

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY FOR AUTUMN RIVER IS BASED ON A DEED REFERENCE 3883/725 AND 3883/735.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH 1995.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED THROUGH CONTRACT NO. 266-W. SEWER WILL BE CONNECTED TO CONTRACT NO. 660-S AND CONT. NO. 10-3898-D FROM NEW PUMPING STATION.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 28. A FACILITY IS HAZARD CLASS 'A' AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- STREAMS AND WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY CHESAPEAKE ENVIRONMENTAL DATED MARCH, 1995.
- THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DEC. 2006.
- FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B')
- FOREST CONSERVATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B')
- WETLANDS AREA DELINEATED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A')
- NO TIDAL WETLANDS, WETLAND BUFFERS, STREAM OR STREAM BUFFERS ARE LOCATED WITHIN OPEN SPACE LOT 4 WETLAND LOCATIONS DETERMINED BY CHESAPEAKE ENVIRONMENTAL IN MARCH, 1995 SHOWN ON S-98-16. (FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B') SEE PLAT# 14513 & PLAT#15794.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON FEBRUARY 8, 1999 UNDER S-98-16.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY ON NON-BUILDABLE PARCEL A-1 WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1999.
- STREET TREES ARE PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- A WAIVER OF BASEMENT SEWER SERVICE TO LOT 1 AND 2 WAS APPROVED ON JUNE 3, 1999 BY THE BUREAU OF ENGINEERING SUBJECT TO THE FOLLOWING CONDITION NOTE: "NO BASEMENT GRAVITY SEWER SERVICE PROVIDED. BASEMENT SEWER SERVICE TO LOTS 1 & 2 WILL BE PROVIDED BY PRIVATE ON-SITE PUMPING UNITS PER PLAT #14513. LOT 1 & 2 ARE TO BE RECONFIGURED, AND ARE TO PROVIDE GRAVITY SEWER CONNECTION PER THIS PLAN.
- OPEN SPACE LOT 69 OWNED AND MAINTAINED BY HOWARD COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS.
- EXISTING GRAVE SITE EXISTS IN EXISTING BULK PARCEL 'A-1'. SEE PLAT #14513 & PLAT #15794.
- EXISTING HOUSE AND BARN TO BE REMOVED ON EXISTING BULK PARCEL 'A-1'. SEE PLAT #14513 & PLAT #15794.
- ON SEPTEMBER 25, 1998 THE PLANNING DIRECTOR DENIED WP-98-13, WHICH REQUESTED TO WAIVE SECTION 16.116.A.2.1 WHICH PROHIBITS GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN 50 FEET OF AND INTERMITTENT STREAM.
- THE ACCOMMODATION OF AND ACCESS TO THE GRAVESITE WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1999 AS SHOWN ON THE SKETCH PLAN (S-98-16).
- THE PLANNING BOARD APPROVED THE AMENDED SKETCH PLAN (S-98-16). THE PLAN WAS SIGNED ON FEBRUARY 8, 1999 AND PB 325 WAS APPROVED ON JANUARY 14, 1999.
- LOTS 7, 8, 9 & 10 WILL UTILIZE USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 7, 8, 9 & 10 SHALL BE PROVIDED AT THE JUNCTION OF PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF PROPOSED ROAD.
- COLLEGE AVENUE IS A SCENIC ROAD. 35' WIDE FOREST BUFFER IS PROVIDED FOR SCENIC ROAD AS PROVED ON S-98-16. AND TYPE "B" BUFFER LANDSCAPING IS PROVIDED ALONG COLLEGE AVE.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE LOT 70 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 28, 32, 40, & 50, ARE TO BE OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 49 TO BE OWNED AND MAINTAINED BY DEPARTMENT OF PUBLIC WORKS HOWARD COUNTY.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3' LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
- THE PROPOSED PUMPING STATION ON LOT 48 REQUIRES AN APPROVAL OF A WAIVER FOR THE REQUIRED DISTURBANCE IN STREAM BUFFER.
- WP-07-095: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 22, 2007, TO WAIVE SECTION 16.116(c)(1) TO ALLOW GRADING REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND; SECTION 16.116(c)(2) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND STRUCTURES WITHIN 75' OF A PERENNIAL STREAM BANK AND SECTION 16.116 (b) TO ALLOW GRADING REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES AND PAVING ON LAND WITH STEEP SLOPES.

MILESTONE CHART

THE PROJECT IS LOCATED IN THE WORTHINGTON ELEMENTARY SCHOOL DISTRICT, THE NORTH EAST SCHOOL REGION AND THE ELLICOTT MILLS MIDDLE SCHOOL DISTRICT AND HAS PASSED THE OPEN/CLOSED SCHOOLS TEST ON ALL AREAS ARE OPEN TO THE NEW ALLOCATION YEARS AND MILESTONE DATES FOR SUBMISSION OF THE PRELIMINARY PLANS BASED ON THE PHASING, IF THE MILESTONE DATES ARE NOT MET S-98-016 WILL BE VOIDED.

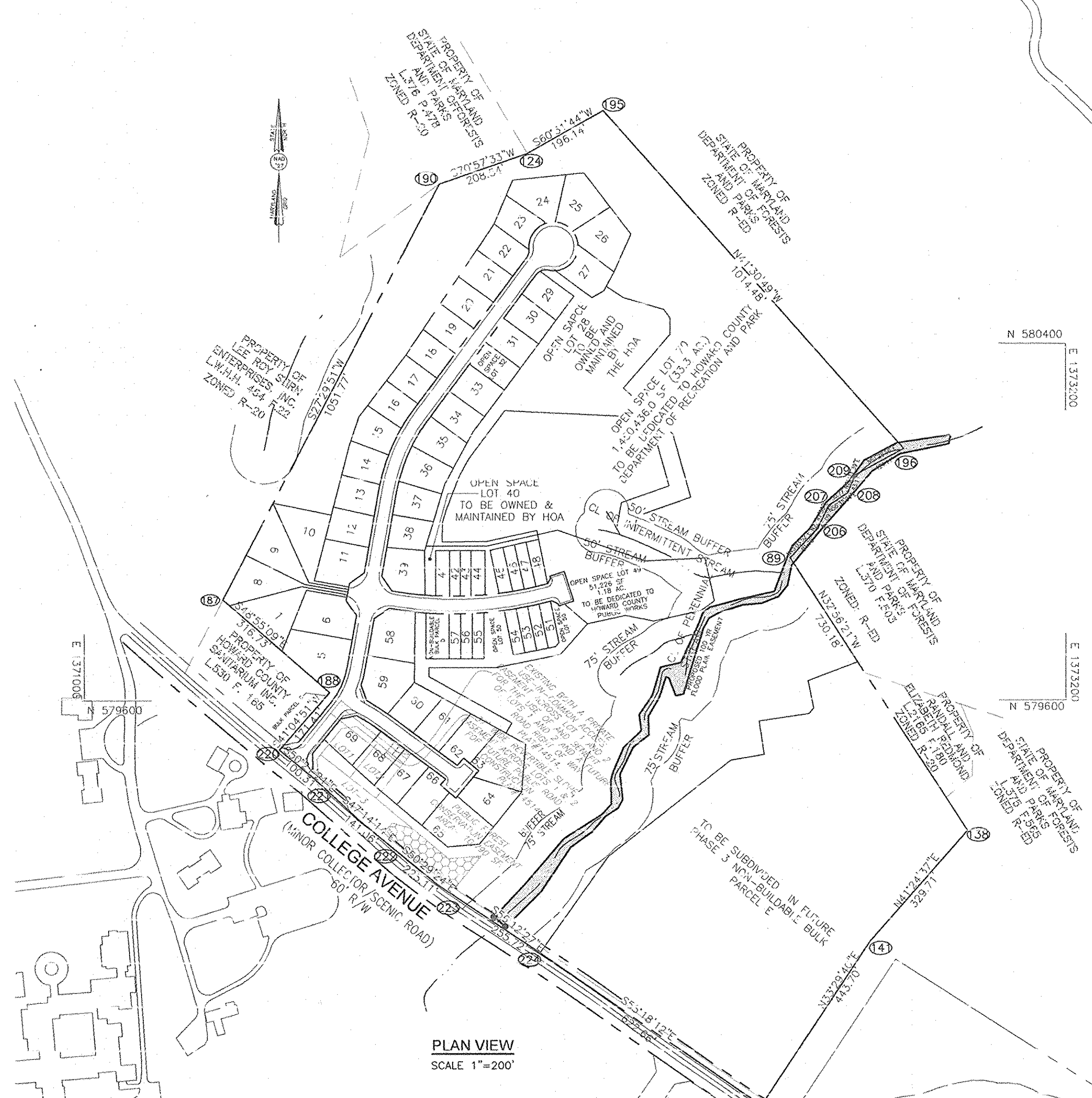
PROFESSIONAL CERTIFICATION

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. 16193 EXPIRATION DATE: 09-27-2009.

