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SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN
5-7	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
8-10	FOREST CONSERVATION PLAN
11	STORMWATER MANAGEMENT DETAILS
12-14	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP

PRELIMINARY EQUIVALENT SKETCH PLAN

MASON PROPERTY

BUILDABLE LOTS 1 THRU 93 AND OPEN SPACE LOTS 94 THRU 110

ZONING: R-20

TAX MAP No. 30, GRID No. 2

PARCEL No. 86

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
WELLFORD DRIVE	0+31	28'R	100-WATT H.P.S. PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
WELLFORD DRIVE	2+50	19'R	
SQUIRREL HILL DRIVE	0+36	30'R	
WELLFORD DRIVE	4+73	19'R	100-WATT H.P.S. PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
WELLFORD DRIVE	7+50	19'L	
WELLFORD DRIVE	11+30	19'L	
WELLFORD DRIVE	13+00	22'R	
WELLFORD DRIVE	17+20	19'L	
WELLFORD DRIVE	19+40	19'L	
WELLFORD DRIVE	21+75	19'L	
WELLFORD DRIVE	24+05	19'L	
WELLFORD DRIVE	27+10	19'L	
WELLFORD DRIVE	29+05	19'L	
WELLFORD DRIVE	31+95	19'R	
MASON COURT	0+00	19'L	
TENNEY COURT	L.P. 1+52	3' BEHIND CURB	

TRAFFIC CONTROL SIGNS			
ROAD NAME	CENTERLINE STA.	POSTED SIGN	SIGN CODE
WELLFORD DRIVE	0+70	L STOP	R1-1
WELLFORD DRIVE	2+00	R SPEED LIMIT 25	R2-1
WELLFORD DRIVE	3+50	L STOP AHEAD	R2-1
WELLFORD DRIVE	11+30	R SPEED LIMIT 25	R2-1
WELLFORD DRIVE	33+90	R STOP	R1-1
SQUIRREL HILL DRIVE	0+40	L STOP	R1-1
SQUIRREL HILL DRIVE	1+00	R SPEED LIMIT 25	R2-1
SQUIRREL HILL DRIVE	2+00	R STOP	R1-1

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
14	10,292 SQ.FT.	784 SQ.FT.	9,828 SQ.FT.
15	10,083 SQ.FT.	788 SQ.FT.	9,275 SQ.FT.
16	10,222 SQ.FT.	1,046 SQ.FT.	9,176 SQ.FT.

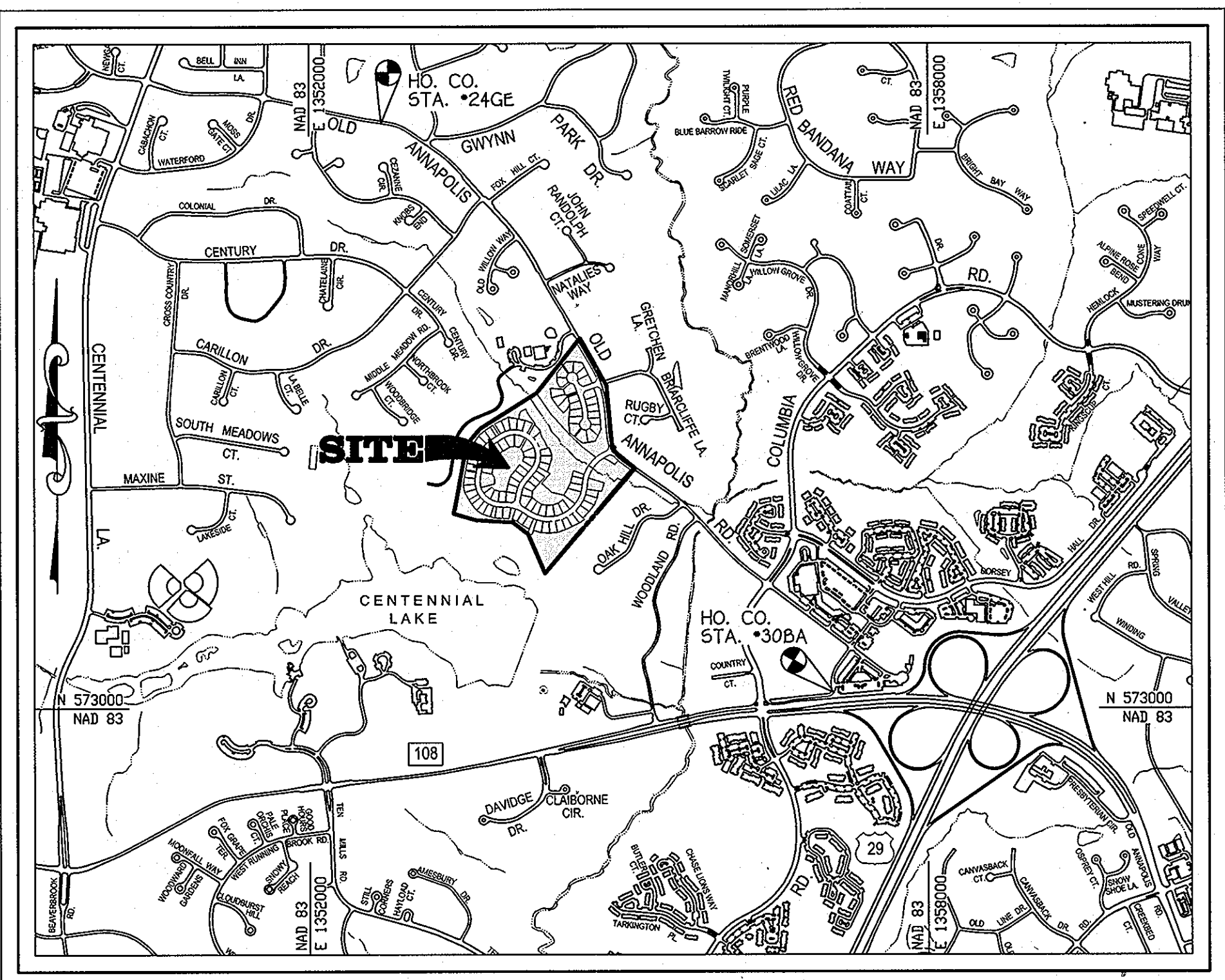
ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
WELLFORD DRIVE	PUBLIC ACCESS STREET	30 MPH.	50'
SQUIRREL HILL DRIVE	PUBLIC ACCESS STREET	30 MPH.	50'
MASON COURT	PUBLIC ACCESS PLACE	25 MPH.	50'
TENNEY COURT	PUBLIC ACCESS PLACE	25 MPH.	50'

COORDINATE TABLE		
Point	North	East
01	574695.906	135432.958
02	57484.663	135371.299
03	57475.794	135345.681
04	57498.728	135388.843
05	57526.096	135359.769
06	57455.644	135347.521
07	57579.787	135356.708
08	57407.975	135424.896
09	57607.939	135428.515
10	57433.826	135388.919
11	57435.793	135423.482
12	57435.292	135474.176
13	57435.292	135482.444
14	57528.497	135438.663
15	57547.824	135493.134
16	57537.698	135445.915
17	57541.696	135450.799

COORDINATE TABLE		
Point	North	East
18	57584.739	135483.189
19	57591.456	135487.319
20	57607.271	135482.691
21	57629.842	135484.917
22	57659.740	135482.200
23	57625.879	135485.475
24	57627.638	135478.469
25	57638.525	135476.555
26	57627.902	135478.058
27	57628.677	135482.983

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE. THIS PROJECT IS IN COMPLIANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST (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:
 - THE R-1 (STOP) SIGN AND THE STREET SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - 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).
 - 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 (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- COORDINATES BASED ON NAVD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24GE AND NO. 30BA
 - STATION NO. 24GE N 578,705.524 E 1,352,693.688 Elev. = 445.695
 - STATION NO. 30BA N 573,493.939 E 1,357,031.735 Elev. = 397.140
- SUBJECT PROPERTY ZONED R-20, USING THE R-20 REGULATIONS. THIS PROPERTY IS SUBJECT TO COUNCIL BILL NO. 2, SECTION 12(A.1) OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF THE DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-20 LOTS RECORDED AFTER THE EFFECTIVE DATE OF 5/13/12.



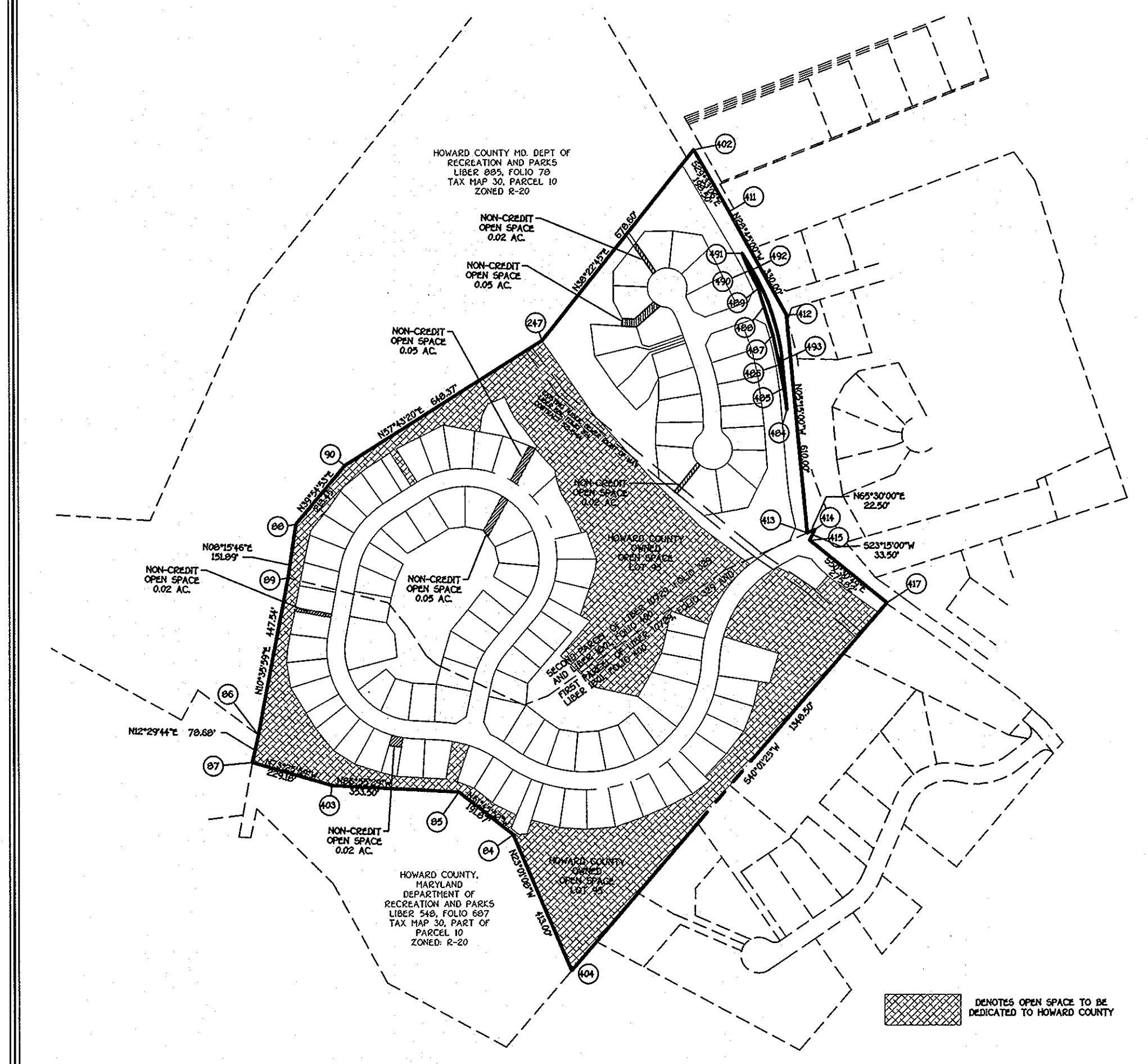
VICINITY MAP
SCALE: 1" = 1200'
REFER TO HOWARD CO. ADC MAP 4935, D-1

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES CONTINUED:

- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-13-096 TO ALLOW FOR THE REMOVAL OF 15 SPECIMEN TREES (NO. 1, 9, 10, 12-16, 18-20, 23, 24, 37 & 39) WITHIN THE PROJECT BOUNDARY AND FOR WAIVER TO THE FINAL PLAT TO ALLOW AN ADJOINER DEED TRANSFER BETWEEN PARCELS. THE WAIVER WAS APPROVED ON JANUARY 14, 2013 WITH THE FOLLOWING CONDITIONS:
 - APPROVAL IS GIVEN FOR A READJUSTMENT OF THE PARCEL LOT LINE BETWEEN THE FIRST AND SECOND PARCELS OF LAND AS DESCRIBED IN DEEDS IDENTIFIED UNDER LIBER 0729, FOLIO 329 AND LIBER 1801, FOLIO 400 FOR PARCEL 86 LOCATED ON TAX MAP NO. 30. A NEW DEED SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY IDENTIFYING THE PARCEL LINE ADJUSTMENT AND A COPY OF THE RECORDED DEED FORWARDED TO THIS DEPARTMENT FOR FILE RETENTION.
 - APPROVAL IS GIVEN FOR REMOVAL OF 15 SPECIMEN TREES AS SHOWN AND IDENTIFIED ON THE REVISED WAIVER PETITION EXHIBIT DATED JANUARY 9, 2013. PROPOSED PERIMETER LANDSCAPING, ON-SITE FOREST CONSERVATION RETENTION AND PLANTING EASEMENT AREAS, STREET TREE PLANTING AND RETENTION OF OVER HAIL THE REMAINING SPECIMEN TREES WILL SERVE TO MITIGATE SPECIMEN TREE REMOVAL.
 - PERIMETER STREET SIDE LANDSCAPING AND TRASH PAD SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 - MARYLAND DEPARTMENT OF THE ENVIRONMENT PERMITS WILL BE OBTAINED AS APPLICABLE.
- THIS PLAN WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD ON JUNE 21, 2013, UNDER PD CASE 2013-049.

