

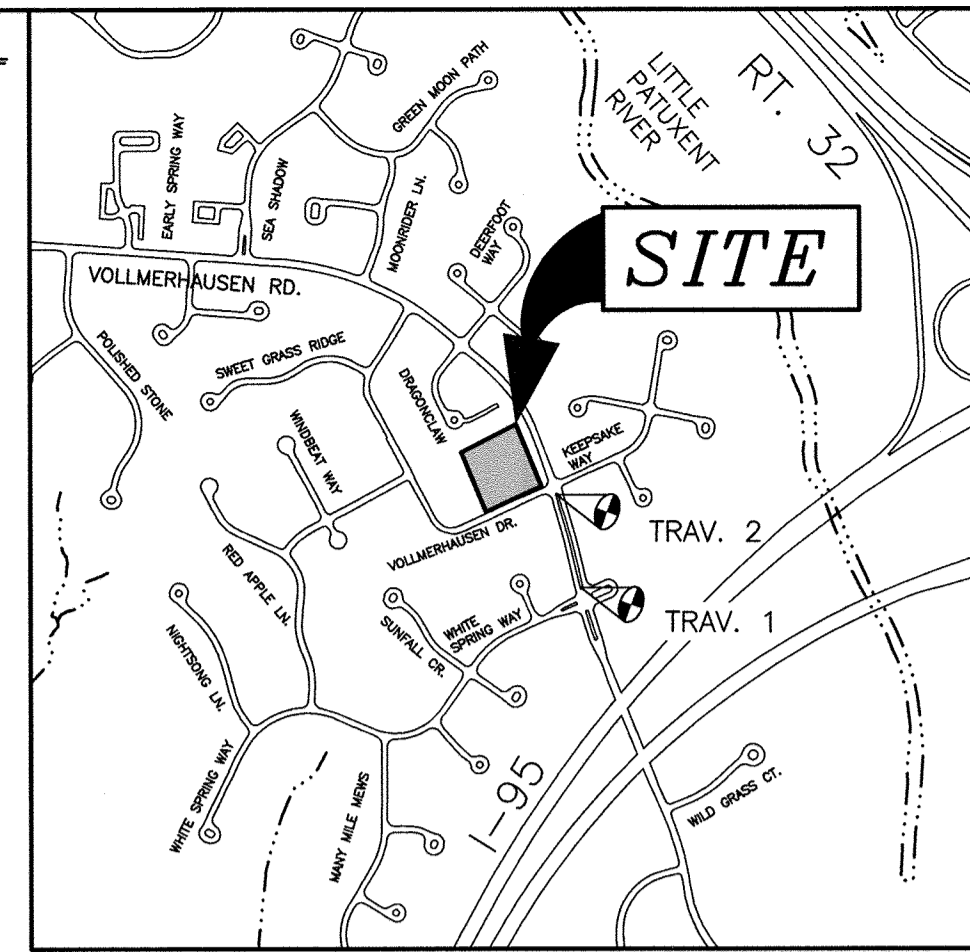


**BENCHMARKS NAD'83 HORIZONTAL**

TRAV. 1  
REBAR AND CAP  
N 542370.1616' E 1358287.1054'  
ELEVATION: 361.128'

TRAV. 2  
REBAR AND CAP  
N 542808.3770' E 1358170.8510'  
ELEVATION: 356.641'

- LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED MICRO-BIORETENTION FACILITY (M-6)
  - PROJECT BOUNDARY
  - ADJACENT PROPERTY OWNER
  - EXISTING TREELINE
  - PROPOSED TREELINE
  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED DRYWELL (M-5)
  - NON-ROOFTOP DISCONNECTION AREA (N-2)
  - PROPOSED IMPERVIOUS AREA
  - EXISTING STRUCTURES TO BE REMOVED
  - SPECIMEN TREE TO BE REMOVED SEE SHEET 2 FOR SIZE/TYPER



