

GENERAL NOTES

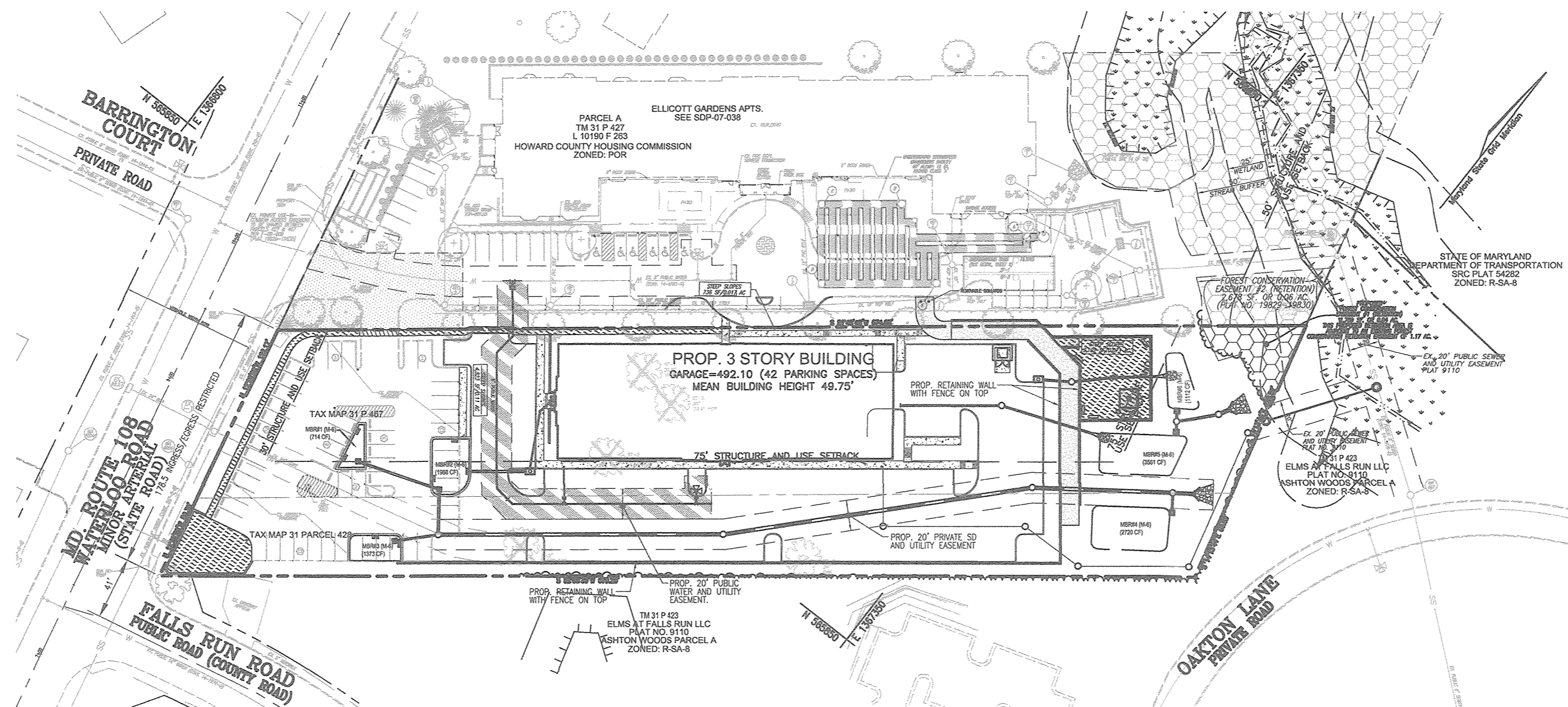
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS AND ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 301B AND 310B WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "POR" IN ACCORDANCE WITH THE OCTOBER 5, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER IS PROVIDED BY CONTRACT 13-3564-D. PUBLIC SEWER IS PROVIDED BY CONTRACT 13-1535.
- THERE IS NO 100-YEAR FLOODPLAIN ON THIS SITE.
- THERE ARE STEEP SLOPES LOCATED ON-SITE.
- FOREST STAND DELINEATION REPORT PREPARED BY JOHN CANOLES, ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH 5, 2019.
- THERE IS/ARE NO FLOODPLAIN, WETLANDS STREAMS OR THEIR BUFFERS LOCATED WITHIN THE LOD.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- WATERLOO ROAD IS CLASSIFIED AS A MINOR ARTERIAL ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THIS PROPERTY. THERE ARE NO HISTORIC HOUSES LOCATED ON THIS PROPERTY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY SIX MICRO-BIORETENTION FACILITIES (M-6). THIS FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBMISSION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE 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 SUBMISSION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE 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 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.
- DPZ FILE REFERENCE NUMBERS: BA CASE NO. 06-005-V, APPROVED 04/24/06; SDP-07-038; F-08-064; SDP-07-137; WP-08-111; WF-08-085; S-13-009.
- THIS PROJECT IS SUBJECT TO A JOINT USE EASEMENT AND CONVEYANT AGREEMENT (L11060, F.306); RECORDED JANUARY 15, 2008; BY AND BETWEEN HOWARD COUNTY HOUSING COMMISSION (ELLICOTT GARDENS, SDP-07-038) AND TCS/JMT WATERLOO ROAD, LLC.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT SHALL BE SATISFIED BY THE ON-SITE RETENTION OF 0.04 AC. AND BY A FEE-IN-LIEU PAYMENT OF \$36,917.10 FOR THE 1.06 REFORESTATION OBLIGATION. THIS PROPOSED RETENTION AREA IS ADJACENT TO AN EXISTING FOREST CONSERVATION EASEMENT OF 1.17 AC. THIS FOREST CONSERVATION ALSO INCLUDED THE 18,730 S.F. OF FOREST REMOVAL IN CONJUNCTION WITH SDP-10-021 AND THE DECLARATION OF INTENT DATED 02/19/2010.
- FOREST CONSERVATION SHALL BE ADDRESSED AT SDP PHASE.
- THE REMOVAL OF SPECIMEN TREES WILL REQUIRE APPROVAL OF ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(7).
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD AT LINDEN HALL, ELLICOTT CITY, MD AT 6:00 PM ON FEBRUARY 6TH, 2019.
- 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, SECTION 128.0.J.

