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1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
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5	PRELIMINARY STORM DRAIN DRAINAGE AREA & SOILS MAP
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7	PRELIMINARY NOTES AND DETAILS

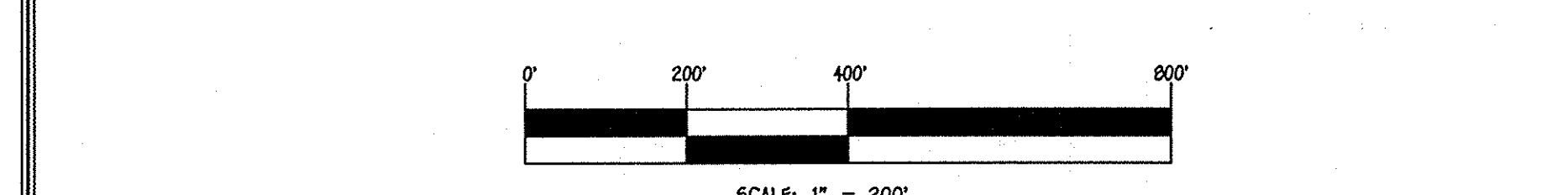
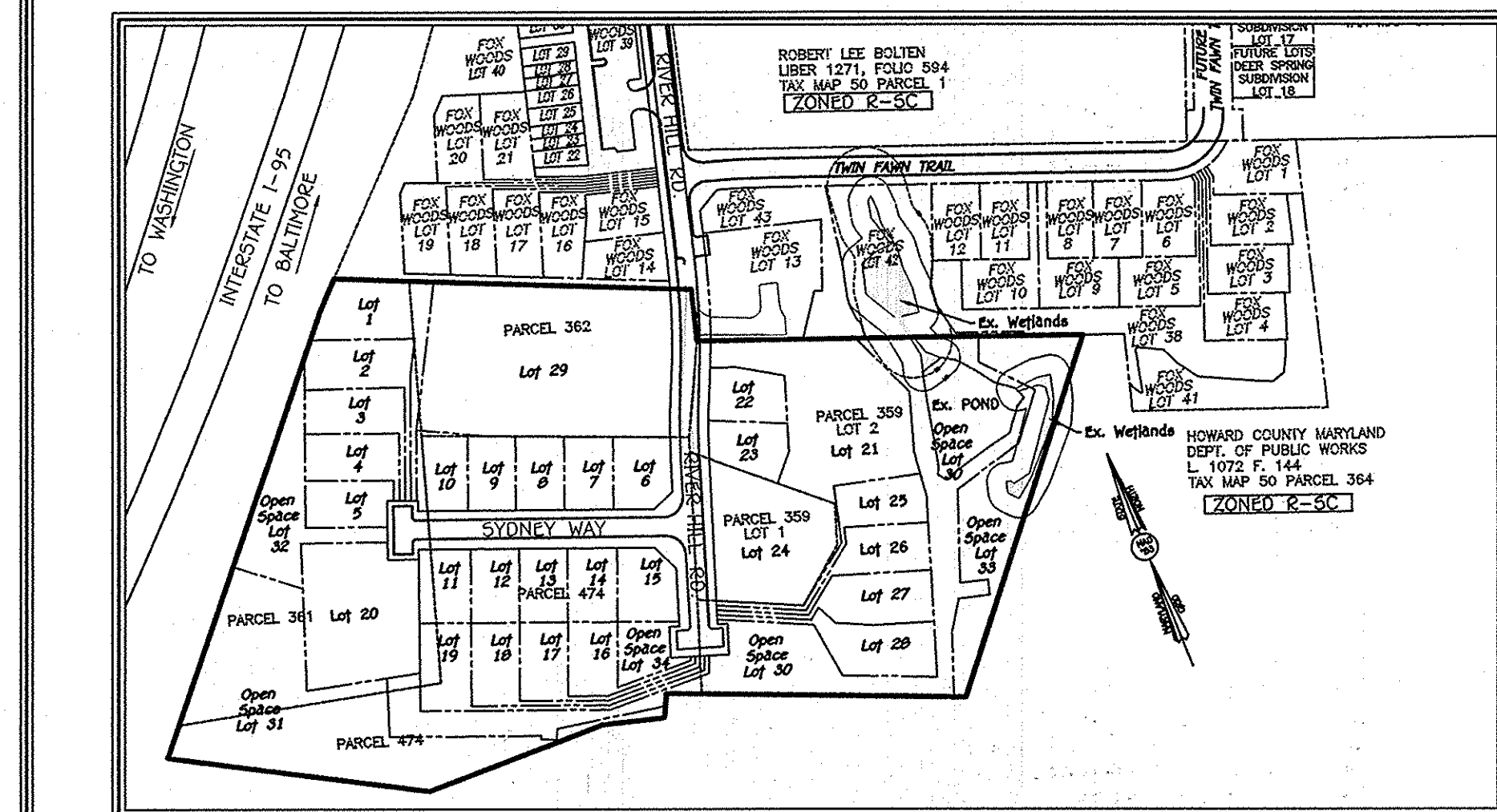
STREET TREE SCHEDULE		
QTY.	SIZE	COMMENTS
ROW LENGTH = 87'5"	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W (River Hill Road And Sydney Way)
1750'/40 = 43.75		
44 TREES		

SCHEDULE A PERIMETER LANDSCAPE EDGE							
PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	TOTAL
LANDSCAPE TYPE	A	A	A	A	A	A	5
LENGTH FEET OR R/W FRONTAGE/PERIMETER	482'	494'	389'	699'	659'	455'	3378'
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAL FEET) (DESCRIBE BELOW IF NEEDED)	225'	494'	389'	493'	NO	NO	1811'
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAL FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	0'
NUMBER OF PLANTS REQUIRED (SHADE TREES, EVERGREEN TREES, SHRUBS)	4	0	0	3	0	7	18 (14)

NOTE:
 * REMOVAL OF 2 SPECIMEN TREES #1980 AND #1990 REQUIRE MITIGATION OF PROVIDING 4 NEW SHADE TREES (MIN 2 1/2" CALIBER)
 ** LANDSCAPE CREDIT FOR THE EXISTING NOISE WALL WILL BE EVALUATED AT FINAL PLAN.

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
RIVER HILL ROAD	2-30	15' R	COLONIAL POST-TOP FIXTURE (100-100) MOUNTED ON A 14" BLACK FIBERGLASS POLE
	4-50	15' L	
SYDNEY WAY	5-20	15' R	
	5-35	4' L	

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
RIVER HILL ROAD	1-50	18' L	SPEED LIMIT 25 MPH	R2-1
	1-50	17' R	SPEED LIMIT 25 MPH	R2-1
SYDNEY WAY	5-56	21' L	STOP	R1-1
	4-55	18' L	STOP	R1-1



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
 5300 DORSEY HALL DRIVE
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 (410) 661-2995

DATE: 4/9/15
 PLANNING DIRECTOR: [Signature]

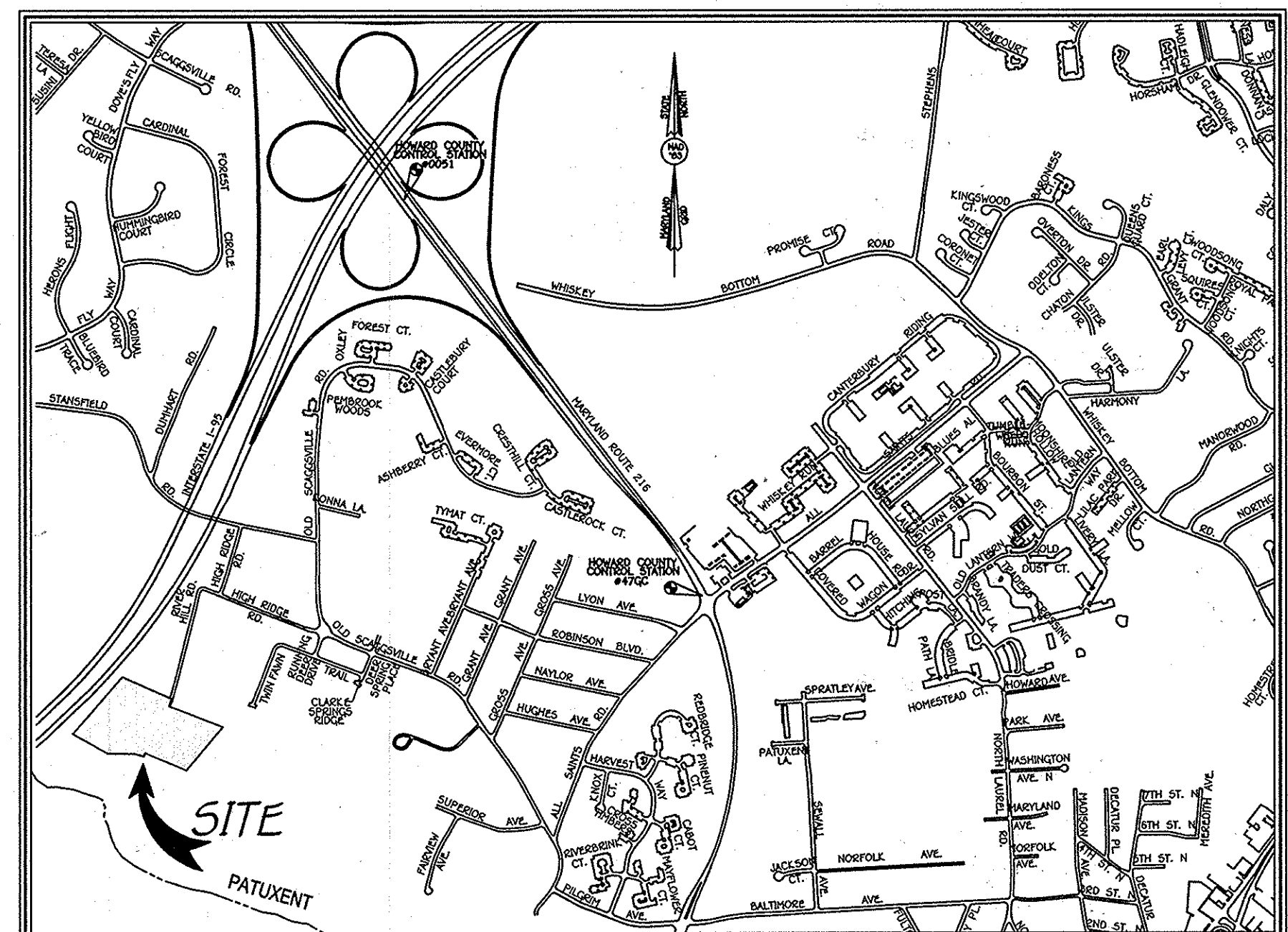
PRELIMINARY EQUIVALENT SKETCH PLAN

HONEYSUCKLE RIDGE

LOTS 1 THRU 29 AND OPEN SPACE LOTS 30 THRU 34 ZONING: R-SC (RESIDENTIAL: SINGLE CLUSTER) DISTRICT TAX MAP No. 50 GRID No. 1 PARCEL Nos. 359, 361, 362, & 474

