

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3-4	DEMOLITION AND SEDIMENT & EROSION CONTROL PLAN
5-6	SEDIMENT & EROSION CONTROL PLAN

ENVIRONMENTAL CONCEPT PLAN

MORRIS PLACE

**LOTS 1 - 19, OPEN SPACE LOTS 167, PARCEL 'A'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3**

ZONING: CAC-CLI (CORRIDOR ACTIVITY CENTER) DISTRICT

ZONING: CE-CLI (CORRIDOR EMPLOYMENT) DISTRICT

TAX MAP No. 43 GRID No. 4 PARCEL Nos. 599

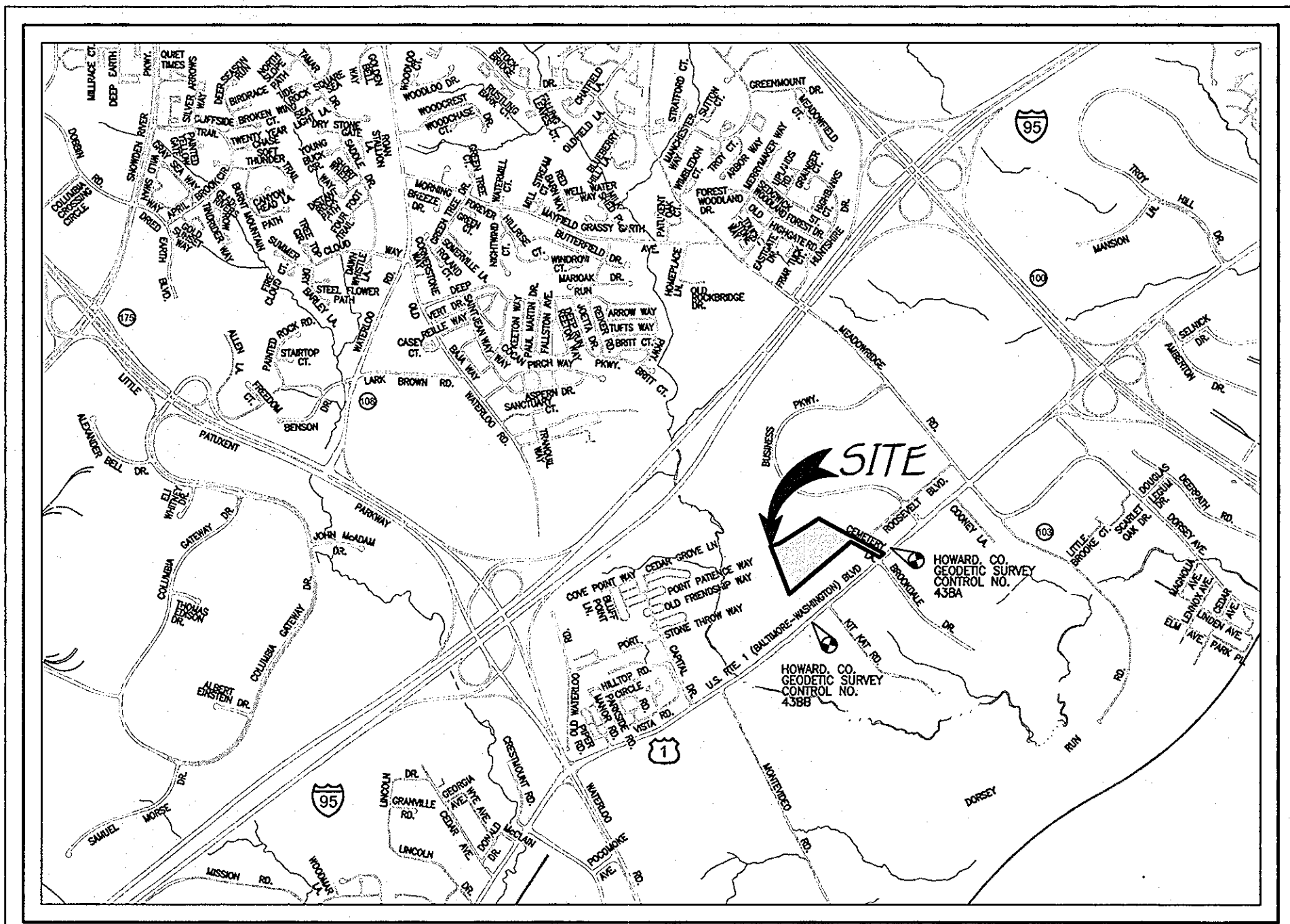
COORDINATE TABLE		
Number	Northing	Easting
1	551287.3847	1378025.0047
2	551331.2988	1377940.1603
3	551769.7293	1377503.9035
4	551698.4243	1376270.9016
5	551748.6141	1376410.0906
6	550965.0138	1376558.3420
7	551099.1177	1377442.9277
8	551452.3200	1377147.8619
9	552124.4807	1377005.7398
10	551825.5721	1377568.6960
11	551883.2307	1377460.1034
12	550496.3180	1376742.5487
13	550998.9133	1377326.5024
14	550728.1698	1377041.6560
15	550725.8912	1377003.4979

SWM NARRATIVE

Introduction:
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The site has been analyzed and meets the criteria for redevelopment. There is 485,948 square feet of existing impervious that is all to be removed and 303,351 square feet of new impervious surface to be added. This is a 15% reduction in impervious surface. Water quality is being provided for the remaining 35% by bioretention and pervious pavement.

