

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DEMOLITION PLAN
3	ENVIRONMENTAL CONCEPT PLAN
4	CONCEPTUAL SEDIMENT & EROSION CONTROL PLAN

**SWM NARRATIVE**

**INTRODUCTION:**

THIS REPORT WILL DEMONSTRATE HOW THE CRITERIA SET FORTH IN THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II (EFFECTIVE OCTOBER 2000, REVISED MAY 2009) WILL BE SATISFIED ON THIS PROJECT. THE GOAL OF CREATING HYDROLOGY SIMILAR TO THAT OF "WOODS IN GOOD CONDITION" WILL BE ACCOMPLISHED THROUGH THE USE OF THE PRACTICES CONTAINED WITHIN CHAPTER 5 OF SAID MANUAL. THE ACHIEVEMENT OF THIS GOAL WILL REMOVE THE REQUIREMENT OF PROVIDING CHANNEL PROTECTION VOLUME.

**GENERAL SITE CONDITIONS:**

THE HONEYSUCKLE RIDGE LOTS 1 - 28 OPEN SPACE LOTS 29 THRU 31 IS ZONED R-5C AND IS LOCATED ON TAX MAP 50, PARCEL NOS. 361, 362, 359 (LOTS 1 AND 2), AND 474 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. THE PROPERTY CONSISTS OF 12.74 ACRES, WHICH CONTAINS APPROXIMATELY 0.65 ACRES OF WETLANDS LOCATED AT THE NORTHEAST CORNER OF THE SITE. THERE ARE EXISTING DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON EACH OF THE AFOREMENTIONED PARCELS. ONLY THE DWELLING LOCATED ON PARCEL 474 WILL BE REMOVED, ALL OTHER STRUCTURES WILL REMAIN. THE NORTH AND EASTERN PORTIONS OF THIS SITE DRAIN TO THE SOUTHWEST, WHILE THE SOUTHWESTERN PORTION OF THIS SITE DRAINS TO THE SOUTH. BOTH THE DESCRIBED AREAS DRAIN TO PARK LAND OWNED BY HOWARD COUNTY. THE WESTERN PERIMETER OF THE PROPERTY IS THE RIGHT OF WAY FOR I-95, WHICH DOES NOT CONTRIBUTE OR RECEIVE RUNOFF FOR THIS SITE. SOILS ON SITE CONSIST OF CEB, CEC, GGB, GMB, MAD, AND UAF HOWEVER ONLY THE "B" CLASS SOILS EXIST IN THE AREA WITHIN THE LIMIT OF DISTURBANCE. THE EXISTING IMPERVIOUS COVER WITHIN THIS PROJECT IS APPROXIMATELY 63,159 SQFT., OF WHICH 15,231 SQFT. WILL BE REMOVED. THERE WILL BE 93,669 SQFT. OF NEW IMPERVIOUS AREA PROPOSED ON THIS PROJECT AS PAVING, WALKS AND BUILDINGS. THE RESULT IS A NET INCREASE OF 30,510 SQFT. OF IMPERVIOUS AREA, WHICH IS APPROXIMATELY 48% GREATER THAN WHAT EXISTS CURRENTLY.

**I. NATURAL RESOURCE PROTECTION:**

TO ENSURE THE PROTECTION OF NATURAL RESOURCES LOCATED ON THIS SITE, ALL BUFFERS WILL BE HONORED BY LOCATING IMPROVEMENTS AWAY FROM ENVIRONMENTALLY SENSITIVE AREAS.

**II. MAINTENANCE OF NATURAL FLOW PATTERNS:**

IT IS THE INTENT OF THE PROPOSED DESIGN TO DISCHARGE RUNOFF SIMILAR TO THE CHARACTERISTICS AND DIRECTION OF THIS SITE PRIOR TO ANY OF THE PROPOSED IMPROVEMENTS.

**III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES:**

THE DESIGN WILL MAKE USE OF USE-IN-COMMON DRIVES TO LIMIT THE NEED FOR ADDITIONAL PAVING. ALL IMPERVIOUS SURFACES ARE RECEIVING THE REQUIRED ESD. IV. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY.

SHOULD IT BECOME NECESSARY THE PROPOSED BIO-RETENTION FACILITY F-6 (2) WILL BE USED AS SEDIMENT BASINS DURING CONSTRUCTION AND PRIOR TO CONVERSION TO SWM FACILITY.

**V. IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):**

THE FULL REQUIRED ESD VOLUME IS BEING PROVIDED.

**VI. REQUEST FOR DESIGN MANUAL WAIVER:**

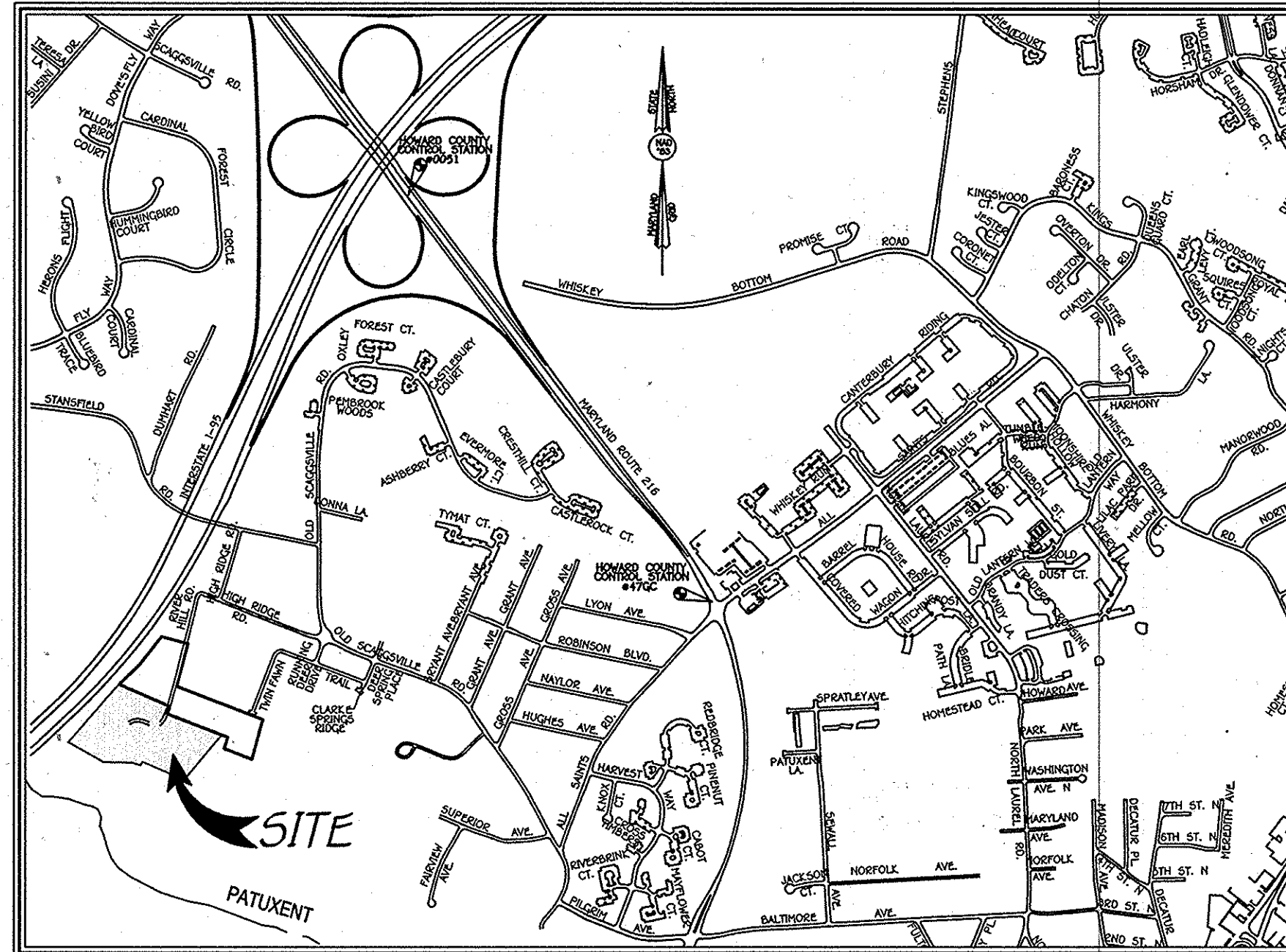
NO WAIVERS ARE EXPECTED TO BE REQUIRED ON THIS PROJECT.