SITE ANALYSIS:	
GROSS AREA	= 46.487 ACRES
DEVELOPABLE AREA/L.O.D.	= 32.8 ACRES
PROPOSED % IMPERVIOUS AREA OF 15% OR GREATER SLOPES	= 32.9% ACTUAL (USE 40% IN CALCULATIONS = 18,595 ACRES)
FOREST AREA	= 7.2 ACRES
FLOODPLAIN AREA	= 7.84 ACRES
GREEN OPEN SPACE AREA	= 3.04 ACRES
WETLAND/WETLAND BUFFER AREA	= 23,503 ACRES
ERODIBLE SOIL AREA	= 2.3 ACRES
	= 10.1 ACRES



METES AND BOUNDS
SCALE: 1" = 300'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature: Harold A. Cagle
PLANNING DIRECTOR

7/11/13
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE
ELLCOTT CITY, MARYLAND 21042
410.461.2299

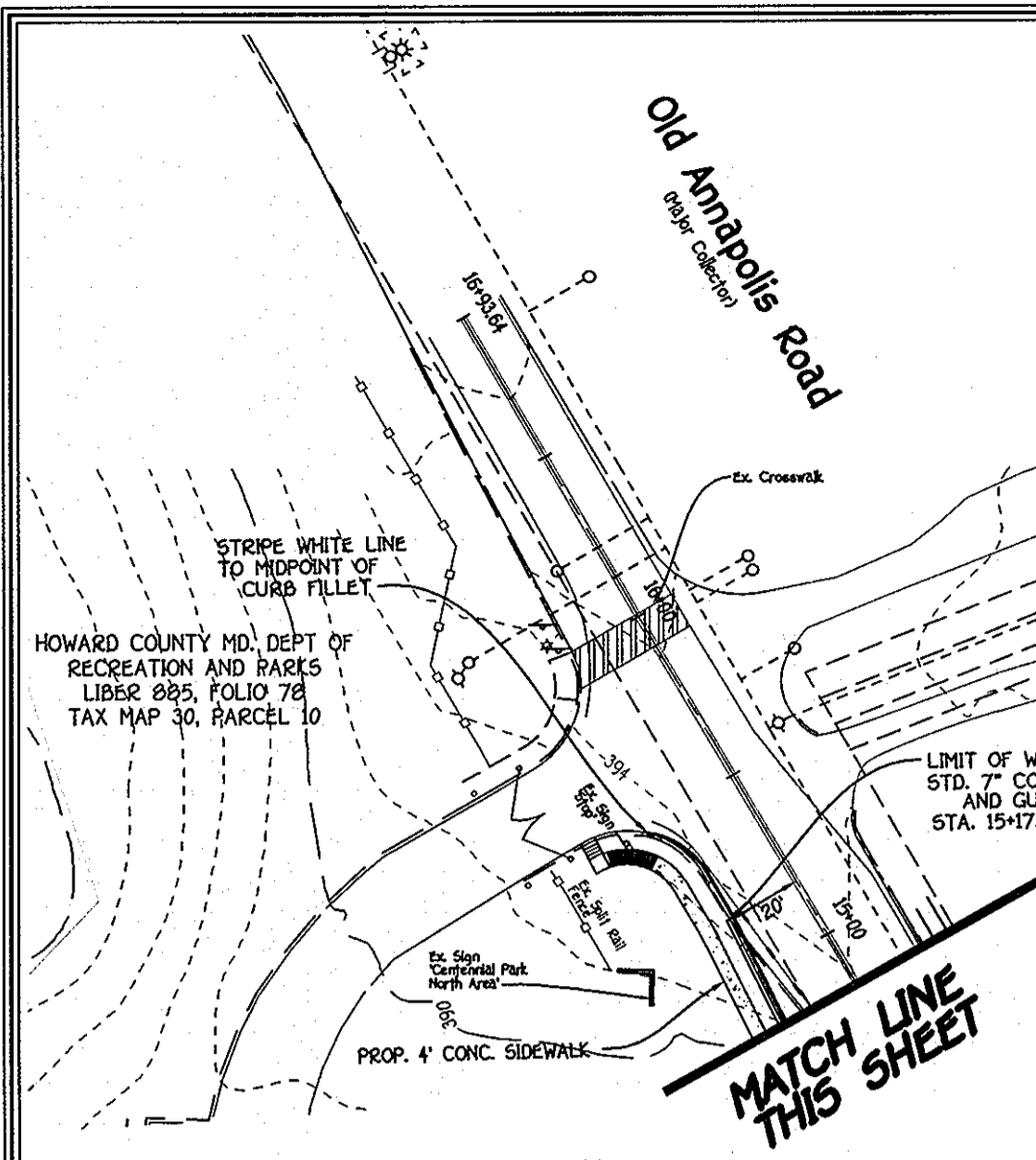
OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKEVILLE, MARYLAND 21784
(443-367-0422)

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443-367-0422)

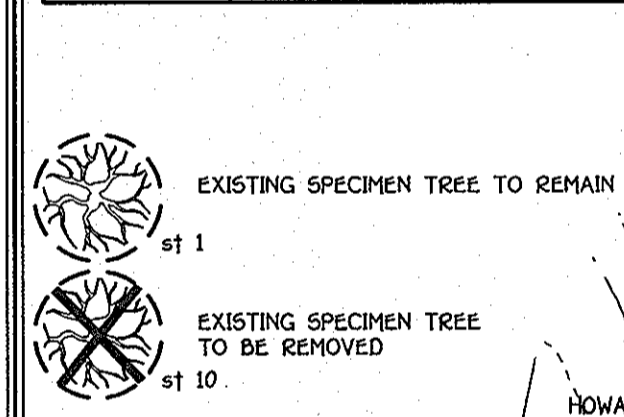
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND OPEN SPACE LOTS 94 THRU 110
ZONING: R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 86
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 1 OF 14

Michael A. Wyle
PLANNING DIRECTOR
7/1/13
DATE

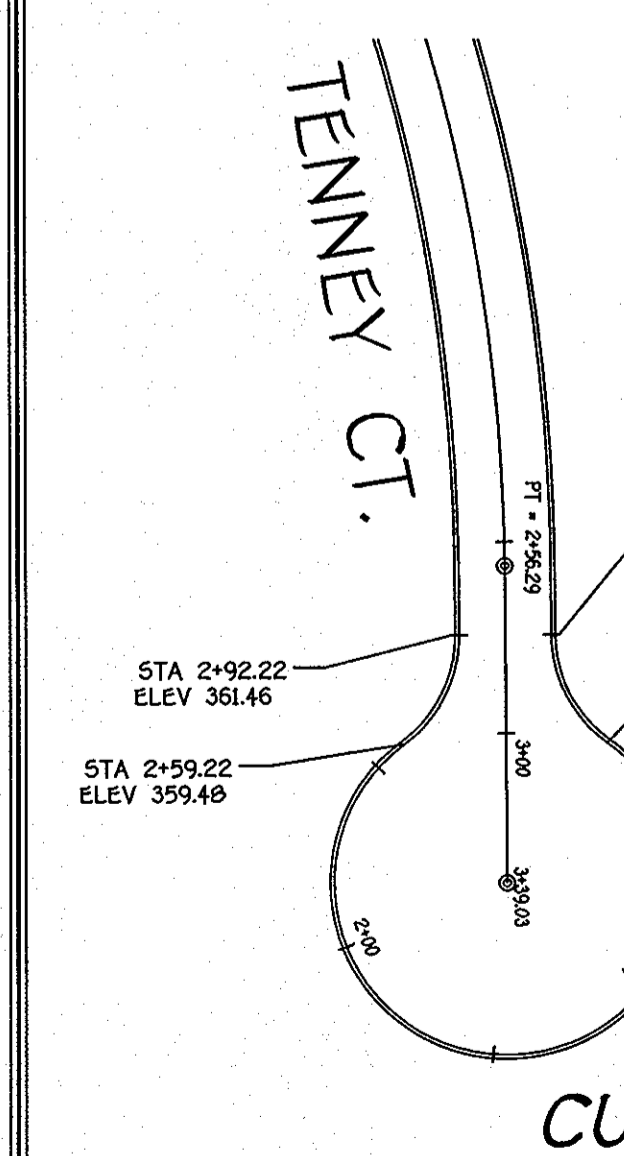
PROPOSED ROAD ALIGNMENT CURVE TABLE							
CURVE #	ROAD NAME	STA. TO STA.	RADIUS	ARC LENGTH	TANGENT	CHORD	DELTA
C1	TENNEY COURT	STA. 0+92.93 TO STA. 2+56.29	500.00'	163.36'	62.41'	309' 41" 06.63"E, 162.63'	18' 43" 10"
C2	MASON COURT	STA. 0+19.91 TO STA. 1+14.71	300.00'	94.80'	47.80'	N28° 05' 49.80"W, 94.40'	18' 06" 17"
C3	WELLFORD DRIVE	STA. 1+09.40 TO STA. 4+73.80	350.00'	364.41'	200.67'	S32° 29' 14.62"W, 348.17'	59° 39' 15"
C4	WELLFORD DRIVE	STA. 4+73.80 TO STA. 12+83.84	350.00'	760.04'	664.11'	S64° 52' 12.29"W, 619.26'	124° 25' 10"
C5	WELLFORD DRIVE	STA. 12+83.84 TO STA. 14+42.87	350.00'	209.03'	107.74'	N70° 01' 47.43"W, 205.94'	34° 13' 10"
C6	WELLFORD DRIVE	STA. 15+14.55 TO STA. 18+96.68	225.00'	382.13'	255.70'	N38° 29' 07.40"W, 337.89'	97° 18' 30"
C7	WELLFORD DRIVE	STA. 20+81.88 TO STA. 22+88.26	250.00'	266.38'	109.48'	N33° 49' 04.85"E, 200.57'	47° 17' 55"
C8	WELLFORD DRIVE	STA. 23+92.56 TO STA. 30+43.94	230.00'	651.37'	1474.25'	S41° 24' 00.07"E, 454.50'	162° 15' 55"
C9	WELLFORD DRIVE	STA. 31+77.34 TO STA. 32+81.28	210.00'	104.15'	53.17'	S25° 31' 29.87"W, 103.08'	28° 24' 55"



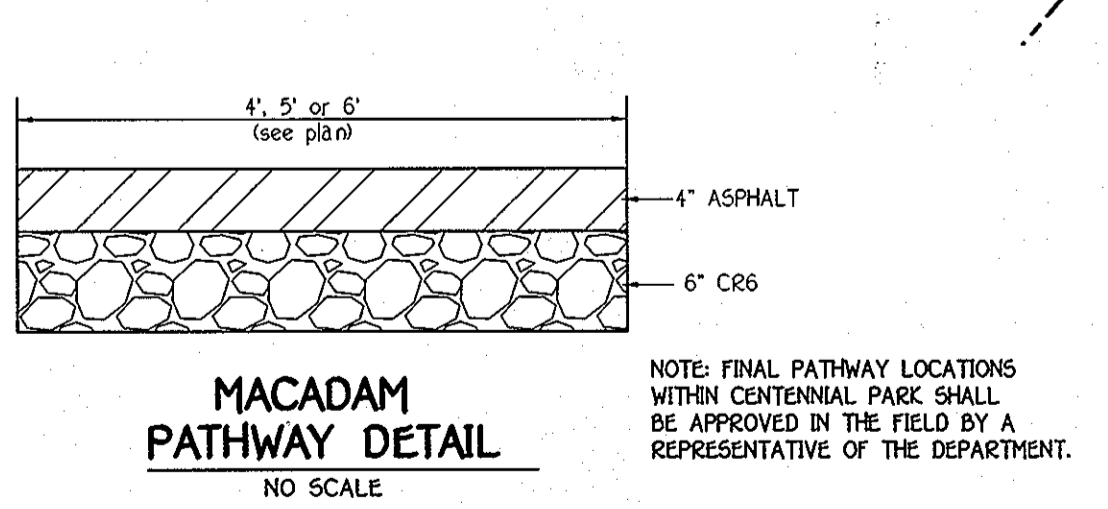
LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS (F.C.C. STUDY)
---	FLOODPLAIN LIMITS (FEMA 2013)
---	STORM DRAIN
---	BIO-RETENTION FACILITY
---	DRYWELL
---	INFILTRATION BERM
---	SEWER AND/OR WATER EASEMENT
---	15% TO 24.99% SLOPES
---	25% OR GREATER SLOPES
---	SWM/STORM DRAIN EASEMENT
---	RECREATIONAL OPEN SPACE
---	PROPOSED 4' SIDEWALK



HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS
LIBER 885, FOLIO 78
TAX MAP 30, PARCEL 10
ZONED R-20



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1072 BALTIMORE NATIONAL PKWY
ELLICOTT CITY, MARYLAND 21042
410-431-2955

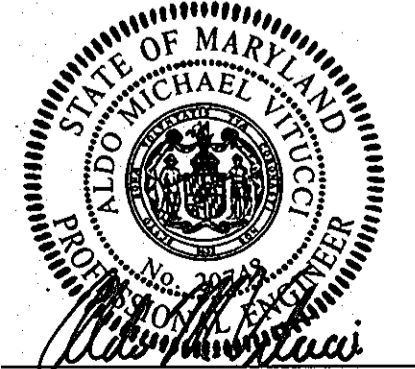


NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY A REPRESENTATIVE OF THE DEPARTMENT.

PLAN
SCALE: 1" = 50'

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(443-367-0422)

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
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5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
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DATE
7/1/13

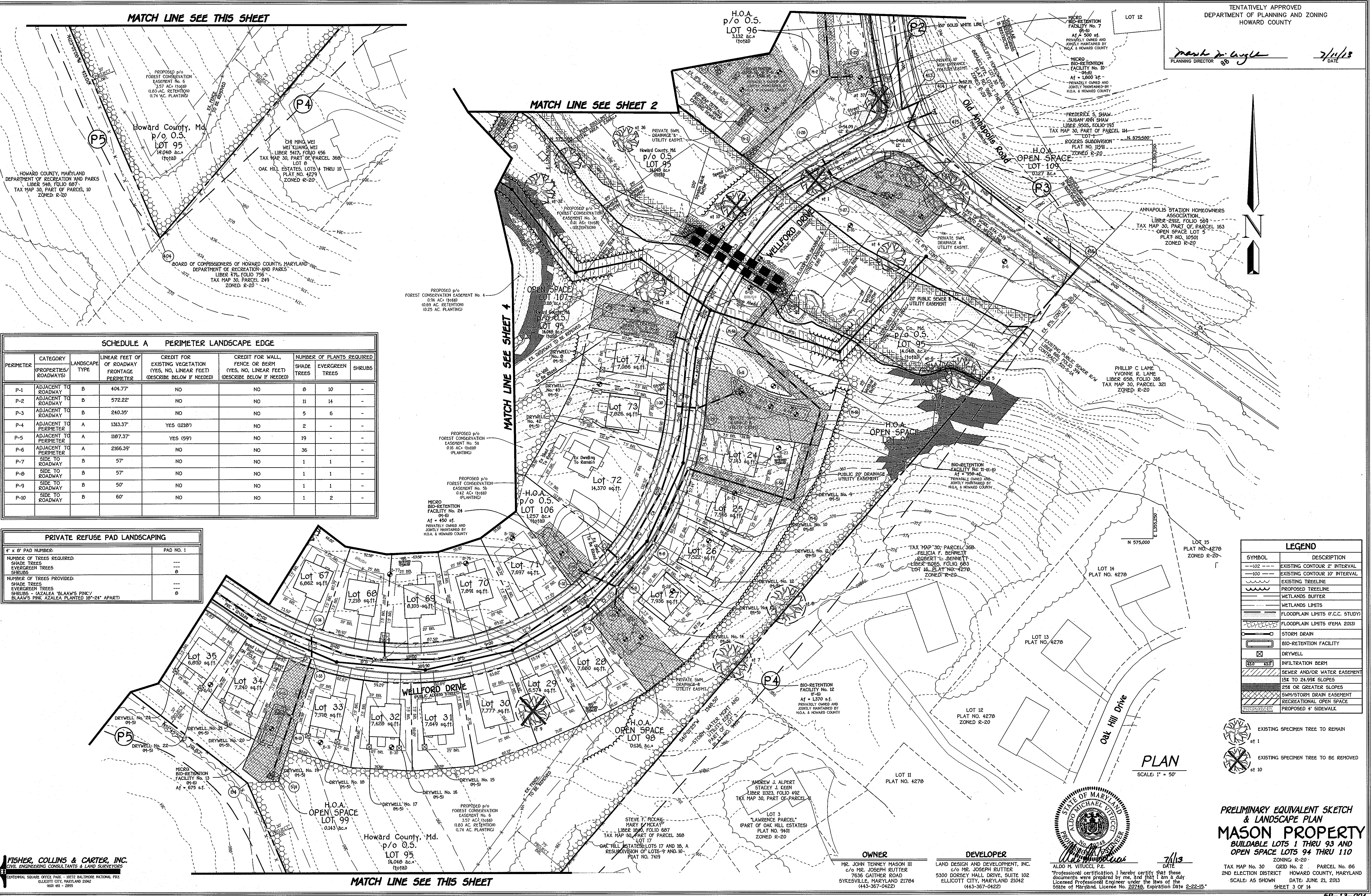
PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING: R-20
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2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 2 OF 14