General Site Conditions:
The property is zoned CAC-CLI & CE-CLI and is located on Tax Map 43, Parcel No. 599 of the Howard County, Maryland Tax Map Database System. The property consists of 17.25 acres of land. The property exists today as Browning Ferris Industries (BFI) site. The majority of the property currently drains to the middle of the site via storm drains to an existing pond that that will be utilizing for the purposes of temporary sediment basin during Phase 1 of construction and will ultimately be removed. Extensive demolition will take place to remove all existing structures and paved areas. The property does not contain any wetlands or streams on-site. The existing SWM Pond is classified as Waters of the US and as stated is to ultimately be removed. There are no slopes that are 25% or greater located on-site. The proposed development consists of 166 townhouse units and 33,200 square feet of Commercial space (8,300 square foot footprint), along with associated public and private roads, parking, and amenity areas. In the proposed condition, the site will drain in five (5) different directions: (1) a storm drain system is proposed along Quidditch to outfall to a level spreading area that will spill over into the existing channel through Trinity Church's property. (2) in the middle of the property, an area of pervious pavement to treat a portion of rooftops, driveways, and a private road and a storm drain system picking up runoff and conveying it to a bioretention facility, which will both outfall to an existing storm drain system along the north side of the existing building owned by Essex, LLC. (3) a storm drain system along the south side of the property crossing along the southern property line of Essex, LLC property and connecting into an existing storm drain system along Washington Boulevard (US Route 1). (4) a storm drain system proposed along the to be improved Cemetery Lane that will connect into another existing storm drain system along Washington Boulevard (US Route 1), and (5) a small portion of the runoff from the proposed Quidditch Lane, upon connection to the existing roadway, will flow into the existing storm drain system.

- I. Natural Resource Protection:**
No environmentally sensitive features such as existing forest or wetlands exist on-site. No special environmental considerations are required.
- II. Maintenance of Natural Flow Patterns:**
No environmentally sensitive features such as the existing forest or wetlands exist on-site. No special environmental considerations are required.
- III. Reduction of impervious areas through better site design, alternative surfaces and Nonstructural Practices**
Site is classified as redevelopment since the site is 62% impervious. A 15% reduction in impervious surface is proposed along with a bioretention facility and pervious pavement that will be utilized to treat the remaining 35% for water quality non-structurally.
- IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:**
If appropriate Micro-Bio Retention facilities proposed under this plan will be used as sediment traps.
- V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP)**
At least the minimum required WQV is being provided as required.
- VI. Request for Design Manual Waiver:**
No design manual waivers are anticipated at this time.



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 438A
N 551676.4075
E 1378108.3982
ELEVATION: 209.431'

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 438B
N 550534.2018
E 1376905.2050
ELEVATION: 209.296'

REFER TO HOWARD CO. ADC MAP 5054-G2

VICINITY MAP
SCALE: 1" = 2000'