PRELIMINARY PLAN AUTUMN RIVER PHASE II

LOTS 5-27, 29, 30,31, 33-39, 41-48, 51-69 & OPEN SPACE LOT 28,32,40,49,50,70 & NON-BUILDABLE BULK PARCEL D & E

RESUBDIVISION OF EXISTING LOT 1, 2, 3 & BULK PARCEL A HOWARD COUNTY, MARYLAND



AUTUMN RIVER DENSITY TABULATION

PHASE	TOTAL SUBDIVISION AREA(GROSS AREA)	PREVIOUSLY RECORDED PLATS	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED	TOTAL UNITS REMAINING
I (F-00-131)	48.628 AC.	(# 14513)	-	-	-	02	02	93
II (P-07-016)	48.628 AC. (37.83 AC.)	-	0.86	5.786 AC.	31.182 AC.	62	58	35
III	48.628 AC. (10.8 AC.) 22.179 AC. (19.818 AC.)	(# 14513) (# 15794)	-	-	-	31	35	0
TOTAL	70.807 AC.	-	-	-	-	95	-	-

COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
89	579919.729026	1372581.515890	124	177036.608575	418184.395804
124	580827.606633	1371993.305233	138	176573.103643	418484.700087
138	579306.924203	1372978.553537	190	177015.871893	418124.310967
187	579826.619080	1371310.565974	195	177066.020628	418236.442384
188	579618.468325	1371549.313816	196	176834.481286	418441.388471
190	580750.573035	1371798.176899	206	176780.327009	418382.786483
195	580824.102676	1371644.061322	207	176795.732924	418390.198642
215	580398.782874	1371608.382739	208	176804.266239	418403.107929
220	579489.280423	1371436.676242	209	176816.420452	418408.149205
221	579425.280503	1371513.017065			
222	579329.505992	1371617.479168			
223	579186.287977	1371791.154475			
224	579044.059116	132003.672334			
226	578686.623000	1372515.608900			

BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
3/4" REBAR 0.6" BELOW SURFACE
N. 578233.92, E. 1473142.33
ELEV. = 374.389

BENCHMARK NO. 2: COUNTY CONTROL #3044004R
3/4" REBAR 0.6" BELOW SURFACE
N. 578128.03, E. 1473460.71
ELEV. = 362.575

ADC MAP COORDINATES:

N: 517,000
E: 860,000
ADC MAP PAGE: 12 & 16
ADC MAP GRID: H-13

SITE ANALYSIS:

GENERAL SITE DATA

PRESENT ZONING: R-ED
LOCATION EAST SIDE OF COLLEGE AVENUE, APPROX. 1.5 MILES
SOUTH OF HISTORIC ELLICOTT CITY ELECTION DISTRICT: 1ST
TAX MAP: 25
DEED REFERENCE:
PARCEL 172: LIBER 3883 AT FOLIO 725
PARCEL 279: LIBER 3883 AT FOLIO 735
APPLICABLE DPZ FILE REFERENCE: S-98-16, P-99-16, F-00-131 F-01-08, P.B. 325., P.B. 148, PLAT# 15794, & 15795 PLAT# 14513 TO 14515
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED SINGLE FAMILY ATTACHED
PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC

AREA TABULATION

GROSS AREA OF TRACT: 70.807 AC
48.628 AC. (PLAT #14513) - PHASE II
22.176 AC. (PLAT #15794) - PHASE III (FUTURE)
AREA OF 100 YR FLOODPLAIN: 37463.20 SF (0.86 AC.)
STEEP SLOPES: 5.786 AC
AREA OF PROPOSED RIGHT-OF-WAY: 119,448 SF. (2.74 AC.)
COLLEGE AVENUE: 17,332 SF. (0.399 AC.) PER PLAT # 14514
ADDITIONAL COLLEGE AVENUE: 5139 SF. (0.12 AC.) PER THIS PLAN
PROPOSED ROADS: 96,977 SF (2.23 AC.)
AREA OF BUILDABLE LOTS: 414,718 SF. (9.52 AC.)
AREA OF NON-BUILDABLE BULK PARCEL: 460,739 SF. (10.58 AC.)
NON-BUILDABLE BULK PARCEL A-1: 455,479 SF. (10.46 AC.)
NON-BUILDABLE BULK PARCEL A-2: 5,251 SF. (0.12 AC.)
AREA OF OPEN SPACE LOTS: 1,122,890 SF. (25.77 AC.)
OPEN SPACE LOT-28: 95,724.51 SF. (2.19 AC.) (OWNED AND MAINTAINED BY HOA)
OPEN SPACE LOT-32: 5,893 SF. (0.13 AC.) (OWNED AND MAINTAINED BY HOA)
NON CREDITED OPEN SPACE LOT-39: 9,654.12 SF. (0.22 AC.) (OWNED AND MAINTAINED BY HOA)
OPEN SPACE LOT-49: 51,226 SF. (1.18 AC.) (TO BE DEDICATED TO HOWARD COUNTY PUBLIC WORKS).
NON-CREDITED OPEN SPACE LOT 50: 26,533 SF. (0.61 AC.) (OWNED AND MAINTAINED BY HOA)
CREDITED OPEN SPACE LOT 70: 933,859.37 SF. (21.44 AC.) (TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF REC. AND PARKS.)
APPROXIMATE LIMIT OF DISTURBANCE: 777349 SF (17.85 AC.)

OPEN SPACE TABULATION:PHASE II

OPEN SPACE CALCULATION: 25% OF GROSS PROPERTY AREA
OPEN SPACE REQUIRED: 12.16 AC.
OPEN SPACE PROVIDED: 25.77 AC.
CREDITED OPEN SPACE PROVIDED: 24.94 AC.
NON CREDITED OPEN SPACE PROVIDED: 0.83 AC.
RECREATION OPEN SPACE REQUIRED: 14,250 SF.

FOR SINGLE FAMILY DETACHED UNIT: 45 (250 SF PER UNIT) = 11,250 SF
FOR SINGLE FAMILY ATTACHED UNIT: 15 (200 SF PER UNIT) = 3,000 SF

PASSIVE/ ACTIVE RECREATION OPEN PROVIDED:
LOT 32 - PICNIC AREA = 6 TABLES X 500 SF. = 3,000 SF. PER S-98-16
CREDITED FOR EXCESS WOODED OPEN SPACE = 8,000 SF. PER S-98-16
8,500 SF. OF REC. OPENSACE WILL BE PROVIDED IN PHASE III.

PASSIVE RECREATIONAL OPEN SPACE ONLY:
NO STRUCTURES ARE ALLOWED.
RECREATIONAL FACILITIES SUCH AS BASKETBALL OR TENNIS COURTS, FENCES, SWIMMING POOLS, PLAYGROUND EQUIPMENT OR TOT LOTS, ETC. THAT ARE PERMANENTLY ATTACHED TO THE GROUND ARE CONSIDERED TO BE STRUCTURES AND ARE NOT PERMITTED WITHIN THE PROPOSED RECREATIONAL AREA.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 10
LAYOUT PLAN I	2 OF 10
LAYOUT PLAN II	3 OF 10
LAYOUT PLAN III	4 OF 10
GRADING AND SEDIMENT CONTROL I	5 OF 10
GRADING AND SEDIMENT CONTROL II	6 OF 10
GRADING AND SEDIMENT CONTROL III	7 OF 10
PAVEMENT MARKING PLAN AND MOT PLAN	8 OF 10
LANDSCAPE & FOREST CONSERVATION PLAN I	9 OF 10
LANDSCAPE & FOREST CONSERVATION PLAN II	10 OF 10

MINIMUM LOT SIZE CHART

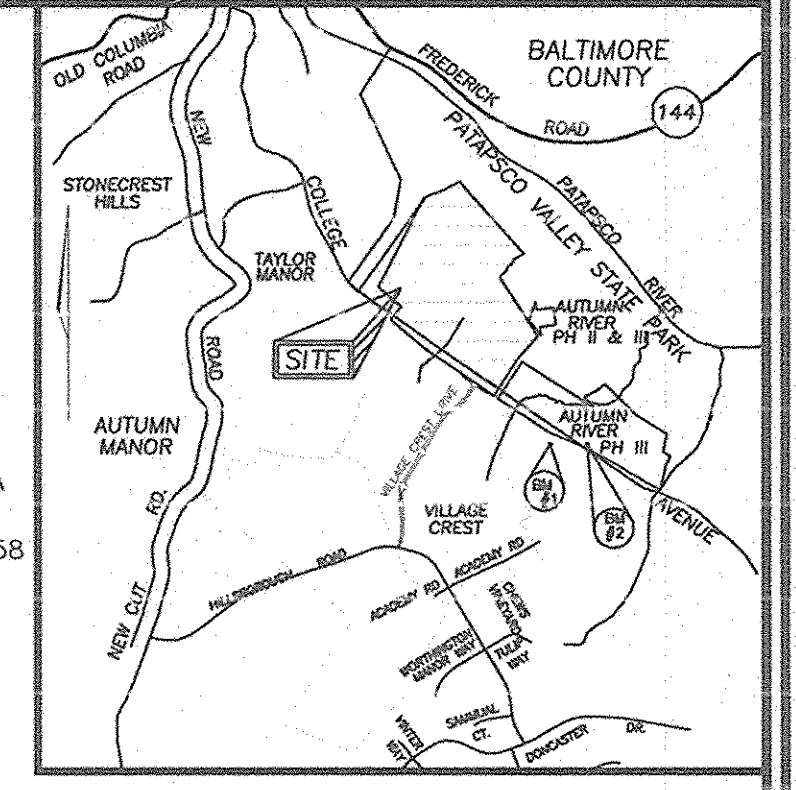
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	NET LOT SIZE
7	12,364.43 SF	588.22 SF	6,000 SF	11,776.21 SF
8	10,547.49 SF	603.60 SF	6,000 SF	9,943.89 SF
9	11,191.17 SF	581.09 SF	6,000 SF	10,630.08 SF
10	11,805.13 SF	505.43 SF	6,000 SF	11,299.70 SF

OWNERS / DEVELOPER

AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
6300 DORSEY HALL DR. STE 102
ELLICOTT CITY, MD 21042-7819
ATTN: MR DONALD R. REUIER
(443) 367-0422

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Michael M. Loggia
PLANNING DIRECTOR
DATE: 3/4/08



VICINITY MAP
SCALE 1"=2000'

PARKING TABULATION:

TOTAL NUMBER OF UNITS ALLOWED AND PROPOSED ATTACHED UNITS: 35
REQUIRED AT 2.0 SPACES PER DU: 30
PARKING SPACES REQUIRED: 2 SPACES PER UNIT=30 SPACES
0.3 SPACES PER UNIT FOR GUEST/OVERFLOW PARKING= 5 SPACES
TOTAL PARKING SPACES REQUIRED: = 35 SPACES

PARKING SPACES PROVIDED: UNIT= 2 GARAGE/1 DRIVEWAY=3 SPACES
2 SPACES IN GARAGE= 30 SPACES (FOR 15 UNITS)
1 SPACE ON DRIVEWAY=15 SPACES(FOR 15 UNITS)
PARKING ON SITE=45 SPACES
TOTAL PARKING SPACES PROVIDED: =45 SPACES

IN ACCORDANCE WITH ZONING SECTIONS 133.C.1.a AND 133.D.2.a IN THE GARAGES IN ATTACHED DWELLING UNITS MUST BE USED FOR PARKING ONLY.

BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAIN

- NO EXCESS FILL, CONSTRUCTION MATERIAL OR DEBRIS SHALL BE STOCKPILED OR STORED IN THE WETLANDS OR BUFFER.
- PLACE MATERIALS IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF THE NONTIDAL WETLAND.
- DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL OR ANY OTHER DELETERIOUS SUBSTANCE.
- PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO THE NONTIDAL WETLANDS OR BUFFER.
- REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS IN EXCESS OF INDIVIDUAL WETLANDS LOST UNDER THE ORIGINAL STRUCTURE OR FILL.
- RECTIFY ANY NONTIDAL WETLANDS TEMPORARILY IMPACTED BY ANY 7) ALL STABILIZATION IN THE WETLAND AND BUFFER SHALL BE OF THE FOLLOWING RECOMMENDED SPECIES: ANNUAL REGRASS (LOLIUM MULTIFLORUM), MILLET (SETARIA ITALICA), BARLEY (HORDEUM SP.), OATS (UNOLA SP.), AND/OR RYE (SECALE CEREALE). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REVEGETATION OF NATURAL WETLAND SPECIES. OTHER NON-PERSISTENT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE DIVISION/ KENTUCKY 33 FESCUE SHALL NOT BE UTILIZED IN THE WETLAND OR BUFFER AREAS. SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST CONSTRUCTION GRADES AND ELEVATIONS OF NONTIDAL WETLANDS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS IN TEMPORARILY IMPACTED AREAS.
- TO PROTECT AQUATIC SPECIES, IN-STREAM WORK IS PROHIBITED AS DETERMINED BY THE CLASSIFICATION OF THE STREAM. USE I WATERWAYS: IN-STREAM WORK SHALL NOT BE CONDUCTED DURING THE PERIOD MARCH 1 THROUGH JUNE 15, INCLUSIVE, DURING ANY YEAR.
- STORMWATER RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE WATERWAY.
- CULVERTS SHALL BE CONSTRUCTED AND ANY RIPRAP PLACED SO AS NOT TO OBSTRUCT THE MOVEMENT OF AQUATIC SPECIES, UNLESS THE PURPOSE OF THE ACTIVITY IS TO IMPOUND WATER.

PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
COVER SHEET

LOTS: 5-27, 29,30,31, 33-39, 41-48, 51-69
OPENSACE LOT 28,32,40,49,50,70
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A PARCELS 172 & 279

TAX MAP #25 GRID 14 & 21
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8561

DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145

1 SHEET OF 10



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD
C1	100.93	200.00	28°54'53"	51.57	N24°36'19"E 99.86
C2	185.49	400.00	26°34'08"	94.44	S23°25'56"W 183.83
C3	29.77	100.00	17°03'33"	15.00	S45°14'47"W 29.66
C4	105.67	450.26	13°28'49"	53.08	N59°56'26"W 105.43
C5	383.69	900.00	27°28'46"	195.61	N89°21'58"E 380.02

LINE TABLE		
LINE	LENGTH	BEARING
L1	171.61	S39°03'46"W
L2	164.42	S10°08'52"W
L3	240.39	S10°08'52"W
L4	423.46	S36°43'00"W
L5	30.67	S53°46'34"W
L6	221.06	N53°13'02"W
L7	65.22	S79°45'18"E
L8	160.00	S79°51'33"E

NOTE: A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

LIGHT LOCATIONS			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
COLLEGE AVENUE	5+00	29' LEFT	150 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
BENDING SKY WAY	1+75	17' RIGHT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
BENDING SKY WAY	3+96	23' RIGHT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
BENDING SKY WAY	4+55	30' LEFT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
BENDING SKY WAY	8+80	15' RIGHT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
BENDING SKY WAY	12+90	20' RIGHT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
BENDING SKY WAY	3+96	0' LEFT	
SILVER SAGE DRIVE	3+30	0' OFFSET	
RUSHING RIVER DRIVE	2+70	13' RIGHT	
RUSHING RIVER DRIVE	4+52	0' OFFSET	

SIGNAGE LOCATION CHART			
BENDING SKY WAY	R1-1	("STOP") SIGN AT STA 0+50, LEFT	
	R2-1	("SPEED LIMIT 25") SIGN AT STA 1+25, RIGHT	
SILVER SAGE DRIVE	R1-1	("STOP") SIGN AT APPROACH	
RUSHING RIVER DRIVE	R1-1	("STOP") SIGN AT BOTH APPROACH	
RUSHING RIVER DRIVE		"NO PARKING IN TEE TURN-AROUND" sign (need 2 signs)	

LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- 10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- FOREST CONSERVATION AREA (RETENTION)
- FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- NATURAL AREA CONSERVATION EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- NO WOODY BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- TREE PROTECTION FENCE

SITE LAYOUT PLAN I
SCALE: 1"=50'

OWNERS / DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR STE. 102
ELLCOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443) 367-0422

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. 16193 EXPIRATION DATE: 09-27-2008.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Donald R. Reuwer 12/4/07
PLANNING DIRECTOR DATE

**PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
LAYOUT PLAN - I**

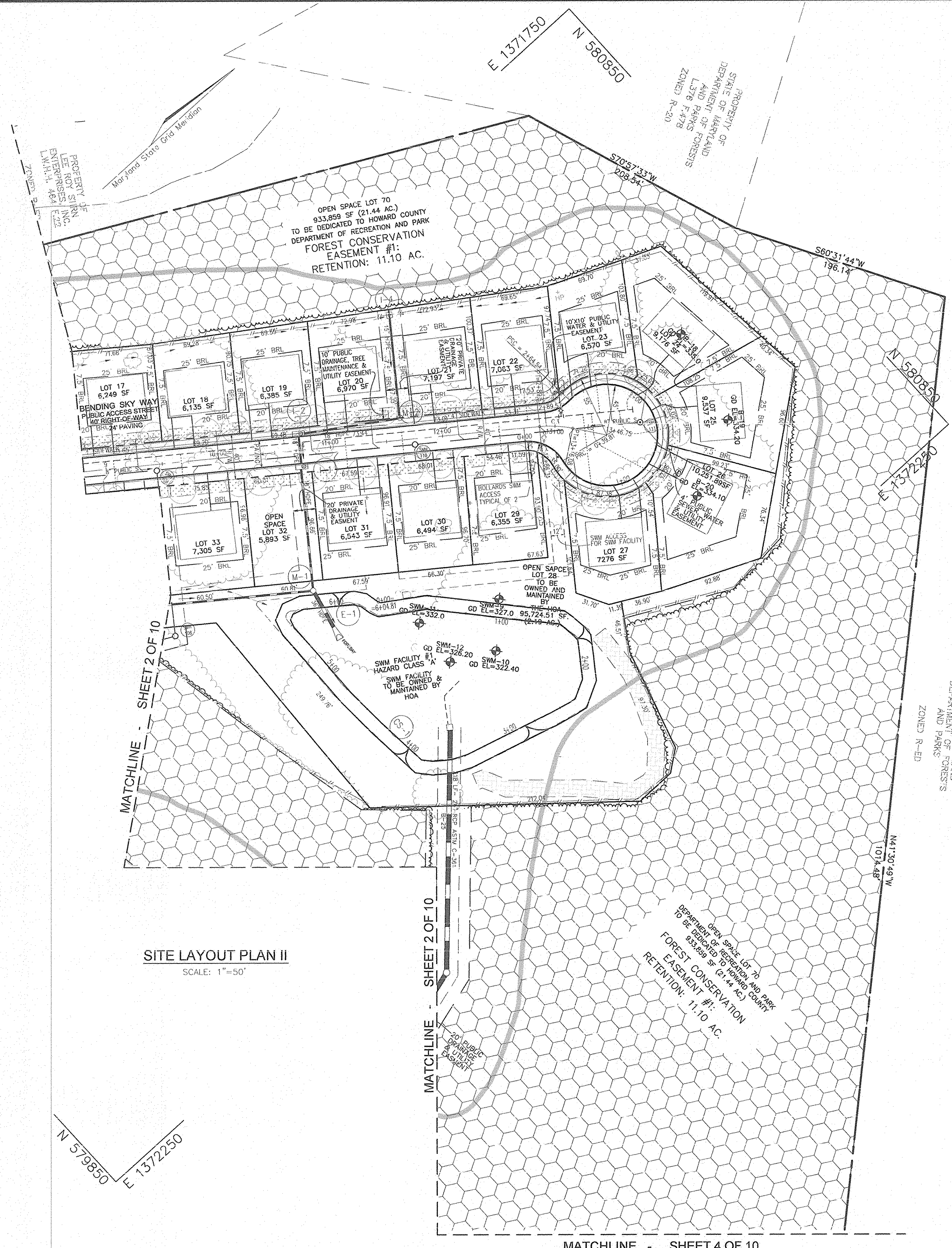
LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
OPENSOURCE LOT 28, 32, 40, 49, 50, 70
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A

TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

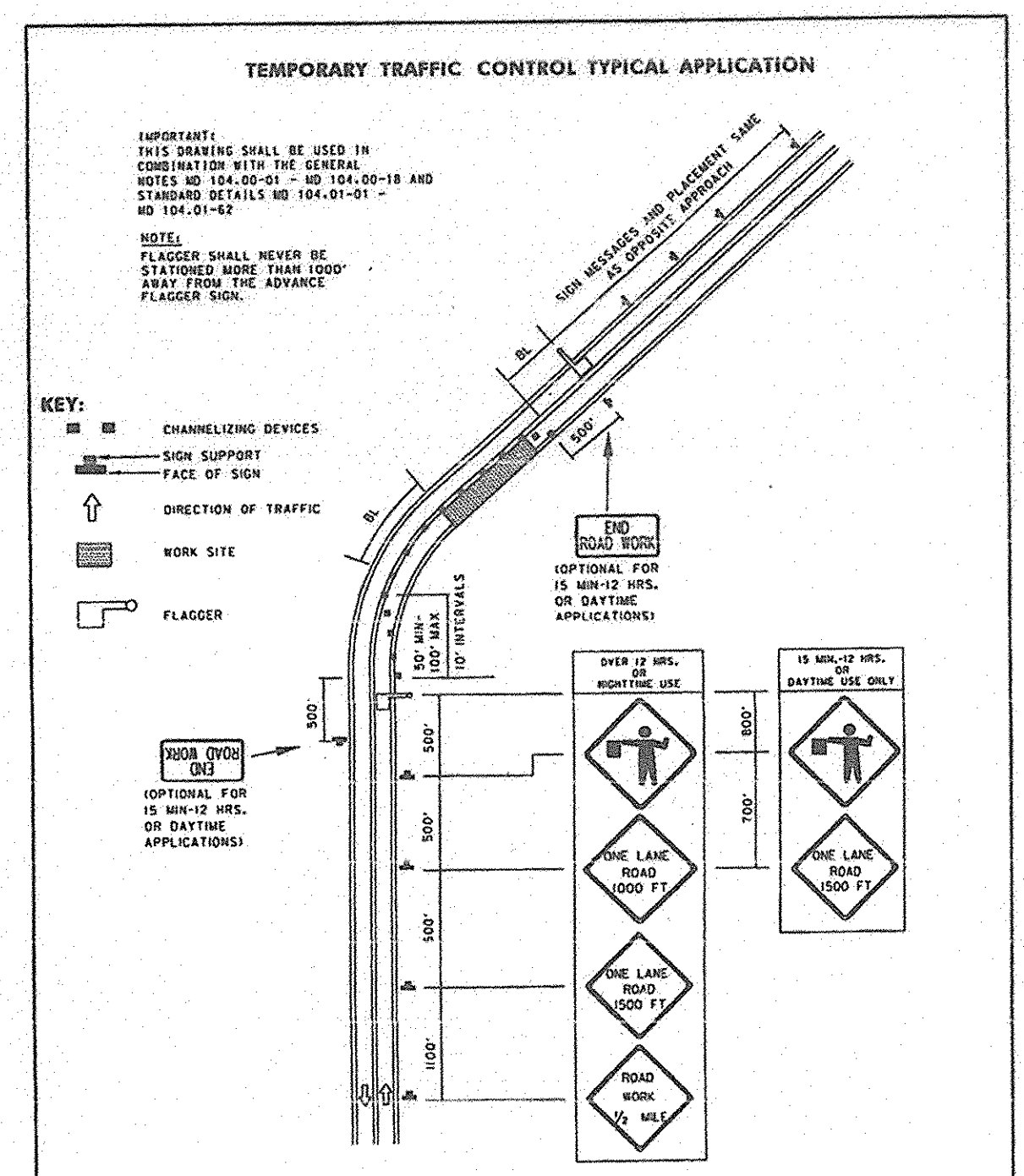
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145



SITE LAYOUT PLAN II
SCALE: 1"=50'

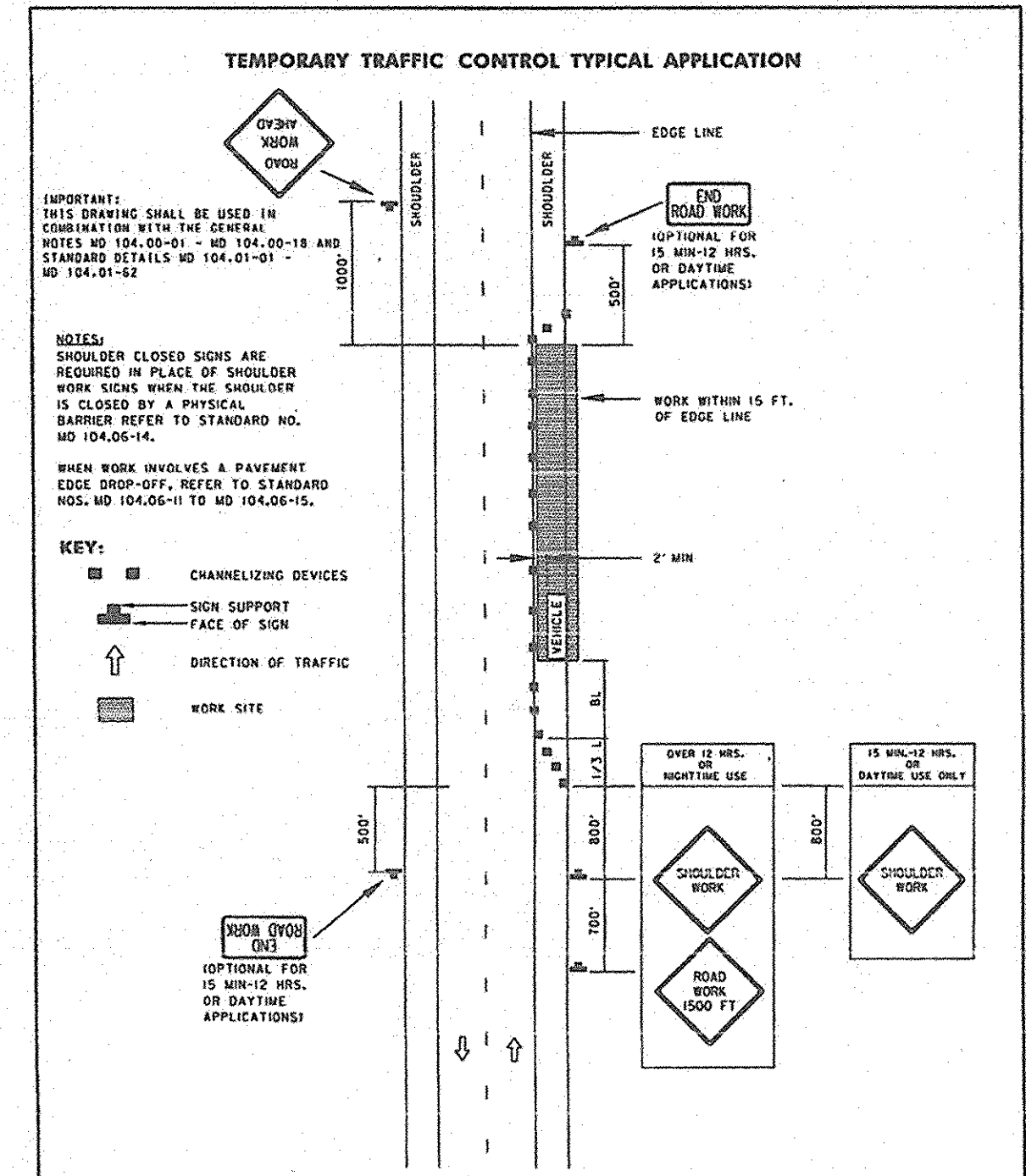


IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO 104.00-01 - MD 104.00-18 AND STANDARD DETAILS NO 104.01-01 - MD 104.01-02.

NOTES:
FLAGGER SHALL NEVER BE STATIONED MORE THAN 1000' AWAY FROM THE ADVANCE FLAGGER SIGN.

KEY:
CHANNELIZING DEVICES
SIGN SUPPORT
FACE OF SIGN
DIRECTION OF TRAFFIC
WORK SITE
FLAGGER

MD 104.02-10



IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO 104.00-01 - MD 104.00-18 AND STANDARD DETAILS NO 104.01-01 - MD 104.01-02.

NOTES:
SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY A PHYSICAL BARRIER REFER TO STANDARD NO. MD 104.04-14.
WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NO. MD 104.06-11 TO MD 104.06-15.

KEY:
CHANNELIZING DEVICES
SIGN SUPPORT
FACE OF SIGN
DIRECTION OF TRAFFIC
WORK SITE

MD 104.02-02

MAINTENANCE OF TRAFFIC PLAN

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. 16193 EXPIRATION DATE: 09-27-2009.