**ENVIRONMENTAL CONCEPT PLAN  
HONEYSUCKLE RIDGE**

**LOTS 1 THRU 29 AND OPEN SPACE LOTS 30 THRU 34  
ZONING: R-5C (RESIDENTIAL: SINGLE CLUSTER) DISTRICT  
TAX MAP No. 50 GRID No. 1 PARCEL Nos. 359, 361, 362, & 474**

**FOREST CONSERVATION WORKSHEET VERSION 1.0**

PROJECT: HONEYSUCKLE RIDGE		DATE: AUGUST 21, 2014
NET TRACT AREA		ACRES
A. TOTAL TRACT AREA		12.74
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)		0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION		0.00
D. NET TRACT AREA		12.74
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL		
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)		1.91
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)		2.05
EXISTING FOREST COVER		
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA		2.05
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD		-
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		-
BREAK EVEN POINT		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION		0.00
	BREAK EVEN POINT	2.05
K. CLEARING PERMITTED WITHOUT MITIGATION		0.00
PROPOSED FOREST CLEARING		
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE		0.29
M. TOTAL AREA OF FOREST TO BE RETAINED		1.76
PLANTING REQUIREMENTS		
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD		0.00
O. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD		0.58
P. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD		0.00
R. TOTAL REFORESTATION REQUIRED		0.58
S. TOTAL AFFORESTATION REQUIRED		0.00
T. TOTAL PLANTING REQUIREMENT		0.58



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 47GC N 528939.7281 E 1354223.5585 ELEVATION: 226.27'  
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 0051 N 532404.1563 E 1331827.3343 ELEVATION: 349.69'  
 REFER TO HOWARD CO. ADC MAP 39-F7

**VICINITY MAP**  
SCALE: 1" = 1200'

**FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND**

LEGEND	
SYMBOL	DESCRIPTION
(---)	EXISTING CONTOUR 2' INTERVAL
(---)	EXISTING CONTOUR 10' INTERVAL
(---)	PROPOSED CONTOUR 10' INTERVAL
(---)	PROPOSED CONTOUR 2' INTERVAL
(---)	CE: CREAM
(---)	ST: STREAM BUFFER
(---)	+362.2: SPOT ELEVATION
(---)	PROPOSED PUBLIC SEWER, WATER & UTILITY EASEMENT
(---)	PROPOSED PAVING
(---)	EXISTING WETLANDS
(---)	STEEP SLOPES 25% OR GREATER
(---)	STEEP SLOPES 15%-24.99%
(---)	AREA OF NON-ROOFTOP DISCONNECTION CREDIT
(---)	PROPOSED ACCESS EASEMENTS
(---)	FILTER AREA OF BIO-RETENTION FACILITIES
(---)	F: SAND
(---)	F: FERTIGATED 60/20
(---)	ORANGE AREA LINE
(---)	LIMIT OF DISTURBANCE
(---)	PROPOSED STORM DRAIN PIPE
(---)	PROPOSED SEWER
(---)	PROPOSED WATER
(---)	PROPOSED WALK
(---)	SSP
(---)	SUPER SILT FENCE / CONSTRUCTION FENCE
(---)	SSP/FDF
(---)	DENOTES EX. VEGETATION TO BE REMOVED
(---)	DENOTES EXISTING EASEMENT TO BE REMOVED
(---)	DENOTES EXISTING SEWER EASEMENT TO BE REMOVED
(---)	DENOTES EXISTING TREES TO BE REMOVED
(---)	DENOTES EXISTING TREES TO REMAIN