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE OF ITS SUBMISSION AFTER MAY 22, 2003.
- SUBJECT PROPERTY ZONED CAC & CE PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07-28-06.
- SITE ANALYSIS
 - ZONING = CAC-CLI & CE-CLI
CAC-CLI = 16.34 AC*
CE-CLI = 0.91 AC*
 - GROSS AREA OF TRACT = 17.25 AC.*
AREA OF FLOODPLAIN = 0.00 AC.*
AREA OF STEEP SLOPES (GREATER THAN 25%) = 0.00 AC.*
 - NET AREA OF TRACT = 17.25 AC.*
 - AREA OF PROPOSED BUILDING LOTS AND OPEN SPACE LOTS THIS SUBMITTAL (APPO PHASE I THRU III) = 2.05 AC.
FEE SIMPLE LOTS 1-19 = 0.78 AC.* (PHASES 1-3)
OPEN SPACE LOT 167 = 1.27 AC.*
 - AREA OF BULK PARCELS TO BE SUBDIVIDED AT LATER STAGE = 10.85 AC* (PHASES 4-6)
 - AREA OF COMMERCIAL PARCEL 'A' = 1.39 AC.*
 - AREA OF PROPOSED PUBLIC ROAD = 2.96 AC (THIS SUBMISSION)
 - TOTAL NUMBER OF LOTS PROPOSED = 19 (PHASES 1-3)
 - TOTAL NUMBER OF COMMERCIAL REQUIRED = (166 UNITS X 200 SqFT PER UNIT = 33,200 SqFT)
TOTAL NUMBER OF BUILDABLE LOTS = 167 (166 RESIDENTIAL UNITS AND 1 COMMERCIAL PARCEL)
TOTAL NUMBER OF UNITS ALLOWED: (17.25 AC. X 25 UNITS/AC) = 431 UNITS
TOTAL NUMBER OF UNITS PROVIDED: TOWNHOUSES = 166 UNITS
TOTAL NUMBER OF COMMERCIAL PROVIDED = 33,200 SqFT PER UNIT = 33,200 SqFT
TOTAL NUMBER OF MIHU REQUIRED: (166 X .15) = 25 UNITS
TOTAL NUMBER OF MIHU PROVIDED: 25 UNITS
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS = SDP-91-50, 5-10-02, WP-12-173
 - PUBLIC WATER AND SEWER WILL BE USED FOR THIS PROJECT AND WILL BE EXTENDED FROM THE LIMITS OF CONTRACTS OF 14-4083-D AND 14-1074-D RESPECTIVELY.
 - PEDESTRIAN AMENITY AREA TABULATION (PHASES 1-3)
 - AMENITY AREA REQUIRED: 0.50 AC. (PUBLIC ROAD AND PROPOSED LOTS 5.01 AC. X 10%)
 - AMENITY AREA PROVIDED: 0.50 AC. (AMENITY AREAS 1-3)
 - TOTAL AMENITY AREA REQUIRED: 17.25 AC. X 10% 1.72 AC.
 - TOTAL AMENITY AREA PROVIDED: 1.39 AC.
 - TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL CONTOUR MAPPING BY HARFORD AERIAL PHOTOGRAPHED ON SEPTEMBER 18, 2007 AND SUPPLEMENTED WITH A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED OCTOBER 24, 2007.
 - PROPERTY DEED REFERENCE: LIBER 13599 AT FOLIO 277
 - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
 - PUBLIC SEWER FRONTAGE PROVIDED BY CONTRACT NO. 14-1074-D.
 - PUBLIC WATER SERVICE PROVIDED BY CONTRACT NOS. 14-1074-D AND 14-4083-D.
 - SOILS BOUNDARIES ARE BASED ON NRCS WEBSOIL SURVEY.
 - THE EXISTING INDUSTRIAL, BUILDINGS AND ACCESSORY STRUCTURES LOCATED ON SITE ARE TO BE RAZED.
 - BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER, 2007.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009, PERMEABLE PAVING AND MICRO-BIORETENTION WILL BE USED TO TREAT PROPOSED IMPERVIOUS TO MEET THE RE-DEVELOPMENT COEFFICIENT.
 - THE TRAFFIC STUDY AND THE APPO (ADEQUATE PUBLIC FACILITIES ORDINANCE) ROAD FACILITIES TEST FOR THIS PROJECT WAS PROVIDED WITH THE PREVIOUSLY APPROVED COMPREHENSIVE SKETCH PLAN 5-10-02.
 - THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN WAS TAKEN FROM A NOISE STUDY PREPARED BY MARS GROUP DATED JUNE, 2009 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE.
 - THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - THERE IS NO FLOOD PLAIN LOCATED ON THIS PROPERTY.
 - THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PROVIDED WITH THE PREVIOUSLY APPROVED COMPREHENSIVE SKETCH PLAN 5-10-02.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE HOMEOWNERS CONDOMINIUM ASSOCIATION.
 - NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
 - B.S.L. DENOTES BUILDING RESTRICTION LINE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 438A AND NO. 438B.
HOWARD COUNTY MONUMENT NO. 438A N 551,676.4075 FT
E 1,378,108.3982 FT ELEV. 209.431'
HOWARD COUNTY MONUMENT NO. 438B N 550,534.2018 FT
E 1,376,905.2050 FT ELEV. 209.296'
 - PARKING FOR BUSINESS VEHICLES WILL BE RESTRICTED TO COMMERCIAL PARKING AREA.
 - CEMETERY LANE AND QUIDDITCH LANE WILL BE A PUBLIC ROADWAY MAINTAINED BY HOWARD COUNTY, MARYLAND. ALL OTHER ROADS ARE PRIVATE AND MAINTAINED BY HOMEOWNERS ASSOCIATION, INC.
 - THIS PLAN IS SUBJECT TO A LETTER DATED MARCH 16, 2010 WHICH GIVES THE PLANNING DIRECTOR'S APPROVAL OF ALLOWING A REDUCTION IN THE REQUIRED COMMERCIAL SPACE TO 200 SQUARE FEET PER RESIDENTIAL UNIT. HOWEVER, IF THE ADJOINING LUSKINS PROPERTY (PARCEL 569), WHICH HAS FRONTAGE ON ROUTE 1, IS LATER INTEGRATED WITH THIS PROJECT, 300 SQUARE FEET OF COMMERCIAL SPACE FOR EACH RESIDENTIAL UNIT MAY BE REQUIRED, OR WHAT REGULATIONS DICTATE AT THAT TIME.
 - THIS PLAN IS SUBJECT TO WP-12-173 APPROVED ON JUNE 25, 2012 ALLOWING AN EXTENSION OF TIME TO SUBMIT THE PRELIMINARY PLAN. THIS APPROVAL IS SUBJECT TO THE PRELIMINARY PLAN FOR PHASES 1 THROUGH 3 FOR 19 UNITS BEING SUBMITTED TO DPZ ON OR BEFORE NOVEMBER 1, 2012.
 - NO FOREST EXIST ON THIS PROJECT PER THE FOREST STAND DELINEATION REPORT, PREPARED BY MCCARTHY AND ASSOCIATES ON JUNE 2009 AND PROVIDED WITH 5-10-02 APPROVED ON JUNE 6, 2010.
 - FOREST CONSERVATION WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. A OBLIGATION OF 2.59 AC. OF FOREST WILL BE PROVIDED BY OFF-SITE PLANTING.
 - SOIL BORINGS WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
 - THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY CONTROL) ARE REQUIRED FOR THIS PROJECT:
 - MD-104.03-05 RIGHT LANE CLOSURE/MULTILANE DIV. GREATER THAN 40 MPH
 - MD-620.02 STANDARD TYPES A & B CONCRETE CURB AND GUTTER AND COMBINATION CURB AND GUTTER
 - APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/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 PLAN/PLAN AND/OR SITE DEVELOPMENT PLAN STAGES 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Veronica... 3/28/13
Chief, Division of Land Development

