

October 20, 2017

Mr. Jason Dubow
Manager
Resource Conservation and Management
Maryland Department of Planning
301 West Preston Street
Baltimore, Maryland 21201

Dear Mr. Dubow:

The Howard County Public School System (HCPSS) is engaged in an effort to secure land for current and future needs. Currently, there are four (4) sites under consideration. The Maryland Department of Planning has been contacted and is scheduled to visit each site on November 9, 2017. At this time, the HCPSS would like to request Clearinghouse review of these four properties for use for a potential future new high school and/or elementary school. Enclosed are the completed IAC/PSCP Forms 104.1 and 104.2 as well as a location map for each site.

If you have any questions or require additional information please do not hesitate to contact me at 410.313.7184 or renee_kamen@hcpss.org or Betsy Zentz at 410.313.6753 or betsy_zentz@hcpss.org.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Renée M. Kamen".

Renée M. Kamen, AICP
Manager
Office of School Planning

Attachments

cc: Anissa Brown Dennis, Chief Operating Officer
Bruce Gist, Executive Director, Capital Planning and Operations
Scott Washington, Director of School Construction
Betsy Zentz

SITE ANALYSIS REPORTLEA: Howard County Public SchoolsDATE 10/17/2017**1 GENERAL INFORMATION**

- (a) The site is 100 +/- acres, for use as the site of the high School, expected to open in the Fall of the year 2022.
- (b) It is first choice among two (2) evaluated and is expected to cost approximately \$0 (to be transferred from the County).
- (c) The tract is named or known as Landing Road Site, Parcel M and is presently owned by Howard County Government.
- (d) Location: North of Montgomery Road, west of Landing Road.
- (e) It is most accessible from Landing Road.
- (f) It is planned that the school to be on this site will accomodate high school students in grades 9-12 and will have a design capacity of 1,615 students.
- (g) The Board of Education approved this site on 12/17 (Tentative) subject to State approval.
- (h) The Board of Education holds an option or a contract of sale. Or, is condemnation to be required? Transfer from County government is required.

2 GEOGRAPHICAL SUITABILITY

- (a) Location relative to student to be served This site is positioned to relieve the northeast region in Howard County.
- (b) Describe adequacy of paved roads serving the site. It is anticipated improvements will be needed for access from Landing Road, which is designated as a scenic road.
- (c) How close is fire protection? The closest fire protection is approximately 6-7 miles from this site.
- (d) What potential highway developments may encroach on the site? Road widening of Montgomery Road may encroach this site.
- (e) Is adequate electric service available? Yes
- (f) How close is public water service available? Public water service is adjacent.

Will a water well be necessary? No

- (g) Is natural gas available? Yes
- (h) How close is public sewer service available? Public sewer service is adjacent.

Is there sufficient sewer capacity available? Yes

Will an on-site sewage disposal system be needed? No

Will the site accommodate an adequate disposal system? N/A

- (i) Will State or federal grant funds be sought for the construction of sewer or water facilities to this site? No
- (j) What storm water management or sediment control measures could be required? Quantity and quality controls

3 PHYSICAL SUITABILITY

- (a) How many acres are: Deemed usable? Approximately 57 acres Planned for development? No
- (b) What demolition/clearing will be involved? Forest clearing and grading, stream valley buffers and protection of historic structures will be required.
- (c) To what extent are rock outcroppings, mineral or air rights, and fill/borrow involved for the intended use of the site? Fill will be required.
- (d) Comment on the convenience and safety of pedestrian and vehicular access. Frontage improvements will be required.
- (e) Comment on the availability of public transportation. No public transportation is available.
- (f) Comment on the match of the probable elevation of school's lowest floors with sewer and drainage invert elevations. The site is above any sewer lines.
- (g) Are there any historic structures on the site or is the site in or adjacent to an historic area? Yes, the Clover Hill Farm (18HO208) and the Patrick Kyne/DeVan Farm (18HO209) exist on the site.

4 POTENTIAL ENVIRONMENTAL CONSTRAINTS

Please cite source of information for the data in this section. If more than one, list all.

- (a) Is any portion of the site within the 100 year flood plain or in an area of potential flooding? Yes If so, please attach a drawing of the site showing the location of the flood plain and citing your source of information. Include map numbers and dates. Describe on an attached page (1) why the site is still desirable and (2) what steps will be taken (e.g., construct building away from flood area, flood control measures) to deal with the existence of this flood plain.
- (b) What is the drainage area (acres) to this site? TBD.
- (c) Are there tidal or nontidal wetlands on or adjacent to the site? Yes, approximately 23 acres of nontidal wetlands exist.
- (d) Are there steep slopes on the site? Yes If so, what percent? < 1% of the property contains
- (e) Is there prime agricultural land on the site? No
- (f) Has the site been characterized as having significant mineral resources? No
- (g) What is the extent and character of forested land on the site? Almost 100% forested.
- (h) Will the proposed use of the site require access across or affect the use of a public recreation area, park, forest, wildlife management area or scenic river? Yes, limited access to recreation and parks.
- (i) Are any rare, threatened or endangered species of plant or animal known to exist on or near the site? No
- (j) Are there colonial waterbird nesting areas or waterfowl staging/feeding areas on or near the site? No
- (k) Are there any waterways on the site? Yes, the site consists of a perennial stream and associated wetlands.
- (l) Are there hydric soils on the site? Yes
- (m) Is any part of the site in the Chesapeake Bay Critical Area? No

5 PLANNING/ZONING SUITABILITY

- (a) The zoning of the site is R-20. Is rezoning required to enable this site to be used as a public school site? No

- (b) Does this location of a school conform to the local government (county/municipality) comprehensive plan? Yes, the site conforms to PlanHoward 2030, which encourages land banks for future use of schools.

What is the current land use classification of the site as found in the latest adopted comprehensive plan? Recreation and parks and open space

Is the site in a designated growth area? Yes

- (c) What shared uses are contemplated for this facility/site? Recreation and parks.
- (d) What easements or rights-of-way involve the site? Forest Conservation, Stormwater Management and Public Utilities
- (e) What acreage of adjacent land is available for public/school use? None
- (f) What off-site work is needed to allow this site to properly fulfill its intended use? Possible road access, grading and sidewalks.
- (g) Are there land uses nearby that are incompatible with the use of this property as a public school site? No If so, what are they?

