

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY DRAINAGE AREA MAP, GRADING PLAN AND SOILS MAP

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - 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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS, (JANUARY 1998)," A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD STUDY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES, DATED FEBRUARY, 2003.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 3805 AND 3806.
 - PROPOSED WATER IS PUBLIC.
 - PROPOSED SEWER IS PUBLIC.
 - THE HOA OWNED STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A PRIVATELY MAINTAINED BIORETENTION FACILITY AND A PUBLIC JOINTLY MAINTAINED POCKET POND.
 - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
 - THE WETLANDS DELINEATION FOR THIS PROJECT WAS TAKEN FROM SDP-01-93.
 - THE TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED AUGUST 2002.
 - SUBJECT PROPERTY ZONED R-12 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
 - ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE NO.'S: SDP-01-93, WP-04-87
 - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
 - NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
 - ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
 - STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
 - PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
 - DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOL. III. ALL 40' RIGHT OF WAYS 20 M.P.H.
 - ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
 - ALL STREET CURB RETURNS SHALL HAVE 25' RADII UNLESS OTHERWISE NOTED.
 - ALL STREET LIGHTS SHALL BE LOCATED BETWEEN 2'-0" AND 4'-0" BEHIND FACE OF CURB.
 - TYPE AND NUMBER OF STREET TREES SHOWN ON THIS PLAN ARE TENTATIVE AND ARE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS INCLUDING 20' CLEARANCE OF ANY STREET LIGHT AND SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. BOND RELEASE IS CONTINGENT UPON SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
 - WETLANDS, 100 YEAR FLOODPLAIN, AND +15% SLOPES HAVE BEEN SHOWN.
 - BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
 - PER SECTION 16.1202(b)(1)(vii) OF THE SUBDIVISION REGULATIONS, THIS PROJECT IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION ACT SINCE THERE WAS AN APPROVED PRELIMINARY PLAN PRIOR TO THE EFFECTIVE DATE OF THE FOREST CONSERVATION ACT.
 - THIS PROJECT IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT HAD A PRELIMINARY PLAN AND PLAT RECORDATION PRIOR TO 1993. SWM LANDSCAPING WILL BE PROVIDED WITH FINAL PLANS.
 - THIS PROJECT IS EXEMPT FROM THE 35' ENVIRONMENTAL SETBACK REQUIREMENT SINCE IT HAD A PRELIMINARY PLAN AND PLAT RECORDATION PRIOR TO 1993. HOWEVER, ENVIRONMENTAL BUFFERS AND RESTRICTIONS IN ACCORDANCE WITH SECTIONS 16.115 AND 16.116 OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS APPLY TO THIS PROJECT BECAUSE THESE LOTS PRE-DATE THOSE REGULATIONS. ANY IMPACT TO THESE PROTECTED AREAS FOR THE CONSTRUCTION OF HOMES WILL BE CONSIDERED ESSENTIAL, PROVIDED THAT THOSE IMPACTS ARE MINIMIZED.
 - ALL FEDERAL AND STATE PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT WILL BE APPLIED FOR AS APPLICABLE PRIOR TO ANY GRADING OR DISTURBANCE IN THE ENVIRONMENTAL AREAS AS SHOWN ON THIS PLAN.
 - WP-04-87 A REQUEST TO REACTIVATE SDP-01-93 HAS BEEN DEFERRED PENDING APPROVAL OF THIS PRELIMINARY EQUIVALENT SKETCH PLAN.
 - WP-05-129 PERMITS STORMWATER MANAGEMENT ACCESS TO THE STORMWATER MANAGEMENT FACILITY LOCATED ON OPEN SPACE LOT 704 SHALL EXACTLY FOLLOW AND BE PLACED OVER THE EXISTING 20' WIDE PUBLIC SEWER AND UTILITY EASEMENT WHICH CROSSES LOTS 707 TO 711.
 - PROPERTY OWNERS OF LOTS WHICH ARE NOT PART OF THIS DEVELOPMENT HAVE BEEN NOTIFIED BY CERTIFIED MAIL OF THE PROPOSED LOCATION OF THE RETAINING WALLS WITHIN THE RIGHT-OF-WAY, WHICH MAY PROHIBIT ACCESSIBILITY ONTO FOREST AVENUE.

