

SHEET INDEX	
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DESIGN NARRATIVE

NATURAL RESOURCE PROTECTION AND ENHANCEMENT
 EXISTING NATURAL RESOURCE FEATURES ON THIS PROPERTY CONSIST OF UPLAND FORESTED AREAS AND STEEP SLOPES, AS WELL AS FLOODPLAIN AREAS AND STREAM BUFFERS. EXISTING NATURAL RESOURCE FEATURES ADJACENT TO THE PROPERTY CONSIST OF UPLAND AND STREAM VALLEY FOREST, STEEP SLOPES AND THE LITTLE PATUXENT RIVER. WITH THE PROPOSED DESIGN, EXISTING NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED AND RECHARGE OF GROUNDWATER WILL BE PROVIDED, ENHANCING THE WATER QUALITY FOR DOWNSTREAM FEATURES. DISTURBANCE TO FORESTED AREAS HAS BEEN LIMITED TO THE MINIMUM NECESSARY TO PROVIDE THE SITE IMPROVEMENTS, STORMWATER MANAGEMENT, AND SEDIMENT CONTROLS ASSOCIATED WITH THE DEVELOPMENT. DISTURBANCE HAS BEEN MINIMIZED THROUGH THE INCORPORATION OF NARROWER PRIVATE STREETS. NO IMPACTS TO STREAMS, STREAM BUFFERS, WETLANDS, WETLAND BUFFERS, COUNTY REGULATED STEEP SLOPES 20,000 SF CONTIGUOUS OR GREATER, OR FLOODPLAINS ARE PROPOSED WITH THIS PLAN. WITHIN THE LOD THERE ARE NO COUNTY REGULATED STEEP SLOPES 20,000 SF CONTIGUOUS OR GREATER.

MAINTENANCE OF NATURAL FLOW PATTERNS
 NATURAL FLOW PATTERNS ON THIS SITE GENERALLY MOVE TO THE EAST, THE WEST, AND THE SOUTH AS THE SITE IS LOCATED ON A RIDGE AND OUTFALLS TO THE EXISTING SAVAGE MILL RACE, A FLAT SWALE WHICH EVENTUALLY DISCHARGES INTO THE LITTLE PATUXENT RIVER. THIS PATTERN WOULD BE LARGELY UNCHANGED WITH THE PROPOSED DEVELOPMENT. THE DRAINAGE FROM THE STORMWATER FACILITIES WOULD OUTFALL AT THE WESTERN PORTION OF THE SITE TO THE EXISTING MILL RACE, WHERE A SIGNIFICANT PORTION OF THE DRAINAGE LEAVES THE SITE TODAY. THE OUTFALL WOULD BE CONSTRUCTED IN A MANNER TO MINIMIZE OFFSITE DRAINAGE IMPACTS.

REDUCTION OF IMPERVIOUS AREAS
 IMPERVIOUS AREAS WILL BE REDUCED ON THIS SITE THROUGH THE IMPLEMENTATION OF ALTERNATIVE SURFACES. PERMEABLE PAVEMENT WILL BE PROVIDED IN PORTIONS OF THE PRIVATE STREETS TO INCREASE GROUNDWATER RECHARGE.

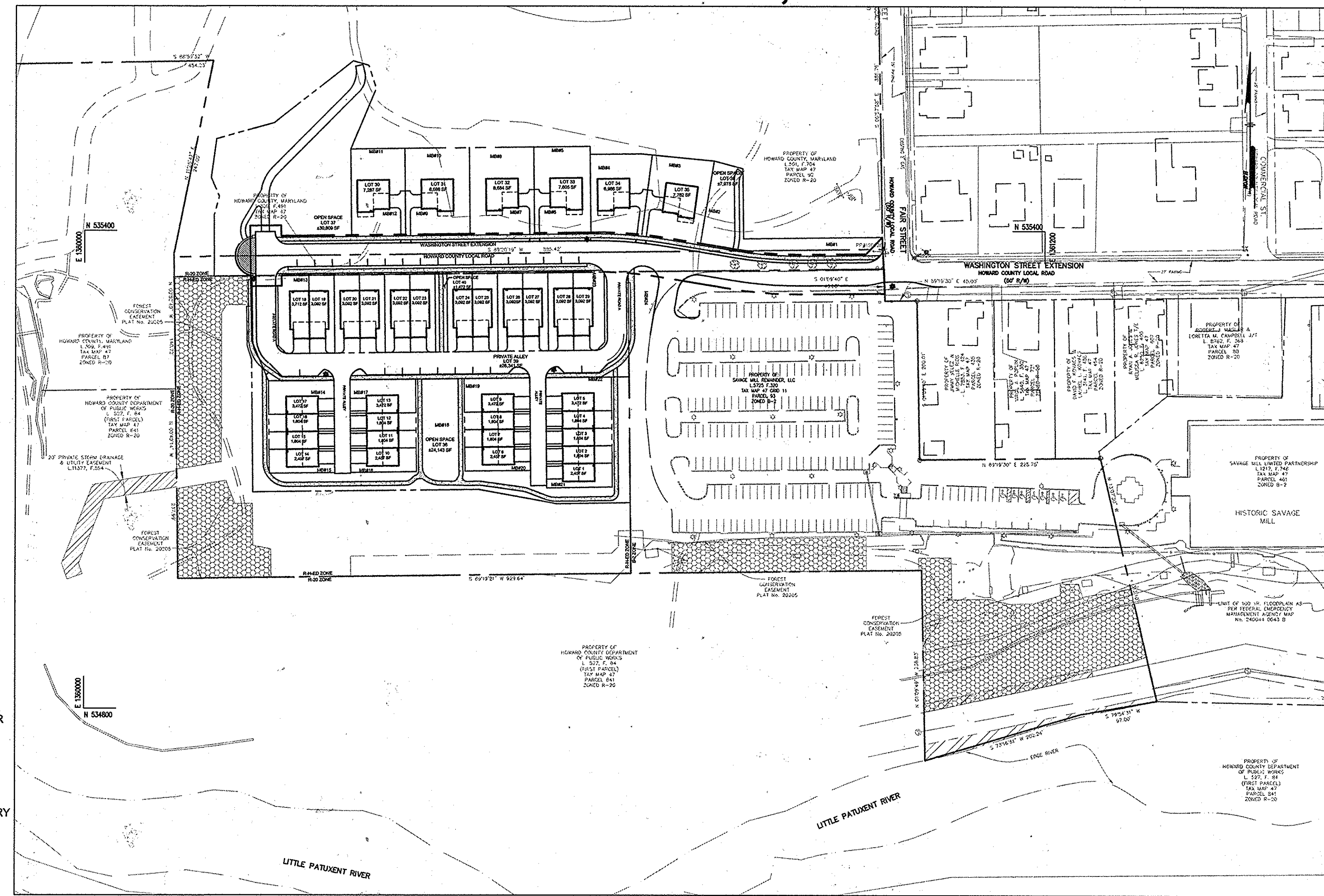
INTEGRATION OF SEDIMENT CONTROL FEATURES
 SEDIMENT CONTROL FOR THIS SITE WILL BE PROVIDED BY A STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT TRAPS LOCATED AT THE DOWNHILL SIDE OF THE PROJECT SITE, EARTH DIKES, SILT FENCE, AND SUPER SILT FENCE. A STOCKPILE AREA WILL BE PROVIDED AT THE MIDDLE OF THE SITE. SEDIMENT CONTROL DESIGN WILL INCLUDE A DETAILED SEQUENCE OF CONSTRUCTION TO MINIMIZE OFFSITE IMPACTS AND TO REQUIRE THE INSTALLATION OF THE STORMWATER FEATURES IN SUCH A MANNER THAT THEY WILL FUNCTION FULLY UPON COMPLETION OF CONSTRUCTION.

IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES
 ESDV FOR THIS PROJECT IS PROVIDED THROUGH THE USE OF ALTERNATIVE SURFACES, RAIN GARDENS, SHEETFLOW TO CONSERVATION AREA CREDITS, AND MICRO-BIORETENTION FACILITIES. PERMEABLE PAVEMENT (MDE DESIGNATION A-2) WILL BE USED IN PORTIONS OF THE PRIVATE STREETS. RAIN GARDENS (MDE DESIGNATION M-7) WILL BE PROVIDED TO TREAT THE SINGLE FAMILY DETACHED LOTS. MICRO-BIORETENTION FACILITIES (MDE DESIGNATION M-6) WILL BE PROVIDED THROUGHOUT THE PROJECT SITE AND ADJACENT TO THE WASHINGTON STREET EXTENDED RIGHT-OF-WAY TO TREAT THE BULK OF THE SITE.