6 CONCLUSION

- (a) What makes this site better than the others considered? The size of the site is adequate and available.
- (b) Should additional information be required please contact Renee Kamen at 410.313.7184.

IAC and State Superintendent's approval or confirmation
of the above described site requested.

 10/26/17

Superintendent of Schools / Date

ENVIRONMENTAL ASSESSMENT FORM (EAF)

PAGE 1

The Maryland Environmental Policy Act requires that each request for State appropriations which will alter the quality of air, land or water resources be assessed for its effect on the environment. This form will assist in that determination.

New school, addition, or renovation projects approved for planning must have a complete EAF submitted to the Public School Construction Program. Some projects which received construction funding only may also be subject to this requirement.

LEA: Howard County Public School System DATE: 10/17/2017

PROJECT TITLE: Landing Road Site

LOCATION/ADDRESS: Intersection of Landing Road and Montgomery Road
Include 8½ x 11 location map with site marked

CONTACT PERSON: Renée M. Kamen, AICP, Manager of School Planning PHONE #: 410.313.7184

Anticipated Dates: Commencement: 2019 Completion: 2022

Estimated Cost: \$0* ****The property is to be transferred from Howard County Government.***

I. BASIC INFORMATION

- A. Brief description of the proposed project. This site is proposed for a new high school for a capacity of
1,615 students in grades 9-12.
- B. Site
1. Site approved by BOE (date) 12/17 (Tentative) by IAC
 2. Acquired by LEA (date) TBD
 3. Size of site 100 +/- acres
 4. Land use designation for the site as found in the local comprehensive plan
Recreation and parks and open space
 5. Current zoning of the area R-20
 6. Current water/sewage designation for the site and surrounding area
Tier 1
 7. Describe any Federal, State or local restrictions which would impact on the development of this project.
State transportation, environmental and school construction regulations; local environmental,
zoning, and other code requirements.

ENVIRONMENTAL ASSESSMENT FORM (EAF)

PAGE 1

II. ASSESSMENT OF SIGNIFICANT ENVIRONMENTAL EFFECTS

Instructions: Each question must be answered by placing a check in the appropriate columns. If the answer is "yes", attach a brief statement of explanation or comment. If the answer is unknown provide comments as well.

	<u>YES</u>	<u>NO</u>
A. Land Use and Planning Considerations		
1. Will the project be within the 100-year flood plain?	<u>X</u>	<u> </u>
2. Will the project require a permit for dredging, filling, draining or alteration of a tidal or nontidal wetland?	<u>X</u>	<u> </u>
3. Will the project be constructed on a site with slopes exceeding 25%?	<u>X</u>	<u> </u>
4. Will the project require a grading plan or a sediment control permit?	<u>X</u>	<u> </u>
5. Will the project affect the use of a public recreation area, park, forest wildlife management area, scenic river or wildland?	<u>X</u>	<u> </u>
6. Will the project affect the use of any natural or manmade features that are unique to the county, state or nation?	<u> </u>	<u>X</u>
7. Will the project adversely affect adjacent existing planned land uses?	<u> </u>	<u>X</u>
B. Water Considerations		
1. Will the project require a permit for the change of the course, current, or cross-section of a stream or other body of water?	<u> </u>	<u>X</u>
2. Will the project change the overland flow or storm water or reduce the absorption capacity of the ground?	<u> </u>	<u>X</u>
3. Will the project require a permit for the drilling of a water well?	<u> </u>	<u>X</u>
4. Will the project require a permit for water appropriation?	<u> </u>	<u>X</u>
5. Will the project require the construction of a water conveyance system?	<u> </u>	<u>X</u>
6. Will the project require a permit for the construction and operation of facilities for sewage treatment and/or land disposal of liquid waste derivatives?	<u> </u>	<u>X</u>
7. Will the project result in any discharge into surface or subsurface water?	<u> </u>	<u>X</u>
If so, will the discharge affect ambient water quality parameters and/or require a discharge permit?	<u> </u>	<u> </u>

	<u>YES</u>	<u>NO</u>
C. Air Consideration		
1. Will the project result in any discharge into the air?	_____	<u>X</u>
If so, will the discharge affect ambient air quality parameters or produce a disagreeable odor?	_____	_____
2. Will the project generate additional noise which differs in character or level from present conditions?	<u>X</u>	Additional discontinuous sounds include school bells, buses and recreation.
3. Will the project preclude future use of related air space?	_____	<u>X</u>
4. Will the project generate any radiological, electrical, magnetic, or light influences?	_____	<u>X</u>
D. Plants and Animals		
1. Will the project cause the disturbance, reduction or loss of the habitat of any rare, unique, endangered, threatened or valuable plant or animal species?	_____	<u>X</u>
2. Will the project result in the significant reduction or loss of any fish or wildlife habitats?	_____	<u>X</u>
3. Will the project require a permit for the use of pesticides, herbicides or other biological, chemical or radiological control agents?	<u>X</u>	Grounds keeping employs IPM methods.
4. Will the project require the removal or damage to any forested cover?	<u>X</u>	_____
E. Socio-Economic		
1. Will the project result in a preemption or division of properties or impair their economic use?	_____	<u>X</u>
2. Will the project cause relocation of activities, or structures or result in a change in the population density or distribution?	_____	<u>X</u>
3. Will the project affect traffic flow and volume?	<u>X</u>	A traffic study will be completed.

F. General Statement of Conclusions:

This site can be used for a high school setting that is anticipated in the HCPSS Capital Improvement Plan.

The high school is to relieve overcrowding in the northeast school planning region. This and any proposed school will follow any local state and/or federal guidelines for construction. This property would be for our land bank.



Digital Flood Insurance Rate Map



Enter street address to search

6663 MONTGOMERY RD

Map Overlay



Effective Floodplain Data

Flood Insurance Study

Volumes: 1 2 3



Digital Flood Insurance Rate Map

Approved by FEMA and effective for County development restrictions as of May 6, 2013. Effective for flood insurance requirements as of November 6, 2013.