ELLICOTT GARDENS II

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

ENVIRONMENTAL CONCEPT PLAN

PARCEL A



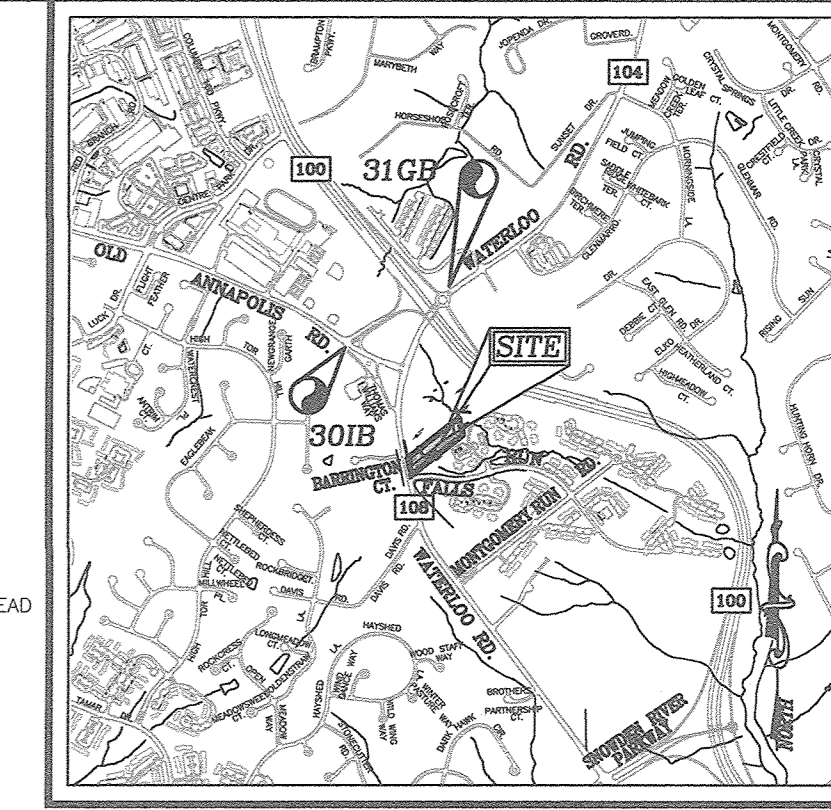
LOCATION MAP
SCALE: 1"=60'