Mark D. Lough
PLANNING DIRECTOR
7/11/13
DATE

MATCH LINE SEE THIS SHEET

MATCH LINE SEE SHEET 2

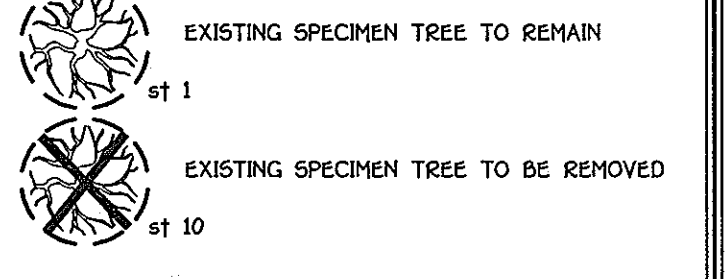
MATCH LINE SEE SHEET 4



SCHEDULE A PERIMETER LANDSCAPE EDGE							
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	
						SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO ROADWAY	B	404.77'	NO	NO	8	10
P-2	ADJACENT TO ROADWAY	B	572.22'	NO	NO	11	14
P-3	ADJACENT TO ROADWAY	B	240.35'	NO	NO	5	6
P-4	ADJACENT TO PERIMETER	A	1313.37'	YES (1218')	NO	2	-
P-5	ADJACENT TO PERIMETER	A	1187.37'	YES (59')	NO	19	-
P-6	ADJACENT TO PERIMETER	A	2166.39'	NO	NO	36	-
P-7	SIDE TO ROADWAY	B	57'	NO	NO	1	1
P-8	SIDE TO ROADWAY	B	57'	NO	NO	1	1
P-9	SIDE TO ROADWAY	B	50'	NO	NO	1	1
P-10	SIDE TO ROADWAY	B	60'	NO	NO	1	2

PRIVATE REFUSE PAD LANDSCAPING	
4' x 8' PAD NUMBER:	PAD NO. 1
NUMBER OF TREES REQUIRED:	
SHADE TREES	---
EVERGREEN TREES	---
SHRUBS	8
NUMBER OF TREES PROVIDED:	
SHADE TREES	---
EVERGREEN TREES	---
SHRUBS - (AZALEA 'BLAAV'S PINK' / BLAAV'S PINK AZALEA PLANTED 18"-24" APART)	8

SYMBOL	DESCRIPTION
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---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
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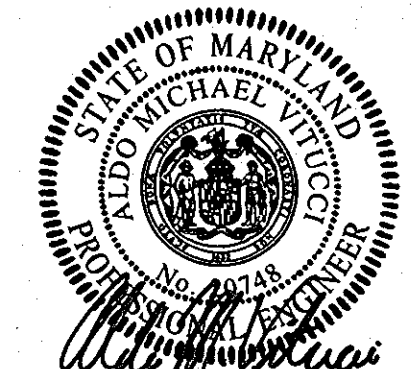
PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
2000 WASHINGTON SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4101 461 - 2955

MATCH LINE SEE THIS SHEET

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(443-367-0422)

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
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7/11/13
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PRELIMINARY EQUIVALENT SKETCH
& LANDSCAPE PLAN
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING R-20
TAX MAP NO. 30 PARCEL NO. 2
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 3 OF 14

NOTES:
 At the time of plant installation, all trees listed and approved on the landscape plan shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviations from the approved Landscape Plan may result in denial or delay in the release of landscape survey until such time as all required materials are planted and/or revisions are made to the road drawing plans.

The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. 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.

NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY REPRESENTATIVE OF THE DEPARTMENT

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS LIBER 505, FOLIO 70 TAX MAP 30, PARCEL 10 ZONED R-20

NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY REPRESENTATIVE OF THE DEPARTMENT

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS LIBER 505, FOLIO 70 TAX MAP 30, PARCEL 10 ZONED R-20

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HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS LIBER 505, FOLIO 70 TAX MAP 30, PARCEL 10 ZONED R-20

NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY REPRESENTATIVE OF THE DEPARTMENT

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS LIBER 505, FOLIO 70 TAX MAP 30, PARCEL 10 ZONED R-20

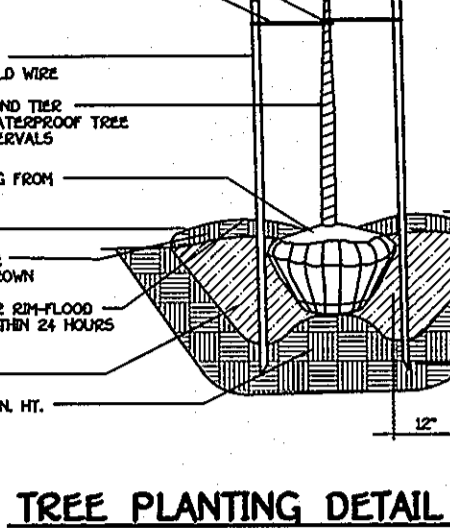
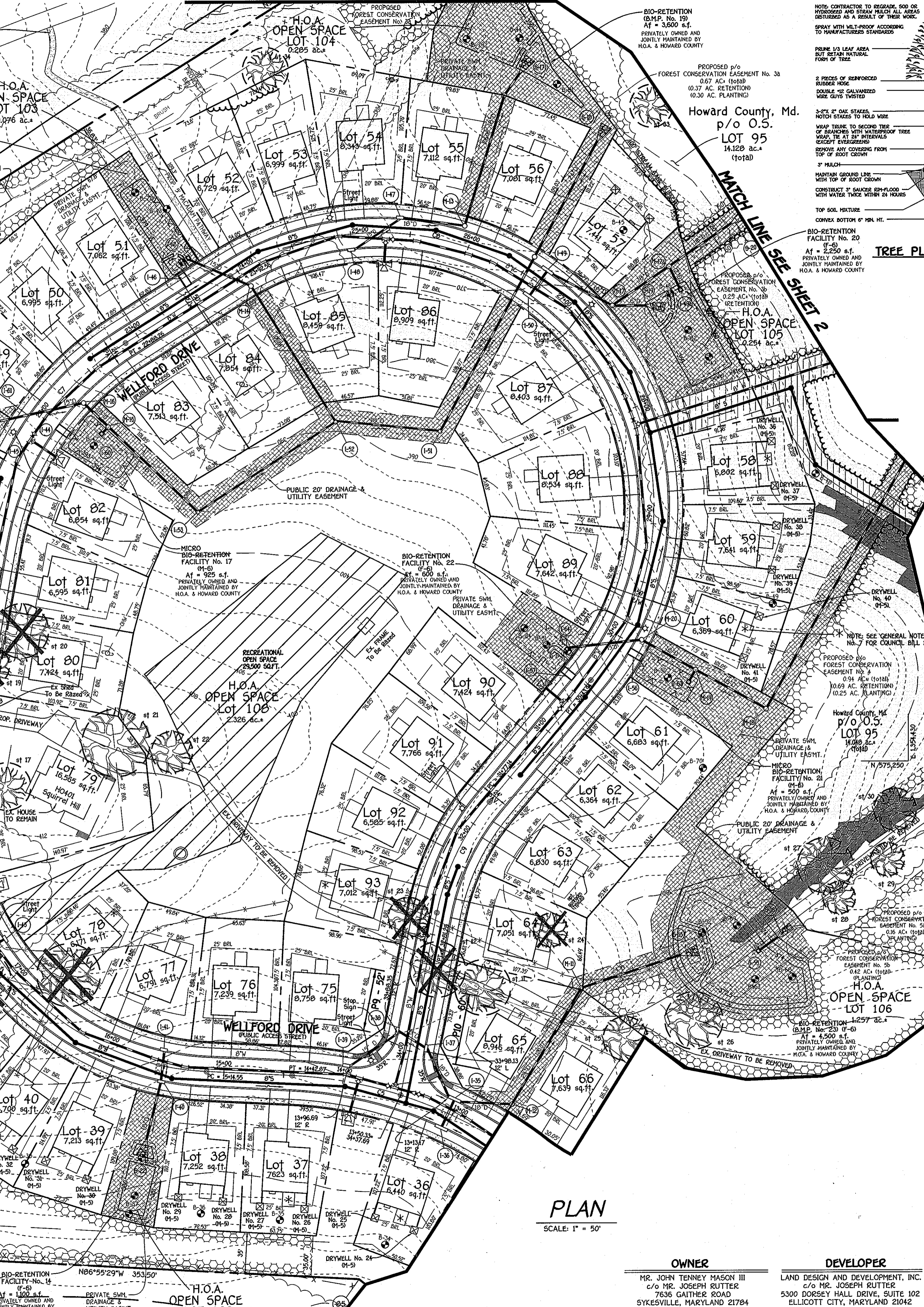
NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY REPRESENTATIVE OF THE DEPARTMENT

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS LIBER 505, FOLIO 70 TAX MAP 30, PARCEL 10 ZONED R-20

NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY REPRESENTATIVE OF THE DEPARTMENT

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS LIBER 505, FOLIO 70 TAX MAP 30, PARCEL 10 ZONED R-20

NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED IN THE FIELD BY REPRESENTATIVE OF THE DEPARTMENT



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark P. Wight
 PLANNING DIRECTOR

7/1/13
 DATE

SPECIMEN TREE LIST

Number	Common Name	Species Name	DBH (inches)	Condition
1	sugar maple	Acer saccharum	31	Good
2	white oak	Quercus alba	31	Good
3	white oak	Quercus alba	49	Good
4	yellow-poplar	Liriodendron tulipifera	36	Good
5	northern red oak	Quercus rubra	39	Fair
6	northern red oak	Quercus rubra	38	Good
7	scarlet oak	Quercus coccinea	43	Good
8	southern red oak	Quercus falcata	38	Good
9	pin oak	Quercus palustris	35	Good
10	red maple	Acer rubrum	35	Fair
11	red maple	Acer rubrum	39	Good
12	red maple	Acer rubrum	39	Good
13	black oak	Quercus velutina	46	Fair
14	black oak	Quercus velutina	46	Good
15	Pinus strobus	Pinus strobus	39	Good
16	black walnut	Juglans nigra	32	Fair-Good
17	slippery elm	Ulmus rubra	35	Good
18	box-elder	Acer negundo	41	Fair
19	Norway maple	Acer platanoides	41	Good
20	black oak	Quercus velutina	51	Good
21	white oak	Quercus alba	59	Good
22	princess tree	Paulownia tomentosa	36	Fair
23	red maple	Acer rubrum	35	Fair-Good
24	yellow-poplar	Liriodendron tulipifera	33	Fair
25	red maple	Acer rubrum	39	Fair
26	red maple	Acer rubrum	47	Fair
27	red maple	Acer rubrum	50	Good
28	red maple	Acer rubrum	31	Fair
29	red maple	Acer rubrum	30	Poor-Fair
30	American sycamore	Platanus occidentalis	38	Fair
31	yellow-poplar	Liriodendron tulipifera	40	Fair
32	yellow-poplar	Liriodendron tulipifera	39	Good
33	red maple	Acer rubrum	31	Fair
34	Norway maple	Acer platanoides	32	Fair
35	pin oak	Quercus palustris	36	Fair-Good
36	red maple	Acer rubrum	31	Fair
37	pin oak	Quercus palustris	30	Good
38	red maple	Acer rubrum	33	Fair
39	yellow-poplar	Liriodendron tulipifera	30	Fair-Good

LEGEND

SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS (F.C.C. STUDY)
---	FLOODPLAIN LIMITS (FEMA 2013)
---	STORM DRAIN
---	BIO-RETENTION FACILITY
---	DRYWELL
---	INFILTRATION BERM
---	SEWER AND/OR WATER EASEMENT
---	15% TO 24.99% SLOPES
---	25% OR GREATER SLOPES
---	SWM/STORM DRAIN EASEMENT
---	RECREATIONAL OPEN SPACE
---	PROPOSED 4' SIDEWALK

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been out to break from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no trees in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all addenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure, Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

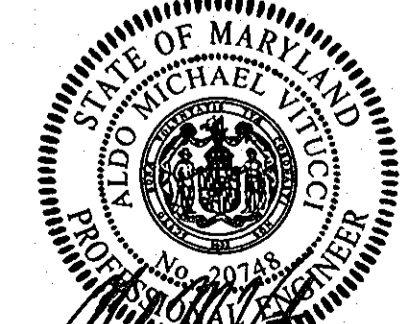
All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

PLAN
 SCALE: 1" = 50'

OWNER
 MR. JOHN TENNEY MASON III
 c/o MR. JOSEPH RUTTER
 7635 GAITHER ROAD
 SYKEVILLE, MARYLAND 21784
 (413-367-0422)

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 c/o MR. JOSEPH RUTTER
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (413-367-0422)



PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN
MASON PROPERTY
 BUILDABLE LOTS 1 THRU 93 AND
 OPEN SPACE LOTS 94 THRU 110

TAX MAP NO. 30 ZONING R-20 PARCEL NO. 86
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE 21, 2013
 SHEET 4 OF 14

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL FEE
 ELLICOTT CITY, MARYLAND 21042
 (410) 411-3959

Frank M. Ugle
PLANNING DIRECTOR
7/1/13
DATE

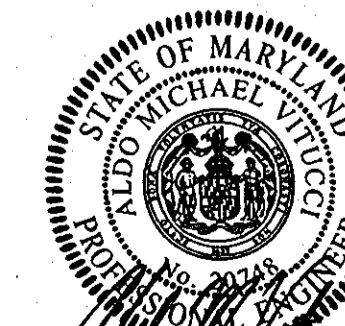
LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS (F.C.C. STUDY)
---	FLOODPLAIN LIMITS (FEMA 2013)
---	PROPOSED 4' SIDEWALK
---	STORM DRAIN
---	BIO-RETENTION FACILITY
---	DRYWELL
---	INFILTRATION BERM
---	SUPER-SILT FENCE
---	SILT FENCE
---	TREE PROTECTION FENCE
---	EARTH DIKE
---	LIMITS OF DISTURBANCE
---	REMOVABLE PUMPING STATION
---	FILTER BAG
---	EROSION CONTROL MATTING
---	STABILIZED CONSTRUCTION ENTRANCE

EXISTING SPECIMEN TREE TO REMAIN
#1
 EXISTING SPECIMEN TREE TO BE REMOVED
#5

DRAINAGE AREA TO SEDIMENT TRAP/BASIN		
FACILITY	EX. D.A.	PROP. D.A.
BASIN #1	4.54 ac.	3.60 ac.
BASIN #2	3.52 ac.	4.09 ac.
BASIN #3	7.24 ac.	7.34 ac.
BASIN #4	2.20 ac.	2.86 ac.
P.O.S.T. #1	2.50 ac.	2.76 ac.
S.O.S.T. #1	1.95 ac.	2.60 ac.
S.O.S.T. #2	1.83 ac.	2.18 ac.
S.O.S.T. #3	0.35 ac.	0.75 ac.
S.O.S.T. #4	0.35 ac.	0.35 ac.
S.O.S.T. #5	1.23 ac.	1.45 ac.
S.O.S.T. #6	2.08 ac.	1.39 ac.
S.O.S.T. #7	0.71 ac.	1.06 ac.

