

**GENERAL LANDSCAPE REQUIREMENTS**

**PERIMETER LANDSCAPE EDGE CALCULATIONS**

PERIMETER	EDGE TYPE
PERIMETER 1 SFA SIDE TO ROAD - 120 L.F.	C
1 SHADE TREE/40 L.F. =	3
1 EVERGREEN TREE/20 L.F. =	6
PERIMETER 2 PARKING TO ROAD - 200 L.F.	B
1 SHADE TREE/40 L.F. =	5
1 SHRUB/4 L.F. =	50
SFA SIDE TO ROAD - 200 L.F.	C
1 SHADE TREE/40 L.F. =	5
1 EVERGREEN TREE/20 L.F. =	10
PERIMETER 3 SFA TO SFA - 716 L.F.	B
1 SHADE TREE/50 L.F. =	14
1 EVERGREEN TREE/40 L.F. =	18
PERIMETER 4 SFA TO SFA - 295 L.F.	B
1 SHADE TREE/50 L.F. =	6
1 EVERGREEN TREE/40 L.F. =	7

**TOTAL PLANTING OBLIGATION:**

SHADE TREES	42
EVERGREEN TREES	49
SHRUBS	50

**RESIDENTIAL PARKING LOT INTERIOR LANDSCAPE CALCULATIONS:**

NO. OF PARKING SPACES	83
ISLANDS REQUIRED (1/10 SPACES)	8
ISLANDS PROVIDED	10+
SHADE TREES REQUIRED (1/10 SPACES)	8
SHADE TREES PROVIDED	10

**INTERIOR PUBLIC ROAD SMALL DECIDUOUS TREES (30' O.C.)**

STREETS REQUIRED	30
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**EXISTING COUNTY ROADS**

STREETS REQUIRED	N/A (EXISTING)
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**RESIDENTIAL INTERNAL LANDSCAPING:**

SINGLE FAMILY ATTACHED	
NUMBER OF UNITS	100
SHADE TREES REQUIRED	100

**PRELIMINARY LANDSCAPE PLAN NOTES**

- REQUIRED SCHEDULES TO BE PROVIDED AT THE TIME OF FINAL PLAN PREPARATION.
- LANDSCAPE INSTALLATION ASSOCIATED WITH PUBLIC ROAD AND INTERIOR PARKING LOT CONSTRUCTION TO BE PROVIDED BY THE DEVELOPER. LANDSCAPE INSTALLATION FOR INDIVIDUAL TOWNHOUSES TO BE PROVIDED BY THE BUILDER.
- GENERAL LANDSCAPE PLAN DESIGN PROVIDED BY BIOTA, INC. DATED JUNE 1999.
- LANDSCAPE MATERIAL TYPE, SIZE AND LOCATION MAY VARY ON FINAL PLAN.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James S. Butler* 10/4/99  
PLANNING DIRECTOR DATE

No.	DESCRIPTION
1	COVER SHEET
2	ROAD PLANS AND PROFILES
3	STORM DRAIN PROFILES AND PAVING DETAILS
4	DRAINAGE AREA MAP
5	GRADING AND SEDIMENT/EROSION CONTROL PLAN
6	INTERSECTION SIGHT DISTANCE ANALYSIS

Density and open space tabulation chart

	Sec. 1 Area 1	Sec. 1 Area 2	Sec. 2 Area 1	Sec. 2 Area 2	TOTAL
A. Gross Area (acres)	5.43	4.97	0.80	7.47	18.67
B. Steep Slopes	0	0	0	0	0
C. Flood Plain Area	0	0	0	0	0
D. Net Area (acres)	5.43	4.97	0.80	7.47	18.67
E. No. of Lots Allowed (15/net ac)	81	74	12	112	279
F. Lots Provided	51	49	10	90	200
G. Open Space Required (25%)	1.36 ac.	1.24 ac.	0.20 ac.	1.87 ac.	4.67 ac.
H. Open Space Provided	2.55 ac.	2.25 ac.	0.40 ac.	0.68 ac.	5.88 ac.
I. Rec. Area Req'd (200 sf/unit)	10200	9800	2000	18000	40,000 sf
J. Rec. Area Provided	10200	9800	16380	28000	64,380 sf

STREET LIGHT SUMMARY TABLE

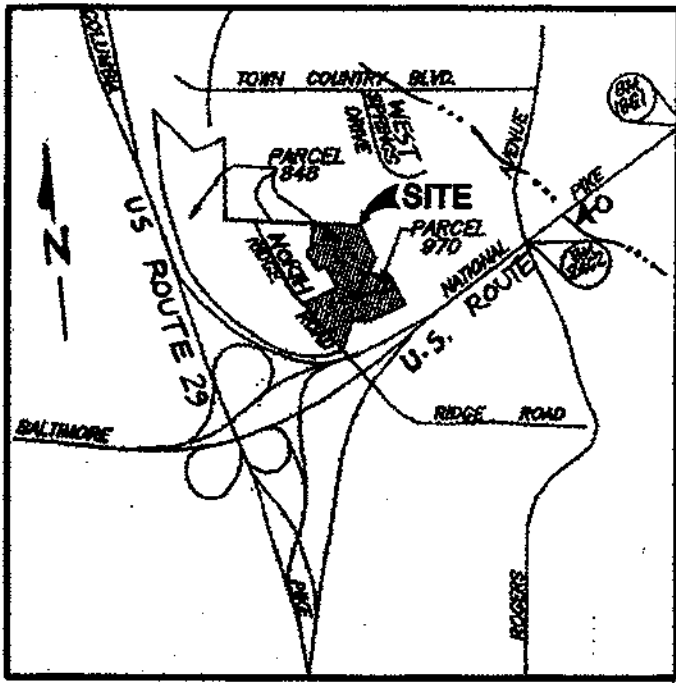
STREET NAME	STATION/LOCATION	LIGHT TYPE
EXECUTIVE CENTER RD.	NORTHEAST CORNER	150-WATT HPS VAPOR PENDANT FIXTURE (LUMEN) MOUNTED AT 30' ON A BROWSE FIBERGLASS POLE USING A 12' ARM
HIDEAWAY COURT	2423, 15' RT	100-WATT HPS VAPOR "TRADITIONAIRE"
	4+49, 16' RT	POST TOP FIXTURE MOUNTED ON A
	5+84, 17' RT	14-FOOT BLACK FIBERGLASS POLE.
	7+05, 22' LT	
	7+72, 17' LT	

Notes:

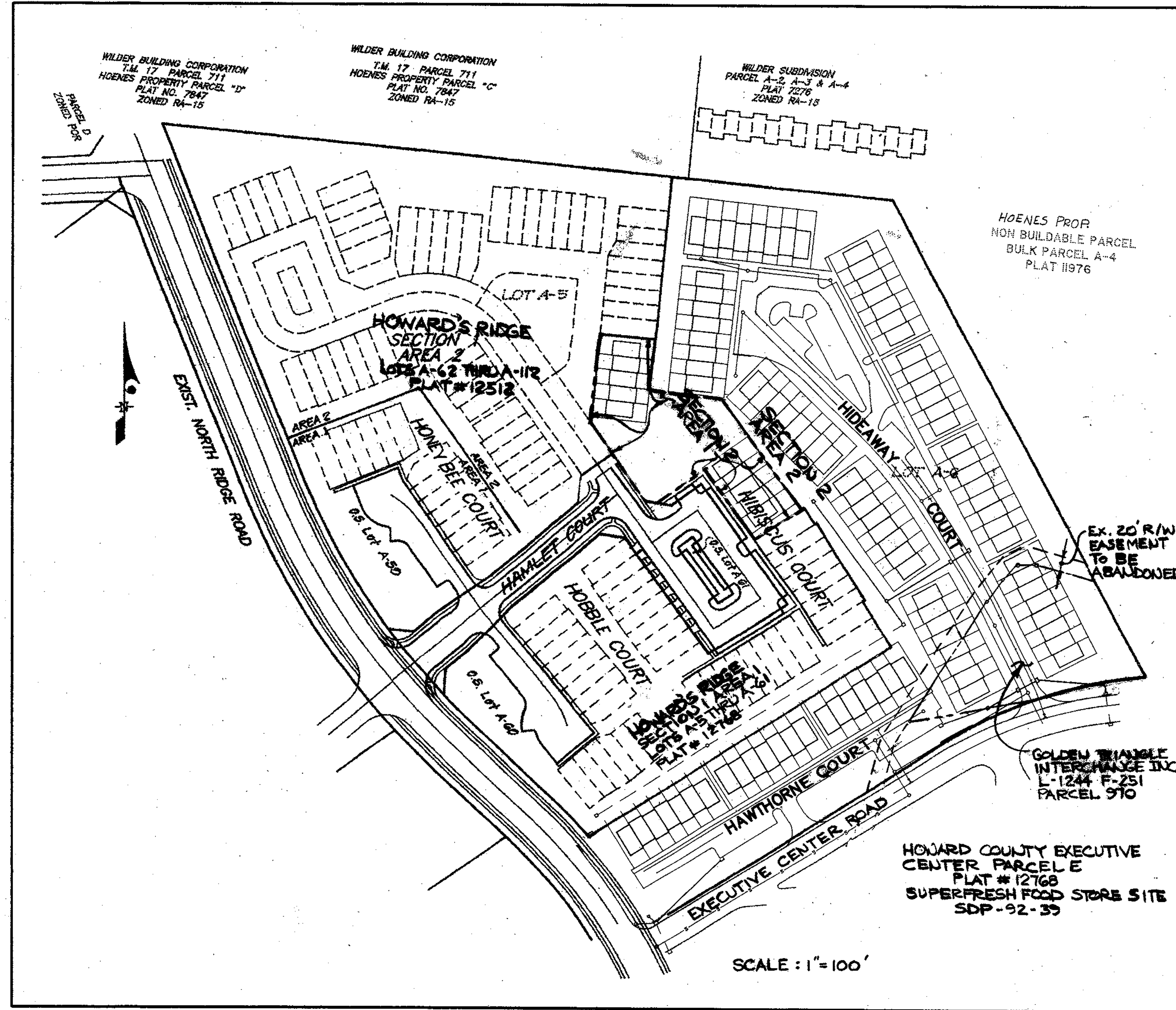
- This project is subject to WP-96-60 approved on Jan. 22, 1996 in which a waiver was granted from section 16.120(C)(4) of the Ho. Co. S.R. that limits the length of a private road to 200 feet in length and sections 16.144(h)(2) in order to allow for additional review time in excess of the 45 days provided within the regulations.
- Forest conservation obligations for this subdivision were satisfied under Elicott City - Walmart mass grading SDP-96-01 and F-96-01