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

- EXISTING CONTOUR: - - - - - 382
- PROPOSED CONTOUR: ———— 382
- EXISTING SPOT ELEVATION: +382.56
- PROPOSED SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: →
- EXISTING TREES TO REMAIN: [Tree Symbol]
- LIGHT POLE: ○-○ SINGLE OVERHEAD, □-□ DOUBLE OVERHEAD
- CONCRETE: [Stippled Pattern]
- SPECIMEN TREE (TO BE REMOVED): [Tree with X]



VICINITY MAP
SCALE: 1"=1000'
ADC MAP Coordinates: MAP 27, GRID F8

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
ENVIRONMENTAL CONCEPT LAYOUT	2 OF 3
ESD STORM WATER MANAGEMENT DRAINAGE AREA MAP, NOTES AND DETAILS	3 OF 3

Forest Conservation Worksheet 2.2

Net Tract Area					
A. Total Tract Area	A = 2.53				
B. Deductions	B = 0.00				
C. Net Tract Area	C = 2.53				
Land Use Category					
Input the number "1" under the appropriate land use zoning, and limit to only one entry					
ARA	MDR	EA	HR	MPD	CIA
0	0	0	0	0	1
D. Afforestation Threshold (Net Tract Area x 15%)		D = 0.38			
E. Conservation Threshold (Net Tract Area x 15%)		E = 0.38			
Existing Forest Cover					
F. Existing Forest Cover within the Net Tract Area		F = 2.18			
G. Area of Forest Above Conservation Threshold		G = 1.80			
Break Even Point					
H. Break Even Point		H = 0.74			
I. Forest Clearing Permitted Without Mitigation		I = 1.44			
Proposed Forest Clearing					
J. Total Area of Forest to be Cleared		J = 2.14			
K. Total Area of Forest to be Retained		K = 0.04			
Planting Requirements					
L. Reforestation for Clearing Above the Conservation Threshold		L = 0.45			
M. Reforestation for Clearing Below the Conservation Threshold		M = 0.68			
N. Credit for Retention above the Conservation Threshold		N = 0.00			
P. Total Reforestation Required		P = 1.13			
Q. Total Afforestation Required		Q = 0.00			
R. Total Planting Requirement		R = 1.13			

THE ENTIRE WORKSHEET IS NOT PROVIDED AS THIS IS A PRELIMINARY WORKSHEET USED TO DETERMINE THE BASIC OBLIGATIONS. A COMPLETE WORKSHEET WILL BE PROVIDED WITH THE FOREST CONSERVATION PLAN.

ENVIRONMENTAL SITE DESIGN NARRATIVE:

IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION ECP CHECKLIST ITEM III.K.

- THE NATURAL AREAS ON THE ELLICOTT GARDENS II PROJECT SITE ARE LOCATED TOWARD THE PROJECT BOUNDARIES. NO DISTURBANCE TO THE STREAM AND STREAM BUFFER, WETLAND AND WETLAND BUFFER OR THEIR WOODED RESOURCES IS PROPOSED UNLESS SHOWN HEREON.
- NO DRAMATIC DISTURBANCE TO THE NATURAL DRAINAGE PATTERNS ARE PROPOSED, PLEASE REFER TO THE PROPOSED GRADING SHEETS.
- THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT. THE ESD CONCEPT INCLUDES THE USE OF MICRO-SCALE PRACTICES TO INCLUDE MICRO-BIORETENTION FACILITIES.
- SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE A PROPOSED SEDIMENT TRAP (TO BE CONVERTED TO A MICRO-BIORETENTION FACILITY, EARTH DIKES, AND SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- STORMWATER MANAGEMENT FOR THE PROJECT HAS BEEN CONCEPTUALLY MET THROUGH THE USE OF MICRO-BIORETENTION FACILITIES. THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION".