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110

ZONING: R-20
TAX MAP NO. 30 GRID NO. 2 PARCEL NO. 06
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 5 OF 14



ALDO M. VITUCCI, P.E.
DATE: 7/1/13
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-15.

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GATHERER ROAD
SYKEVILLE, MARYLAND 21784
(443-367-0422)

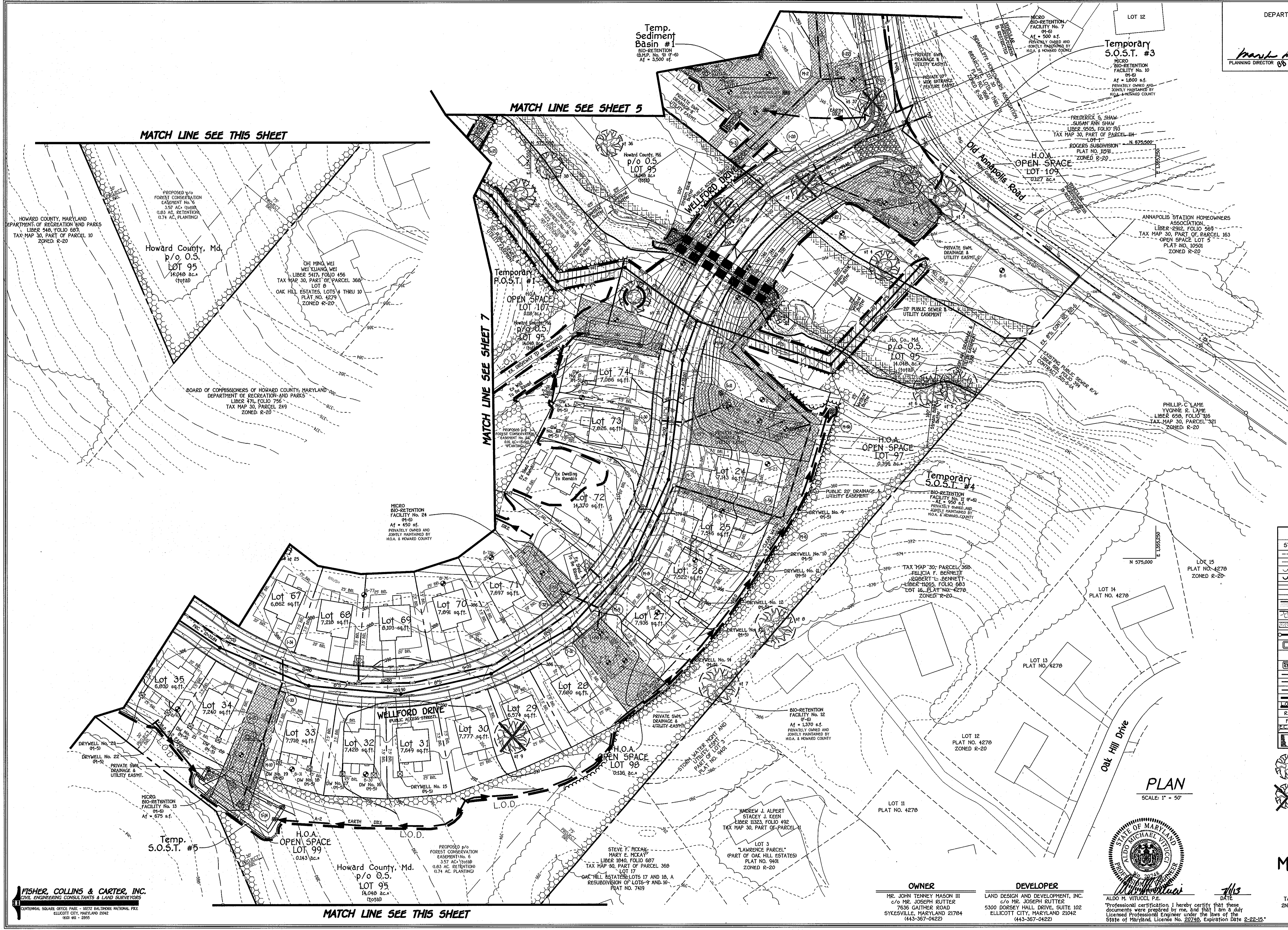
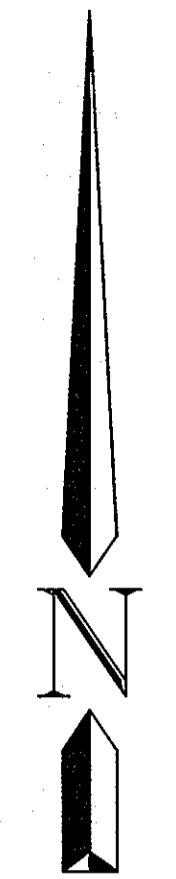
DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443-367-0422)

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
4100 461 - 2959

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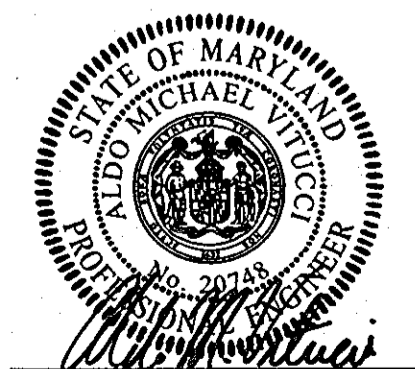
Mark A. Wagle
PLANNING DIRECTOR 68
7/21/13
DATE



LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
~~~~~	EXISTING TREELINE
~~~~~	PROPOSED TREELINE
~~~~~	WETLANDS BUFFER
~~~~~	WETLANDS LIMITS
~~~~~	FLOODPLAIN LIMITS (F.C.C. STUDY)
~~~~~	FLOODPLAIN LIMITS (FEMA 2013)
~~~~~	PROPOSED 4' SIDEWALK
~~~~~	STORM DRAIN
~~~~~	BIO-RETENTION FACILITY
~~~~~	DRYWELL
~~~~~	INFILTRATION BERM
~~~~~	SUPER-SILT FENCE
~~~~~	SILT FENCE
~~~~~	TREE PROTECTION FENCE
~~~~~	EARTH DIKE
~~~~~	LIMITS OF DISTURBANCE
~~~~~	REMOVABLE PUMPING STATION
~~~~~	FILTER BAG
~~~~~	EROSION CONTROL MATTING
~~~~~	STABILIZED CONSTRUCTION ENTRANCE

EXISTING SPECIMEN TREE TO REMAIN
#1
EXISTING SPECIMEN TREE TO BE REMOVED
#1.5

PLAN
SCALE: 1" = 50'



SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING: R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 86
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 6 OF 14

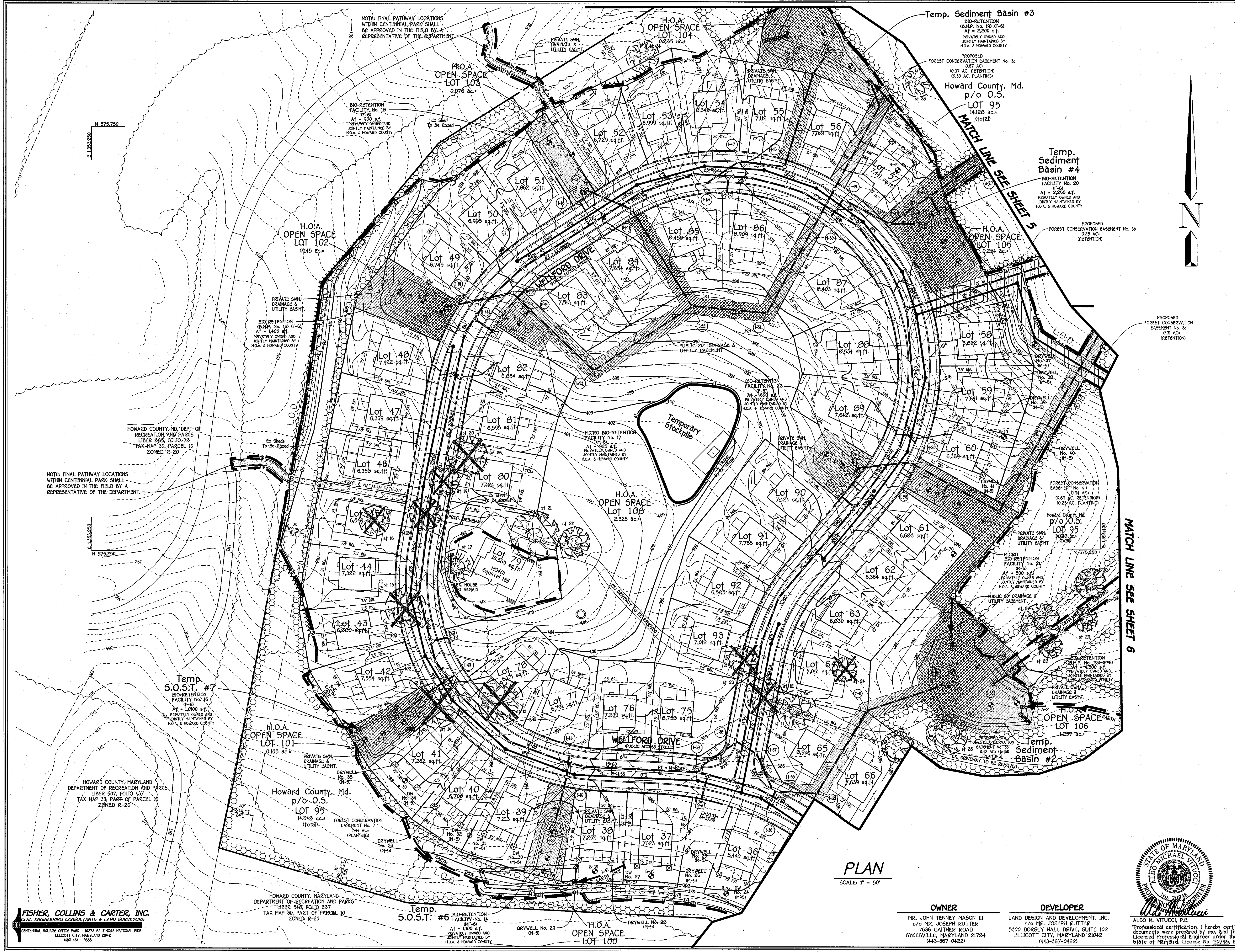
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c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(443-367-0422)

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c/o MR. JOSEPH RUTTER
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE.
ELLICOTT CITY, MARYLAND 21042
4100 461 - 2095

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Mark L. Wyle 7/1/13
PLANNING DIRECTOR 89 DATE



LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
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---	LIMITS OF DISTURBANCE
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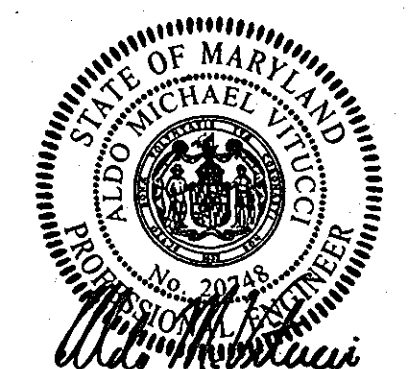
- EXISTING SPECIMEN TREE TO REMAIN #1
- EXISTING SPECIMEN TREE TO BE REMOVED #1.5



PLAN
SCALE: 1" = 50'

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(413-367-0422)

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(413-367-0422)



SCHMATIC GRADING & SEDIMENT CONTROL PLAN
MASON PROPERTY
BUILDING LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 86
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 7 OF 14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENIAL SQUARE, OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4100 401 - 2899

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Frank A. Vogel
PLANNING DIRECTOR
DATE: 7/1/13

FOREST CONSERVATION DATA			
EASEMENT NO.	RETENTION AREA	PLANTING AREA	TOTAL EASEMENT AREA
1	0.12 AC.	0.23 AC.	0.35 AC.
2	0.21 AC.	0.15 AC.	0.36 AC.
3a	0.37 AC.	0.30 AC.	0.67 AC.
3b	0.25 AC.	---	0.25 AC.
3c	0.31 AC.	---	0.31 AC.
3d	0.03 AC.	0.09 AC.	0.12 AC.
4	0.69 AC.	0.25 AC.	0.94 AC.
5a	---	0.16 AC.	0.16 AC.
5b	---	0.42 AC.	0.42 AC.
6	1.83 AC.	1.74 AC.	3.57 AC.
7	---	1.94 AC.	1.94 AC.
TOTAL	3.81 AC.	5.28 AC.	9.09 AC.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	46.49
B. DEDUCTIONS (CIRCULAR AREA RESTRICTED BY LOCAL OR PROGRAM) (FLOODPLAIN)	3.04
C. NET TRACT AREA = TOTAL TRACT AREA - DEDUCTIONS (B)	43.45
LAND USE CATEGORY MEDIUM DENSITY RESIDENTIAL	
D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 150)	6.52
E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 200)	8.69
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	6.30
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F - E OTHERWISE G = 0	
BREAK-EVEN POINT	
H. BREAK-EVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO VITIGATION IS REQUIRED)	6.30
IF (G) IS GREATER THAN (H) THEN (G) IS GREATER THAN (H) OTHERWISE (H) IS GREATER THAN (G)	
I. FOREST CLEARING PERMITTED WITHOUT VITIGATION	0
J. FOREST CLEARING PERMITTED WITHOUT VITIGATION	0
PROPOSED FOREST CLEARING	
K. TOTAL AREA OF FOREST TO BE CLEARED	2.57
L. TOTAL AREA OF FOREST TO BE RETAINED	3.81
M. EXISTING FOREST COVER (F) - FOREST TO BE CLEARED (K)	3.73
PLANTING REQUIREMENTS	
IF THE TOTAL AREA OF FOREST TO BE RETAINED (L) IS AT OR ABOVE THE BREAK-EVEN POINT (H), NO PLANTING IS REQUIRED, AND NO FURTHER CALCULATIONS ARE NECESSARY (L >= H, P=0, N=0, Q=0, R=0).	
OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
IF THE TOTAL AREA OF FOREST TO BE RETAINED (L) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L - E = THE AREA OF FOREST TO BE CLEARED (L) x 0.25.	
O. IF THE FOREST TO BE RETAINED (L) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L - E = AREA OF FOREST ABOVE CONSERVATION THRESHOLD (E) x 0.25	0.54
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	5.14
IF THE AREA OF FOREST TO BE RETAINED (L) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN H - E = 0 OTHERWISE H = 0	
Q. TOTAL AFFORESTATION REQUIRED	5.14
IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN R = D - F OTHERWISE R = 0	
R. TOTAL PLANTING REQUIREMENT (P + Q + R)	5.20

