

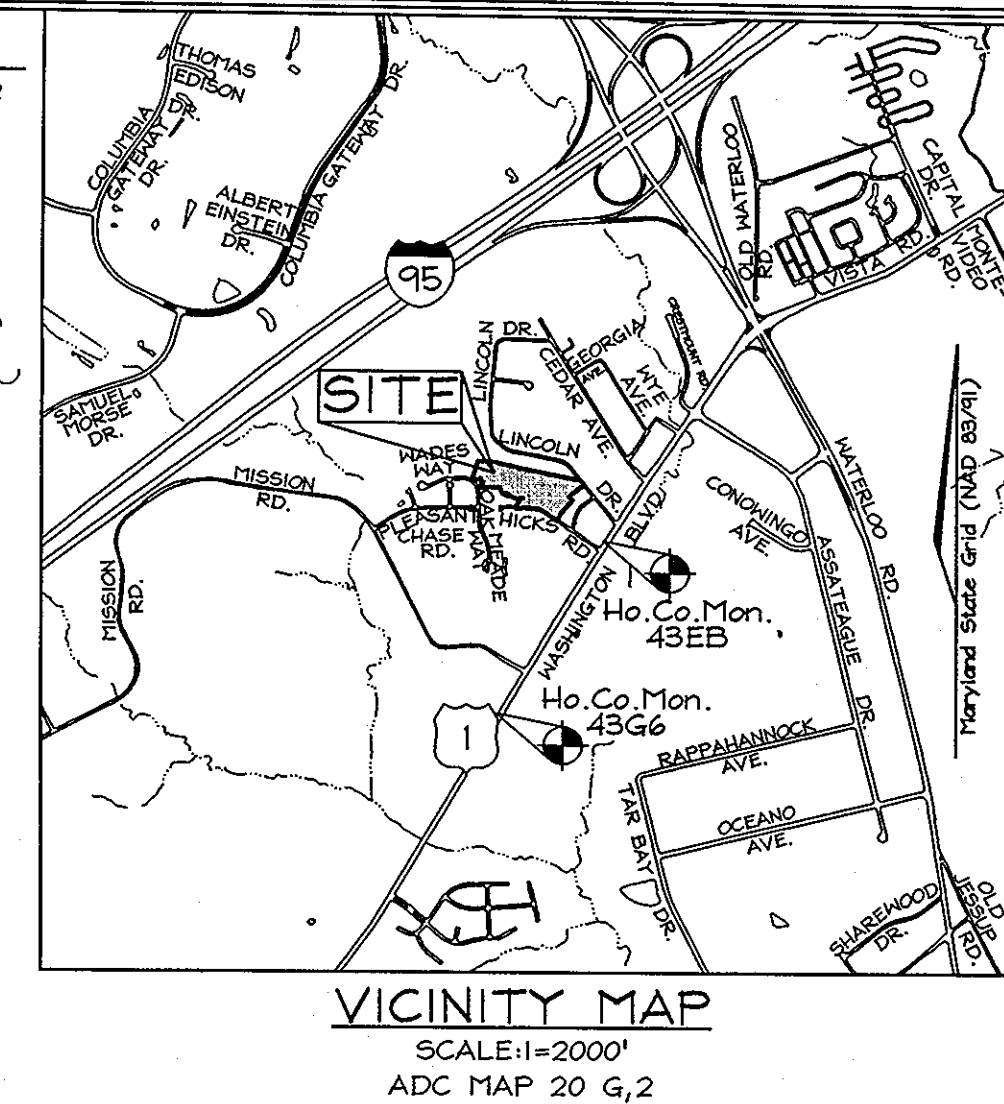
**GENERAL NOTES**

- Subject property Zoned "R-SC" per 02/02/04 Comprehensive Zoning Plan, and per the "Comp Lite" Zoning Regulations Amendments effective 7/28/06.
- The coordinates shown herein are based upon Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 43EB and 43G6 were used for this project.
- Public water and sewer to be utilized by Contract #24-3201-D, #24-3203-D, 676-S, 76-W.
- This site is located within the metropolitan district.
- Soils map no. 30.
- Gross area of site: 8,290 ac.±
- Net area of Site= 8,290 Ac.-0.037 Ac. of Steep Slopes= 8,253 Ac.
- Number of proposed buildable lots= 33.  
Area of proposed buildable lots= 5,901 ac.±
- Number of proposed open space lots: 2  
Area of proposed open space lot: 1.067ac.±
- Open space requirements:
  - Open Space required (25% of total area of parcels 492, 493, 494 & 622 that were added to the original area of lot 143 as recorded on plat #11760 Pleasant Chase, Section I, Phases 3 & 4.)  
1,747 ac.± x 0.25=0.437 ac.±
  - Open Space provided:  
1.067 ac.± (Gross Open Space area)  
1.067 ac.± (Credited Open Space area)
  - Open Space obligations for Phase IV have been met under Phases I, II and III recorded under plat #11757.
  - Recreational open space obligation have been met under phases I, II and III.
- Area of right of way to be dedicated to Howard County Maryland: 1.325 ac.
- Existing 2 foot topography shown was prepared by Walker Land Surveys, LLC dated February 2007. Boundary survey prepared by FSH Associates in 2004.
- Stormwater Management for this project is provided as follows:  
CPv by a Micropond Extended Detention  
MGV by a Surface Sand Filter and Filtration  
Run by Stone & Voids under the Surface Sand Filter.  
Facilities will be privately owned with shared maintenance with Howard County.
- The traffic study for this project was approved under 5-08-03. Based on an investigation prepared by Street Traffic Studies Ltd., in November 2006. It was determined that the project was exempt from an APFO Traffic Study because the nearest required investigation intersections US 1 & MD 175 (P-152) and US 1 & Patuxent Range Road (P-105) were beyond the 1.5 mile study limit.
- Wetland Letter and report and Forest Stand Delineation and report prepared by Exploration Research Inc. Approved under Sketch Plan 5-08-03.
- There are no floodplains, streams, historic structures or cemeteries on-site within the limits of the subdivision boundary.
- In accordance with section 16.1202(b),(1)(iii) of the Subdivision Regulations, existing Lot 143, Phase IV, has a Preliminary Plan approved prior to 12/31/1992. Therefore, only Parcels 492, 493, 494 & 622 are subject to Forest Conservation obligations. These parcels total 1.75 acres. The 0.26 acres of afforestation requirement shall be satisfied with a fee-in-lieu payment of \$8,494.20 (11,325.60 SF x 0.75).
- Perimeter Landscape Obligations in accordance with Section 16.124 of the Landscape Manual are depicted on this plan.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- Proposed Lot 170 is a reconfiguration of existing lot #10687. This lot will continue to Derive access onto Hicks Road.
- Density Calculations:
  - Net area of property= 8,2532 ac.±
  - Maximum number of units allowed= 8,2532 ac.x4 = 33 units.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within wetlands, streams or their required buffers, 100 year flood plain and forest conservation easements, except as permitted by DPZ.
- This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
- The following DPZ file references apply to this plan, S-91-04, PB-272, WP-91-55, NP-92-185, NP-93-03, NP-00-74, F-92-146, F-94-93, F-95-05, F-95-32, F-95-158, F-05-104, F-04-09, SDP-93-103, SDP-94-06, SDP-95-50, SDP-95-110, SDP-96-59, SDP-00-117, SDP-02-29, SDP-03-16, SDP-03-145, WP-09-70, and S-08-03.
- The existing dwellings and accessory structures located on Parcels 492, 493, 494 and 622 are to be removed.
- The existing 20' ingress/egress easement per liber 1757, folio 559 located within this property will be abandoned at the final plan stage.
- On December 9, 2008 the planning director approved waiver petition WP-09-070 from the following sections in the Subdivision and Land Development Regulations.
  - Section 16.132(a)(2)(1) a & b - not have to construct the road improvements up to one-half of the full designated pavement width for the property frontage on Hicks Road and Lincoln Drive, and not to contribute the necessary funds to perform the road frontage improvements along both roads.
  - Section 16.134(a)(1)(1) - not require to construct sidewalks on one side of local streets for single family detached subdivisions for Hicks Road and Lincoln Drive.
  - Section 16.135(a) - not require the installation of street lighting along public roads for the property frontage, in accordance with the Design Manual, for Hicks Road and Lincoln Drive.
  - Section 16.136 - not require the installation of street trees along public roads for the property frontage, in accordance with the Landscape Manual, for Hicks Road and Lincoln Drive.
- The noise study for this project was prepared by Polysonics Acoustics and Technology Consulting, dated July 13, 2009 and was approved on July 20, 2009.
- Existing utilities are based on contract drawings and field located.
- The Geotechnical Report for this project was prepared by Hillis-Carnes Engineering Associates, Inc. dated 3/31/2004.
- Existing 40' wide water, sewer, and utility easement located in the bed of the paper street know as Piedmont Drive has been terminated by the Department of Public Works on 6/4/2009.