TARGET PE = 1.95" PROVIDED PE = 2.0"
TARGET ESDv = 11,371 CUFT PROVIDED = 11,468 +/- CUFT

6. AT THIS CONCEPT STAGE OF DEVELOPMENT, NO WAIVER PETITIONS FOR THE STORMWATER MANAGEMENT DESIGN ARE REQUIRED. THE REMOVAL OF SPECIMEN TREES WILL REQUIRE APPROVAL OF ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(7).

SITE DATA

LOCATION: 5511 & 5513 WATERLOO ROAD, HO. CO., MD.; TAX MAP 31, BLOCK 19, PARCEL 428 & 467
1ST ELECTION DISTRICT
PRESENT ZONING: POR
SITE AREA: 3.00 AC. (DEED)
0.47 AC. (SHA RIGHT-OF-WAY)
2.53 AC. (DEVELOPABLE)
TOTAL ELLICOTT GARDENS PHASE I & II PROJECT AREA: 5.93 AC.
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; WF-08-085; S-13-009; BA-08-042V, APPROVED 1/3/09
USE OF STRUCTURES: APARTMENTS
TOTAL PARKING LOT AND BUILDING COVERAGE: 71,525 SF (1.64 AC.) OR 64.82% OF GROSS AREA
AREA OF LANDSCAPE ISLAND: 28,751 SF (0.89 AC. OR 35.18% 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 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.

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

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET
ELLICOTT GARDENS II
HOUSING COMMISSION HOUSING DEVELOPMENT: 70 APARTMENTS
ZONED: POR
5511 & 5513 WATERLOO ROAD
BA-08-005V, SDP-07-038, F-08-064, BA-08-042V
SDP-07-137, WP-08-111, WF-08-085
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: RV
DATE: JUNE, 2019
SCALE: AS SHOWN
W.O. NO.: 06-01

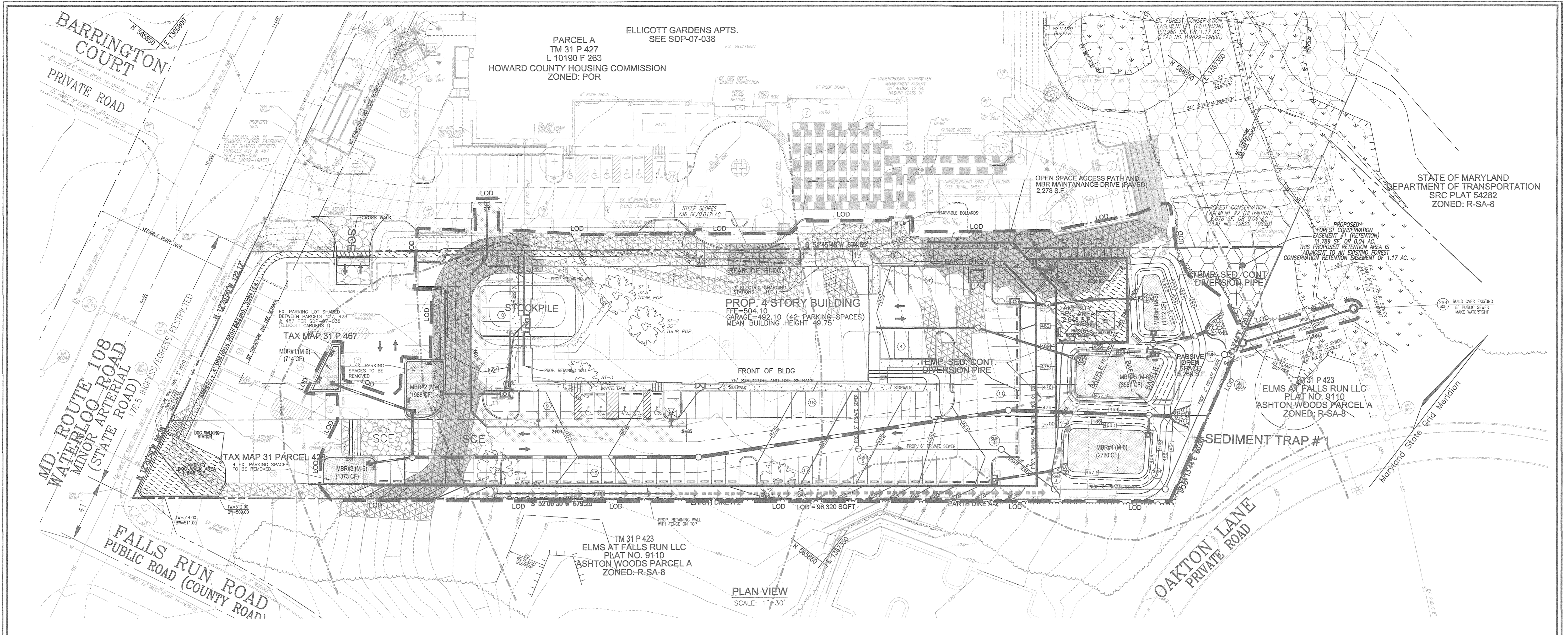
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 16193 EXPIRATION DATE 08-27-2020