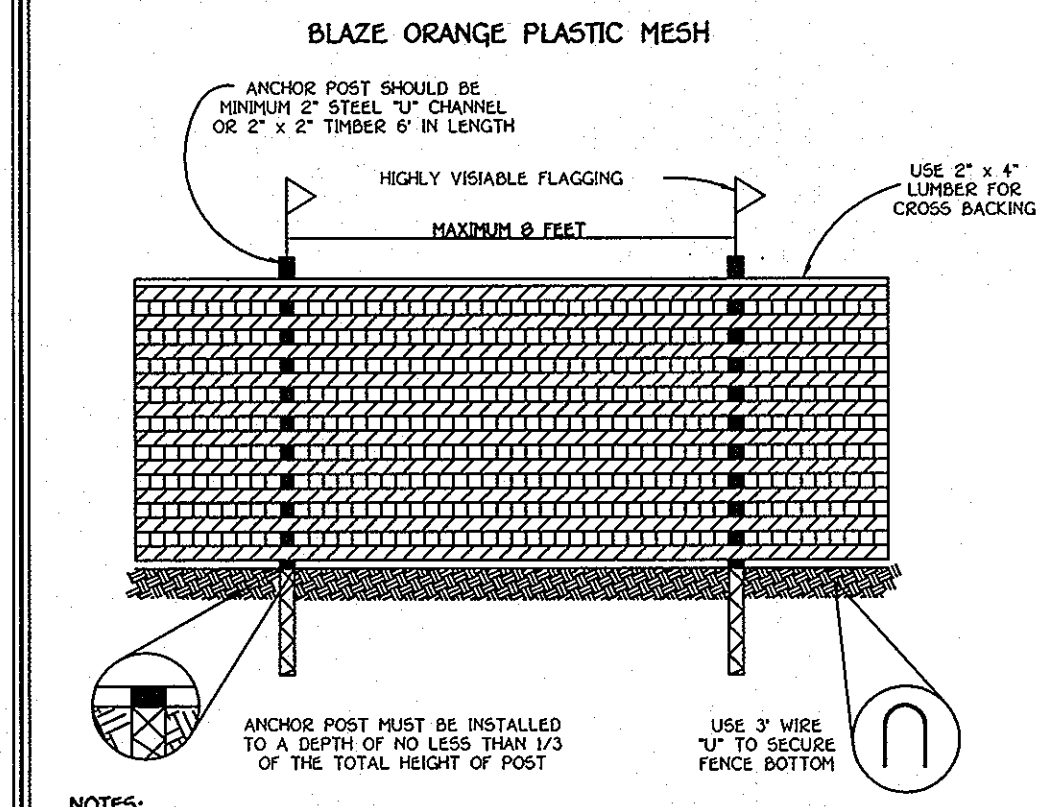
ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

15" MINIMUM
11" MINIMUM



- NOTES:**
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED 4' SIDEWALK
---	STORM DRAIN
---	BIO-RETENTION FACILITY
---	DRYWELL
---	INFILTRATION BERM
---	SUPER-SILT FENCE
---	SILT FENCE
---	TREE PROTECTION FENCE
---	EARTH DIKE
---	LIMITS OF DISTURBANCE
---	REMOVABLE PUMPING STATION
---	FILTER BAG
---	EROSION CONTROL MATTING
---	STABILIZED CONSTRUCTION ENTRANCE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461-2000

Reforestation Note:
The reforestation obligation will be met within priority planting areas on the site. This includes floodplain, wetland and buffers. The final planting location and the planting specifications, details, and schedule will be provided on final Forest Conservation Plan.

NOTE: FINAL PATHWAY LOCATIONS WITHIN CENTENNIAL PARK SHALL BE APPROVED BY THE FIELD BY A REPRESENTATIVE OF THE DEPARTMENT.

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS
LIBER. 004, FOLIO 78
TAX MAP 30, PARCEL 10
ZONED R-20

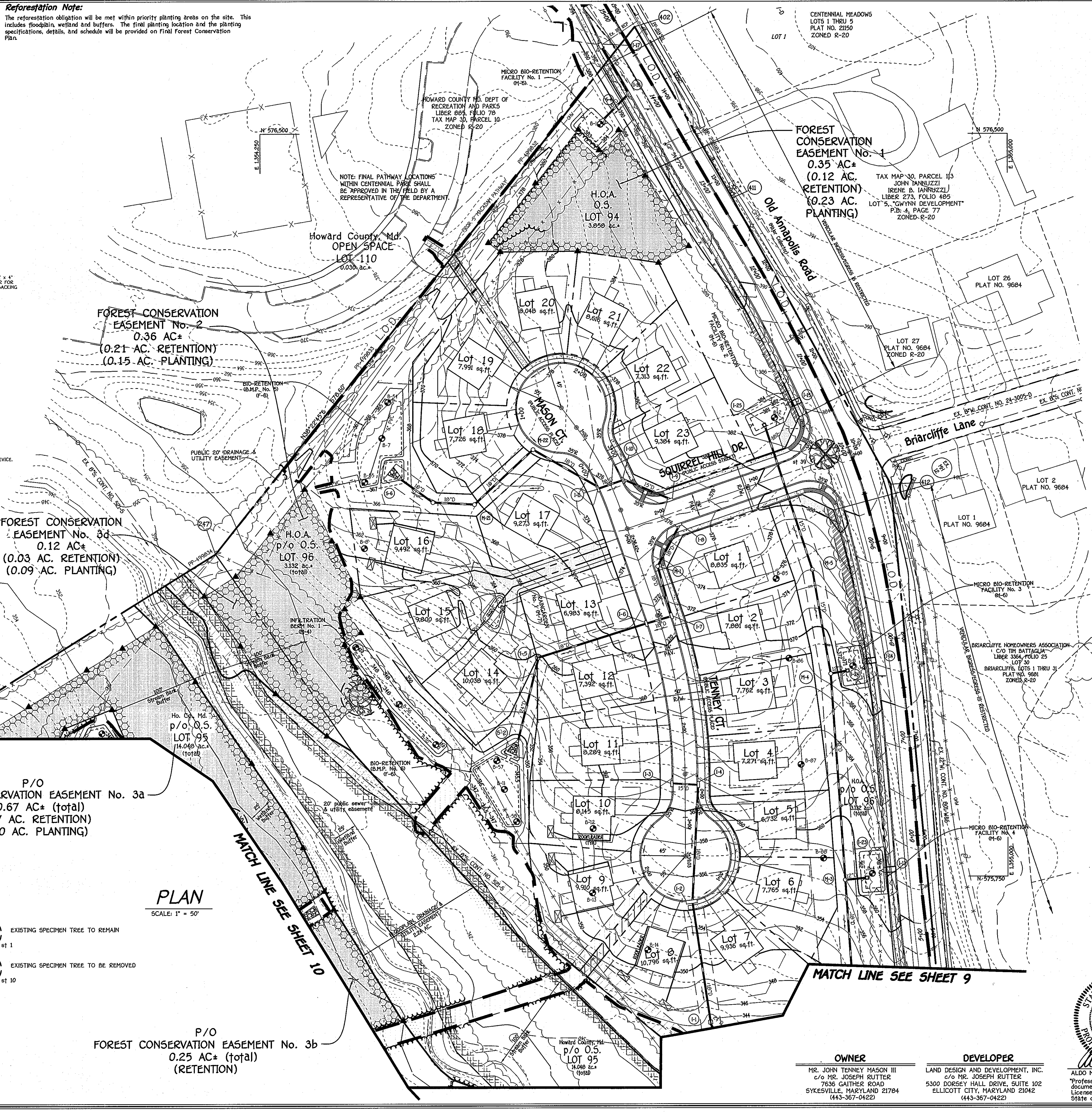
HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS
LIBER. 004, FOLIO 79
TAX MAP 30, PARCEL 11
ZONED R-20

HOWARD COUNTY MD. DEPT. OF RECREATION AND PARKS
LIBER. 004, FOLIO 79
TAX MAP 30, PARCEL 11
ZONED R-20

P/O
FOREST CONSERVATION EASEMENT No. 3a
0.67 AC± (total)
(0.37 AC. RETENTION)
(0.30 AC. PLANTING)

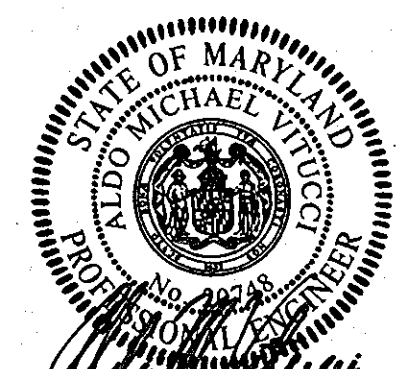
PLAN
SCALE: 1" = 50'

P/O
FOREST CONSERVATION EASEMENT No. 3b
0.25 AC± (total)
(RETENTION)



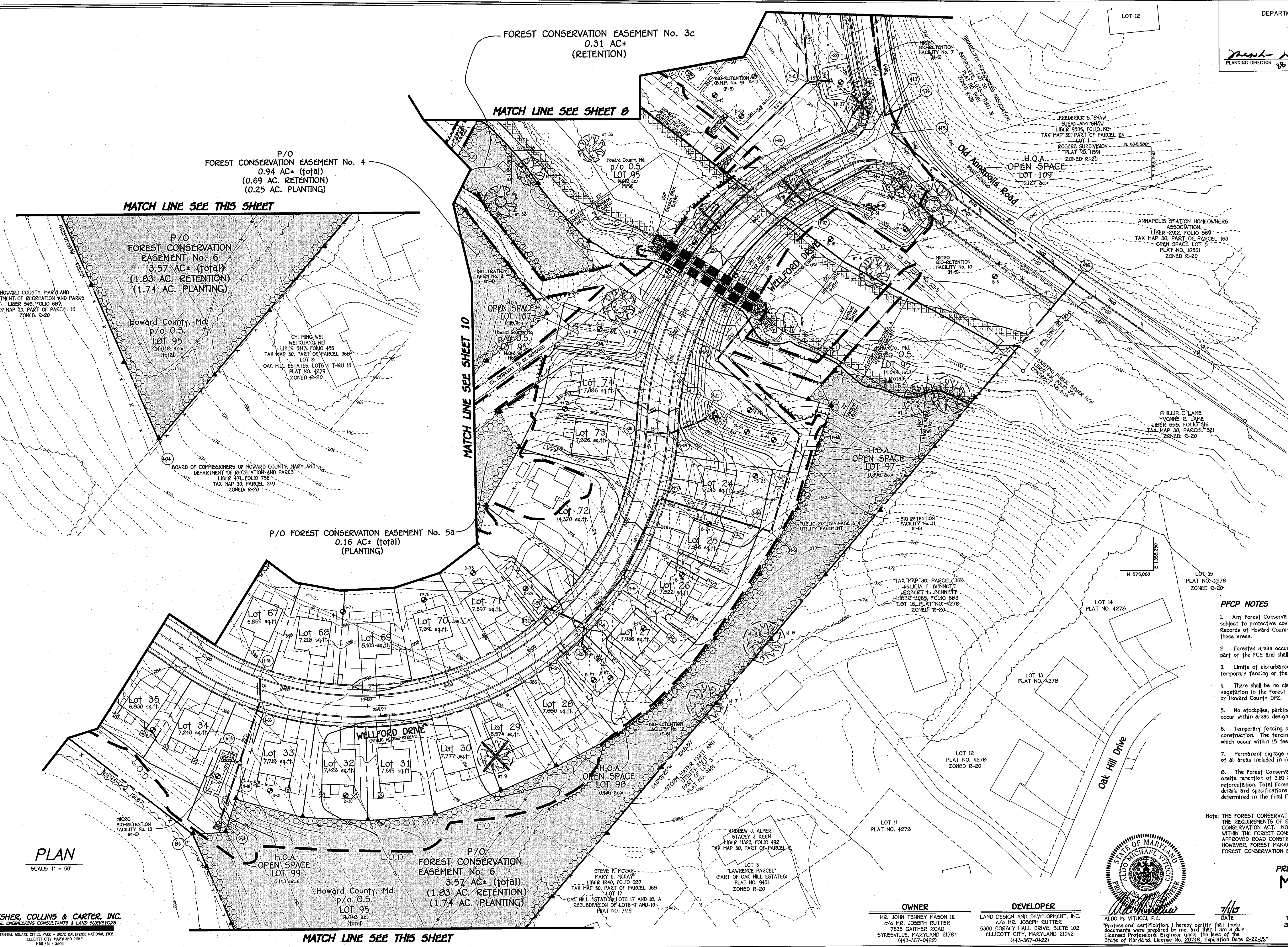
OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYLVESVILLE, MARYLAND 21784
(443) 367-0422

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422



PRELIMINARY FOREST CONSERVATION PLAN
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING R-20
TAX MAP NO. 30 GRID NO. 2 PARCEL NO. 86
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 8 OF 14

Joseph A. Vignola
PLANNING DIRECTOR
7/11/13
DATE



MATCH LINE SEE THIS SHEET

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 10

MATCH LINE SEE THIS SHEET

P/O
FOREST CONSERVATION
EASEMENT No. 6
3.57 AC± (total)
(1.83 AC. RETENTION)
(1.74 AC. PLANTING)

P/O
FOREST CONSERVATION EASEMENT No. 4
0.94 AC± (total)
(0.69 AC. RETENTION)
(0.25 AC. PLANTING)

P/O FOREST CONSERVATION EASEMENT No. 5a
0.16 AC± (total)
(PLANTING)

P/O
FOREST CONSERVATION
EASEMENT No. 6
3.57 AC± (total)
(1.83 AC. RETENTION)
(1.74 AC. PLANTING)

PFCP NOTES

1. Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
2. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
5. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
6. Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
7. Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
8. The Forest Conservation Act requirements will be met through the onsite retention of 3.81 acres of forest and 5.29 acres of onsite reforestation. Total Forest Conservation Obligation = 9.10 ac. Final locations, details and specifications of the reforestation will be determined in the Final Forest Conservation Plan.

Note: THE FOREST CONSERVATION EASEMENT(S) WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

**PRELIMINARY FOREST CONSERVATION PLAN
MASON PROPERTY**
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110

ZONING: R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 06
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 9 OF 14

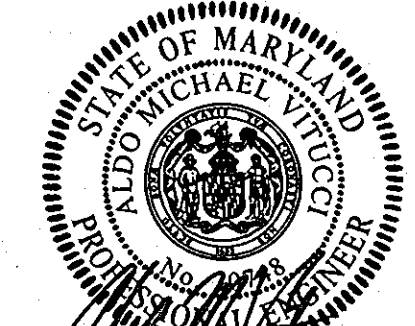
PLAN

SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
13 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
4100 661 - 2299

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(443-367-0422)

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
(443-367-0422)



ALDO M. VITUCCI, P.E.
DATE: 7/11/13
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-15.

Infiltration and Filter System Construction Specifications

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for WC, and Re V. In some instances where permeability is great, these facilities may be used for Qp as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

When properly planted, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment buffers will trap sediments that often are bound with phosphorus and metals. Vegetation planted in the facility will aid in nutrient uptake and water storage. Additionally, plant roots will provide arteries for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities more desirable to the public.