COORDINATE TABLE		
Number	Northing	Easting
114	527541.86	1349353.80
129	527567.84	1349035.42
200	527735.99	1348736.46
201	527563.47	1349276.35
401	527798.90	1350043.01
402	527419.75	1349225.97
404	527570.41	1349368.27
406	527979.33	1349576.54
411	528231.75	1349170.72
412	528198.01	1349246.59
419	528044.28	1349595.11
435	528199.32	1349137.73

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPT ELEVATION
---	LINE OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPER SALT FLARE
---	SILT FENCE
---	15-25% SLOPES
---	25% AND GREATER
---	RECREATIONAL OPEN SPACE
---	WETLAND AREA
---	25' WETLAND BUFFER
---	10' PUBLIC PERCESSION ACCESS TO COUNTY PARK
---	SPECIMEN TREE
---	ACCESS TO SWM FACILITY
---	PROPOSED WATER
---	FOREST CONSERVATION SIGN
---	FOREST CONSERVATION EASEMENT
---	PRIVATE STORM DRAIN AND UTILITY EASEMENT
---	SWM BOODING



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-SC PER 10/6/13 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DEVELOPMENT OR CONSTRUCTION OF THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- AREA TABULATIONS:
 - GROSS AREA OF TRACT = 12.74 AC.
 - AREA OF FLOODPLAIN = 0.60 AC.
 - AREA OF 25% OR GREATER SLOPES = 0.69 AC.
 - NET AREA OF TRACT = 12.05 AC.
 - AREA OF PROPOSED ROAD R/W = 1.00 AC.
 - AREA OF PROPOSED BUILDABLE LOTS = 7.74 AC.
 - Moderate Income Housing Units Required = 2.5 MHU (25 UNITS x 10% = 2.5 MHU)
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- EXISTING UTILITIES ARE BASED ON CONTR. NO. 44-3169 AND CONTR. NO. 20-3253.
- SOILS INFORMATION TAKEN FROM MDCS WEB SOIL SURVEY.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY, 2014.
- TOPOGRAPHY CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY, 2014.
- THERE IS AN EXISTING NOISE WALL ALONG INTERSTATE 95 RIGHT-OF-WAY. THE 67 DBA MITIGATED NOISE LINE IS PROTECTED BY MARYLAND STATE HIGHWAY ADMINISTRATION FROM INTERSTATE ROUTE 95 AT HIGH RIDGE ROAD DATED JUNE, 1998 PREPARED BY RUMMEL, KLEPPER & KAHL, LLP.
- CLEARING, GRADING OR DISTURBANCE OF FOREST RESOURCES SHALL BE IN ACCORDANCE WITH THE FOREST CONSERVATION ACT, NO. 10-2001, AS AMENDED BY HOUSE BILL NO. 1018 AND HOUSE BILL NO. 1019, EFFECTIVE OCTOBER 1, 2002.
- OPEN SPACE LOTS 31 AND 33 WILL BE OWNED AND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.
- OPEN SPACE LOTS 30, 32 AND 34 WILL BE OWNED AND MAINTAINED BY THE HONEYSUCKLE RIDGE HOMEOWNERS ASSOCIATION, INC.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 12.74 AC.
- TAX MAP 50, PARCELS 359 (LOTS 1 AND 2), 361, 362, 474
- TOTAL PARCEL AREAS (4,545 AC. + 2,533 AC. + 1,666 AC. + 3,996 AC.)
- LIMIT OF DISTURBED AREA = 7.22 AC.
- PRESENT ZONING DESIGNATION = R-SC PER 10/6/13 COMPREHENSIVE ZONING PLAN
- PROPOSED USE: SINGLE FAMILY DETACHED
- TOTAL NUMBER OF UNITS PROPOSED: 29 UNITS
- OPEN SPACE TABULATION SEE TABULATION SUMMARY SHEET.
- RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY SHEET.
- BUILDING COVERAGE OF SITE: 0.084 AC. OR 0.4%
- PREVIOUS HOWARD COUNTY FILES: F-93-04, ECP-14-013, WP-15-095.
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.60 AC.
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.60 AC.
- NET TRACT AREA = 12.14 AC. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (12.74 AC. - (0.60 AC. + 0.60 AC.)) = 12.14 AC.
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.06 AC.
- TOTAL FOREST 2.05 AC.
- TOTAL GREEN OPEN AREA = 8.54 AC.
- TOTAL IMPERVIOUS AREA = 2.15 AC.
- AREA OF ERODIBLE SOILS = 5.96 AC.
- TOTAL PUBLIC ROAD R/W = 1.00 AC.
- TOTAL LOT AREA 7.74 AC.
- TOTAL OPEN SPACE LOT AREA 4.00 AC.

DENSITY TABULATION

SITE GROSS ACREAGE = 12.74 ACRES
 SITE NET ACREAGE = 12.14 ACRES
 (GROSS AREA - FLOODPLAIN - STEEP SLOPES AREA)
 (12.74 AC. - 0.60 AC. - 0.60 AC.) = 12.14 ACRES)
 BUILDABLE UNITS ALLOWED BY MATTER OF RIGHT = 48 BUILDABLE UNITS
 (NET ACREAGE x 4 BUILDABLE UNITS / ACRE)
 (12.14 AC x 4 UNITS/AC) = 48.56
 BUILDABLE UNITS PROPOSED = 29 UNITS

OPEN SPACE AND RECREATIONAL AREA

OPEN SPACE: (SEE TABULATION THIS SHEET)
 TOTAL OPEN SPACE AREA REQUIRED = 3.19 ACRES
 (12.74 ACRES - 2.5%)
 TOTAL OPEN SPACE PROVIDED (LOTS 30 THRU 33) = 4.00 ACRES
 A. TOTAL CREDITED OPEN SPACE PROVIDED = 3.60 ACRES
 B. TOTAL NON-CREDITED OPEN SPACE PROVIDED = 0.40 ACRES
 RECREATIONAL AREA: (SEE TABULATION THIS SHEET)
 TOTAL RECREATIONAL AREA REQUIRED = 8,700 SQ.FT.
 (29 SFD LOTS x 300 SQ.FT/LOT)
 TOTAL CREDITED RECREATIONAL AREA PROVIDED = 9,090 SQ.FT.
 AREA #1 = 4,650 SQ.FT. (CREDIT)
 AREA #2 = 4,440 SQ.FT. (CREDIT)

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 47QC
 N 52939.7281
 E 135423.5536
 ELEVATION: 226.272'

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 0051
 N 53240.1563
 E 1351627.3343
 ELEVATION: 349.698'

REFER TO HOWARD CO. ADC MAP 39-7

VICINITY MAP
 SCALE: 1" = 1200'

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Credited And Non-Credited Recreation Area			
Recreational Area	Credited Area	Non-Credited Area	Total Area
No. 1	4,650 Sq.Ft.	93 Sq.Ft.	4,743 Sq.Ft.
No. 2	4,440 Sq.Ft.	2,140 Sq.Ft.	6,580 Sq.Ft.

Credited And Non-Credited Open Space Tabulation			
Open Space Lot No.	Credited Open Space	Non-Credited Open Space	Total Open Space
Lot No. 30	1.19 Ac.	0.23 Ac.	1.42 Ac.
Lot No. 31	1.39 Ac.	0.03 Ac.	1.42 Ac.
Lot No. 32	0.28 Ac.	0.09 Ac.	0.37 Ac.
Lot No. 33	0.63 Ac.	0.04 Ac.	0.67 Ac.
Lot No. 34	0.11 Ac.	0.01 Ac.	0.12 Ac.
Total	3.60 Ac.	0.40 Ac.	4.00 Ac.

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	13,182 Sq.Ft.	2,285 Sq.Ft.	10,897 Sq.Ft.
2	9,932 Sq.Ft.	1,098 Sq.Ft.	8,834 Sq.Ft.
3	8,222 Sq.Ft.	655 Sq.Ft.	7,567 Sq.Ft.
4	7,673 Sq.Ft.	201 Sq.Ft.	7,472 Sq.Ft.
16	6,828 Sq.Ft.	658 Sq.Ft.	6,170 Sq.Ft.
17	7,492 Sq.Ft.	1,122 Sq.Ft.	6,370 Sq.Ft.
18	8,365 Sq.Ft.	1,562 Sq.Ft.	6,793 Sq.Ft.
19	9,591 Sq.Ft.	2,004 Sq.Ft.	7,587 Sq.Ft.
25	8,300 Sq.Ft.	1,398 Sq.Ft.	6,902 Sq.Ft.
26	8,276 Sq.Ft.	1,053 Sq.Ft.	7,223 Sq.Ft.
27	10,000 Sq.Ft.	823 Sq.Ft.	9,177 Sq.Ft.
28	10,510 Sq.Ft.	742 Sq.Ft.	9,768 Sq.Ft.