**SITE ANALYSIS DATA CHART**

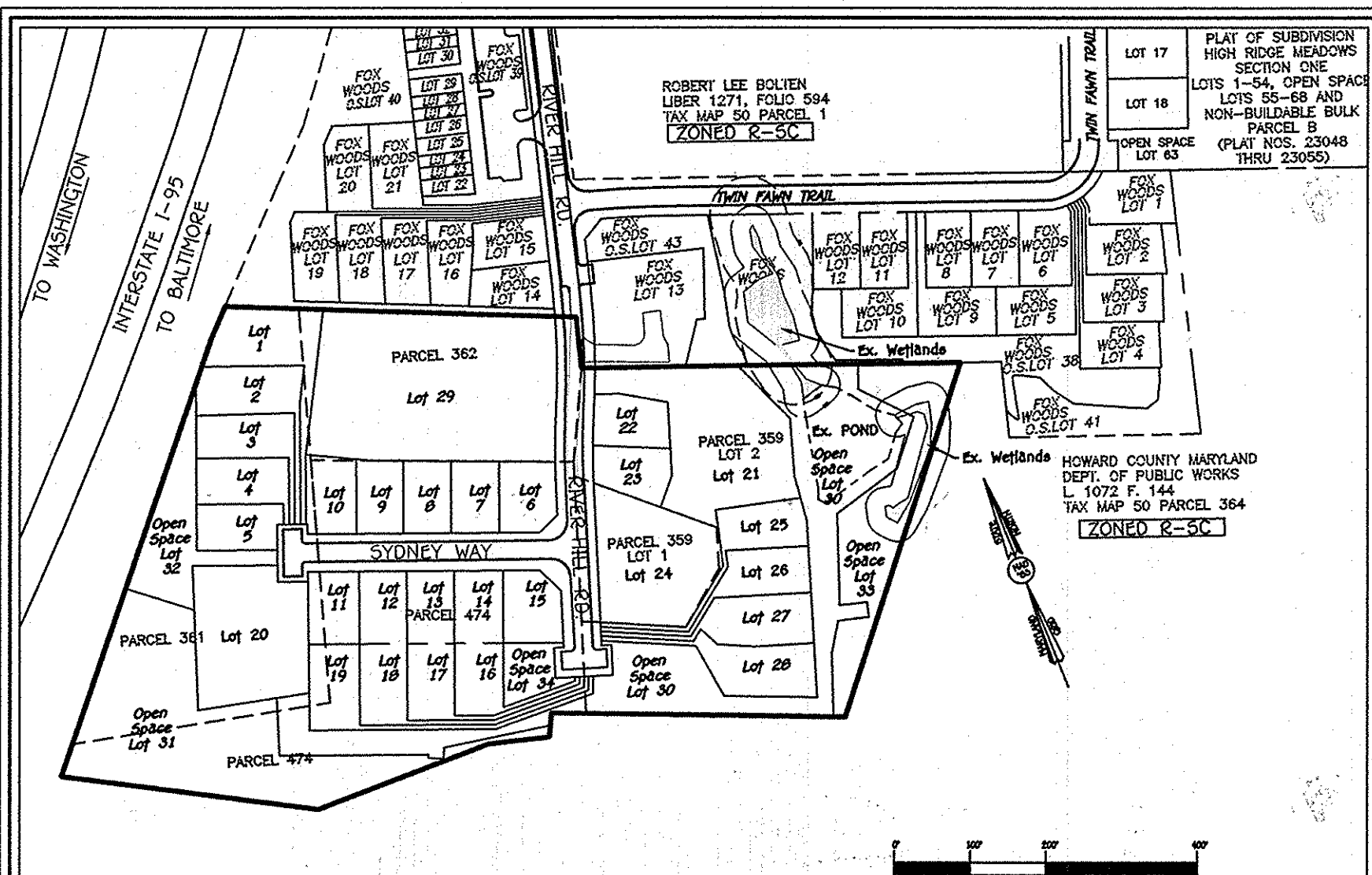
- TOTAL AREA OF THIS SUBMISSION = 12.74 AC.
- LIMIT OF DISTURBED AREA = 7.22 AC.
- PRESENT ZONING DESIGNATION = R-5C.
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- TOTAL NUMBER OF UNITS PROPOSED: 28 UNITS
- OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- BUILDING COVERAGE OF SITE: 0.094 AC OR 8.4%
- PREVIOUS HOWARD COUNTY FILES: F-93-04, WP-15-095
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 1.1 AC.
- TOTAL AREA OF SLOPES: 15% AND 25% OR GREATER = (1.0 AC + 0.6 AC = 1.6 AC)
- NET TRACT AREA = 12.14 AC (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (12.74 AC - (1.0 AC + 0.6 AC) = 12.14 AC)
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.38 AC.
- NET FOREST 2.30 AC.
- TOTAL GREEN OPEN AREA = 7.95 AC.
- TOTAL IMPERVIOUS AREA = 2.50 AC.
- AREA OF ERODIBLE SOILS = 8.42 AC.

**TABULATION SUMMARY**

- TOTAL SITE: TAX MAP 50, PARCELS 361, 362, 359 (LOT 1 & LOT 2), 474
- TOTAL SITE AREA: (2,533 AC. + 1,666 AC. + 0.647 AC + 3,899 AC + 3,996 AC) = 12.74 AC
- DENSITY: 12.14 AC x 4 UNITS/AC = 48.56 = 48 UNITS

**GENERAL NOTES (cont'd)**

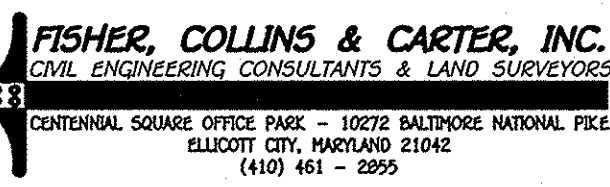
- ON JANUARY 29, 2015 THE PLANNING DIRECTOR APPROVED WAIVER PETITION WP-15-095 WHICH WAS A REQUEST TO WAIVE SECTION 16.12(b)(1)(7) TO PRESERVE ON-SITE RETENTION INCLUDING TREES 30" IN DIAMETER OR LARGER.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. APPROVAL FOR SPECIMEN TREE REMOVAL IDENTIFIED ON SP-15-005 IS LIMITED TO TWO SPECIMEN TREES SPECIMEN TREE #1900, A 31" BLACK GUM AND SPECIMEN TREE #1930, A 31.2" RED MAPLE.  
 2. REMOVAL OF EACH SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NURSERY SHADE TREES (A TOTAL OF 4 NEW SHADE TREES) WITH A MINIMUM 2" CALIPER TRUNK. SURETY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE FINAL ROAD CONSTRUCTION DRAWINGS.  
 3. SURETIES SHOULD BE MADE TO REPLACE TREES OF THE SAME OR SIMILAR SPECIES AS REASONABLY POSSIBLE (2 BLACK GUM TREES 2 RED MAPLE TREES)
- 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.
- THE CONTRACTOR SHALL NOTIFY (M&S UTILITY) AT 1-800-827-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE SUBJECT PROPERTY IS ZONED R-5C PER 10/6/13 COMPREHENSIVE ZONING PLAN.
- TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY SHOWN AT 2' CONTOUR INTERVAL.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: STATIONS NO. 47GC AND NO. 0051: HOWARD COUNTY MONUMENT NO. 47GC N 528,939.7281 FT E 1,354,223.5585 FT ELEV. 226.272 HOWARD COUNTY MONUMENT NO. 0051 N 532,404.1563 FT E 1,331,827.3343 FT ELEV. 349.698
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES 1 & 2, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF (5) M-6 MICRO BIO-RETENTION FACILITIES, THREE (3) F-6 BIO-RETENTION FACILITIES, FIVE (5) M-5 DRYWELLS, AND TWO (2) N-2 NON-ROOFTOP DISCONNECTION AREAS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- LANDSCAPING WILL BE PROVIDED AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE OF THIS PROJECT.
- FOREST CONSERVATION WILL BE ADDRESSED AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE OF THIS PROJECT THROUGH THE USE OF ON-SITE RETENTION AND AFFORESTATION.
- 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 PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THE PROJECT PROGRESSES.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE PRELIMINARY EQUIVALENT SKETCH PLAN STAGE OF THIS PROJECT.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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 SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR RED-LINE REVISION PROCESSES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS SITE CONTAINS NO 100 YEAR FLOODPLAIN.
- A 50' INTERMITTENT STREAM IS LOCATED ON THIS PROPERTY, AS DETERMINED BY AN ENVIRONMENTAL STUDY CONDUCTED BY ECOTONE INC. 2/20/14, AND REVISED ON 10/8/15.