For explanation of flood zones [click here](#)

High flood risk

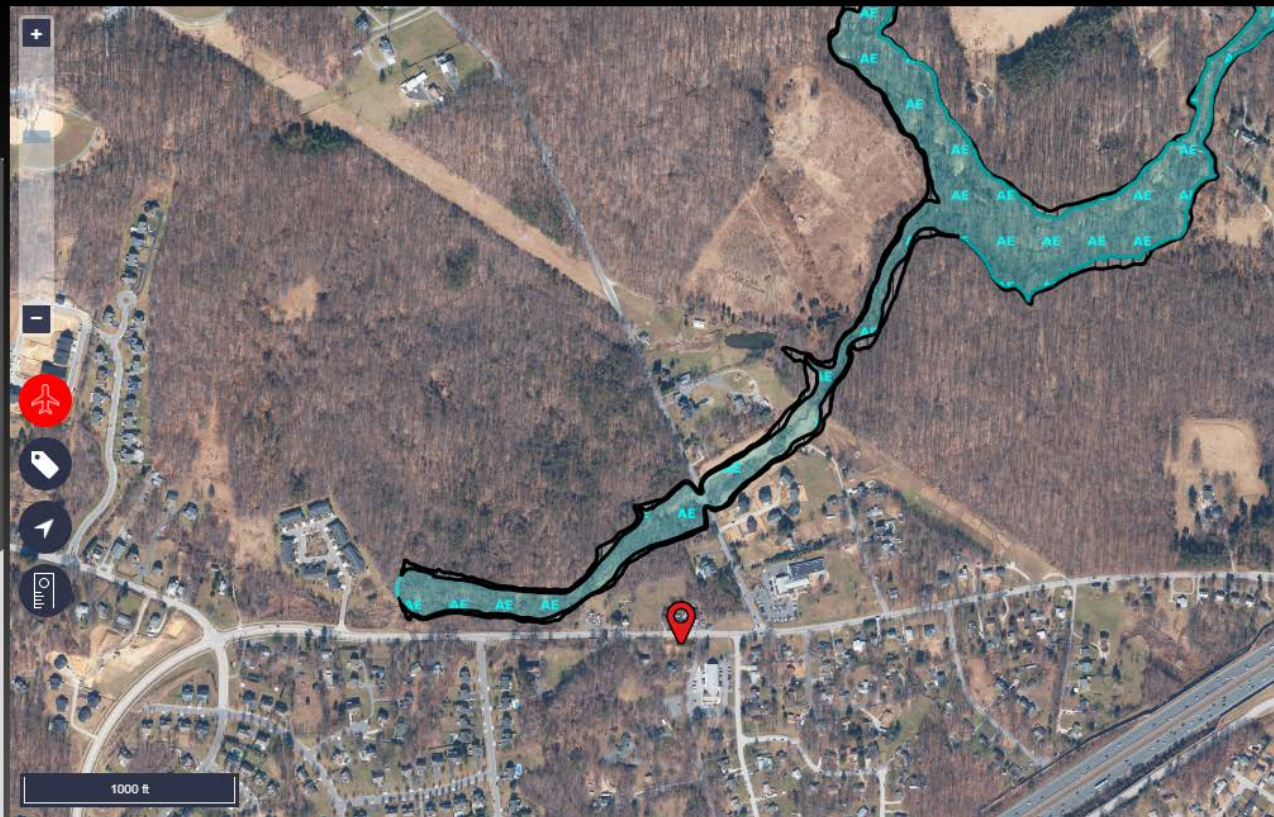
- Zone A
- Zone AE

Moderate flood risk

- Shaded Zone X



Effective FIRM Panel



SEARCH Reset Map Length Area Select Point Line Polygon Clear Drawing Info Legend About Library