PLEASE NOTE THAT ALL LOT/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MINIMUM LOT SIZE REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF THE BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

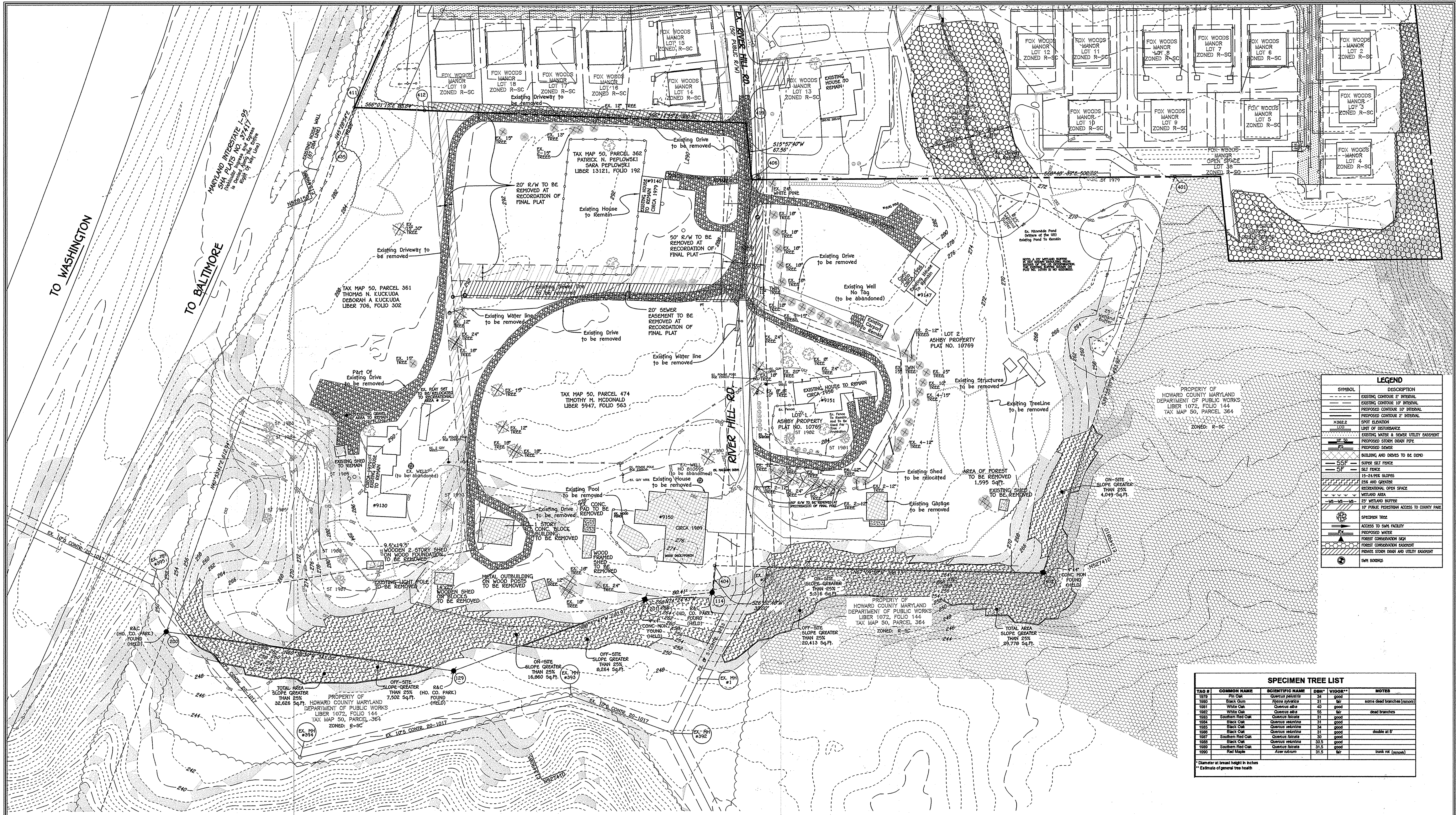
[Signature] FRANK J. MANLANSAN II
 DATE: 4/6/15

TITLE SHEET
 HONEYSUCKLE RIDGE
 LOTS 1 THRU 29 AND
 OPEN SPACE LOTS 30 THRU 34
 ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
 PARCEL NOS.: 359, 361, 362, & 474
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL 6, 2015
 SHEET 1 OF 7

GENERAL NOTES

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- OPEN SPACE LOTS 31 AND 33 WILL BE OWNED AND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.
- OPEN SPACE LOTS 30, 32 AND 34 WILL BE OWNED AND MAINTAINED BY THE HONEYSUCKLE RIDGE HOMEOWNERS ASSOCIATION, INC.
- TRAFFIC STUDY DATED AUGUST, 2014 FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION REPORT DATED DECEMBER, 2013 FOR THIS PROJECT WAS PREPARED BY ECO-TONE, INC.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: STATION NO. 47QC AND NO. 0051.
 HOWARD COUNTY MONUMENT NO. 47QC N 52939.7281 FT ELEV. 226.272'
 E 135423.5536 FT ELEV. 226.272'
 HOWARD COUNTY MONUMENT NO. 0051 N 53240.1563 FT ELEV. 349.698'
 E 1351627.3343 FT ELEV. 349.698'
- THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAN HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12(2) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR DISTURBANCE OF FOREST RESOURCES SHALL BE ALLOWED WITHOUT THE FOREST CONSERVATION EASEMENTS AS DEFINED IN THE DEED OF FOREST CONSERVATION. IF THE FOREST CONSERVATION EASEMENTS FOR THIS SUBMISSION WILL BE FULFILLED BY ON-SITE RETENTION OF 1.76 ACRES; ON-SITE REFORESTATION OF 0.23 ACRES AND OFF-SITE PLANTING OF 0.23 ACRES ON FOREST RETENTION BANK PROVISIONS. SURETY IN THE AMOUNT OF \$5,000.00 IS REQUIRED FOR ON-SITE REFORESTATION OF 0.23 ACRES. FOREST SURETY IS NOT REQUIRED FOR ON-SITE RETENTION AND OFF-SITE FOREST BANK PROVISIONS. SURETY IN THE AMOUNT OF \$5,000.00 IS REQUIRED FOR ON-SITE REFORESTATION OF 0.23 ACRES. ON-SITE FOREST CONSERVATION REFORESTATION EASEMENT PLANTINGS ARE NOT TO BE CONSIDERED REFORESTATION, AS IT IS USUALLY PRACTICED. THE AFFORESTATION PLANTINGS ARE TO CREATE NEW FOREST COMMUNITIES THAT WILL BE REPLACED TO SOME DEGREE BY THE FOREST RESOURCES THAT HAVE BEEN LOST DURING RECENT DECADES OF FARMING AND LAND DEVELOPMENT. THEIR PRIMARY PURPOSE IS ENVIRONMENTAL AND NOT AESTHETIC. THESE REFORESTATION STANDS WILL REQUIRE SPECIAL MANAGEMENT AND INITIALLY MAY NOT LOOK ATTRACTIVE.
- NO CEMETERIES ARE LOCATED ON THIS PROPERTY.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- NO FLOODPLAIN EXISTS ON THIS PROJECT.
- THE EXISTING STRUCTURES ON PARCELS 361, 362, AND 359 (LOTS 1 & 2) WILL REMAIN. THE EXISTING STRUCTURE ON PARCEL 474 WILL BE REMOVED. ALL EXISTING BUILDINGS, WHICH ARE TO BE REMOVED SHALL BE REMOVED PRIOR TO FINAL PLAT SIGNATURE.
- ALL LOT/PARCEL AREAS ARE MORE OR LESS.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD 'AS BUILT' DIMENSIONS. DRIVENWAYS SHALL BE PROVIDED TO ALLOW FOR USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET) SERVING MORE THAN ONE RESIDENCE;
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BUILT WITH TAR AND CHIP COATING.
 - MINIMUM WIDTH - 12 FEET (MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ARTICLES OF INCORPORATION FOR THE HONEYSUCKLE RIDGE HOMEOWNERS ASSOCIATION, INC. WILL BE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PRIOR TO RECORDATION OF THE FINAL PLAT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS AND SPECIFICATIONS HAVE BEEN APPROVED.
- A PRE-CONSTRUCTION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 25, 2013.
- THE S/M FACILITIES LOCATED ON H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A LANDSCAPE SURVEY IN THE AMOUNT OF \$5,400 FOR PERIMETER LANDSCAPE REQUIREMENTS, 18 SHADE TREES OF SECTION 17.4 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS TO BE POSTED WITH THE FINAL PLAN DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION.
- STREET TREES ALONG PUBLIC ROADS WILL BE PROVIDED AT FINAL PLAN STAGE WITH A SURETY IN THE AMOUNT OF \$13,200 BASED ON 44 STREET TREES AT \$300/TREE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- AN ADDRESS RANGE SIGN SHALL BE PROVIDED FOR LOTS 1-5, 7-12, 15-18 AND 22-26 AT THE INTERSECTION OF RIVER HILL ROAD. THE PRIVATE RANGE OF ADDRESS SIGNS SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATE. THESE SHALL BE AN ADDRESS SIGN AT THE POINT WHERE EACH INDIVIDUAL DRIVEWAY INTERSECTS WITH THE USE-IN-COMMON DRIVEWAY.
- SHOULD DISTURBANCE OCCUR IN THE FOREST CONSERVATION EASEMENT AREAS DURING OR AFTER CONSTRUCTION, CIVIL PENALTIES OR MITIGATION MAY BE IMPOSED.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEER/CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE UTILITY AT 1-800-277-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- STREET LIGHT PLACING SHALL BE IN ACCORDANCE WITH THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (2006). A MINIMUM SPACE OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- COMMUNITY MEETING PROVIDED ON SEPTEMBER 25, 2013 IN ACCORDANCE WITH SECTION 16.12(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A MAINTENANCE AGREEMENT FOR THE PRIVATE USE-IN-COMMON ACCESS AND PRIVATE STORMWATER MANAGEMENT EASEMENT FOR LOTS 1 THRU 5 AND LOTS 15 THRU 19 AND LOTS 25 THRU 29 WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- A MODERATE INCOME HOUSING UNIT (MIHU) AGREEMENT AND COVENANT WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- ALL WELLS AND SEPTIC SYSTEM COMPONENTS MUST BE PROPERLY ABANDONED AND NOTIFICATION OF SUCH SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH SIGNATURE OF THE RECORD PLAT.
- THE WETLAND DELINEATION STUDY DATED MARCH 4, 2014 FOR THIS PROJECT WAS PREPARED BY ECO-TONE PROFESSIONALS AND WAS APPROVED ON.
- NO GEOTECHNICAL REPORT IS REQUIRED FOR PROJECT. EXCAVATIONS TO VERIFY DEPTH TO ROCK AND WATER WERE CONDUCTED ON DECEMBER 30, 2014.
- SIDEWALK (5' WIDE) IS PROPOSED ALONG THE EAST SIDE OF RIVER HILL ROAD AND ONE SIDE OF ROAD A. CURB RAMPS ARE TO BE DESIGNED AT FINAL PLAN CONSISTENT WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME IV, §4.05.
- STORMWATER MANAGEMENT FACILITIES ARE PRIVATELY OWNED AND MAINTAINED BY HONEYSUCKLE RIDGE HOMEOWNERS ASSOCIATION, INC. AS FOLLOWS:
 - OPEN SPACE LOT 30, MICRO BIO-RETENTION FACILITIES F-6(1); F-6(2); F-6(4) AND F-6(5)
 - OPEN SPACE LOT 32, MICRO BIO-RETENTION FACILITIES F-6(3)
- PLAN SUBJECT TO PKD DEPARTMENT OF PLANNING AND ZONING FILE NOS. F-93-04, ECP-14-013, AND WP-15-095.
- PLAN SUBJECT TO WP-15-095 WHICH ON JANUARY 29, 2015 THE PLANNING DIRECTOR APPROVED A REQUEST TO WANE SECTION 16.12(5)(1) TO PRESERVE ON-SITE RETENTION INCLUDING TREES 30" IN DIAMETER OR LARGER.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. APPROVAL FOR SPECIMEN TREES IDENTIFIED ON SP-15-095 IS LIMITED TO TWO SPECIMEN TREES SPECIMEN TREE #1980, A 3 1/2" BLACK GUM AND SPECIMEN TREE #1990, A 3 1/2" RED MAPLE.
 2. REMOVAL OF EACH SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NATIVE SHADE TREES (A TOTAL OF 4 NEW SHADE TREES) WITH A MINIMUM 2" CALIBER TRUNK. SURETY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURVEY WITH THE FINAL ROAD CONSTRUCTION DRAWINGS.
 3. EFFORTS SHOULD BE MADE TO REPLACE TREES OF THE SAME OR SIMILAR SPECIES AS REASONABLY POSSIBLE (2 BLACK GUM TREES 2 RED MAPLE TREES)



LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPER SET FENCE
---	SET FENCE
---	15-24% SLOPES
---	25% AND GREATER
---	RECREATIONAL OPEN SPACE
---	MELAND AREA
---	10' PUBLIC PEDESTRIAN ACCESS TO COUNTY PARK
---	SPECIMEN TREE
---	ACCESS TO SUN FACILITY
---	PROPOSED WATER
---	FOREST CONSERVATION SIGN
---	FOREST CONSERVATION EASEMENT
---	PRIVATE STORM DRAIN AND UTILITY EASEMENT
---	SHRUBBERS

SPECIMEN TREE LIST					
TAG #	COMMON NAME	SCIENTIFIC NAME	DBH*	VIGOR**	NOTES
1979	Pin Oak	Quercus palustris	34	good	
1980	Black Gum	Nyctax opacifolia	31	fair	some dead branches (remov)
1981	White Oak	Quercus alba	40	good	
1982	White Oak	Quercus alba	55	fair	dead branches
1983	Southern Red Oak	Quercus bicolor	29	good	
1984	Black Oak	Quercus velutina	31	good	
1985	Black Oak	Quercus velutina	34	good	
1986	Black Oak	Quercus velutina	31	good	
1987	Southern Red Oak	Quercus falcata	30	good	double at 8'
1988	Black Oak	Quercus velutina	30.5	good	
1989	Southern Red Oak	Quercus falcata	31.5	good	
1990	Red Maple	Acer rubrum	31.5	fair	trunk rot (remov)

* Diameter at breast height in inches
 ** Estimate of general tree health

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul M. Lytle 4/4/15
 PLANNING DIRECTOR DATE

0' 100' 150' 200'
 Scale: 1" = 100'

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422

OWNERS

KATHLEEN K WOODWARD 917 RIVER HILL RD LAUREL, MARYLAND 20723-1781 (443)-367-0422	DAVID & TESSIE ASHBY 9130 RIVER HILL RD LAUREL, MARYLAND 20723-1781 (443)-367-0422	THOMAS & DEBORAH KUCKUDA 9130 RIVER HILL RD LAUREL, MARYLAND 20723-1781 (443)-367-0422
PATRICK & SARA PEPELOWSKI 9140 RIVER HILL RD LAUREL, MARYLAND 20723 (443)-367-0422	TIMOTHY MCDONALD 9150 RIVER HILL RD LAUREL, MARYLAND 20723 (443)-367-0422	



PROFESSIONAL CERTIFICATION

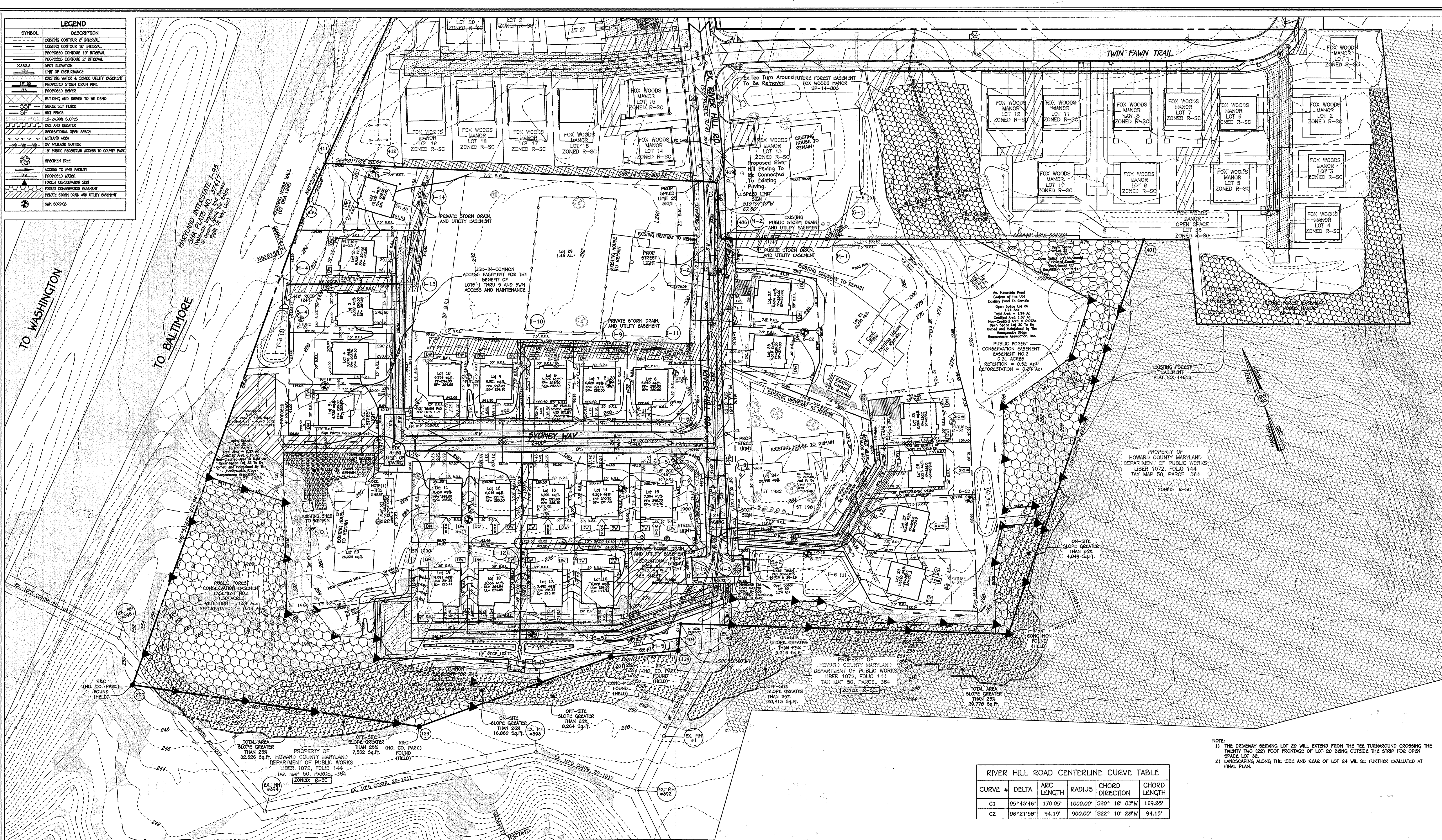
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

Frank J. Havalansan 4/6/15
 FRANK J. HAVALANSAN DATE

EXISTING CONDITIONS AND DEMOLITION PLAN
HONEYSUCKLE RIDGE
LOTS 1 THRU 29 AND
OPEN SPACE LOTS 30 THRU 34
 ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
 PARCEL NOs.: 359, 361, 362, & 474
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL 6, 2015
 SHEET 2 OF 7

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SPOT ELEVATION
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	EXISTING WATER & GAS UTILITY EASEMENT
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED SEWER
(Symbol)	BUILDING AND DRIVES TO BE DEMO
(Symbol)	SUPER SALT FENCE
(Symbol)	SALT FENCE
(Symbol)	15-24.5% SLOPES
(Symbol)	EXISTING AND GREATER
(Symbol)	RECREATIONAL OPEN SPACE
(Symbol)	WETLAND AREA
(Symbol)	25' WETLAND BUFFER
(Symbol)	10' PUBLIC PEDESTRIAN ACCESS TO COUNTY PARK
(Symbol)	SPECIEN TREE
(Symbol)	ACCESS TO SWM FACILITY
(Symbol)	PROPOSED WATER
(Symbol)	FOREST CONSERVATION ZONE
(Symbol)	FOREST CONSERVATION EASEMENT
(Symbol)	PRIVATE STORM DRAIN AND UTILITY EASEMENT
(Symbol)	SWM BOOKS



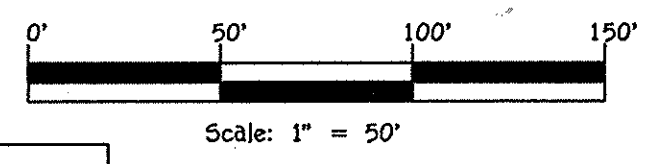
PROPERTY OF
HOWARD COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS
LIBER 1072, FOLIO 144
TAX MAP 50, PARCEL 364
ZONED: R-5C

PROPERTY OF
HOWARD COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS
LIBER 1072, FOLIO 144
TAX MAP 50, PARCEL 364
ZONED: R-5C

PROPERTY OF
HOWARD COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS
LIBER 1072, FOLIO 144
TAX MAP 50, PARCEL 364
ZONED: R-5C

- NOTE:
- 1) THE DRIVEWAY SERVING LOT 20 WILL EXTEND FROM THE TEE TURNAROUND CROSSING THE TWENTY TWO (22) FOOT FRONTAGE OF LOT 20 BEING OUTSIDE THE STRIP FOR OPEN SPACE LOT 35.
 - 2) LANDSCAPING ALONG THE SIDE AND REAR OF LOT 24 WILL BE FURTHER EVALUATED AT FINAL PLAN.

