

# ROAD CONSTRUCTION PLAN HOWARD'S RIDGE SECTION 2 AREA 2, PHASES I AND II SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

## GENERAL NOTES

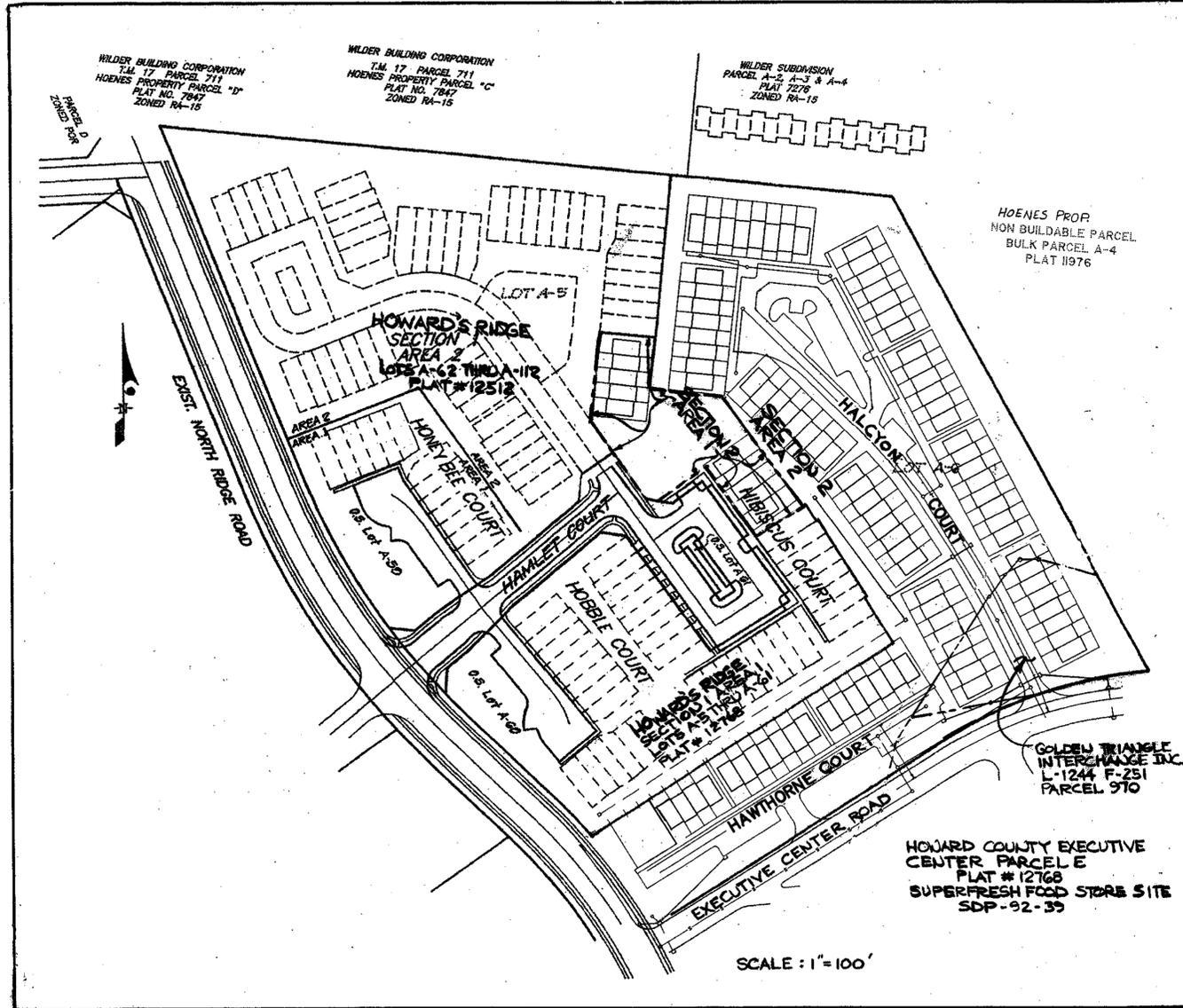
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND:  
ZONING: R-A-15  
AREA OF PARCEL A-8 = 6.20 ACRES  
AREA OF PARCEL 970 = 0.83 ACRES  
TOTAL TRACT AREA = 7.03 ACRES  
OPEN SPACE CALCULATIONS:  
NO. OF FUTURE BUILDABLE LOTS = 1  
NO. OF BUILDABLE LOTS = 87  
RECREATION REQUIREMENTS = 200 SQ. FT./UNIT  
RECREATION OPEN SPACE = (200)(87) = 17,400 SQ. FT. = 0.40 ACRE  
RECREATION OPEN SPACE PROVIDED = 0.72 ACRE  
DESIGN SPEED: 25 MPH
5. DATE SKETCH PLAN APPROVED AND DP2 REFERENCE FILE# S-95-01 (2nd AMENDMENT)
6. 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.
7. PUBLIC WATER AND SEWER IS TO BE UTILIZED. CONTRACT NUMBERS ARE 14-1396-D AND 14-1397-D. SITE DRAINAGE AREA IS THE PATAPSCO.
8. ALL UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS.
9. STREET TREES IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.124.
10. A WETLAND STUDY WAS PERFORMED BY REIMER, MUEGGE & ASSOCIATES INC. ON NOVEMBER, 1993 PER P-95-21.
11. SAC AND CREST VERTICAL CURVES WERE DESIGNED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOL. III.
12. 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. G-2.01.
13. 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.