# PRELIMINARY PLAN HOWARD'S RIDGE

## SECTION 2 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1" = 2000'

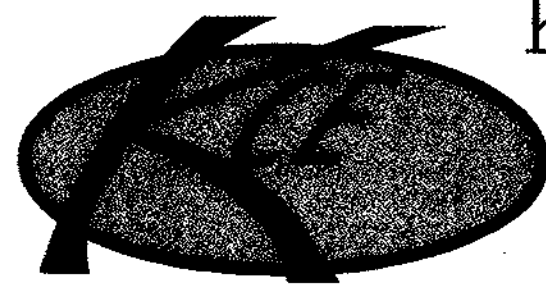


**GENERAL NOTES**

- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1870 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
ZONING: R-A-15  
AREA OF PARCEL A-6 = 7.00 ACRES  
AREA OF PARCEL 970 = 1.27 ACRES  
TOTAL TRACT AREA: 8.27 ACRES  
OPEN SPACE CALCULATIONS  
NO. OF BUILDABLE LOTS = 100  
RECREATION REQUIREMENTS = 200 SQ. FT./UNIT  
RECREATION OPEN SPACE = 200X100=20,000 SQ.FT.=0.46ACRE  
RECREATION OPEN SPACE PROVIDED = 0.46 ACRE  
DESIGN SPEED: 25 MPH
- DATE SKETCH PLAN APPROVED AND DPZ REFERENCE FILE#: S-95-01 (2nd AMENDMENT)
- TOPOGRAPHY AT 2' INTERVALS IS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY KCE ENGINEERING INC. IN MAY 1999. THE MASS GRADING SHOWN ON SDP-96-01, AERIAL SURVEY DATED OCT. 1986 AND BY HOWARD COUNTY 200 SCALE TOPOGRAPHY MAPS.
- PUBLIC WATER AND SEWER IS TO BE UTILIZED. CONTRACT NUMBERS ARE 14-1396-D AND 14-1397-D. SITE DRAINAGE AREA IS THE PATAPSCO.
- ALL UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS.
- STREET TREES IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.124.
- A WETLAND STUDY WAS PERFORMED BY REMER, MUEGGE & ASSOCIATES INC. ON NOVEMBER, 1993 PER P-95-21.
- SAG AND CREST VERTICAL CURVES WERE DESIGNED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOL. III.
- TRENCH COMPACTION FOR STORM DRAINS WITHIN THE ROAD OR STREET RIGHTS OF WAY LIMITS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOL. IV, STD. NO. C-2.01.
- STORM WATER MANAGEMENT IS PROVIDED OFF-SITE FOR QUALITY AND QUANTITY CONTROL IN THE EXTENDED DETENTION SWM FACILITY APPROVED UNDER SDP-96-01. THE SWM FACILITY WILL BE PRIVATELY MAINTAINED.
- SEE PREVIOUS COUNTY FILES S-95-01 (SECOND AMENDMENT) WP-96-60 (DATED 1-22-96), 78-941 (DATED 10-18-95), F-85-57 P-95-21, F-95-21, F-96-01, SP-96-01, F-96-137, F-96-147.
- APFO STUDY AS PREVIOUSLY SUBMITTED AND APPROVED UNDER S-95-01.
- TRAFFIC STUDY PREPARED FOR THE SITE BY THE TRAFFIC GROUP, INC., DATED OCTOBER 19, 1995, PER S-95-01.
- GEOTECHNICAL REPORT BY HILLIS CARNES, INC. DATED 11-15-94. ADDENDUM DATED 5-26-95. APPROVED 6-23-95.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
NO. 18C1 ELEV. 408.54  
NO. 24C2 ELEV. 354.93
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL FILLET RADII ARE 5 FT. UNLESS INDICATED OTHERWISE.
- PROVIDE HANDICAP RAMPS WHERE SHOWN IN PLAN. SEE HOWARD COUNTY STD. DETIL R-4.01, R-4.02, AND R-4.03.
- SEE THIS SHEET FOR LANDSCAPE REQUIREMENTS.
- EXISTING ZONING  
STEEP SLOPES = NONE  
FLOOD PLAIN AREA = NONE  
NET AREA OF TRACT = 8.27 ACRES  
AREA OF PROPOSED LOTS = 3.69 ACRES  
AREA OF PROPOSED ROADS AND OPEN SPACE DEDICATION = 2.15 ACRES  
NO. OF LOTS PROPOSED = 103  
BUILDABLE LOTS = 100  
OPEN SPACE LOTS = 3
- PARKING REQUIREMENTS  
NUMBER OF SPACES REQUIRED  
100 UNITS @ 2 SPACES / UNIT = 200 SPACES  
NUMBER OF SPACES PROVIDED  
61 GARAGE UNITS @ 2 SPACES/UNIT = 122  
COMMON AREA PARKING SPACES = 81  
TOTAL SPACES PROVIDED = 203

**REVISIONS**

DESIGNED BY:	DATE	DATE	BY	DESCRIPTION



**KCE ENGINEERING, INC.**

EXECUTIVE CENTER  
3300 NORTH RIDGE ROAD, SUITE 360  
ELLICOTT CITY, MARYLAND 21043  
PHONE (410) 203-9800 FAX (410) 203-9228  
EMAIL: KCE.ENG@EROLS.COM



**OWNER/DEVELOPER**

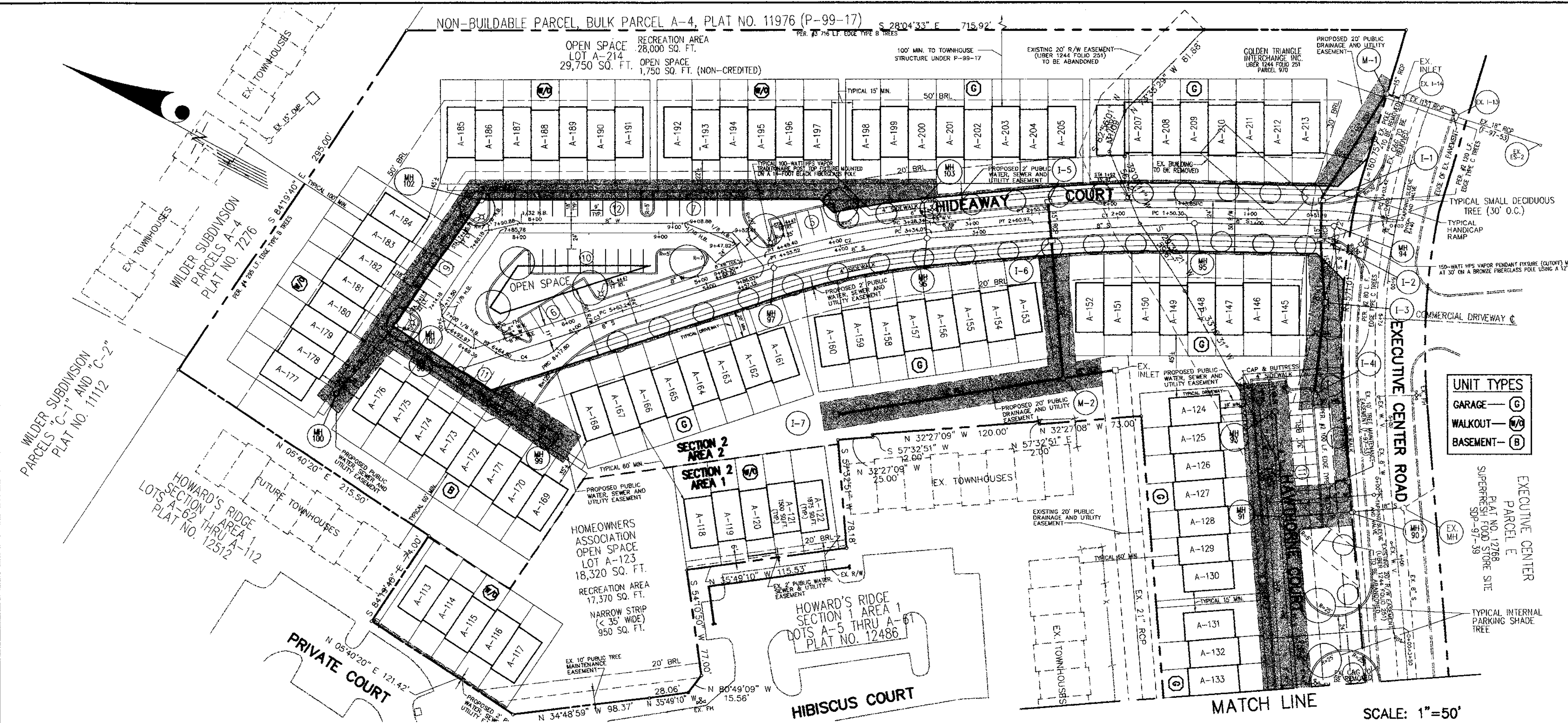
M-10 RESIDENTIAL LAND DEVELOPMENT, INC.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
PHONE: (410) 825-8400