- LEGEND
- EXISTING CONTOUR
 - EXISTING TREES TO REMAIN
 - PROPOSED STREET TREE
 - 10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
 - PUBLIC UTILITY EASEMENT
 - FOREST CONSERVATION AREA (RETENTION)
 - FOREST CONSERVATION AREA (REFORESTATION)
 - PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
 - WETLANDS
 - NATURAL AREA CONSERVATION EASEMENT
 - EXISTING FOREST CONSERVATION EASEMENT
 - WETLANDS BUFFER
 - STREAM CENTERLINE
 - STREAM BUFFER
 - NO WOODY BUFFER
 - PROP. STREET LIGHT
 - PROP. STREET SIGNS
 - TREE PROTECTION FENCE

OWNERS / DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR STE 102
ELLIOTT CITY MD 21042-7819
ATTN: MR. DONALD R. HEUWER
(443) 367-0422

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Donald R. Heuwer
PLANNING DIRECTOR

[Signature]
DATE

PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
LAYOUT PLAN - II
LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
OPENSACE LOT 28, 32, 40, 49, 50, 70
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A

TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLIOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

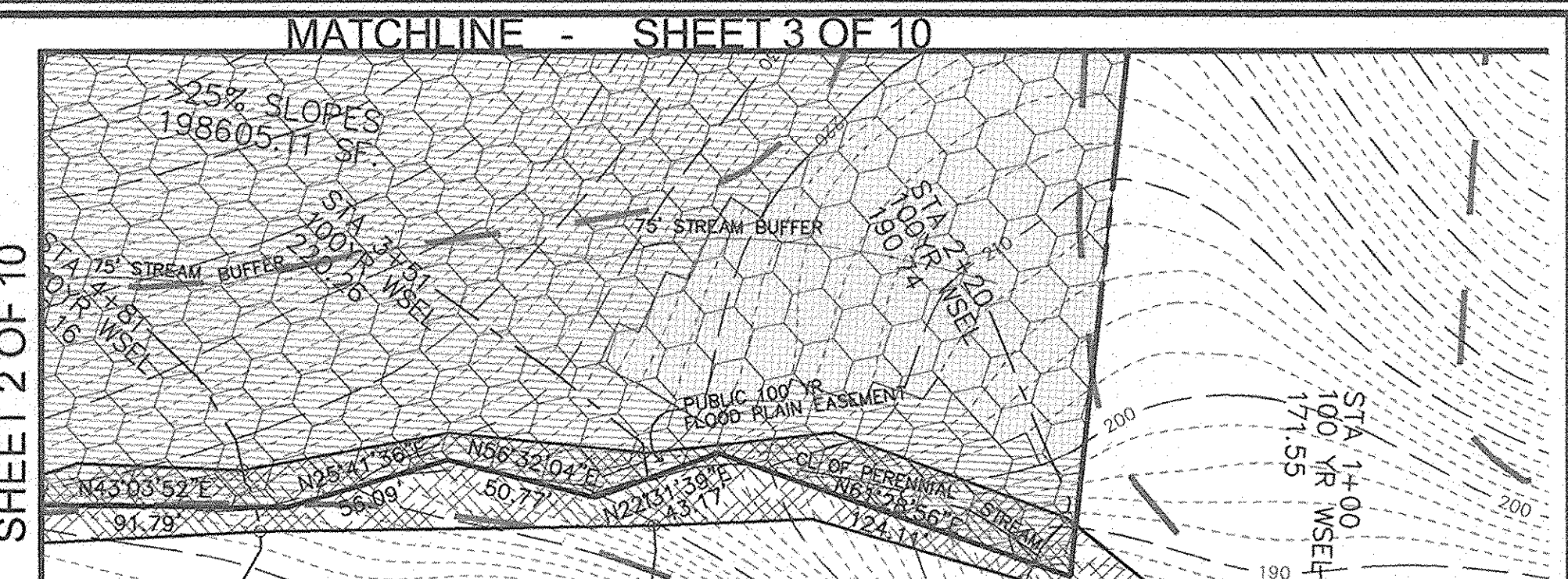
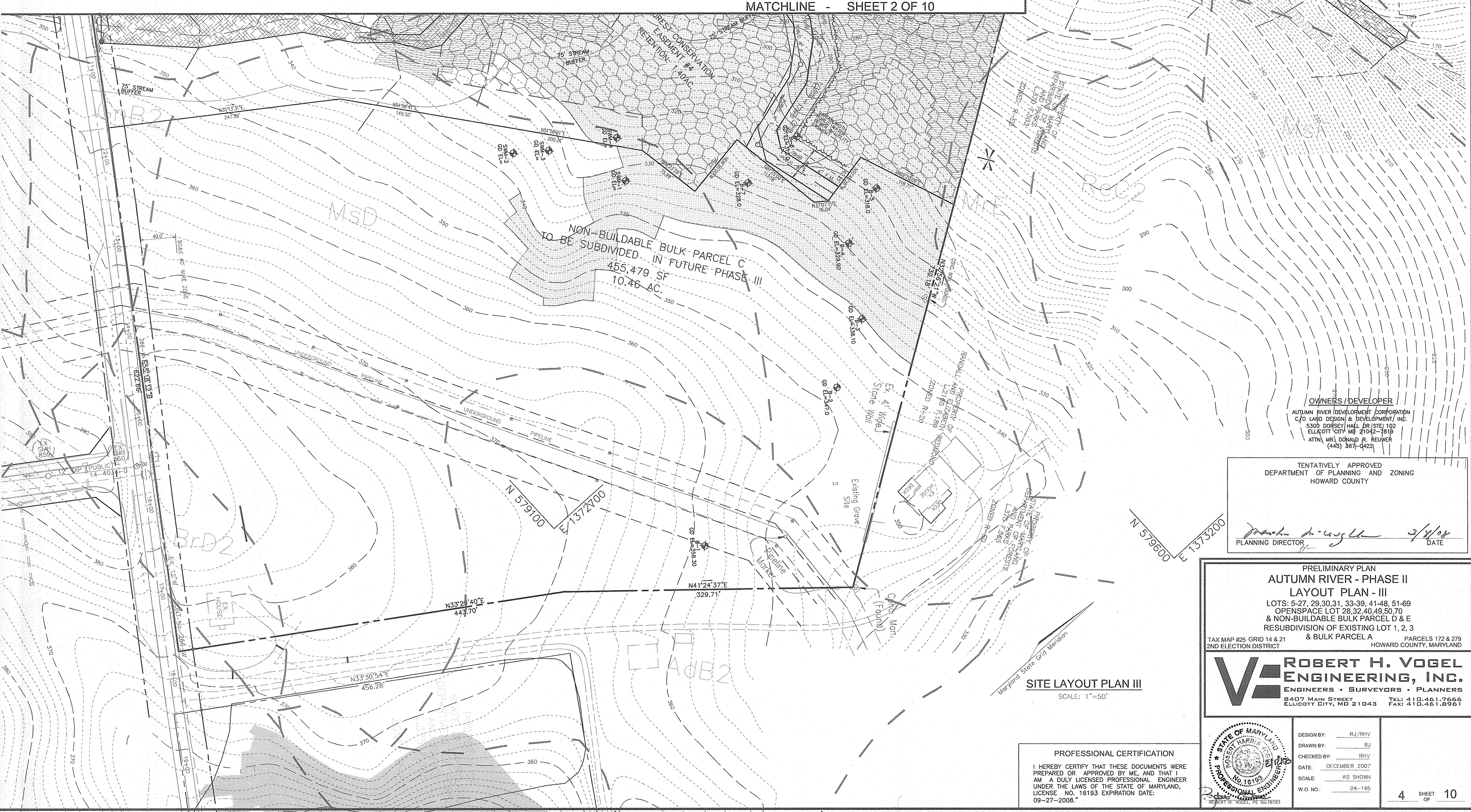
DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145

3 SHEET OF 10

LEGEND

- EXISTING CONTOUR 440
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- FOREST CONSERVATION AREA (RETENTION)
- FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS

- TREE PROTECTION FENCE
- STREAM CENTERLINE
- STREAM BUFFER
- NO WOODY BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- 150-WATT POST TOP
- 100-WATT POST TOP



OWNERS / DEVELOPER
 AUTUMN RIVER DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT/ INC.
 5300 DORSEY HALL DR STE 102
 ELLIOTT CITY MD 21042-7819
 ATTN: MRS DONALD R. REUWER
 (443) 567-4422

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

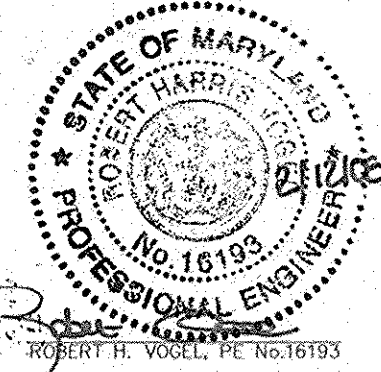
James D. Vogel 3/4/07
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
 LAYOUT PLAN - III
 LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
 OPENSACE LOT 28, 32, 40, 49, 50, 70
 & NON-BUILDABLE BULK PARCEL D & E
 RESUBDIVISION OF EXISTING LOT 1, 2, 3
 & BULK PARCEL A PARCELS 172 & 279
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

SITE LAYOUT PLAN III
 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. 16193 EXPIRATION DATE: 09-27-2008.



DESIGN BY: R.J./R.H.V.
 DRAWN BY: R.J.
 CHECKED BY: R.H.V.
 DATE: DECEMBER 2007
 SCALE: AS SHOWN
 W.O. NO.: 04-145

4 SHEET OF 10



LEGEND

EXISTING CONTOUR	---
EXISTING TREES TO REMAIN	
PROPOSED STREET TREE	
10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT	
PUBLIC UTILITY EASEMENT	
FOREST CONSERVATION AREA (RETENTION)	
FOREST CONSERVATION AREA (REFORESTATION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
WETLANDS	
NATURAL AREA CONSERVATION EASEMENT	
EXISTING FOREST CONSERVATION EASEMENT	
WETLANDS BUFFER	
STREAM CENTERLINE	---
STREAM BUFFER	---
NO WOODY BUFFER	---
PROP. STREET LIGHT	
PROP. STREET SIGNS	+ +
TREE PROTECTION FENCE	---
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 25 PERCENT OR GREATER SLOPES	

GRADING & SEDIMENT CONTROL PLAN I
SCALE: 1"=50'

OWNERS / DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR STE 102
ELLCOTT CITY MD 21042-7819
ATTN: MR DONALD P. REIFUER
(443) 367-0422