CURVE #	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	05°43'46"	170.05'	1000.00'	S20° 18' 03"W	169.82'
C2	06°21'58"	94.19'	900.00'	S22° 10' 28"W	94.15'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 841-2995

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Joshua M. Lytle
PLANNING DIRECTOR

4/6/15
DATE

OWNERS

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELICOTT CITY, MARYLAND 21042
(443)-367-0422

KATHLEEN K. WOODWARD 9151 RIVER HILL RD
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THOMAS & DEBORAH KUCKUDA 9130 RIVER HILL RD
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PATRICK & SARA PEPLONSKI
TIMOTHY McDONALD
9140 RIVER HILL RD 9150 RIVER HILL RD
LAUREL, MARYLAND 20723 LAUREL, MARYLAND 20723
(443)-367-0422 (443)-367-0422



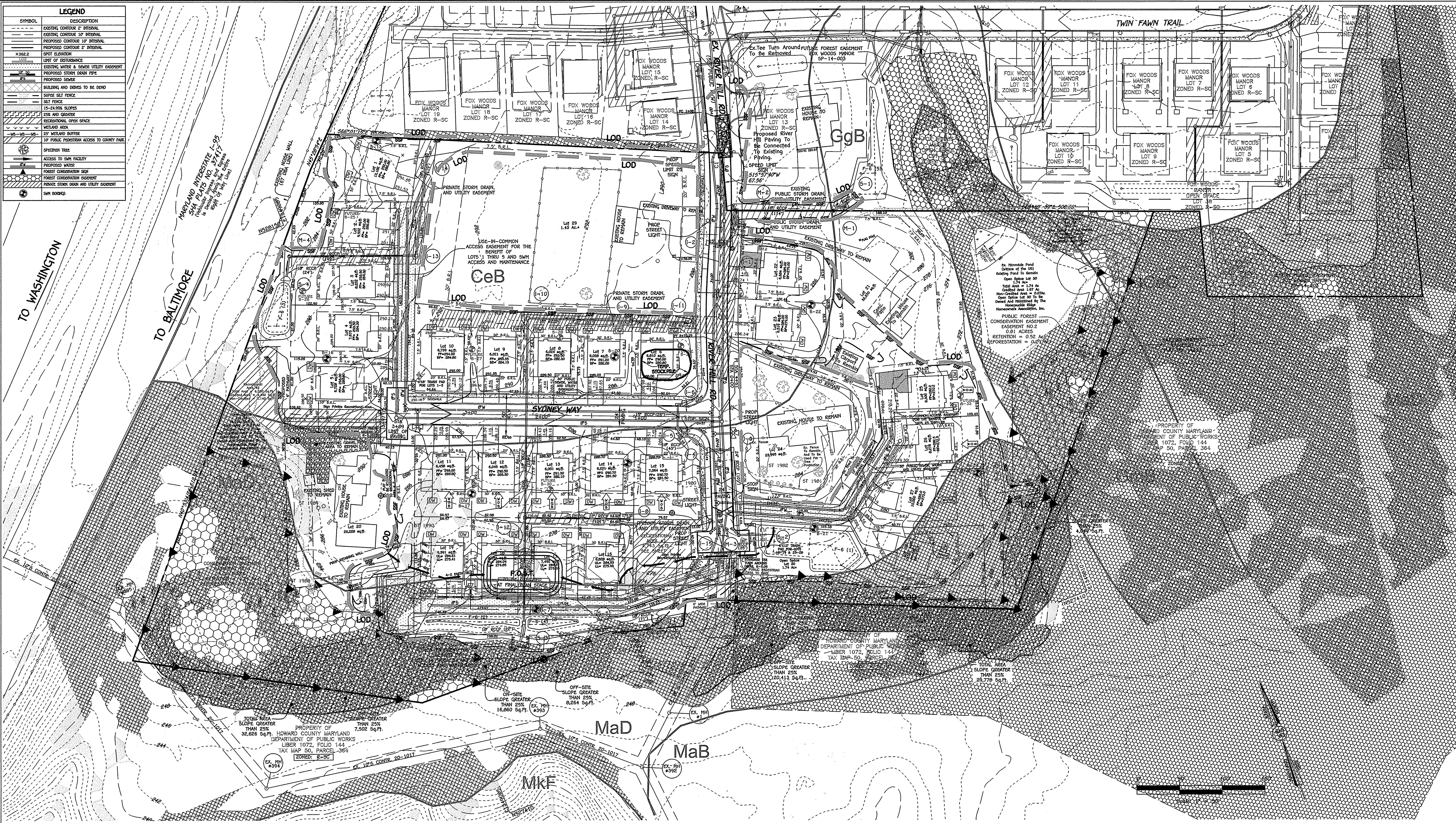
PROFESSIONAL CERTIFICATION

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Frank J. Manalansan II
FRANK J. MANALANSAN II
4/6/15
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
HONEYSUCKLE RIDGE
LOTS 1 THRU 29 AND
OPEN SPACE LOTS 30 THRU 34
ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOS.: 359, 361, 362, & 474
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 6, 2015
SHEET 3 OF 7

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
X=82.2	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPER SILT FENCE
---	SILT FENCE
---	15-24.9% SLOPES
---	25% AND GREATER
---	RECREATIONAL OPEN SPACE
---	WETLAND AREA
---	25' WETLAND BUFFER
---	10' PUBLIC FOREST ACCESS TO COUNTY PARK
---	SPERMATOPHYTES
---	ACCESS TO GYM FACILITY
---	PROPOSED WATER
---	FOREST CONSERVATION SIGN
---	FOREST CONSERVATION EASEMENT
---	PRIVATE STORM DRAIN AND UTILITY EASEMENT
---	SHM BORDERS



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank J. Manalansan II 4/6/15
 PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2925

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422

OWNERS

KATHLEEN K WOODWARD 9151 RIVER HILL RD LAUREL, MARYLAND 20723-1781 (443)-367-0422	DAVID & TERESA ASHBY 9147 RIVER HILL RD LAUREL, MARYLAND 20723-1781 (443)-367-0422	THOMAS & DEBORAH KUCKUDA 9130 RIVER HILL RD LAUREL, MARYLAND 20723-1781 (443)-367-0422
PATRICK & SARA PEPLONSKI 9140 RIVER HILL RD LAUREL, MARYLAND 20723 (443)-367-0422	TIMOTHY McDONALD 9150 RIVER HILL RD LAUREL, MARYLAND 20723 (443)-367-0422	



PROFESSIONAL CERTIFICATION
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Frank J. Manalansan II 4/6/15
 FRANK J. MANALANSAN II DATE

CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN
HONEYSUCKLE RIDGE
LOTS 1 THRU 29 AND
OPEN SPACE LOTS 30 THRU 34
 ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
 PARCEL NOs.: 359, 361, 362, & 474
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL 6, 2015
 SHEET 4 OF 7 SP-15-005



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X3&E2	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPER SILT FENCE
---	SILT FENCE
---	15-24.99% SLOPES
---	25% AND GREATER
---	RECREATIONAL OPEN SPACE
---	WETLAND AREA
---	25' WETLAND BUFFER
---	10' PUBLIC PEDESTRIAN ACCESS TO COUNTY PARK
---	SPECIMEN TREE
---	ACCESS TO SHM FACILITY
---	PROPOSED WATER
---	FOREST CONSERVATION SKIN
---	FOREST CONSERVATION EASEMENT
---	PRIVATE STORM DRAIN AND UTILITY EASEMENT
---	SHM BORDERS

SOILS LEGEND

SOIL	NAME	Kw	CLASS
CeB	Chillum loam, 2 to 5 percent slopes	0.37	B
CeC	Chillum loam, 5 to 10 percent slopes	0.37	B
Fa	Fallingston sandy loam, 0 to 2 percent slopes	0.02	B
GgB	Glenn loam, 3 to 8 percent slopes	0.20	B
GmB	Glennville silt loam, 3 to 8 percent slopes	0.37	C
Mab	Manor loam, 3 to 8 percent slopes	0.24	B
Mad	Manor loam, 15 to 25 percent slopes	0.24	B
UAF	Udorthents, Highway, 0 to 65 percent slopes	X	X

DRAINAGE AREA DATA

STRUCTURE NO.	AREA	%	ZONED	% IMP.
I-1	0.23 AC.	.60	R-5C	65%
I-2	0.64 AC.	.35	R-5C	27%
I-3	0.07 AC.	.43	R-5C	35%
I-4	0.27 AC.	.53	R-5C	56%
I-5	0.33 AC.	.40	R-5C	48%
I-6	0.43 AC.	.34	R-5C	36%
I-7	1.04 AC.	.30	R-5C	21%
I-8	0.22 AC.	.43	R-5C	32%
I-9	0.56 AC.	.24	R-5C	15%
I-10	0.22 AC.	.38	R-5C	32%
I-11	0.07 AC.	.40	R-5C	26%
I-12	0.60 AC.	.17	R-5C	11%
I-13	0.59 AC.	.34	R-5C	24%
I-14	0.17 AC.	.10	R-5C	12%
I-15	0.16 AC.	.74	R-5C	62%

