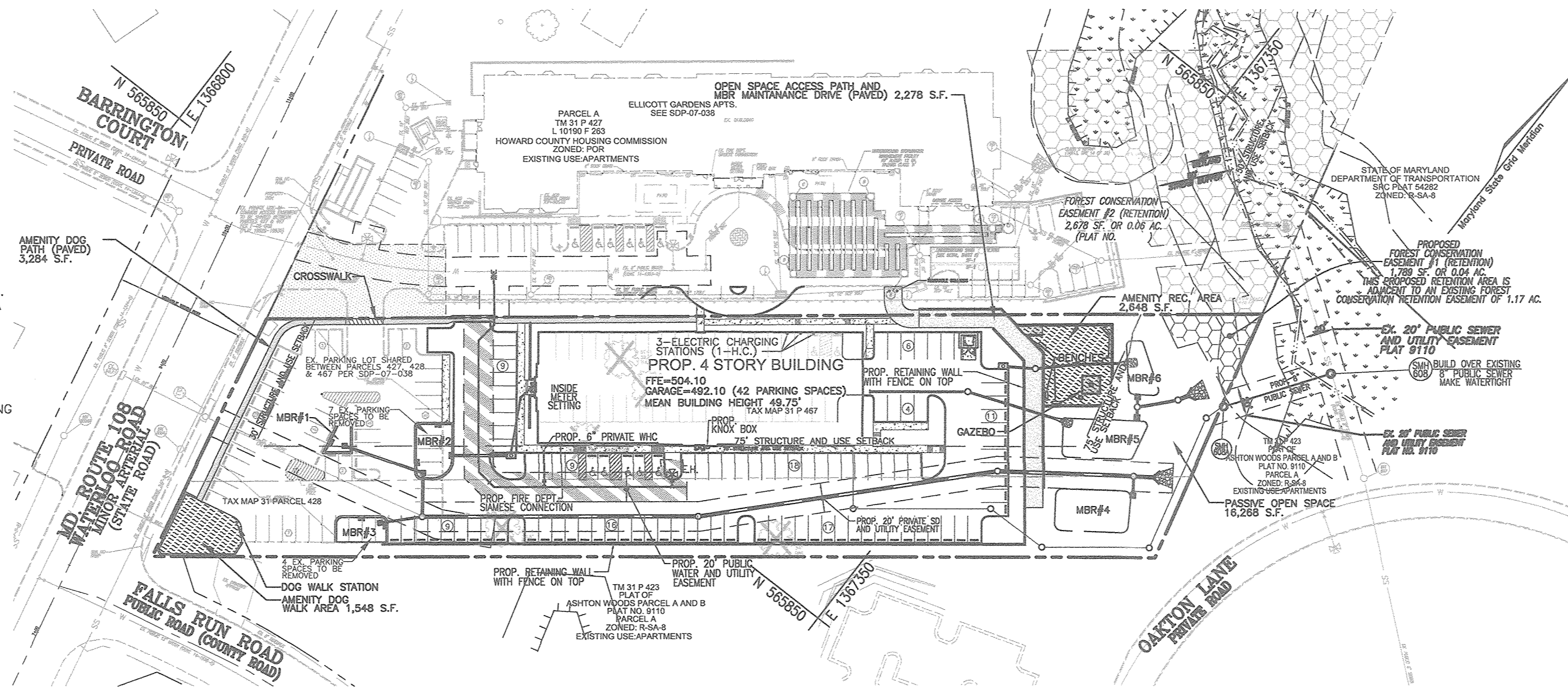


# SKETCH PLAN ELLICOTT GARDENS II

## 70 UNIT - APARTMENT BUILDING (DEEDS: 7894/473 & 10427/313)

### GENERAL NOTES

- PROJECT BACKGROUND:  
LOCATION: TAX MAP 31, BLOCK 19, PARCELS 428 & 467  
ZONING: POR (IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN CHANGE DATED OCTOBER 6, 2013)  
SUBDIVISION: N/A  
SECTION/AREA: N/A  
DPZ REFERENCES: BA CASE NO. 06-005-V, APPROVED 04/24/06; SDP-07-038; F-08-064  
SDP-07-137; WP-08-111; WP-09-085; ECP-19-040
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED AUGUST, 2004 AND OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS AND DRAWINGS OF RECORD.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 2004.
- 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. 3018 AND 3108 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "POR" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER FOR THIS PROJECT IS PROVIDED BY CONTRACT NO. 13-3564-D.
- PUBLIC SEWER FOR THIS PROJECT IS PROVIDED BY CONTRACT NO. 13-1395.
- 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.
- NO FLOODPLAIN IS LOCATED ONSITE.
- STEEP SLOPES ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH A SITE DEVELOPMENT PLAN.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN WITHIN THE LOD OF THIS PROJECT.
- THERE ARE FOUR SPECIMEN TREES LOCATED WITHIN THE LOD PER LETTER FROM ECO-SCIENCE PROFESSIONALS DATED 3/4/19. PER PROJECT PROPOSAL, THE TREES SHALL BE REMOVED. THE REMOVAL OF SPECIMEN TREES WILL REQUIRE APPROVAL OF ALTERNATIVE COMPLIANCE TO SECTION 18.1205(c)(7).
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE SITE DEVELOPMENT PLAN PACKAGE.
- A NOISE STUDY IS REQUIRED FOR THIS PROJECT AS IT IS A RESIDENTIAL USE IN A COMMERCIAL ZONE AND SHALL BE PROVIDED AT SDP STAGE.