PROFESSIONAL CERTIFICATION

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

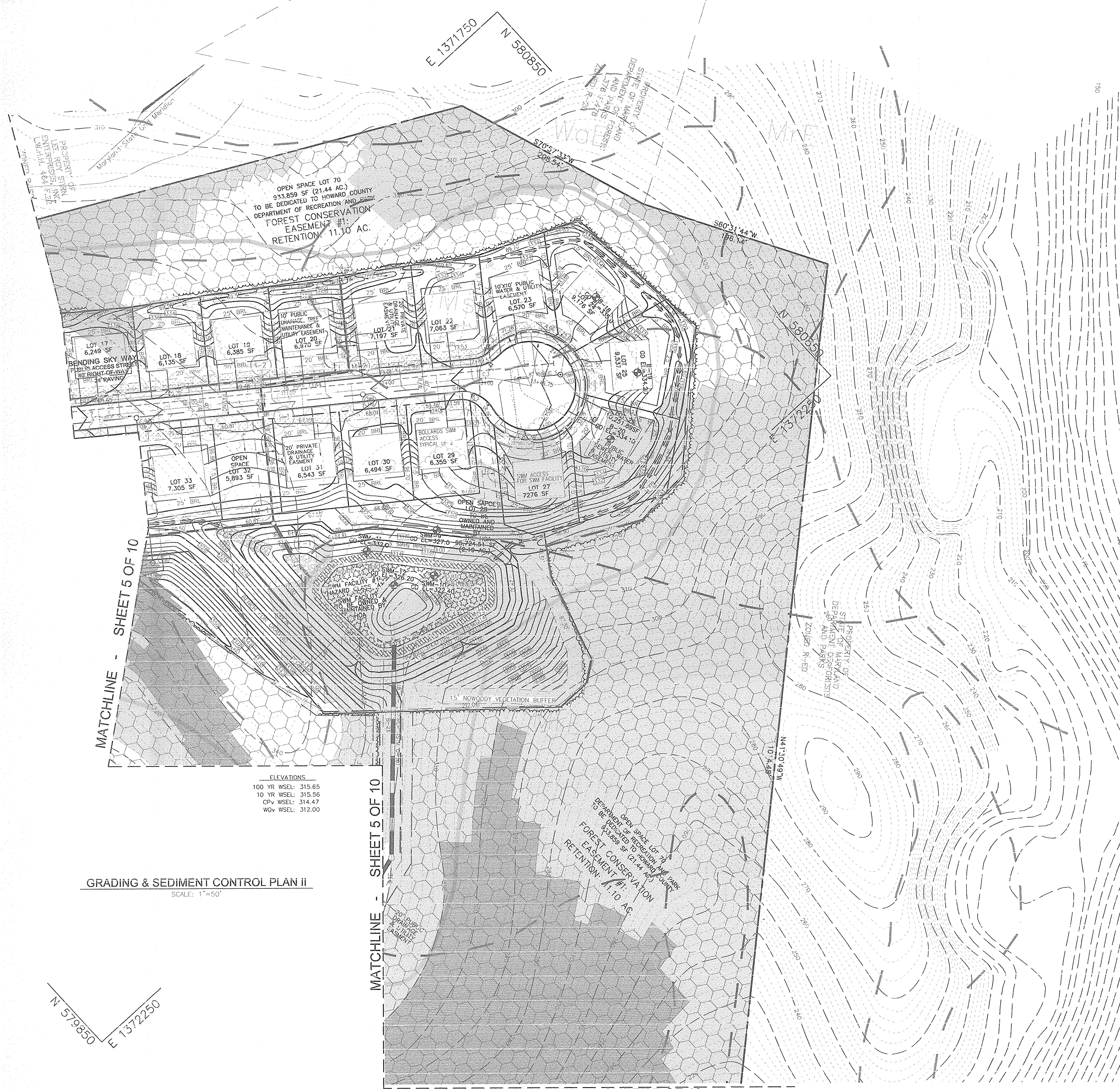
Mark P. Layler 2/14/08
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
PRELIMINARY GRADING & SEDIMENT CONTROL PLAN I
LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A PARCELS 172 & 279
TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RJ/RHY
DRAWN BY: RJ
CHECKED BY: RHY
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145

5 SHEET OF 10



LEGEND

EXISTING CONTOUR	
EXISTING TREES TO REMAIN	
PROPOSED STREET TREE	
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 25 PERCENT OR GREATER SLOPES	
10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT	
PUBLIC UTILITY EASEMENT	
FOREST CONSERVATION AREA (RETENTION)	
FOREST CONSERVATION AREA (REFORESTATION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
WETLANDS	
NATURAL AREA CONSERVATION EASEMENT	
EXISTING FOREST CONSERVATION EASEMENT	
WETLANDS BUFFER	
STREAM CENTERLINE	
STREAM BUFFER	
NO WOODY BUFFER	
PROP. STREET LIGHT	
PROP. STREET SIGNS	
TREE PROTECTION FENCE	

OWNERS / DEVELOPER
 AUTUMN RIVER DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5200 DORSEY HALL DR, STE 102
 ELLICOTT CITY, MD 21042-7819
 ATTN: MR. DONALD R. REUWER
 (443) 367-0422

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Donald R. Reuwer 12/2/07
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
 PRELIMINARY GRADING & SEDIMENT CONTROL PLAN II
 LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
 OPENSACE LOT 28, 32, 40, 49, 50, 70
 & NON-BUILDABLE BULK PARCEL D & E
 RESUBDIVISION OF EXISTING LOT 1, 2, 3
 & BULK PARCEL A PARCELS 172 & 279
 HOWARD COUNTY, MARYLAND

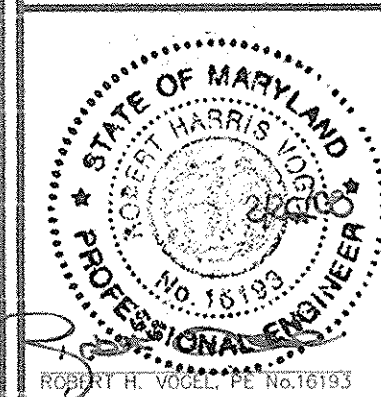
TAX MAP #25 GRID 14 & 21
 2ND ELECTION DISTRICT

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410-461-7666
 ELLICOTT CITY, MD 21043 FAX: 410-461-8961

DESIGN BY: RJ/RHV
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: DECEMBER 2007
 SCALE: AS SHOWN
 W.O. NO.: 04-145

6 OF 10

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. 16193 EXPIRATION DATE: 09-27-2008.



OPEN SPACE LOT 70
 933,859 SF (21.44 AC.)
 TO BE DEDICATED TO HOWARD COUNTY
 DEPARTMENT OF RECREATION AND PARKS
 FOREST CONSERVATION
 EASEMENT #1:
 RETENTION 11.10 AC.

ELEVATIONS
 100 YR WSEL: 315.65
 10 YR WSEL: 315.56
 CP+ WSEL: 314.47
 WOV WSEL: 312.00

GRADING & SEDIMENT CONTROL PLAN II
 SCALE: 1"=50'

N 579850
 E 1372250

MATCHLINE - SHEET 7 OF 10

MATCHLINE - SHEET 5 OF 10

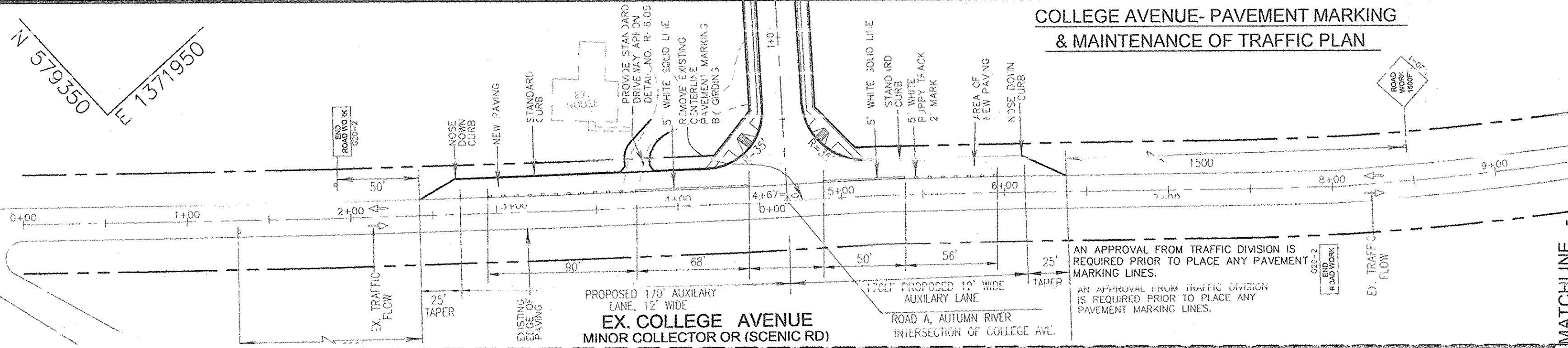
MATCHLINE - SHEET 5 OF 10

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. 16193 EXPIRATION DATE: 09-27-2008.