**COVER SHEET**

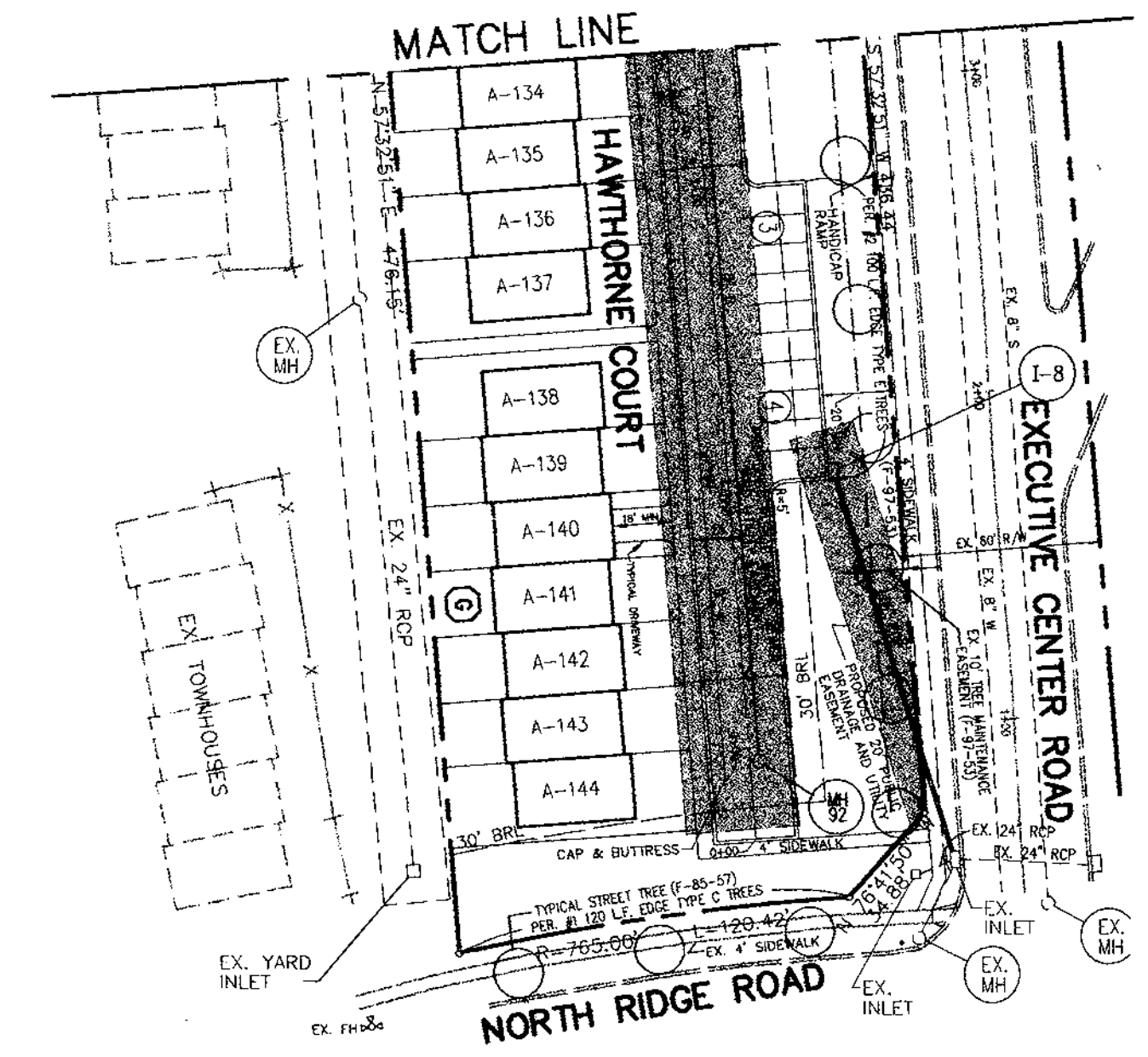
LOTS A-113 THRU A-215  
A RESUBDIVISION OF HOWARD'S RIDGE SECTION 1 - AREA 1, NON-BUILDABLE LOT A-6  
AND SUBDIVISION OF PARCEL 970  
**HOWARD'S RIDGE**  
SECTION 2 AREAS 1 & 2  
TAX MAP 24 PARCEL 848 AND 970  
SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN CONTRACT NO.: DATE: JULY, 1999 SHEET: 1 OF 6



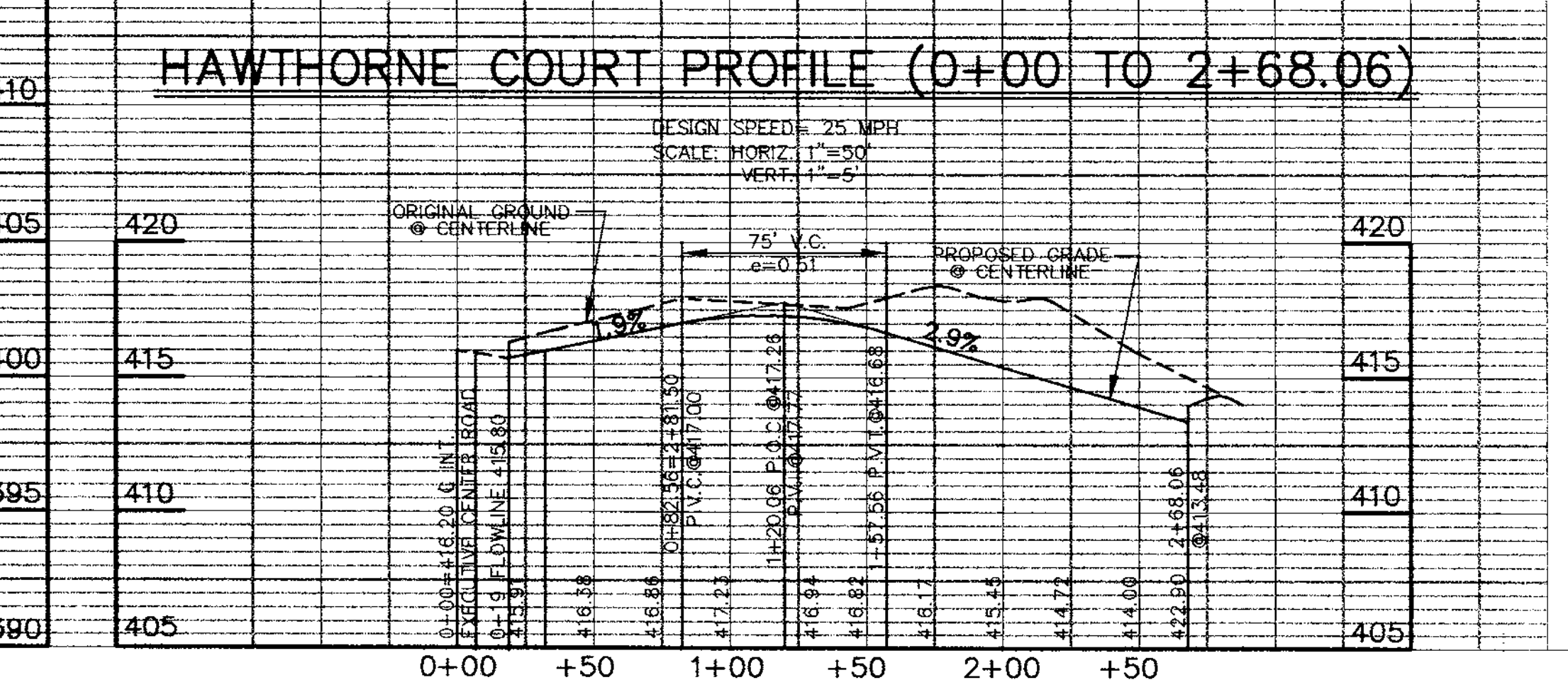
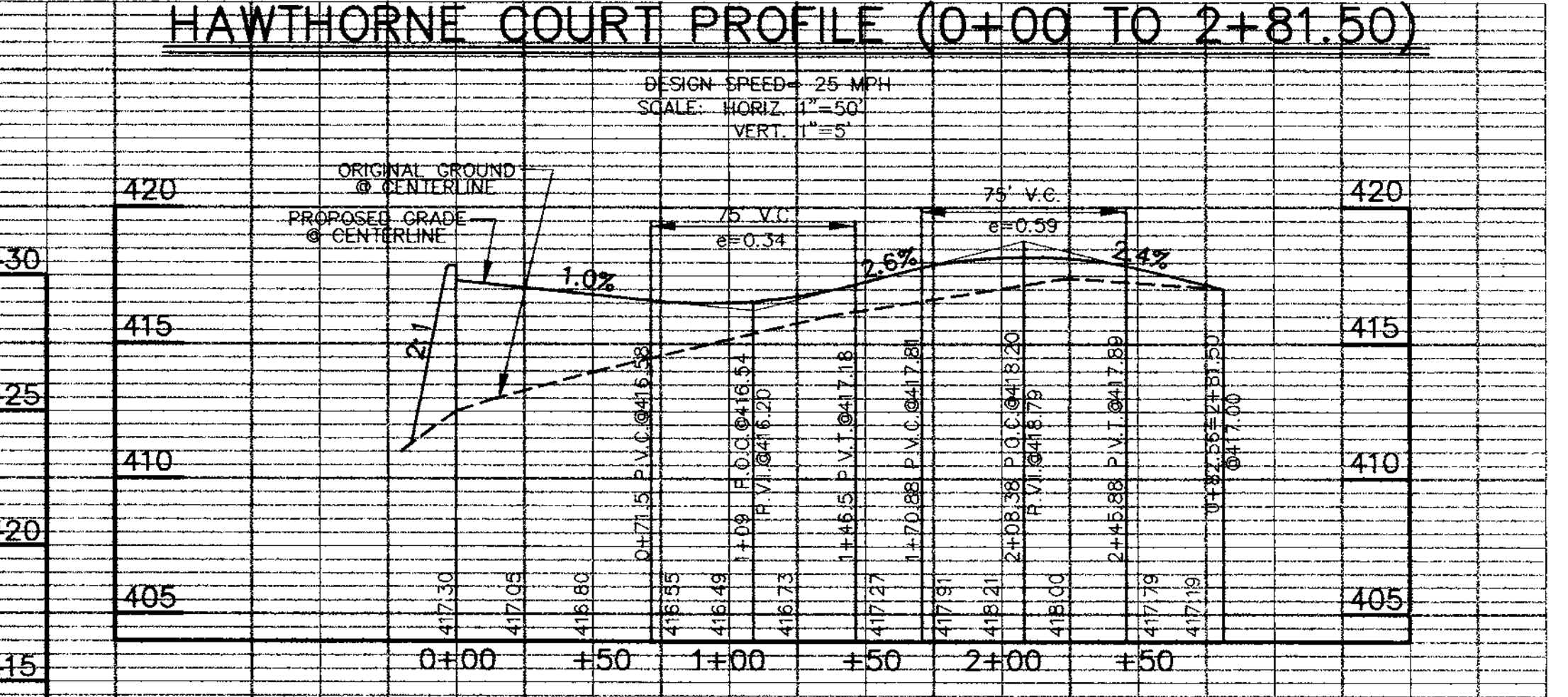
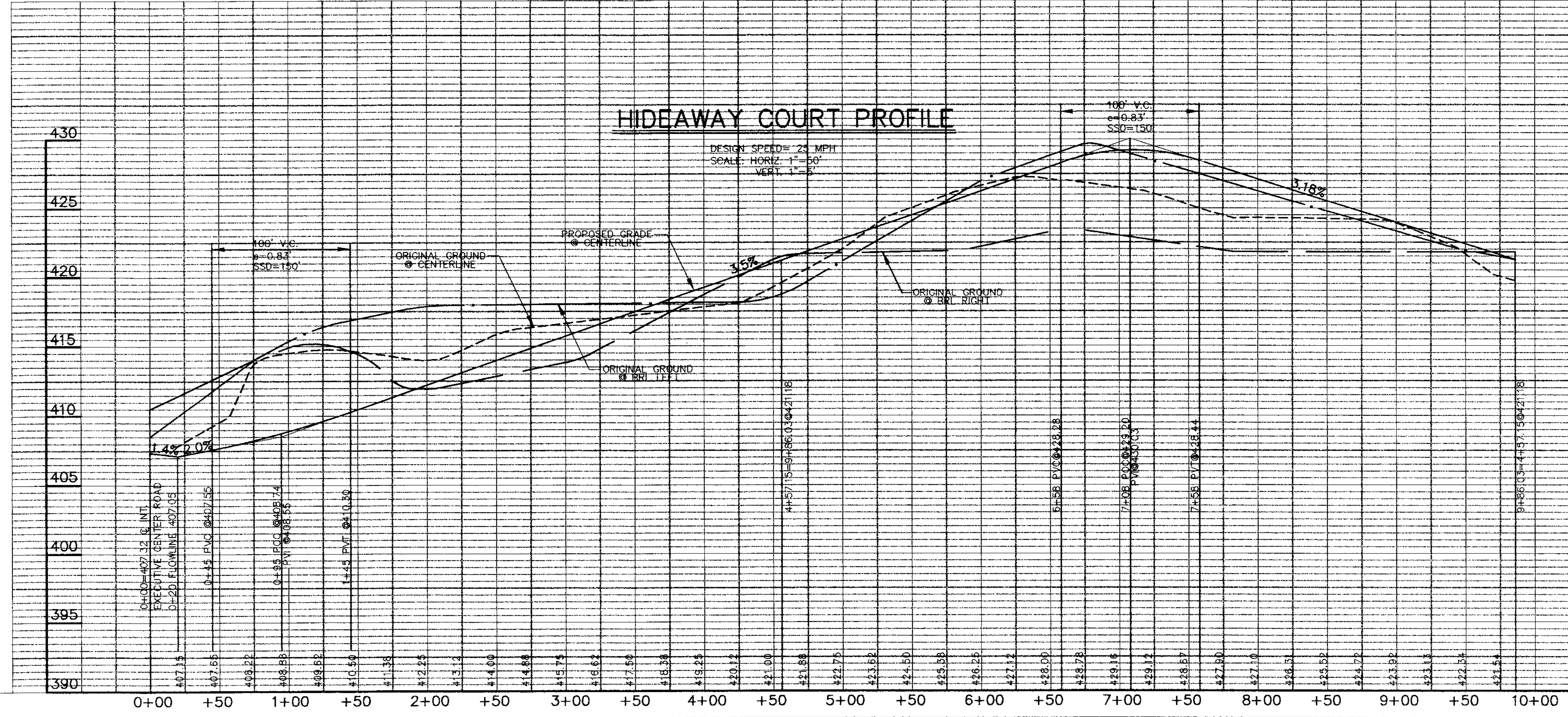