- WATERLOO ROAD IS CLASSIFIED AS A MINOR ARTERIAL ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THE PROPOSED BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- IN ACCORDANCE WITH SECTION 128.J.1.g OF THE ZONING REGULATIONS, THIS PROJECT SHALL PROVIDE 25% OF GROSS ACREAGE FOR PASSIVE, RECREATIONAL AND/OR AMENITY OPEN SPACE IN PROXIMITY TO THE RESIDENTIAL UNITS; AND IN ACCORDANCE WITH SECTION 16.121(c)(4)(vi) OF THE SUBDIVISION REGULATIONS, USABLE OUTDOOR SPACE FOR THIS APARTMENT PROJECT IS 400 SF/UNIT.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT LINDEN HALL, ELLICOTT CITY, MD AT 6:00 PM ON FEB 6, 2019.
- DESIGN ADVISORY PANEL (DAP) IS NOT REQUIRED FOR THIS PROJECT SITE.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP19-040) WAS SUBMITTED ON FEB 5, 2019.
- IN ACCORDANCE WITH SECTION 112.0.G OF THE 10/23/18 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 8 UNITS (10% OF 75 UNITS).
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED 2/17/18.
- ALL TRASH REMOVAL AND RECYCLING COLLECTIONS WILL BE PROVIDED PRIVATELY.
- THERE IS AN HISTORIC SITE NOTED ON PARCEL 428 (HO#1007). THIS WAS A HISTORIC HOUSE THAT WAS DEMOLISHED IN 2010. THERE ARE NO HISTORIC STRUCTURES ON THIS SITE.
- BASED ON THE CURRENT PROPOSED LAYOUT AND DESIGN, THE EXISTING USE IN COMMON EASEMENT (F-08-009) WILL NOT REQUIRE REVISIONS. IT SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). PRIOR TO ORDERING KNOX BOX, OFFICE OF THE FIRE MARSHAL THE QUANTITY AND LOCATIONS).
- WHERE STANDPIPES ARE REQUIRED, CONNECTIONS ARE TO BE PROVIDED ON THE INTERMEDIARY LANDINGS.
- \*THE ZONING OFFICE HAS DETERMINED THAT ELLICOTT GARDENS I AND ELLICOTT GARDENS II WILL BE VIEWED AS A COMPREHENSIVE PROJECT IN TERMS OF MINIMUM DEVELOPMENT SIZE OF 3.00 ACRES, SECTIONS 128.0.J.
- REFERENCE PARKING NEEDS ANALYSIS PERFORMED BY THE TRAFFIC GROUP 6/11/19 AND APPROVED BY THE DPZ DIRECTOR TO REDUCE PARKING TO 1.7 SPACES PER APARTMENT UNIT.
- REF. BA-19-013; FOR A VARIANCE TO REDUCE THE 75' STRUCTURE AND USE SETBACK FOR THE RETAINING WALL AND PARKING LOT TO 8.2'.