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 861-2900

Paul J. Lytle
PLANNING DIRECTOR
DATE: 4/15/15

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELICOTT CITY, MARYLAND 21042
(410)-367-0422

OWNERS
KATHLEEN K WOODWARD 9147 RIVER HILL RD
DAVID & TERESIE ASHBY 9130 RIVER HILL RD
THOMAS & DEBORAH KUCKUDA 9130 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
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(443)-367-0422
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PATRICK & SARA PEPLONSKI 9140 RIVER HILL RD
TIMOTHY MCDONALD 9150 RIVER HILL RD
LAUREL, MARYLAND 20723
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(443)-367-0422
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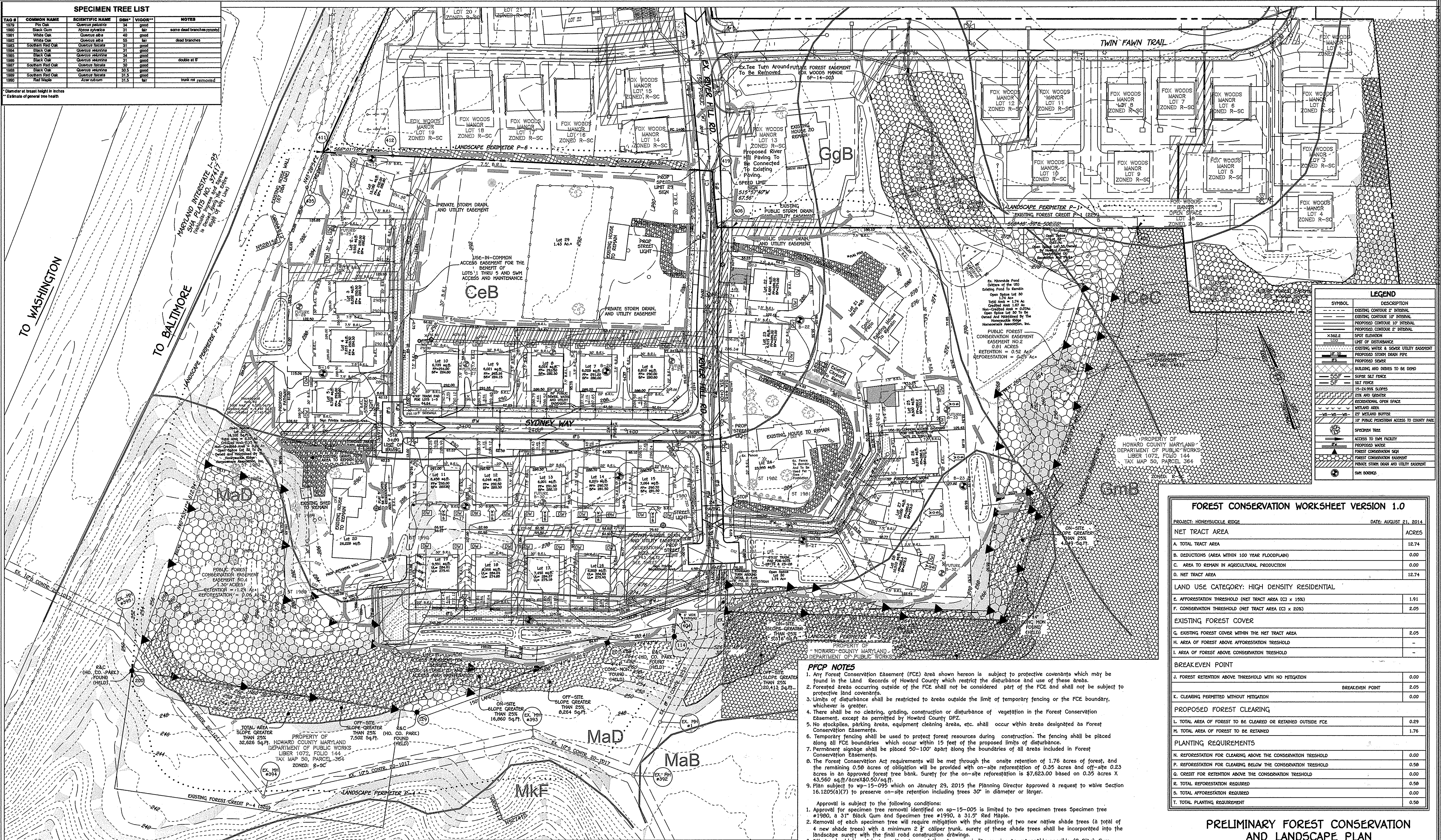


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Frank J. Havalansky
FRANK J. HAVALANSKY
DATE: 4/15/15

PRELIMINARY STORM DRAIN DRAINAGE AREA & SOILS MAP
HONEYSUCKLE RIDGE
LOTS 1 THRU 29 AND OPEN SPACE LOTS 30 THRU 34
ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 359, 361, 362, & 474
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 6, 2015
SHEET 5 OF 7
SP-15-005

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR	NOTES
1979	Pin Oak	Quercus palustris	34	good	
1980	Black Gum	Nyssa sylvatica	31	fair	some dead branches removed
1981	White Oak	Quercus alba	42	good	
1982	White Oak	Quercus alba	55	fair	dead branches
1983	Southern Red Oak	Quercus fasciata	31	good	
1984	Black Oak	Quercus velutina	31	good	
1985	Black Oak	Quercus velutina	34	good	
1986	Black Oak	Quercus velutina	30	good	double w/lf
1987	Southern Red Oak	Quercus fasciata	30	good	
1988	Black Oak	Quercus velutina	30.5	good	
1989	Southern Red Oak	Quercus fasciata	31.5	good	
1990	Red Maple	Acer rubrum	31.5	fair	trunk rd removed

Diameter at breast height in inches
* Estimate of general tree health



SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SPOT ELEVATION
(Symbol)	1:500
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	EXISTING WATER & SEWER UTILITY EASEMENT
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED SEWER
(Symbol)	BUILDING AND DRIVES TO BE DEMO
(Symbol)	SURVEY SET FENCE
(Symbol)	SET FENCE
(Symbol)	15-24.9% SLOPES
(Symbol)	25% AND GREATER
(Symbol)	RECREATIONAL OPEN SPACE
(Symbol)	MIDLAND AREA
(Symbol)	25' MIDLAND BUFFER
(Symbol)	10' PUBLIC FOREST ACCESS TO COUNTY PARK
(Symbol)	SPECIMEN TREE
(Symbol)	ACCESS TO SOFT FACILITY
(Symbol)	PROPOSED WATER
(Symbol)	FOREST CONSERVATION SIGN
(Symbol)	FOREST CONSERVATION EASEMENT
(Symbol)	PRIVATE STORM DRAIN AND UTILITY EASEMENT
(Symbol)	SM BOBBING

FOREST CONSERVATION WORKSHEET VERSION 1.0

PROJECT: HONEYSUCKLE RIDGE	DATE: AUGUST 21, 2014
NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	12.74
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00
D. NET TRACT AREA	12.74
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL	
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	1.91
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	2.05
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	2.05
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	-
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	-
BREAK-EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.00
	BREAK-EVEN POINT
K. CLEARING PERMITTED WITHOUT MITIGATION	0.00
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	0.29
M. TOTAL AREA OF FOREST TO BE RETAINED	1.76
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.58
Q. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00
R. TOTAL REFORESTATION REQUIRED	0.58
S. TOTAL AFFORESTATION REQUIRED	0.00
T. TOTAL PLANTING REQUIREMENT	0.58

- FFCP NOTES**
- 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.
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - 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.
 - Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
 - The Forest Conservation Act requirements will be met through the on-site retention of 1.76 acres of forest, and the remaining 0.29 acres of obligation will be provided with on-site reforestation of 0.35 acres and off-site 0.23 acres in an approved forest tree bank. Surety for the on-site reforestation is \$7,623.00 based on 0.35 acres x \$43,560 sq.ft./acre@200\$/sq.ft.
 - Plan subject to wp-15-029 which on January 29, 2015 the Planning Director approved a request to waive Section 16.1205(a)(7) to preserve on-site retention including trees 30" in diameter or larger.

Approval is subject to the following conditions:
 1. Approval for specimen tree removal identified on sp-15-005 is limited to two specimen trees Specimen tree #1980, a 31" Black Gum and Specimen tree #1990, a 31.5" Red Maple.
 2. Removal of each specimen tree will require mitigation with the planting of two new native shade trees (a total of 4 new shade trees) with a minimum 2" caliper trunk. Surety of these shade trees shall be incorporated into a landscape surety with the final road construction drawings.
 3. Efforts should be made to replace trees of the same or similar species as reasonably possible (2 Black Gum trees 2 Red Maple trees)

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.

- OWNERS**
- DEVELOPER**
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422
- KATHLEEN K. WOODWARD**
 9151 RIVER HILL RD
 LAUREL, MARYLAND 20723-1781
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- THOMAS & DEBORAH KUCKUDA**
 9130 RIVER HILL RD
 LAUREL, MARYLAND 20723-1781
 (443)-367-0422
- PARSON & SARA PEPELOWSKI**
 9140 RIVER HILL RD
 LAUREL, MARYLAND 20723
 (443)-367-0422
- TIMOTHY MCDONALD**
 9150 RIVER HILL RD
 LAUREL, MARYLAND 20723
 (443)-367-0422

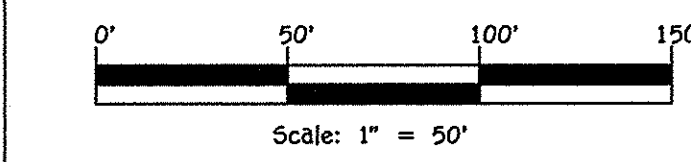


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Frank J. Malansan II
 FRANK J. MALANSAN II
 DATE: 4/6/15

PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN
HONEYSUCKLE RIDGE
LOTS 1 THRU 29 AND
OPEN SPACE LOTS 30 THRU 34
 ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
 PARCEL NOS.: 359, 361, 362, & 474
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL 6, 2015
 SHEET 6 OF 7 SP-15-005



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALDWIN NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2099

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Jessie M. Lewis
 PLANNING DIRECTOR
 DATE: 4/9/15

Infiltration and Filter System Construction Specifications Operation and Maintenance Schedule For Bio-Retention Areas (M-6)

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for WC, and so on. 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 phosphorous 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 (EQS), 1996; Engineering Technology Inc. and Biohabitats, 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, Nutwort, Hairyweed, and Canada Thistle) or other noxious weeds as specified under COMAR 15.08.01.05.1 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.