PRELIMINARY EQUIVALENT SKETCH PLANS

TIMBER RIDGE

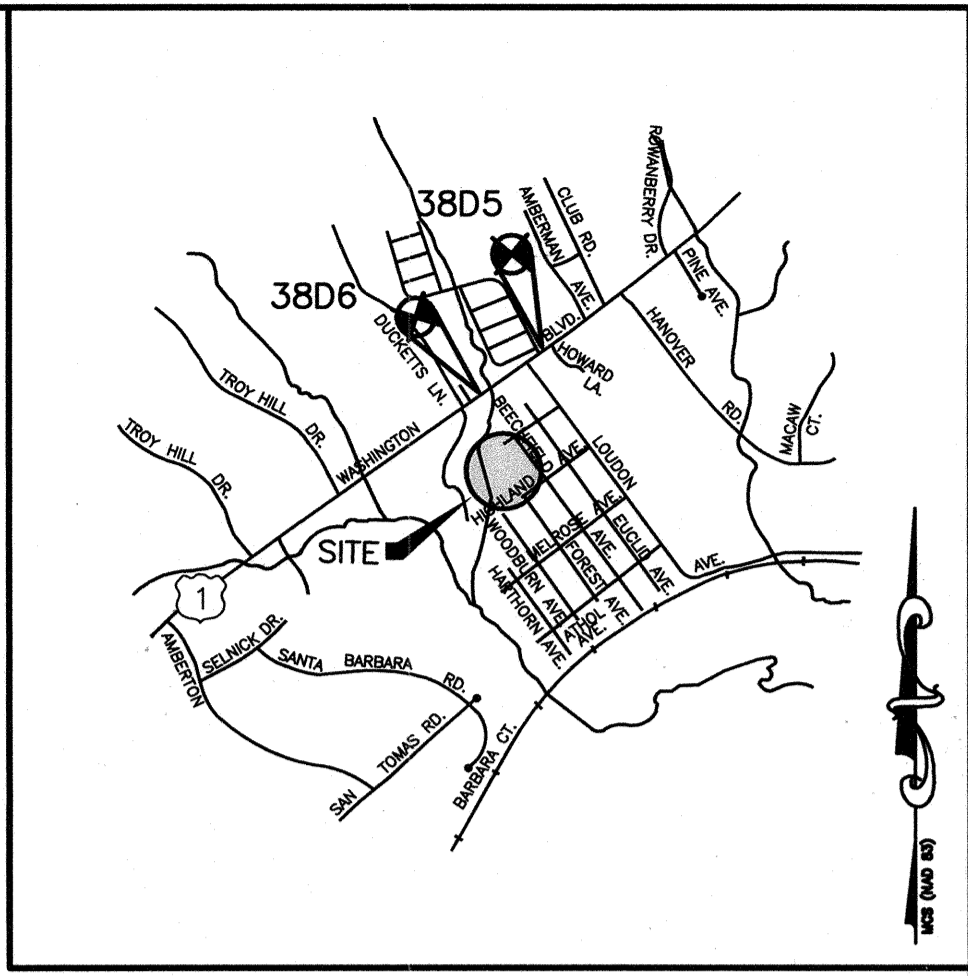
PLAT OF HARWOOD PARK

LOTS 683-688 & 707-720