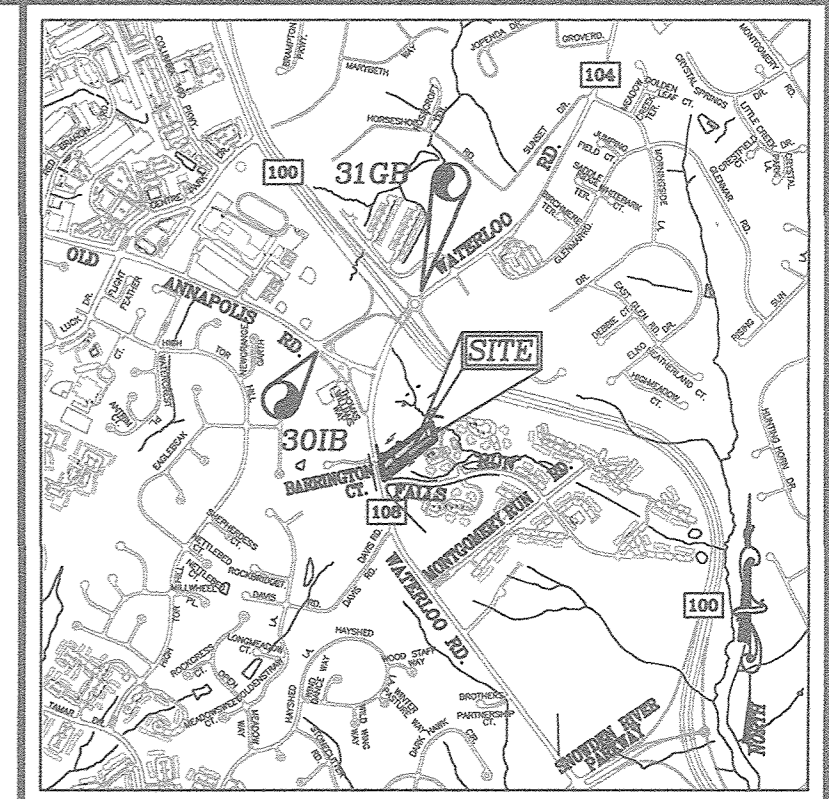
LOCATION MAP  
SCALE: 1"=60'

### BENCHMARKS

HOWARD COUNTY BENCHMARK 301B  
N 566937.926 E 1366270.75 ELEV. 526.868  
HOWARD COUNTY BENCHMARK 310B  
N 567567.473 E 1367353.38 ELEV. 512.080

### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EXISTING STREAM
- STREAM BUFFER
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- CONCRETE SIDEWALK/DRIVEWAYS
- MBR
- MICRO-BIORETENTION AREA (M-B)
- EX FOREST CONSERVATION EASEMENT
- PROP FOREST CONSERVATION EASEMENT
- EX WETLAND
- EX WETLAND BOUNDARY LINE
- SPECIMEN TREE (TO BE REMOVED)
- PASSIVE OPEN SPACE
- AMENITY AREA
- DOG WALK PATH (PAVED)



VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP Coordinates: 4936-A5

SHEET INDEX		
DESCRIPTION	SHEET NO.	
COVER SHEET	1	OF 3
SITE LAYOUT	2	OF 3
GRADING PLAN	3	OF 3

### MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

DESCRIPTION	REQUIRED	PROVIDED
TOTAL NUMBER OF LOTS/UNITS PROPOSED	70 UNITS	
NUMBER OF MIHU REQUIRED	7 UNITS (10% OF 70 UNITS)	
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	7 UNITS	
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	63	
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	N/A	