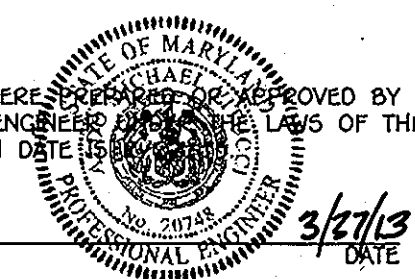
... 4/1/13
Chief, Development Engineering Division

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7521 CEMETERY LANE
ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

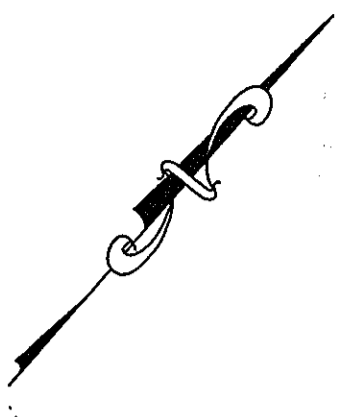
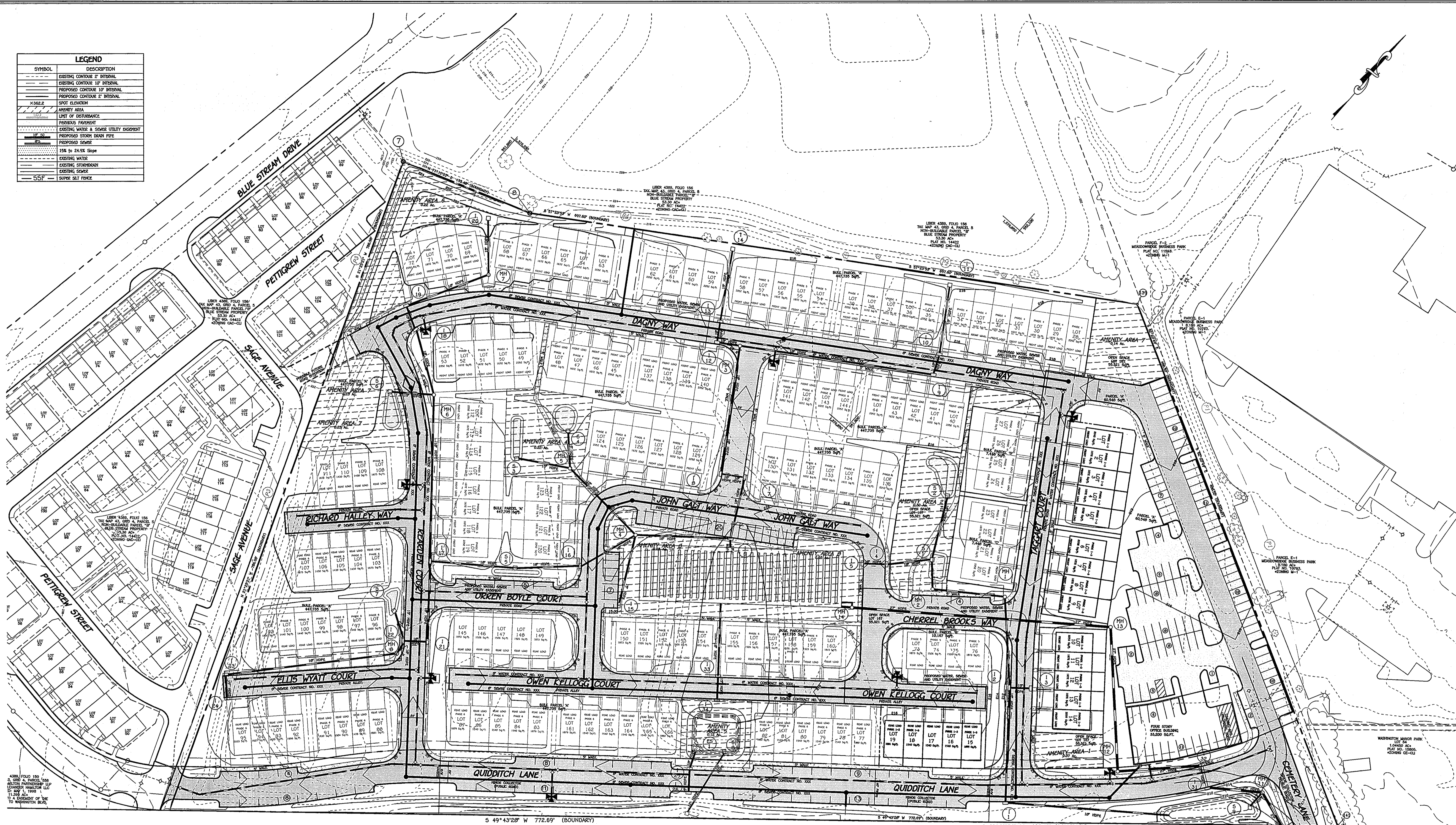
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND LICENSE NO. 27778 EXPIRATION DATE 12/31/13

Aldo H. Vitucci 3/27/13
ALDO H. VITUCCI, PROFESSIONAL ENGINEER



TITLE SHEET
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'A'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3
ZONING: CAC-CLI & CE-CLI
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2013
SHEET 1 OF 6

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	AMENITY AREA
	LIMIT OF DISTURBANCE
	PERVIOUS PAVEMENT
	EXISTING WATER & SEWER UTILITY EASEMENT
	PROPOSED STORM DRAIN PIPE
	PROPOSED SEWER
	15% to 24.0% Slope
	EXISTING WATER
	EXISTING STORMDRAIN
	EXISTING SEWER
	SUPPLY S&T FORCE