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LAYER CONTROL

Howard County Base Map

Planned Service Area

Designated Places

Property Boundaries

Howard County Parks

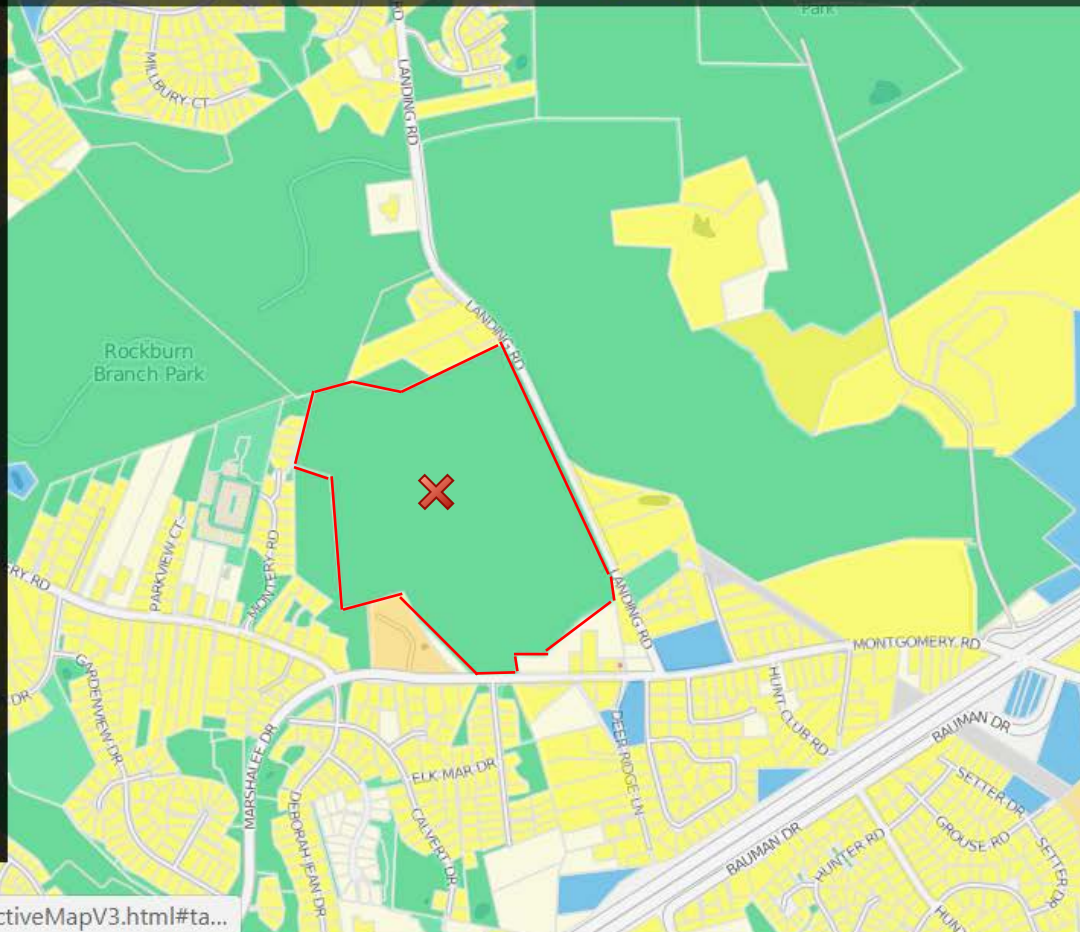
Howard County Open Space

Non Howard County Open Space

Scanned PDF Drawings

Land Use

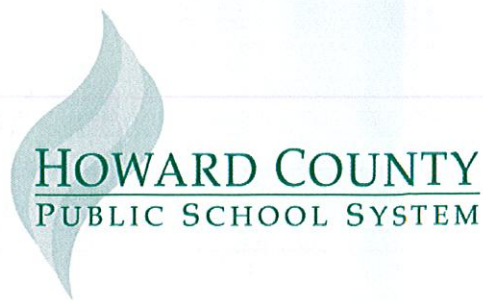
Zoning



INFORMATION TOOL

Land Use

Units: 0 Residential Units
Land_Use: Parks, Open Space and Recreation



October 20, 2017

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Manager
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Maryland Department of Planning
301 West Preston Street
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If you have any questions or require additional information please do not hesitate to contact me at 410.313.7184 or renee_kamen@hcpss.org or Betsy Zentz at 410.313.6753 or betsy_zentz@hcpss.org.

Thank you for your consideration of this request.

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Renée M. Kamen, AICP
Manager
Office of School Planning

Attachments

cc: Anissa Brown Dennis, Chief Operating Officer
Bruce Gist, Executive Director, Capital Planning and Operations
Scott Washington, Director of School Construction
Betsy Zentz

SITE ANALYSIS REPORTLEA: Howard County Public SchoolsDATE 10/17/2017**1 GENERAL INFORMATION**

- (a) The site is 77 acres, for use as the site of the elementary & high School, expected to open in the Fall of the year 2022 and 2023, respectively.
- (b) It is first choice among two (2) for the high school and one (1) for the elementary school evaluated and is expected to cost approximately \$0 (to be acquired by the County).
- (c) The tract is named or known as Mission Road/Gould Property (Parcel 349, Parcel 102, Parcel 235, Parcel 548) and is presently owned by Chase Limited Partnership & Annapolis Junction Holdings, LLP.
- (d) Location: Approximately 8717 Mission Road, Jessup MD (east of I-95, between Mission Road and US Rt. 1).
- (e) It is most accessible from Mission Road and US Rt. 1.
- (f) It is planned that the school to be on this site will accomodate elementary and high school students in grades PreK-5 and 9-12, respectively, and will have a design capacity of approximately 788 ES and 1,615 HS students.
- (g) The Board of Education approved this site on 12/2017 (tentative) subject to State approval.
- (h) The Board of Education holds an option or a contract of sale. Or, is condemnation to be required? This site is under a Memorandum of Understanding with the Howard County Executive for purchase to be used as a school campus, recreation and parks and public works.

2 GEOGRAPHICAL SUITABILITY

- (a) Location relative to student to be served This site is positioned to relieve three planning regions in Howard County: northeast, southeast and Columbia East regions.
- (b) Describe adequacy of paved roads serving the site. Roads for this site will be adequate.
- (c) How close is fire protection? The closest fire protection is approximately 1.5 miles from this site.
- (d) What potential highway developments may encroach on the site? Road widening of US Rt. 1 may encroach this site; however road frontage is minimal along US Rt. 1.
- (e) Is adequate electric service available? Yes

- (f) How close is public water service available? Public water service is adjacent and available to the site.

Will a water well be necessary? No

- (g) Is natural gas available? Unknown

- (h) How close is public sewer service available? Public sewer service is adjacent and available to the site.

Is there sufficient sewer capacity available? Yes

Will an on-site sewage disposal system be needed? No

Will the site accommodate an adequate disposal system? N/A

- (i) Will State or federal grant funds be sought for the construction of sewer or water facilities to this site?
No

- (j) What storm water management or sediment control measures could be required? Quantity and quality controls

3 PHYSICAL SUITABILITY

- (a) How many acres are: Deemed usable? Approximately 77 acres Planned for development? No

- (b) What demolition/clearing will be involved? One house must be razed; forest clearing and grading are required by the owner prior to transfer to Howard County government.

- (c) To what extent are rock outcroppings, mineral or air rights, and fill/borrow involved for the intended use of the site? Fill will be required.

- (d) Comment on the convenience and safety of pedestrian and vehicular access. Frontage improvements will be required.

- (e) Comment on the availability of public transportation. Public transportation is available and within walking distance.

- (f) Comment on the match of the probable elevation of school's lowest floors with sewer and drainage invert elevations. Lowest floor will be above sewer and drainage.

- (g) Are there any historic structures on the site or is the site in or adjacent to an historic area? No

4 POTENTIAL ENVIRONMENTAL CONSTRAINTS

Please cite source of information for the data in this section. If more than one, list all.