### ELLICOTT GARDENS SECTION 2 - PARKING TABULATION

PER HOWARD COUNTY HOUSING COMMISSION DEVELOPMENT, APT. BUILDING

DESCRIPTION	REQUIRED	PROVIDED
APARTMENT BUILDING - 1.7 SPACES* 70 UNITS:	119 SPACES	-
ADDITIONAL SPACES FOR ELLICOTT GARDENS SECTION 1 (SDP-10-021)	55 SPACES	-
TOTAL SPACES PROVIDED IN GARAGE:		39 SPACES (INCLUDING 1 HANDICAP)
STANDARD PARKING:		3 SPACES (INCLUDING 1 VAN ACCESSIBLE HANDICAP)
ELECTRIC CHARGING PARKING STATION:		141 SPACES (INCLUDING 5 HANDICAP)
TOTAL SPACES PROVIDED OUTSIDE GARAGE:		
TOTAL SPACES REQUIRED:	174 SPACES	
TOTAL SPACES PROVIDED ON SITE (1.83 SPACES PER UNIT):		(39+3+141=55 FOR SECTION 1) = 128 SPACES (1.83 SPACES PER UNIT ARE PROVIDED)

\* REF GENERAL NOTE 34

### SITE DATA

LOCATION: 5511 & 5513 WATERLOO ROAD, HO. CO., MD.; TAX MAP 31, BLOCK 19, PARCEL 428 & 467  
1ST ELECTION DISTRICT  
PRESENT ZONING: POR  
PARCEL AREA: 3.00 AC.  
\*2.53 AC. (DEVELOPABLE). SEE NOTE # 33 FOR INFORMATION ON MINIMUM ACREAGE REQUIREMENTS.  
TOTAL ELLICOTT GARDENS PHASE II (EXCLUDING RIGHT OF WAY): 2.53 AC.  
DPZ REFERENCES: BA CASE NO. 06-005-V, APPROVED 04/24/06; SDP-07-038; F-08-064  
SDP-07-137; WP-08-111; WP-09-085; S-19-009; BA-08-042V, APPROVED 1/5/09; ECP-19-040

USE OF STRUCTURES: APARTMENTS  
TOTAL PARKING LOT AND BUILDING COVERAGE: 71,525 SF (1.64 AC.)  
AREA OF LANDSCAPE ISLAND: 28,751 SF (0.66 AC. OR 64.82% OF GROSS AREA)  
LIMIT OF DISTURBED AREA: 96,320 SF/2.21 AC.  
WETLANDS ON SITE: 0.00 AC.  
WETLAND BUFFERS ON SITE: 0.007 AC.  
STREAMS AND THEIR BUFFERS ON SITE: 0.02 AC.  
AREA OF ON-SITE 100-YEAR FLOODPLAIN: 0.00 AC.  
AREA OF EXISTING FOREST ON SITE: 2.18 AC.  
AREA OF ON-SITE STEEP SLOPES (25% OR GREATER): 0.21 AC.  
AREA OF ON-SITE STEEP SLOPES (15% OR GREATER): 0.14 AC.  
AREA OF ERODIBLE SOILS: 1.87 AC.  
AREA MANAGED BY ESDV (THIS PLAN): 2.21 AC.  
IMPERVIOUS AREA (MANAGED BY ESDV): 1.64 AC.  
GREEN AREA: 0.89 AC.  
MIHU = 10% OF TOTAL DWELLING UNITS = 7 UNITS (7 PROPOSED)

### RECREATION OPEN SPACE

RECREATION OPEN SPACE REQUIRED: (400 S.F. x # APT. UNITS) = 400 S.F. x 70 UNITS = 28,000 S.F. OR 0.64 AC.  
RECREATION OPEN SPACE PROVIDED:  
- RECREATION AMENITIES (4 BENCHES @200 SF EA. + 1 GAZEBO @2,000 SF) = 2,800 S.F.  
- 4' WIDE DOC WALK PATHWAY 1,640 S.F. (2:1 CREDIT) = 3,280 S.F.  
- DOG WALK AREA (PAVED) = 1,548 S.F.  
- PAVED OPEN SPACE ACCESS PATHWALK 2,278 S.F. (3:1 CREDIT) = 6,834 S.F.  
- COMMUNITY CENTER (CLUB ROOM, FITNESS ROOM, COMPUT. ROOM) = 3,000 S.F./10 S.F. x 70 UNITS = 21,000 S.F.  
TOTAL RECREATION OPEN SPACE PROVIDED: = 35,462 S.F. OR 0.81 AC.