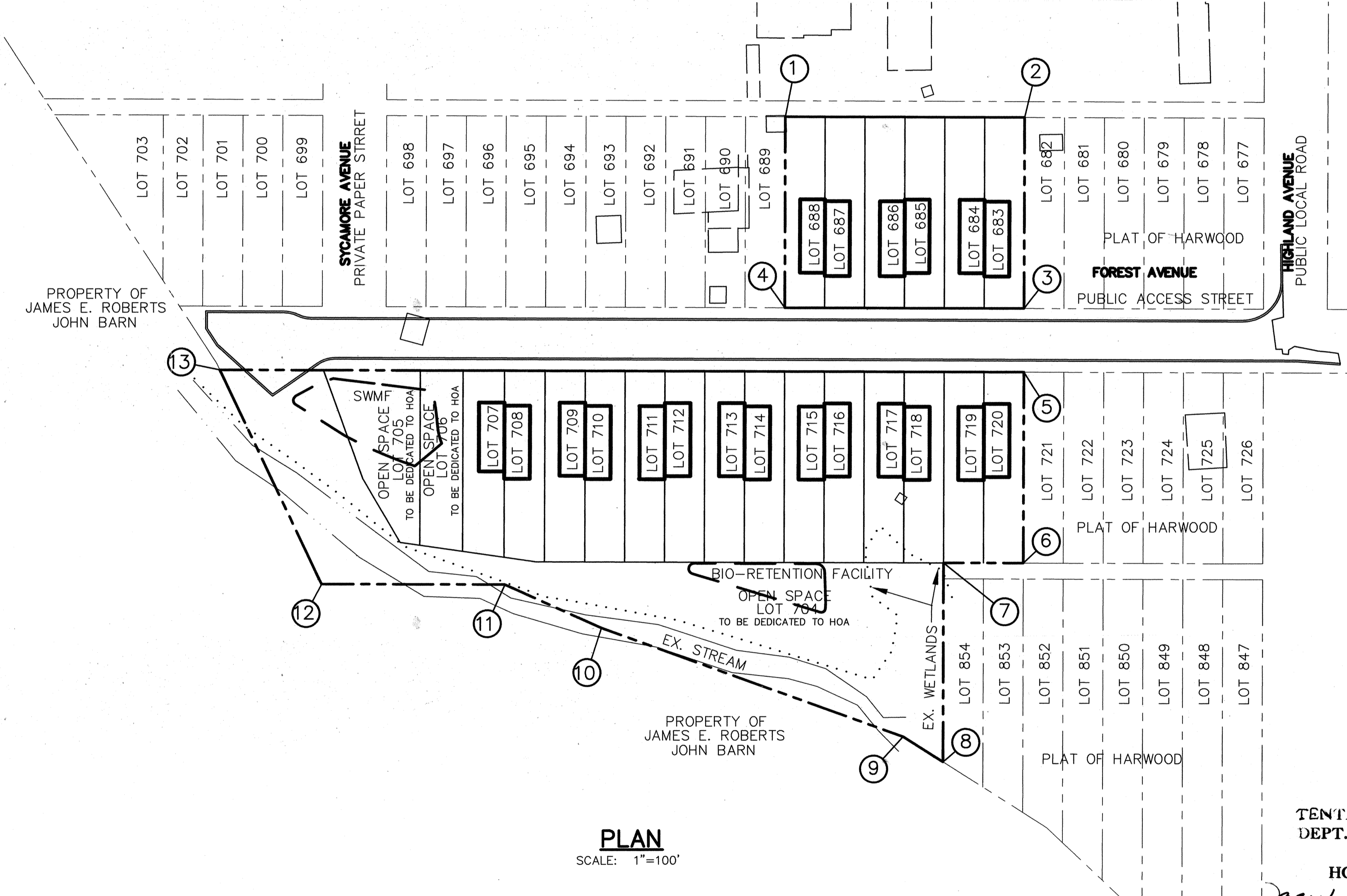
AND OPEN SPACE LOTS 704-706

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



PLAN
SCALE: 1"=100'

