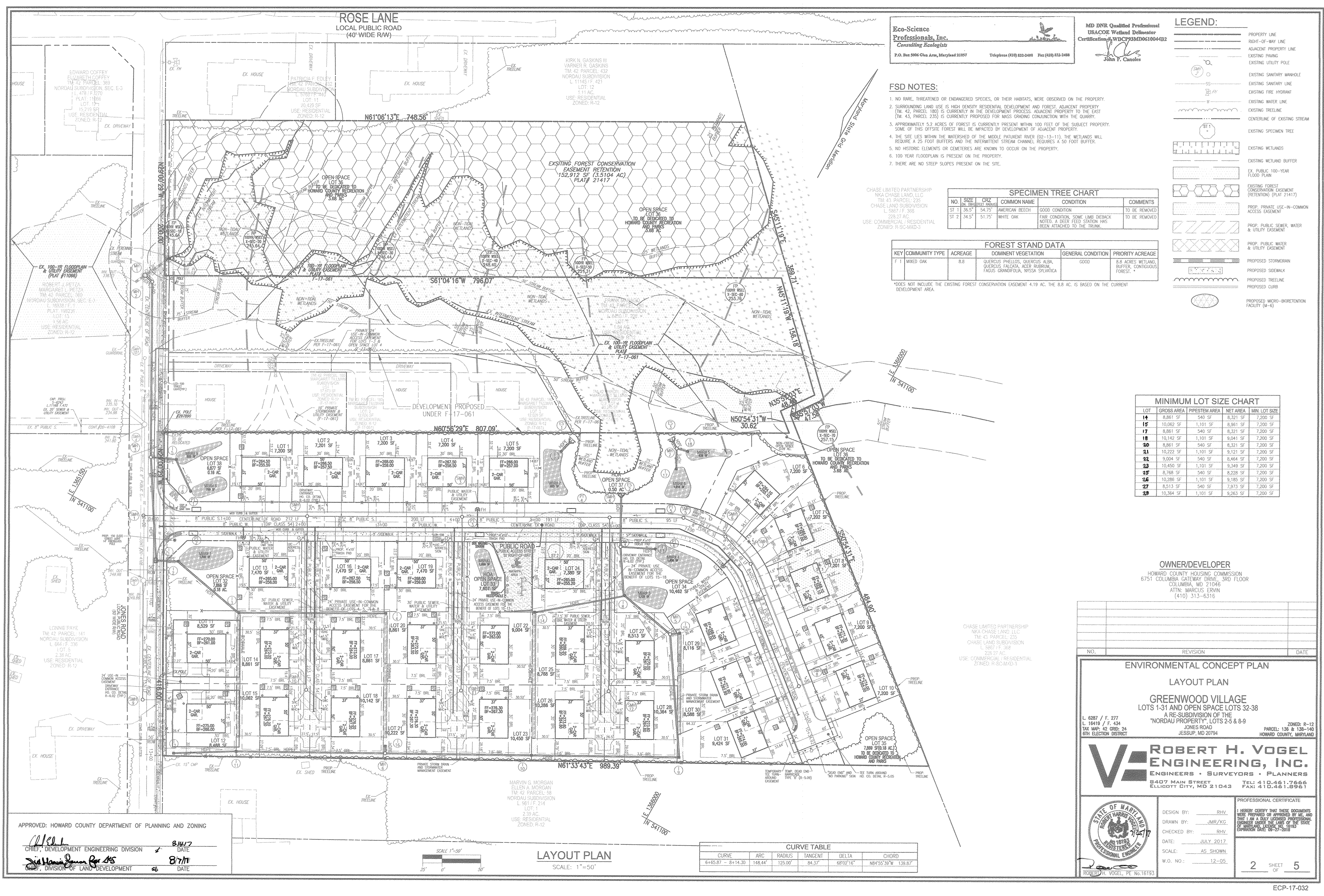
[Signature]
DIVISION OF LAND DEVELOPMENT
DATE: 8/17/17

SCALE: 1"=50'

LAYOUT PLAN
SCALE: 1"=50'

CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
5+65.87 - 8+14.30	148.44'	125.00'	84.37'	68°02'16"	N84°55'39"W 139.87'



ROSE LANE
LOCAL PUBLIC ROAD
(40' WIDE R/W)

HSCD NOTES:

APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.

1. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING.
2. THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
3. THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS.
4. THE FINAL PLAN SUBMISSION SHALL PROVIDE COMPUTATIONS TO VERIFY VELOCITIES ALONG DIKES, SWALES AND AT DIKES OUTLET LOCATIONS.

