

LOCATION MAP
ADC MAP 41, A-2
SCALE: 1" = 2000'

LEGEND

- 260 EXISTING 5' CONTOURS
- 462 EXISTING 1' CONTOURS
- EXISTING ROAD
- EXISTING TREELINE
- LOD LIMIT OF DISTURBANCE
- 250 PROPOSED CONTOURS
- PROPERTY LINE
- PROPOSED LIMIT OF CLEARING
- EXISTING SEWER
- 25' WETLAND BUFFER
- WETLANDS
- STREAM
- STREAM BUFFER
- ERODIBLE SOILS
- 15%-25% SLOPE
- >25% SLOPE
- SPECIMEN TREES
- FOREST RETENTION AREA
- HOWARD COUNTY FLOODPLAIN

SOIL TABLE								
SOIL LABEL	SOIL SERIES	SLOPES	ERODIBLE	HYDRIC	PRIME AG SOILS	SEPTIC LIMITATIONS	HOMES W/ BASEMENTS	LOCAL ROADS & STREETS
CeC	CHILLUM LOAM	5-10%	YES	NO	NO	VERY LIMITED	SOMEWHAT LIMITED	VERY LIMITED
CrD	CROOM AND EVESBORO SOILS	10-15%	NO	NO	NO	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED
EbC	EVESBORO LOAMY SAND	2-10%	NO	NO	NO	VERY LIMITED	NOT LIMITED	NOT LIMITED
FoaA	*FALLSINGTON SANDY LOAMS	0-2%	NO	YES	NO	VERY LIMITED	VERY LIMITED	VERY LIMITED
RuB	RUSSETT AND BELTSVILLE SOILS	2-5%	NO	NO	YES	VERY LIMITED	VERY LIMITED	VERY LIMITED
RuC	RUSSETT AND BELTSVILLE SOILS	5-10%	YES	NO	NO	VERY LIMITED	VERY LIMITED	VERY LIMITED
SfB	SASSAFRAS GRAVELLY SANDY LOAM	2-5%	NO	NO	YES	VERY LIMITED	NOT LIMITED	SOMEWHAT LIMITED
SrC	SASSAFRAS AND CROOM SOILS	5-10%	YES	NO	NO	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED
UcB	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX	0-5%	NOT RATED	NO	NO	NOT RATED	NOT RATED	NOT RATED
WoB	WOODSTOWN SANDY LOAM	2-5%	NO	YES	YES	VERY LIMITED	VERY LIMITED	VERY LIMITED

* FoaA (FALLSINGTON SANDY LOAMS, 0-2%, N. COASTAL PLAIN) IS A STATE LISTED HYDRIC SOIL.

ENVIRONMENTAL SITE DESIGN NARRATIVE

- NO DISTURBANCE TO THE ON-SITE 100-YEAR FLOODPLAIN, STREAMS, OR STREAM BUFFERS IS PROPOSED AS PART OF THIS PROJECT. DISTURBANCE TO ISOLATED WETLANDS AND ASSOCIATED WETLAND BUFFERS IS APPROVED BY MDE LETTER OF AUTHORIZATION 16-NT-0371/201661650. EXISTING FOREST IS BEING PROTECTED WHERE PRACTICAL. THERE IS CURRENTLY A GRAVEL ACCESS ROAD THROUGH THE PROPERTY THAT DOES NOT HAVE ANY STORMWATER MANAGEMENT TREATMENT.
- THE PROPOSED SEDIMENT CONTROLS FOR CONSTRUCTION INCLUDE EARTH DIKES, SEDIMENT BASINS, A SEDIMENT TRAP, AND SILT AND SUPER SILT FENCES. EARTH DIKES ARE USED TO DIRECT SEDIMENT-LADEN RUNOFF INTO THE SEDIMENT BASINS AND TRAP. THE SUPER SILT FENCES ARE PERIMETER DEVICES USED TO FILTER RUNOFF. THESE DEVICES WILL ENSURE THAT THE SURROUNDING ENVIRONMENT AND LANDSCAPE IS NOT DISTURBED BY THE CONSTRUCTION EFFORTS ON-SITE AND PROVIDE STORMWATER QUALITY TREATMENT FOR THE QUARRY, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS.
- THE PROPOSED SITE WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES AND SUPER SILT FENCES.