BENCH MARK
HOWARD COUNTY CONTROL STATION 3805
N 558,378.575
E 1,386,524.158
ELEV. 193.725

HOWARD COUNTY CONTROL STATION 3806
N 557,155.459
E 1,384,992.282
ELEV. 175.228

SITE TABULATION

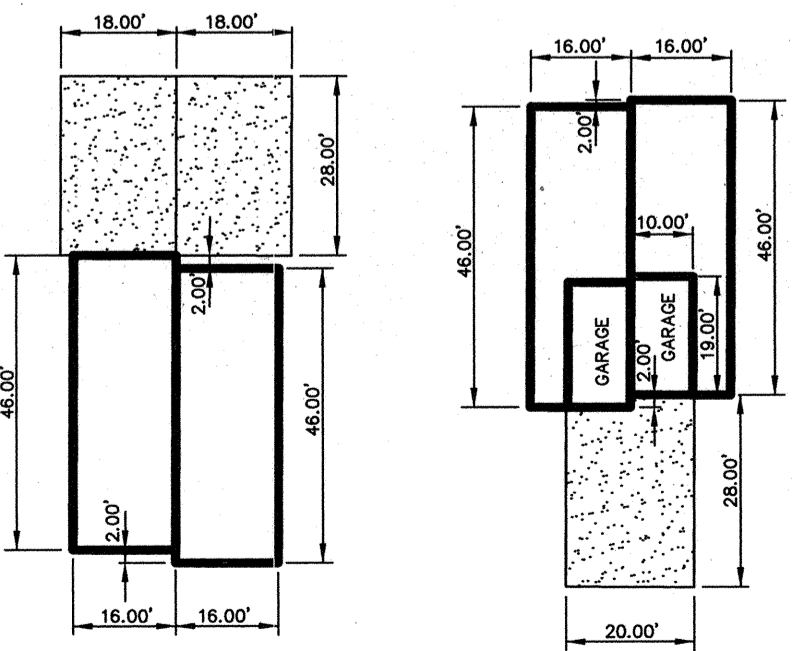
EXISTING ZONING	R-12
GROSS AREA OF PROPERTY	2.20 AC (95,832 SF)
AREA IN 100 YR. FLOODPLAIN	0.20 AC (8,563 SF)
AREA OF STEEP SLOPE	0.74 AC
NET TRACT AREA	1.26 AC (54,886 SF)
AREA OF PROPOSED BUILDABLE LOTS	1.26 AC
NUMBER OF BUILDABLE LOTS	20
PROPOSED WATER AND SEWER	PUBLIC

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James A. Taylor 7/14/05
PLANNING DIRECTOR DATE

COORDINATE LIST

1	N 556,901.59	E 1,385,924.05
2	N 556,781.40	E 1,386,013.80
3	N 556,709.60	E 1,385,917.65
4	N 556,829.79	E 1,385,827.90
5	N 556,685.67	E 1,385,885.60
6	N 556,613.87	E 1,385,789.45
7	N 556,653.93	E 1,385,759.54
8	N 556,579.08	E 1,385,659.29
9	N 556,608.58	E 1,385,657.01
10	N 556,800.93	E 1,385,598.03
11	N 556,865.69	E 1,385,583.49
12	N 556,957.84	E 1,385,514.70
13	N 557,089.56	E 1,385,584.00



TYP. DUPLEX WITH 2 CAR PARKING SPACES (LOTS 707-720)
TYP. DUPLEX WITH GARAGE & PARKING SPACE (LOTS 683-688)
PLAN
SCALE: 1"=30'

DATE	NO.	REVISION
OWNER/DEVELOPER MEADOWLARK, LLC HANOVER CROSSING WAY HANOVER, MARYLAND 21076 410-796-6505		
PROJECT TIMBER RIDGE PLAT OF HARWOOD PARK LOTS 683-688 & 707-720, AND OPEN SPACE LOTS 704-706		
AREA TAX MAP #38 PARCEL 873 ZONED R-12 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE TITLE SHEET		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. PHRA 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE 9-14-05		
DESIGNED BY: CJR/ACR		
DRAWN BY: DAM		
PROJECT NO.: 11563/1-0/ENGR/PLAN PREL.DWG		
DATE: SEPTEMBER 14, 2005		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 3		