PLAN
SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith... 3/28/13
Chief, Division of Land Development

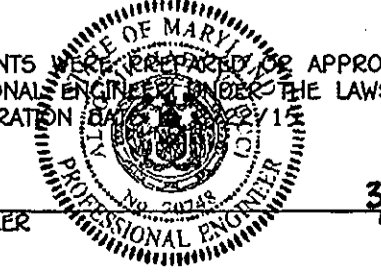
... 4/1/13
Chief, Development Engineering Division

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7521 CEMETERY LANE
ELK RIDGE, MARYLAND 21075-6336

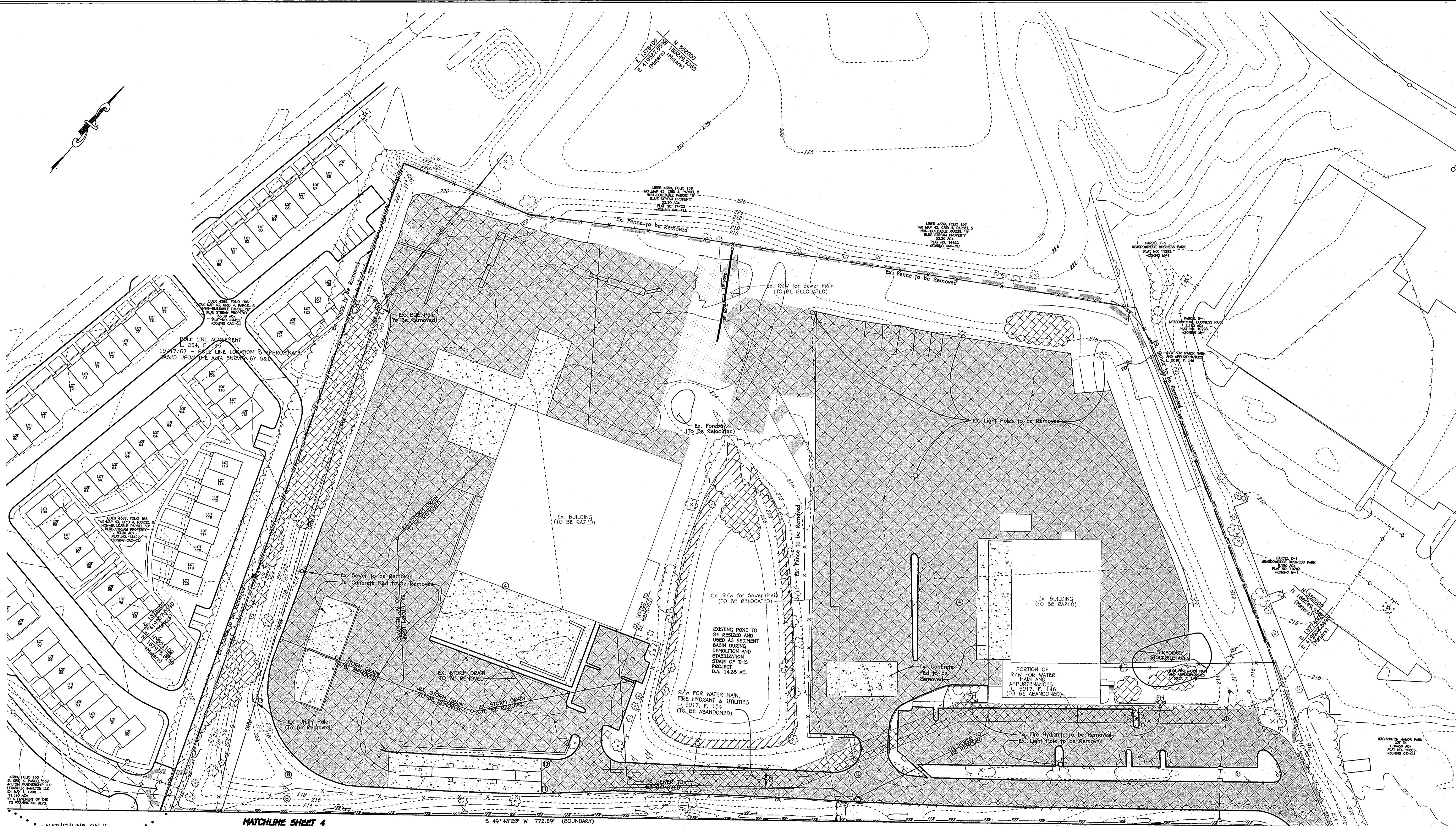
DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DOUGLASS HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 20749 EXPIRATION DATE 12/31/15

Aldo H. Vitucci 3/27/13
ALDO H. VITUCCI, PROFESSIONAL ENGINEER



ENVIRONMENTAL CONCEPT PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'A' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3
ZONING: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2013
SHEET 2 OF 6



MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE SHEET 4

S 49°43'20" W 772.69' (BOUNDARY)

S 49°27'56" W 468.47' (BOUNDARY)

MATCHLINE SHEET 4

ZONING: CE-CU

MATCHLINE ONLY
NOT A BOUNDARY LINE

DEMOLITION AND SEDIMENT & EROSION CONTROL PLAN MORRIS PLACE

LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'A'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3
ZONING: CAC-CU & CE-CU
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2013
SHEET 3 OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kate Lalor
Chief, Division of Land Development by 3/28/13
Date