SITE DATA

- OWNER/DEVELOPER: SAVAGE STONE, LLC
8420 WASHINGTON BLVD.
JESSUP, MD 20194
ATTN: COLLIN SUMPTER
PHONE: 410-792-7234
- TAX MAP: 43
- PARCELS: 102, 235, & 349
- ZONING DISTRICT: R-SC AND R-12
- TOTAL PARCEL AREA: ±10,474,875 SF/±240.47 AC.
- TOTAL PROJECT AREA: 3,355,427 SF/±91.38 AC.
- WATERSHED: LITTLE PATUXENT RIVER
- WETLANDS: EXISTING: 3.23 AC. PROPOSED: 2.67 AC.
- WETLAND BUFFERS: EXISTING: 5.14 AC. PROPOSED: 4.04 AC.
- INTERMITTENT STREAMS: 655 LF; 0.21 AC.
- INTERMITTENT STREAM BUFFERS: 1.26 AC.
- FLOODPLAIN AREA: 0.33 AC.
- FORESTED AREA: EXISTING: 87.64 AC. PROPOSED: 15.07 AC.
- STEEP SLOPES: 15%-24.99%: 1.61 AC.
>25%: 0.84 AC.
- ERODIBLE SOILS: 43.09 AC.
- LIMIT OF DISTURBANCE: 66.86 AC.
- PROPOSED SITE USE: TRANSFERRED TO HOWARD COUNTY: 81.88 AC.
FUTURE SCHOOL PROPERTY:
ROW:
WATER TOWER:
LAND TO REMAIN WITH CHASE PROPERTIES: ±9.5 AC.
- GREEN OPEN AREA: ±86.95 AC.
- PROPOSED IMPERVIOUS: 0 AC.

NOTES

- EXISTING UTILITIES (SEWER, WATER, ELECTRIC AND STORM DRAINS) ARE LOCATED IN THE AREA OF ALL EXISTING BUILDINGS. NO NEW UTILITY CONSTRUCTION IS PROPOSED FOR THIS SITE. CONTRACTOR SHALL CONTACT MISS UTILITY BEFORE ANY WORK TO ENSURE THAT ANY EXISTING UTILITIES WILL NOT BE DAMAGED.
- WETLAND APPROVAL FROM US ARMY CORP OF ENGINEERS JURISDICTIONAL DETERMINATION: CENAB-OPR-M 2016-61650 HAS BEEN ISSUED FOR THIS SITE.
- MDE LETTER OF AUTHORIZATION 16-NT-0371/201661650 EFFECTIVE APRIL 24, 2017.
- HOWARD COUNTY ALTERNATIVE COMPLIANCE APPROVAL: WP-17-109, MAY 17, 2017.
- SECTION 16.116(a)(1) - PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES: ALLOWS FILLING TWO SMALL WETLAND AREAS.
- SECTION 16.1202(a) - FOREST CONSERVATION PLAN REQUIRED FOR GRADING PERMIT AND SITE DEVELOPMENT PLAN: ALLOWS TEMPORARY DEFERRAL UNTIL SUBMISSION OF THE SDP FOR THE NEW PUBLIC SCHOOLS.
- SECTION 16.1205(a)(10) - PRESET RETENTION PRIORITIES FOR SPECIMEN TREES: ALLOWS REMOVAL OF 31 SPECIMEN TREES SHOWN

MISSION ROAD 050817
FOREST CONSERVATION WORKSHEET
VERSION 1.0
(Enter in Yellow Cells)

NET TRACT AREA: LAND TO BE CONVEYED TO HOWARD COUNTY

A. Total area to be conveyed to County	81.88	(Total Site Area = 93.10 ac.)
B. Area within 100 year floodplain	0.00	
C. Area to remain in agricultural production	0.00	
D. Net tract area	81.88	

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

E. Afforestation Threshold	15%	X D =	12.28
F. Conservation Threshold	20%	X D =	16.38

EXISTING FOREST COVER

G. Existing forest cover (excluding floodplain)	81.88
H. Area of forest above afforestation threshold	69.60
I. Area of forest above conservation threshold	65.50

BREAK EVEN POINT:

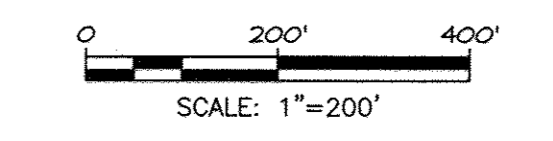
J. Forest retention above threshold with no mitigation	29.48
K. Clearing permitted without mitigation	52.40

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	66.91
M. Total area of forest to be retained	15.07

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	35.38	1.0	0.0
P. Reforestation for clearing below conservation threshold	2.91		
Q. Credit for retention above conservation threshold	0.00		
R. Total reforestation required	38.39	1.0	0.0
S. Total afforestation required	0.00		
T. Total reforestation and afforestation required	38.39		



Professional Certification: 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. 28378, Expiration Date: 1/1/19.