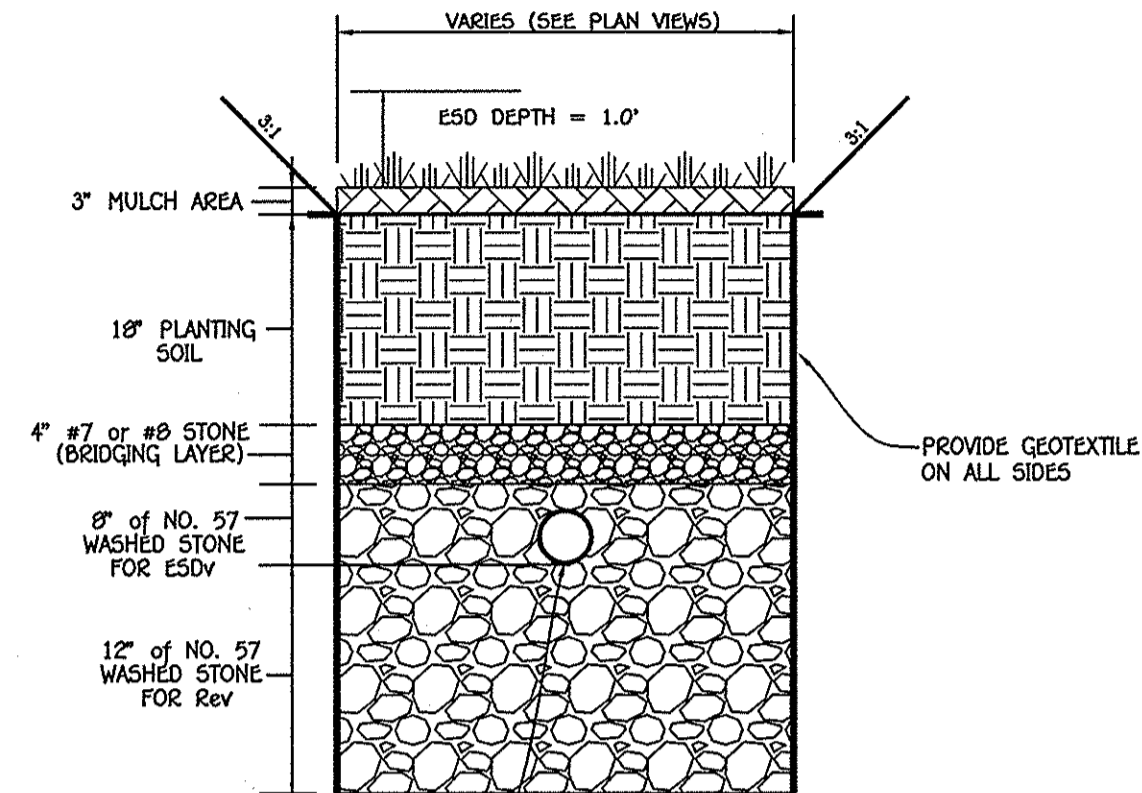
The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Glass 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.

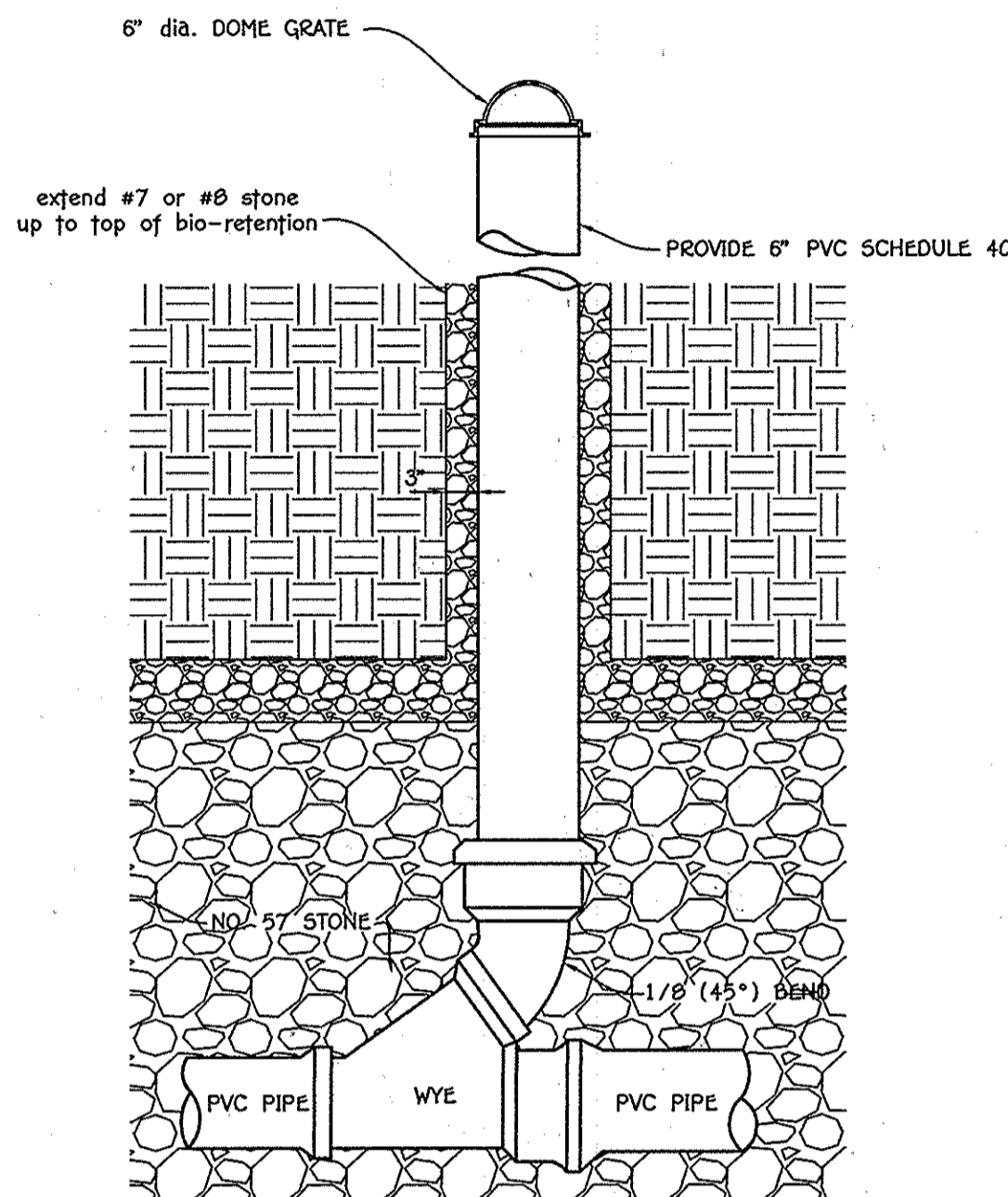
The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that 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 principals 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.

- 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.