- (a) Is any portion of the site within the 100 year flood plain or in an area of potential flooding? No If so, please attach a drawing of the site showing the location of the flood plain and citing your source of information. Include map numbers and dates. Describe on an attached page (1) why the site is still desirable and (2) what steps will be taken (e.g., construct building away from flood area, flood control measures) to deal with the existence of this flood plain.
- (b) What is the drainage area (acres) to this site? The site has approximately 13.5 acres drain to an on-site stream.
- (c) Are there tidal or nontidal wetlands on or adjacent to the site? Yes, nontidal
- (d) Are there steep slopes on the site? No If so, what percent?
- (e) Is there prime agricultural land on the site? No
- (f) Has the site been characterized as having significant mineral resources? No
- (g) What is the extent and character of forested land on the site? 100% forested
- (h) Will the proposed use of the site require access across or affect the use of a public recreation area, park, forest, wildlife management area or scenic river? No, this site is anticipated to have dual uses which include recreation and parks and public works.
- (i) Are any rare, threatened or endangered species of plant or animal known to exist on or near the site? No
- (j) Are there colonial waterbird nesting areas or waterfowl staging/feeding areas on or near the site? No
- (k) Are there any waterways on the site? Yes, the site consists of a perennial stream and associated wetlands.
- (l) Are there hydric soils on the site? Yes
- (m) Is any part of the site in the Chesapeake Bay Critical Area? No

5 PLANNING/ZONING SUITABILITY

- (a) The zoning of the site is R-12 & R-SC-MXD3. Is rezoning required to enable this site to be used as a public school site? No; school uses are permitted by-right.
- (b) Does this location of a school conform to the local government (county/municipality) comprehensive plan? Yes, the site conforms to PlanHoward 2030, which encourages land banks for future use of schools.

What is the current land use classification of the site as found in the latest adopted comprehensive plan?

Undeveloped residential uses

Is the site in a designated growth area? Yes, the site is within the US 1 revitalization corridor.

- (c) What shared uses are contemplated for this facility/site? Recreation and parks and public works.
- (d) What easements or rights-of-way involve the site? Forest Conservation, Stormwater Management and Public Utilities
- (e) What acreage of adjacent land is available for public/school use? None
- (f) What off-site work is needed to allow this site to properly fulfill its intended use? Possible road access and sidewalks
- (g) Are there land uses nearby that are incompatible with the use of this property as a public school site? Yes If so, what are they? There is an active quarry adjacent to the site; however, physical barriers (fences) exist as to preclude students or visitors from entering or exiting to this site. The quarry activity is central to the adjacent property is surround by a 100+ foot wide buffer.

6 CONCLUSION

- (a) What makes this site better than the others considered? This site enables the school system to land bank approximately 77 acres of land for a possible campus for an elementary school and high school, which are projected in the CIP for this area. The size of the site is adequate and available.
- (b) Should additional information be required please contact Renee Kamen at 410.313.7184.

IAC and State Superintendent's approval or confirmation of the above described site requested.

 10/26/17

Superintendent of Schools / Date

ENVIRONMENTAL ASSESSMENT FORM (EAF)

PAGE 1

The Maryland Environmental Policy Act requires that each request for State appropriations which will alter the quality of air, land or water resources be assessed for its effect on the environment. This form will assist in that determination.

New school, addition, or renovation projects approved for planning must have a complete EAF submitted to the Public School Construction Program. Some projects which received construction funding only may also be subject to this requirement.

LEA: Howard County Public School System DATE: 10/13/2017

PROJECT TITLE: Mission Road Property

LOCATION/ADDRESS: North of MD -32, between Mission Road and US 1, Jessup

Include 8½ x 11 location map with site marked

CONTACT PERSON: Renée M. Kamen, AICP, Manager of School Planning PHONE #: 410.313.7184

Anticipated Dates: Commencement: 2019 HS, 2021 ES Completion: 2022 HS, 2023 ES

Estimated Cost: \$0* ****The property is to be purchased by Howard County Government.***

I. BASIC INFORMATION

- A. Brief description of the proposed project. This site is proposed for a school campus including an elementary and high school. This site is to be used in conjunction with the Howard County Department of Public Works and Recreation and Parks. The intention is to place the site into the HCPSS land bank for the future proposed schools.
- B. Site
1. Site approved by BOE (date) Tentatively approved 12/2017 by IAC TBD
 2. Acquired by LEA (date) Pending purchase by Howard County Government
 3. Size of site 77 acres
 4. Land use designation for the site as found in the local comprehensive plan
Undeveloped Residential
 5. Current zoning of the area R-12 and R-SC-MXD-3
 6. Current water/sewage designation for the site and surrounding area
Tier 1
 7. Describe any Federal, State or local restrictions which would impact on the development of this project.
State transportation, environmental and school construction regulations; local environmental, zoning, and other code requirements.

ENVIRONMENTAL ASSESSMENT FORM (EAF)

