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1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
4	NOTES AND DETAILS

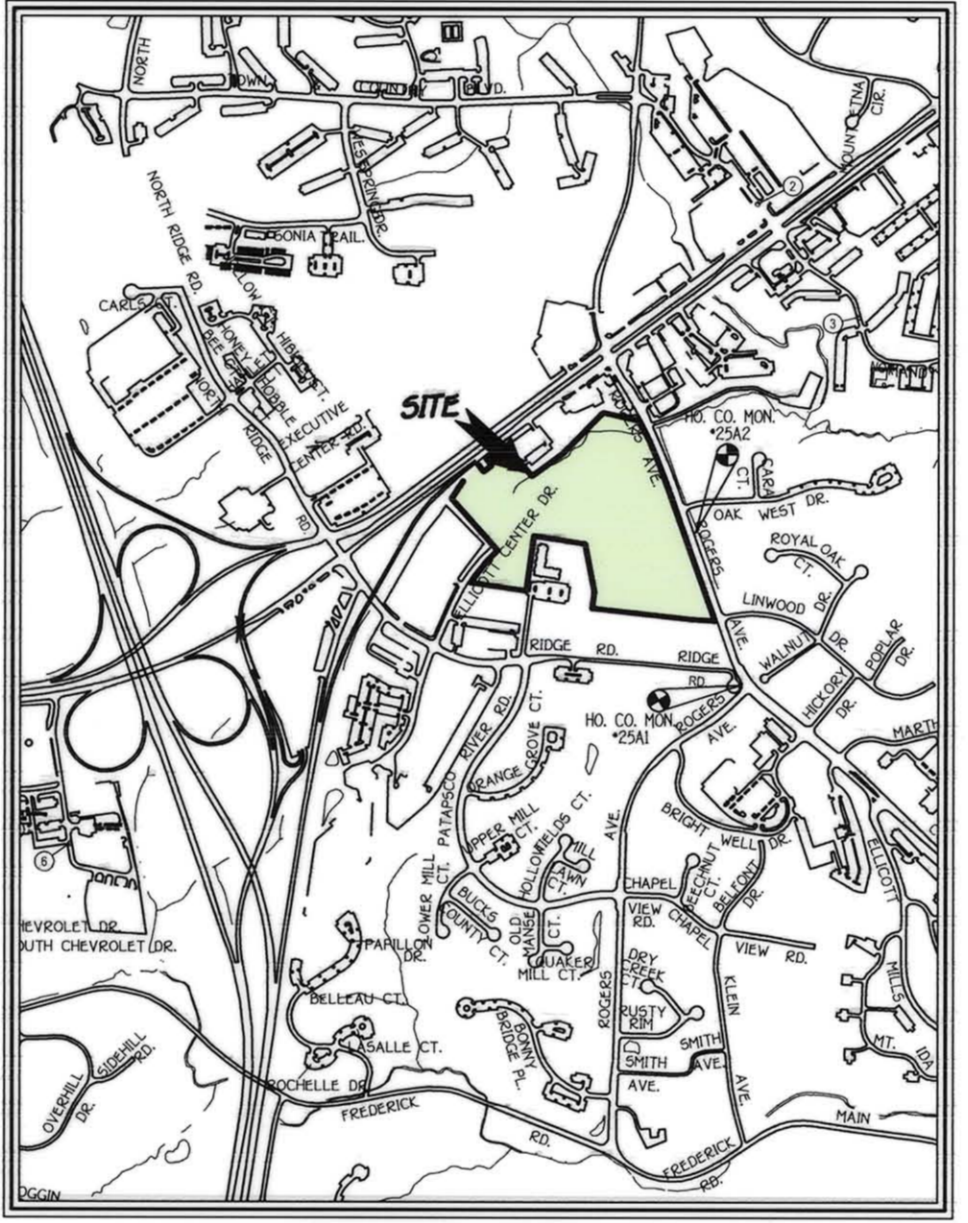
ENVIRONMENTAL CONCEPT PLAN

ELLICOTT MILLS OVERLOOK

LEGEND

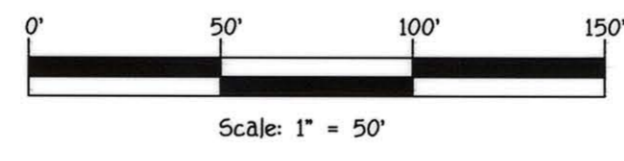
- PAVING BASED ON SDP-03-026
- PROPOSED PAVING
- 16'x32' SINGLE FAMILY ATTACHED WITHOUT GARAGE
- 20'x32' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
- 20'x36' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
- 20'x42' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
- 16 UNIT BUILDING
- COMMERCIAL AREA
- EXISTING DRAINAGE, SEWER, AT&T EASEMENTS PLAT NOS. 15067 THRU 15070
- EXISTING WETLANDS PLAT NOS. 15067 THRU 15070
- EXISTING FLOODPLAIN PLAT NOS. 15067 THRU 15070
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING STREAM
- 5' WIDE MULCH PATH
- RECREATION OPEN SPACE AREAS
- LIMIT OF DISTURBANCE
- DRAINAGE AREA
- DRAINAGE AREA PREVIOUSLY TREATED BY DEVICES PROPOSED UNDER APPROVED SDP-03-026

ZONED: POR-MXD-6
 TAX MAP No. 24 GRIDS No. 6 PARCEL Nos. 852, 847
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1" = 120'
 ADC MAP
 PAGE 4815 GRID K6
 PAGE 4816 GRID A6



SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 26.41 AC.*
- B. LIMIT OF DISTURBED AREA = 12.72 AC.*
- C. PRESENT ZONING DESIGNATION = POR-MXD-6
 (PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/05)
- D. PROPOSED USE: COMMERCIAL RETAIL, SINGLE FAMILY ATTACHED, MULTI-FAMILY AGE RESTRICTED
- E. FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- F. TOTAL NUMBER OF UNITS ALLOCATED: XXX UNITS
- G. TOTAL NUMBER OF UNITS PROPOSED: 168 UNITS
- H. TOTAL NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE: XXX
- I. OPEN SPACE ON SITE: 9,418 AC*
- J. RECREATIONAL AREA PROVIDED: 6,72 AC*
- K. BUILDING COVERAGE OF SITE: 10%
- L. PREVIOUS HOWARD COUNTY FILES: F-03-21, SDP-03-026
- M. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 1.3* AC.
- N. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 7.65* AC*
- O. NET TRACT AREA = 5.05 AC.
 (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
 (24,553 AC. - 6.3 AC. + 9,095 AC.) = 17.4 AC*
- P. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 1.7 AC*
- Q. TOTAL AREA OF FOREST = 6.18 AC*
- R. TOTAL GREEN OPEN AREA = 12.12 AC*
- S. TOTAL IMPERVIOUS AREA = 6.25 AC*

GENERAL NOTES

1. Subject Property Zoned POR-MXD-6 Per 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 07-28-05.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2941 And 2942.