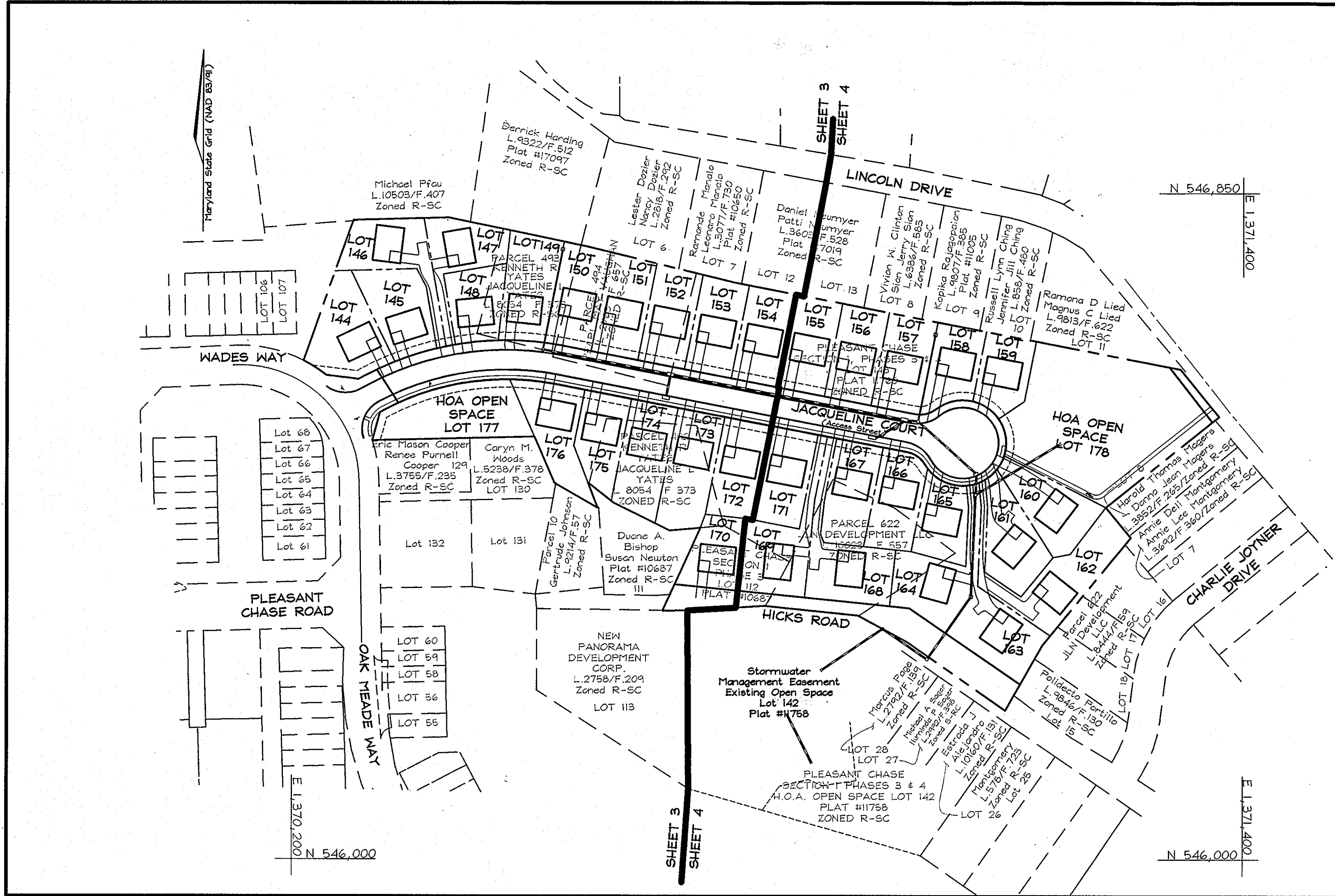
# PRELIMINARY PLAN PLEASANT CHASE PHASE IV LOT 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178 A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9 - 12 & 14 OF ONE SPOT HEIGHTS HOWARD COUNTY, MARYLAND

**LEGEND**

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Trees
- Ex. Utility Pole
- Ex. Fire Hydrant
- Prop. Street Light
- Surface Drainage Easement
- Use In-Common Access Easement
- Private Stormdrain Easement
- Steep Slopes 15%-24.9%
- Steep Slopes ≥ 25%
- Typical House Box (Typ.)
- Denotes Soil Boring Location



**GEODETIC SURVEY CONTROLS**  
Howard County Monument 43EB  
N 545,953.6476 E 1,371,573.8400 El.: 216.33  
Howard County Monument 43G6  
N 544,117.5286 E 1,370,950.8447 El.: 219.48



**SHEET INDEX**

COVER SHEET	DESCRIPTION	SHEET No.
PRELIMINARY ROAD PROFILE		1 of 9
PRELIMINARY PLAN		2 of 9
PRELIMINARY PLAN		3 of 9
PRELIMINARY PLAN		4 of 9
PRELIMINARY GRADING, SOILS AND SEDIMENT & EROSION CONTROL PLAN		5 of 9
PRELIMINARY GRADING, SOILS AND SEDIMENT & EROSION CONTROL PLAN		6 of 9
PRELIMINARY STORM DRAIN DRAINAGE AREA MAP		7 of 9
PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN		8 of 9
PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN		9 of 9

**ROAD CLASSIFICATION**

ROAD NAME	CLASSIFICATION	R/W
JACQUELINE COURT	ACCESS STREET	50'

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
146	8,163±	1,334±	6,829±
147	7,182±	1,085±	6,097±
162	11,206±	2,086±	9,120±
163	9,197±	1,112±	8,085±
164	8,255±	895±	7,420±
165	9,460±	1,621±	7,839±
169	9,124±	1,534±	7,590±

**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. #22418, Expiration Date: 7/29/11.

**OWNER/DEVELOPER**  
J L N Development, LLC.  
46 Poplar Point Road  
Edgewater, Maryland 21037  
(410)224-7575 Fax (410)224-4774

**RSC DENSITY TABULATION**

	GROSS AREA	FLOODPLAIN AND STEEP SLOPES	NET AREA	# OF UNITS ALLOWED	# OF UNITS PROPOSED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	DRY REC. OPEN SPACE REQUIRED	DRY REC. OPEN SPACE PROVIDED	DENSITY PER NET ACRE
PHASE 1	7,1607 AC.	0	7,1607 AC.	28.6	20	1,4321 AC.	1,2537 AC.	0.7161 AC.	0.1295 AC.	2.79
PHASE 2	5,6071 AC.	0	5,6071 AC.	22.4	39	1,1214 AC.	2,8652 AC.	0.5607 AC.	2.8652 AC.	6.96
PHASE 3	15,3010 AC.	0.1322 AC.	15,1688 AC.	60.7	51	3,0602 AC.	10,5744 AC.	1.5301 AC.	4.3274 AC.	3.36
PHASE 4	8,290 AC.	0.0368 AC.	8,2532 AC.	33	33	1,2617+0.4370-1.6987 AC. *	1.0673 AC.	0.6308+0.2204-0.8512 AC. **	**	4.00
TOTAL	36,3588 AC.	0.1690 AC.	36,1898 AC.	144.70	143	7,3124 AC.	15,7606 AC.	3.6581 AC.	7.3221 AC.	3.95

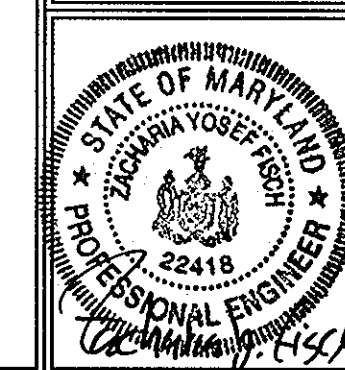
\* Open Space obligations for Lot 143, 1,2617 AC., have been met under Phases I, II & III. Parcels 492, 493, 494 & 622 were added to Lot 143. Therefore, the remaining obligation of Open Space is only for Parcels 492, 493, 494 & 622 for an additional 0.4370 AC. and is fulfilled in Open Space Lots 177 & 178, which provide 1.0673 AC. of open space.  
\*\* Recreational Open Space obligations have been met under Phases I, II & III.