Micro Bio-Retention (M-6) Section

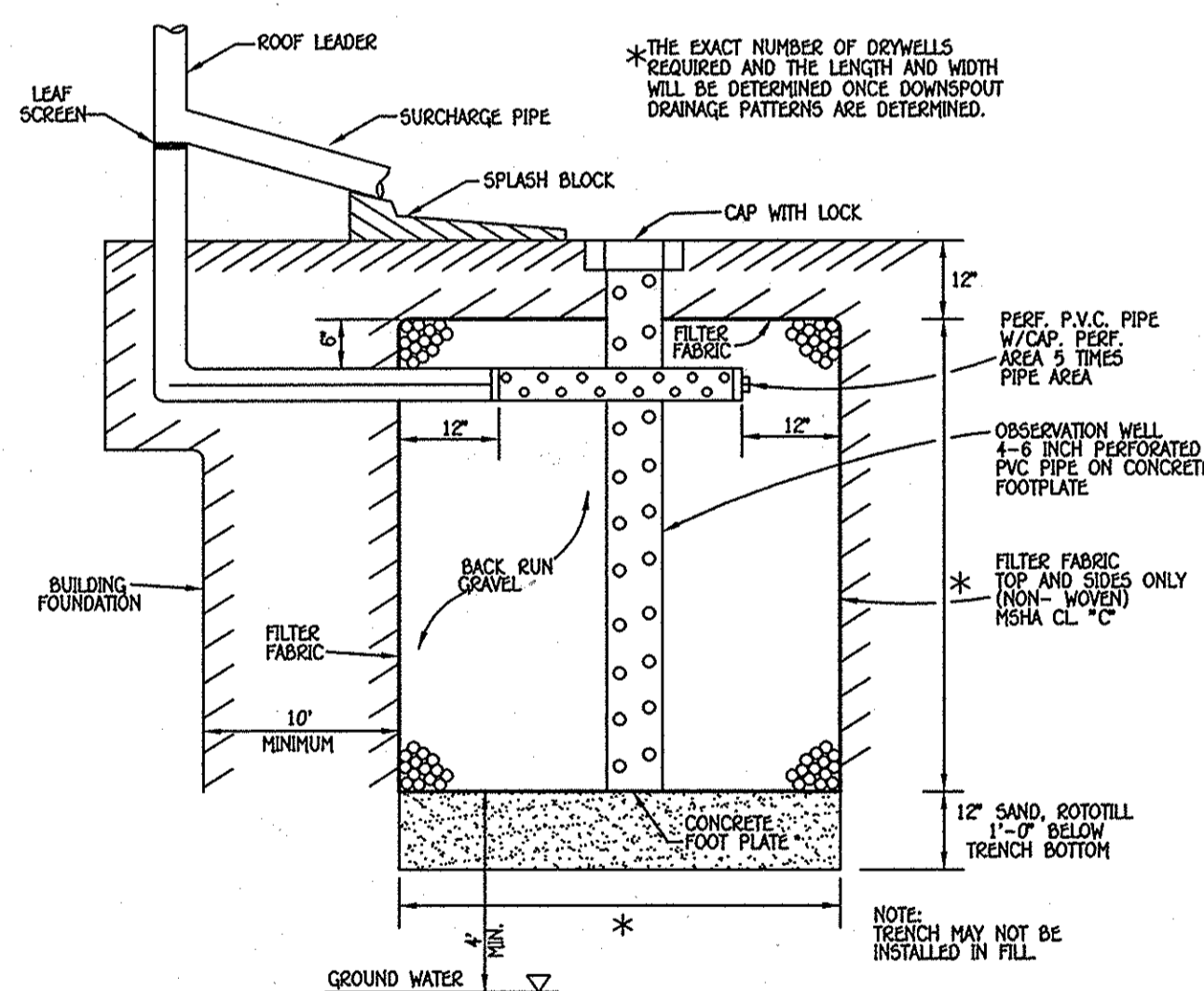
NO SCALE



Typical Clean-Out Detail

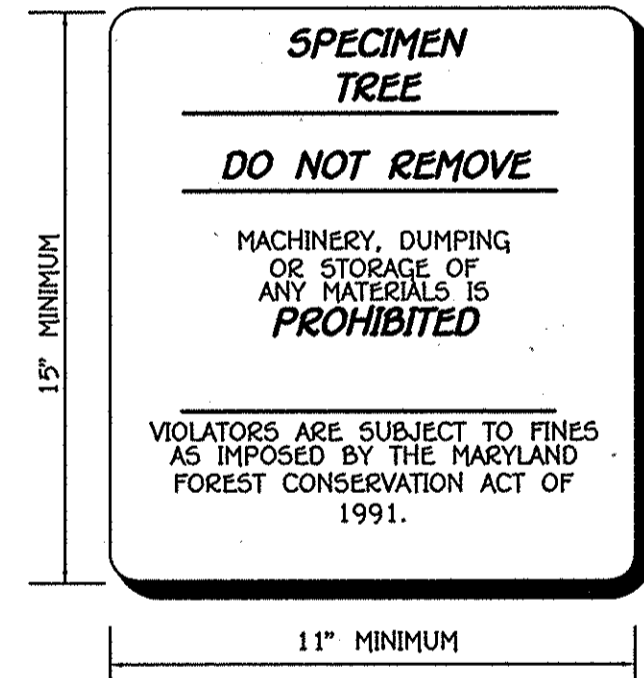
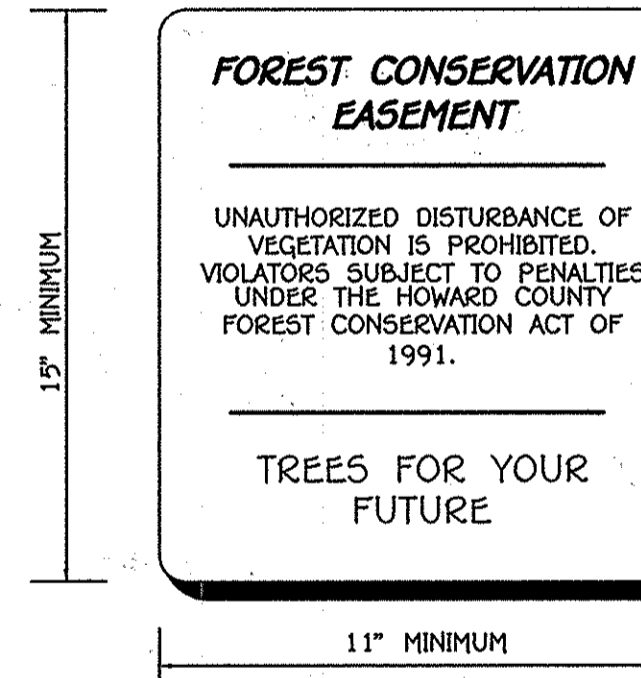
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ON-SITE SIGNAGE

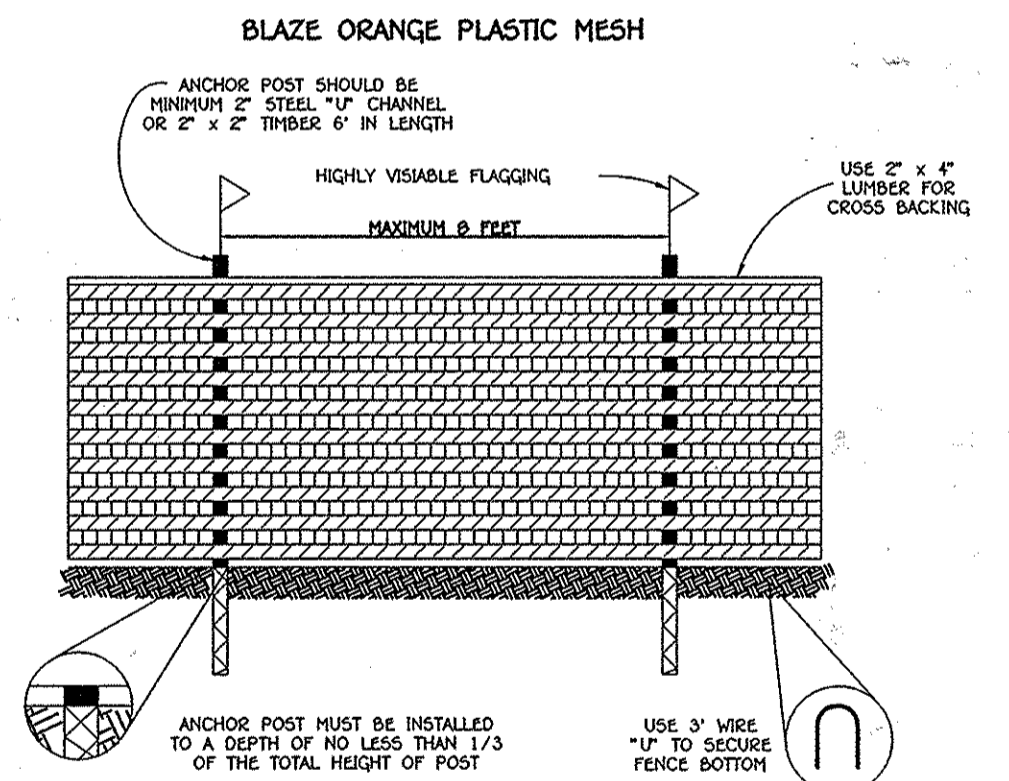
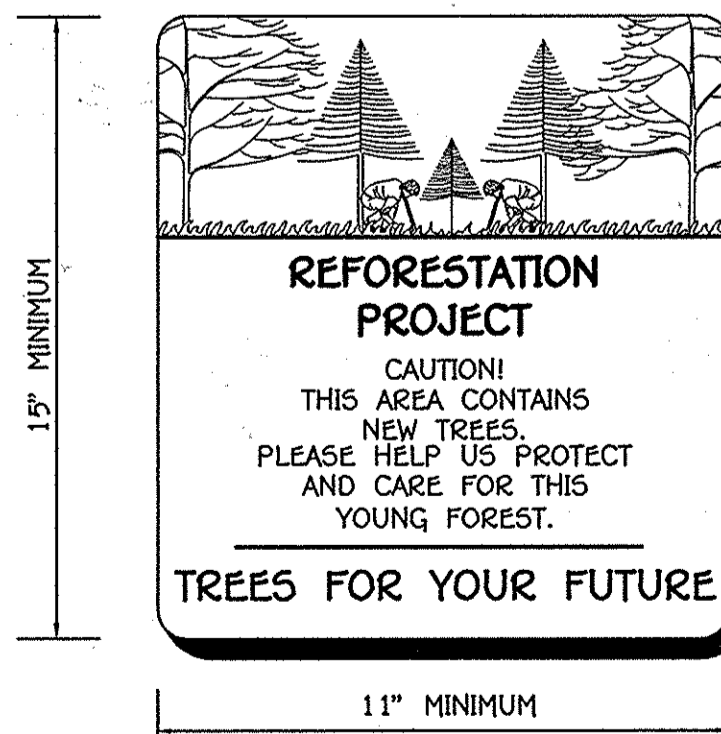


OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

- 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.



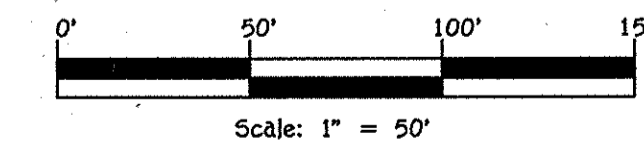
NOTE: SIGNAGE SHALL BE PLACED ADJACENT TO SPECIMEN TREE AND SHALL REMAIN IN PLACE PERPETUITY



- 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



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Lynch 4/9/15
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
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ELLSWORTH CITY, MARYLAND 21042
(410) 461-2955

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

OWNERS
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TIMOTHY McDONALD 9150 RIVER HILL RD. LAUREL, MARYLAND 20723 (443)-367-0422
PATRICK & SARA PEPLAWSKI 9140 RIVER HILL RD. LAUREL, MARYLAND 20723 (443)-367-0422



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE 7/14/15.

Frank J. Haulman II 4/6/15
FRANK J. HAULMAN II DATE

PRELIMINARY NOTES AND DETAILS
HONEYSUCKLE RIDGE
LOTS 1 THRU 29 AND
OPEN SPACE LOTS 30 THRU 34
ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOS.: 359, 361, 362, & 474
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 6, 2015
SHEET 7 OF 7