1 SHEET OF 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-13-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-12-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6-12-19

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6-12-19

LEGEND:

	EXISTING CONTOUR		EXISTING TREELINE (FIELD LOCATED)
	PROPOSED CONTOUR		EXISTING FENCE
	EXISTING SPOT ELEVATION		PROPERTY LINE
	EXISTING CURB AND GUTTER		RIGHT-OF-WAY LINE
	PROPOSED CURB AND GUTTER		SOILS BOUNDARY
	EXISTING UTILITY POLE		PROPOSED SIDEWALK
	EXISTING LIGHT POLE		EX. PUBLIC FOREST CONSERVATION "RETENTION" EASEMENT
	EXISTING MAILBOX		EXISTING WETLANDS
	EXISTING SIGN		EXISTING STREAM
	EXISTING SANITARY MANHOLE		EXISTING STREAM BUFFER
	EXISTING SANITARY LINE		PROPOSE TREELINE
	EXISTING CLEANOUT		EX. 20' PUBLIC SEWER AND UTILITY EASEMENT
	EXISTING FIRE HYDRANT		STEEP SLOPE (>25%)
	EXISTING WATER LINE		STEEP SLOPE (15%-24.9%)
	PROPOSED STORM DRAIN		STEEP SLOPE (MOD) (>20%)
	PROPOSED STORM DRAIN INLET		
	PROPOSED RETAINING WALL		
	SPECIMEN TREE (TO BE REMOVED)		

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ENVIRONMENTAL CONCEPT PLAN
ENVIRONMENTAL CONCEPT LAYOUT
ELLICOTT GARDENS II
HOUSING COMMISSION HOUSING DEVELOPMENT: 70 APARTMENTS
ZONED: POR
5511 & 5513 WATERLOO ROAD
BA-08-005V, SDP-07-038, F-08-064, BA-08-042V
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TAX MAP 31 BLOCK 19
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PARCEL '428' & '467'
HOWARD COUNTY, MARYLAND