OWNER/DEVELOPER
CHASE LAND, LLC
P.O. BOX 850
LAUREL, MD 20725-0850
410-792-7234
ATTN: COLLIN SUMPTER

CNA
engineers, surveyors & landscape architects

Civil Engineers • Land Surveyors • Landscape Architects
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215 Byrum Road
Forest Hill, Maryland 21050
Phone (410) 879-7200 • Fax (410) 838-1811
E-mail: cnamal@cna-engineers.com

ENVIRONMENTAL CONCEPT PLAN
FOR
CHASE PROPERTY
AT MISSION ROAD

TAX MAP 43 PARCELS 235, 349, & 102
8601 ROUTE 1 & 8717 MISSION ROAD, JESSUP, MD 20794
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Date	Revisions	Date:	Scale:
		5/25/2017	1"=200'
		Drawn By:	Job No:
		MWD	13066
		Design By:	Sheet:
		MWD	
		Review By:	1 of 7
		CRM	

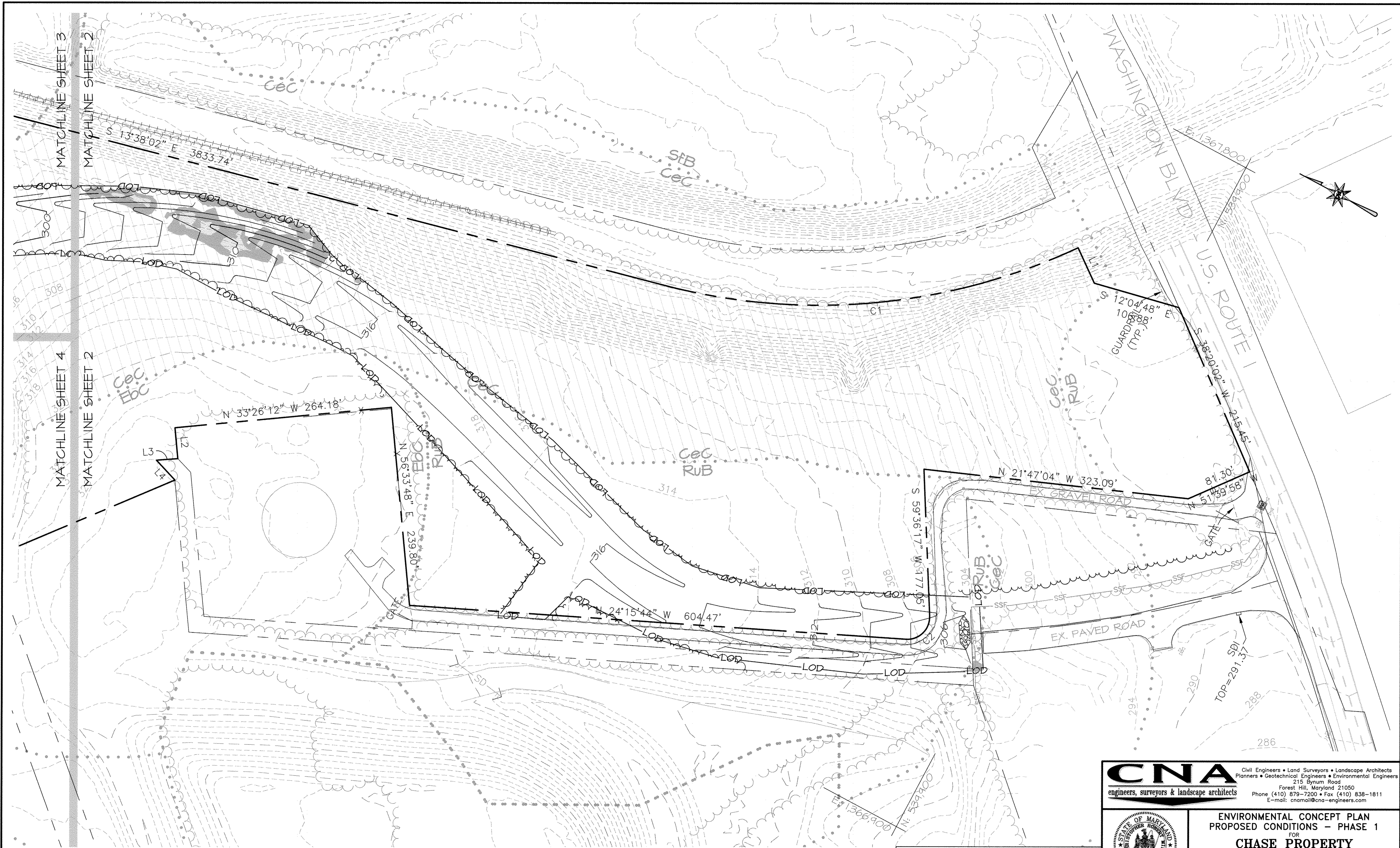
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	514.01'	744.78'	34°16'44"	S 33°16'24" E	504.00'
C2	45.31'	21.00'	96°08'31"	N 72°20'47" W	40.17'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division DATE 6-30-17