N 579350
E 1377950

COLLEGE AVENUE- PAVEMENT MARKING & MAINTENANCE OF TRAFFIC PLAN

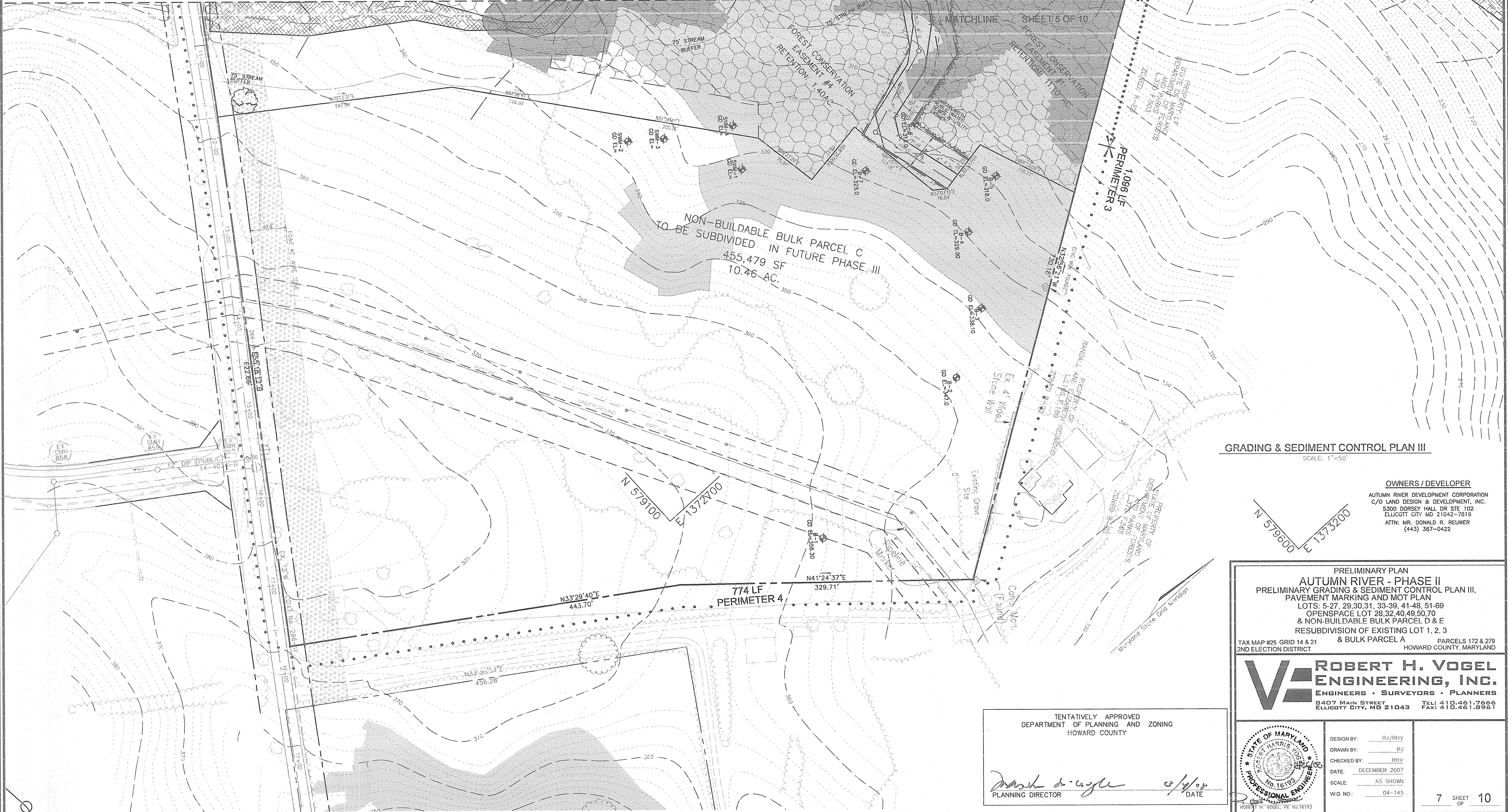


**EX. COLLEGE AVENUE
MINOR COLLECTOR OR (SCENIC RD)**

**ROAD A, AUTUMN RIVER
INTERSECTION OF COLLEGE AVE.**

MATCHLINE SHEET 5 OF 10

PERIMETER 3
1,098 LF



GRADING & SEDIMENT CONTROL PLAN III

SCALE: 1"=50'

OWNERS / DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR STE 102
ELlicott CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443) 367-0422

N 579100
E 1372700

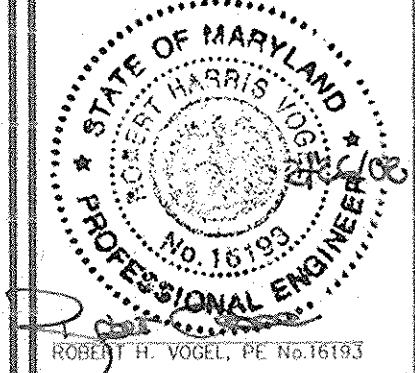
PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
PRELIMINARY GRADING & SEDIMENT CONTROL PLAN III,
PAVEMENT MARKING AND MOT PLAN
LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
OPENSOURCE LOT 28, 32, 40, 49, 50, 70
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A PARCELS 172 & 279
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark de Gagne
PLANNING DIRECTOR

DATE: 12/1/07



DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145

7 SHEET OF 10



**HOWARD COUNTY
FOREST CONSERVATION WORKSHEET**

ZONED R-ED
NET TRACT AREA:
A. TOTAL TRACT AREA 48.63 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN 0.86 AC
C. NET TRACT AREA 47.77 AC

LAND USE CATEGORY
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.
ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0

E. AFFOREST THRESHOLD 15% X D = 7.17 AC
F. CONSERVATION THRESHOLD 20% X D = 9.55 AC

EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)
G. EXISTING FOREST COVER 30.81 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD 23.64 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD 21.26 AC

BREAK EVEN POINT:
J. BREAK EVEN POINT 13.81 AC
K. CLEARING PERMITTED WITHOUT MITIGATION 17.00 AC

PROPOSED FOREST CLEARING:
L. TOTAL AREA OF FOREST TO BE CLEARED 13.87 AC
M. TOTAL AREA OF FOREST TO BE RETAINED 16.94 AC

PLANTING REQUIREMENTS:
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD 0.00 AC
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD 0.00 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD 0.00 AC
R. TOTAL REFORESTATION REQUIRED (N+O-P) 0.00 AC
S. TOTAL AFFORESTATION REQUIRED 0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED 0.00 AC

TOTAL FOREST RETENTION: 16.94 AC.

FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULLFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TOTAL FOREST CONSERVATION OBLIGATION FOR AUTUMN RIVER PHASE II TO BE FULLFILLED BY ON SITE RETENTION OF 16.94 AC.

BOND FOR 13.81AC. (601.563.6 X .20 = \$ 120,312.72)
TOTAL FINANCIAL SURETY OBLIGATION IS 120,312.72

THE PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE WITH THE RETENTION OF 13.81 AC ACRES CREDITED EASEMENT AND 3.13 ACRES OF NON-CREDITED EASEMENT WHICH EXCEEDS THE BREAK-EVEN POINT OBLIGATION OF 13.81 ACRES FOR THIS SITE. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$12,312.72

EXISTING TREES TO REMAIN

PROPOSED STREET TREE

AREA OF 15 TO 24.9 PERCENT SLOPES

AREA OF 25 PERCENT OR GREATER SLOPES

10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT

PUBLIC UTILITY EASEMENT

FOREST CONSERVATION AREA (RETENTION)

FOREST CONSERVATION AREA (REFORESTATION)

PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT

WETLANDS

NATURAL AREA CONSERVATION EASEMENT

EXISTING FOREST CONSERVATION EASEMENT

WETLANDS BUFFER

STREAM CENTERLINE

STREAM BUFFER

NO WOODY BUFFER

PROP. STREET LIGHT

PROP. STREET SIGNS

TREE PROTECTION FENCE

**FOREST CONSERVATION EASEMENT TABLE
TOTAL RETENTION: 16.94 AC.**

FOREST CONSERVATION EASEMENT 1	RETENTION AREA : 11.10 AC.
FOREST CONSERVATION EASEMENT 2	RETENTION AREA : 1.52 AC.
FOREST CONSERVATION EASEMENT 3	RETENTION AREA : 2.67 AC.
FOREST CONSERVATION EASEMENT 4	RETENTION AREA : 1.40 AC.
EXISTING FOREST CONSERVATION EASEMENT	RETENTION AREA : 10,790 SF. (0.25 AC.) PLAT # 14514
TOTAL RETENTION AREA: 16.94	

R. Joshi
R. JOSHI
DNR QUALIFIED PROFESSIONAL

OWNERS / DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR STE 102
ELLICOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443) 367-0422

LANDSCAPE AND FOREST CON. PLAN I
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. 16193 EXPIRATION DATE: 09-27-2008.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Loy 3/4/08
PLANNING DIRECTOR DATE

**PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
LANDSCAPE AND FOREST CONSERVATION PLAN I**

LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
OPENSPACE LOT 28, 32, 40, 49, 50, 70
& NON-BUILDABLE BULK PARCELS D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A PARCELS 172 & 279
TAX MAP #25 GRID 14 & 21 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

STATE OF MARYLAND
ROBERT H. VOGEL
LICENSED PROFESSIONAL ENGINEER
NO. 18,193

DESIGN BY: R.J./R.H.V.	
DRAWN BY: R.J.	
CHECKED BY: R.H.V.	
DATE: DECEMBER 2007	
SCALE: AS SHOWN	
W.O. NO.: 04-145	

8 SHEET OF 10

MATCHLINE - SHEET 10 OF 10

LEGEND

EXISTING CONTOUR	
EXISTING TREES TO REMAIN	
PROPOSED STREET TREE	
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 24 PERCENT OR GREATER SLOPES	
10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT	
PUBLIC UTILITY EASEMENT	
FOREST CONSERVATION AREA (RETENTION)	
FOREST CONSERVATION AREA (REFORESTATION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
WETLANDS	
NATURAL AREA CONSERVATION EASEMENT	
EXISTING FOREST CONSERVATION EASEMENT	
WETLANDS BUFFER	
STREAM CENTERLINE	
STREAM BUFFER	
NO WOODY BUFFER	
PROP. STREET LIGHT	
PROP. STREET SIGNS	
TREE PROTECTION FENCE	



LANDSCAPE AND FOREST CON. PLAN II
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark S. Coyle 3/4/08
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATION

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DEVELOPER'S AGREEMENT

STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$34,500.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 115 PUBLIC STREET TREES.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,200 FOR THE REQUIRED 32 SHADE TREES AND THE REQUIRED 24 EVERGREEN TREES.