14. SEE PREVIOUS COUNTY FILES S-95-01 (SECOND AMENDMENT) WP-96-60 (DATED 10-18-96) 78-941 (DATED 10-18-93), F-85-57 P-95-21, F-95-21, F-96-01, SP-96-01, F-96-137, F-96-147, P-00-02, F-00-45, SDP-00-46.
15. APFO STUDY AS PREVIOUSLY SUBMITTED AND APPROVED UNDER S-95-01.
16. TRAFFIC STUDY PREPARED FOR THE SITE BY THE TRAFFIC GROUP, INC., DATED OCTOBER 19, 1995, PER S-95-01.
17. GEOTECHNICAL REPORT BY HILLIS CARNES, INC. DATED 11-15-94. ADDENDUM DATED 5-26-95. APPROVED 6-23-95.
18. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
NO. 18G1 ELEV. 408.54  
NO. 24C2 ELEV. 354.93
19. 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.
20. ALL FILLET RADII ARE 5 FT. UNLESS INDICATED OTHERWISE.
21. PROVIDE HANDICAP RAMPS WHERE SHOWN IN PLAN. SEE HOWARD COUNTY STD. DETIL R-4.01, R-4.02, AND R-4.03.
22. SEE SHEET 6 FOR LANDSCAPE REQUIREMENTS.
23. EXISTING ZONING:  
STEEP SLOPES = NONE  
FLOOD PLAIN AREA = NONE  
NET AREA OF TRACT = 7.03 ACRES  
AREA OF PROPOSED LOTS = 3.32 ACRES  
AREA OF PROPOSED ROADS AND OPEN SPACE LOTS = 3.71 ACRES  
NUMBER OF PROPOSED LOTS = 91  
BUILDABLE LOTS = 87  
FUTURE BUILDABLE LOTS = 1  
OPEN SPACE LOTS = 3
24. PARKING REQUIREMENTS:  
NUMBER OF SPACES REQUIRED  
87 UNITS @ 2 SPACES PER UNIT = 174 SPACES  
NUMBER OF SPACES PROVIDED  
58 GARAGE UNITS @ 2 SPACES PER UNIT = 116  
COMMON AREA PARKING SPACES = 81  
TOTAL SPACES PROVIDED = 197
25. REFER TO NOTE AT LEFT OF THIS SHEET FOR FOREST CONSERVATION OBLIGATIONS.
26. IT IS THE DEVELOPER'S INTENTION NOT TO BUILD ON LOT A-144 UNTIL AFTER CONSTRUCTION OF EXECUTIVE CENTER II.