John P. ...
Chief, Development Engineering Division by 4/1/13
Date

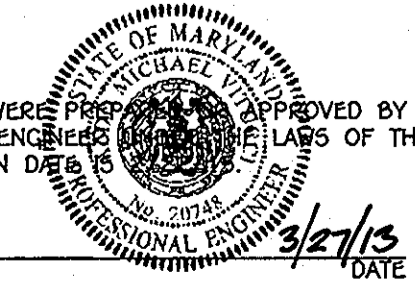
PLAN
SCALE: 1" = 50'

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7521 CHESTNUT LANE
ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 GORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND REVIEWED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND LICENSE NO. 20748 EXPIRATION DATE 3/27/15

Albo H. Vitucci
ALBO H. VITUCCI, PROFESSIONAL ENGINEER

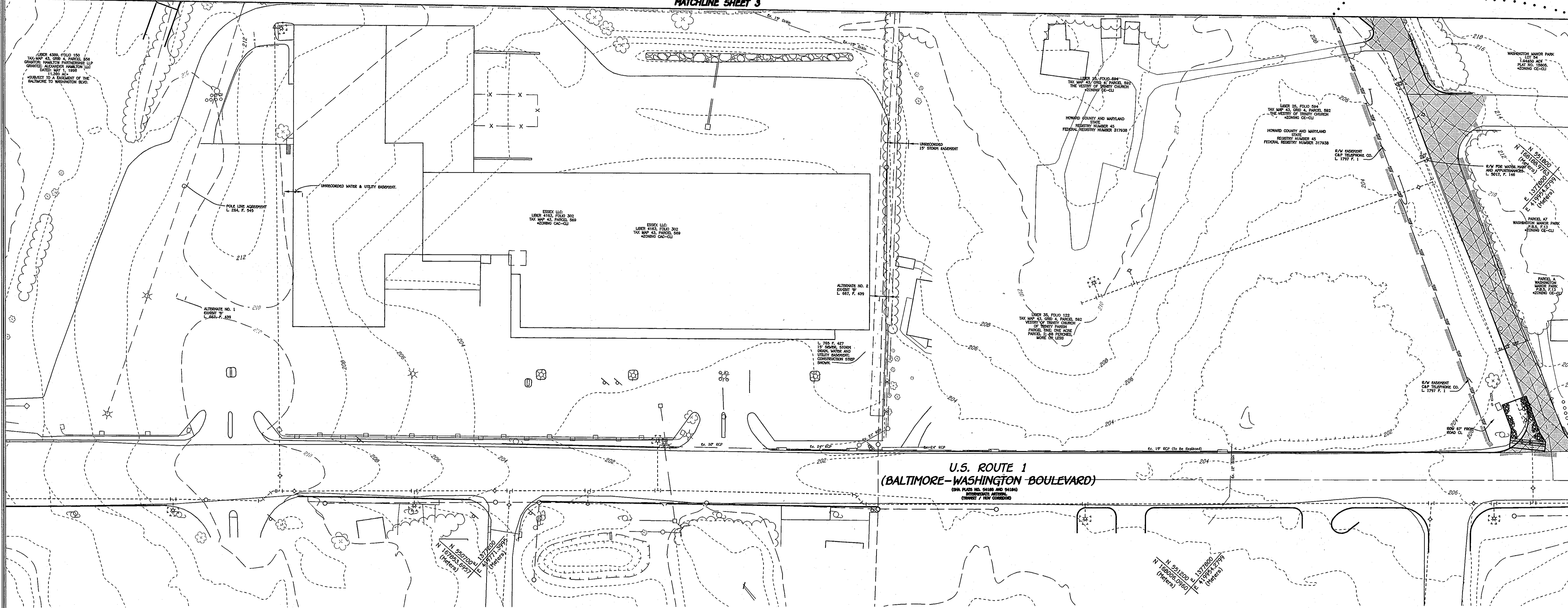


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2000

MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE SHEET 3

MATCHLINE ONLY
NOT A BOUNDARY LINE



**U.S. ROUTE 1
(BALTIMORE-WASHINGTON BOULEVARD)**
DATA PLATS NO. 54180 AND 54180A
INTERCHANGED NETWORK
(TRUNK / NEW CONSTRUCTION)

PLAN
SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kest... 3/28/13
Chief, Division of Land Development Date

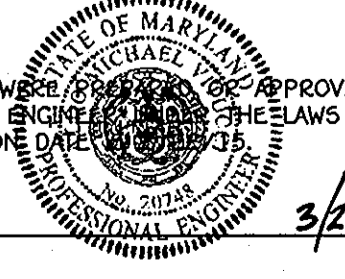
... 4/1/13
Chief, Development Engineering Division Date

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7521 CHESTNUT LANE
ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 20740 EXPIRATION DATE 03/31/15

Aldo M. Vitucci 3/27/13
ALDO M. VITUCCI, PROFESSIONAL ENGINEER DATE



DEMOLITION & SEDIMENT AND EROSION CONTROL PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'A' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3
ZONING: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2013
SHEET 4 OF 6