PUBLIC ACCESS PLACE STREET TREE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
111		ACER SACCHARUM 'GOLDSPIRE'	2 1/2"-3" CAL.	B & B
04		AMUR MAPLE ACER GINNALA (SHADE TREES- GROWTH HEIGHT=20')	2 1/2"-3" CAL.	B & B

STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
ROAD A	2847/40	71	71
ROAD B	756/40	19	19
ROAD C	841/40	21	21
COLLEGE AVE-RD IMPROV.	103/40	04	04

GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCMW PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLANT DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING-TYPE 'B' BUFFER

CATEGORY	SWMF 1
LINEAR FEET OF PERIMETER	888'
CREDIT FOR EXISTING VEGETATION (YES, NO, AND LINEAR FEET)	YES* 553'
CREDIT FOR OTHER LANDSCAPING (YES, NO, AND 15)	-
NUMBER OF TREES REQUIRED	335'
SHADE TREES 1:50	07
EVERGREEN TREES 1:40	08
NUMBER OF TREES PROVIDED	07
SHADE TREES	08
EVERGREEN TREES	-
SHRUBS	-

*EXISTING WOODS TO REMAIN

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	1 A	2 A	3 A	4 A	5 A	6 A	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	6	
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	1456'	1015'	178'	511'	774'	646'	488'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET (DESCRIBE BELOW IF NEEDED))	YES* 1343'	YES* FULL CREDIT	YES* FULL CREDIT	-	YES* 240'	-	0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET (DESCRIBE BELOW IF NEEDED))	-	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED (LF REMAINING)	113'	1:60 2	1:60 0	1:60 3	504'	488'	488' 8
SHADE TREES	1:60 2	-	-	-	1:50 10	-	-
EVERGREEN TREES	-	-	-	-	1:40 13	-	-
SHRUBS	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	2	0	3	-	10	8	2
SHADE TREES	-	-	-	-	1	-	-
EVERGREEN TREES	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-	-	-

CATEGORY	1	2	3	4	5	6
	ADJACENT TO ROADWAYS LOT 69	ADJACENT TO ROADWAYS LOT 59	ADJACENT TO ROADWAYS LOT 58	ADJACENT TO ROADWAYS LOT 59	ADJACENT TO ROADWAYS LOT 11	ADJACENT TO ROADWAYS LOT 6
LANDSCAPE TYPE	B	B	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	59 LF	56 LF	59 LF	75 LF	79 LF	92 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET (DESCRIBE BELOW IF NEEDED))	No	No	No	No	No	No
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET (DESCRIBE BELOW IF NEEDED))	No	No	No	No	No	No
NUMBER OF PLANTS REQUIRED	1:50 1	1:50 1	1:50 1	1:50 2	1:50 2	1:50 2
SHADE TREES	1:40 1	1:40 1	1:40 1	1:40 2	1:40 2	1:40 2
EVERGREEN TREES	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	1	1	1	2	2	2
SHADE TREES	-	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-	-

*LOT BUFFER TO ADJACENT ROAD AND FINANCIAL SURETY FOR IT TO BE PROVIDED AT SITE DEVELOPMENT STAGE.

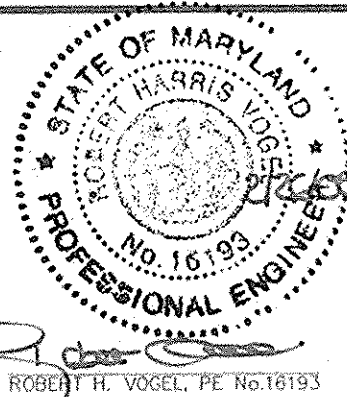
Roshi
ROMA JOSHI
DNR QUALIFIED PROFESSIONAL

OWNERS / DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELlicott CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443) 367-0422

PRELIMINARY PLAN
AUTUMN RIVER - PHASE II
LANDSCAPE & FOREST CONSERVATION PLAN II
LOTS: 5-27, 29, 30, 31, 33-39, 41-48, 51-69
OPENSOURCE LOT 28, 32, 40, 49, 50, 70
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A PARCELS 172 & 279
HOWARD COUNTY, MARYLAND

TAX MAP #25 GRID 14 & 21
2ND ELECTION DISTRICT

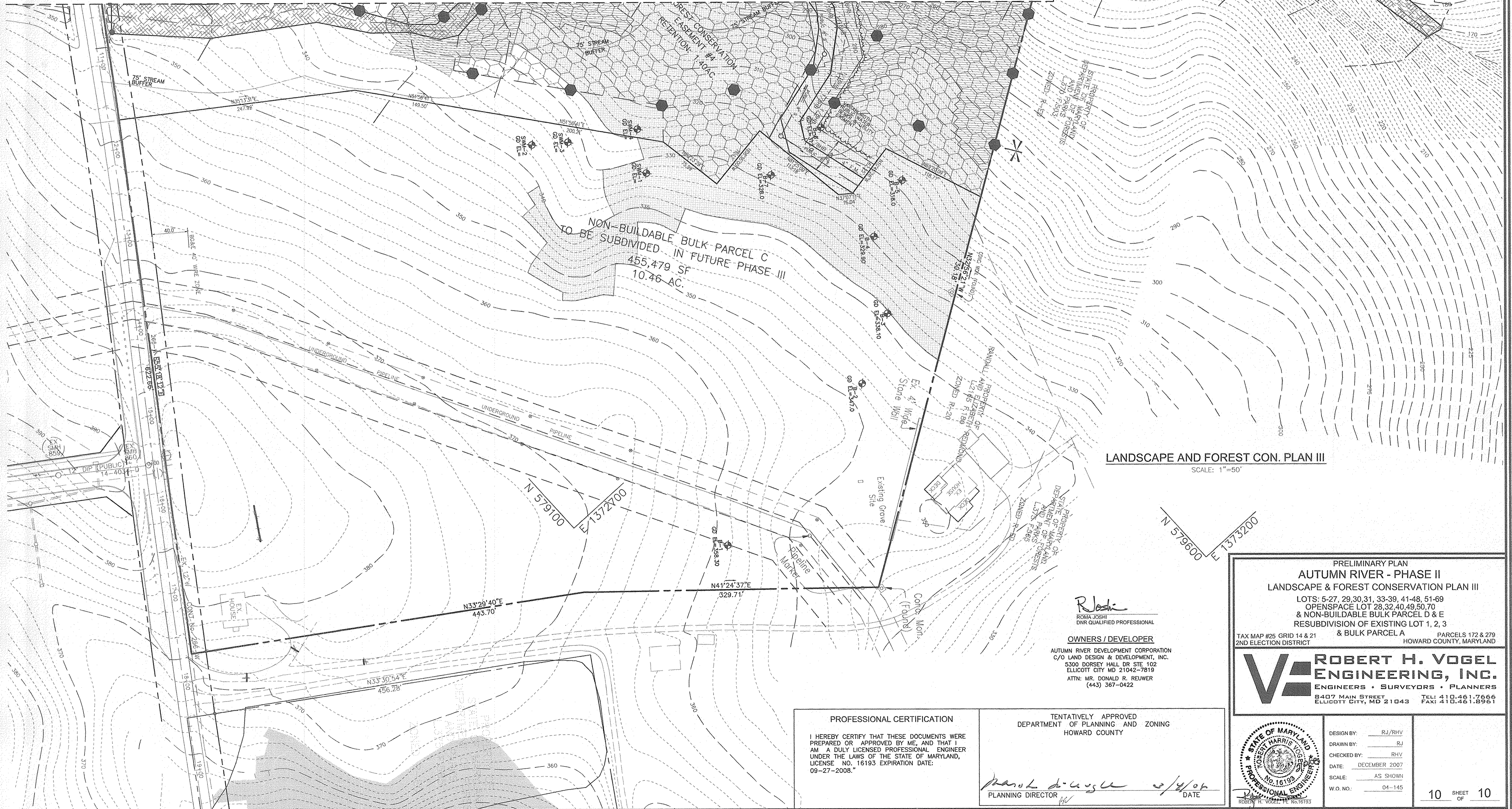
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELlicott CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.8961



DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- 10' PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- FOREST CONSERVATION AREA (RETENTION)

- LEGEND**
- FOREST CONSERVATION AREA (REFORESTATION)
 - PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
 - WETLANDS
 - NATURAL AREA CONSERVATION EASEMENT
 - EXISTING FOREST CONSERVATION EASEMENT
 - WETLANDS BUFFER
 - STREAM CENTERLINE
 - STREAM BUFFER
 - NO WOODY BUFFER
 - PROP. STREET LIGHT
 - PROP. STREET SIGNS
 - TREE PROTECTION FENCE
 - 150-WATT POST TOP
 - 100-WATT POST TOP



LANDSCAPE AND FOREST CON. PLAN III
SCALE: 1"=50'

RJoshi
ROMA JOSHI
DNR QUALIFIED PROFESSIONAL

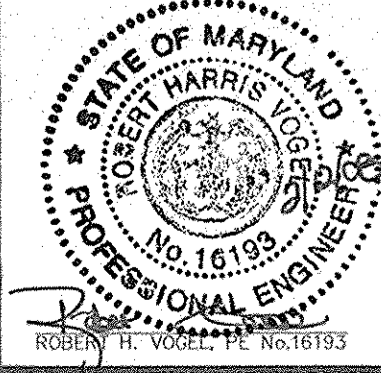
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PRELIMINARY PLAN
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OPENSOURCE LOT 28,32,40,49,50,70
& NON-BUILDABLE BULK PARCEL D & E
RESUBDIVISION OF EXISTING LOT 1, 2, 3
& BULK PARCEL A PARCELS 172 & 279
TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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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. 16193 EXPIRATION DATE: 09-27-2008.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul D. Cagle 2/2/08
PLANNING DIRECTOR DATE



DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: DECEMBER 2007
SCALE: AS SHOWN
W.O. NO.: 04-145