**LOCATION MAP**  
SCALE: 1" = 200'

STORMWATER MANAGEMENT PRACTICES											
AREA ID	DRAINAGE AREA	% IMPERVIOUS	ESDV REQUIRED CUFT.	ESDV PROVIDED	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	BIO-RETENTION F-6 (Y/N)			
N-2 (1)	439	100%	34.75	35							LOT 22
N-2 (2)	791	100%	59.45	60	Y						LOT 25
M-5 (1)	1,537	100%	198	200		Y					LOT 1
M-5 (2)	1,537	100%	198	200		Y					LOT 2
M-5 (3)	1,537	100%	198	200		Y					LOT 3
M-5 (4)	1,537	100%	198	200		Y					LOT 6
M-5 (5)	1,537	100%	198	200		Y					LOT 7
M-5 (6)	1,537	100%	198	200		Y					LOT 8
M-5 (7)	1,537	100%	198	200		Y					LOT 9
M-5 (8)	1,537	100%	198	200		Y					LOT 10
M-5 (9)	1,537	100%	198	200		Y					LOT 11
M-5 (10)	1,537	100%	198	200		Y					LOT 12
M-5 (11)	1,537	100%	198	200		Y					LOT 13
M-5 (12)	1,537	100%	198	200		Y					LOT 14
M-5 (13)	1,537	100%	198	200		Y					LOT 15
M-5 (14)	1,537	100%	198	200		Y					LOT 16
M-5 (15)	1,537	100%	198	200		Y					LOT 17
M-5 (16)	1,537	100%	198	200		Y					LOT 18
M-5 (17)	1,537	100%	198	200		Y					LOT 19
M-5 (18)	1,537	100%	198	200		Y					LOT 22
M-5 (19)	1,537	100%	198	200		Y					LOT 23
M-5 (20)	1,537	100%	198	200		Y					LOT 25
M-5 (21)	1,537	100%	198	200		Y					LOT 28
F-6 (1)	55,800	74%	3,998.56 (STORAGE)	4,069 (STORAGE)			Y		Y		0.5 LOT 30
F-6 (2)	14,245	31%	471.9 (STORAGE)	530 (STORAGE)					Y		0.5 LOT 31
F-6 (3)	51,613	19%	1,134.88 (STORAGE)	1,182 (STORAGE)					Y		0.5 LOT 32
F-6 (4)	30,511	17%	607.96 (STORAGE)	697 (STORAGE)					Y		0.5 LOT 31
F-6 (5)	35,572	36%	1,338.99 (STORAGE)	1,399 (STORAGE)					Y		0.5 LOT 30
*EX-F-6 (4)	77,294	34%	2,770.84 (STORAGE)	2,771 (STORAGE)					Y		*0.5 LOT 45

\*MICRO BIO RETENTION FACILITY EX. F-6 (5) SHALL BE CONSTRUCTED UNDER FOX WOOD MANOR (F-15-053)- OPEN SPACE LOT 43



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/11/17.  
 Frank John Maroulis II 11/12/15  
 FRANK JOHN MAROULIS II DATE

**OWNERS**

KATHLEEN K WOODWARD  
9151 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(443)-367-0422

DAVID & TERRIE ASHBY  
9147 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(443)-367-0422

THOMAS KUCKUDA  
9130 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
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PATRICK & SARA PEFLOWSKI  
9140 RIVER HILL RD  
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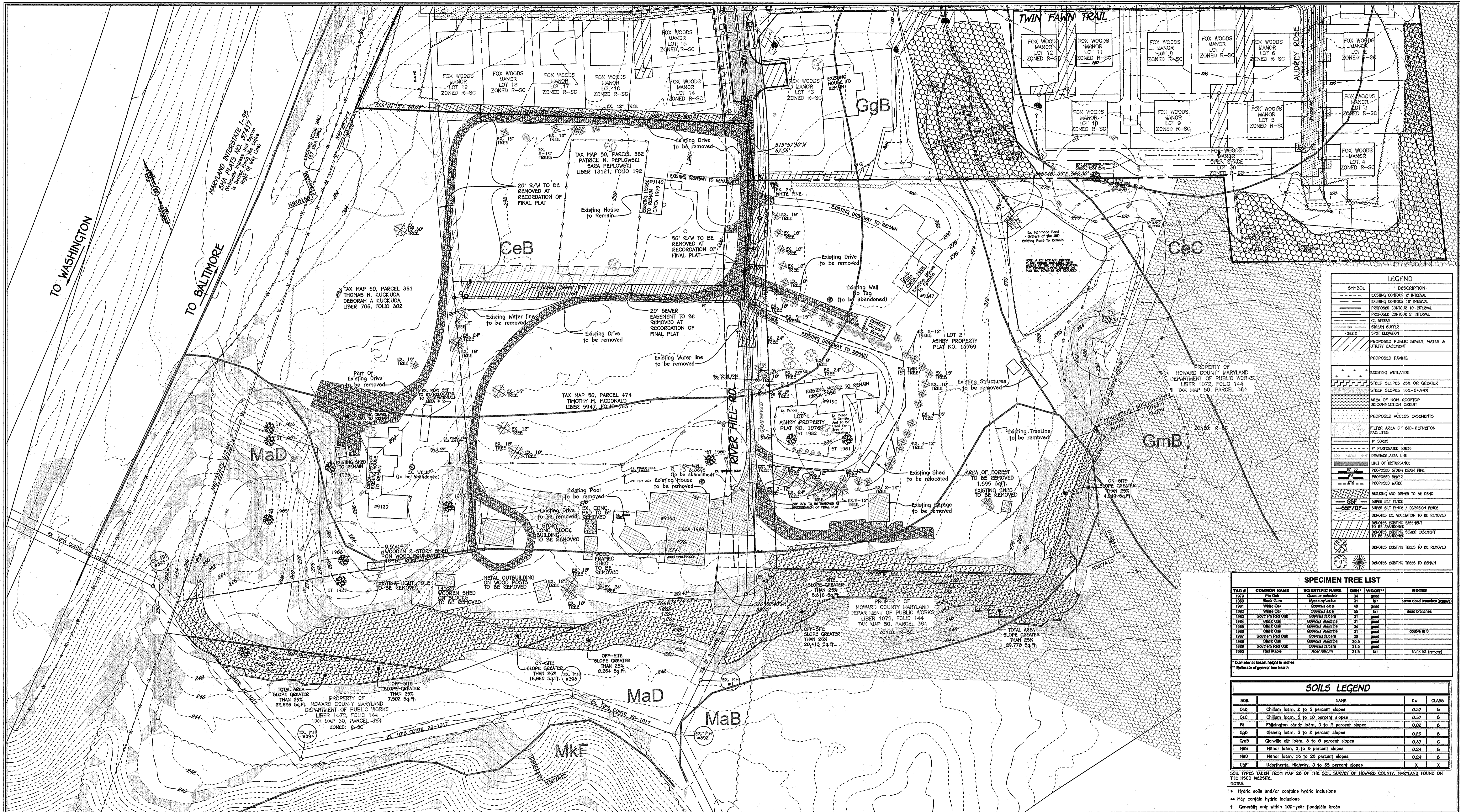
**DEVELOPER**  
LAND DESIGN & DEVELOPMENT  
5300 DORSEY HALL DRIVE  
SUITE 102  
ELlicOTT CITY, MARYLAND 21042  
(410)-977-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Vest Shuman*  
Chief, Division of Land Development  
Date: 11-23-15