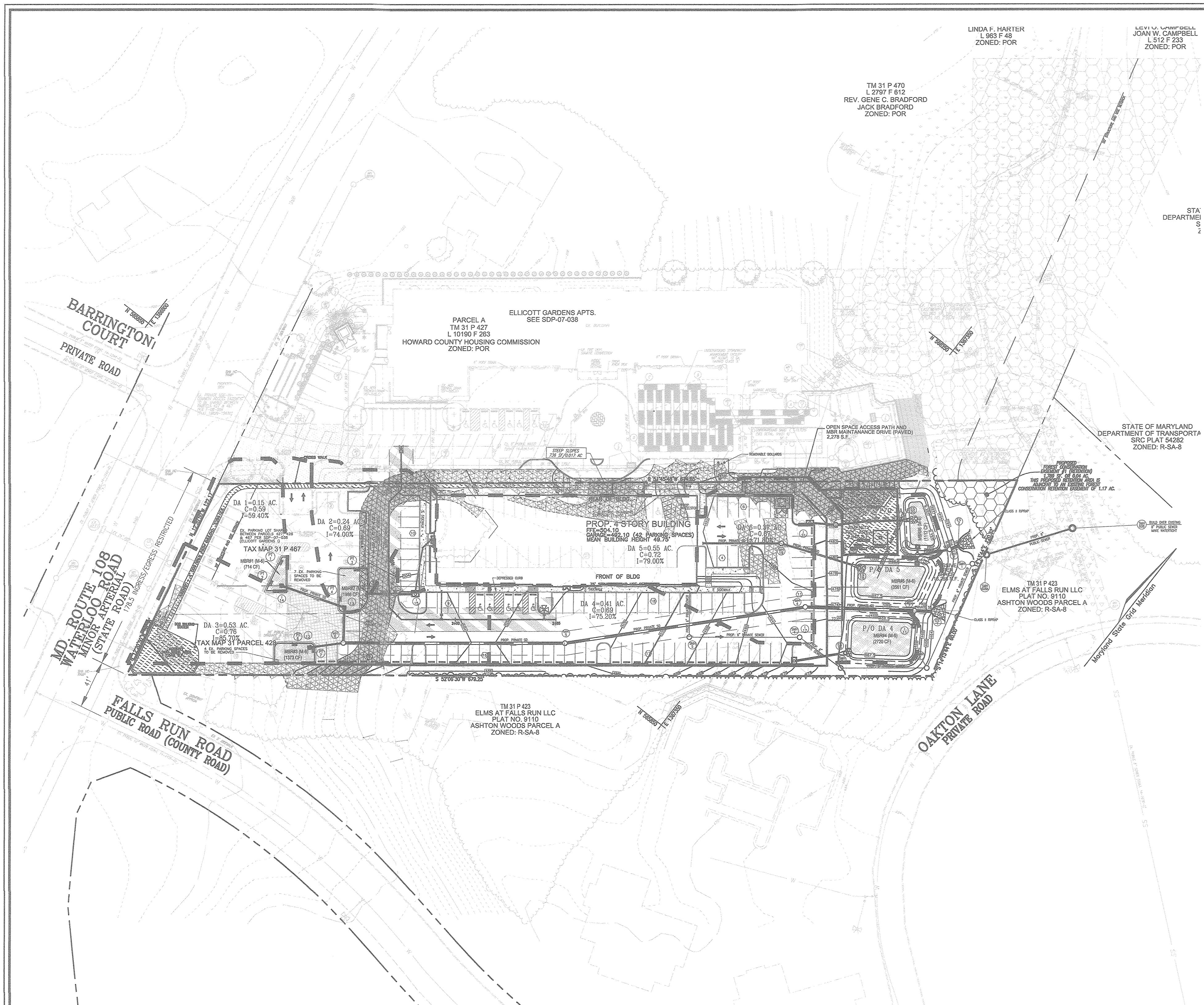
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2 SHEET OF 3



Appendix B.4. Construction Specifications for Environmental Site Design Practices