### OPEN SPACE

OPEN SPACE REQUIRED: 25% OF GROSS AREA FOR PASSIVE, REC AND/OR OPEN SPACE IN PROXIMITY TO THE RESIDENTIAL UNITS FOR THE ENTIRE ELLICOTT GARDENS PROJECT (I & II).  
OPEN SPACE REQUIRED: (25% OF GROSS AREA): 149 AC.

### TOTAL OPEN SPACE REQUIRED:

SECTION 1: OPEN SPACE REQUIRED (3.40 AC. X 25%): = 37,026 S.F.  
SECTION 2: OPEN SPACE REQUIRED (2.53 AC. X 25%): = 27,443 S.F.  
TOTAL OPEN SPACE REQUIRED FOR ELLICOTT GARDENS I AND II: = 64,469 S.F. OR 1.48 AC.

### TOTAL OPEN SPACE PROVIDED:

SECTION 1: OPEN SPACE PROVIDED: = 53,579 S.F.  
SECTION 2: OPEN SPACE PROVIDED:  
- PASSIVE (PROTECTION OF THE ENVIRONMENT) = 16,268 S.F.  
- AMENITY RECREATION AREA = 2,648 S.F.  
SECTION 2: TOTAL OPEN SPACE PROVIDED: = 19,916 S.F. OR 0.43 AC.  
TOTAL OPEN SPACE PROVIDED FOR ELLICOTT GARDENS I & II: = 73,495 S.F. OR 1.69 AC.

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
428 AND 467	5511 & 5513 WATERLOO ROAD

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER		
ELLICOTT GARDEN II	N/A	428 AND 467		
LIBER/FOLIO	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.
12015/485	19	POR	31	1ST
			CENSUS TR. #	6011.02
WATER CODE: G07		SEWER CODE: 2780000		