*Chad Ehrlich*  
Chief, Development Engineering Division  
Date: 12-2-15

**TITLE SHEET**  
**HONEYSUCKLE RIDGE**  
 LOTS 1 THRU 28  
 AND OPEN SPACE LOTS 29 THRU 31  
 PREVIOUS HOWARD COUNTY FILES: F-93-04, WP-15-095  
 ZONED: R-5C  
 TAX MAP NO.: 50 PARCEL NOS.: 359, 361, 362, & 474 GRID NO.: 1  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: NOVEMBER 7, 2015  
 SHEET 1 OF 4 ECP-14-057



LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EX. STREAM
---	STREAM BUFFER
---	SPOT ELEVATION
---	PROPOSED PUBLIC SEWER, WATER & UTILITY EASEMENT
---	PROPOSED PAVING
---	EXISTING WETLANDS
---	STEEP SLOPES 25% OR GREATER
---	STEEP SLOPES 15%-24.99%
---	AREA OF NON-ROOFTOP DISCONNECTION CREDIT
---	PROPOSED ACCESS EASEMENTS
---	FILTER AREA OF BIO-RETENTION FACILITIES
---	4" SLOPES
---	PROPOSED SLOPES
---	LINE OF DISTURBANCE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPER SALT FENCE / DIVERSION FENCE
---	SUPER SALT FENCE / DIVERSION FENCE
---	DEMOTES EX. VEGETATION TO BE REMOVED
---	DEMOTES EXISTING EASEMENT TO BE ABANDONED
---	DEMOTES EXISTING SEWER EASEMENT TO BE ABANDONED
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN

SPECIMEN TREE LIST					
TAG #	COMMON NAME	SCIENTIFIC NAME	DBH*	VIGOR**	NOTES
1078	Pink Oak	Quercus palustris	34	good	
1080	Black Gum	Nyssa sylvatica	31	bar	some dead branches (remove)
1081	White Oak	Quercus alba	40	good	
1082	White Oak	Quercus alba	55	bar	dead branches
1083	Southern Red Oak	Quercus bicolor	31	good	
1084	Black Oak	Quercus velutina	31	good	
1085	Black Oak	Quercus velutina	34	good	
1086	Black Oak	Quercus velutina	31	good	cutback at 1/2
1087	Southern Red Oak	Quercus bicolor	30	good	
1088	Black Oak	Quercus velutina	30.5	good	
1089	Southern Red Oak	Quercus bicolor	31.5	good	
1090	Red Maple	Acer rubrum	31.5	bar	stuck rot (remove)

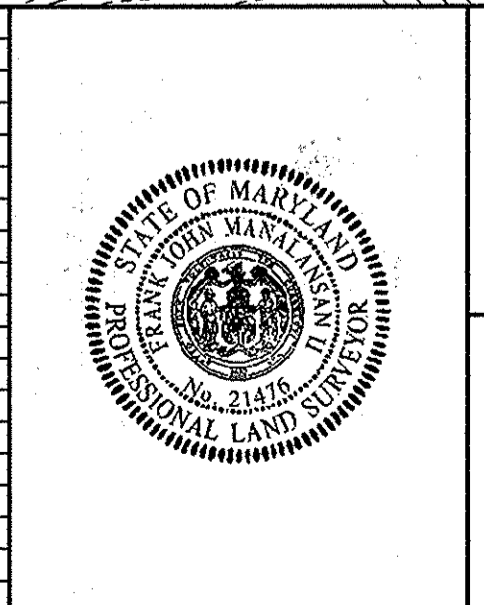
\* Diameter at breast height in inches  
\*\* Estimate of general tree health

SOILS LEGEND			
SOIL	NAME	Cw	CLASS
CeB	Chillum loam, 2 to 5 percent slopes	0.57	B
CeC	Chillum loam, 5 to 10 percent slopes	0.57	B
Fa	Fallingstone sandy loam, 0 to 2 percent slopes	0.02	B
GgB	Glenview loam, 3 to 8 percent slopes	0.20	B
GmB	Glenview silt loam, 3 to 8 percent slopes	0.27	C
MaB	Manor loam, 3 to 8 percent slopes	0.24	B
MaD	Manor loam, 15 to 25 percent slopes	0.24	B
UaF	Udorthents, Highways, 0 to 65 percent slopes	X	X

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.  
NOTES:  
\* Hydric soils and/or contains hydric inclusions  
\*\* May contain hydric inclusions  
† Generally only within 100-year floodplain areas

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2255

NO.	REVISION	DATE



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*Frank John Marulian* 11/21/15  
FRANK JOHN MARULIAN  
DATE