Design Constraints:

- Planting buffer strips of at least 20 feet will cause sediments to settle out before reaching the facility, thereby reducing the possibility of clogging.
- Determine areas that will be saturated with water and water table depth so that appropriate plants may be selected hydrology will be similar to bioretention facilities, see figure A.5 and Table A.4 for planting material guidance.
- Plants known to send down deep taproots should be avoided in systems where filter fabric is used as part of facility design.
- Test soil conditions to determine if soil amendments are necessary.
- Plants shall be located so that access is possible for structure maintenance.
- Stabilize heavy flow areas with erosion control mats or sod.
- Temporarily divert flows from seeded areas until vegetation is established.
- See Table A.5 for additional design considerations.

Bio-retention

Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover crop. In addition, much of the nutrient pollutant uptake (nitrogen and phosphorus) is accomplished through absorption and microbial activity within the soil profile. Therefore, soils must balance their chemical and physical properties to support biotic communities above and below ground.

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume (Environmental Quality Resources (EQE), 1996; Engineering Technology Inc. and Biobiotics, Inc. (ETAB), 1993). Soils should fall within the SM, ML, SC classifications or the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5"/hr) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stones, stumps, roots, or other woody material over 1" in diameter. Brush or seeds from noxious weeds (e.g., Johnson Grass, Mugwort, Nutsedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.06.01.05.) should not be present in the soils. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.3.

Table A.3 Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash -K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	10 to 25 %
Silt	30 to 55 %
Sand	35 to 60%

Mulch Layer

The mulch layer plays an important role in the performance of the bioretention system. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.

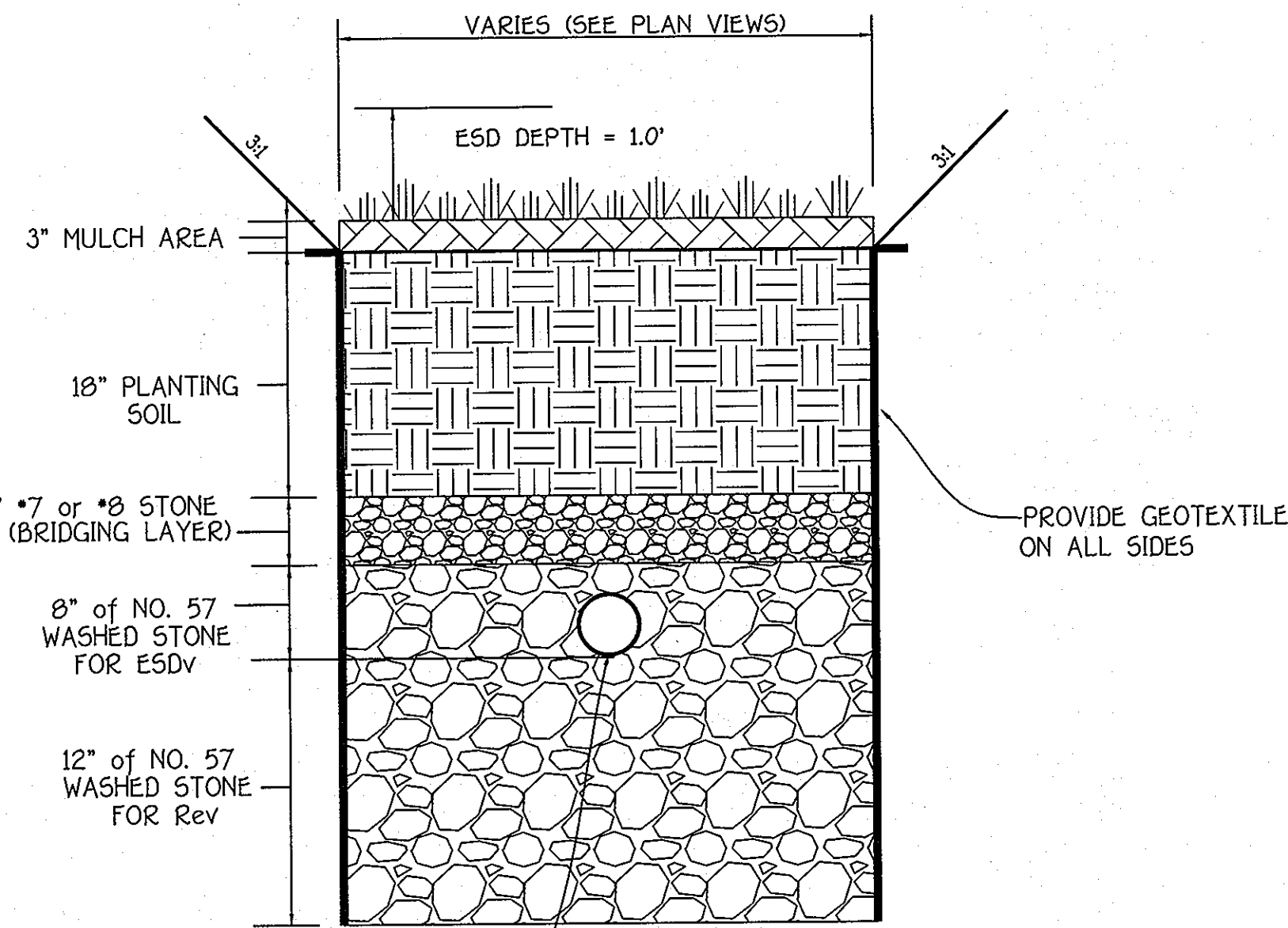
Planting Guidance

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure.

The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge is the highest elevation and generally supports plants adapted to drier conditions. A sample of appropriate plant materials for bioretention facilities are included in Table A.4. The layout of plant material should be flexible, but should follow the general principles described in Table A.5. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult ETAB, 1993 or Clayton and Schueler, 1997.

Operation and Maintenance Schedule For Bio-Retention Areas (M-6)

- The owner shall maintain the plant material, mulch layer and soil layer annually. maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year. during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material. Treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

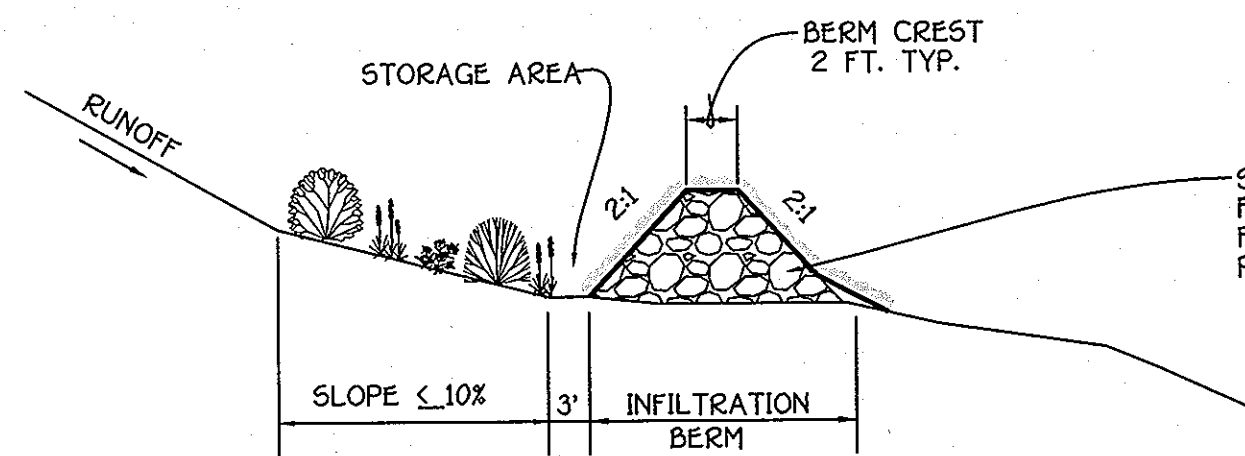


6\"/>

NOTE: PERFORATIONS SHOULD BE 3/8\"/>

Micro Bio-Retention (M-6) Section

NO SCALE



Typical Section - Infiltration Berm (M-4)

NO SCALE

Operation and Maintenance Schedule For Infiltration Berms (M-4)

- BERM SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PONDING WATER DOES NOT CREATE NUISANCE CONDITIONS.
- SIGNS OF CONCENTRATED FLOW AND OTHER SURFACE EROSION SHOULD BE REPAIRED TO PROMOTE SHEET FLOW.
- A DENSE MAT OF VEGETATION SHOULD BE PRESENT AT ALL TIMES. VEGETATION SHOULD BE REPLACED AS NEEDED.
- WHEN INFILTRATION BERM ARE INCORPORATED IN A SYSTEM USING OTHER PRACTICES, THE MAINTENANCE CRITERIA FOR THAT PRACTICE SHALL ALSO BE CONSIDERED.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

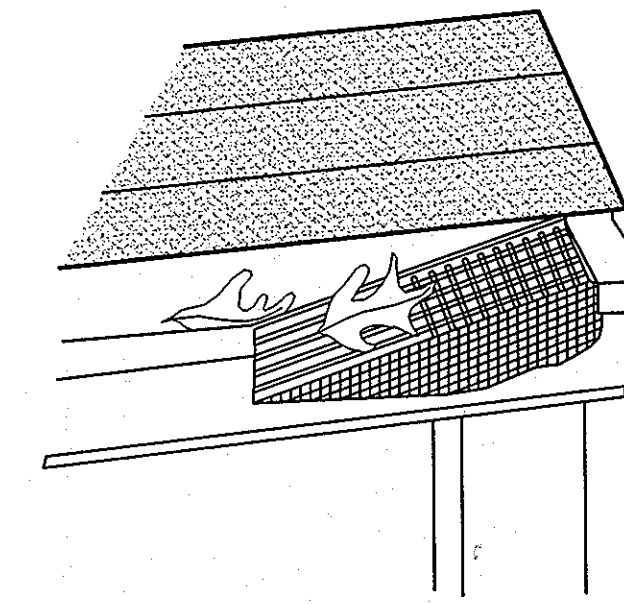
PLANNING DIRECTOR
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK - 10272 GAITHERS NATIONAL FEE
ELLICOTT CITY, MARYLAND 21042
(410) 481-2999

Operation and Maintenance Schedule for Drywells (M-5)

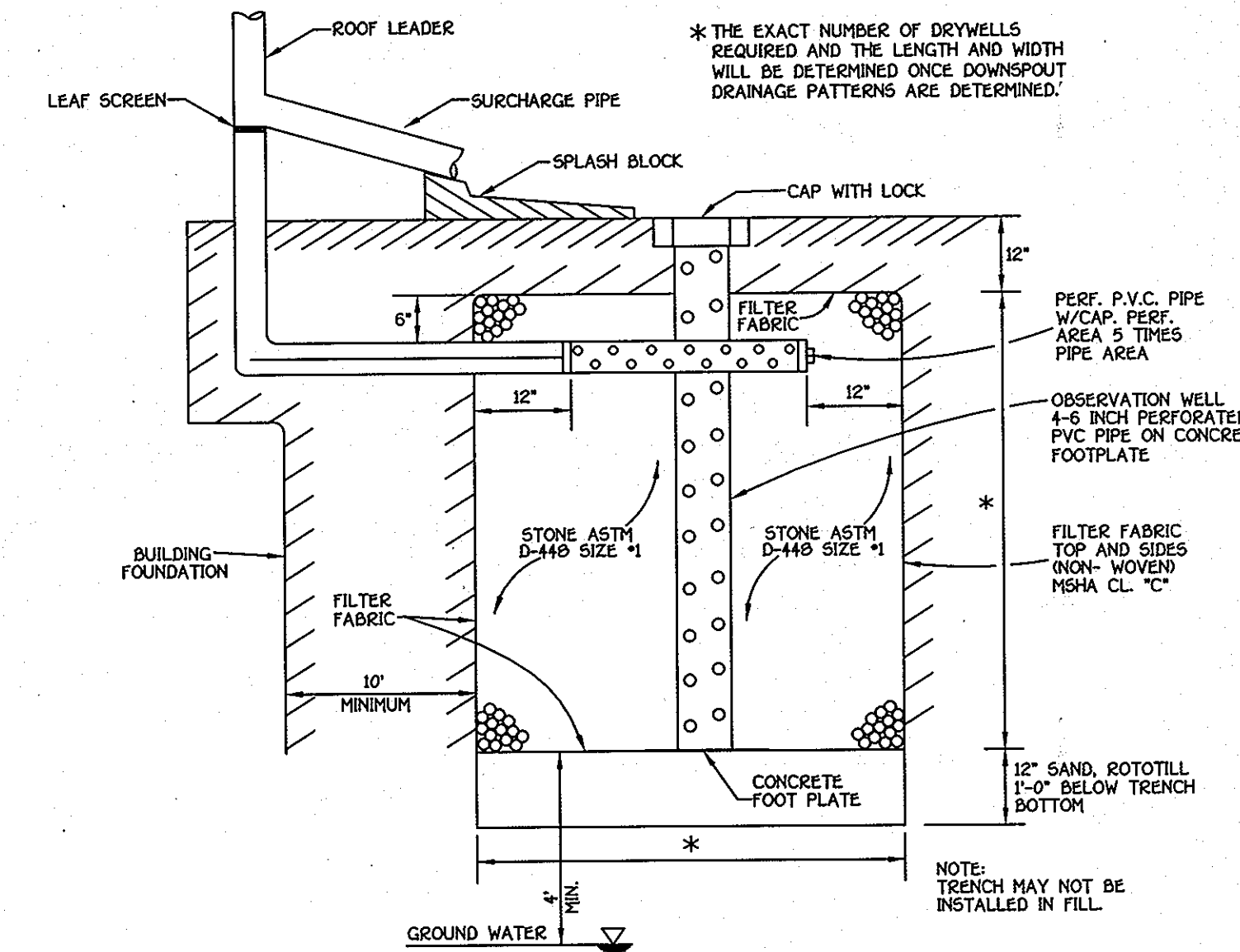
Operation and Maintenance Schedule for Drywells (M-5)

- The owner shall inspect the monitoring wells and structures on a quarterly basis and after every heavy storm event.
- The owner shall record the water levels and sediment build up in the monitoring wells over a period of several days to insure trench drainage.
- The owner shall maintain a log book to determine the rate at which the facility drains.
- When the facility becomes clogged so that it does not drain down within a seventy two (72) hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.