ECP-13-035

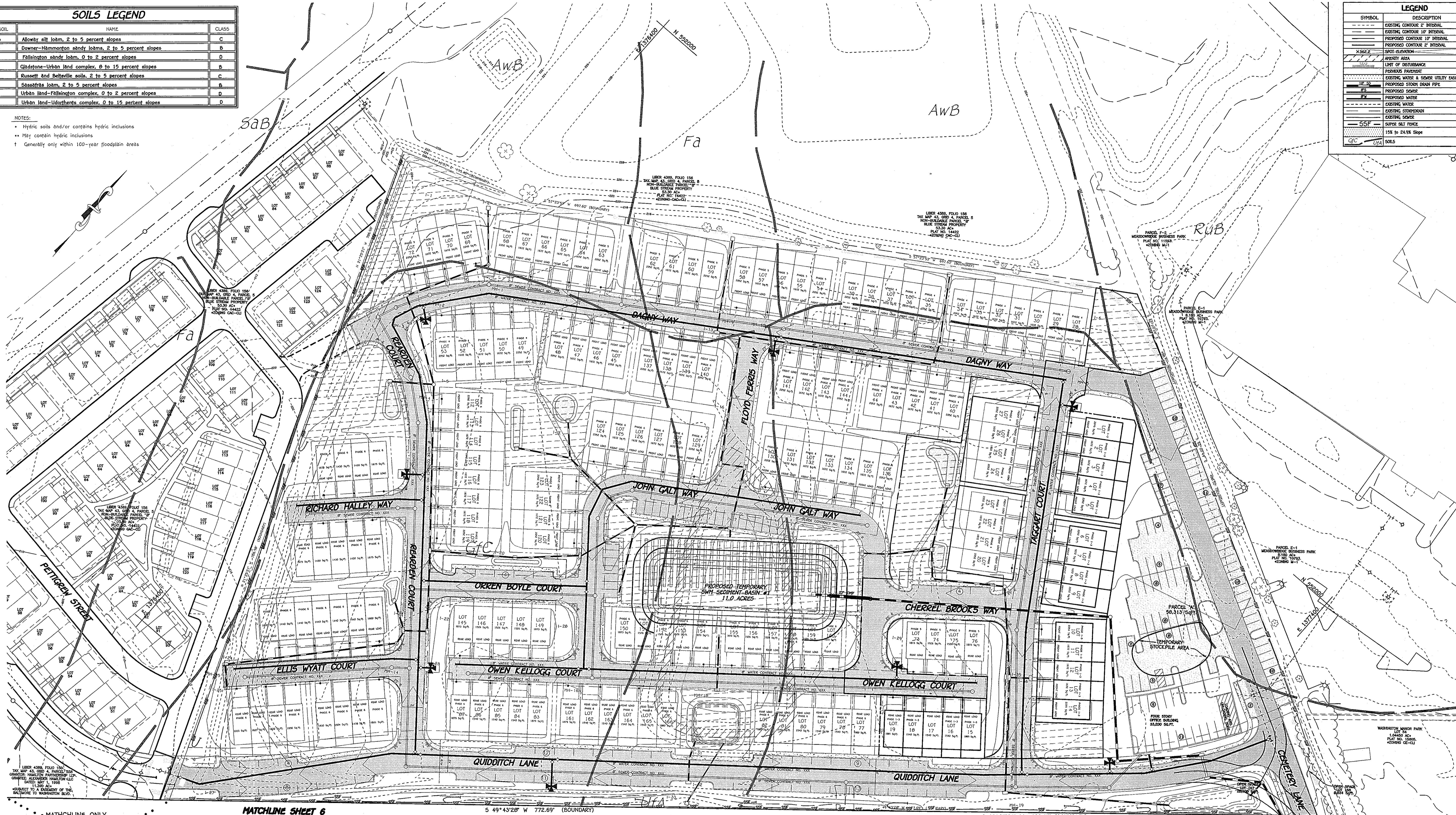
1:2007/07/03 10:53 (vow)ECP/07/03 Preliminary Demo and SEC Plan.dwg, Sheet 4, 3/27/2013 2:24:57 PM, 11

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-1225

SOILS LEGEND		
SOIL	NAME	CLASS
AwB	Alloway silt loam, 2 to 5 percent slopes	C
Dhb	Downer-Hammonton sandy loams, 2 to 5 percent slopes	B
Fa	Fallingstone sandy loam, 0 to 2 percent slopes	D
GfC	Gladstone-Urban land complex, 0 to 15 percent slopes	B
Rub	Russell and Belleville soils, 2 to 5 percent slopes	C
SaB	Sassafras loam, 2 to 5 percent slopes	B
UaA	Urban land-Fallingstone complex, 0 to 2 percent slopes	D
UdD	Urban land-Udorthens complex, 0 to 15 percent slopes	D

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

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	FACE ELEVATION
---	ADJACENT AREA
---	LIMIT OF DISTURBANCE
---	PREVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	SUPER SALT FENCE
---	15% to 24.9% Slope
GfC	SOILS



PLAN
 SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Handwritten Signature 3/28/13
 Chief, Division of Land Development

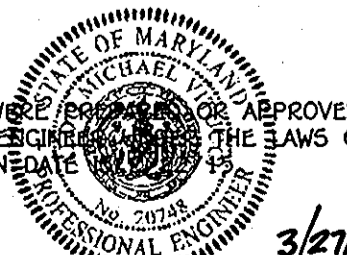
Handwritten Signature 4/1/13
 Chief, Development Engineering Division

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7521 CENSUREY LANE
 ELKRIE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DOUGLASS HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND AND LICENSE NO. 20748 EXPIRES 03/31/14