 Station No. 2941 North 506,557,503 East 1,366,847,149
 Station No. 2942 North 507,502,680 East 1,366,556,401
3. Topography shown herein is from Howard County GIS.
4. Existing User Undeveloped
5. Proposed Use: Commercial, Residential
6. Property Location
 a) Tax Map No. 24
 b) Tax Parcel No. 852 & 847
 c) Tax Grid No. 6
7. Property Address
 Parcel 852
 3200 Rodgers Avenue
 Ellicott City, Md 21042
 Parcel 847
 3355 Ellicott Center Drive
 Ellicott City, Md 21043
8. Minimum Lot Size
 Required: 25 Acres
 Provided: 26.41 Acres
9. Lot Coverage: 10%
 (Total Area covered by structures 2.76 / Lot Area 26.41 Ac.) = 10.4%
10. Heights
 Office Building: 40'
 Multi-Family Unit: 50'
 Townhouses: 34'
11. Election District: Second
12. Local Community: Ellicott City
13. Parking Tabulation
REQUIRED RESIDENTIAL PARKING TABULATION
 Townhouse Parking Required = 272 Spaces
 136 Units x 2 Spaces/Unit
 Age Restricted Units - Multilevel Building = 32 Spaces
 32 Units x 1 Space/Unit
 Residential Overflow Parking = 0.3 Spaces/Unit = 51 Spaces
 168 Units x 0.3 Spaces/Unit
 Community Center = 3 Spaces
 (840 Sq. Ft. x 3.3 Spaces / 1000 Sq. Ft.)
 Total Residential Parking Spaces Required = 358 Spaces
 (272 Spaces + 32 Spaces + 51 Spaces + 3 Spaces)
- PROVIDED RESIDENTIAL PARKING TABULATION**
 Townhouse with 1 car garage (94 Units) = 188 Spaces
 (1 garage x 1 parking pad x 94 Units)
 Standard Street Parking Spaces = 125 Spaces
 Age Restricted - Multilevel Building = 47 Spaces
 (Including 4 Handicap Spaces)
 Community Center = 3 Spaces
 Total Residential Parking Spaces Provided = 363 Spaces
 (188 Spaces + 125 Spaces + 47 Spaces + 3 Spaces)
- REQUIRED COMMERCIAL/RETAIL PARKING TABULATION**
 Retail Parking Required = 33 Spaces
 (6,600 Sq. Ft. x 5 Spaces/1000 Sq. Ft.)
 Commercial (Office) Parking Required = 35 Spaces
 (10,400 Sq. Ft. x 3.3 Spaces/1000 Sq. Ft.)
 Total Commercial/Retail Parking Required = 68 Spaces
- PROVIDED COMMERCIAL/RETAIL PARKING TABULATION**
 Total Commercial/Retail Parking Provided = 85 Spaces
 (Includes 4 Handicap Spaces)
13. This site utilizes public water and sewer.
14. The Forest Conservation obligations will be provided at the SDP stage of this project.
15. The approval of this environmental concept plan (ECP) does not constitute any approval of any subsequent and associated subdivision plat/plan 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 plat/plan and/or site development plan stages and/or red-line revision plan process. Therefore, 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.