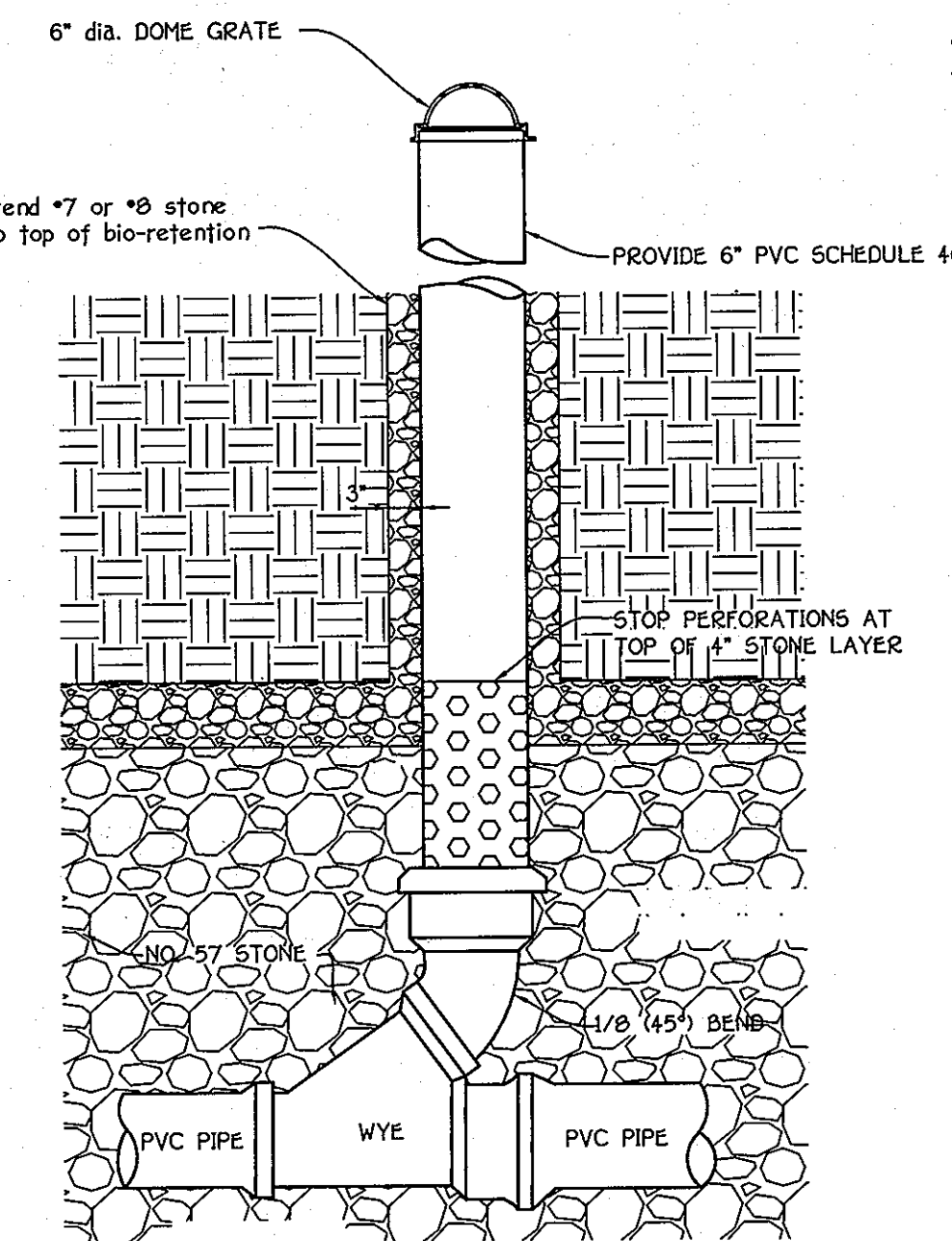
Gutter Drain Filter Detail

NOT TO SCALE



Dry Well (M-5) Detail

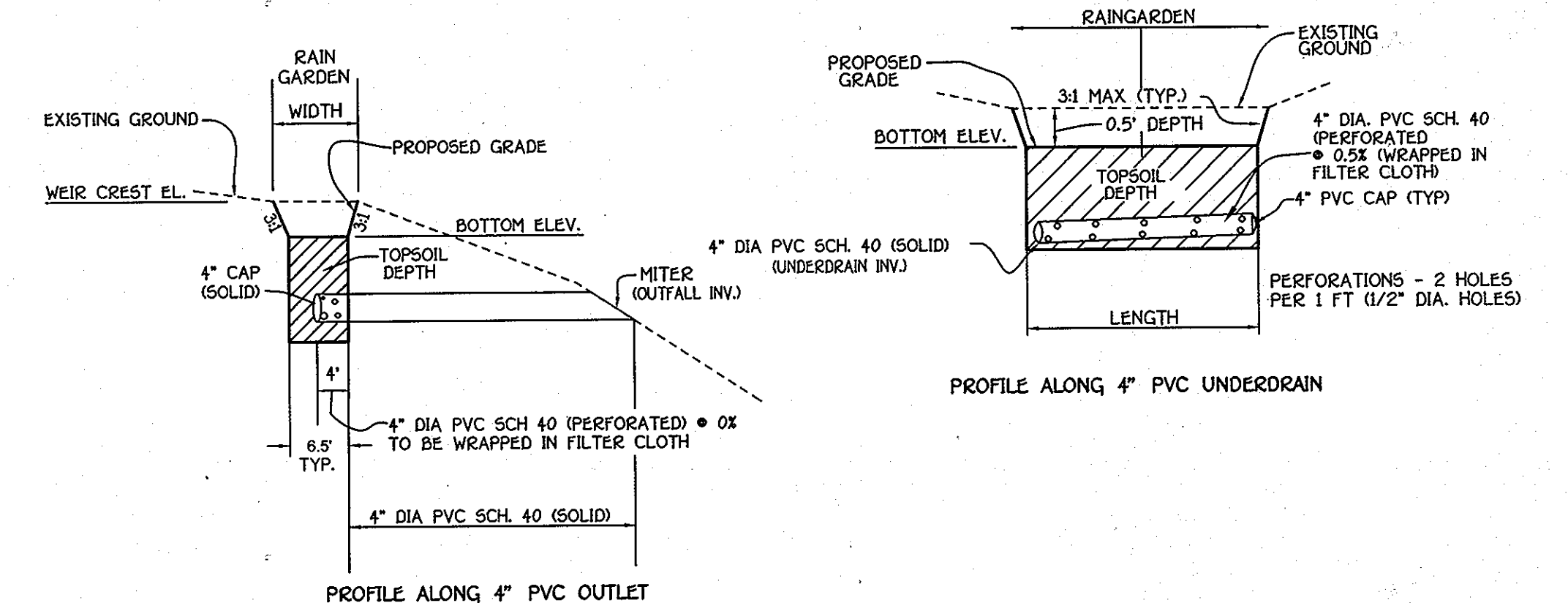
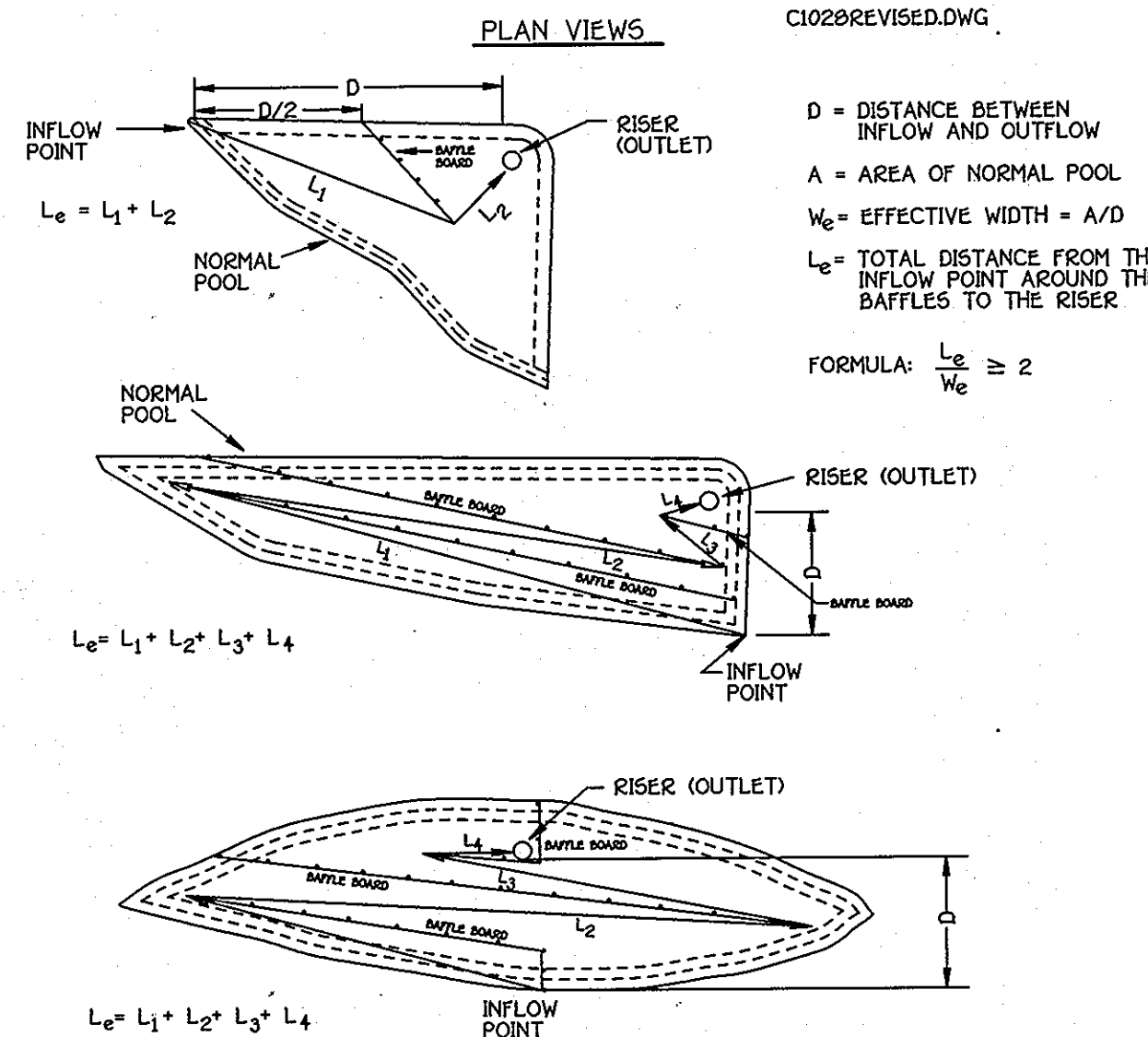
NOT TO SCALE



Typical Clean-C... Observation Well Detail

NO SCALE

SEDIMENT BASIN BAFFLES

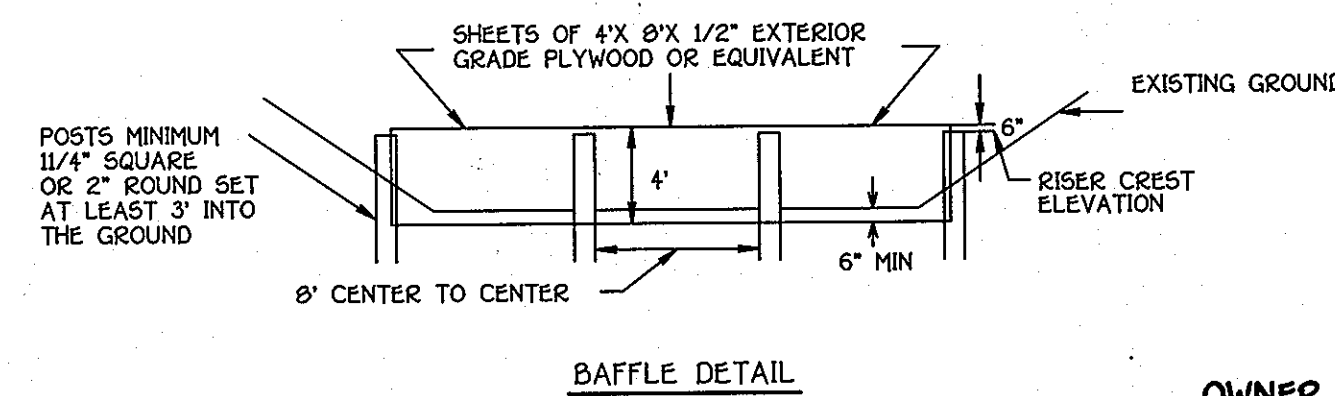


Raingarden (M-7) Detail

NO SCALE

Operation and Maintenance Schedule For Raingarden Areas (M-7)

- The owner shall maintain the plant material, mulch layer and soil layer annually. maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year. during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material. Treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.



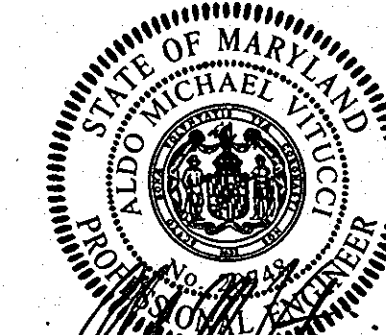
BAFFLE DETAIL

OWNER

MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(443-367-0422)

DEVELOPER

LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443-367-0422)



ALDO M. VITUCCI, P.E.
DATE
Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-15.

Stormwater Management Details
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110

ZONING: R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 06
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 11 OF 14

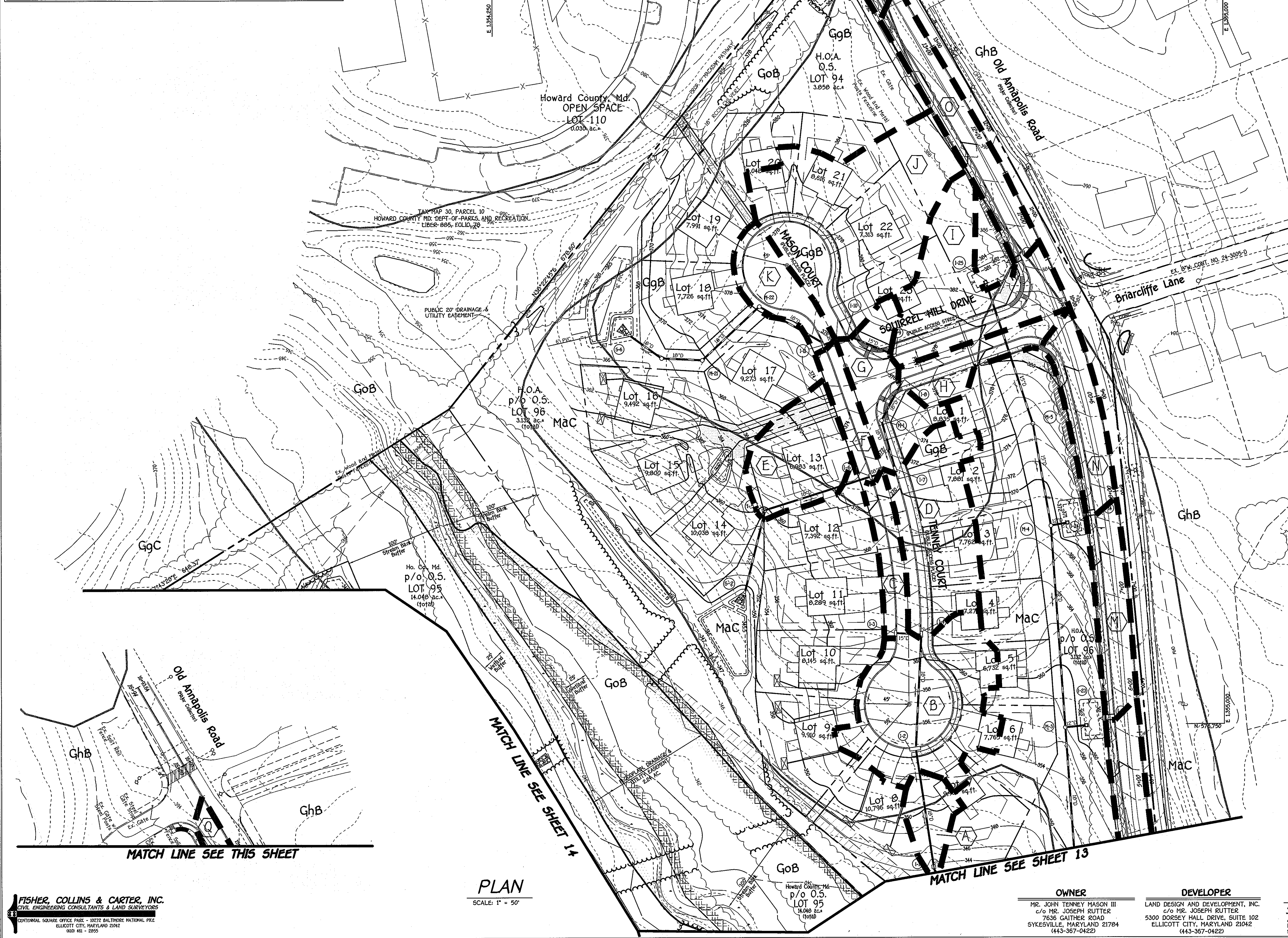
David M. Gault
PLANNING DIRECTOR
7/11/13
DATE