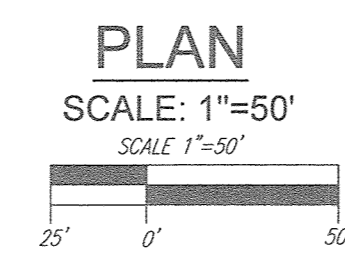
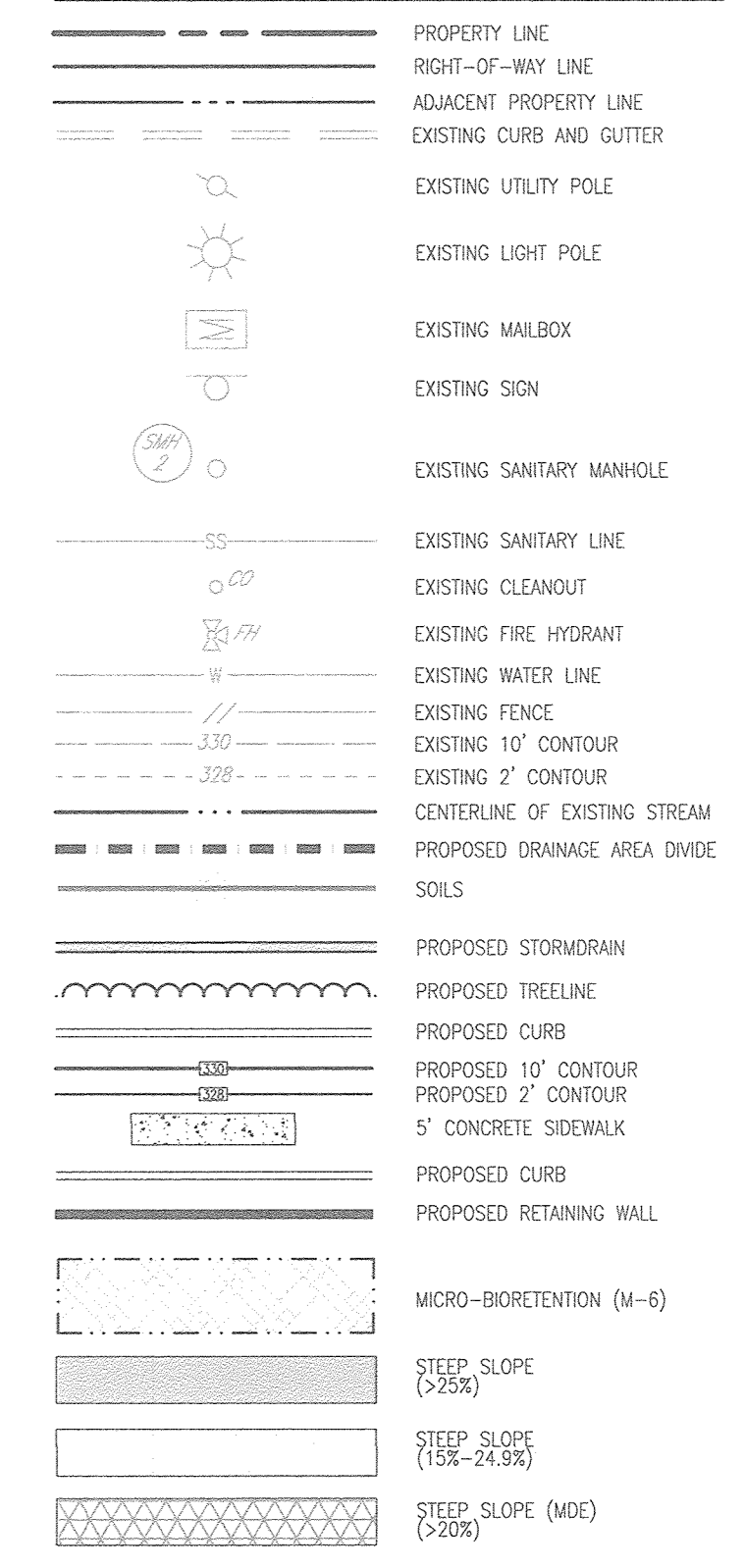
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Plumbing (2" to 4" deep)	heavy sand (100-100%) & compost (25-40%) or sandy loam (10%), coarse sand (10%) & compost (60%)	n/a	USDA soil types heavy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)	n/a	
Mesh	flexible hardened	NO. 8 OR NO. 9 (1/2" TO 3/8")	used 6 months, minimum, no wire or wood chips
Poa gravel discharge	stone: 2" to 5"	n/a	
Curtain drain	monumental stone: washed cobble	n/a	
Geotextile	AASHTO M-43	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration basins)	NO. 51 OR NO. 6 AGGREGATE (D ₁₀ = 30")	n/a	
Underdrain piping	7.5L Type PS 38 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Sloped or perforated pipe, 3/8" perf. @ 6" on center, 4 holes per row; minimum of 2" of gravel over pipe; not necessary underdrain pipe. Perforated pipe shall be wrapped with 1/4-inch polyethylene hardware cloth.
Placed in place concrete (if required)	MIXED No. 3, F., 1500 psi @ 28 days, normal weight, air-entrained, conforming to meet ASTM-415-08	n/a	28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved slabs or local materials requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 199 R.9.9; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracks.
Sand	AASHTO-M-6 or ASTM-C-31	0.075" to 0.04"	Sand substitutions such as Diabase and Gneiss (AASHTO #10 are not acceptable. No calcium sulfonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