Chief, Division of Land Development DATE 6-27-17



MATCHLINE SHEET 3

MATCHLINE SHEET 2

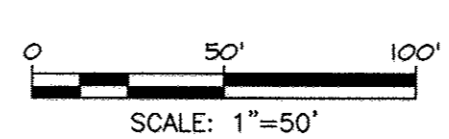
MATCHLINE SHEET 4

MATCHLINE SHEET 2

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-30-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-27-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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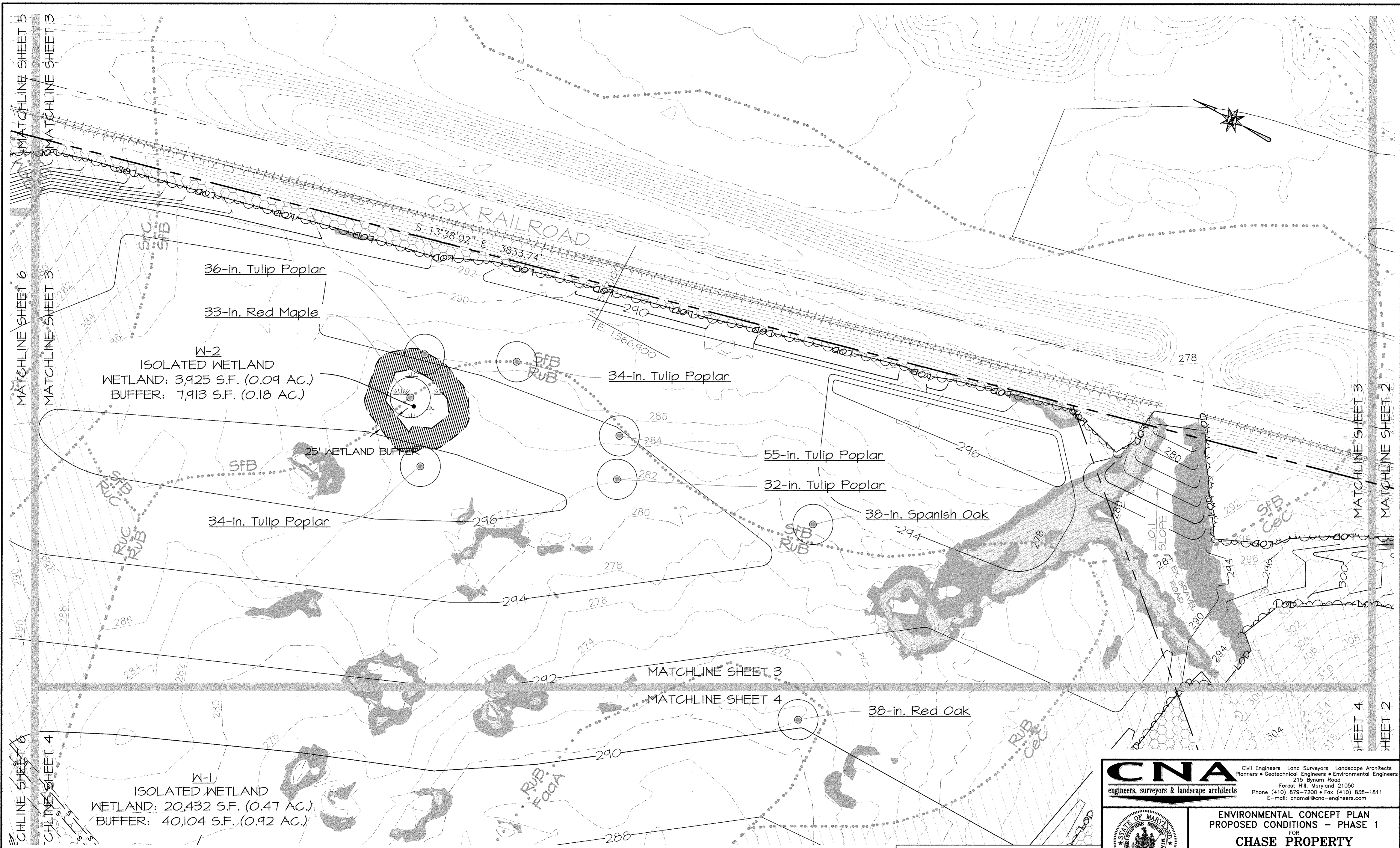
OWNER/DEVELOPER
CHASE LAND, LLC
P.O. BOX 850
LAUREL, MD 20725-0850
410-792-7234
ATTN: COLLIN SUMPTER

CNA Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
215 Bynum Road
Forest Hill, Maryland 21050
Phone (410) 879-7200 • Fax (410) 838-1811
E-mail: cnamail@cna-engineers.com
engineers, surveyors & landscape architects