Handwritten Signature 3/2/13
 ALDO M. VITUCCI, PROFESSIONAL ENGINEER



MATCHLINE ONLY
 NOT A BOUNDARY LINE

SEDIMENT & EROSION CONTROL PLAN
MORRIS PLACE
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'A' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH, 2013
 SHEET 5 OF 6

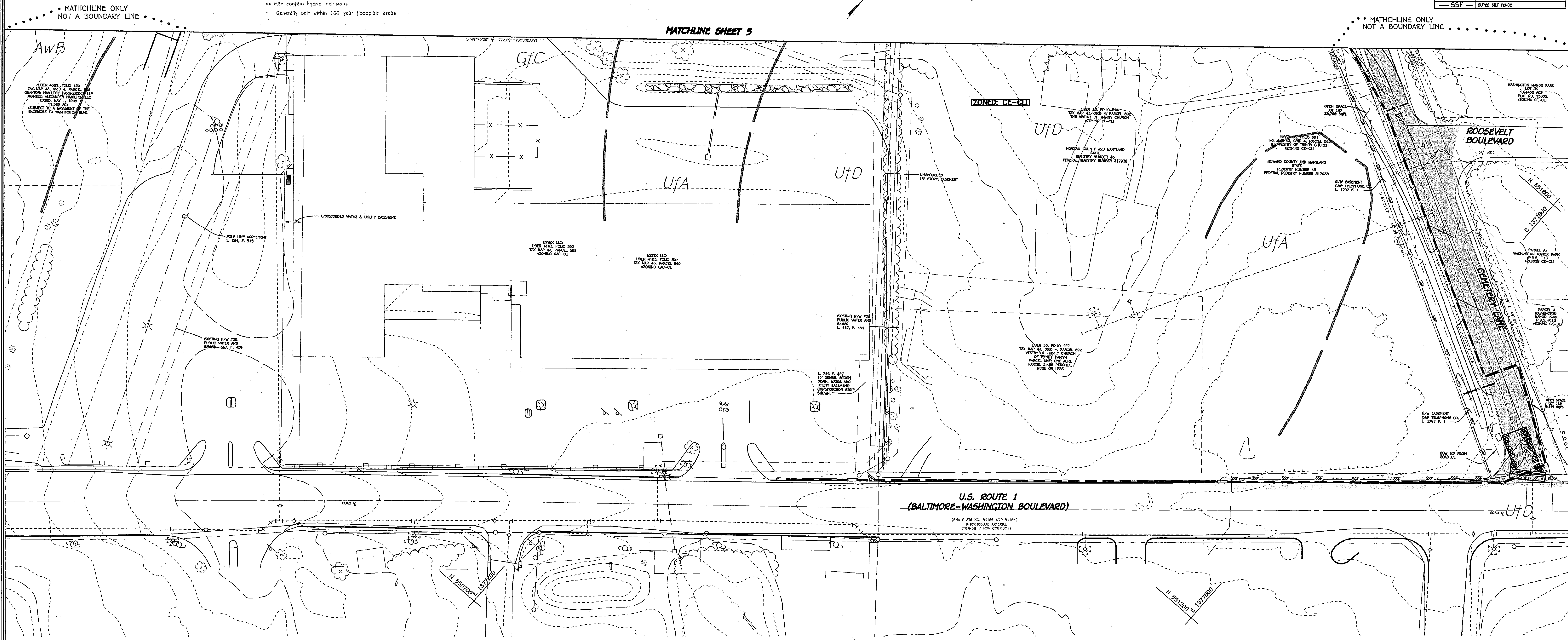
ECP-13-035

11/20/07/07033/07033 ECP-SEC Planning, Sheet 5, 3/27/2013 2:24:31 PM, 11

SOILS LEGEND		
SOIL	NAME	CLASS
AwB	Alloway silt loam, 2 to 5 percent slopes	C
DhB	Downer-Hammonton sandy loams, 2 to 5 percent slopes	B
Fa	Fallington sandy loam, 0 to 2 percent slopes	D
GfC	Gladstone-Urban land complex, 0 to 15 percent slopes	B
RuB	Russell and Belleville soils, 2 to 5 percent slopes	C
SaB	Sassafras loam, 2 to 5 percent slopes	B
Ufa	Urban land-Fallington complex, 0 to 2 percent slopes	D
Uhd	Urban land-Udorthents complex, 0 to 15 percent slopes	D

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

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXIST. ELEVATION
---	PROPOSED ELEVATION
---	ADJACENT AREA
---	LIMIT OF DISTURBANCE
---	PERVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	15% to 24.9% Slope
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	SUPPER SALT FORCE



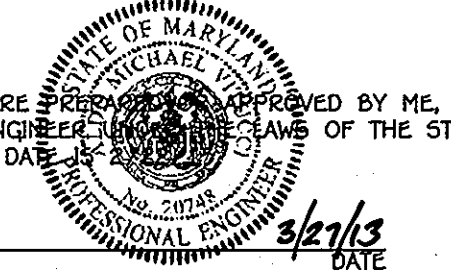
PLAN
 SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7521 CHESTNUT LANE
 ELKRIE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND LICENSE NO. 20748 EXPIRATION DATE 12/31/2014
 ALDO M. VIUCCI, PROFESSIONAL ENGINEER



SEDIMENT & EROSION CONTROL PLAN
 MORRIS PLACE
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'A' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH, 2013
 SHEET 6 OF 6

1:200707033.dwg/ECP/07033 ECP SEC Plan.dwg, Sheet 6, 3/27/2013, 2:24:13 PM, 1:1

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2055