OWNER/DEVELOPER  
HOWARD COUNTY HOUSING COMMISSION  
6751 COLUMBIA GATEWAY DRIVE  
COLUMBIA, MD 21046  
410-730-3725

NO.	REVISION	DATE

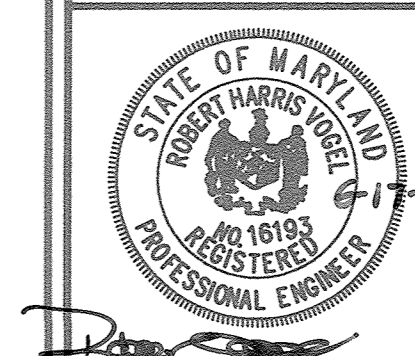
### SKETCH PLAN COVER SHEET ELLICOTT GARDENS II

HOUSING COMMISSION HOUSING DEVELOPMENT: 70 APARTMENTS  
ZONED: POR

5511 & 5513 WATERLOO ROAD

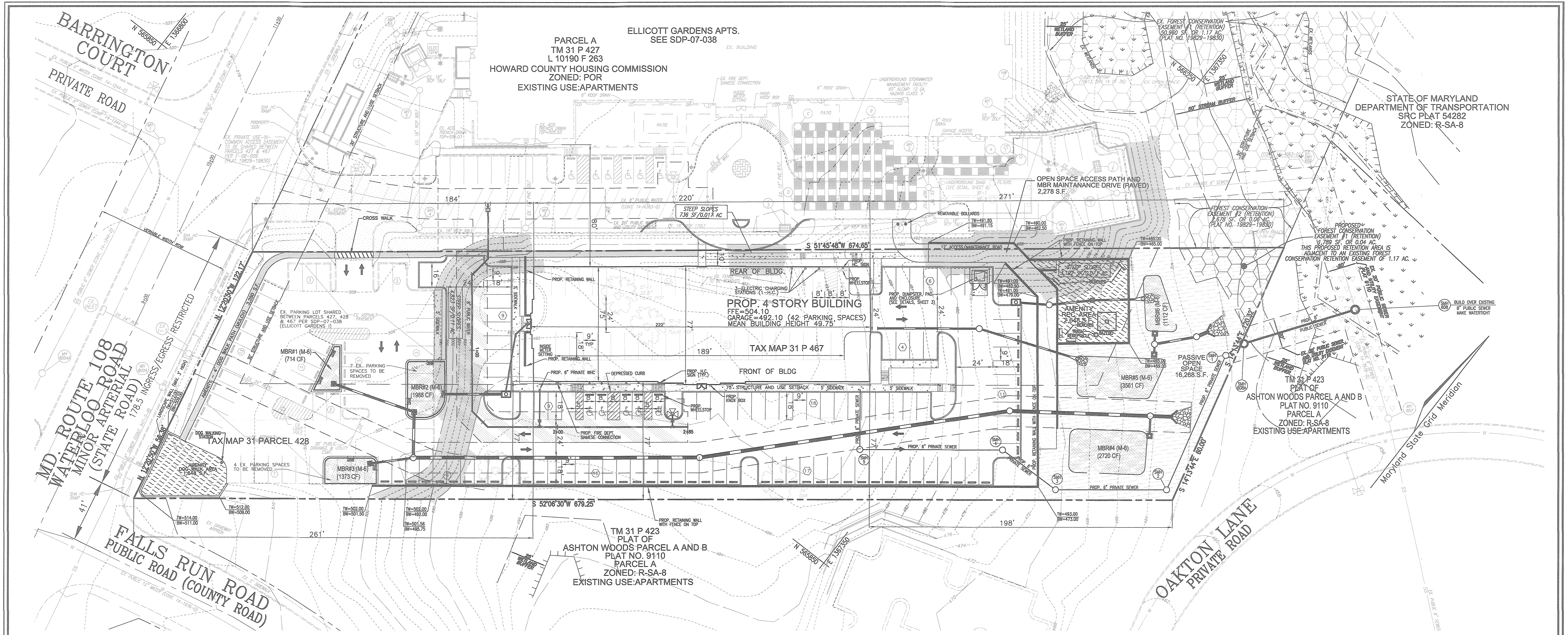
BA-06-005V, SDP-07-038, F-08-064, BA-08-042V  
SDP-07-137, WP-08-111, WP-09-085  
TAX MAP 31 BLOCK 19 PARCEL '428' & '467'  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
3300 N. RIDGE ROAD, SUITE 110 TEL: 410.461.7666  
ELLICOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE  
DESIGN BY: LRC  
DRAWN BY: LRC  
CHECKED BY: LRC  
DATE: JUNE, 2019  
SCALE: AS SHOWN  
W.O. NO.: 05-01  
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: 06-27-2020.  
1 SHEET OF 3

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR  
6-25-19  
DATE



**PLAN VIEW**  
 SCALE: 1"=30'

**LEGEND:**

	EXISTING CONTOUR		EXISTING TREELINE (FIELD LOCATED)
	PROPOSED CONTOUR		EXISTING FENCE
	PROPOSED SPOT ELEVATION		PROPERTY LINE
	EXISTING SPOT ELEVATION		RIGHT-OF-WAY LINE
	EXISTING CURB AND GUTTER		SOILS BOUNDARY
	PROPOSED CURB AND GUTTER		PROPOSED SIDEWALK
	EXISTING UTILITY POLE		EX. PUBLIC FOREST CONSERVATION 'RETENTION' EASEMENT
	EXISTING LIGHT POLE		EXISTING WETLANDS
	EXISTING MAILBOX		EXISTING STREAM
	EXISTING SIGN		EXISTING STREAM BUFFER
	EXISTING SANITARY MANHOLE		PROPOSED TREELINE
	EXISTING SANITARY LINE		EX. 20' PUBLIC SEWER AND UTILITY EASEMENT
	EXISTING CLEANOUT		PASSIVE OPEN SPACE
	EXISTING FIRE HYDRANT		AMENITY AREA
	EXISTING WATER LINE		STEEP SLOPE (2-25%)
	PROPOSED STORM DRAIN		STEEP SLOPE (15%-24.9%)
	PROPOSED STORM DRAIN INLET		
	PROPOSED RETAINING WALL		
	DOG WALK PATH (PAVED)		