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	989.00'	110.67'	110.61'	08° 24' 41"	55.39'
C2	540.00'	119.51'	119.27'	12° 40' 49"	60.00'
C3	132.00'	54.56'	54.18'	23° 40' 41"	27.67'
C4	35.72'	47.00'	43.69'	75° 24' 18"	27.61'

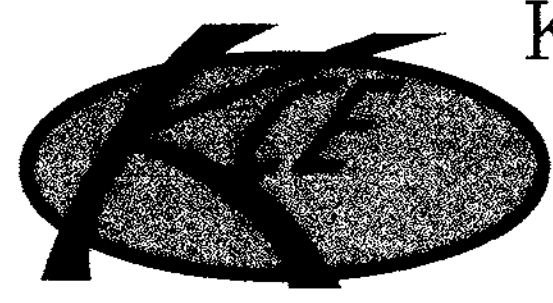


SCALE: 1"=50'

PLANNING DIRECTOR 10/4/99



DESIGNED BY:	DATE:	DATE:	BY:	DESCRIPTION:



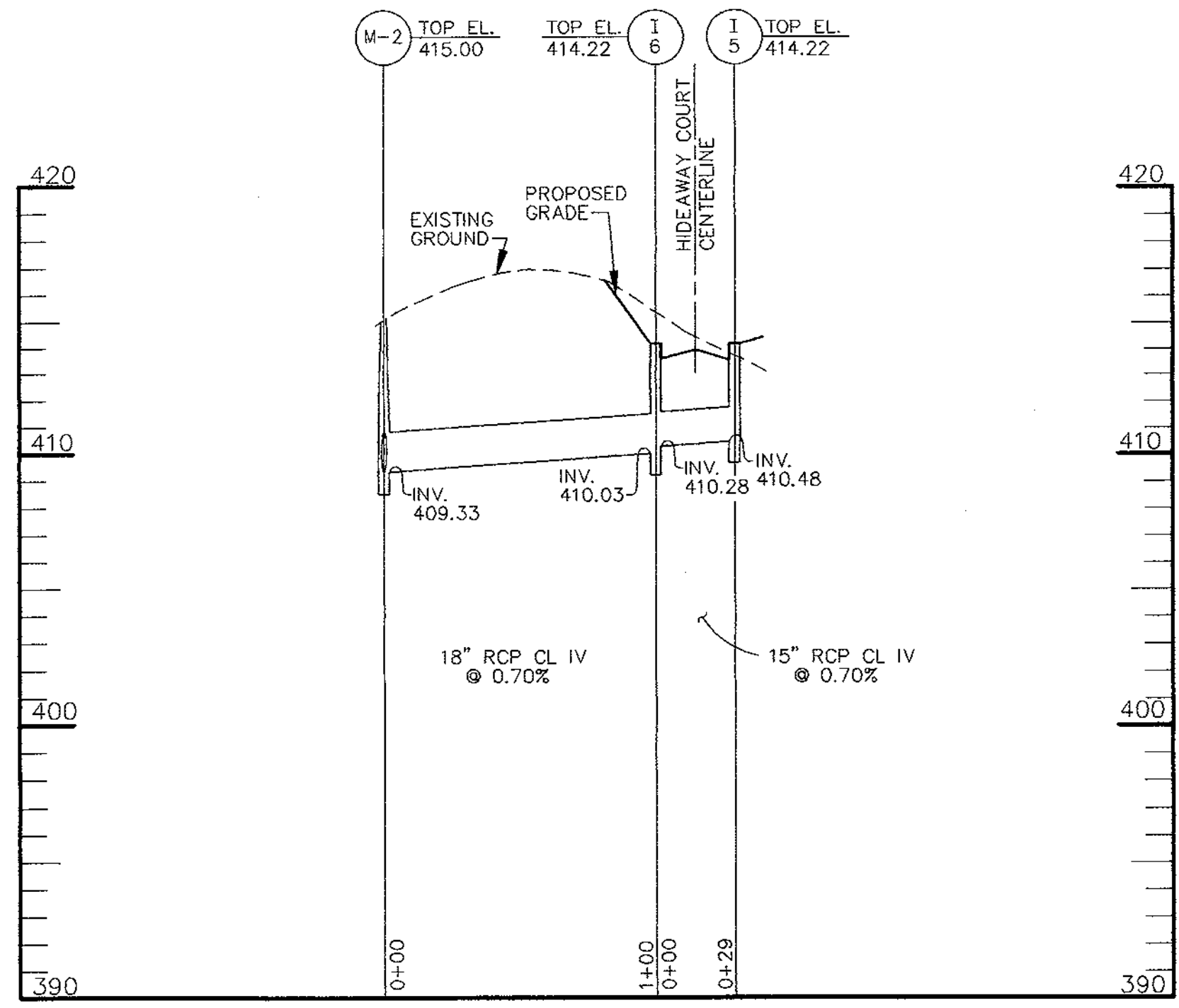
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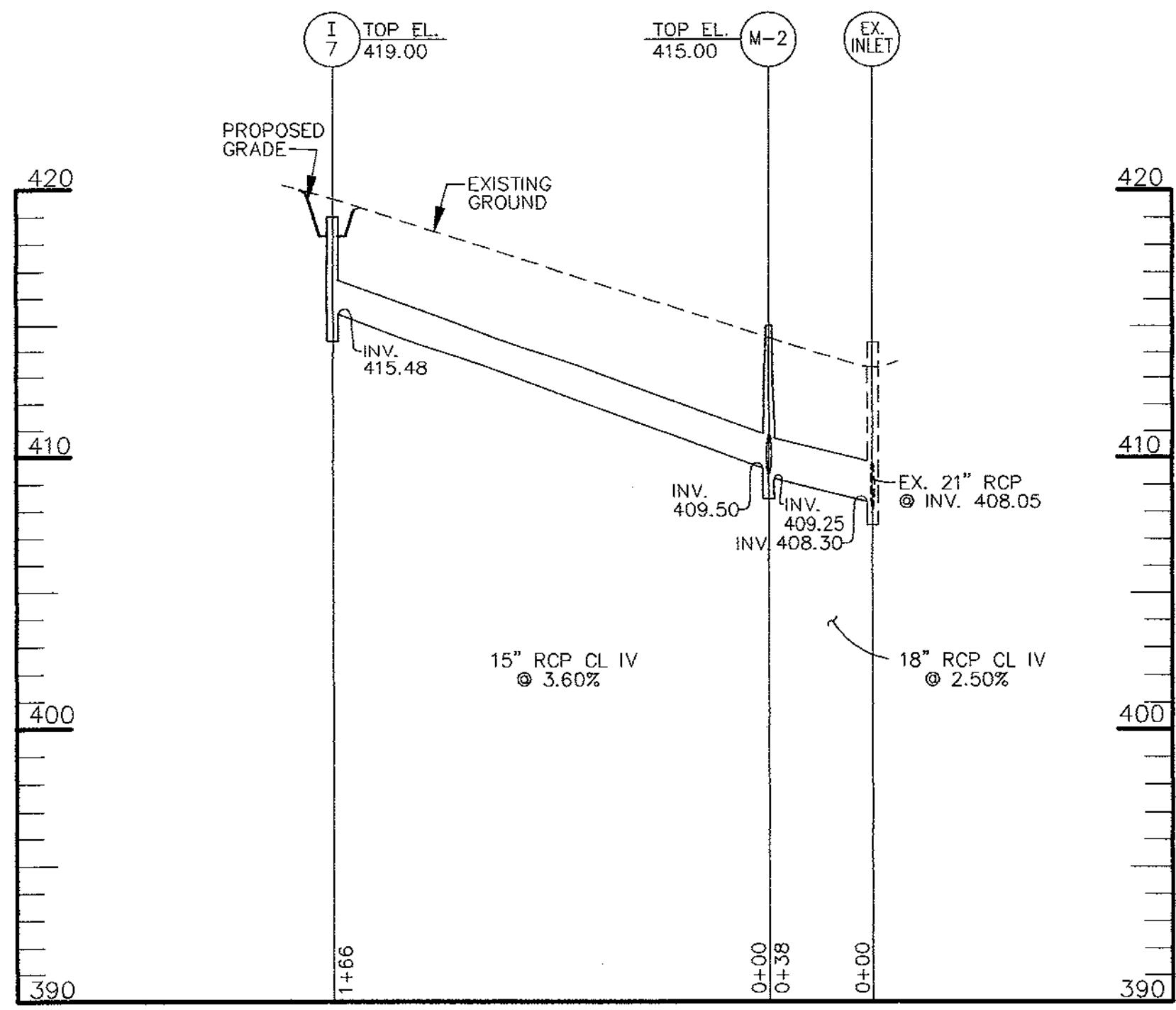
ROAD PLANS AND PROFILES			
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<b>HOWARD'S RIDGE</b>			
SECTION 2 AREAS 1 & 2			
TAX MAP 24 PARCEL 848 AND 970			
SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: AS SHOWN	CONTRACT NO.:	DATE: JULY, 1999	SHEET: 2 OF 6