**CENTERLINE ROAD CURVE DATA**

CURVE #	STATIONS	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD B/D
C1	PC=0+53.85; FT=+94.64	39°25'05"	350.00'	240.79'	125.38'	881'719'14" 236.07'

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Thomas E. Suttler* 8/10/09  
PLANNING DIRECTOR DEP. DATE

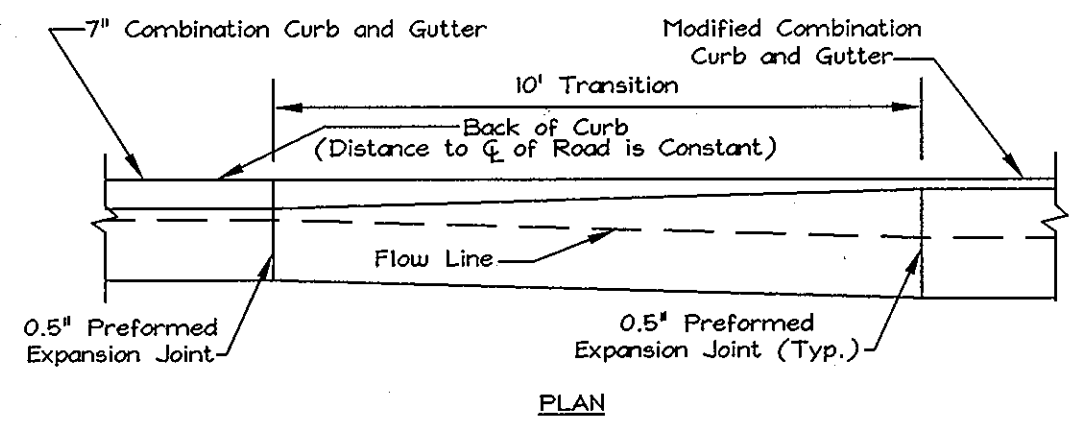
**PRELIMINARY PLAN  
PLEASANT CHASE - PHASE IV**  
LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



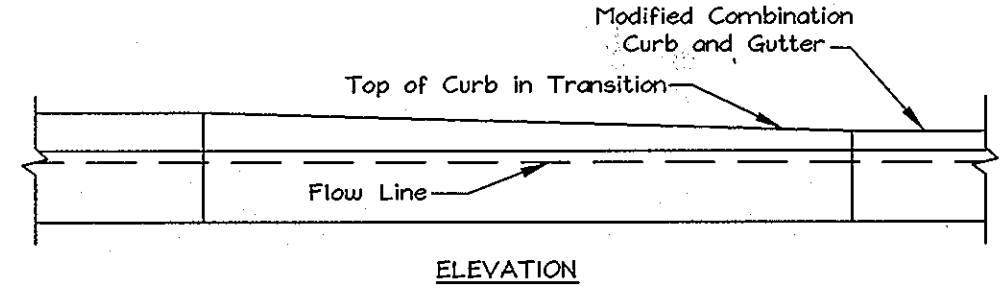
**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane, Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsh.net

DESIGN BY: ZTF  
DRAWN BY: CED/CH  
CHECKED BY: ZTF  
SCALE: As Shown  
DATE: July 23, 2009  
W.O. No.: 3430  
SHEET No.: 1 OF 9





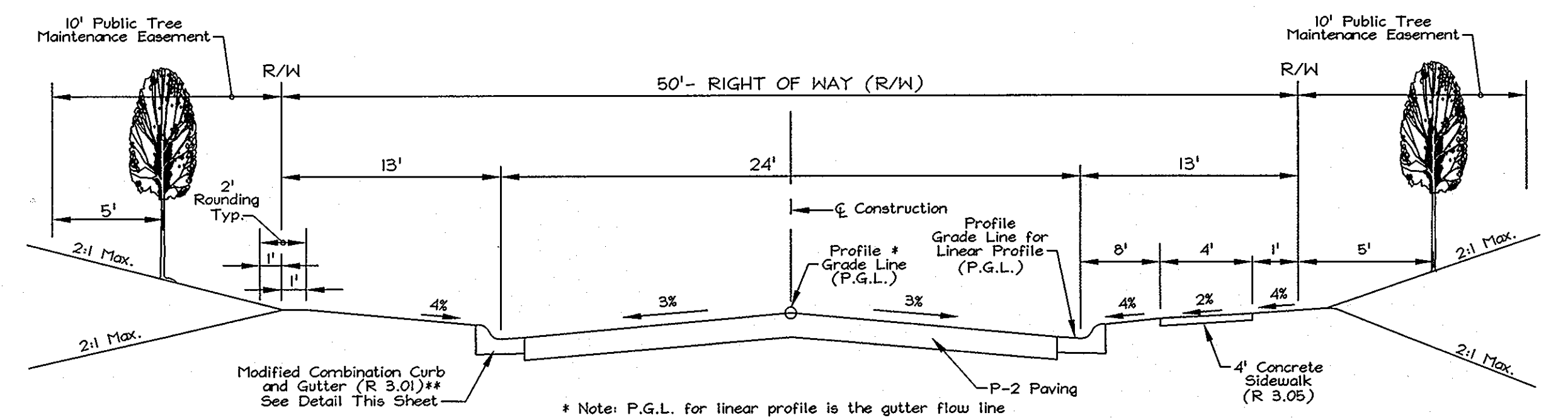
PLAN



ELEVATION

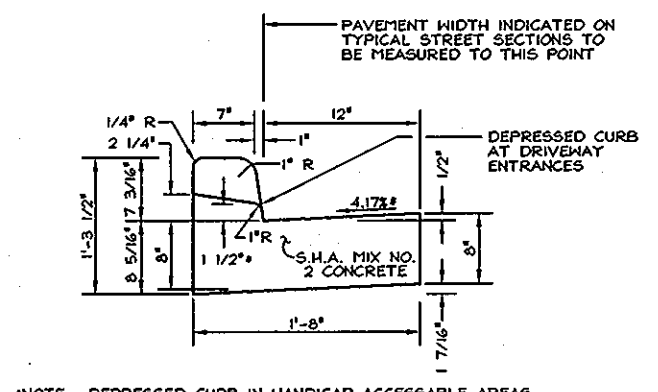
**7" CURB AND GUTTER TO MODIFIED CURB AND GUTTER DETAIL**  
NOT TO SCALE

Note: Curb and Gutter Transitions Occur at All Type 'A' Inlet Locations 1-4 through 1-7.