PAGE 1

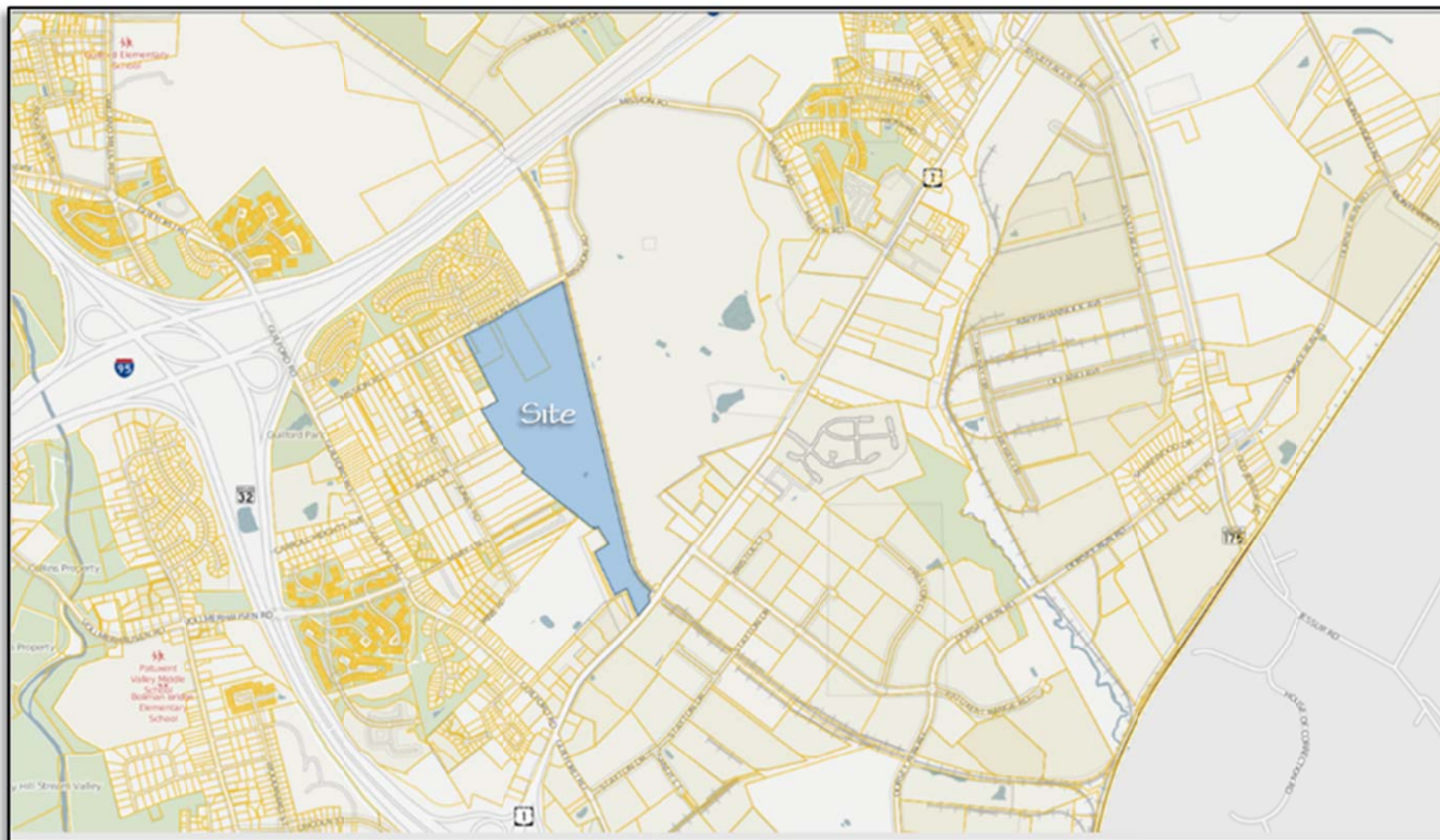
II. ASSESSMENT OF SIGNIFICANT ENVIRONMENTAL EFFECTS

Instructions: Each question must be answered by placing a check in the appropriate columns.

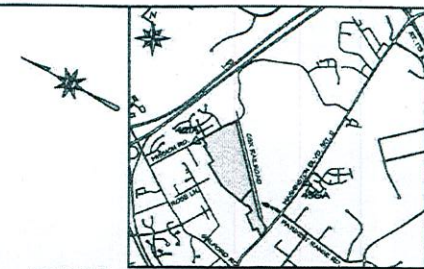
If the answer is "yes", attach a brief statement of explanation or comment. If the answer is unknown provide comments as well.

	<u>YES</u>	<u>NO</u>
A. Land Use and Planning Considerations		
1. Will the project be within the 100-year flood plain?		X
2. Will the project require a permit for dredging, filling, draining or alteration of a tidal or nontidal wetland?		X
3. Will the project be constructed on a site with slopes exceeding 25%?		X
4. Will the project require a grading plan or a sediment control permit?	X	
5. Will the project affect the use of a public recreation area, park, forest wildlife management area, scenic river or wildland?		X
6. Will the project affect the use of any natural or manmade features that are unique to the county, state or nation?		X
7. Will the project adversely affect adjacent existing planned land uses?		X
B. Water Considerations		
1. Will the project require a permit for the change of the course, current, or cross-section of a stream or other body of water?		X
2. Will the project change the overland flow or storm water or reduce the absorption capacity of the ground?		X
3. Will the project require a permit for the drilling of a water well?		X
4. Will the project require a permit for water appropriation?		X
5. Will the project require the construction of a water conveyance system?		X
6. Will the project require a permit for the construction and operation of facilities for sewage treatment and/or land disposal of liquid waste derivatives?		X
7. Will the project result in any discharge into surface or subsurface water?		X
If so, will the discharge affect ambient water quality parameters and/or require a discharge permit?		

		<u>YES</u>	<u>NO</u>
C.	Air Consideration		
1.	Will the project result in any discharge into the air?	_____	X _____
	If so, will the discharge affect ambient air quality parameters or produce a disagreeable odor?	_____	_____
2.	Will the project generate additional noise which differs in character or level from present conditions?	X _____	Additional discontinuous sounds include school bells, buses and recreation.
3.	Will the project preclude future use of related air space?	_____	X _____
4.	Will the project generate any radiological, electrical, magnetic, or light influences?	_____	X _____
D.	Plants and Animals		
1.	Will the project cause the disturbance, reduction or loss of the habitat of any rare, unique, endangered, threatened or valuable plant or animal species?	_____	X _____
2.	Will the project result in the significant reduction or loss of any fish or wildlife habitats?	_____	X _____
3.	Will the project require a permit for the use of pesticides, herbicides or other biological, chemical or radiological control agents?	X _____	Grounds keeping employs IPM methods.
4.	Will the project require the removal or damage to any forested cover?	X _____	_____
E.	Socio-Economic		
1.	Will the project result in a preemption or division of properties or impair their economic use?	_____	X _____
2.	Will the project cause relocation of activities, or structures or result in a change in the population density or distribution?	_____	X _____
3.	Will the project affect traffic flow and volume?	X _____	A traffic study will be completed.
F.	General Statement of Conclusions:		
<p>This site can be used for multiple schools in a campus setting that are anticipated in the HCPSS Capital Improvement Plan including an elementary and high school. High School #13 and Elementary School #43 are shown in the CIP and are anticipated to relieve overcrowding in the Southeast school planning region. This, and any proposed school will follow any local, State and/or federal guidelines for construction. The property will be placed in our land bank.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>			



Mission Road/Gould Site: General Location Map
(Jessup, MD)