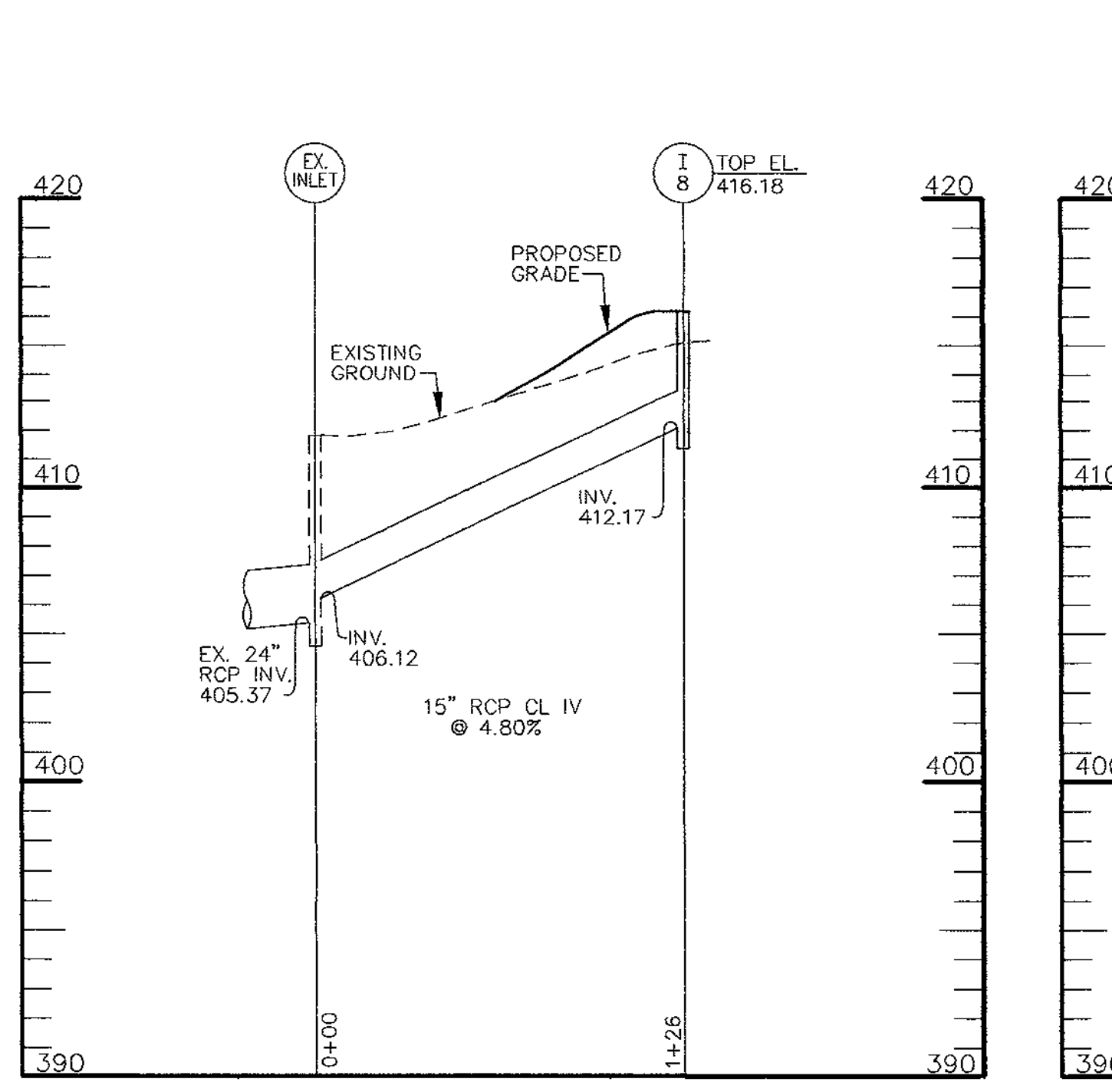
**STORM DRAIN PROFILE**

SCALE: HORIZ. 1"=50'  
VERT. 1"=5'



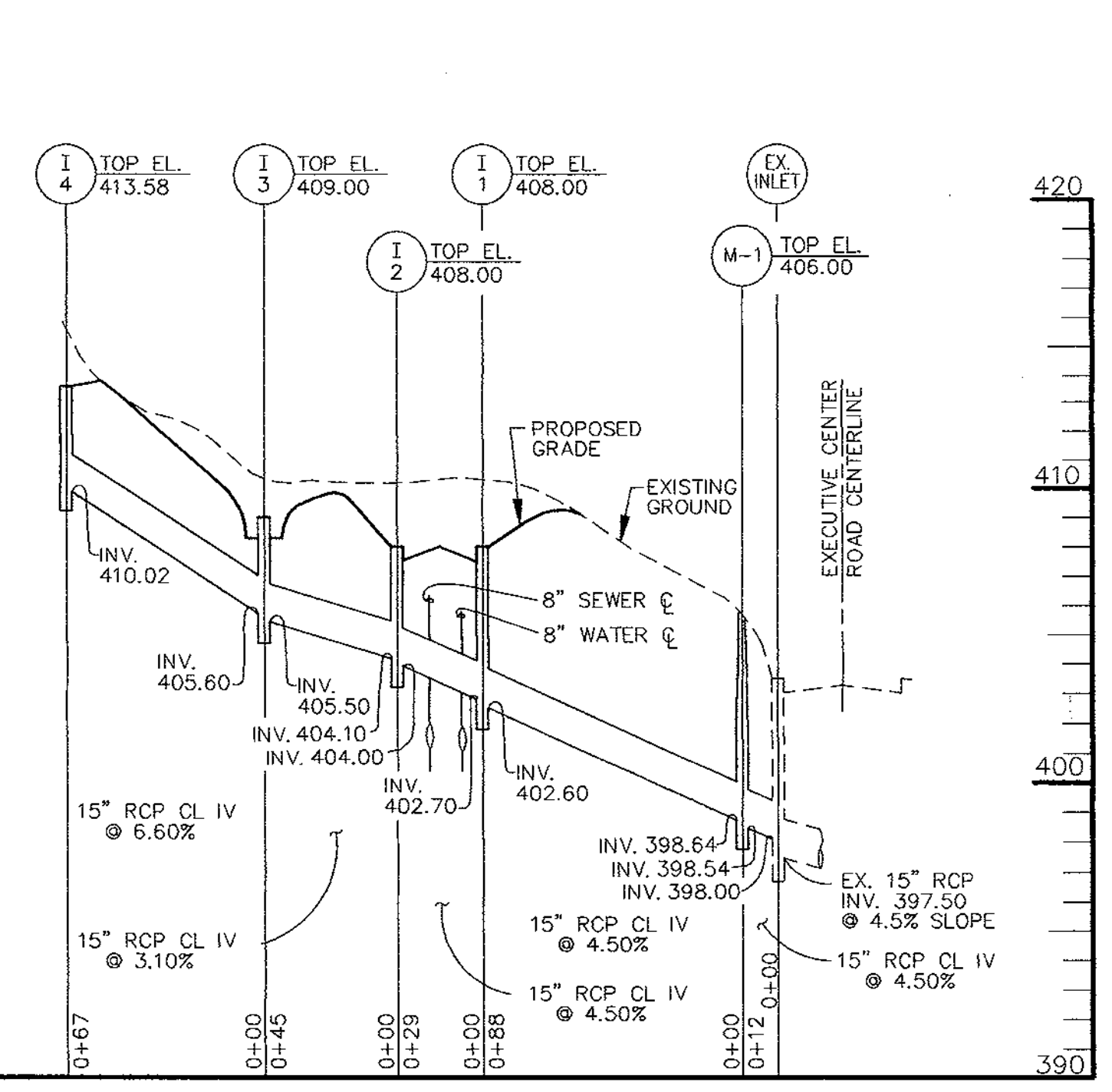
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VERT. 1"=5'



**STORM DRAIN PROFILE**

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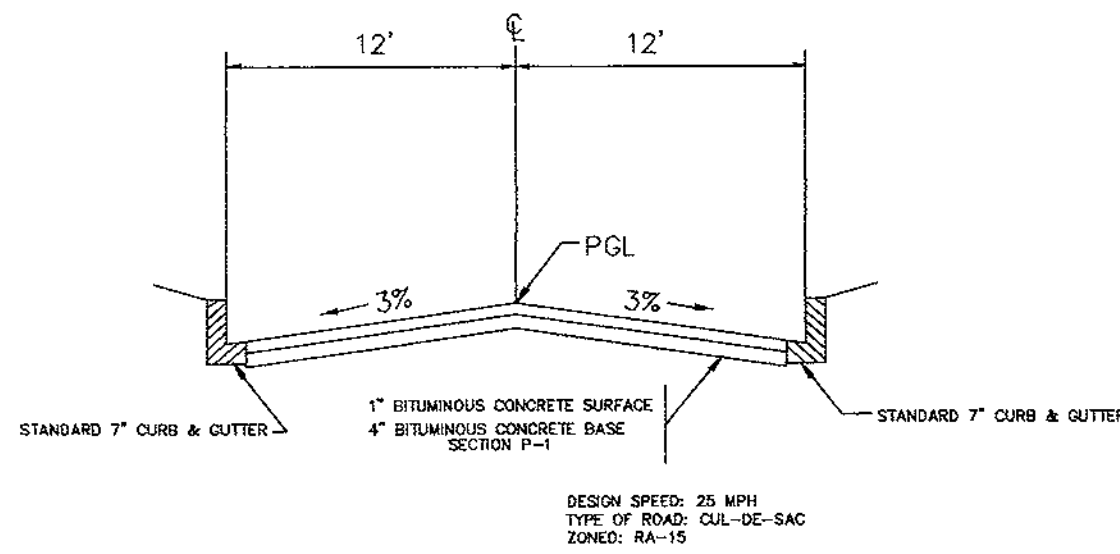


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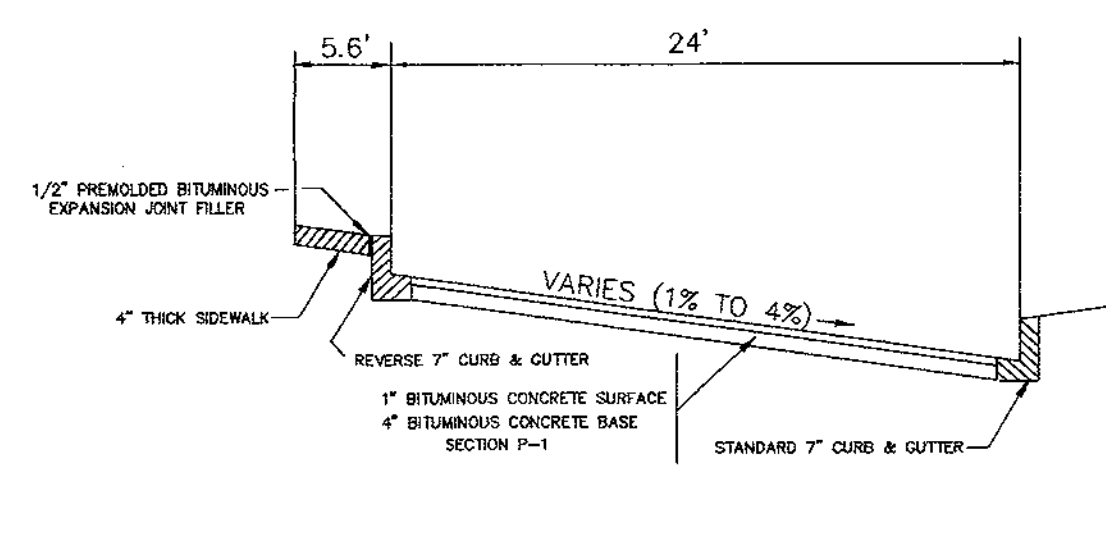
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*August 10, 1999*  
PLANNING DIRECTOR DATE