DRAINAGE AREA #	AREA TREATED	FACILITY NUMBER	ENVIRONMENTAL SITE DESIGN PRACTICE										ESDv VOLUME	
			PERMEABLE PAVEMENT	ADD UNDER PERM. PAVE.	SURFACE STORAGE	FILTERTRA	GRAVEL TRENCH	GREEN ROOF	MICRO BIO RETENTION	ADD UNDER MICRO BIO	Recharge Volume (Rev)	ESDv		
1	6581	MBR #1	0	0	0	0	0	0	0	0	376	338	94	714
2	10443	MBR #2	0	0	0	0	0	0	0	1112	560	278	1612	
3	22887	MBR #3	0	0	0	0	0	0	0	723	650	181	1373	
4	17754	MBR #4	0	0	0	0	0	0	0	1876	950	469	2826	
5	23962	MBR #5	0	0	0	0	0	0	0	2456	1243	614	3699	
6	16087	MBR #6	0	0	0	0	0	0	0	767	388	192	1155	
SUBTOTAL 1			0	0	0	0	0	0	0	7310	4069	1828	11379	
TOTALS:			0	0	0	0	0	0	0	7310	4069	1828	11379	

ESDv REQUIRED: 11349 CF TOTAL ESDv PROVIDED: 11379

DA	% IMPERV	Rv	DA	ESDv REQ	MINIMUM VOLUME	MAXIMUM VOLUME	VOLUME PROVIDED	AREA SF	PERV AREA	IMP AREA
1	59.40	0.58	0.15	321	321	834	714	6581	2672	3909
2	73.99	0.72	0.24	623	623	1620	1612	10443	2716	7727
3	85.67	0.82	0.53	1566	1566	4071	1373	22887	3289	19077
4	75.22	0.73	0.41	1078	1078	2809	2826	17754	4409	13385
5	78.98	0.76	0.55	1519	1519	3950	3699	23962	5037	18925
6	71.80	0.70	0.37	933	933	2427	1155	16087	4537	11550
TOTAL ESDv BY SUBAREA				6040	15704	11379	97754	22651	75103	

LEGEND:



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR	ERODIBLE	HYDRIC
UcB	URBAN LAND CHILLUM-BELTSVILLE COMPLEX, 0 TO 5% SLOPES, WELL DRAINED	D	--	NO	NO
UcD	URBAN LAND CHILLUM-BELTSVILLE COMPLEX, 5 TO 15% SLOPES, WELL DRAINED	D	--	NO	NO
RuB	RUSSETT AND BELTSVILLE 2 TO 5% SLOPES, MODERATELY WELL DRAINED	C	0.43	YES	NO
ShD	SASSAFRAS AND CROOM, 10 TO 15 % SLOPES, WELL DRAINED	B	0.37	YES	NO
UsB	URBAN LAND SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5% SLOPES, WELL DRAINED	D	--	NO	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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 6-13-19

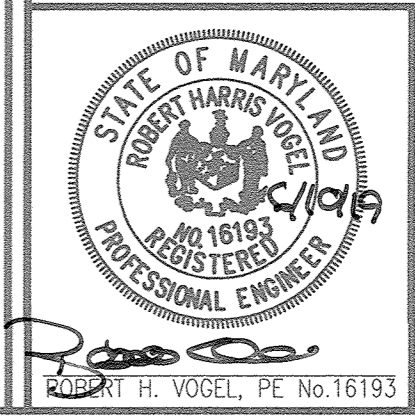
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