NARRATIVE

Introduction
 This report analyzes and attempts to demonstrate how storm water on this site can be managed to mimic the drainage characteristics of "woods in good condition". Techniques used to create this effect have been taken from Chapter 5 of the Maryland Department of the Environment SWM regulations. In achieving these results it becomes unnecessary to provide Channel Protection Volume.

General Site Conditions:
 This property is located on Tax Map 24, Parcels No. 852 and 847 on the Howard County, Maryland Tax Map Database System. The property consists of 26.41 acres of land and an existing stream running through the near middle of the project to the northeast corner. The proposed improvements are located on both sides of this stream. There are also some small pockets of wetlands located along the stream. Another stream and wetlands along the northern portion of this project, where little or no development is proposed.

I. Natural Resource Protection
 To ensure the protection of natural resources located on this project, the improvements have been located close to the existing structure and parking, leaving the wetlands undisturbed and only requiring necessary disturbance to the wetland buffer.

II. Maintenance of Natural Flow Patterns
 It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements. The receiving area will continue to be the existing wetlands located at the northern portion of this project.

III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices
 A portion of the paving will be taking advantage of an alternative surface, porous concrete or pavers.

IV. Integration of Erosion and Sediment Controls into Stormwater Strategy
 Sediment and Erosion Control will be provided by the use of Super Silt Fence and a Stone Construction Entrance.

V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP)
 A portion of this project's Stormwater Management requirements have been provided by utilizing previously approved road alignment and sand filters. These items were proposed under SDP-03-026, which received approval prior to May 4, 2010. This design attempts to maintain the same drainage areas to the sand filters that they were designed to accommodate. The remaining ESD volume required will be provided for the rest site by use of more recent ESD practices.

TITLE SHEET

ELLICOTT MILLS OVERLOOK

TAX MAP No. 24 GRIDS No. 6 PARCELS No. 852, 847
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2011
 SHEET 1 OF 4



DATE	DESCRIPTION	REVISION BLOCK

ATTORNEY
 SANG OH, ESQUIRE
 TALKIN & OH LLP
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 410-964-0300

OWNER
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 410-313-4400

DEVELOPER
 3330 ROGERS AVENUE LLC
 SUITE 102
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 443-367-0422

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20784, EXPIRATION DATE: 2/22/13.

 9/6/11
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 Chief, Division of Land Development 9/09/11
 Date

Chief, Development Engineering Division 9/14/11
 Date

SUBDIVISION	HOWARD COUNTY OFFICE	SECTION/AREA	LOT NO.		
CAMPUS, PARCEL A AND FORTY-TWENTY-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B	N/A	N/A	N/A		
PLAT NOS.	PARCEL NOS.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
15067-15070	852, 847	POR-MXD-6	24	2nd	6029