SITE DATA

1. TOTAL PAVED AREA:	410,177.95 SF (3,824.47 AC.)
2. TOTAL PROJECT AREA:	3,266,427.37 SF (23.8138 AC.)
3. TOTAL PAVED PERCENTAGE:	12.54%
4. WETLANDS:	EXISTING: 2,83.8 AC. PROPOSED: 0.87 AC.
5. WETLAND BUFFERS:	EXISTING: 5.14 AC. PROPOSED: 0.84 AC.
6. INCOMPATIBLE STRINGS:	1.76 LF; 0.21 AC.
7. ADJACENT/THROUGH BUFFERS:	128 AC.
8. FLOODPLAIN (FWS):	0.32 AC.
9. FORESTED AREA:	EXISTING: 87.84 AC. PROPOSED: 19.57 AC.
10. STEEP SLOPES:	133.44 AC. 1.81 AC.
11. KNOWN SOILS:	0.36 AC. 0.34 AC.
12. LIMIT OF DISTURBANCE:	46.08 AC.
13. PROPOSED SITE USE:	TRANSFERRED TO HORNBECK COUNTY 11.88 AC. FUTURE BIRMINGHAM, ALA. AIRPORT WATER TREATMENT LAND TO REMAIN WITH OWNER, PROPOSED: 2.93 AC. LAND: 0.00 AC.
14. GREEN OPEN SPACE:	
15. PROPOSED IMPROVEMENT:	0 AC.


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	346.01'	7441.39'	34°56'04"	S 33°46'24" E	504.00'
C2	40.31'	27.00'	69°08'31"	N 12°20'47" W	40.31'

[illegible]

PERMIT INFORMATION CHART					
SUBDIVISION NAME - N/A		SECTION/AREA-N/A		PARCEL NO. 072, 544, 295	
L/P	GRID #	ZONING	TAX MAP NO.	PLAT/SECTION DISTRICT	CENSUS TRACT
0621/060	02342/02	0067/060	24 & 14	R-9C & R-12	4.2 & 4.5
WATER CODE			SEWER CODE		

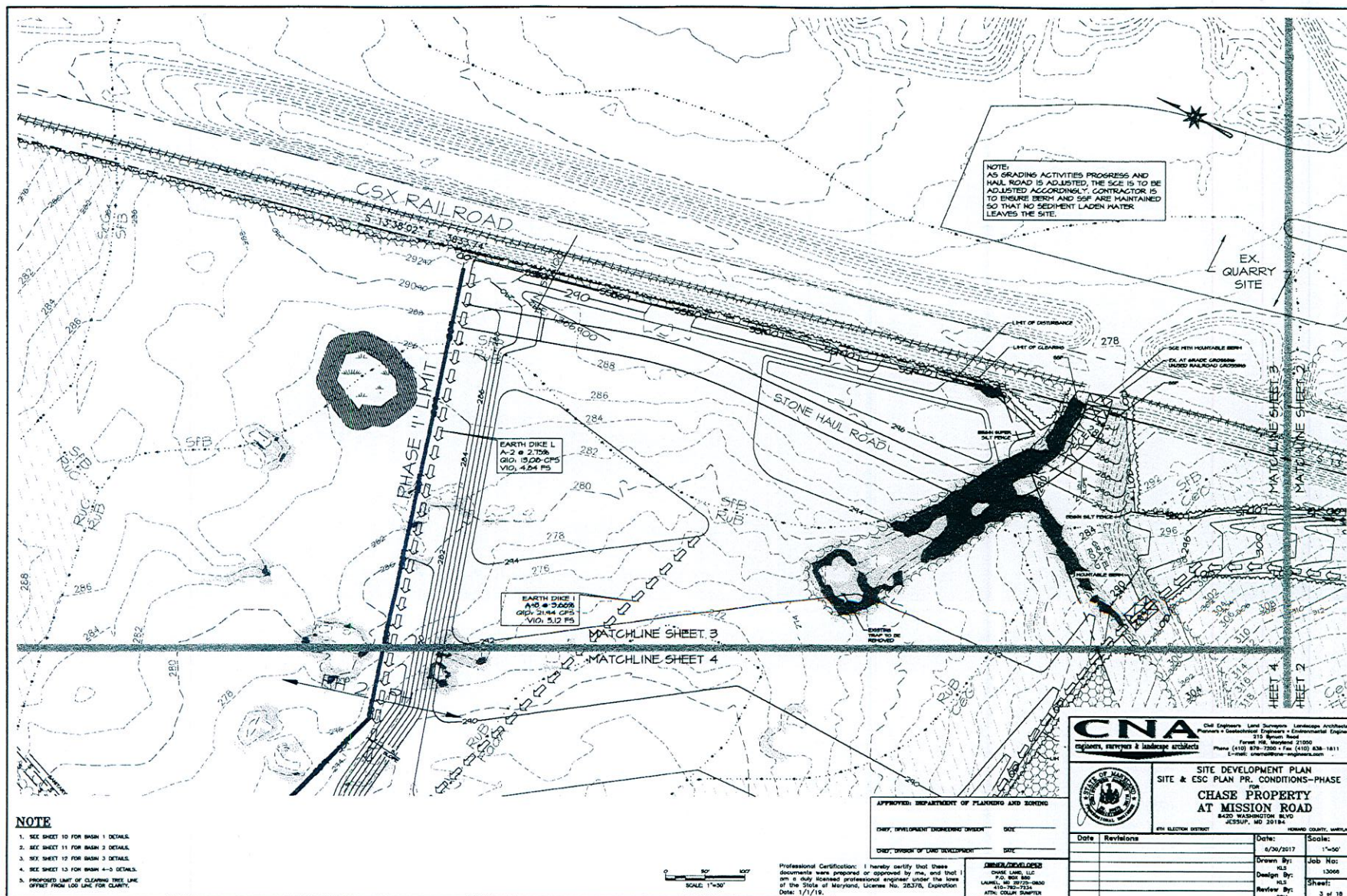
CNA
engineers, surveyors & landscape architects