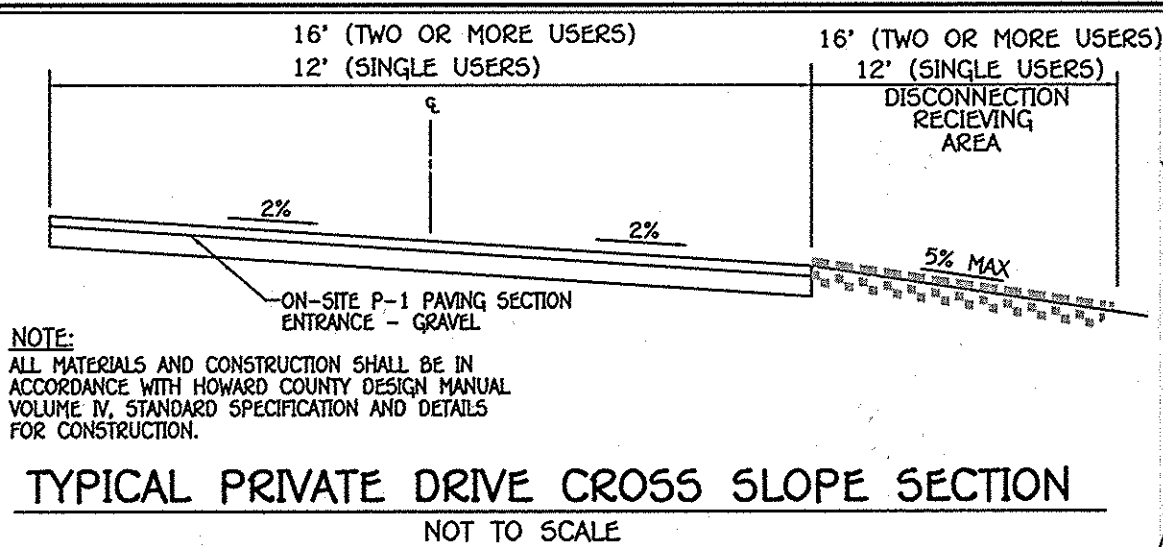
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Ketala*  
Chief, Division of Land Development qmf 4-23-15  
Date  
*Chris Edinger*  
Chief, Professional Engineering Division 12-2-15  
Date  
PROJECT: HONEYSUCKLE RIDGE SECTION: PARCEL NOS. 359, 361, 362, 474  
PLAT: BLOCK NO. 1 ZONE R-SC TAX/ZONE 50 ELEC. DIST. FIRST CENSUS TR. 6012.02  
WATER CODE N/A SEWER CODE N/A

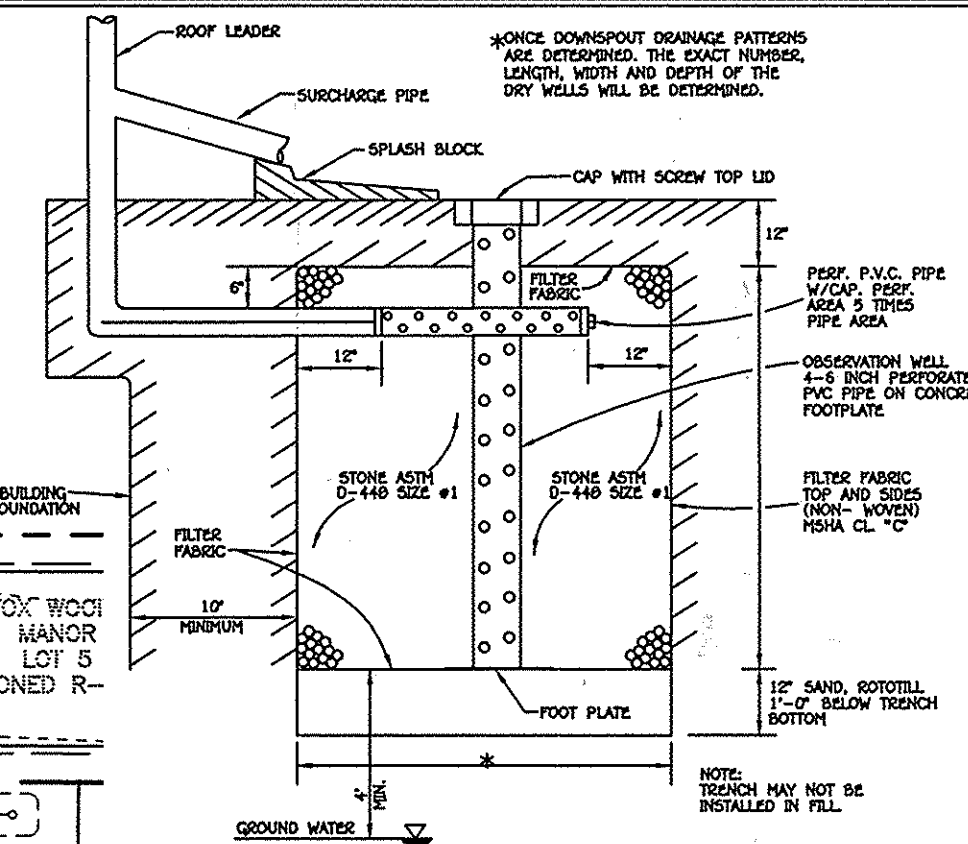
**EXISTING CONDITIONS, SOILS AND DEMOLITION PLAN**  
**HONEYSUCKLE RIDGE**  
LOTS 1 THRU 28  
AND OPEN SPACE LOTS 29 THRU 31  
PREVIOUS HOWARD COUNTY FILES: F-93-04, WP-15-095  
ZONED: R-SC  
TAX MAP NO.: 50 PARCEL NOS.: 359, 361, 362, & 474 GRID NO.: 1  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50'  
DATE: NOVEMBER 7, 2015  
SHEET 2 OF 4 ECP-14-057

15/11/2015 10:39:50 AM C:\Users\jcollins\Documents\HoneySuckle Ridge ECP Sheet 2 Demo Plan.dwg, 11/12/2015 4:48:36 PM, 11