ENVIRONMENTAL CONCEPT PLAN
PROPOSED CONDITIONS - PHASE 1
FOR
**CHASE PROPERTY
AT MISSION ROAD**
TAX MAP 43 PARCELS 235, 349, & 102
8601 ROUTE 1 & 8717 MISSION ROAD, JESSUP, MD 20794
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Date	Revisions	Date:	Scale:
		5/25/2017	1"=50'
		Drawn By: MWD	Job No: 13066
		Design By: MWD	Sheet: 2 of 7
		Review By: CRM	



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-30-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

[Signature] 6-27-17
 CHIEF, DIVISION OF LAND DEVELOPMENT & DATE

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 PROPOSED CONDITIONS - PHASE 1
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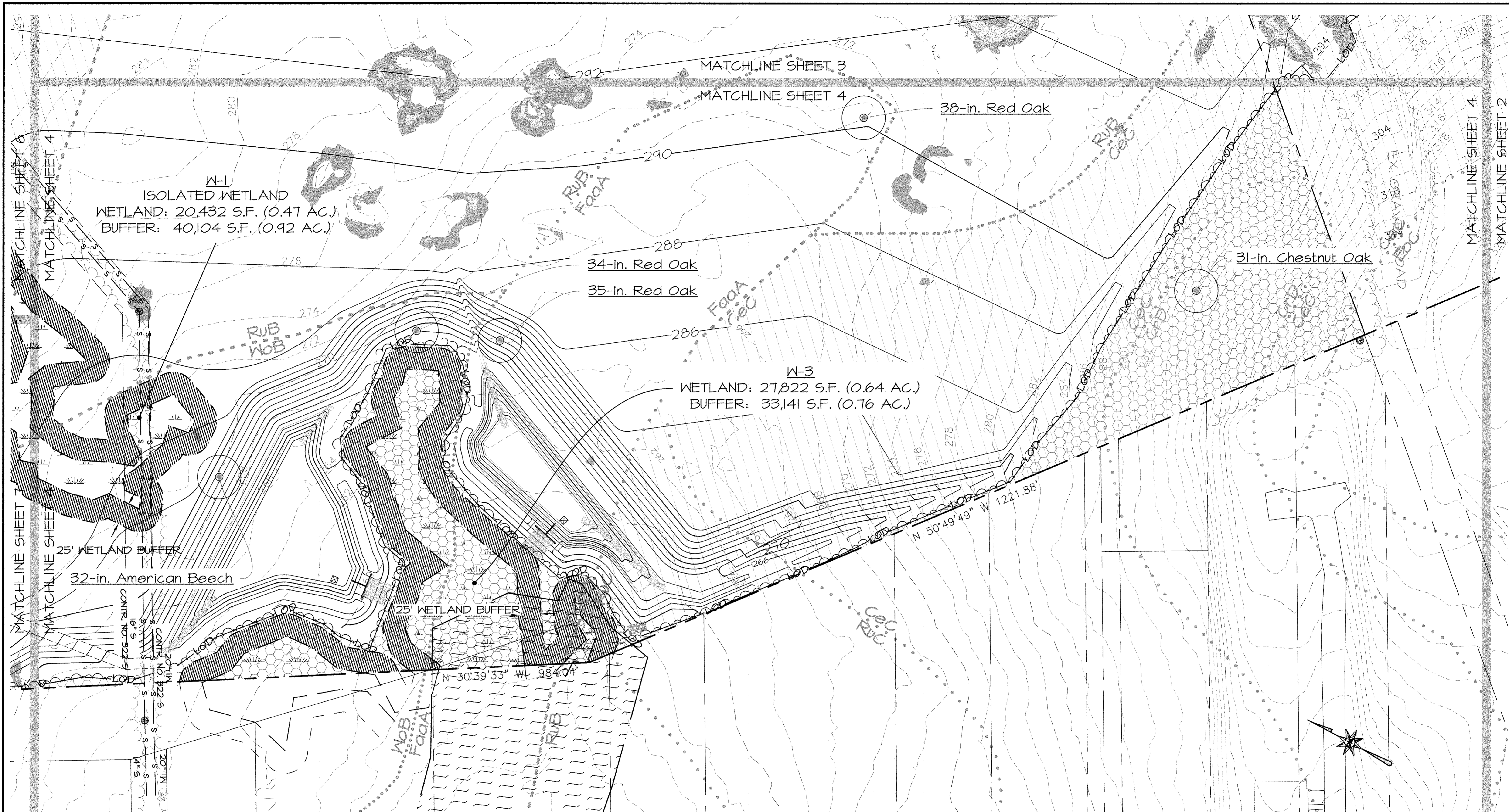
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Drawn By: MWD Job No: 13066
 Design By: MWD
 Review By: CRM Sheet: 3 of 7

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OWNER/DEVELOPER
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 LAUREL, MD 20725-0850
 410-792-7234
 ATTN: COLLIN SUMPTER

SCALE: 1"=50'



MATCHLINE SHEET 6
MATCHLINE SHEET 4
MATCHLINE SHEET 7
MATCHLINE SHEET 6
MATCHLINE SHEET 6
MATCHLINE SHEET 7
MATCHLINE SHEET 6
MATCHLINE SHEET 6

MATCHLINE SHEET 4
MATCHLINE SHEET 2

W-1
ISOLATED WETLAND
WETLAND: 20,432 S.F. (0.47 AC.)
BUFFER: 40,104 S.F. (0.92 AC.)