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
st-1	SPECIMEN TREE
---	SOILS LINE
---	DRAINAGE AREA LINE
---	EXISTING TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED 4' SIDEWALK
---	STORM DRAIN
---	BIO-RETENTION FACILITY
---	DRYWELL
---	INFILTRATION BERM
---	NON-CREDIT OPEN SPACE



DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.09 AC.	0.25	R-20	0%
I-2	B	0.48 AC.	0.71	R-20	65%
I-3	C	0.09 AC.	0.64	R-20	55%
I-4	D	0.34 AC.	0.71	R-20	65%
I-5	E	0.19 AC.	0.64	R-20	55%
I-6	F	0.09 AC.	0.61	R-20	52%
I-7	G	0.20 AC.	0.67	R-20	60%
I-8	H	0.13 AC.	0.64	R-20	55%
I-9	I	0.37 AC.	0.53	R-20	40%
I-10	J	0.66 AC.	0.64	R-20	55%
I-11	K	0.14 AC.	0.85	R-20	85%
I-12	L	0.14 AC.	0.95	R-20	100%
I-13	M	0.16 AC.	0.92	R-20	95%
I-14	N	0.16 AC.	0.92	R-20	95%
I-15	O	0.23 AC.	0.92	R-20	95%
I-16	P	0.14 AC.	0.82	R-20	81%
I-17	Q	0.05 AC.	0.79	R-20	77%
I-27	R	0.26 AC.	0.64	R-20	55%
I-28	S	0.32 AC.	0.64	R-20	55%
I-29	T	0.27 AC.	0.60	R-20	50%
I-30	U	0.46 AC.	0.50	R-20	35%
I-31	V	0.38 AC.	0.52	R-20	38%
I-32	W	0.13 AC.	0.71	R-20	65%
I-33	X	0.21 AC.	0.64	R-20	55%
I-34	Y	0.08 AC.	0.74	R-20	70%
I-35	Z	0.51 AC.	0.71	R-20	65%
I-36	AA	0.50 AC.	0.71	R-20	65%
I-37	BB	0.11 AC.	0.71	R-20	65%
I-38	CC	1.03 AC.	0.46	R-20	30%
I-39	DD	0.36 AC.	0.50	R-20	35%
I-40	EE	0.27 AC.	0.64	R-20	55%
I-41	FF	0.49 AC.	0.61	R-20	52%
I-42	GG	0.11 AC.	0.71	R-20	65%
I-43	HH	0.19 AC.	0.64	R-20	55%
I-44	II	0.40 AC.	0.64	R-20	55%
I-45	JJ	0.82 AC.	0.53	R-20	40%
I-46	KK	0.75 AC.	0.54	R-20	42%
I-47	LL	0.44 AC.	0.62	R-20	53%
I-48	MM	1.26 AC.	0.57	R-20	45%
I-49	NN	0.57 AC.	0.71	R-20	65%
I-50	OO	1.57 AC.	0.57	R-20	45%
I-51	PP	0.26 AC.	0.25	R-20	0%
I-52	QQ	0.12 AC.	0.25	R-20	0%
I-53	RR	0.35 AC.	0.29	R-20	5%
I-56	SS	0.23 AC.	0.74	R-20	70%
I-57	TT	0.80 AC.	0.46	R-20	30%

SOILS LEGEND			
SOIL	NAME	CLASS	EROSION FACTOR (Kv)
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C	.37
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	.20
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	.20
GmC	Glenville silt loam, 8 to 15 percent slopes	C	.37
GoB	Glenville-Codorus silt loams, 0 to 8 percent slopes	C	.37
MaC	Manor loam, 8 to 15 percent slopes	B	.28
MaD	Manor loam, 15 to 25 percent slopes	B	.24



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2355

PLAN
SCALE: 1" = 50'

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(413-367-0422)

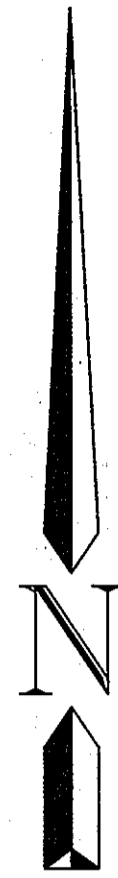
DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
(413-367-0422)



7/11/13
DATE
"Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-15."

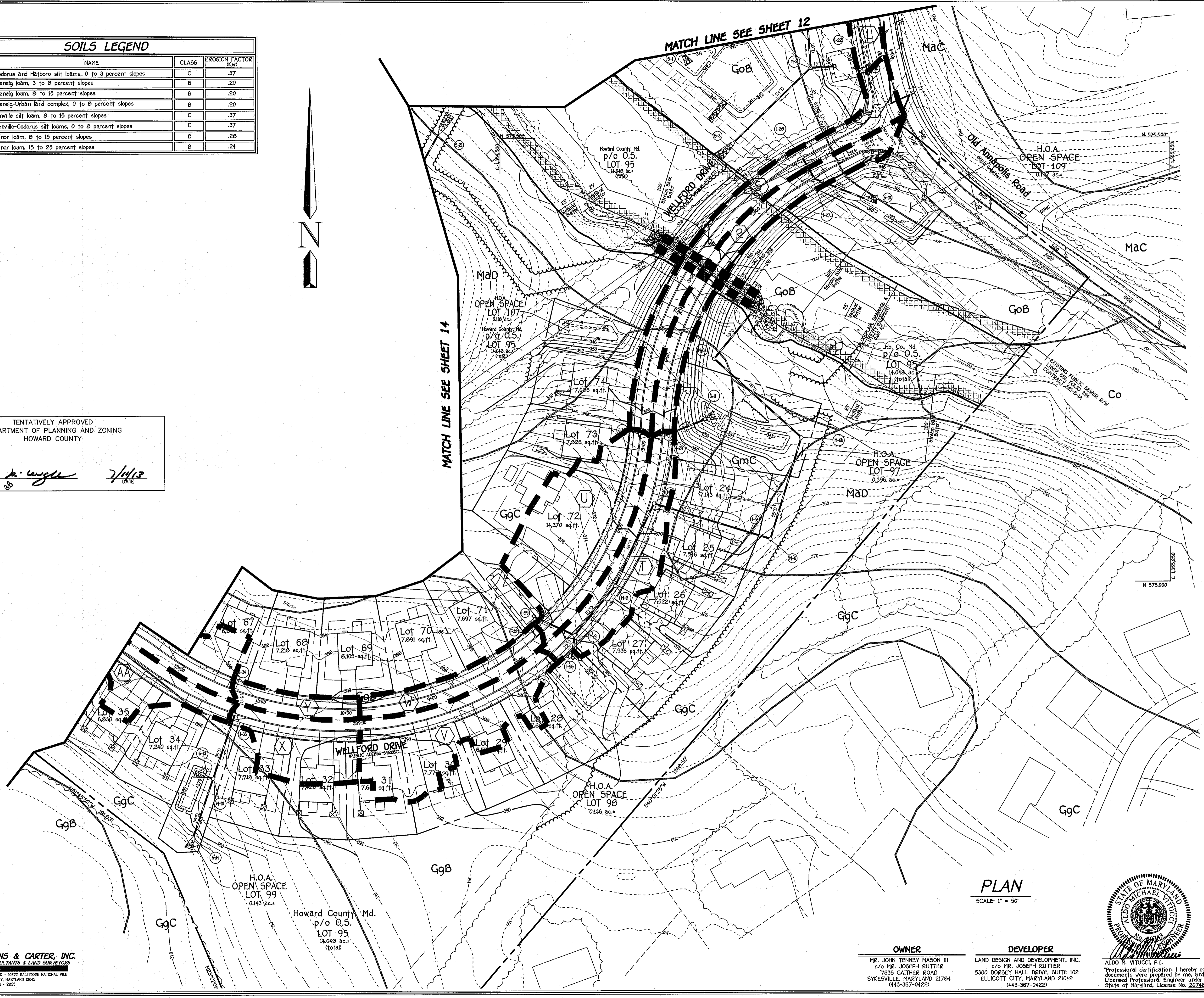
STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING: R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 86
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEET 12 OF 14

SOILS LEGEND			
SOIL	NAME	CLASS	EROSION FACTOR (E _w)
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C	.37
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	.20
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	.20
GmC	Glenville silt loam, 8 to 15 percent slopes	C	.37
GoB	Glenville-Codorus silt loams, 0 to 8 percent slopes	C	.37
MaC	Manor loam, 8 to 15 percent slopes	B	.20
MaD	Manor loam, 15 to 25 percent slopes	B	.24



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David H. Wyle 7/14/12
PLANNING DIRECTOR DATE



DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	C'	ZONED	% IMP.
I-1	A	0.09 AC.	0.25	R-20	0%
I-2	B	0.48 AC.	0.71	R-20	65%
I-3	C	0.09 AC.	0.64	R-20	55%
I-4	D	0.34 AC.	0.71	R-20	65%
I-5	E	0.19 AC.	0.64	R-20	55%
I-6	F	0.09 AC.	0.61	R-20	52%
I-7	G	0.20 AC.	0.67	R-20	60%
I-8	H	0.13 AC.	0.64	R-20	55%
I-9	I	0.37 AC.	0.53	R-20	40%
I-10	J	0.66 AC.	0.64	R-20	55%
I-11	K	0.14 AC.	0.85	R-20	85%
I-12	L	0.14 AC.	0.95	R-20	100%
I-13	M	0.16 AC.	0.92	R-20	95%
I-14	N	0.16 AC.	0.92	R-20	95%
I-15	O	0.23 AC.	0.92	R-20	95%
I-16	P	0.14 AC.	0.82	R-20	81%
I-17	Q	0.06 AC.	0.79	R-20	77%
I-27	R	0.26 AC.	0.64	R-20	55%
I-28	S	0.32 AC.	0.64	R-20	55%
I-29	T	0.27 AC.	0.60	R-20	50%
I-30	U	0.46 AC.	0.50	R-20	35%
I-31	V	0.38 AC.	0.52	R-20	38%
I-32	W	0.13 AC.	0.71	R-20	65%
I-33	X	0.21 AC.	0.64	R-20	55%
I-34	Y	0.08 AC.	0.74	R-20	70%
I-35	Z	0.51 AC.	0.71	R-20	65%
I-36	AA	0.50 AC.	0.71	R-20	65%
I-37	BB	0.11 AC.	0.71	R-20	65%
I-38	CC	1.03 AC.	0.46	R-20	30%
I-39	DD	0.36 AC.	0.50	R-20	35%
I-40	EE	0.27 AC.	0.64	R-20	55%
I-41	FF	0.49 AC.	0.61	R-20	52%
I-42	GG	0.11 AC.	0.71	R-20	65%
I-43	HH	0.19 AC.	0.64	R-20	55%
I-44	II	0.40 AC.	0.64	R-20	55%
I-45	JJ	0.82 AC.	0.53	R-20	40%
I-46	KK	0.75 AC.	0.54	R-20	42%
I-47	LL	0.44 AC.	0.62	R-20	53%
I-48	MM	1.26 AC.	0.57	R-20	45%
I-49	NN	0.57 AC.	0.71	R-20	65%
I-50	OO	1.57 AC.	0.57	R-20	45%
I-51	PP	0.26 AC.	0.25	R-20	0%
I-52	QQ	0.12 AC.	0.25	R-20	0%
I-53	RR	0.35 AC.	0.29	R-20	5%
I-56	SS	0.23 AC.	0.74	R-20	70%
I-57	TT	0.80 AC.	0.46	R-20	30%

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
- - -102 - - -	PROPOSED CONTOUR 2' INTERVAL
- - -100 - - -	PROPOSED CONTOUR 10' INTERVAL
st-1	SPECIMEN TREE
---	SOILS LINE
---	DRAINAGE AREA LINE
---	EXISTING TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED 4' SIDEWALK
---	STORM DRAIN
---	BIO-RETENTION FACILITY
---	DRYWELL
---	INFILTRATION BERM
---	NON-CREDIT OPEN SPACE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL Pkce
ELLICOTT CITY, MARYLAND 21042
4100 461 - 2205

OWNER
MR. JOHN TENNEY MASON III
c/o MR. JOSEPH RUTTER
7636 GAITHER ROAD
SYKESVILLE, MARYLAND 21784
(443-367-0422)

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
c/o MR. JOSEPH RUTTER
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443-367-0422)



STORM DRAIN DRAINAGE AREA MAP
& SOILS MAP
MASON PROPERTY
BUILDABLE LOTS 1 THRU 93 AND
OPEN SPACE LOTS 94 THRU 110
ZONING R-20
TAX MAP No. 30 GRID No. 2 PARCEL No. 86
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 21, 2013
SHEETS 13 OF 14

Joseph M. Wynn
PLANNING DIRECTOR 38 7/11/13
DATE



SOILS LEGEND			
SOIL	NAME	CLASS	EROSION FACTOR (K _w)
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C	.37
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	.20
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	.20
GmC	Glenville silt loam, 8 to 15 percent slopes	C	.37
GoB	Glenville-Codorus silt loams, 0 to 8 percent slopes	C	.37
MaC	Manor loam, 8 to 15 percent slopes	B	.20
MaD	Manor loam, 15 to 25 percent slopes	B	.24

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
⊕	SPECIMEN TREE
---	SOILS LINE
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---	DRYWELL
---	INFILTRATION BERM
---	NON-CREDIT OPEN SPACE

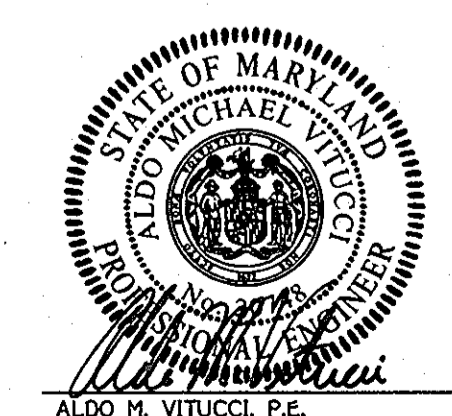


PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
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STORM DRAIN DRAINAGE AREA MAP
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