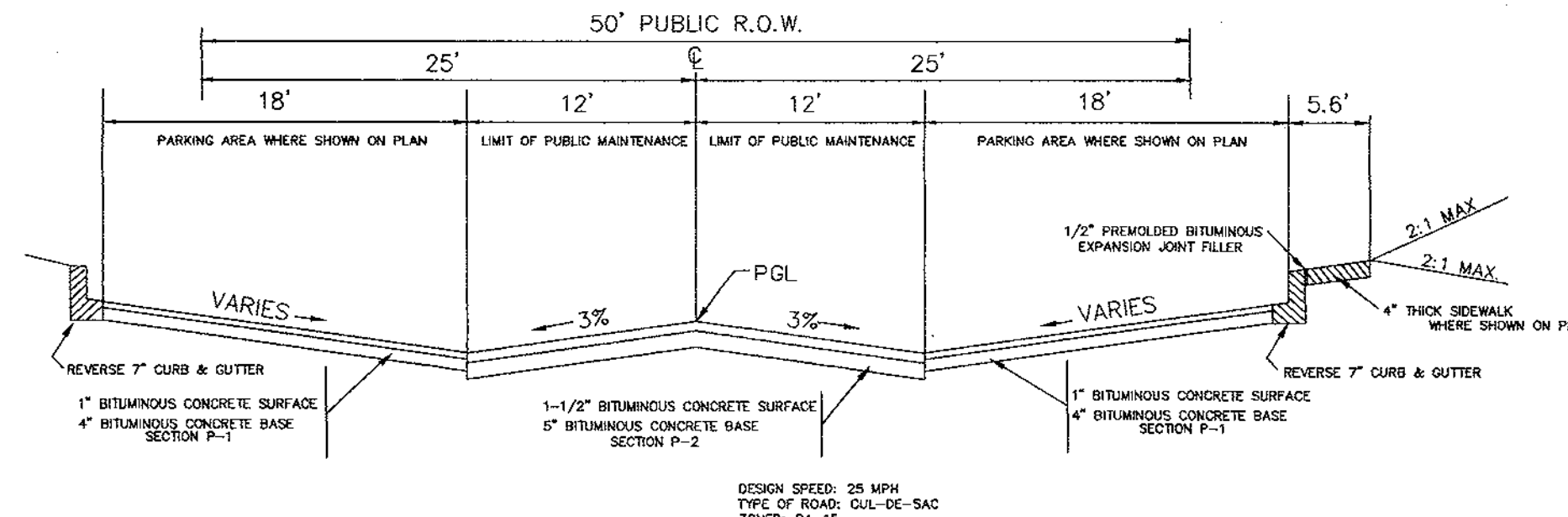
**TYPICAL PAVING SECTION  
HAWTHORNE COURT**

NO SCALE  
STA. 0+00 @ EXECUTIVE CENTER ROAD  
TO STA. 0+70.56



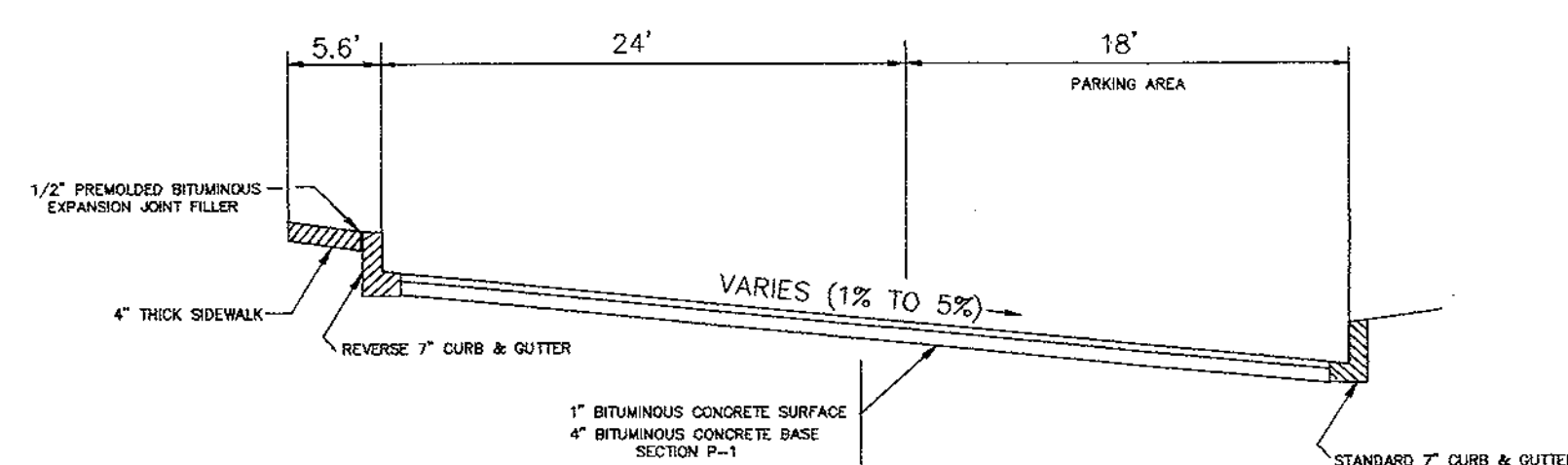
**TYPICAL PAVING SECTION  
HAWTHORNE COURT**

NO SCALE  
STA. 0+00 TO STA. 1+10  
STA. 1+99 TO STA. 2+81.50  
STA. 0+82.56 TO STA. 1+60  
STA. 2+59 TO STA. 2+68.06



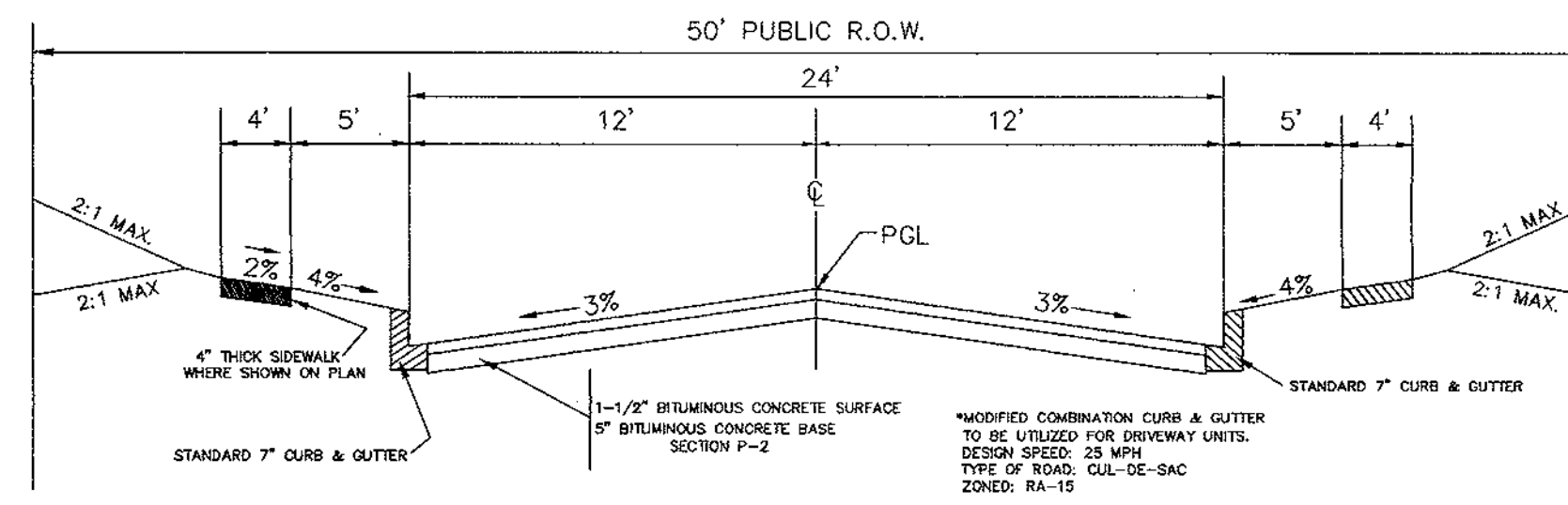
**TYPICAL PAVING SECTION  
HIDEAWAY COURT**

NO SCALE  
STA. 3+93 TO STA. 4+82  
STA. 5+67 TO STA. 9+86.03



**TYPICAL PAVING SECTION  
HAWTHORNE COURT**

NO SCALE  
STA. 1+10 TO STA. 1+99  
STA. 1+60 TO STA. 2+59



**TYPICAL PAVING SECTION  
HIDEAWAY COURT**

NO SCALE  
STA. 0+54 TO STA. 3+93  
STA. 4+92 TO STA. 5+67

**SECTION P-1  
ALTERNATE PAVING SECTION  
FOR PARKING AREAS**

NO SCALE

1"-1/2" BITUMINOUS CONC. BASE
2"-1/2" BITUMINOUS CONC. BASE
PRIME
8" CRUSHER RUN BASE COURSE OR 4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE

**SECTION P-2  
ALTERNATE PAVING SECTION  
FOR PUBLIC ROADS**

NO SCALE

DESIGNED BY:		DATE		REVISIONS	
DATE	BY	DATE	BY	DESCRIPTION	



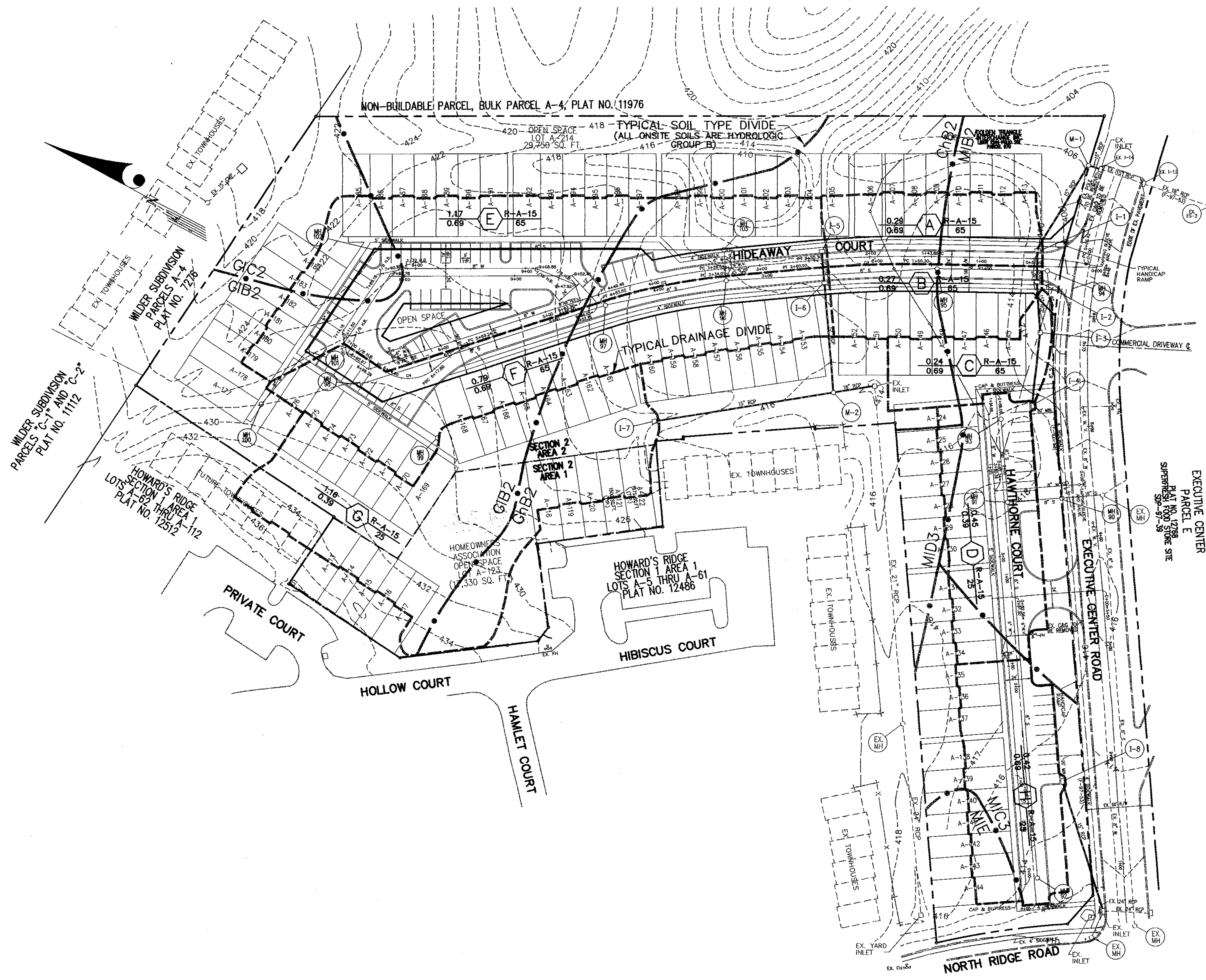
**KCE ENGINEERING, INC.**

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1205 YORK ROAD, PENTHOUSE  
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STORM DRAIN PROFILES AND PAVING DETAILS			
LOTS A-113 THRU A-215 A RESUBDIVISION OF HOWARDS RIDGE SECTION 1 - AREA 1, NON-BUILDABLE LOT A-6 AND SUBDIVISION OF PARCEL 970			
<b>HOWARD'S RIDGE</b>			
SECTION 2 AREAS 1 & 2 TAX MAP 24 PARCEL 848 AND 970 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: AS SHOWN	CONTRACT NO.:	DATE: JULY, 1999	SHEET: 3 OF 6

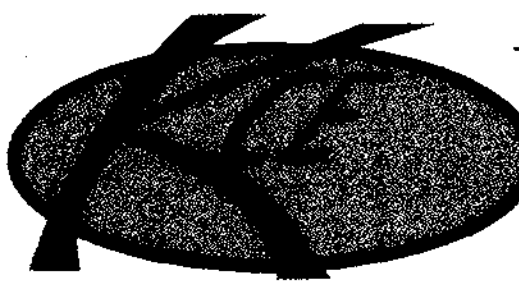


TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]* 10/4/99  
PLANNING DIRECTOR DATE

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

REVISIONS			
DATE	BY	DESCRIPTION	



**KCE ENGINEERING, INC.**  
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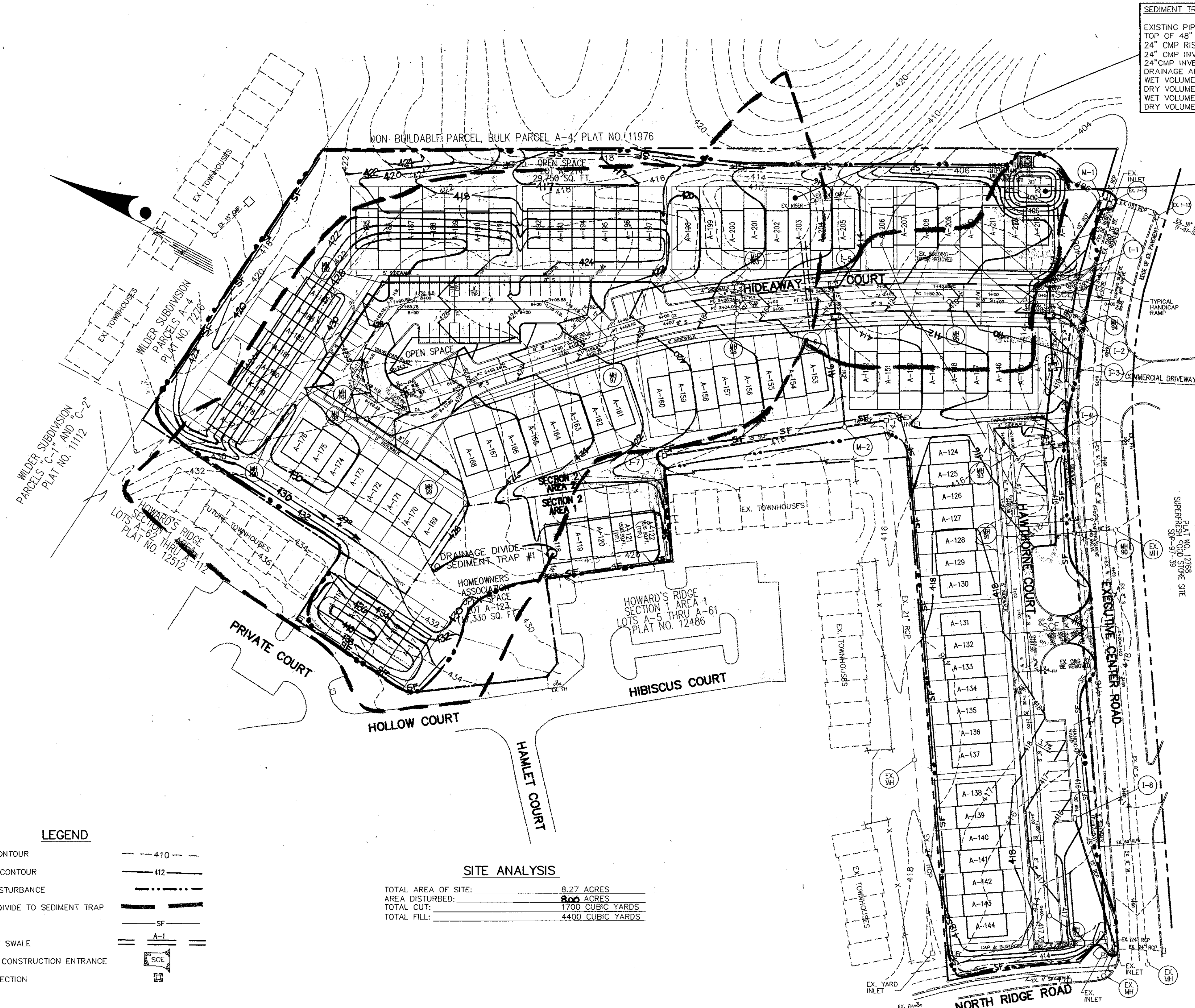
DRAINAGE AREA MAP  
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SECTION 2 AREAS 1 & 2  
TAX MAP 24 - PARCEL 948 AND 970  
SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=50' CONTRACT NO.: DATE: JULY, 1999 SHEET: 4 OF 6



**SEDIMENT TRAP #1 DATA**  
 EXISTING PIPE OUTLET SEDIMENT TRAP  
 TOP OF 48" METAL TRASH RACK=413.24  
 24" CMP RISER CREST EL=412.24  
 24" CMP INVERT EL @ RISER=409.5±  
 24" CMP INVERT EL @ OUTLET=409.0±  
 DRAINAGE AREA=4.2 ACRES  
 WET VOLUME REQUIRED=7560 C.F.  
 DRY VOLUME REQUIRED=7560 C.F.  
 WET VOLUME PROVIDED=8600 C.F.  
 DRY VOLUME PROVIDED=8600 C.F.

**SEDIMENT TRAP #2 DATA**  
 STONE OUTLET SEDIMENT TRAP ST II  
 DRAINAGE AREA=0.5 ACRE  
 WEIR CREST EL=404.0  
 WEIR LENGTH=10'  
 WET VOLUME REQUIRED=900 C.F.  
 DRY VOLUME REQUIRED=900 C.F.  
 WET VOLUME PROVIDED=1600 C.F.  
 DRY VOLUME PROVIDED=2700 C.F.