**OWNER/DEVELOPER**  
 HOWARD COUNTY HOUSING COMMISSION  
 6751 COLUMBIA GATEWAY DRIVE  
 COLUMBIA, MD 21046  
 410-730-3725

NO.	REVISION	DATE

**SKETCH PLAN**  
**SITE LAYOUT PLAN**  
**ELLICOTT GARDENS II**  
 HOUSING COMMISSION HOUSING DEVELOPMENT: 70 APARTMENTS  
 ZONED: POR  
 5511 & 5513 WATERLOO ROAD  
 SDP-07-137, WP-08-111, F-08-064, BA-08-042V  
 TAX MAP 31 BLOCK 19  
 1ST ELECTION DISTRICT  
 PARCEL '428' & '467'  
 HOWARD COUNTY, MARYLAND

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**PROFESSIONAL CERTIFICATE**

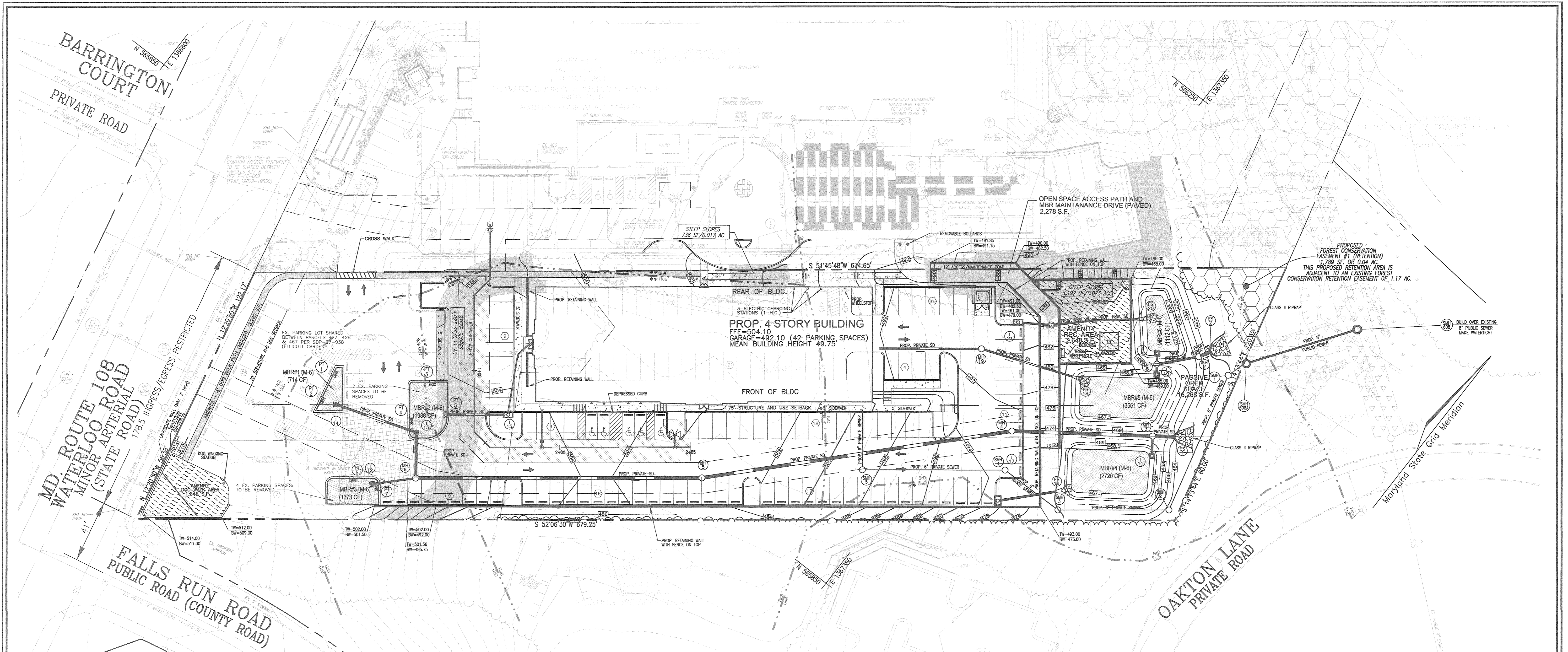
DESIGN BY: LRC  
 DRAWN BY: LRC  
 CHECKED BY: RY  
 DATE: JUNE, 2019  
 SCALE: AS SHOWN  
 W.O. NO.: 06-01