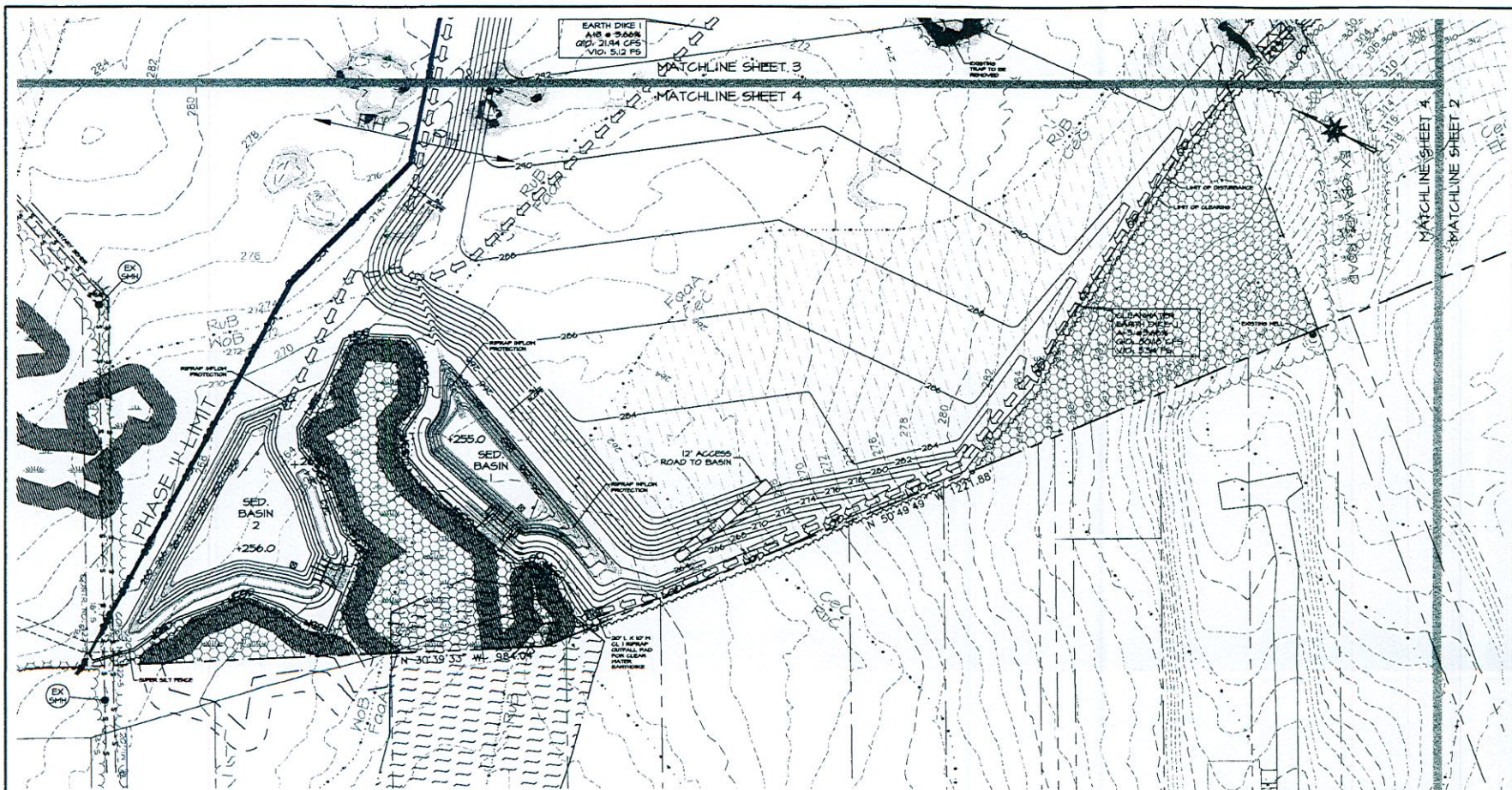
Chf. Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
215 Sydenham Road
Forest Hill, Maryland 21050
Phone (410) 278-7200 • Fax (410) 836-1811
E-mail: cna@earthlink-net.org

	SITE DEVELOPMENT PLAN FOR CHASE PROPERTY AT MISSION ROAD TAX MAP 45 PARCELS 328, 349, & 102 8801 ROUTE 1 & 8177 MESSING ROAD, JEREMY, MD 20794 CITY ELECTION DISTRICT		HANOVER COUNTY, VIRGINIA
	Date:	6/24/2017	Scale: 1"=200'
	Drawn By: and	Design By: and	Job No.: 13066
	Review By:	Review By:	Sheet:
	Date:	6/24/2017	Scale:

Professional Certification:
I hereby certify that these
documents were prepared or
approved by me, and that I
a duly licensed professional
engineer under the laws of the
State of Maryland, License No.
26376, Expiration Date: 1/1/

CHESLEY ENGINEERING
CHESLEY, LAND, LLC
P.O. BOX 850
LAUREL, MD 20703-0850
410-782-7233
FAX: CHESLEY-ENGINEER





NOTE

1. SEE SHEET 10 FOR BASIN 1 DETAILS.
2. SEE SHEET 11 FOR BASIN 2 DETAILS.
3. SEE SHEET 12 FOR BASIN 3 DETAILS.
4. SEE SHEET 13 FOR BASIN 4-5 DETAILS.
5. PROPOSED LIMIT OF CLEARING TREE LINE OFFSET FROM LOD LINE FOR CLARITY.

SCALE: 1"=50'

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. 28376, Expiration Date: 1/1/19.

CHASE LAND, LLC
LARRY P. CHASE, P.E.
410-762-7334
4700 SOLAR HAMPDEN

CNA Civil Engineers • Land Surveyors • Landscape Architects Planners • Environmental Engineers • Environmental Engineers 2115 Rte. 1, Suite 2100 Phone: (410) 476-7200 • Fax: (410) 434-1811 E-mail: cna@cnacorp.com	
SITE DEVELOPMENT PLAN SITE & ESC PLAN PR. CONDITIONS-PHASE 1 CHASE PROPERTY AT MISSION ROAD 8430 WASHINGTON BLVD JESSUP, MD 20794	
APPROVED: DEPARTMENT OF PLANNING AND ZONING CHIEF, DEPARTMENT OF PLANNING AND ZONING DATE: _____	APPROVED: DEPARTMENT OF LAND DEVELOPMENT CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE: _____
Date: _____ Revisions: _____	Date: 6/20/2017 Scale: 1"=50' Drawn By: KLS Job No: 13064 Design By: KLS Review By: CHS Sheet: 4 of 10