STREET TREE CALCULATIONS *		
FOREST AVENUE	671'40"	17 LARGE TREES
TOTAL TREES REQUIRED		17 LARGE TREES

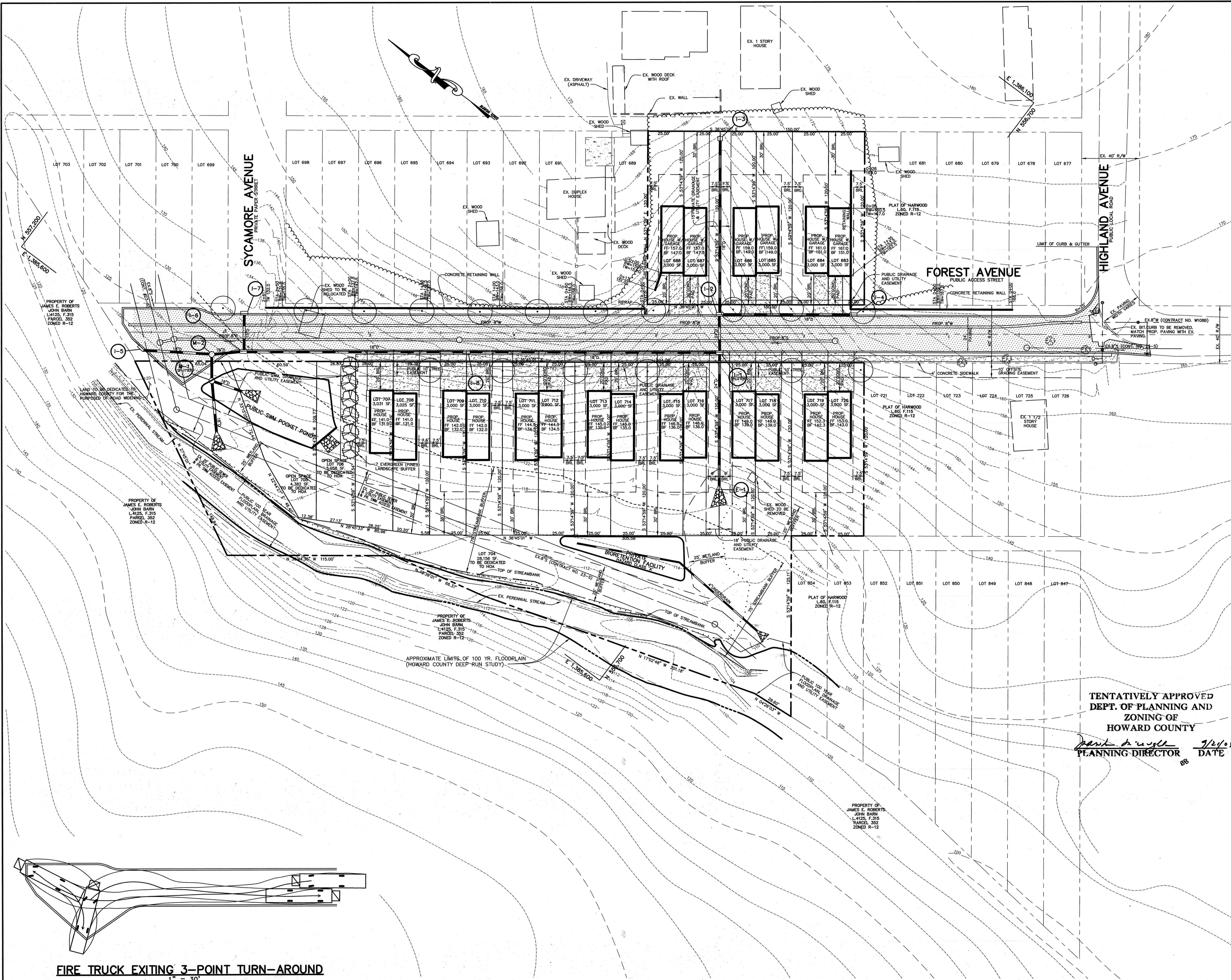
* LANDSCAPE TREES ALONG PUBLIC ACCESS STREET

LEGEND

PROPERTY LINE AND RIGHT OF WAY	---
EXISTING STORM DRAIN	== EX. 15"D
PROPOSED STORM DRAIN	== 15"D
OVERHEAD WIRES	--- OHW
EXISTING TREELINE	~~~~~
EXISTING TREE	☺