ADC MAP: 5053 GRID: F5  
**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE(S) HAVE BEEN SUBMITTED AND APPROVED.
2. SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS ESTABLISHED FROM GIS OBSERVATION.
4. THE PROJECT BOUNDARY IS BASED ON SURVEY BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2019. THE EXISTING ON-SITE TOPOGRAPHY IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2019. EXISTING UTILITIES ARE BASED ON FIELD SURVEY AND COUNTY GIS.
5. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 52.2.F.2 OF DESIGN MANUAL VOLUME III.
6. THE FOREST STAND DELINEATION REPORT AND THE WETLANDS CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON FEBRUARY 2019.
7. A TRAFFIC STUDY HAS BEEN PREPARED BY MARS GROUP, ON FEBRUARY 2019.
8. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
10. THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
11. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, 100-YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20.00' FROM THE CONTIGUOUS AREA LOCATED ON THIS SITE.
12. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
13. PER SECTION 16.12.2.2, THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 21,998 SF.
14. THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.12.2.4.1 OF THE SUBDIVISION REGULATIONS.
15. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
16. THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT, PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS HELD ON FEBRUARY 28, 2019.
17. THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU), PER SECTION 13.402C., THIS REQUIREMENT SHALL MET BY A FEE-IN-LIEU PAYMENT IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL SITES WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.
18. PREVIOUS HOWARD COUNTY FILE REFERENCES: ECP-19-042
19. THERE APPEARS TO BE AN EXISTING WELL AND SEPTIC ON THE PROPERTY. THESE SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH. THIS WILL BE DONE PRIOR TO FINAL PLAN APPROVAL.
20. THE FOREST CONSERVATION OBSERVATION AMOUNT OF 0.2 ACRES OF AFFORESTATION SHALL BE MET BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,742.40. (\$0.75 PER SQUARE FOOT)
21. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(7) FOR REMOVAL OF SPECIMEN TREES HAS BEEN SUBMITTED WITH THIS SKETCH PLAN.
22. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED "QUICK PUNCH", SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
23. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5751 FOR DETAILS AND COST ESTIMATE.
24. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
25. THE 250' OF MODIFIED CURB AND GUTTER AND SIDEWALK SHOWN BEYOND THE LIMITS OF THE SUBJECT SITE WILL BE INVESTIGATED AND DETERMINED IF FEASIBLE FOR THESE IMPROVEMENTS. THIS WILL BE DETERMINED AT THE NEXT DESIGN PLAN STAGE.

Minimum Lot Size Chart			
Lot	Total Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
1	7,319	0	7,319
2	7,523	0	7,523
3	7,731	752	6,979
4	8,414	1,093	7,321
5	8,175	1,091	7,084
6	7,476	747	6,729
7	7,346	0	7,346
8	8,120	0	8,120

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	8
Total Number of MIHUs Required	1
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	7
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	YES (LOTS 1-8)

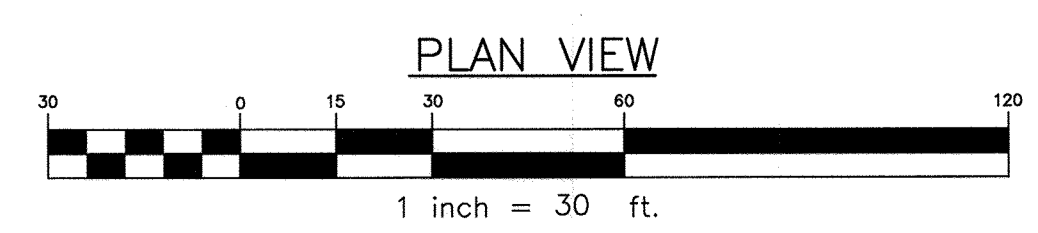
Note: Minimum lot size per zoning regulations (Section 110.0.D.2) is 6,000 sf.

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% OF THE DWELLING UNITS AS MODERATE INCOME HOUSING UNITS.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

6-19-19  
DATE

SHEET INDEX	
NO.	DESCRIPTION
1	SKETCH PLAN
2	SKETCH GRADING, STORMWATER MANAGEMENT, AND SOILS PLAN



Site Analysis Data Chart	
Zoning	R-SC
Gross Area	2.02 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	2.02 ac
Number of lots/units allowed (4 d.u. per net acre)	8
Number of lots/units proposed	8
Area of Buildable Lots	1.43 ac
Area of Open Space Lots	0.59 ac
Area of Proposed Right-of-Way Dedication	0.00 ac
Area of Proposed Roads	0.00 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.51 ac
Area of Open Space Provided	0.59 ac
Area of Non-Credited Open Space	0.06 ac
Area of Credited Open Space	0.53 ac
Recreational Open Space Required	NA *
Recreational Open Space Provided	NA *
* Recreational open space is not required since there are less than 10 lots/units proposed (Section 16.121.a.4.)	
Limit of Disturbance - (Approximate)	1.57 ac

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
6480 BALTIMORE NATIONAL PIKE, SUITE 315A, ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-6105 (F) 410-485-8644  
WWW.BEI-ENGINEERING.COM

OWNER:  
DOUSE, RICHARD & DONNA  
9454 VOLLMERHAUSEN DR.  
COLUMBIA, MARYLAND 21046  
410-792-2565

DEVELOPER:  
DEVELOPMENT PARTNERS, LLC  
9993 GERWIG LANE  
COLUMBIA, MARYLAND 21046  
410-792-2565

**HUNTINGTON POINT**  
LOTS 1 thru 8 and OPEN SPACE LOT 9

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046  
TAX MAP: 42 - GRID: 22 - PARCEL 167  
ZONED: R-SC  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SKETCH PLAN**