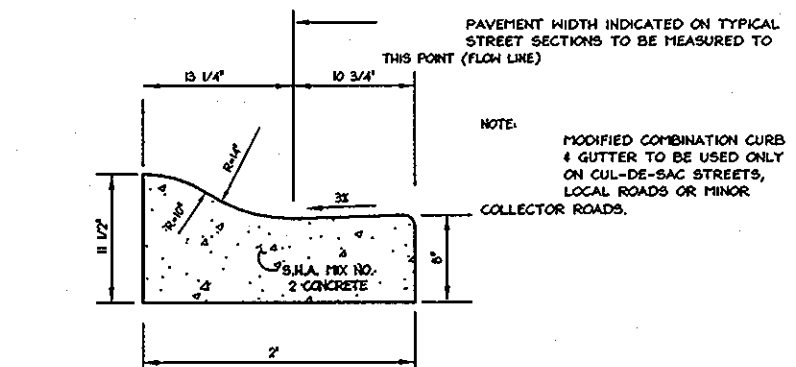
**TYPICAL JACQUELINE COURT ROADWAY SECTION**  
CLASSIFICATION: PUBLIC ACCESS STREET

DESIGN SPEED: 30 MPH  
NOT TO SCALE



**STANDARD COMBINATION CURB AND GUTTER\*\***  
HOWARD COUNTY STANDARD R-3.01  
NOT TO SCALE

Note: Transitioning from Modified Curb and Gutter to Standard Curb and Gutter at all Type 'A' Inlets (Inlets 1-4 through 1-7)



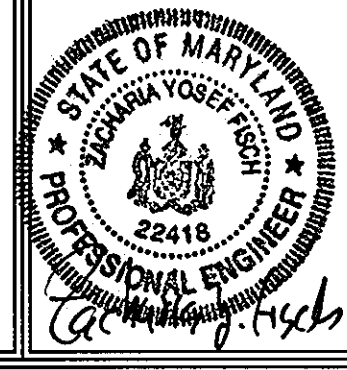
**MODIFIED CURB & GUTTER\*\***  
HOWARD COUNTY STANDARD R3.01  
NOT TO SCALE

**STREET LIGHT LOCATION CHART**

Station	Offset	Lamp Size and Fixture
Sta. 0+25	30' Right	100 watt HPS - Post Top Premier Fixture
Sta. 2+17	15' Left	100 watt HPS - Post Top Premier Fixture
Sta. 5+12	15' Right	100 watt HPS - Post Top Premier Fixture
L.P. Sta. 1+75	3' Offset	100 watt HPS - Post Top Premier Fixture

☆ - Denotes Street Light

**PRELIMINARY ROAD PROFILE**  
**PLEASANT CHASE - PHASE IV**  
LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



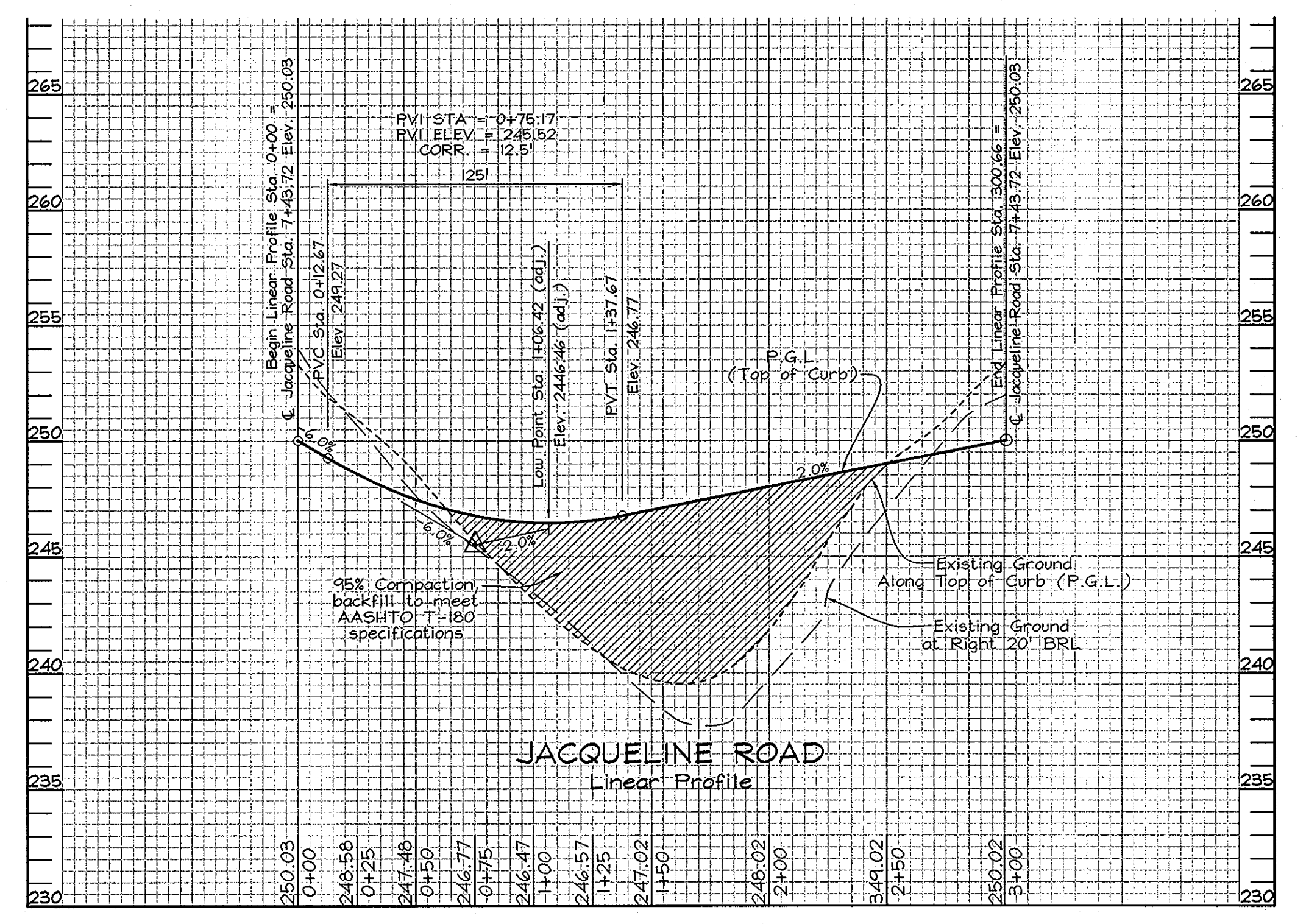
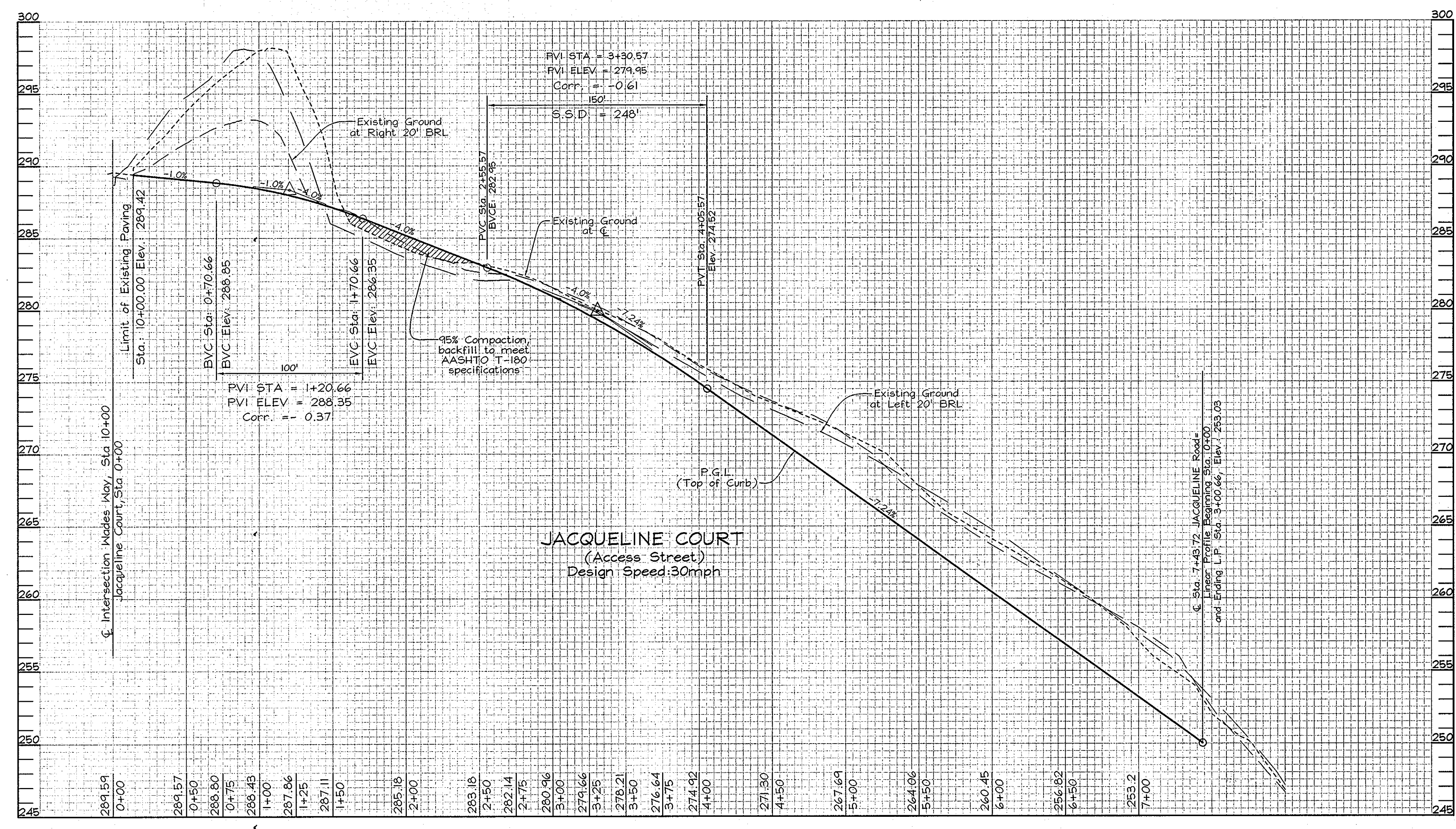
**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsh.net