COVER SHEET	
No.	DESCRIPTION
1	COVER SHEET
2	ROAD PLANS AND PROFILES
3	STORM DRAIN PROFILES AND PAVING DETAILS
4	DRAINAGE AREA MAP AND MISCELLANEOUS DETAILS
5	GRADING AND SEDIMENT/EROSION CONTROL PLAN
6	LANDSCAPE PLAN
7	SEDIMENT/EROSION CONTROL NOTES
8	SEDIMENT/EROSION CONTROL DETAILS

STREET LIGHT SUMMARY TABLE		
STREET NAME	STATION/LOCATION	LIGHT TYPE
EXECUTIVE CENTER ROAD	STA 3+82, 22' LT. STA 6+75, 23' LT.	150-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE, USING A 12' ARM
HALCYON COURT	STA 2+27, 15' RT. STA 4+47, 16' RT. STA 5+73, 17' RT. 15.5' CENTERLINE EXT. FROM STA 7+11.50 16' LT. 3' CENTERLINE EXT. FROM STA 7+85.78 17' LT.	100-WATT HPS VAPOR TRADITIONAIRE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE

### FOREST CONSERVATION OBLIGATIONS

THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA ON-SITE RETENTION, PER F-99-208 & SDP-98-29, AND FEE-IN LIEU OF \$ 30,448.44 FOR THE 2.33 ACRES ± OF FOREST CONSERVATION ABANDONMENT SHOWN ON THE PLAT FOR ELLICOTT CITY WAL-MART PARCEL D. THE FOREST CONSERVATION OBLIGATIONS WERE SATISFIED VIA RETENTION, REFORESTATION, AND A FEE-IN-LIEU OF REFORESTATION OF \$ 21,061.00 UNDER F-96-09 & SDP-96-01 FOR ELLICOTT CITY WAL-MART - PARCELS B, C & D.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Charles M. Donato* 2-21-00  
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*Conrad Hamilton* 2/1/00  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Walter D. ...* 2/23/00  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

REVISIONS			
DESIGNED BY:	DATE	DATE	DESCRIPTION



## KCE ENGINEERING, INC.

EXECUTIVE CENTER  
 3300 NORTH RIDGE ROAD, SUITE 360  
 ELLICOTT CITY, MARYLAND 21043  
 PHONE (410) 203-9800 FAX (410) 203-9228



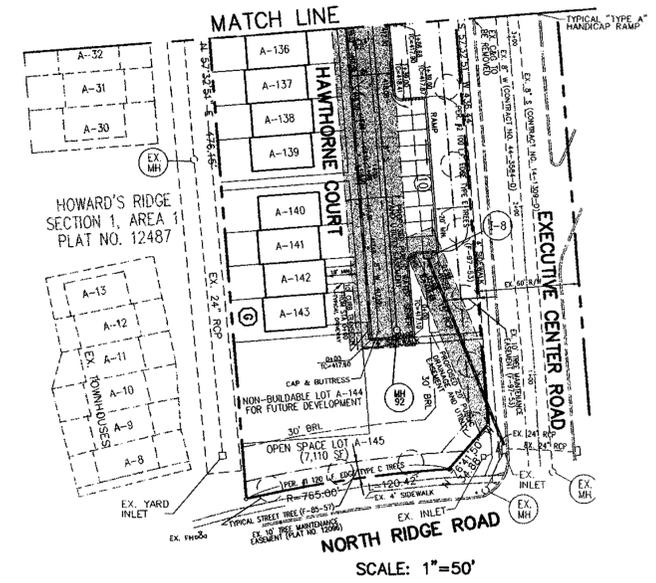
OWNER/DEVELOPER  
 M-10 RESIDENTIAL LAND DEVELOPMENT, INC.  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 PHONE: (410) 825-8400

COVER SHEET			
LOTS A-126 THRU A-216 A RESUBDIVISION OF HOWARD'S RIDGE SECTION 2 AREA 1 NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970 <b>HOWARD'S RIDGE</b> SECTION 2 AREA 2 TAX MAP 24 PART OF PARCEL 816 AND PARCEL 970 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: AS SHOWN	CONTRACT NO.:	DATE: JAN., 2000	SHEET: 1 OF 8

NON-BUILDABLE PARCEL, BULK PARCEL A-4, PLAT NO. 11976 (P-99-17) S 28°04'33" E 715.92'

CURVE DATA						
CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	989.00'	110.67'	110.61'	N 30° 5' 31" W	06° 24' 41"	55.39'
C2	340.00'	119.51'	119.27'	N 39° 42' 18" W	12° 43' 59"	60.00'
C3	132.00'	54.55'	54.16'	N 57° 53' 1" W	23° 40' 47"	27.67'
C4	35.72'	47.00'	43.69'	N 32° 1' 59" W	7° 24' 18"	27.61'

CURB AND GUTTER LEGEND  
 STANDARD 7" COMBINATION CURB AND GUTTER  
 REVERSE 7" COMBINATION CURB AND GUTTER  
 MODIFIED COMBINATION CURB AND GUTTER