THE RELATIVELY HIGH DENSITY OF THE COMMUNITY THE REQUIRED ROADWAYS, THE REQUIRED PUBLIC UTILITIES AND ASSOCIATED EASEMENTS, AND THE STEEP SLOPES OUTSIDE OF PAVED AREAS SLOPING TOWARD THE MILL RACE LEAVE LITTLE SUITABLE OPEN AREA FOR ADDITIONAL ESD PRACTICES TO TREAT THE TOTAL CHANNEL PROTECTION VOLUME (CPV). THE ESD PRACTICES HAVE BEEN SIZED TO PROVIDE THE WATER QUALITY VOLUME (WQV) AND AS MUCH AS IS FEASIBLE OF THE CPV. THE REMAINING CPV WILL BE STORED IN UNDERGROUND STORAGE FACILITIES BENEATH THE OPEN SPACE AREAS.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS PROVIDED BY PENNONI ASSOCIATES, INC., DATED NOVEMBER 28, 2006, AND APRIL 2015, AND HAS BEEN SUPPLEMENTED BY COUNTY GIS INFORMATION.
- THE BOUNDARY SURVEY IS PROVIDED BY PENNONI ASSOCIATES, INC., DATED DECEMBER 5, 2006, AND HAS BEEN SUPPLEMENTED BY COUNTY GIS INFORMATION.
- THE COORDINATES SHOWN HEREON ARE IN MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON THE HOWARD COUNTY GEODETIC CONTROL. HOWARD COUNTY MONUMENT NOS. 47EC AND 47FB WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, CONTRACT 3W.
- SEWER IS PUBLIC, CONTRACT 1S.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS NOT REQUIRED. THE FLOODPLAIN SHOWN IS FROM A HOWARD COUNTY FLOODPLAIN STUDY PREPARED BY CHEM HILL CONSULTANTS AND PROGRESSIVE ENGINEERING CONSULTANTS DATED JANUARY 1986.
- ACCORDING TO THE WETLAND DELINEATION REPORT DATED JUNE 2015, WETLANDS ARE FOUND ON PARCEL 92 AT THE NORTHERN LIMITS OF THE LIMIT OF DISTURBANCE. A REVIEW OF EXISTING RECORDS DID NOT INDICATE ANY WETLANDS FOR THE REMAINDER OF THE PROPERTY.
- SUBJECT PROPERTY ZONED R-20, B-2 AND R-H-ED PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED NAVD88.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THERE ARE EXISTING STRUCTURES ONSITE. A PARK BUILDING EXISTS ON PARCEL 93 AND THE ROPES COURSE STRUCTURES EXIST ON PARCEL 92.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY. THE HISTORIC SAVAGE MILL AND MILL RACE STRUCTURE ARE LOCATED ON PROPERTY ADJACENT TO THIS PROJECT.
- THIRTY-SEVEN (37) SPECIMEN TREES EXIST ON SITE. SEE SPECIMEN TREE CHART WITHIN THIS PLAN SET. PER DISCUSSIONS WITH STAFF SPECIMEN TREES WERE LOCATED FOR THE DEVELOPMENT AREA AND AREAS IMMEDIATELY ADJACENT ONLY.



LOCATION PLAN

SCALE: 1" = 100'

IN THE FUTURE WITH THE PROPOSED SUBDIVISION.

GENERAL NOTES CONT.

- APPLICABLE DPZ FILE REFERENCES: SDP-85-146, SDP-80-155, SDP-85-311, SDP-85-51, SDP-90-191, WP-02-16, WP-07-105, BA-07-01, BA-07-17V, AA-07-05, SDP-07-078, & ECP-14-029.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PLAN FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR DURING THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW 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.
- A PRESUBMISSION COMMUNITY MEETING OCCURRED ON MARCH 11, 2014 AT 7:00 PM AT CARROLL BALDWIN HALL, 9035 BALTIMORE STREET, SAVAGE, MD 20763. ADDITIONAL PRESUBMISSION COMMUNITY MEETINGS WERE HELD ON JULY 1, 2015, AND JANUARY 27, 2016, AT 6:30 PM AND 7 PM RESPECTIVELY AT CARROLL BALDWIN HALL, 9035 BALTIMORE STREET, SAVAGE, MD 20763.
- LAND CONDOMINIUM PLAT TITLED "SAVAGE MILL LAND CONDOMINIUM" WAS RECORDED ON JUNE 30, 2008. THIS PLAT SHOWS LAND UNITS A, B, AND C, WHICH ARE REFLECTED ON THIS PLAN. THESE CONDOMINIUM PARCELS WILL BE VACATED
- FOREST INTERIOR DWELLING SPECIES (FIDS) PROTECTIVE MEASURES AS OUTLINED IN CORRESPONDENCE WITH MD-DNR WILL BE ADDRESSED IN GREATER DETAIL ON THE SUBDIVISION AND SITE DEVELOPMENT PLANS. IN GENERAL THE STRATEGIES OUTLINED IN THE JULY 25, 2014 LETTER FOR PROTECTION OF THESE SPECIES AND THEIR HABITATS WILL INCLUDE ENVIRONMENTAL SITE DESIGN MEASURES FOR STORMWATER MANAGEMENT, LIMITATION ON CLEARING TO THE MINIMUM NEEDED, AND SOIL STABILIZATION MEASURES.
- A LAND SWAP WITH THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS IS BEING PROPOSED AS PART OF THIS PROJECT. THE DEVELOPER WILL RECEIVE APPROXIMATELY 2.73 ACRES OF LAND FROM RECREATION AND PARKS IN EXCHANGE FOR APPROXIMATELY 2.76 ACRES OF LAND THAT WILL BE DEDICATED TO HOWARD COUNTY. IN ADDITION, OTHER OPEN SPACE FROM THE PROJECT WILL LIKELY BE DEDICATED TO THE COUNTY THROUGH THE SUBDIVISION PROCESS. THIS LAND SWAP HAS BEEN AGREED TO IN PRINCIPLE BETWEEN THE DEVELOPER AND THE COUNTY AND IS BEING COORDINATED WITH THE STATE DEPARTMENT OF NATURAL RESOURCES. SHOULD THE LAND SWAP NOT COME TO FRUITION, THE DEVELOPER WOULD UTILIZE THE CONCEPT PLAN APPROVED UNDER ECP-14-029.

ENVIRONMENTAL CONCEPT PLAN

THE SETTLEMENT

AT SAVAGE MILL

8400, 8550, & 8554 FAIR STREET

PARCELS 92 AND 93

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SITE ANALYSIS DATA

NOTE: DENSITY CALCULATIONS CAN ONLY BE MADE USING THE R-H-ED PORTION OF THE PROPERTY.

AREA OF SITE:
 COUNTY/RW: 0.51 ACRES (22,069 SF)
 PARCEL 92: 63.68 ACRES (2,773,900.8 SF)
 PARCEL 93: 10.06 ACRES (438,214 SF)
 TOTAL AREA: 74.25 ACRES (3,234,183.8 SF)

AREA OF DEVELOPMENT: 12.79 ACRES (557,600 SF)

LIMIT OF DISTURBANCE: 6.08 ACRES (264,758 SF)

PRESENT ZONING:
 R-H-ED (RESIDENTIAL): 4.95 ACRES (215,863 SF)
 R-20 (RESIDENTIAL: SINGLE): 2.73 ACRES (119,001 SF)
 B-2 (BUSINESS GENERAL): 5.11 ACRES (222,736 SF)

EXISTING USES: PARKING, VACANT WOODED LOT, AND PARK LAND

PROPOSED USES: RESIDENTIAL LOTS AND A PARKING LOT

PROPOSED NUMBER OF UNITS:
 SINGLE FAMILY UNITS: 6
 DUPLEX UNITS: 12
 TOWNHOUSE UNITS: 17
 TOTAL NUMBER OF UNITS: 35

BUILDING COVERAGE: 31,506 SF / 215,863 SF = 14.59%

PARKING REQUIRED: 2 SPACES PER DWELLING UNIT
 35 X 2.0 = 70 SPACES REQUIRED
 70 SPACES PROVIDED IN UNIT GARAGES

VISITOR PARKING REQUIRED: 0.50 SPACES PER DWELLING UNIT
 35 X 0.50 = 17.5 = 18 SPACES REQUIRED

TOTAL REQUIRED PARKING: 88 SPACES
TOTAL PROPOSED PARKING: 70 GARAGE SPACES + 12 PRIVATE STREET SPACES + 16 PUBLIC STREET SPACES + 6 SFD DRIVEWAY SPACES + 58 SF/DUPLEX SPACES = 162 SPACES. (NOTE: THE EXISTING SAVAGE MILL PARKING LOT WILL NOT BE USED FOR RESIDENTIAL PARKING PURPOSES.)

AREA OF WETLANDS: 0.087 ACRES (3,797 SF)
AREA OF WETLAND BUFFERS: 0.21 ACRES (9,128 SF)

WETLANDS WITHIN AREA OF DEVELOPMENT: 0.00 AC (0 SF)
WETLAND BUFFERS WITHIN AREA OF DEVELOPMENT: 0.00 AC (0 SF)

OVERALL AREA OF FLOODPLAIN: 5.28 ACRES (229,165 SF)

AREA OF FLOODPLAIN WITHIN AREA OF DEVELOPMENT: 0.31 ACRES (54,014 SF)

OVERALL FOREST AREA: 45.43 ACRES (1,978,795 SF)
AREA OF FOREST WITHIN DEVELOPMENT AREA: 8.13 ACRES (354,132 SF)
AREA OF FOREST WITHIN LOD: 4.75 ACRES (206,910 SF)

AREA OF STEEP SLOPES:
 15%-25%: ±0.55 ACRES (±23,866 SF)
 25%+: ±1.58 ACRES (±68,619 SF)

AREA OF ERODIBLE SOILS: ±6.56 ACRES (±285,926 SF)

IMPERVIOUS AREA WITHIN DEVELOPMENT AREA:
 EXISTING: ±129,159 SF
 PROPOSED: ±253,594 SF (INCLUDES AREAS PROPOSED FOR PAVEMENT SURFACES)

GREEN AREA WITHIN DEVELOPMENT AREA:
 EXISTING: ±428,442 SF
 PROPOSED: ±304,006 SF

ZONE B-2 SETBACKS:

PUBLIC RIGHT-OF-WAY: 30 FEET
RESIDENTIAL DISTRICT: 30 FEET
PARKING USES: 10 FEET

ZONE R-H-ED SETBACKS:

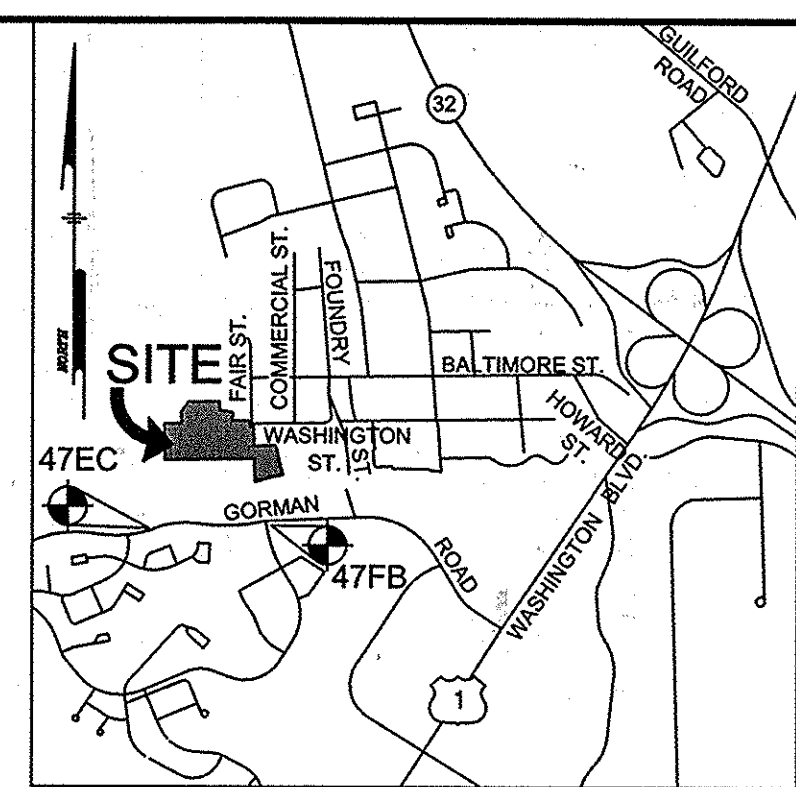
SFA FRONT OR SIDE: 20 FEET
 SFA FRONT OR SIDE: 20 FEET
 WIDETACHED GARAGE: 20 FEET
 SFA FRONT OR SIDE: 20 FEET
 REAR TO PUBLIC STREET: 40 FEET
 REAR TO PRIVATE STREET: 20 FEET
 REAR TO INTERNAL ALLEY: 5 FEET

ZONE R-20 (R-ED) SETBACKS:

FRONT: 20 FEET
 SIDE: 7.5 FEET
 REAR: 25 FEET
 PROJECT BOUNDARY: 30 FEET

* R-ED REGULATIONS ARE USED IN THIS AREA DUE TO PROPOSED DENSITY TRANSFER.

OPEN SPACE:
 REQUIRED: 50% (BASED ON R-ED REQUIREMENTS)
 PROVIDED: 54% (64,399 SF/119,001 SF OF R-20 LAND AREA)
 *NOTE: OPEN SPACE PROVIDED INCLUDES THE ENTIRE DEVELOPMENT, NOT JUST THE R-20 ZONED PORTIONS
 *NOTE: OPEN SPACE DOES NOT INCLUDE AREA OF PRIVATE ROAD/ALLEY



VICINITY MAP

SCALE: 1"=2,000'
 HOWARD COUNTY
 ADC MAP 40 GRIDS E4
 ADC MAP USE LICENSE #3652

BENCHMARKS

HOWARD COUNTY SURVEY CONTROL: 47EC
 ELEVATION 233.691
 N 534,281.232 E 1,359,948.1162
 LOCATION IS 12' FROM FACE OF CURB ALONG GORMAN ROAD.
 HOWARD COUNTY SURVEY CONTROL: 47FB
 ELEVATION 207.423
 N 534,295.4111 E 1,361,228.6517
 LOCATION IS 2' FROM EDGE OF GORMAN ROAD AT INTERSECTION WITH KNIGHTS BRIDGE ROAD.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Red Church 5-12-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keat Shalinski 5-2-16
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DEVELOPER: BOZZUTO HOMES, INC.
 ATTN: NIHAR SHAH
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MARYLAND 20770
 T: 301-623-1525

OWNERS: SAVAGE MILL REMAINDER, LLC
 ATTN: JAY WINER
 8373 PINEY ORCHARD PARKWAY
 SUITE 102
 ODENTON, MARYLAND 21113-1580
 T: 410-551-9116

PROJECT: THE SETTLEMENT AT SAVAGE MILL

AREA: TAX MAP 47, PARCEL 92 & 93, GRID 11
 ZONED B-2 & R-H-ED 6TH ELECTION DISTRICT
 8400, 8550, & 8554 FAIR STREET
 HOWARD COUNTY, MARYLAND

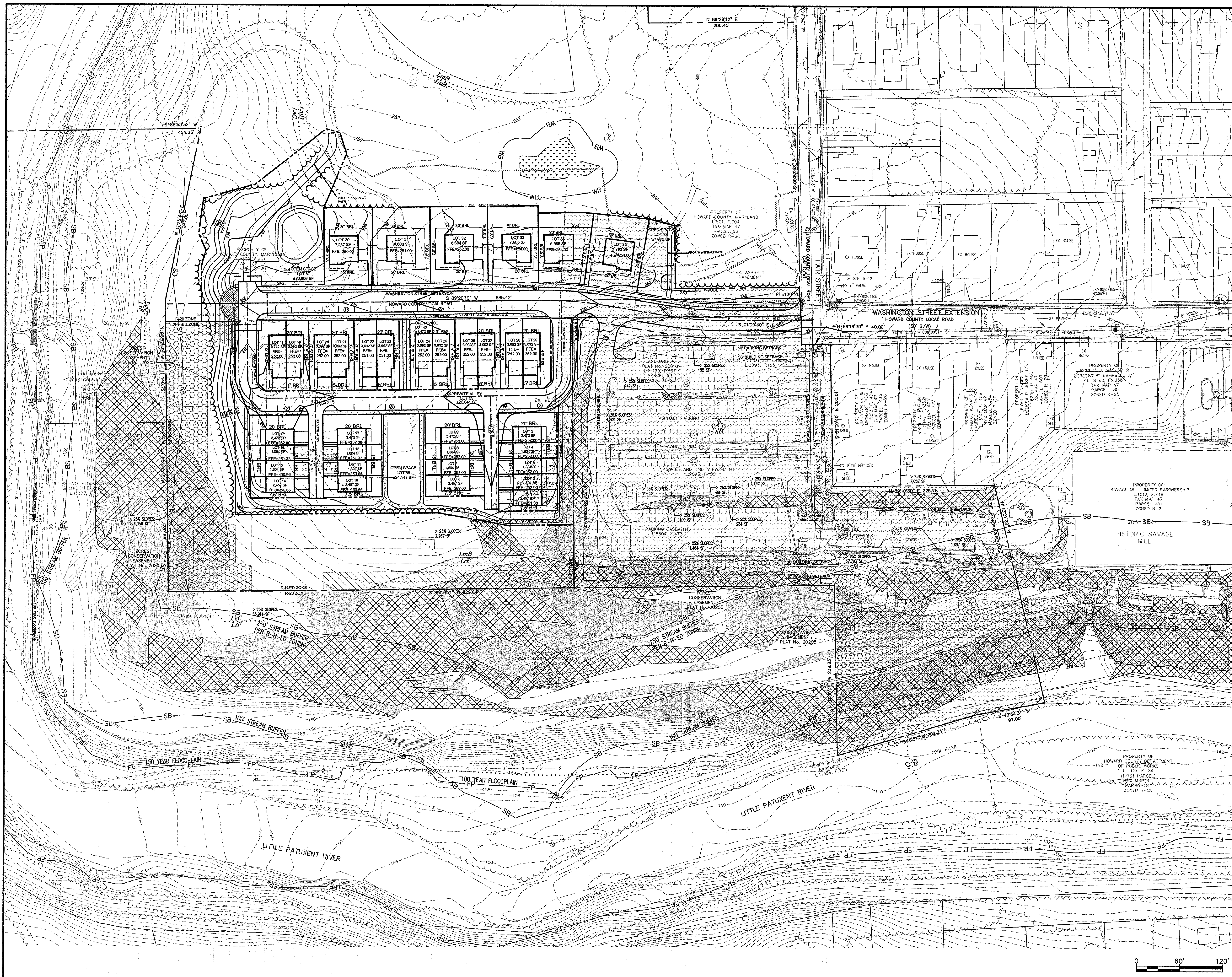
TITLE: COVER SHEET

Pennoni Associates Inc.
 Consulting Engineers
 8818 Centre Park Drive Suite 200
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DESIGNED BY: JSN
 DRAWN BY: JSN
 PROJECT NO: BOZH1302
 DATE: APRIL 20, 2016
 SCALE: 1"=100'
 DRAWING NO.: 1 OF 7

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
92	8400 FAIR STREET
93	8550 & 8554 FAIR STREET

SUBDIVISION NAME	SECT./AREA	PARCEL
		93
PLAT NO. OR L/F	GRID #	ZONING
L. 725 F. 320	11	R-H-ED
TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
47	6	6069.02



LEGEND

- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EX. TREELINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREELINE
- 15-25% SLOPES
- >25% SLOPES
- ERODIBLE SOILS
- EXISTING FOREST CONSERVATION EASEMENTS
- WETLANDS
- WETLAND BUFFER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION **5-12-16** DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT **5-2-16** DATE

DATE NO. REVISION

DEVELOPER
BOZZUTO HOMES, INC.
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 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MARYLAND 20770
 T: 301-623-1525

OWNERS
SAVAGE MILL REMAINDER, LLC
 ATTN: JAY WINER
 8373 PINEY ORCHARD PARKWAY
 SUITE 102
 ODENTON, MARYLAND 21113-1580
 T: 410-551-9116

HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MD 21043
 T: 410-313-4700

PROJECT
THE SETTLEMENT AT SAVAGE MILL

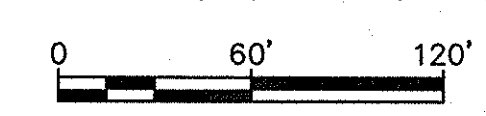
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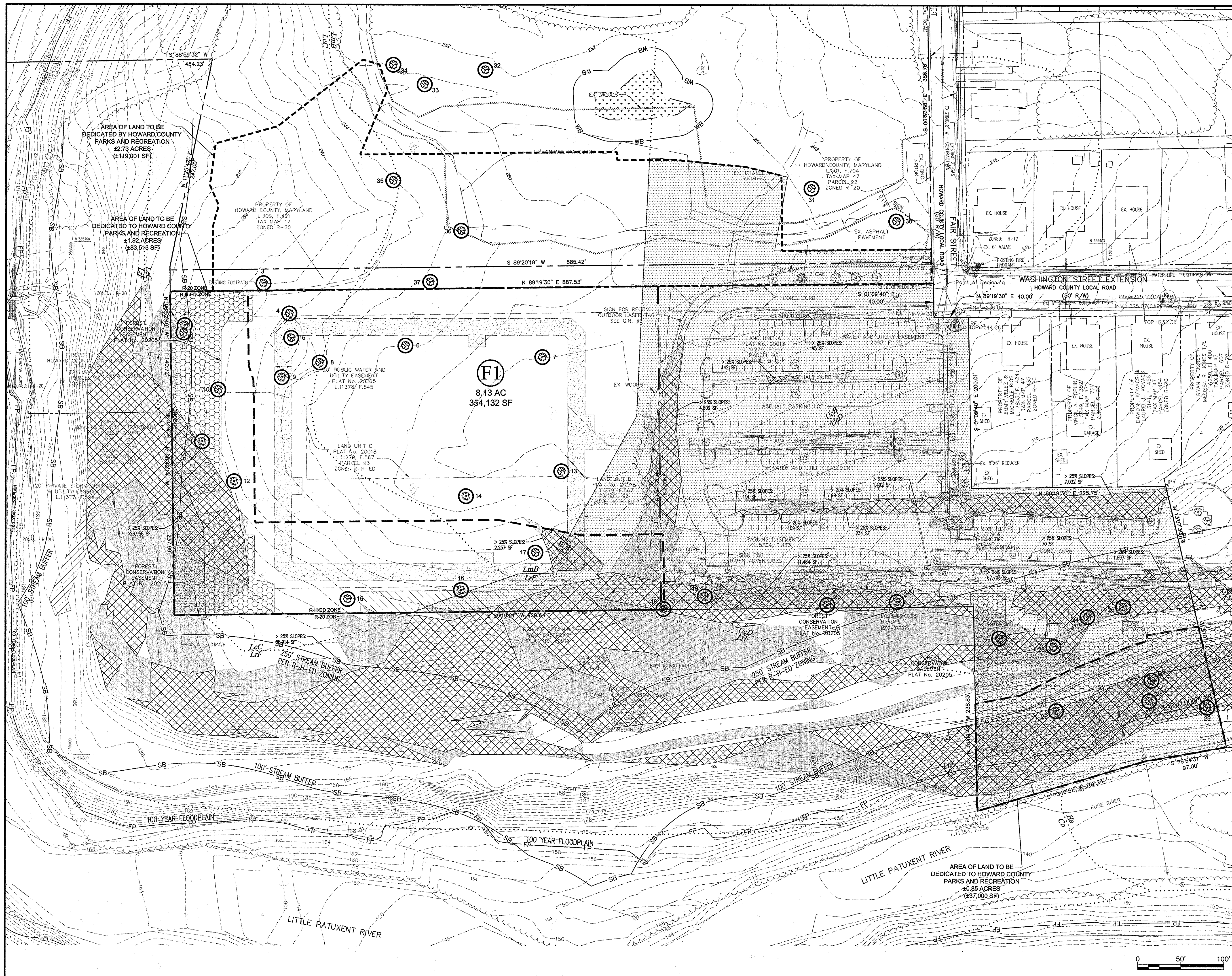
TITLE
OVERALL PLAN

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SEAL

DESIGNED BY: JSN
 DRAWN BY: JSN
 PROJECT NO: BOZH1302
 DATE: APRIL 20, 2016
 SCALE: 1"=60'
 DRAWING NO. **2** OF **7**





LEGEND

- EXISTING CONTOURS
- PROPERTY LINE AND RIGHT OF WAY
- EX. TREELINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- 15-25% SLOPES
- >25% SLOPES
- SPECIMEN TREE
- PLANT COMMUNITY
- EXISTING ERODIBLE SOILS
- EXISTING FOREST CONSERVATION EASEMENTS
- WETLANDS
- WETLAND BUFFER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Smith 5-12-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE
Neil S. ... 5-2-16
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO. REVISION

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THE SETTLEMENT AT SAVAGE MILL

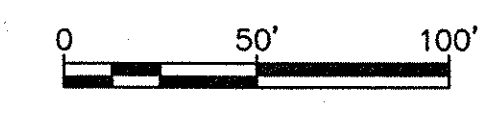
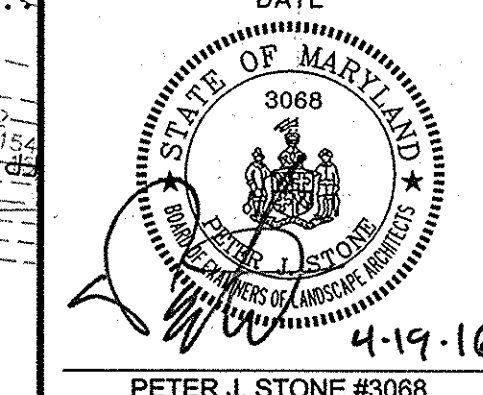
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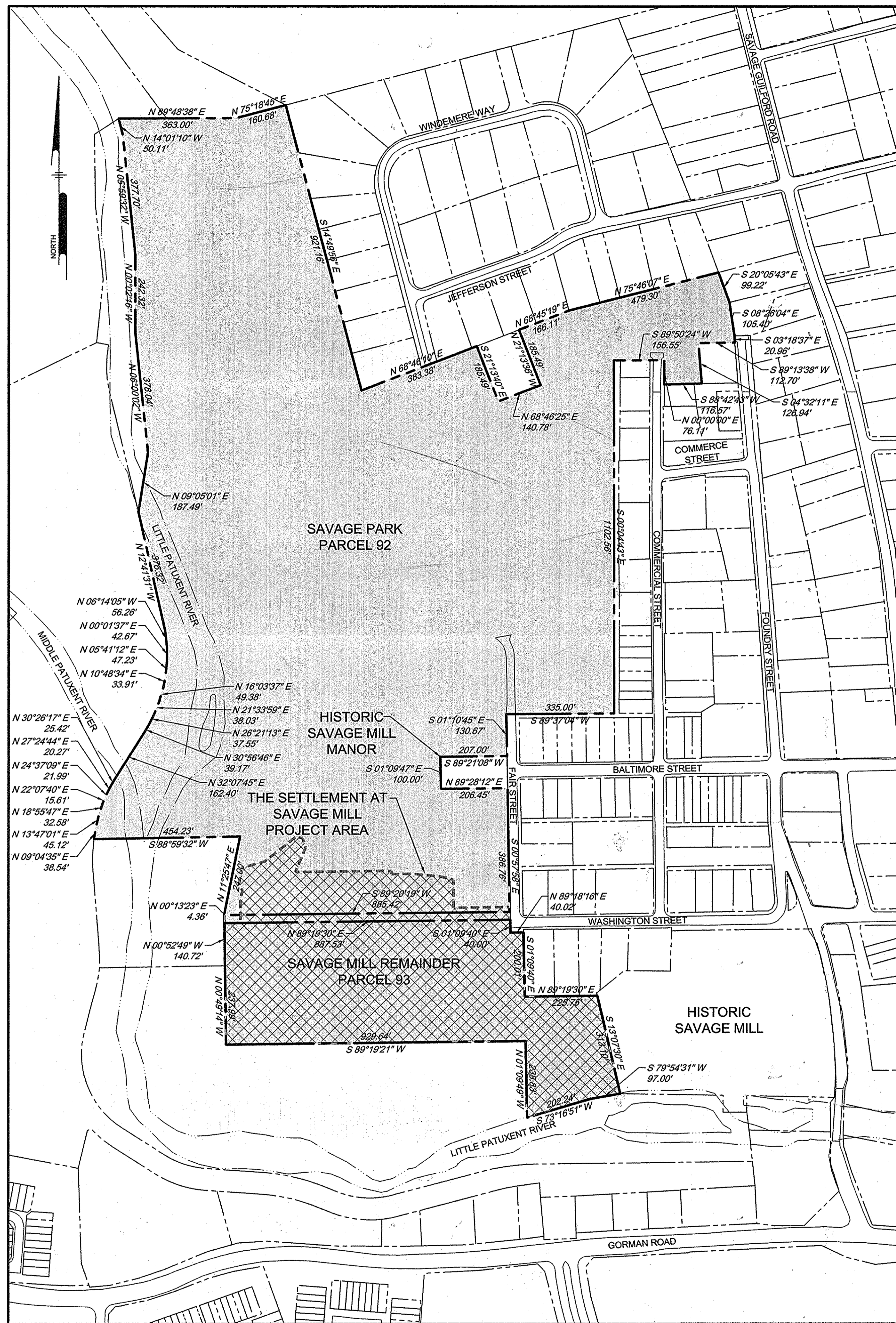
TITLE EXISTING CONDITIONS & FOREST
 STAND DELINEATION PLAN