DESIGN BY: AY  
DRAWN BY: AY  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: July 23, 2009  
H.O. No.: 3430  
SHEET No.: 2 OF 9

**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. #22418, Expiration Date: 7/24/11.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Morgan & Burt* 8/10/09  
PLANNING DIRECTOR, DEP. DATE



**ROAD PROFILES**  
SCALE- HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'





MATCHLINE A-A SEE SHEET 4

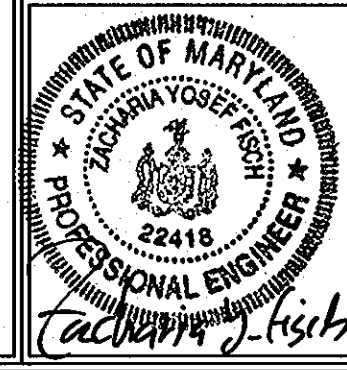
PLAN VIEW  
SCALE: 1"=30'

**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. #22418, Expiration Date: 07/29/2011.

**OWNER/DEVELOPER**  
J L N Development, LLC.  
46 Poplar Point Road  
Edgewater, Maryland 21037  
(410)224-7575 Fax:(410)224-4774

**PRELIMINARY PLAN**  
**PLEASANT CHASE - PHASE IV**  
LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Miriam E. Butler* 8/10/09  
PLANNING DIRECTOR, DEP DATE



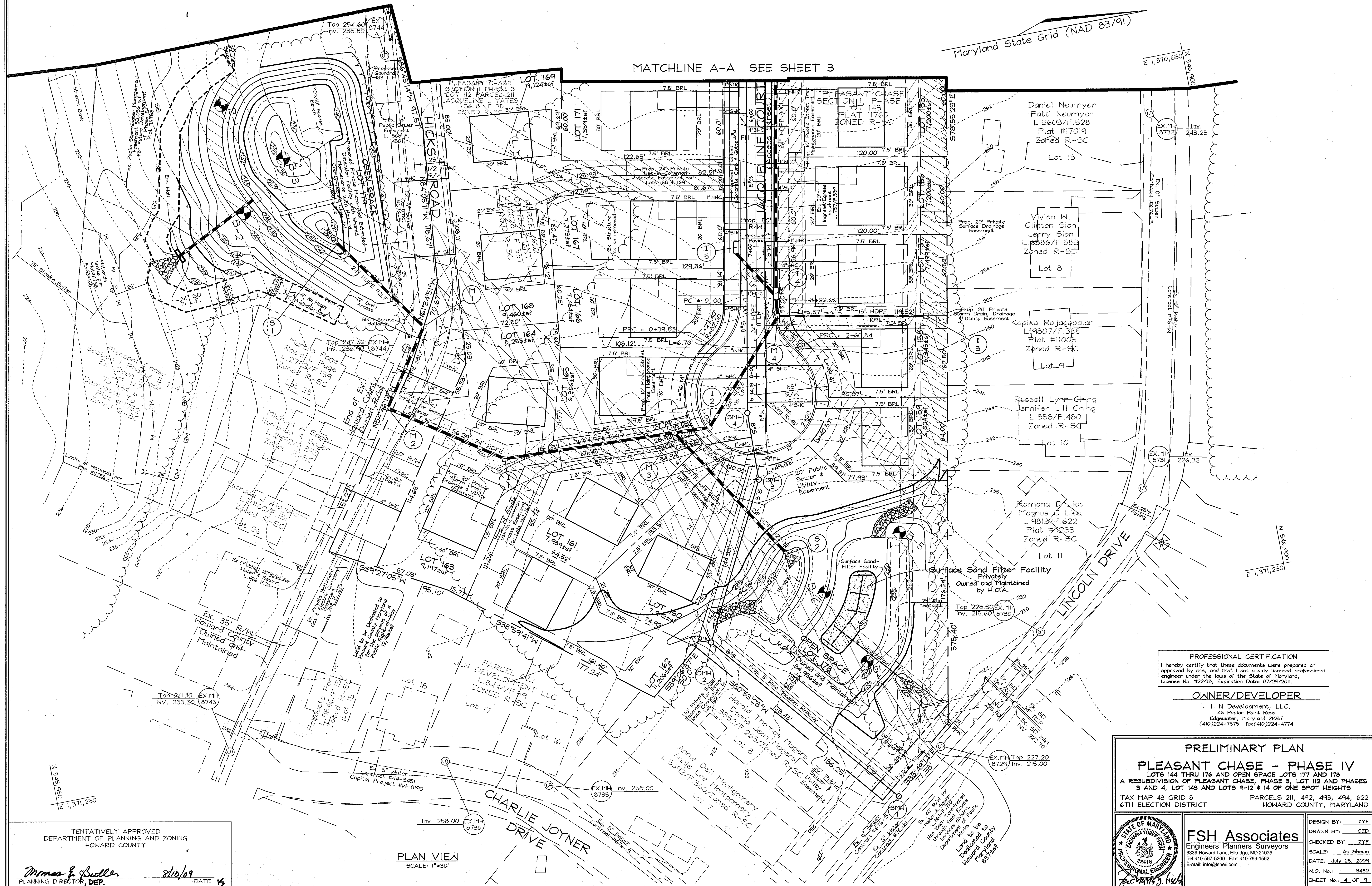
**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane, Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fshri.com

DESIGN BY: ZYF  
DRAWN BY: CED  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: July 23, 2009  
I.L.O. No.: 8480  
SHEET No.: 3 OF 3



MATCHLINE A-A SEE SHEET 3

Maryland State Grid (NAD 83/91)



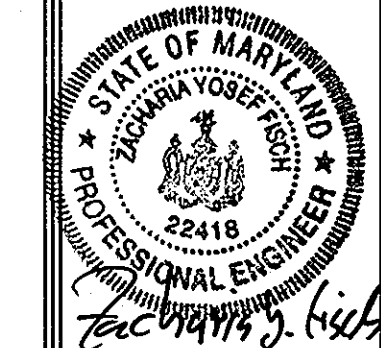
PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/29/2011.