PROP. SPOT ELEVATION	13'2
SETBACK LINES	---
P-1 PAVING	▨
EXISTING WATER	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING BUILDING	▭
PROPOSED BUILDING	▭

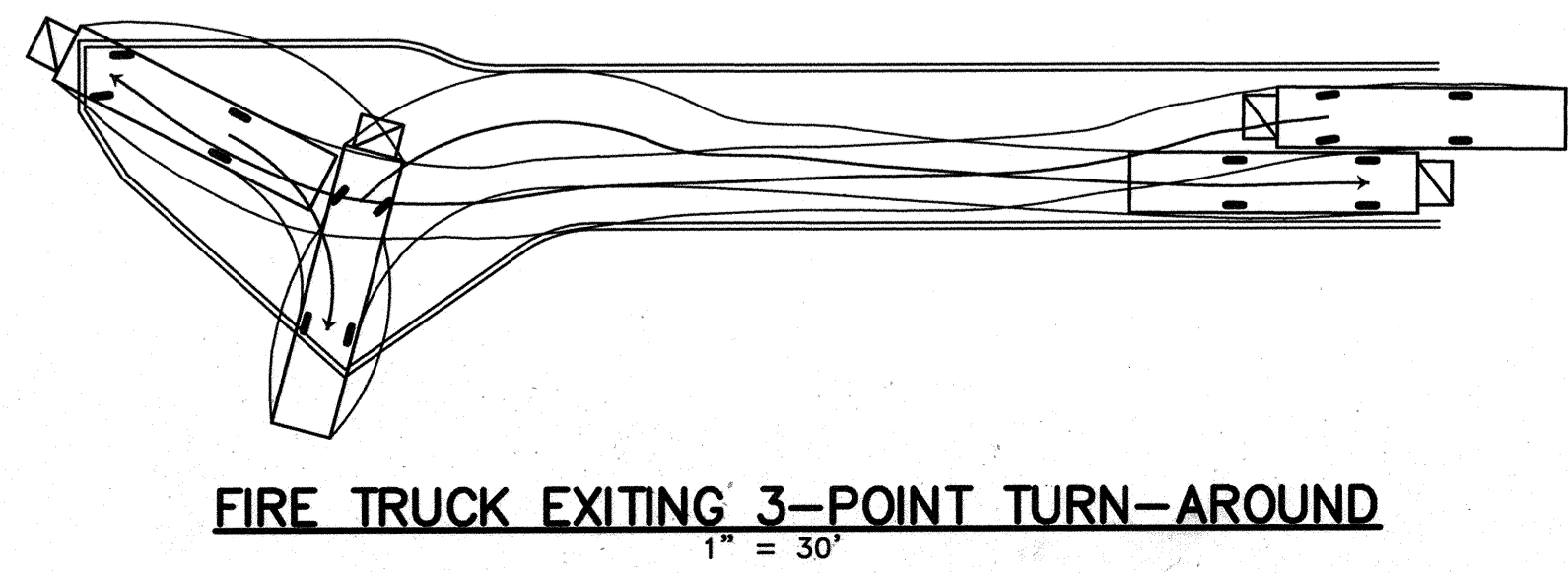
LEGEND

REQUIRED OFF-STREET PARKING = 2 SP/LOT
 PROVIDED PARKING:
 LOTS 683 - 688 = 1 GARAGE SPACE & 1 DRIVEWAY SPACE
 LOTS 707 - 720 = 2 SPACES ON PARKING PAD