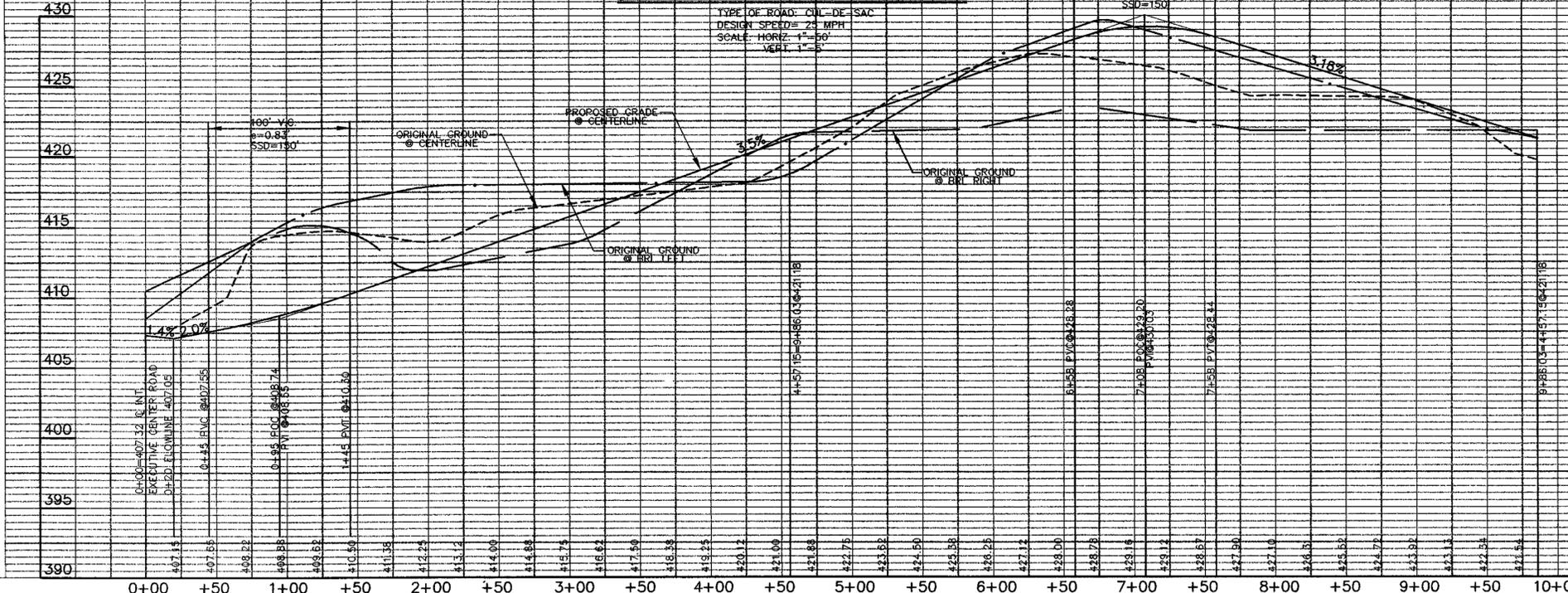


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Thomas M. [Signature]* 2-22-00  
 CHIEF, BUREAU OF HIGHWAYS DATE

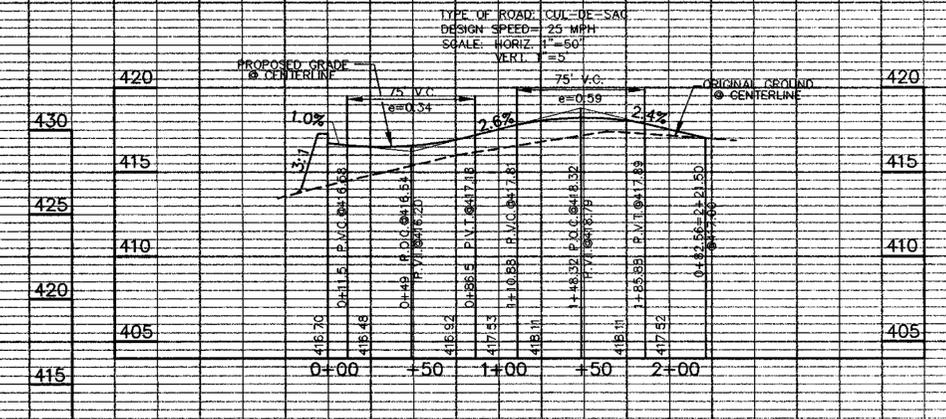
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*Cinda [Signature]* 3/1/0  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Walt [Signature]* 2/21/0  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

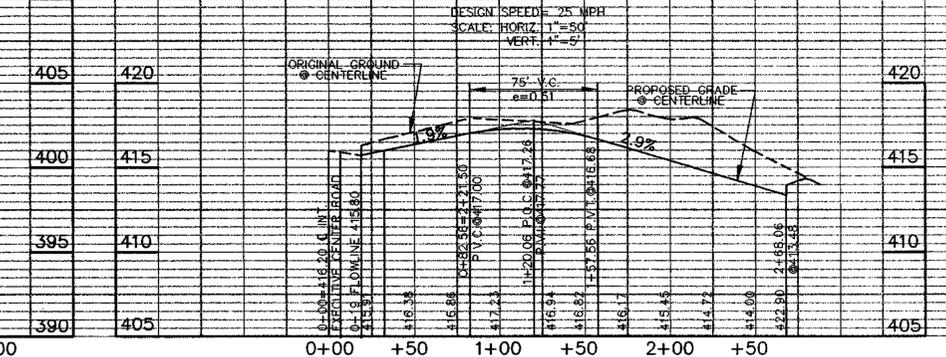
**HALCYON COURT PROFILE**



**HAWTHORNE COURT PROFILE (0+00 TO 2+21.50)**



**HAWTHORNE COURT PROFILE (0+00 TO 2+68.06)**



DESIGNED BY:	DATE:	DATE:	BY:	DESCRIPTION:
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			