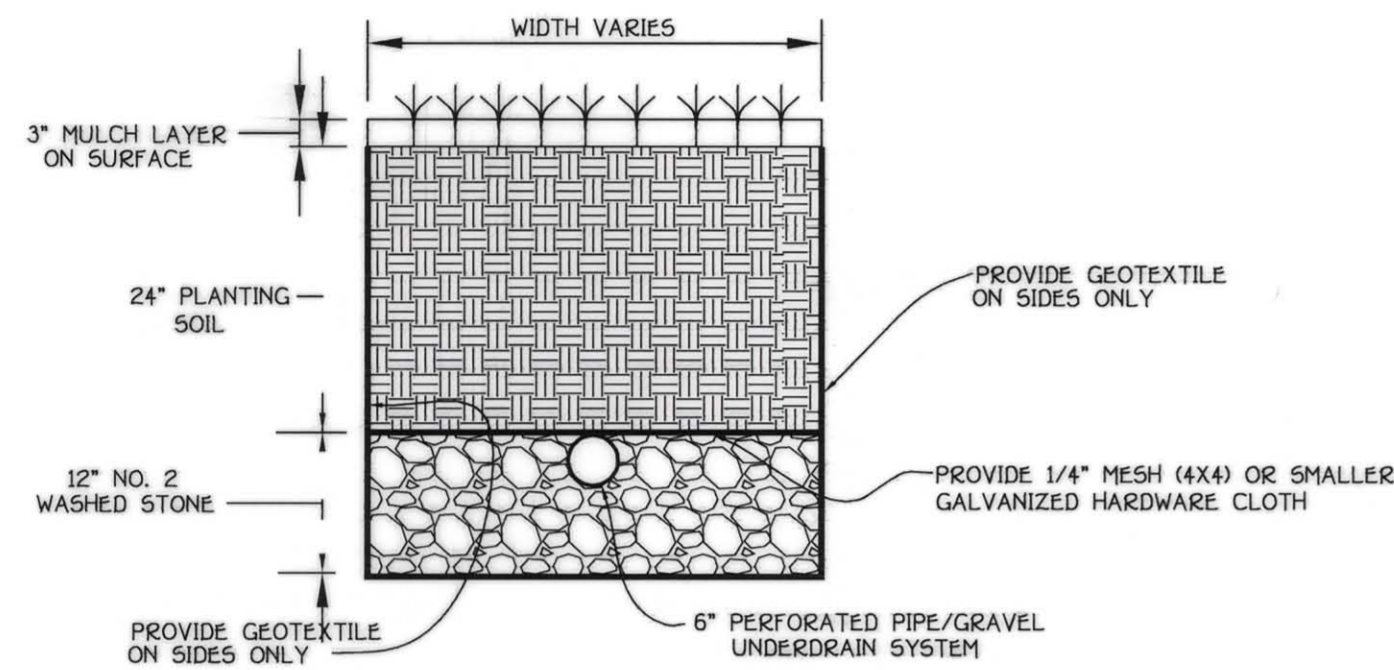
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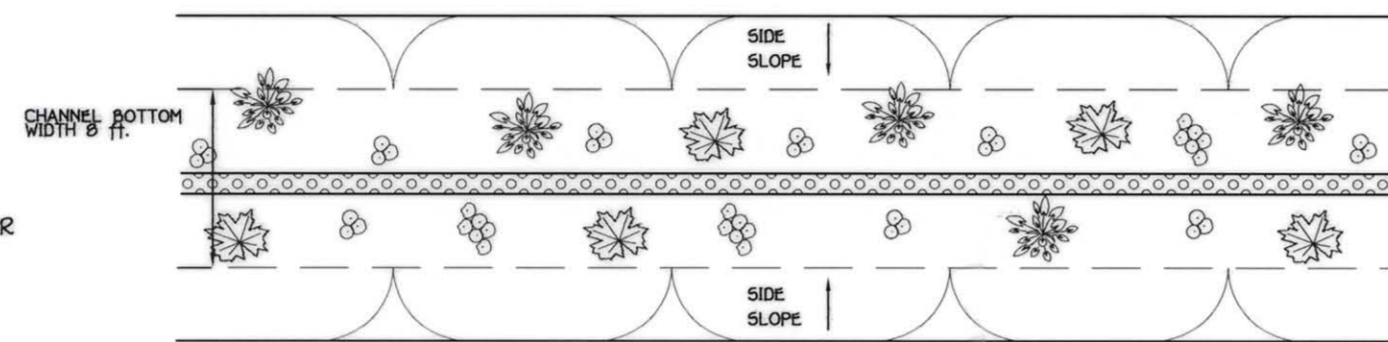
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 SCALE: AS SHOWN DATE: SEPTEMBER, 2011
 SHEET 1 OF 4
 ECP-11-052



TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)
NO SCALE

**MICRO-BIORETENTION (M-6)
OPERATION & MAINTENANCE SCHEDULE**

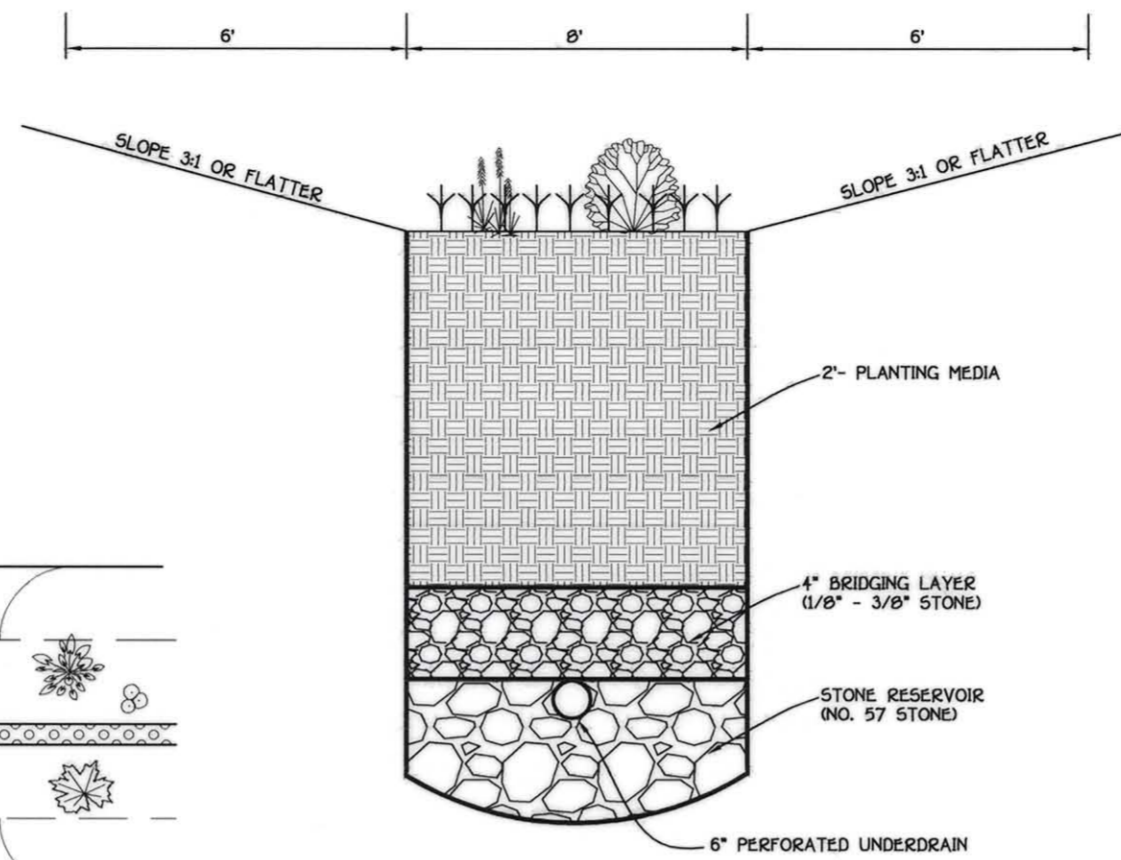
1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER. REPLACE MULCH LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



BIO-SWALE
NO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION SWALES (M-6)

- a. 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 II, Table A-1 and 2.
- b. The Owner shall perform a plant in the spring and in the fall of 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.
- c. 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.
- d. The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

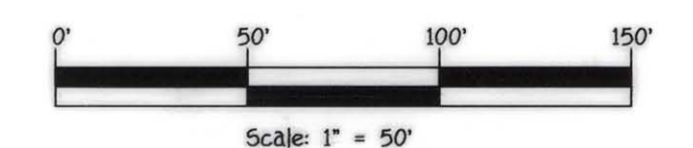


TYPICAL SECTION - PERMEABLE PAVEMENT
NO SCALE

TYPICAL SECTION - PERMEABLE PAVEMENT
w/ OVERDRAIN & UNDERDRAIN
NO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- a. The Owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Vacuuming or compressed air units should not be used to perform surface cleaning.
- b. The Owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.
- c. The Owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.
- d. The Owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.



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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-461-2099

DATE	DESCRIPTION REVISION BLOCK

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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. 20794, EXPIRATION DATE: 2/22/13.
Alfred M. Vitucci 9/6/11
ALFRED M. VITUCCI
PROFESSIONAL ENGINEER

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Keith S. ... 9/09/11
Chief, Division of Land Development Date

... 9/14/11
Chief, Development Engineering Division Date

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			CENSUS TR.
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