NOTE:  
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION  
NOT TO SCALE



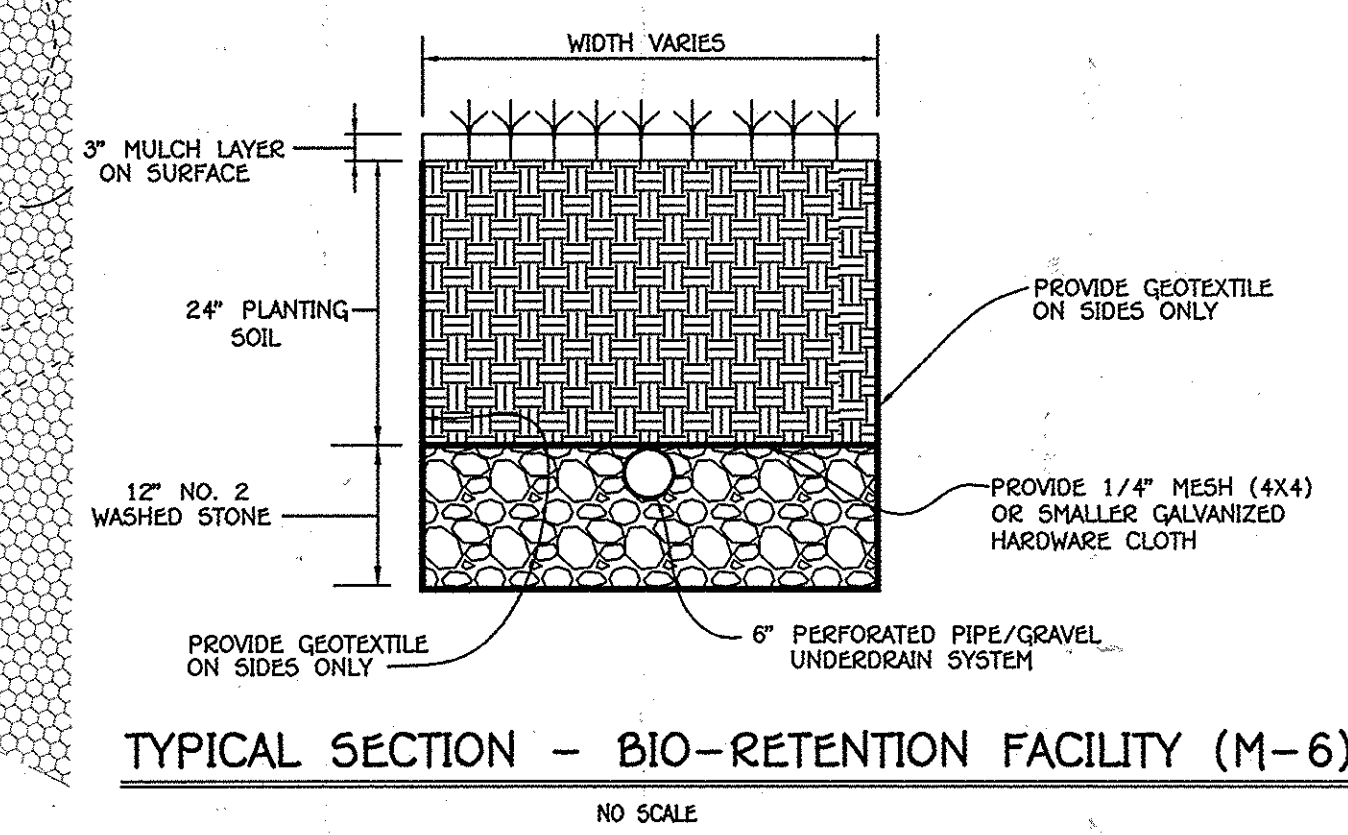
GUTTER DRAIN FILTER DETAIL  
NOT TO SCALE



DRY WELL DETAIL  
NOT TO SCALE



LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	CL SHOW
(Symbol)	CREAK DIFFUSER
(Symbol)	SPOT ELEVATION
(Symbol)	PROPOSED PUBLIC SEWER, WATER & UTILITY EASEMENT
(Symbol)	PROPOSED PAVING
(Symbol)	EXISTING METLANDS
(Symbol)	STEEP SLOPES 25% OR GREATER
(Symbol)	STEEP SLOPES 15%-24.9%
(Symbol)	AREA OF NON-ROOFTOP DISCONNECTION CREDIT
(Symbol)	PROPOSED ACCESS EASEMENTS
(Symbol)	FILTER AREA OF BIO-RETENTION FACILITIES
(Symbol)	5' SLOPES
(Symbol)	PROPOSED SLOPES
(Symbol)	TOURNAISE AREA LINE
(Symbol)	LIMIT OF OBSTACLES
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED SEWER
(Symbol)	PROPOSED WATER
(Symbol)	BUILDING AND DEVICES TO BE DEMO
(Symbol)	SUPER SALT FENCE / DIVERSION FENCE
(Symbol)	DEMOTES EX. VEGETATION TO BE REMOVED
(Symbol)	DEMOTES EXISTING EASEMENT TO BE ABANDONED
(Symbol)	DEMOTES EXISTING SEWER EASEMENT TO BE ABANDONED
(Symbol)	DEMOTES EXISTING TREES TO BE REMOVED
(Symbol)	DEMOTES EXISTING TREES TO REMAIN



TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)  
NO SCALE

**FISHER, COLLINS & CARTER, INC.**  
CONS. ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21046  
(410) 461-2929

NO.	REVISION	DATE



0' 50' 100' 150'  
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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/11/17.  
*Mark John Hanelman* 11/16/15  
MARK JOHN HANELMAN II DATE

**OWNERS**  
KATHLEEN K WOODWARD  
9151 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(443)-367-0422  
DAVID & TERRIE ASHBY  
9147 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(443)-367-0422  
THOMAS KUCKUDA  
9130 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(443)-367-0422  
PATRICK & SARA PEPLAWSKI  
9140 RIVER HILL RD  
LAUREL, MARYLAND 20723  
(443)-367-0422

**DEVELOPER**  
LAND DESIGN & DEVELOPMENT  
5300 DORSEY HALL DRIVE  
SUITE 102  
ELLCOTT CITY, MARYLAND 21042  
(410)-977-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Richard E. ...* 11-23-15  
Chief, Division of Land Development Date