W-3
WETLAND: 27,822 S.F. (0.64 AC.)
BUFFER: 33,141 S.F. (0.76 AC.)

25' WETLAND BUFFER
32-in. American Beech

25' WETLAND BUFFER

38-in. Red Oak

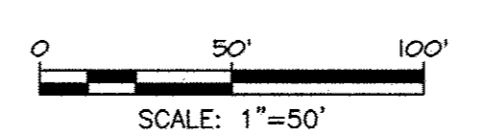
34-in. Red Oak

35-in. Red Oak

31-in. Chestnut Oak

APPROVED: DEPARTMENT OF PLANNING AND ZONING

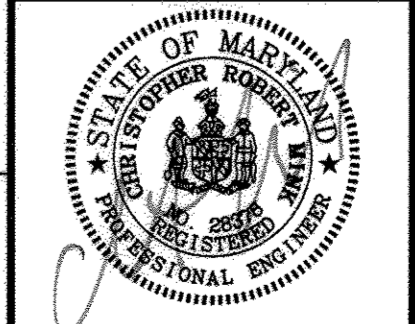
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6-30-17
CHIEF, DIVISION OF LAND DEVELOPMENT 6-27-17



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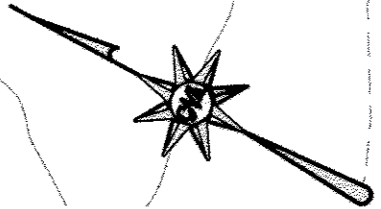
ENVIRONMENTAL CONCEPT PLAN
PROPOSED CONDITIONS - PHASE 1

**CHASE PROPERTY
AT MISSION ROAD**

TAX MAP 43 PARCELS 235, 345, & 102
8601 ROUTE 1 & 8717 MISSION ROAD, JESSUP, MD 20794
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Date	Revisions	Date: 5/52/2017	Scale: 1"=50'
		Drawn By: MWD	Job No.: 13066
		Design By: MWD	Sheet:
		Review By: CRM	4 of 7

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W-8
WETLAND: 6,082 S.F. (0.14 AC.)
BUFFER: 10,568 S.F. (0.24 AC.)

S-3: 131 L.F.
1,781 S.F. (0.04 AC.)
BUFFER: 54,999 S.F. (1.26 AC.)

W-6
EMERGENT WETLAND
WETLAND: 6,286 S.F. (0.15 AC.)
BUFFER: 30,674 S.F. (0.70 AC.)

W-4
ISOLATED WETLAND
WETLAND: 4,551 S.F. (0.10 AC.)
BUFFER: 14,992 S.F. (0.34 AC.)

W-9
EMERGENT WETLAND
WETLAND: 1,942 S.F. (0.04 AC.)
BUFFER: 6,673 S.F. (0.15 AC.)

W-7
WETLAND: 36,726 S.F. (0.84 AC.)
BUFFER: 32,478 S.F. (0.75 AC.)

S-1: 67 L.F.
604 S.F. (0.01 AC.)

S-2: 457 L.F.
6,870 S.F. (0.16 AC.)

W-10
WETLAND: 11,166 S.F. (0.26 AC.)
BUFFER: 20,878 S.F. (0.48 AC.)

32-in. Spanish Oak

40-in. Red Oak

33-in. Red Oak

CONCORD DRIVE

SED. TRAP 5

SED. BASIN 4

SED. BASIN 3

N 59°14'54" E 444.11'

N: 543.700' E: 1366.900'

S 13°38'02" E 3833.74'

24" IN
16" S

MATCHLINE SHEET 5
MATCHLINE SHEET 3

MATCHLINE SHEET 6
MATCHLINE SHEET 3

APPROVED: DEPARTMENT OF PLANNING AND ZONING
6-30-17
6-27-17

0 50' 100'
SCALE: 1"=50'