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ROAD PLANS AND PROFILES  
 LOTS A-126 THRU A-216  
 A RESUBDIVISION OF HOWARD'S RIDGE SECTION 2 AREA 1  
 NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970  
**HOWARD'S RIDGE**  
 SECTION 2 AREA 2  
 TAX MAP 24 PART OF PARCEL 848 AND PARCEL 970  
 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN CONTRACT NO.: DATE: JAN., 2000 SHEET: 2 OF 8  
 F-00-62





**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.

- NOTES**
- CONSTRUCTION OF TOWNHOUSES AFFECTED BY SEDIMENT CONTROL SHOWN HEREON SHALL NOT BE PERFORMED UNTIL PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR IS GRANTED.
  - PROVISION OF POSITIVE DRAINAGE FROM AREAS OF DISTURBANCE TO THE EXISTING AND PROPOSED SEDIMENT TRAPS SHALL BE MAINTAINED TO THE MAXIMUM PRACTICABLE EXTENT, THROUGHOUT THE GRADING OPERATION.
  - ROAD CONSTRUCTION IN THE AREA OF THE EXISTING SEDIMENT TRAP SHALL BE PERFORMED IN A MANNER THAT ENSURES NO DISTURBANCE TO THE TRAP TO AN ELEVATION THAT IS ONE FOOT ABOVE THE RISER CREST ELEVATION. FINISHED GRADES IN THE TRAP AREA SHALL BE ATTAINED AFTER ALL DISTURBED DRAINAGE AREAS TO THE TRAP HAVE BEEN STABILIZED.
  - EXISTING SEDIMENT CONTROLS SHALL BE USED UNTIL THE SEDIMENT CONTROL INSPECTOR ALLOWS THEIR REMOVAL.

- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - LIMIT OF DISTURBANCE
  - DRAINAGE DIVIDE TO SEDIMENT TRAP
  - SILT FENCE
  - TEMPORARY SWALE
  - STABILIZED CONSTRUCTION ENTRANCE
  - INLET PROTECTION

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION, BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT, OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

*Quis Angine* 2/2/00  
 NAME DATE

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN, BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*D. KATHURIA* 2/1/00  
 VIR KATHURIA DATE

REVIEWED FOR HOWARD S.C.D.  
 AND MEETS TECHNICAL REQUIREMENTS

*John Simman* 2-15-00  
 SIGNATURE DATE  
 U.S. NATIONAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

*John Simman* 2-15-00  
 APPROVED

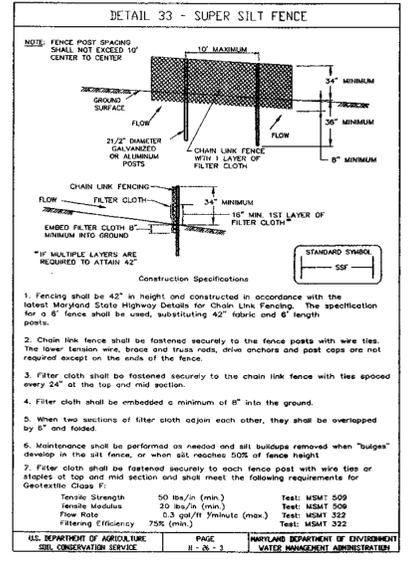
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/2/00  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3/1/00  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*[Signature]* 2-22-00  
 CHIEF, BUREAU OF HIGHWAYS DATE



DESIGNED BY:	DATE	DATE	BY	DESCRIPTION
DRAWN BY:	DATE			
CHECKED BY:	DATE			
APPROVED BY:	DATE			

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GRADING AND SEDIMENT/EROSION CONTROL PLAN

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 NON-BUILDABLE PARCEL A-8 AND SUBDIVISION OF PARCEL 970  
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 SECTION 2 AREA 2  
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SCALE: 1"=50' CONTRACT NO.: DATE: JAN., 2000 SHEET: 5 OF 8  
 F-00-62