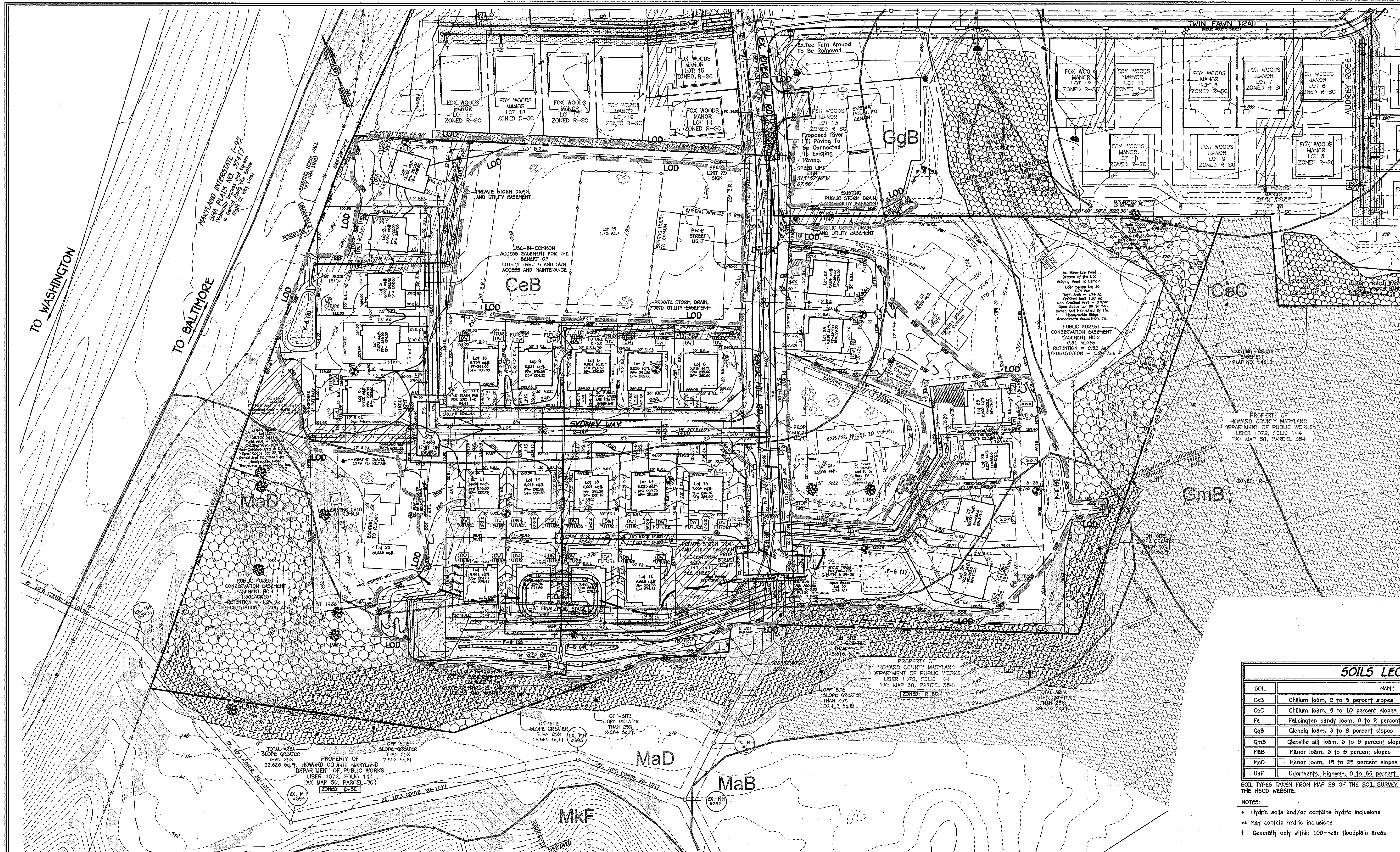
*Chris ...* 12-2-15  
Chief, Development Engineering Division Date

PROJECT	HONEYSUCKLE RIDGE	SECTION	-	PARCEL NOS.	359, 361, 362, 474
PLAT	1	BLOCK NO.	R-SC	TAX/ZONE	50
WATER CODE	N/A	ELEC. DIST.	FIRST	SEWER CODE	N/A
		CENSUS TR.	6012.02		

**ENVIRONMENTAL CONCEPT PLAN**

**HONEYSUCKLE RIDGE**  
LOTS 1 THRU 28  
AND OPEN SPACE LOTS 29 THRU 31  
PREVIOUS HOWARD COUNTY FILES: F-93-04, WP-15-095  
ZONED: R-SC  
TAX MAP NO.: 50 PARCEL NOS.: 359, 361, 362, & 474 GRID NO.: 1  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: NOVEMBER 7, 2015

SHEET 3 OF 4 ECP-14-057



**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	CL. STREAM
---	STREAM BUFFER
---	SPOT ELEVATION
---	PROPOSED PUBLIC SEWER, WATER & UTILITY EASEMENT
---	PROPOSED PARKING
---	EXISTING WETLANDS
---	STEEP SLOPES 25% OR GREATER
---	STEEP SLOPES 15%-24.9%
---	AREA OF NON-ROOFTOP DISCONNECTION SCOUT
---	PROPOSED ACCESS EASEMENTS
---	FILTER AREA OF BIO-RETENTION FACILITIES
---	4" SDR35
---	4" PERFORATED SDR35
---	DRAINAGE AREA LINE
---	LIMIT OF DISTURBANCE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	BUILDING AND DRIVE TO BE DEMO
---	SUPER SILT FENCE
---	SUPER OIL FENCE / DIVERSION FENCE
---	DEMOTES EX. VEGETATION TO BE REMOVED
---	DEMOTES EXISTING EASEMENT TO BE ABANDONED
---	DEMOTES EXISTING SEWER EASEMENT TO BE ABANDONED
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN

**SOILS LEGEND**

SOIL	NAME	K <sub>w</sub>	CLASS
CeB	Chillum loam, 2 to 5 percent slopes	0.37	B
CeC	Chillum loam, 5 to 10 percent slopes	0.37	B
Fa	Fallsington sandy loam, 0 to 2 percent slopes	0.02	B
GgB	Glenside loam, 3 to 8 percent slopes	0.20	B
GmB	Glennville silt loam, 3 to 8 percent slopes	0.37	C
MaB	Manor loam, 3 to 8 percent slopes	0.24	B
MaD	Manor loam, 15 to 25 percent slopes	0.24	B
UaF	Udorthens. Highway, 0 to 65 percent slopes	X	X

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
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 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2255

NO.	REVISION	DATE



Scale: 1" = 50'

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*Frank John Manalangan II* 11/10/15  
 DATE

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 5300 DORSEY HALL DRIVE  
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 ELICOTT CITY, MARYLAND 21042  
 (410)-977-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kathleen Woodward* 11-27-15  
 Chief, Division of Land Development Date

*David Ashby* 12-2-15  
 Chief, Development Engineering Division Date

PROJECT: HONEYSUCKLE RIDGE SECTION: 359, 361, 362, 474

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
N/A	1	R-SC	50	FIRST	6012.02

WATER CODE: N/A SEWER CODE: N/A

**CONCEPTUAL SEDIMENT/EROSION CONTROL PLAN**

**HONEYSUCKLE RIDGE**

LOTS 1 THRU 28 AND OPEN SPACE LOTS 29 THRU 31

PREVIOUS HOWARD COUNTY FILES: F-93-04, WP-15-095  
 ZONED: R-SC  
 TAX MAP NO.: 50 PARCEL NOS.: 359, 361, 362, & 474 GRID NO.: 1  
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: NOVEMBER 7, 2015

SHEET 4 OF 4 ECP-14-057

I:\2015\12036\dwg\12036-3002-ASHBY\ECP Plan\Plan\_Sc1112036 Honeysuckle Ridge ECP Sheet 4 SEC plan.dwg 11/12/2015 5:55:18 PM 11