NOTE:
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
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- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 21417)
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- PROP. PUBLIC WATER & UTILITY EASEMENT
- PROPOSED STORMWATER
- PROPOSED SIDEWALK
- PROPOSED TREETRINE
- PROPOSED CURB
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SSF - SUPER SILT FENCE
- SF - SILT FENCE
- DF - DIVERSION FENCE

NOTES:

1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED BUILDING AND/OR GRADING PERMIT.
2. REVIEW OF THIS PLAN FOR COMPLIANCE WITH ZONING AND SUBDIVISION AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE FINAL PLAN AND SITE DEVELOPMENT PLAN STAGES AND THEREFORE THIS PLAN IS SUBJECT TO ADDITIONAL AND MORE DETAILED COMMENTS AS THE PLAN PROGRESSES THROUGH THE PERMIT PROCESS.
3. THERE ARE NO ENVIRONMENTAL FEATURES: FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES OR FOREST THAT EXISTS WITHIN THE PROPOSED LIMIT OF DISTURBANCE.

NOTE:

EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

SOILS LEGEND
HOWARD COUNTY SOILS MAP #24

SYMBOL	NAME / DESCRIPTION	HYDRO GROUP	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC	ERODIBILITY
Chc	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	NO	C	0.37	NO	NO	NO
RuB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	NO	C	0.40	NO	NO	NO
RuC	RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	NO	C	0.24	YES	NO	NO
Fs	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	YES	D	0.24	NO	NO	NO
WbR	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	YES	C	0.24	NO	NO	NO

TAKEN FROM USDA, SCS-WEB SURVEY, HOWARD COUNTY
K-FACTOR = Kw @ 0-4" DEPTH

NOTE:
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

GRADING PLAN
SCALE: 1"=50'

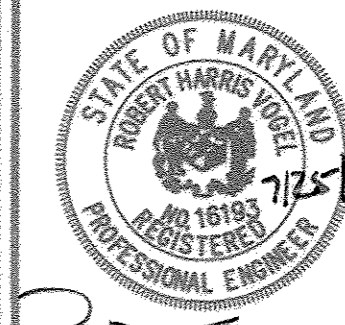
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COLUMBIA, MD 21046
ATTN: MARCUS ERVIN
(410) 313-6316

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
SOILS MAP, GRADING, EROSION, AND
SEDIMENT CONTROL PLAN

GREENWOOD VILLAGE
LOTS 1-31 AND OPEN SPACE LOTS 32-38
A RE-SUBDIVISION OF THE
"NORDAU PROPERTY", LOTS 2-5 & 8-9
JONES ROAD
JESSUP, MD 20794

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DESIGN BY: RHY
DRAWN BY: JMR/KG
CHECKED BY: RHY
DATE: JULY 2017
SCALE: AS SHOWN
W.O. NO.: 12-05

PROFESSIONAL CERTIFICATE
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 8/14/17
Chief, Division of Land Development
DATE: 8/17/17



ROSE LANE
LOCAL PUBLIC ROAD
(40' WIDE RW)

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
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- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- EXISTING TREELINE
- CENTERLINE OF EXISTING STREAM
- EXISTING SPECIMEN TREE
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- EX. PUBLIC 100-YEAR FLOOD PLAN
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 21417)
- PROP. PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- PROP. PUBLIC WATER & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED TREETLINE
- PROPOSED CURB
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED MICRO-BIORETENTION FACILITY (M-B)
- DRAINAGE AREA DIVIDE
- PROPOSED DRY WELL (M-S)
- NRCS/MDE/HSCD HIGHLY ERODIBLE SOILS

SOILS LEGEND
HOWARD COUNTY SOILS MAP #24

SYMBOL	NAME / DESCRIPTION	HORIZ. GROUP	FACTOR	CISE SLOPE	W. PRODN.
CSC	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	NO	B	0.37	NO
RUB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	NO	C	0.40	NO
RUC	RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	NO	C	0.24	YES
TG	FALLS CHURCH SANDY LOAM, 0 TO 2 PERCENT SLOPES	YES	D	0.24	NO
WOB	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	YES	C	0.24	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.
K-FACTOR = $K_w @ 0-4'$ DEPTH

OWNER/DEVELOPER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DRIVE, 3RD FLOOR
COLUMBIA, MD 21046
ATTN: MARCUS ERVIN
(410) 313-6316

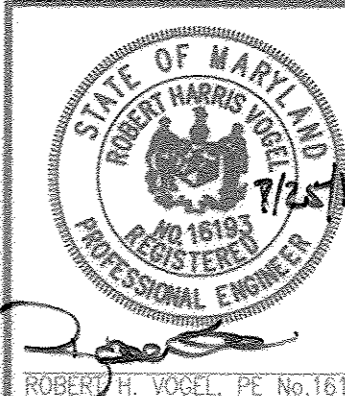
NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
STORMWATER MANAGEMENT
DRAINAGE AREA MAP