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8/4/15
 DATE

DESIGNED BY: JSN
 DRAWN BY: JSN
 PROJECT NO: BOZH1302
 DATE: APRIL 20, 2016
 SCALE: 1"=50'
 DRAWING NO. 3 OF 7





OVERALL LOCATION MAP
SCALE: 1"=200'

PLANT COMMUNITY SUMMARY

SYMBOL	COMMUNITY	AREA	PRIORITY RETENTION
F1	FOREST	8.13 Ac.±	HIGH

AREA CHART

AREA	ACRES
TOTAL TRACT AREA	77.74
EXISTING FOREST WITHIN TRACT AREA	45.43
AREA OF DEVELOPMENT	12.79
EXISTING FOREST WITHIN AREA OF DEVELOPMENT	8.13
STREAM BUFFERS WITHIN AREA OF DEVELOPMENT	0.85
FLOODPLAIN WITHIN AREA OF DEVELOPMENT	0.31
WETLANDS & WETLAND BUFFERS WITHIN AREA OF DEVELOPMENT	0.00
FORESTED STREAM BUFFERS WITHIN AREA OF DEVELOPMENT	0.65
FORESTED FLOODPLAIN WITHIN AREA OF DEVELOPMENT	0.31
FORESTED WETLANDS & WETLAND BUFFERS WITHIN AREA OF DEVELOPMENT	0.00

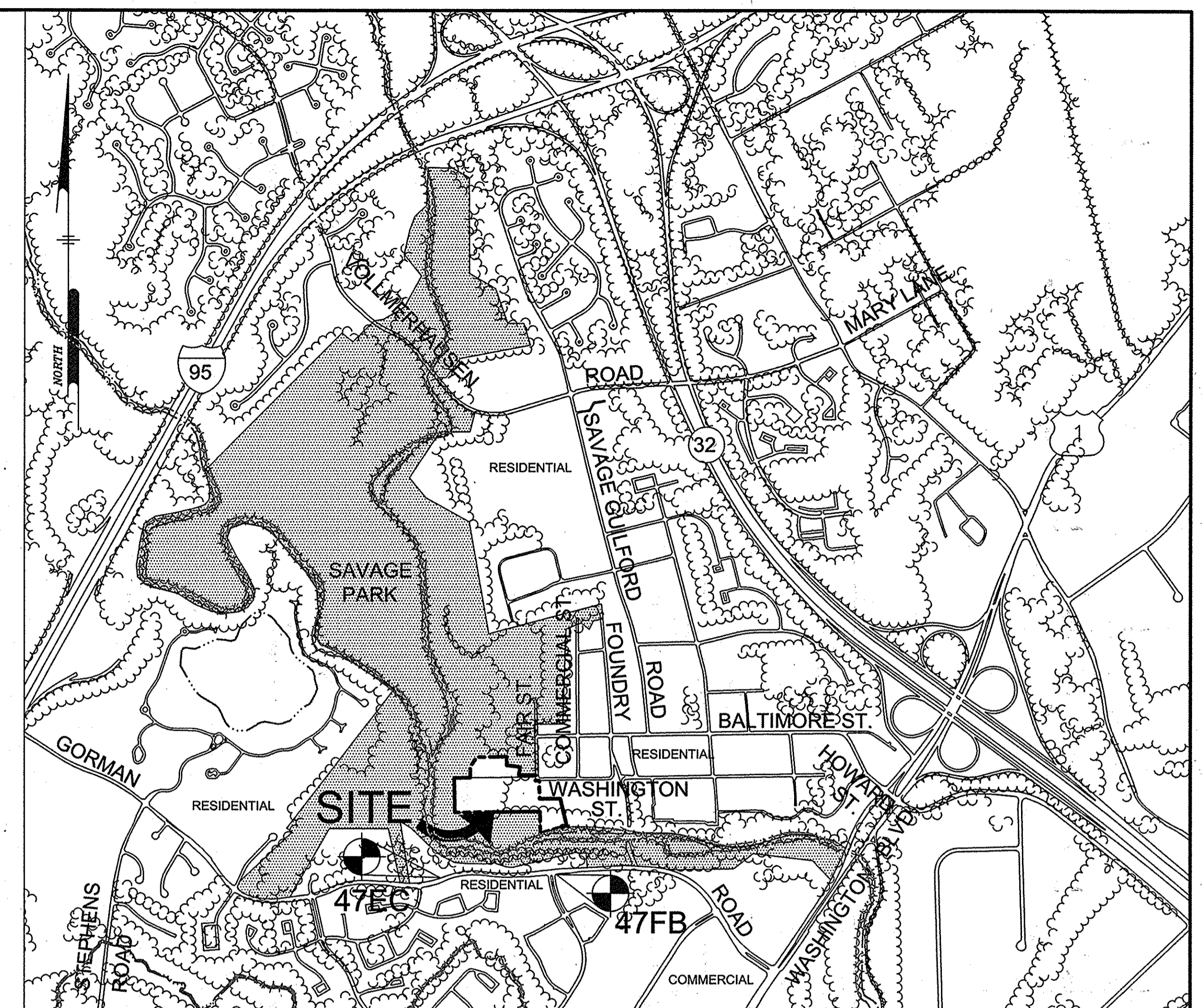
SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CONDITION
1	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	38"	GOOD
2	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	31"	GOOD
3	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	34"	GOOD
4	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	33"	GOOD
5	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	35"	GOOD
6	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD
7	BITTERNUT HICKORY (<i>Carya cordiformis</i>)	38"	GOOD
8	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	32"	POOR
9	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	34"	GOOD
10	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	32"	GOOD
11	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	32"	GOOD
12	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	31"	POOR
13	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	34"	GOOD
14	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	35"	GOOD
15	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD
16	BITTERNUT HICKORY (<i>Carya cordiformis</i>)	32"	GOOD
17	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD
18	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	27"	GOOD
19	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD
20	SYCAMORE (<i>Platanus occidentalis</i>)	30"	GOOD
21	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	25"	GOOD
22	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	27"	GOOD
23	SYCAMORE (<i>Platanus occidentalis</i>)	30"	GOOD
24	SYCAMORE (<i>Platanus occidentalis</i>)	38"	GOOD
25	SYCAMORE (<i>Platanus occidentalis</i>)	30"	GOOD
26	SYCAMORE (<i>Platanus occidentalis</i>)	30"	GOOD
27	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD
28	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	28"	GOOD
29	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD
30	BLACK LOCUST (<i>Robinia pseudoacacia</i>)	27"	GOOD
31	SILVER MAPLE (<i>Acer saccharinum</i>)	32"	GOOD
32	BITTERNUT HICKORY (<i>Carya cordiformis</i>)	40"	GOOD
33	GREEN ASH (<i>Fraxinus pennsylvanica</i>)	37"	GOOD
34	GREEN ASH (<i>Fraxinus pennsylvanica</i>)	28"	GOOD
35	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	34"	GOOD
36	SYCAMORE (<i>Platanus occidentalis</i>)	28"	GOOD
37	BITTERNUT HICKORY (<i>Carya cordiformis</i>)	28"	GOOD

SOILS CHART

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS W/ BASEMENTS	EROSION HAZARD	HYDRIC (Y/N)	SLOPE (%)	SOIL GROUP	K FACTOR
Co	CODORUS AND HATBORO SILT LOAMS	VERY LIMITED	LOW	N	0-3	D	0.37
Ha	HATBORO-CODORUS SILT LOAMS	VERY LIMITED	LOW	N	0-3	D	0.37
LeC	LEGORE SILT LOAM	SOMEWHAT LIMITED	MODERATE	N	8-15	B	0.28
LmB	LEGORE-MONTALTO SILT LOAMS	NOT LIMITED	MODERATE	N	3-8	C	0.32
LfF	LEGORE-RELAY GRAVELLY LOAMS	VERY LIMITED	SEVERE	N	25-65	B	0.20
UcB	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX	NOT RATED	LOW	N	0-6	B	0.37
UcD	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX	NOT RATED	MODERATE	N	5-15	B	0.37

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY AND HOWARD SOIL CONSERVATION DISTRICT SOIL MAP NUMBER 24



VICINITY MAP

SCALE: 1"=2,000'
HOWARD COUNTY
ADC MAP 40 GRIDS E4
ADC MAP USE LICENSE #3652

GENERAL NOTES:

- THE SITE IS LOCATED AT 8400, 8550, & 8554 FAIR STREET, SAVAGE, MD 20763 (TAX MAP 47, PARCEL 92 AND PARCEL 93) AND IS PART OF THE HISTORIC SAVAGE MILL PROPERTY AND HOWARD COUNTY PARKLAND. THE AREA OF DEVELOPMENT CONSISTS OF 12.79 ACRES.
- BOUNDARY INFORMATION PROVIDED BY PENNONI ASSOCIATES, INC., DATED DECEMBER 5, 2006. TOPOGRAPHIC INFORMATION PROVIDED BY PENNONI ASSOCIATES, INC., DATED NOVEMBER 28, 2006 AND JUNE 2015.
- THE SOILS ON SITE ARE CODORUS AND HATBORO SILT LOAMS (0-3% SLOPES) - Co, HATBORO-CODORUS SILT LOAMS (0-3% SLOPES) - Hd, LEGORE SILT LOAM (8-15% SLOPES) - Lc, LEGORE-MONTALTO SILT LOAMS (3-8% SLOPES) - LmB, LEGORE-RELAY GRAVELLY LOAMS (25-65% SLOPES) - LfF, URBAN LAND-CHILLUM-BELTSVILLE COMPLEX (0-6% SLOPES) - Ucb, AND URBAN LAND-CHILLUM-BELTSVILLE COMPLEX (5-15% SLOPES) - Ucd ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- SUBJECT PROPERTY IS ZONED B-2, R-H-ED, AND R-20 PER THE OCTOBER 6, 2015 COMPREHENSIVE ZONING PLAN. CURRENTLY, THE SITE IS PARTIALLY USED AS A PARKING LOT, A COUNTY PARK, AND IS PARTIALLY UNDEVELOPED WITH 8.13 ACRES OF FOREST. PART OF THE FORESTED PORTION OF THE PROPERTY IS CURRENTLY BEING USED AS AN OUTDOOR LASER TAG COURSE.
- THIS SITE IS LOCATED IN THE LITTLE PATUXENT RIVER WATERSHED.
- THERE ARE NO STREAMS, WETLAND, OR WETLAND BUFFERS LOCATED EITHER WITHIN THE PROJECT SITE (12.79 ACRES) OR THE LIMITS OF DISTURBANCE (6.08 ACRES). HOWEVER, THERE IS A 100 YEAR FLOODPLAIN, A STREAM BUFFER, AND STEEP SLOPES LOCATED ON THE OVERALL PROPERTY (74.25 ACRES).
- THERE IS ONE EXISTING FOREST STAND LOCATED ON SITE, AS SHOWN ON THE PLAN. IT IS A HIGH PRIORITY FOREST STAND DUE TO PROXIMITY TO PROTECTED ENVIRONMENTAL SYSTEMS, SUCH AS STREAMS AND WETLANDS.
- THERE ARE 37 SPECIMEN TREES LOCATED ON SITE, AS SHOWN ON THE PLAN. NO STATE CHAMPION TREES OR TREES 75% THE SIZE OF CHAMPION TREES ARE FOUND ON THE SITE.
- FIELD WORK FOR THIS INVENTORY WAS CONDUCTED ON DECEMBER 12, 2006, OCTOBER 10, 2013, AND FEBRUARY 13, 2015 BY JONATHAN NORMAN, PLANNER OF PENNONI ASSOCIATES, INC. UNDER THE SUPERVISION OF PETER J. STONE, RLA OF PENNONI ASSOCIATES, INC.
- THE SITE HAS A FOREST CONSERVATION THRESHOLD OF 20% AND AN AFFORESTATION THRESHOLD OF 15%.
- NO EXISTING STRUCTURES OR CEMETERIES ARE PRESENT ON THE SITE.
- NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMALS OR CRITICAL HABITATS WERE OBSERVED IN THE FIELD. CORRESPONDENCE RECEIVED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES INDICATES THAT THE FOLLOWING RARE, THREATENED, AND ENDANGERED SPECIES ARE LOCATED IN PROXIMITY TO THE SITE:
GLASSY DARTER
LAURA'S FLAGTAIL
APPALACHIAN SNAKETAILED
- ADDITIONALLY, CORRESPONDENCE RECEIVED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES STATED THE FOLLOWING: "OUR ANALYSIS OF THE INFORMATION PROVIDED ALSO SUGGESTS THAT THE FOREST AREA ON THE PROJECT SITE CONTAINS FOREST INTERIOR DWELLING BIRD HABITAT."
- THIS FOREST STAND DELINEATION (FSD) HAS BEEN PREPARED IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief
CHIEF, DEVELOPMENT ENGINEERING DIVISION 5-12-16
DATE

Chief
CHIEF, DIVISION OF LAND DEVELOPMENT 5-2-16
DATE

DATE NO. REVISION

DEVELOPER
BOZZUTO HOMES, INC.
ATTN: NIHAR SHAH
7850 WALKER DRIVE, SUITE 400
GREENBELT, MARYLAND 20770
T: 301-623-1525

OWNERS
SAVAGE MILL REMAINDER, LLC
ATTN: JAY WINER
8373 PINEY ORCHARD PARKWAY
SUITE 102
ODENTON, MARYLAND 21113-1580
T: 410-551-9116

HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MD 21043
T: 410-313-4700

PROJECT
THE SETTLEMENT AT SAVAGE MILL

AREA
TAX MAP 47, PARCEL 92 & 93, GRID 11
ZONED B-2 & R-H-ED 6TH ELECTION DISTRICT
8400, 8550, & 8554 FAIR STREET
HOWARD COUNTY, MARYLAND

TITLE
FOREST STAND DELINEATION
NOTES & TABULATIONS

Pennoni Associates Inc.
Consulting Engineers
8818 Centre Park Drive Suite 200
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

8/4/15
DATE

DESIGNED BY: JSN

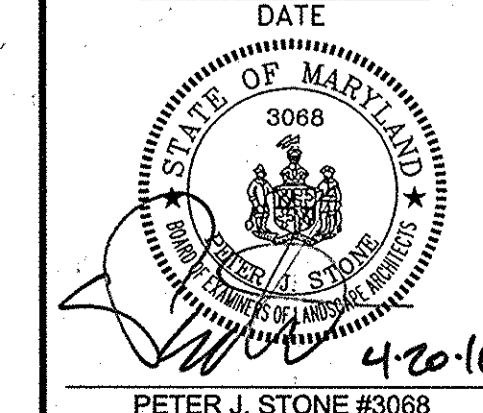
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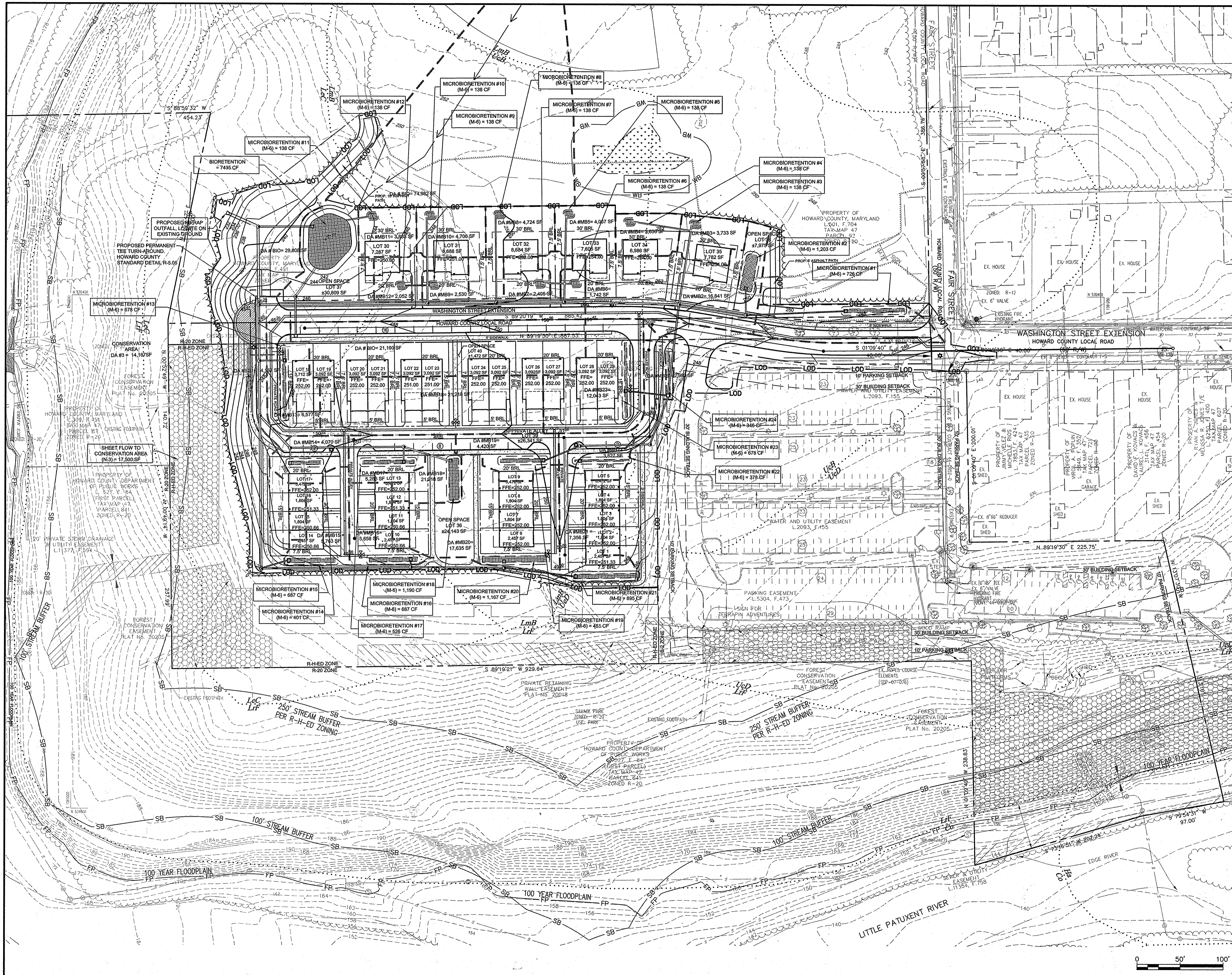
PROJECT NO: BOZH1302

DATE: APRIL 20, 2016

SCALE: AS SHOWN

DRAWING NO. 4 OF 7




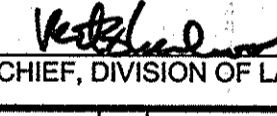


LEGEND

- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- EX. TREELINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- PROPOSED BIORETENTION FACILITY
- PROPOSED PERMEABLE PAVING
- PROPOSED DRAINAGE AREA
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREELINE
- PROPOSED EARTH DIKE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SAME DAY STABILIZATION
- WETLANDS
- WETLAND BUFFER
- EXISTING FOREST CONSERVATION EASEMENTS