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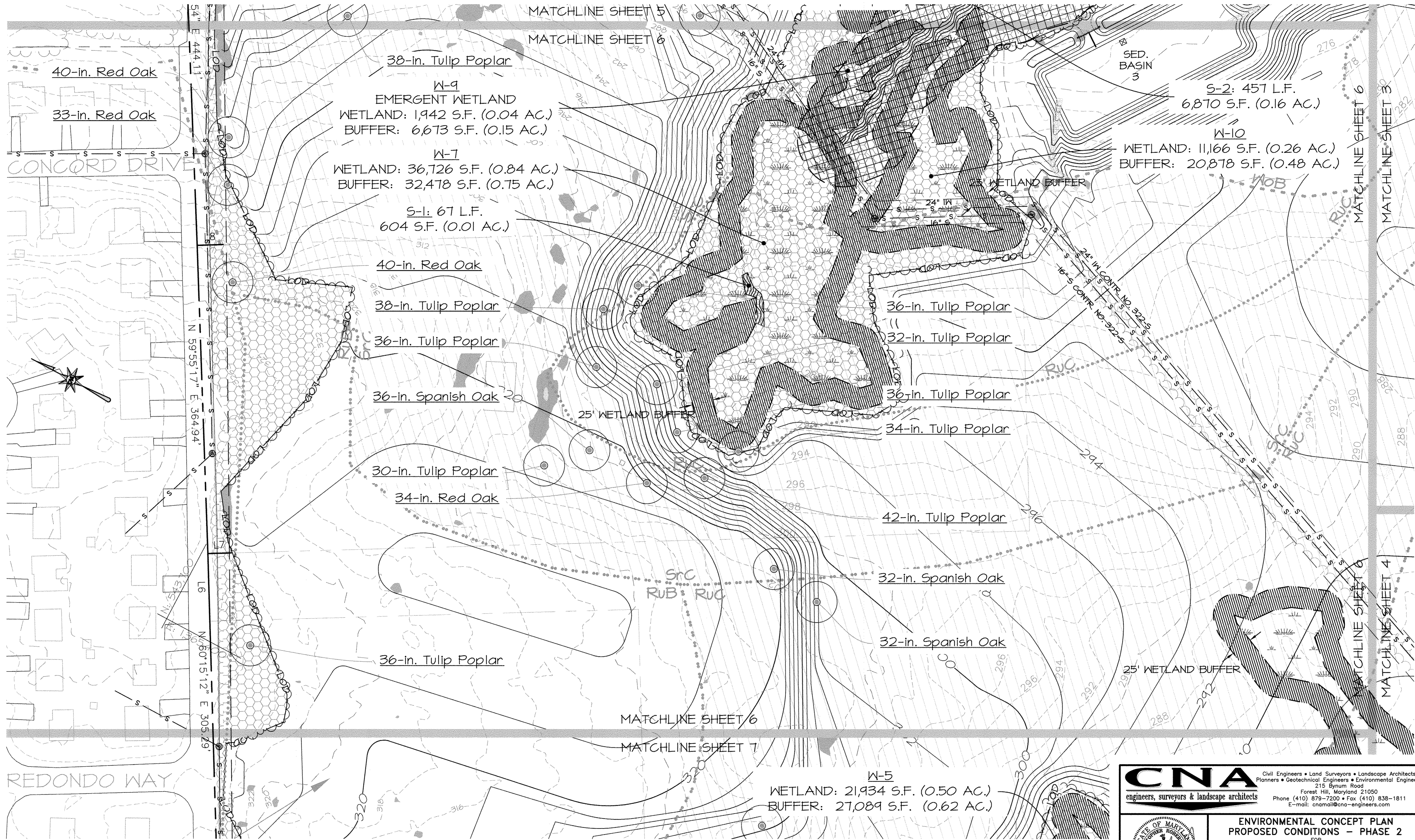
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ENVIRONMENTAL CONCEPT PLAN
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		MWD	13066
		Design By:	Sheet:
		MWD	
		Review By:	5 of 7
		CRM	

MATCHLINE SHEET 5
 MATCHLINE SHEET 6



40-in. Red Oak
 33-in. Red Oak

W-9
 EMERGENT WETLAND
 WETLAND: 1,942 S.F. (0.04 AC.)
 BUFFER: 6,673 S.F. (0.15 AC.)

W-7
 WETLAND: 36,726 S.F. (0.84 AC.)
 BUFFER: 32,478 S.F. (0.75 AC.)

SED. BASIN 3
 S-2: 457 L.F.
 6,870 S.F. (0.16 AC.)

W-10
 WETLAND: 11,166 S.F. (0.26 AC.)
 BUFFER: 20,878 S.F. (0.48 AC.)

S-1: 67 L.F.
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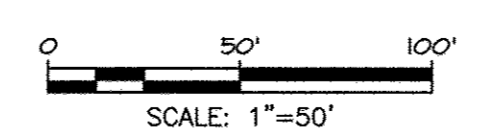
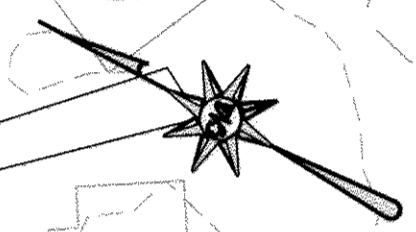
W-5
 WETLAND: 21,934 S.F. (0.50 AC.)
 BUFFER: 27,089 S.F. (0.62 AC.)