OWNER/DEVELOPER

J L N Development, LLC.  
46 Poplar Point Road  
Edgewater, Maryland 21037  
(410)224-7675 Fax (410)224-4774

PRELIMINARY PLAN

**PLEASANT CHASE - PHASE IV**  
LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane, Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsher.com

DESIGN BY: ZYF  
DRAWN BY: CED  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: July 23, 2009  
I.O. No.: 3430  
SHEET No.: 4 OF 9

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Miriam E. Suller*  
PLANNING DIRECTOR, DEP.  
8/10/09 DATE 15

PLAN VIEW  
SCALE: 1"=30'



**LEGEND**

Existing Contour	---
Proposed Contour	---
Spot Elevation	⊕
Direction of Flow	→
Tree Protection Fence	⊕
Existing Trees to Remain	⊕
Stabilized Construction Entrance	⊕
Super Silt Fence	SSF
Erosion Control Matting	ECM
Temporary Erosion Control Suede	→
15-24.9% Slopes	⊕
Steepest Slopes ≥ 25%	⊕

**SOILS LEGEND**

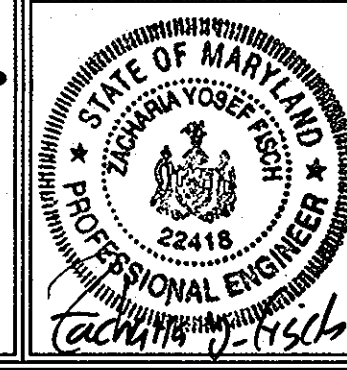
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
KH2	Keypert silt loam, 3 to 10 percent slopes, moderately eroded	C
LuB	luka loam, local alluvium, 1 to 5 percent slopes	C
SCB	Sandy and clayey loam, gently sloping	C
SFC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded	B
SB2	Sassafras loam, 1 to 5 percent slopes, moderately eroded	B
SsE	Sassafras soils, 15 to 40 percent slopes	B



**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. #22448, Expiration Date: 07/24/2011.

**OWNER/DEVELOPER**  
 J L N Development, LLC  
 46 Poplar Point Road  
 Edgewater, Maryland 21037  
 (410)224-7575 Fax:(410)224-4774

**PRELIMINARY GRADING, SOILS AND SEDIMENT & EROSION CONTROL PLAN**  
**PLEASANT CHASE - PHASE IV**  
 LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
 A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 148 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
 TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane, ElkrIDGE, MD 21075  
 Tel:410-567-5200 Fax:410-798-1562  
 E-mail: info@fshnet.com

DESIGN BY: RL  
 DRAWN BY: RL  
 CHECKED BY: ZYF  
 SCALE: As Shown  
 DATE: July 23, 2009  
 P.L.O. No.: 3430  
 SHEET No.: 5 OF 9

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Morgan E. Siddle* 8/10/09  
 PLANNING DIRECTOR, DEP. DATE VS

MATCHLINE B-B SEE SHEET 6

PLAN VIEW  
 SCALE: 1"=30'



STORMWATER MANAGEMENT SUMMARY TABLE

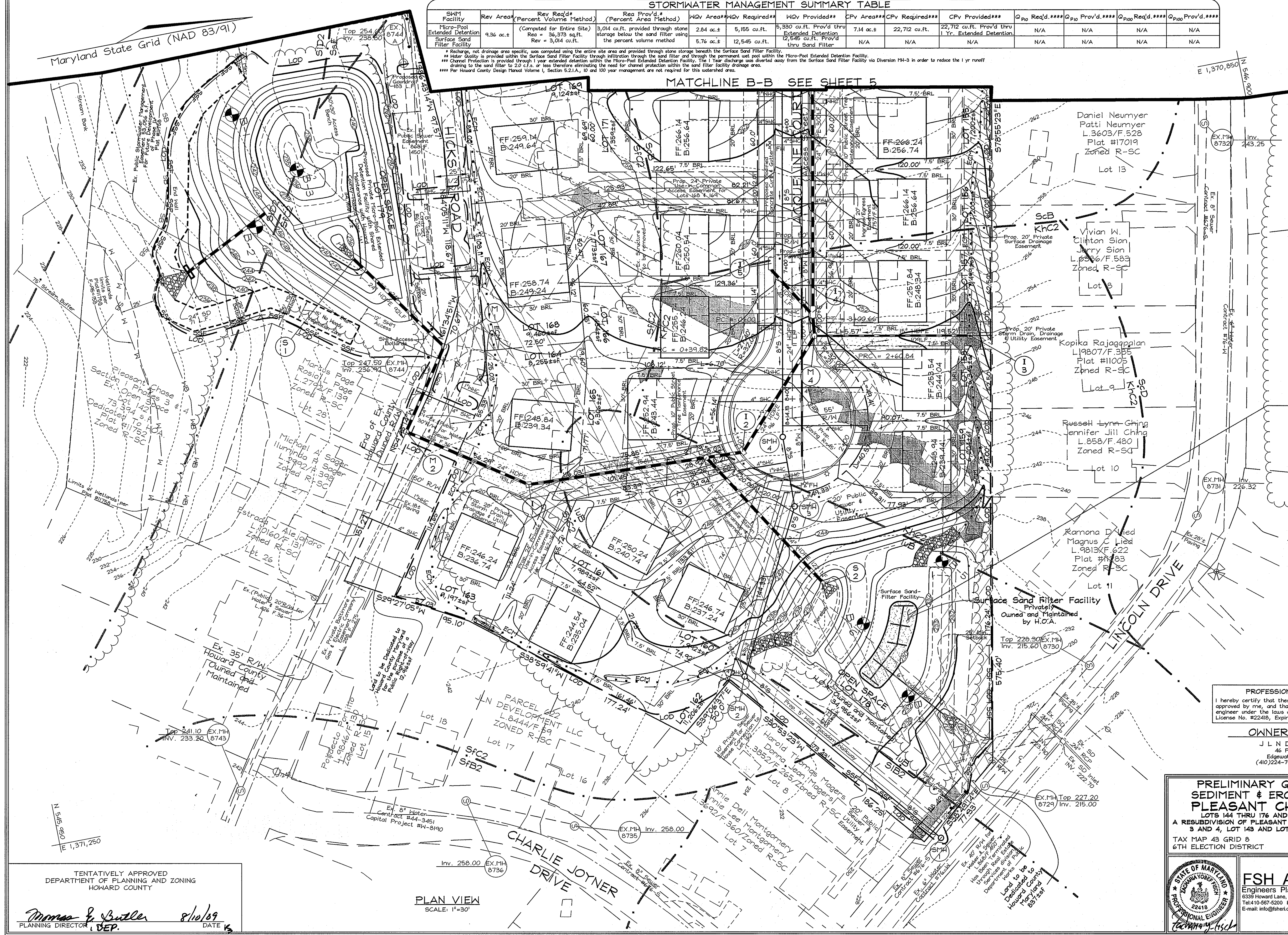
SWM Facility	Rev Area	Rev Req'd* (Percent Volume Method)	Rea Prov'd** (Percent Area Method)	WQV Area**	WQV Required**	WQV Provided**	CPV Area***	CPV Required***	CPV Provided***	Q <sub>10</sub> Req'd****	Q <sub>10</sub> Prov'd****	Q <sub>100</sub> Req'd****	Q <sub>100</sub> Prov'd****
Micro-Pool Extended Detention Surface Sand Filter Facility	9.36 ac.±	(Computed for Entire Site) Rea = 36,373 sq.ft. Rev = 3,014 cu.ft.	3,014 cu.ft. provided through stone storage below the sand filter using the percent volume method	2.84 ac.±	5,155 cu.ft.	5,330 cu.ft. Prov'd thru Extended Detention	7.14 ac.±	22,712 cu.ft.	22,712 cu.ft. Prov'd thru 1 Yr. Extended Detention	N/A	N/A	N/A	N/A
				5.76 ac.±	12,545 cu.ft.	12,545 cu.ft. Prov'd thru Sand Filter	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\* Recharge, not drainage area specific, was computed using the entire site area and provided through stone storage beneath the Surface Sand Filter Facility.  
 \*\* Water Quality is provided within the Surface Sand Filter Facility through filtration through the sand filter and through the permanent wet pool within the Micro-Pool Extended Detention Facility.  
 \*\*\* Channel Protection is provided through 1 year extended detention within the Micro-Pool Extended Detention Facility. The 1 Year discharge was diverted away from the Surface Sand Filter Facility via Diversion MH-3 in order to reduce the 1 yr runoff draining to the sand filter to 2.0 c.f.s. or less therefore eliminating the need for channel protection within the sand filter facility drainage area.  
 \*\*\*\* Per Howard County Design Manual Volume I, Section 5.21.A, 10' and 100' year management are not required for this watershed area.

LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Tree Protection Fence
- Existing Trees to Remain
- Stabilized Construction Entrance
- Super Silt Fence
- Erosion Control Matting
- Temporary Erosion Control Suede
- 15-24.9% Slopes
- Sleep Slopes ≥ 25%
- Denotes Soil Boring Location

MATCHLINE B-B SEE SHEET 5

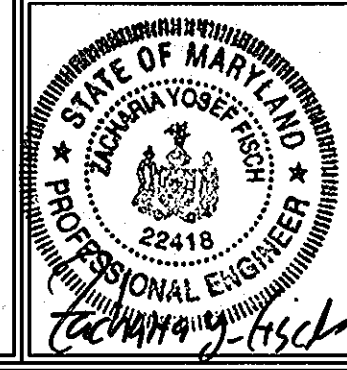


**STONE/RIP-RAP OUTLET SEDIMENT TRAP-ST IV**  
 Drainage Area to Trap = 7.09 ac.±  
 Total Volume Required = 25,524 cu.ft.±  
 Wet Volume Required = 12,762 cu.ft.±  
 Dry Volume Required = 12,762 cu.ft.±  
 Minimum Depth = 4.0'  
 Minimum Length = 100.0'  
 Minimum Width = 50.0'

**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. #22418, Expiration Date: 07/24/2011.

**OWNER/DEVELOPER**  
 J L N Development, LLC.  
 46 Poplar Point Road  
 Edgewater, Maryland 21037  
 (410)224-7575 Fax:(410)224-4774

**PRELIMINARY GRADING, SOILS AND SEDIMENT & EROSION CONTROL PLAN**  
**PLEASANT CHASE - PHASE IV**  
 LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
 A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
 TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



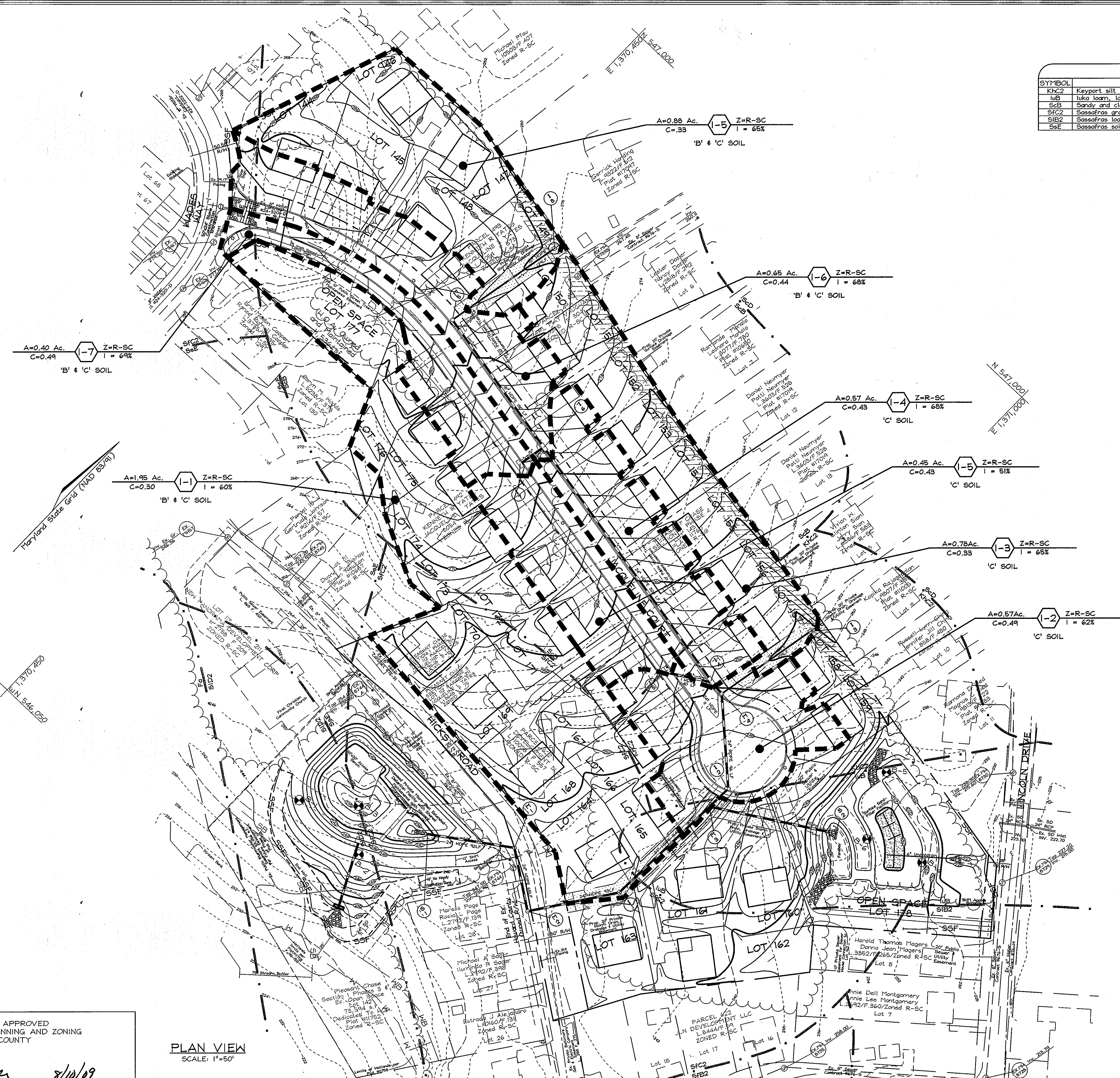
**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane, Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-1562  
 E-mail: info@fshri.com

DESIGN BY: RL  
 DRAWN BY: RL  
 CHECKED BY: ZYF  
 SCALE: As Shown  
 DATE: July 23, 2009  
 W.O. No.: 3430  
 SHEET No.: 6 OF 9

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 Planning Director: *Mona E. Butler* 8/10/09  
 DATE: 8/10/09

PLAN VIEW  
 SCALE: 1"=30'



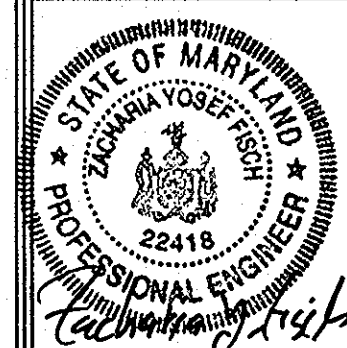


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
KhC2	Keypoint silt loam, 3 to 10 percent slopes, moderately eroded	C
luB	luke loam, local alluvium, 1 to 5 percent slopes	C
SsB	Sandy and clayey sand, gently sloping	C
SfC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded	B
SfB2	Sassafras loam, 1 to 5 percent slopes, moderately eroded	B
SsF	Sassafras soils, 15 to 40 percent slopes	B

**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. #22418, Expiration Date: 07/24/2011.

**OWNER/DEVELOPER**  
 J L N Development, LLC.  
 46 Poplar Point Road  
 Edgewater, Maryland 21057  
 (410)224-7575 Fax:(410)224-4774

**PRELIMINARY STORM DRAIN DRAINAGE AREA MAP**  
**PLEASANT CHASE - PHASE IV**  
 LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
 A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 149 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
 TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane, Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-798-1562  
 E-mail: info@fshri.com

DESIGN BY: CED/MT  
 DRAWN BY: CED  
 CHECKED BY: ZYE  
 SCALE: As Shown  
 DATE: July 23, 2009  
 P.L.O. No.: 3490  
 SHEET No.: 7 OF 9

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*Mona E. Butler* 8/10/09  
 PLANNING DIRECTOR, DEP. DATE 13

**PLAN VIEW**  
 SCALE: 1"=50'



**LANDSCAPE NOTES**

- At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surveys until such time as all required materials are planted and/or surveys are made to applicable plans and certificates.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

STREET TREE SCHEDULE			
STREET NAME	LF REQUIRED	TREES REQUIRED	PROVIDED
JACQUELINE COURT	1715'	(1:40) = 43	43

SCHEDULE A PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
	B	B	2	3	5	6
Perimeter/Frontage Designation	Landscape Type					
Linear Feet of Roadway	95'	388'	1068'	322'	643'	111'
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No	No
Credit for Wall, Fence, Berm, or Other Planting (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No	No
Number of Plants Required	1:50 1	1:50 8	1:60 18	1:60 5	1:60 11	-
Shade Trees	1:40 1	1:40 10	-	-	-	1:40 3
Evergreen Trees	-	-	-	-	-	-
Shrubs	-	-	-	-	-	-

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING		
Perimeter/Frontage Designation	SHM1 Perimeter 1	SHM1 Perimeter 2
Linear Feet of Perimeter	758'	548'
Credit for Existing Vegetation (No, Yes and Linear Feet) Remaining Perimeter Length	No	Yes (264') 284'
Credit for Wall, Fence or Berm (No, Yes and %)	No	No
Number of Trees Required	1:50 15	1:50 6
Shade Trees (1:50)	1:40 19	1:40 7
Evergreen Trees (1:40)	-	-

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Thomas E. Butler*  
PLANNING DIRECTOR  
8/16/09  
DATE



PLAN VIEW  
SCALE: 1"=30'

MATCHLINE C-C SEE SHEET 9

**Forest Conservation Narrative**  
This forest conservation plan has been developed in accordance with the Howard County Forest Conservation Manual and the Forest Conservation Act of 1991.  
In accordance with section 16.1202.(b).(1).(iii) of the Subdivision Regulations, existing Lot 143, Pleasant Chase Phase IV, has a Preliminary Plan approved prior to 12/31/1992. Therefore, only Parcels 492, 493, 494 & 622 are subject to Forest Conservation obligations.  
The above mentioned parcels consist of 1.75 acres. There are no forest resources contained on these parcels. Due to the small size of the lots, the 0.26 acres of afforestation requirement shall be satisfied with a fee-in-lieu payment of \$8,494.20 (11,325.60 SF x 0.75).