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Patricia A. Wigg 9/24/05
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER/DEVELOPER MEADOWLARK, LLC 6375 HANOVER CROSSING WAY HANOVER, MARYLAND 21076 410-796-6505		
PROJECT TIMBER RIDGE PLAT OF HARWOOD PARK LOTS 683-688 & 707-720, AND OPEN SPACE LOTS 704-706		
AREA TAX MAP #38 PARCEL 873 ZONED R-12 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY EQUIVALENT SKETCH PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE 9-14-05		DESIGNED BY: CJR/ACR
DRAWN BY: DAM		PROJECT NO. 11563/1-0/ENGR/PLAN PREL2.DWG
DATE: SEPTEMBER 14, 2005		SCALE: 1" = 30'
DRAWING NO. 2 OF 3		



SOIL CHART

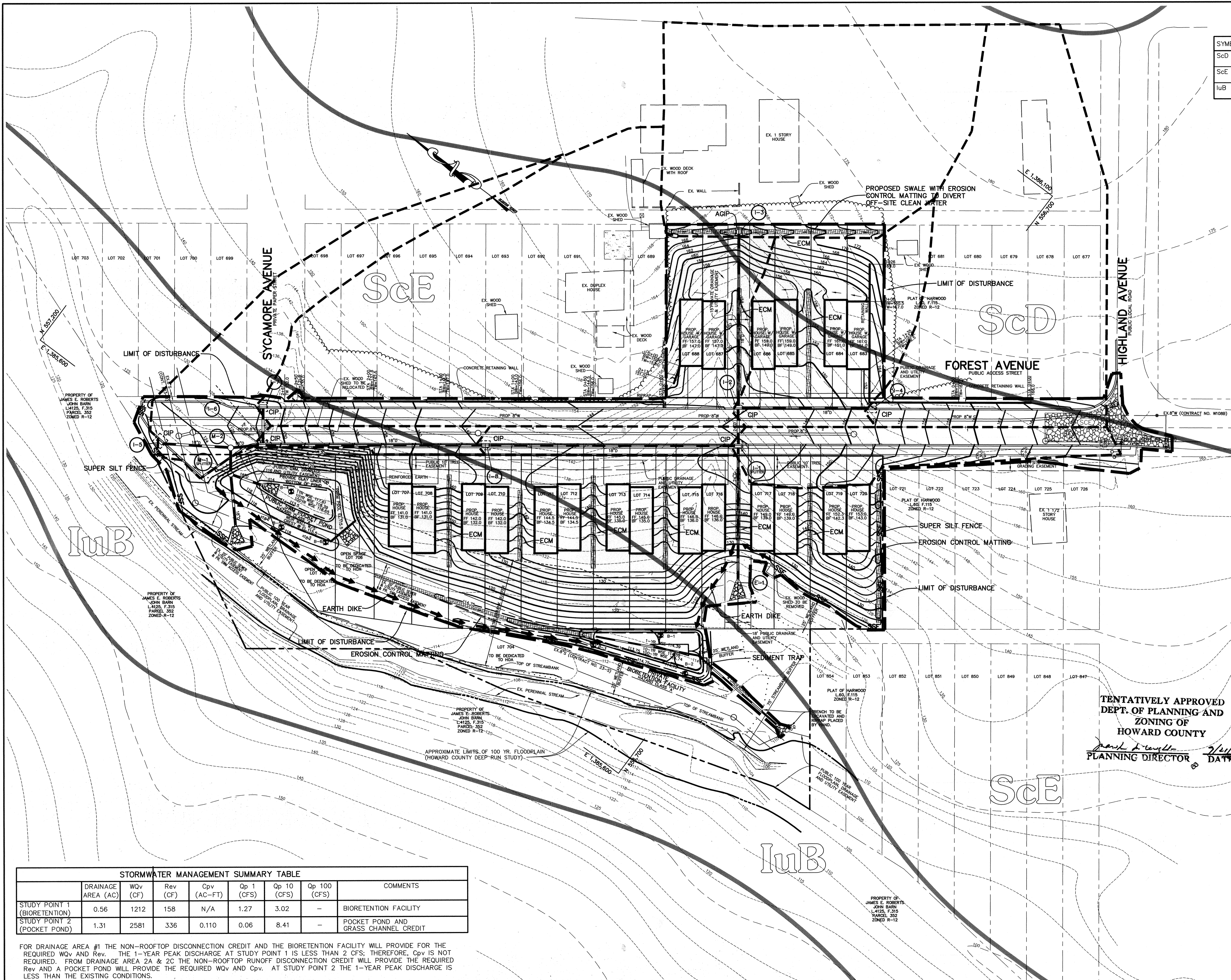
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	C
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