APPROVED : DEPARTMENT OF PLANNING AND ZONING

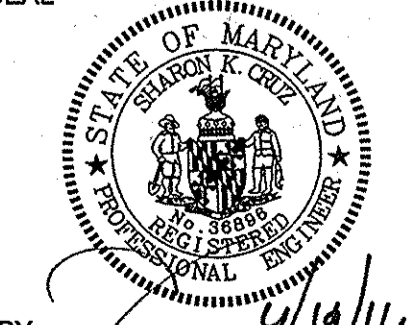

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 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

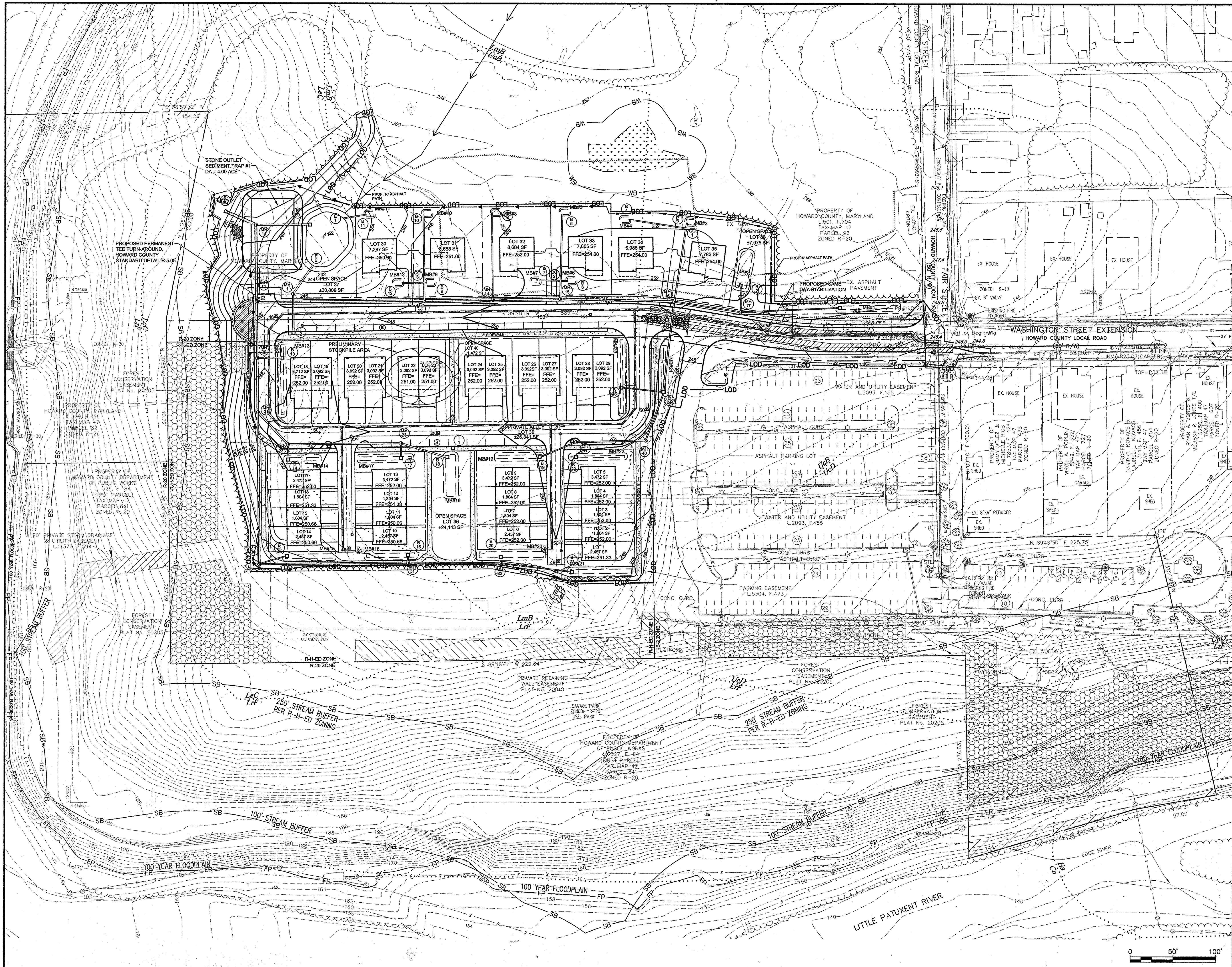
 5-2-16
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
DEVELOPER		
BOZZUTO HOMES, INC. ATTN: NIHAR SHAH 7850 WALKER DRIVE, SUITE 400 GREENBELT, MARYLAND 20770 T: 301-623-1525		
OWNERS		HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS
SAVAGE MILL REMAINDER, LLC ATTN: JAY WINER 8373 PINEY ORCHARD PARKWAY SUITE 102 ODENTON, MARYLAND 21113-1580 T: 410-551-9116		3430 COURTHOUSE DRIVE ELLCOTT CITY, MD 21043 T: 410-313-4700
PROJECT		
THE SETTLEMENT AT SAVAGE MILL		
AREA		
TAX MAP 47, PARCEL 92 & 93, GRID 11 ZONED B-2 & R-H-ED 6TH ELECTION DISTRICT 8400, 8550, & 8554 FAIR STREET HOWARD COUNTY, MARYLAND		
TITLE		
ENVIRONMENTAL CONCEPT PLAN		

Pennoni

Pennoni Associates Inc.
Consulting Engineers
8818 Centre Park Drive Suite 200
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

 BY:  4/19/16 PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ACTIVE LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 30866 EXP. 01/01/2017	DESIGNED BY: JSN
	DRAWN BY: JSN
	PROJECT NO: BOZH1302
	DATE: APRIL 20, 2016
	SCALE: 1"=50'
DRAWING NO. 5 OF 7	



LEGEND

EXISTING CONTOURS	
EX. PROPERTY LINE AND RIGHT OF WAY	
EX. TREELINE	
FLOODPLAIN	
STREAM BUFFER	
SOILS	
PROPOSED BIORETENTION FACILITY	
PROPOSED PERMEABLE PAVING	
PROPOSED STORM DRAIN	
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED TREELINE	
PROPOSED EARTH DIKE	
PROPOSED SILT FENCE	
PROPOSED SUPER SILT FENCE	
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
PROPOSED WATER	
PROPOSED SEWER	
PROPOSED SAME DAY STABILIZATION	
WETLANDS	
WETLAND BUFFER	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-12-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5-02-16
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO.	REVISION
DEVELOPER	
BOZZUTO HOMES, INC. ATTN: NIHAR SHAH 7850 WALKER DRIVE, SUITE 400 GREENBELT, MARYLAND 20770 T: 301-623-1525	
OWNERS	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS
SAVAGE MILL REMAINDER, LLC ATTN: JAY WINER 8373 PINEY ORCHARD PARKWAY SUITE 102 ODENTON, MARYLAND 21113-1580 T: 410-551-9116	3430 COURTHOUSE DRIVE ELLCOTT CITY, MD 21043 T: 410-313-4700

PROJECT

THE SETTLEMENT AT SAVAGE MILL

AREA

TAX MAP 47, PARCEL 92 & 93, GRID 11
 ZONED B-2 & R-H-ED 6TH ELECTION DISTRICT
 8400, 8550, & 8554 FAIR STREET
 HOWARD COUNTY, MARYLAND

TITLE

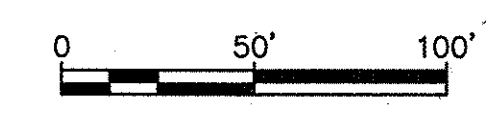
CONCEPT SEDIMENT CONTROL PLAN

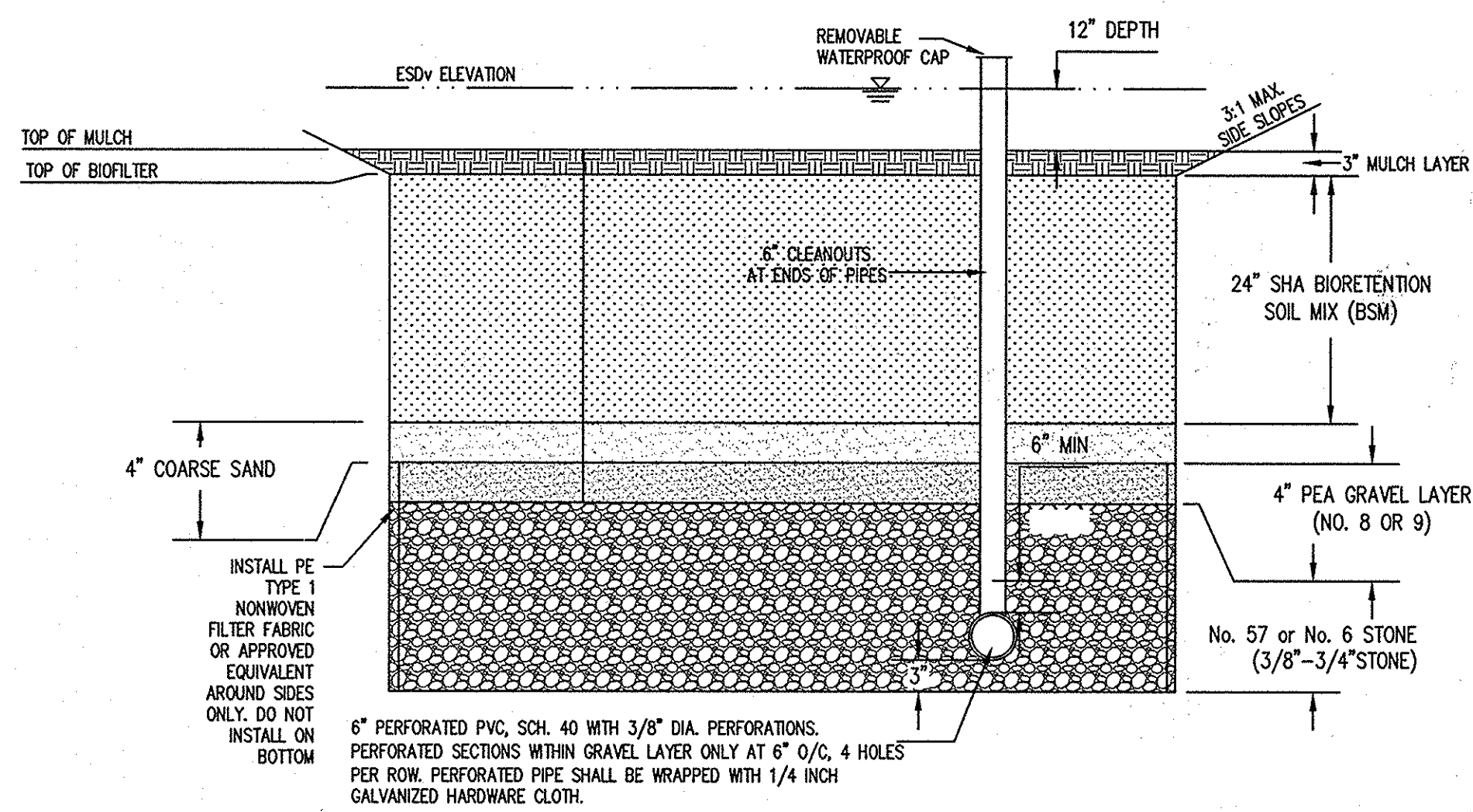
Pennoni Associates Inc.
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SEAL