FOREST CONSERVATION WORKSHEET	
<b>Net Tract Area</b>	<b>Acres</b>
A. Total Tract Area	1.75
B. Area Within 100 Year Floodplain	--
C. Other deductions	--
D. Net Tract Area	1.75
Zoning Use Category: RESIDENTIAL-SUBURBAN	
Land Use Category	
E. Afforestation Minimum (15% x D)	0.26
F. Conservation Threshold (20% x D)	0.35
<b>Existing Forest Cover</b>	
G. Existing Forest on Net Tract Area	0
H. Forest Area Above Conservation Threshold	0
<b>Breakeven Point</b>	
I. Forest Retention Above Threshold with no Mitigation	0.35
J. Clearing Permitted without Mitigation	0
<b>Proposed Forest Clearing</b>	
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	0
<b>Planting Requirements</b>	
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	0.26
S. Total Reforestation and Afforestation Requirement	0.26

**EXPLORATION RESEARCH, INC.**  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS  
6339 HOWARD LANE  
220308, MARYLAND 21076  
TEL: (410) 667-5210 FAX: (410) 798-1562

**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. #22418, Expiration Date: 07/29/2011.

**OWNER/DEVELOPER**  
J L N Development, LLC.  
46 Poplar Point Road  
Edgewater, Maryland 21037  
(410)224-7575 Fax (410)224-4774

**PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN**  
**PLEASANT CHASE - PHASE IV**  
LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane, Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-798-1562  
E-mail: info@fsh.net

DESIGN BY: AB  
DRAWN BY: AB  
CHECKED BY: ZTF  
SCALE: As Shown  
DATE: July 23, 2009  
H.O. No.: 3430  
SHEET No.: 8 OF 9

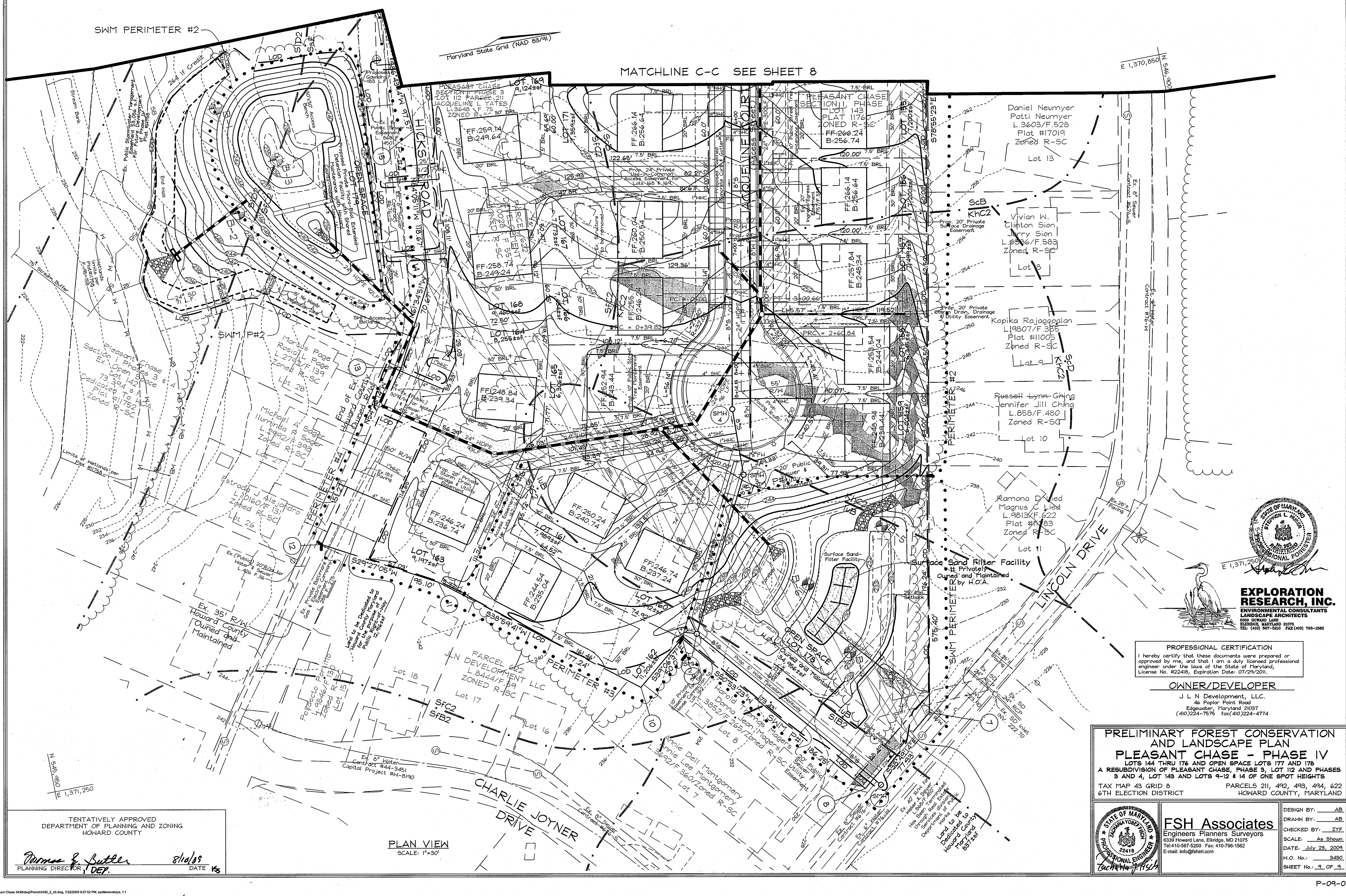


SWM PERIMETER #2

Maryland State Grid (NAD 83/91)

MATCHLINE C-C SEE SHEET 8

E 1,370,850  
N 546,900

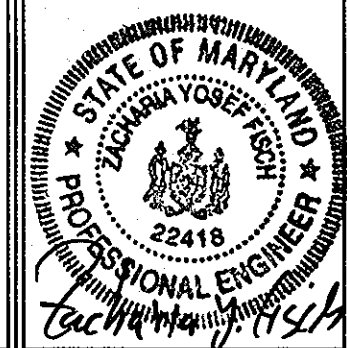


**EXPLORATION RESEARCH, INC.**  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 6339 HOWARD LANE  
 ELKRIE, MARYLAND 21076  
 TEL: (410) 567-5200 FAX: (410) 798-1562

**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. #22418, Expiration Date: 07/24/2011.

**OWNER/DEVELOPER**  
 J L N Development, LLC.  
 46 Poplar Point Road  
 Edgewater, Maryland 21037  
 (410) 224-7575 Fax: (410) 224-4774

**PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN**  
**PLEASANT CHASE - PHASE IV**  
 LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
 A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
 TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane, Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-798-1562  
 E-mail: info@fshnet.com

DESIGN BY: AB  
 DRAWN BY: AB  
 CHECKED BY: ZYF  
 SCALE: As Shown  
 DATE: July 23, 2009  
 H.O. No.: 3430  
 SHEET No.: 9 OF 9

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
  
 PLANNING DIRECTOR, DEP.  
 8/10/09  
 DATE

PLAN VIEW  
 SCALE: 1"=30'