**LEGEND**

EXISTING CONTOUR	--- 410 ---
PROPOSED CONTOUR	--- 412 ---
LIMIT OF DISTURBANCE	-----
DRAINAGE DIVIDE TO SEDIMENT TRAP	-----
SILT FENCE	SF
TEMPORARY SWALE	A-1
STABILIZED CONSTRUCTION ENTRANCE	SCE
INLET PROTECTION	IP

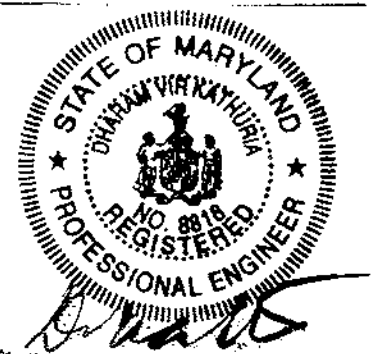
**SITE ANALYSIS**

TOTAL AREA OF SITE:	8.27 ACRES
AREA DISTURBED:	3.00 ACRES
TOTAL CUT:	1700 CUBIC YARDS
TOTAL FILL:	4400 CUBIC YARDS

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR *[Signature]* 10/4/99  
 DATE

DESIGNED BY:		DATE		REVISIONS	
DATE	BY	DATE	BY	DESCRIPTION	

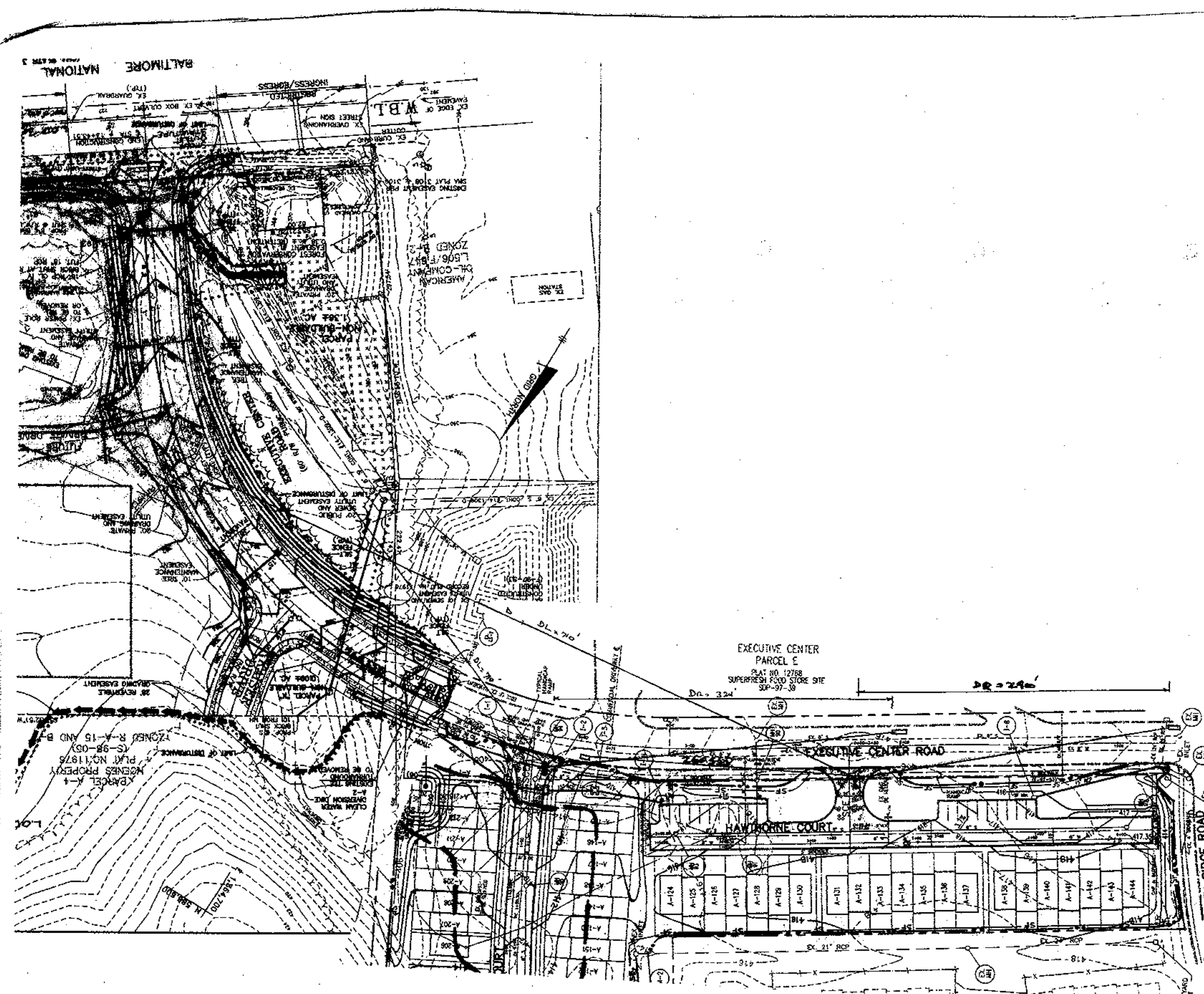
**KCE ENGINEERING, INC.**  
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GRADING AND SEDIMENT/EROSION CONTROL PLAN			
LOTS A-113 THRU A-215 A RESUBDIVISION OF HOWARDS RIDGE SECTION 1 - AREA 1, NON-BUILDABLE LOT A-6 AND SUBDIVISION OF PARCEL 970 <b>HOWARD'S RIDGE</b> SECTION 2 AREAS 1 & 2 TAX MAP 24 PARCEL 848 AND 970 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: 1"=50'	CONTRACT NO.:	DATE: JULY, 1999	SHEET: 5 OF 6





**HIDEAWAY COURT  
AND HAWTHORNE COURT  
INTERSECTION SIGHT DISTANCE  
CALCULATION**

DESIGN SPEED = 35 MPH  
OPERATING SPEED = 35 + 5 = 40 MPH

PER "HOWARD COUNTY DESIGN MANUAL, VOLUME III", FIGURE 2.17:

	<b>DL</b>	<b>DR</b>
LEFT TURN	440'	560'
RIGHT TURN	510'	N/A

**GRADE ADJUSTMENT FOR 4.6% GRADE**  
LEFT TURN : (440)(0.6) = 264' (540)(0.6) = 324'  
RIGHT TURN : (510)(1.4) = 714' N/A

**1. HIDEAWAY COURT**

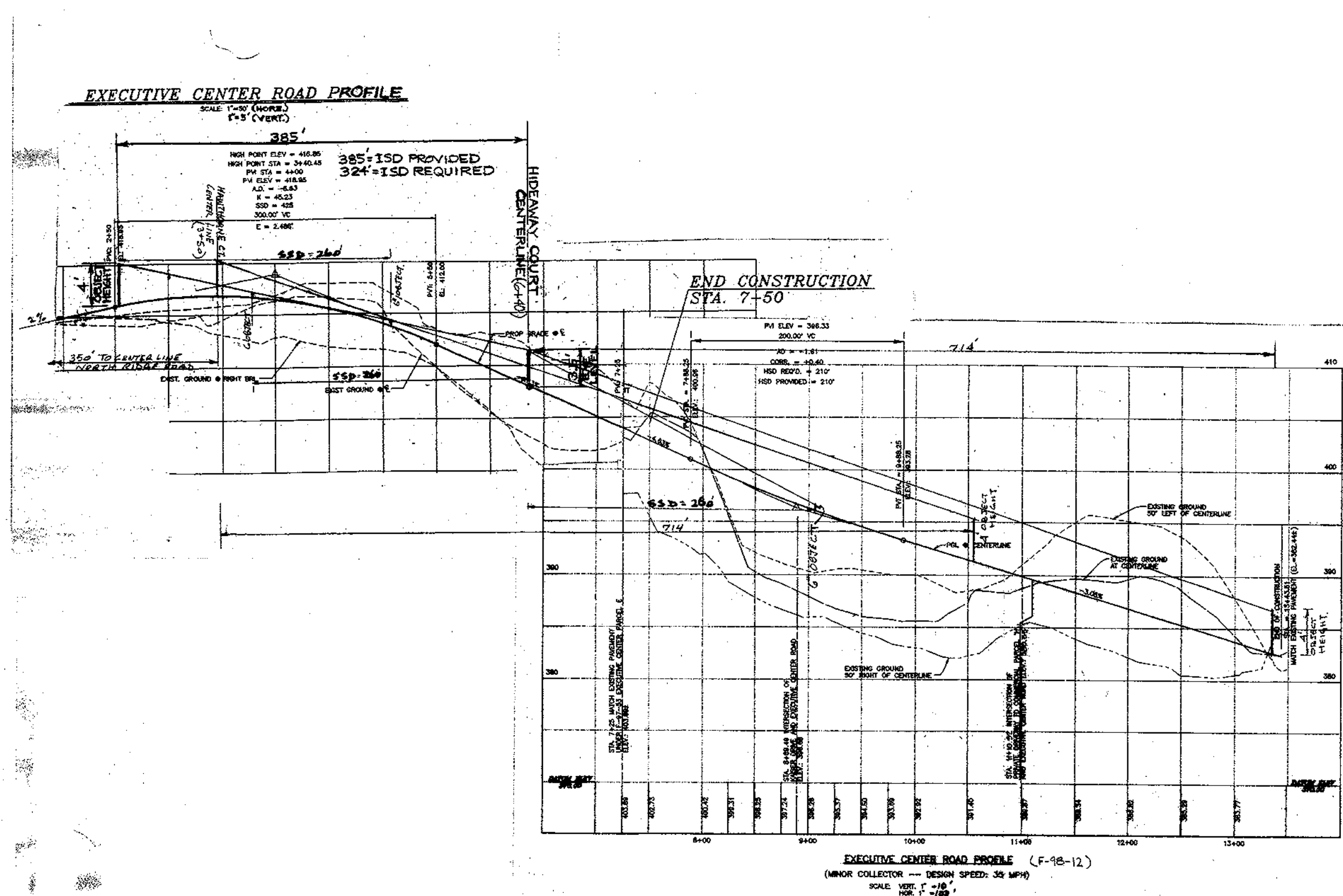
INTERSECTION SIGHT DISTANCE REQUIRED: DL = 324' DR = 714'  
INTERSECTION SIGHT DISTANCE PROVIDED: DL = 385' DR = 714'

**2. HAWTHORNE COURT**

INTERSECTION SIGHT DISTANCE REQUIRED: DL = 714' DR = 324'  
INTERSECTION SIGHT DISTANCE PROVIDED: DL = 714' DR = 350'

**STOPPING SIGHT DISTANCE**

FROM TABLE 2.02 OF "HOWARD COUNTY DESIGN MANUAL, VOLUME III", FOR DESIGN SPEED OF 35 MPH AND AVERAGE GRADE OF -4.0%, SSD=260'.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*J. A. Smith* 10/4/99  
PLANNING DIRECTOR DATE

DESIGNED BY:		DATE		REVISIONS	
DATE	BY	DATE	BY	DESCRIPTION	



**KCE ENGINEERING, INC.**  
EXECUTIVE CENTER  
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ELLCOTT CITY, MARYLAND 21043  
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EMAIL : KCE.ENG@EOLIS.COM



OWNER/DEVELOPER  
M-10 RESIDENTIAL LAND DEVELOPMENT, INC.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
PHONE: (410) 825-8400

INTERSECTION SIGHT DISTANCE ANALYSIS			
LOTS A-113 THRU A-215 A RESUBDIVISION OF HOWARD'S RIDGE SECTION 1 - AREA 1, NON-BUILDABLE LOT A-6 AND SUBDIVISION OF PARCEL 970 <b>HOWARD'S RIDGE</b> SECTION 2 AREAS 1 & 2 TAX MAP 24, PARCEL 848 AND 970 SECOND (2nd) ELECTION DISTRICT, HOWARD COUNTY, MARYLAND			
SCALE : AS SHOWN	CONTRACT NO.:	DATE : JULY, 1999	SHEET : 6 OF 6