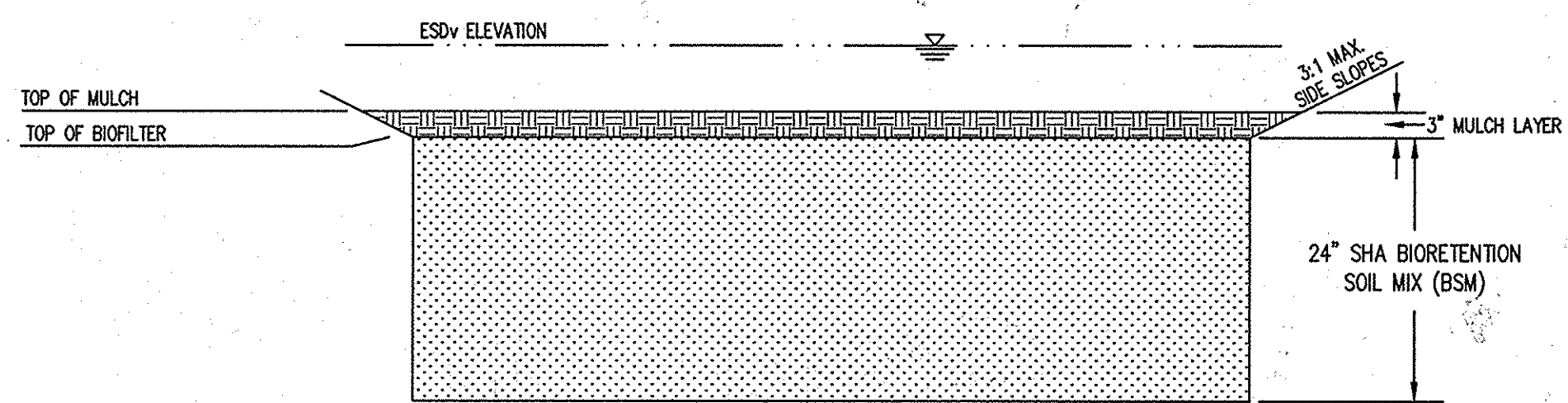
BY: *[Signature]* 4/19/16

DESIGNED BY: JSN
 DRAWN BY: JSN
 PROJECT NO: BOZH1302
 DATE: APRIL 20, 2016
 SCALE: 1"=50'
 DRAWING NO. 6 OF 7

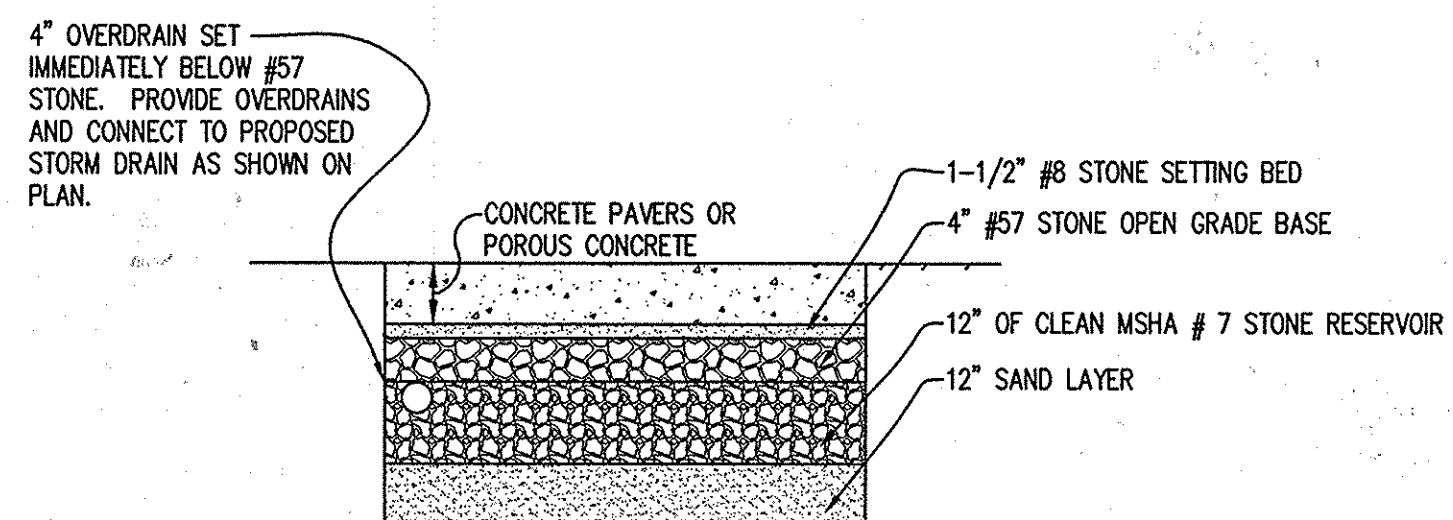




MICRO BIORETENTION TYPICAL SECTION
NOT TO SCALE



RAIN GARDEN TYPICAL SECTION
NOT TO SCALE



NOTES:

1. ALL PERMEABLE PAVEMENT SHALL BE INSTALLED BY A CERTIFIED INSTALLER.
2. PERMEABLE PAVEMENT SHALL HAVE A PERMEABILITY RATE OF 8 INCHES PER HOUR OR GREATER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO PLACEMENT OF ANY PERMEABLE PAVEMENT.
3. THE BOTTOM OF THE SUB-BASE SHALL BE LEVEL WITH ADJUSTMENTS ACCOMPLISHED BY STEPPING SUBGRADE LEVELS AT 1-FOOT CONTOUR INTERVALS PER THE GEOTECHNICAL REPORT AND ENGINEER'S DIRECTIVE.
4. ALL ADJUSTMENT TO EXISTING GRADE SHALL BE ACCOMPLISHED USING SUB-BASE MATERIAL.
5. SOILS SHALL NOT BE COMPACTED. CONSTRUCTION SHOULD BE PERFORMED WITH LIGHTWEIGHT, WIDE TRACKED EQUIPMENT TO MINIMIZE COMPACTION. EXCAVATED MATERIALS SHALL BE PLACED IN A CONTAINED AREA. LOADED DUMP TRUCKS DELIVERING THE INITIAL SAND MATERIAL SHALL ENTER EACH STEPPED AREA FROM BOTH ENDS AND SHALL LIMIT TRAVEL TO THE MINIMUM WIDTH POSSIBLE TO LIMIT SOIL COMPACTION TO THE MINIMUM AREA POSSIBLE.
6. SUB-BASE SHALL BE CLEAR AND FREE OF FINES. THE SUB-BASE SHALL BE PLACED IN LIFTS AND LIGHTLY ROLLED.

PERMEABLE PAVMENT
NOT TO SCALE

ESDv SUMMARY TABLE			
TREATMENT	ESDv REQUIRED TO MEET Cpv	ESDv REQUIRED TO MEET Wqv	ESDv PROVIDED
PERMEABLE PAVEMENTS (A-2)	-	-	127 cf
MICRO-BIORETENTION (M-6)	-	-	11,397 cf
BIORETENTION (F-6)	-	-	7,435 cf
TOTAL	32,285 cf	16,574 cf	18,959 cf

APPROVED : DEPARTMENT OF PLANNING AND ZONING

Chad Albrecht 5-12-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. J. ... 5-2-16
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER
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TITLE
ENVIRONMENTAL CONCEPT PLAN
DETAILS

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Consulting Engineers
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SEAL

DESIGNED BY : JSN
DRAWN BY: JSN
PROJECT NO : BOZH1302
DATE : APRIL 20, 2016
SCALE : AS SHOWN
DRAWING NO. 7 OF 7

BY: *Chad Albrecht* 4/19/16
PROFESSIONAL CERTIFICATION: 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. 10094, EXPIRATION DATE: 12/31/2017.