DATE: FEBRUARY, 2019 BEI PROJECT NO. 2952  
SCALE: AS SHOWN SHEET 1 OF 2

**LEGEND**

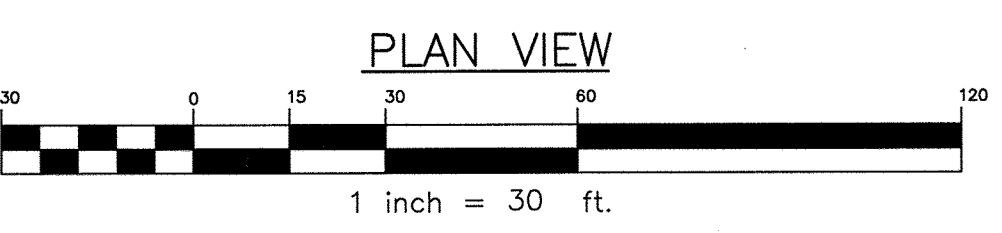
- 358 --- EXISTING CONTOURS
- 360 --- PROPOSED CONTOURS
- 368 --- SOILS DELINEATION LINE
- LoB SOILS TYPE - ENTIRE SITE
- [Hatched Box] PROPOSED MICRO-BIORETENTION FACILITY (M-6)
- [Dashed Line] PROJECT BOUNDARY
- [Dotted Line] ADJACENT PROPERTY OWNER
- [Wavy Line] EXISTING TREELINE
- [Wavy Line] PROPOSED TREELINE
- [Square with X] PROPOSED DRYWELL (M-5)
- [Hatched Box] NON-ROOFTOP DISCONNECTION AREA (N-2)
- [Hatched Box] SWM DRAINAGE AREA TO MBR-1
- [Hatched Box] SWM DRAINAGE AREA TO DRYWELLS
- [Hatched Box] PROPOSED IMPERVIOUS AREA
- [Dashed Line] EXISTING STRUCTURES TO BE REMOVED
- [Circle with X] SPECIMEN TREE TO BE REMOVED



Specimen Tree Chart				
No.	Species	Size (in. dbh)	Condition	Status
1	Tulip Poplar	55	Fair, Some Dieback	TBR
2	Tulip Poplar	38	Fair, Limited Crown	TBR
3	Tulip Poplar	34	Fair, Limited Crown	TBR
4	Tulip Poplar	32	Fair, Limited Crown	TBR
5	Tulip Poplar	35	Fair, Limited Crown	TBR
6	Tulip Poplar	33	Fair, Limited Crown	SAVE
7	Tulip Poplar	30	Fair, Limited Crown	TBR
8	Tulip Poplar	31	Fair, Limited Crown	TBR
9	Tulip Poplar	43	Fair, Limited Crown	TBR
10	Tulip Poplar	31.5	Fair, Limited Crown	TBR
11	Tulip Poplar	39	Fair, Limited Crown	TBR
12	Tulip Poplar	34.5	Fair, Limited Crown	TBR
13	Tulip Poplar	46.5	Fair, Limited Crown	TBR
14	Tulip Poplar	32	Fair, Limited Crown	TBR
15	Tulip Poplar	35.5	Fair, Limited Crown	TBR
16	Tulip Poplar	37	Fair, Limited Crown	TBR
17	Tulip Poplar	30	Fair, Limited Crown	TBR
18	Tulip Poplar	48	Fair, Limited Crown	SAVE
19	Tulip Poplar	32.5	Fair, Limited Crown	SAVE
20	Tulip Poplar	31.5	Fair, Limited Crown	SAVE
21	Tulip Poplar	34	Fair, Limited Crown	SAVE
22	Tulip Poplar	30	Fair, Limited Crown	TBR
23	Tulip Poplar	39.5	Fair, Limited Crown	TBR
24	Tulip Poplar	30	Fair, Limited Crown	TBR
25	Willow Oak	38	Fair, Some Dieback, CRZ Impact	TBR
26	Tulip Poplar	39.5	Fair, Some Dieback, CRZ Impact	TBR
27	Tulip Poplar	47	Fair, Some Dieback, CRZ Impact	TBR

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALT. GROUP	NAME	K-VALUE
LoB		B		LEGORE-MONTALTO-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.64

NO HIGHLY ERODIBLE SOILS ON SITE.  
THE ENTIRE SITE IS THE SAME SOIL (LoB).  
HIGHLY ERODIBLE SOILS: K>0.35 AND >5% SLOPES, OR SOILS >15% SLOPES.



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Nathan J. Jellie* 10-19-19  
PLANNING DIRECTOR DATE

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE SUITE 315A ELLEWOOD CITY, MARYLAND 21043  
(P) 410-485-6105 (F) 410-485-6644  
WWW.BE-CIVILENGINEERING.COM

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. 22396, Expiration Date: 6-30-2021.

*Clayton* 6-5-19

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OWNER:  
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ZONED: R-SC  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**GRADING, STORMWATER  
MANAGEMENT AND SOILS PLAN**

DATE: FEBRUARY, 2019	BEI PROJECT NO. 2952
DESIGN: MP	DRAFT: MP
SCALE: AS SHOWN	SHEET 2 OF 2