GREENWOOD VILLAGE
LOTS 1-31 AND OPEN SPACE LOTS 32-38

A RE-SUBDIVISION OF THE
"NORDAU PROPERTY", LOTS 2-5 & 8-9
JONES ROAD
JESSUP, MD 20794
PARCEL: ZONED: R-12
COLUMBIA, MD 21046
HOWARD COUNTY, MARYLAND

ROBERT H. VOSEL, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

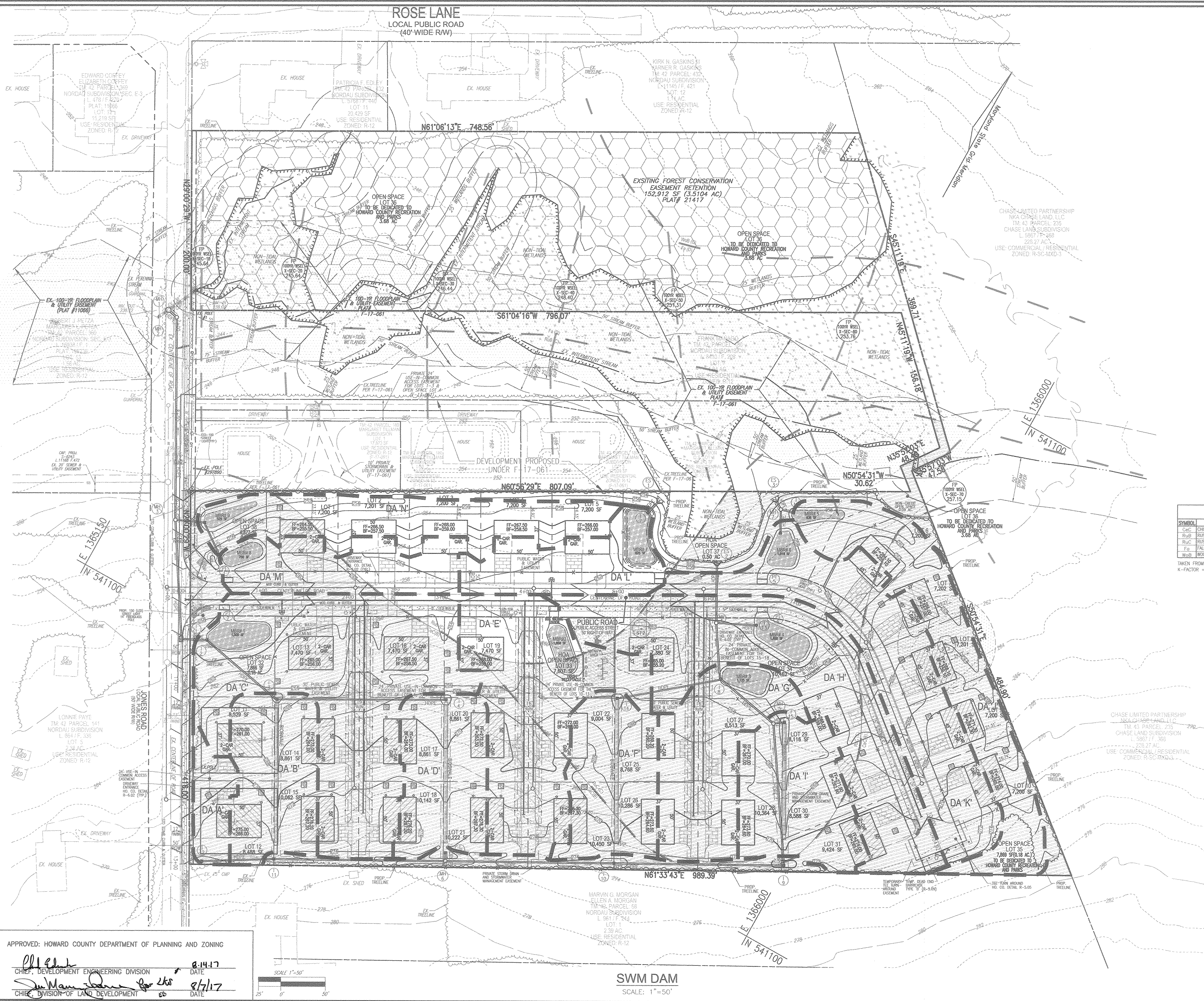


PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 07-27-2018.

DESIGN BY:	RHV
DRAWN BY:	JMR/KG
CHECKED BY:	RHV
DATE:	JULY 2017
SCALE:	AS SHOWN
W.O. NO.:	12-05

4 SHEET OF 5



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/14/17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/17/17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

SWM DAM
SCALE: 1"=50'