DRAINAGE DATA

INLET NOS.	AREA IN ACRES	C FACTOR	PERCENT IMPERVIOUS
I-1	0.18	0.79	89
I-2	0.33	0.39	30
I-3	0.69	0.30	10
I-4	0.71	0.31	18
I-5	0.26	0.34	23
I-6	0.06	0.75	92
I-7	1.11	0.30	10
I-8	0.08	0.78	89

LEGEND

- SOIL LINES BASED ON SOILS MAP 31
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- EROSION CONTROL MATTING
- INLET PROTECTION
- STORM DRAIN DRAINAGE DIVIDE
- 15%-24.9% STEEP SLOPES
- 25% OR GREATER STEEP SLOPES
- REINFORCED EARTH



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Mark D. Temple
 PLANNING DIRECTOR 2/14/05

DATE	NO.	REVISION
OWNER/DEVELOPER		
MEADOWLARK, LLC 6375 HANOVER CROSSING WAY HANOVER, MARYLAND 21076 410-796-6505		
PROJECT		
TIMBER RIDGE PLAT OF HARWOOD PARK LOTS 683-688 & 701-720 AND OPEN SPACE LOTS 704-706		
AREA		
TAX MAP #38 PARCEL 873 ZONED R-12 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY DRAINAGE AREA MAP GRADING PLAN AND SOILS MAP		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE: 2-14-05 DESIGNED BY: CJR/ACR DRAWN BY: DAM PROJECT NO.: 11563/1-0/ENGR/PLAN PREL3.DWG DATE: SEPTEMBER 14, 2005 SCALE: 1" = 30' DRAWING NO.: 3 OF 3		

STORMWATER MANAGEMENT SUMMARY TABLE

STUDY POINT	DRAINAGE AREA (AC)	WQv (CF)	Rev (CF)	Cpv (AC-FT)	Qp 1 (CFS)	Qp 10 (CFS)	Qp 100 (CFS)	COMMENTS
STUDY POINT 1 (BIORETENTION)	0.56	1212	158	N/A	1.27	3.02	-	BIORETENTION FACILITY
STUDY POINT 2 (POCKET POND)	1.31	2581	336	0.110	0.06	8.41	-	POCKET POND AND GRASS CHANNEL CREDIT

FOR DRAINAGE AREA #1 THE NON-ROOFTOP DISCONNECTION CREDIT AND THE BIORETENTION FACILITY WILL PROVIDE FOR THE REQUIRED WQv AND Rev. THE 1-YEAR PEAK DISCHARGE AT STUDY POINT 1 IS LESS THAN 2 CFS; THEREFORE, Cpv IS NOT REQUIRED. FROM DRAINAGE AREA 2A & 2C THE NON-ROOFTOP RUNOFF DISCONNECTION CREDIT WILL PROVIDE THE REQUIRED Rev AND A POCKET POND WILL PROVIDE THE REQUIRED WQv AND Cpv. AT STUDY POINT 2 THE 1-YEAR PEAK DISCHARGE IS LESS THAN THE EXISTING CONDITIONS.