CONCORD DRIVE

REDONDO WAY

54' E 444.11'
 N 59°55'17" E 364.94'
 N 60°15'12" E 305.29'

MATCHLINE SHEET 6
 MATCHLINE SHEET 3
 MATCHLINE SHEET 4
 MATCHLINE SHEET 6



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-30-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION # DATE

[Signature] 6-27-17
 CHIEF, DIVISION OF LAND DEVELOPMENT # DATE

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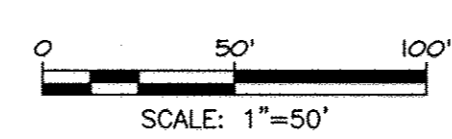
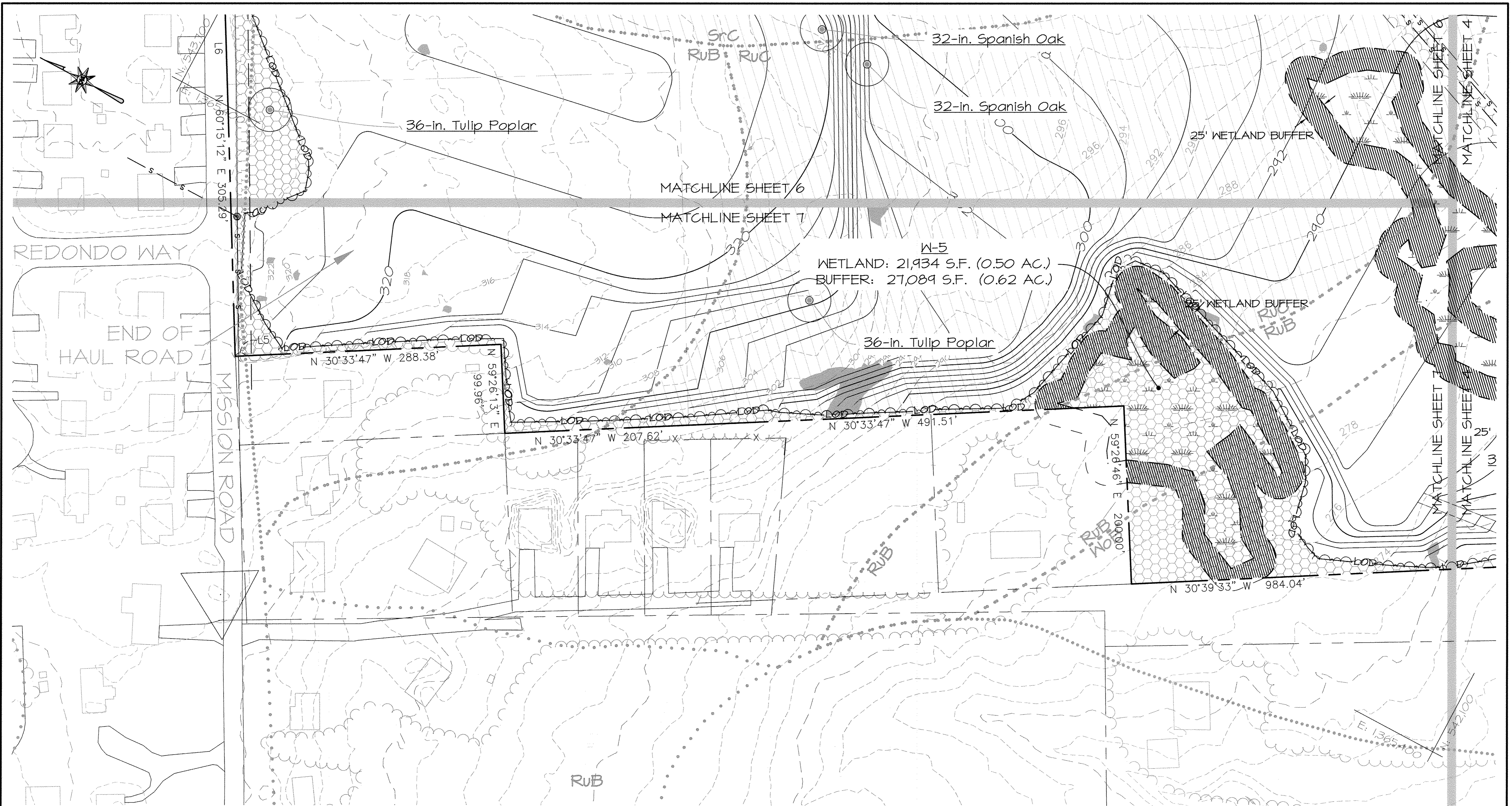
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Drawn By: MWD	Job No.: 13066
Design By: MWD	Sheet: 6 of 7
Review By: CRM	

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STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

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