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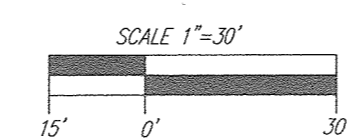
2 SHEET OF 3

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Valerie Zeman*  
 PLANNING DIRECTOR  
 6-25-19  
 DATE



PLAN  
SCALE: 1"=30'



OWNER/DEVELOPER  
HOWARD COUNTY HOUSING COMMISSION  
6751 COLUMBIA GATEWAY DRIVE  
COLUMBIA, MD 21046  
410-730-3725

NO.	REVISION	DATE

SKETCH PLAN  
SITE GRADING PLAN  
**ELLICOTT GARDENS II**  
HOUSING COMMISSION HOUSING DEVELOPMENT: 70 APARTMENTS  
ZONED: POR  
5511 & 5513 WATERLOO ROAD  
SDP-07-137, WP-08-111, WP-08-064, BA-08-042V  
TAX MAP 31 BLOCK 19 PARCEL '428' & '467'  
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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. 16163 EXPIRATION DATE 08-27-2020

DESIGN BY: LRC  
DRAWN BY: LRC  
CHECKED BY: RV  
DATE: JUNE, 2019  
SCALE: AS SHOWN  
W.O. NO.: 06-01

3 SHEET OF 3

SOILS LEGEND						
SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR	ERODIBLE	HYDRIC	
**UcB	URBAN LAND CHILLUM-BELTSVILLE COMPLEX, 0 TO 5% SLOPES, WELL DRAINED	D	0.37	YES	NO	
**UcD	URBAN LAND CHILLUM-BELTSVILLE COMPLEX, 5 TO 15% SLOPES, WELL DRAINED	D	0.37	YES	NO	
**RuB	RUSSETT AND BELTSVILLE 2 TO 5% SLOPES, MODERATELY WELL DRAINED	C	0.40	YES	NO	
SrD	SASSAFRAS AND CROOM, 10 TO 15 % SLOPES, WELL DRAINED	B	0.32	NO	NO	
**UsB	URBAN LAND SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5% SLOPES, WELL DRAINED	D	0.37	YES	NO	

- TAKEN FROM: SCS-WEB SOIL SURVEY, HOWARD COUNTY.  
- K VALUES PER <http://www.howardscd.org/documents> - "K FACTORS (USE KW)".  
- 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.

LEGEND:	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FENCE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	CENTERLINE OF EXISTING STREAM
	PROPOSED DRAINAGE AREA DIVIDE
	SOILS
	PROPOSED STORMDRAIN
	PROPOSED TREELINE
	PROPOSED CURB
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	5' CONCRETE SIDEWALK
	PROPOSED CURB
	PROPOSED RETAINING WALL
	MICRO-BIORETENTION (M-6)
	OPEN SPACE
	AMENITY AREA
	MILL AND OVERLAY
	STEEP SLOPES
	MODERATE SLOPES
	DOG WALK PATH (PAVED)

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Walter J. Kelly*  
PLANNING DIRECTOR

6-25-19  
DATE