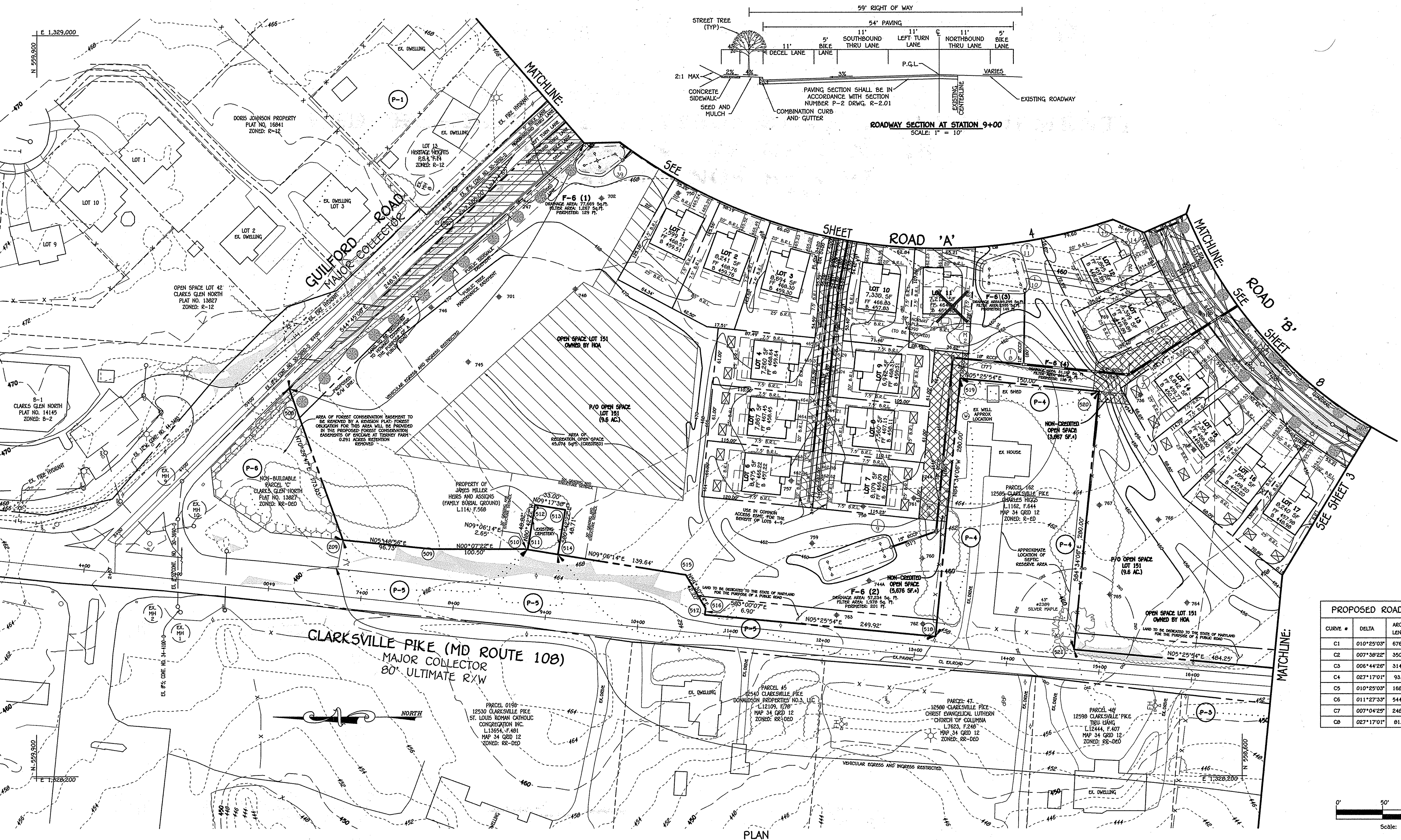
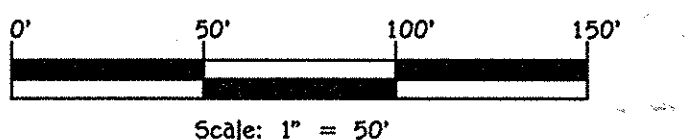


LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SET FENCE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	TOP SOILS
---	10' SOILS
---	POSSIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	SOILAGE DRAIN
---	NON SCOTCH DISSECTION (H-2)
---	DRENELL (H-3) TYPICAL
---	BIO RETENTION FACILITY (P-6) OR (H-4) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING BGA EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.F.
---	FOREST CONSERVATION EASEMENT
---	PLANNING AREA
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA WOOD P.F.
---	STREET TREES



PROPOSED ROAD ALIGNMENT CURVE TABLE					
CURVE #	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	010°25'03"	676.09'	550.00'	S8°28'23.82"W	634.94'
C2	007°38'22"	350.57'	750.00'	S13°23'27.00"E	347.39'
C3	008°44'26"	314.65'	850.00'	S10°36'17.54"E	312.86'
C4	027°17'01"	93.93'	210.00'	S34°01'24.76"E	93.15'
C5	010°25'03"	168.52'	550.00'	S7°15'53.15"W	167.66'
C6	011°27'33"	544.19'	500.00'	S34°51'45.70"W	517.72'
C7	007°04'25"	248.14'	810.00'	S12°27'33.02"W	247.17'
C8	027°17'01"	81.22'	210.00'	N73°31'54.46"E	80.71'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David M. Long
PLANNING DIRECTOR

DATE: 1/20/15

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/20/15

PROFESSIONAL CERTIFICATION

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

Wanda John Maclean 2-23-15
Signature Of Professional Land Surveyors DATE

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

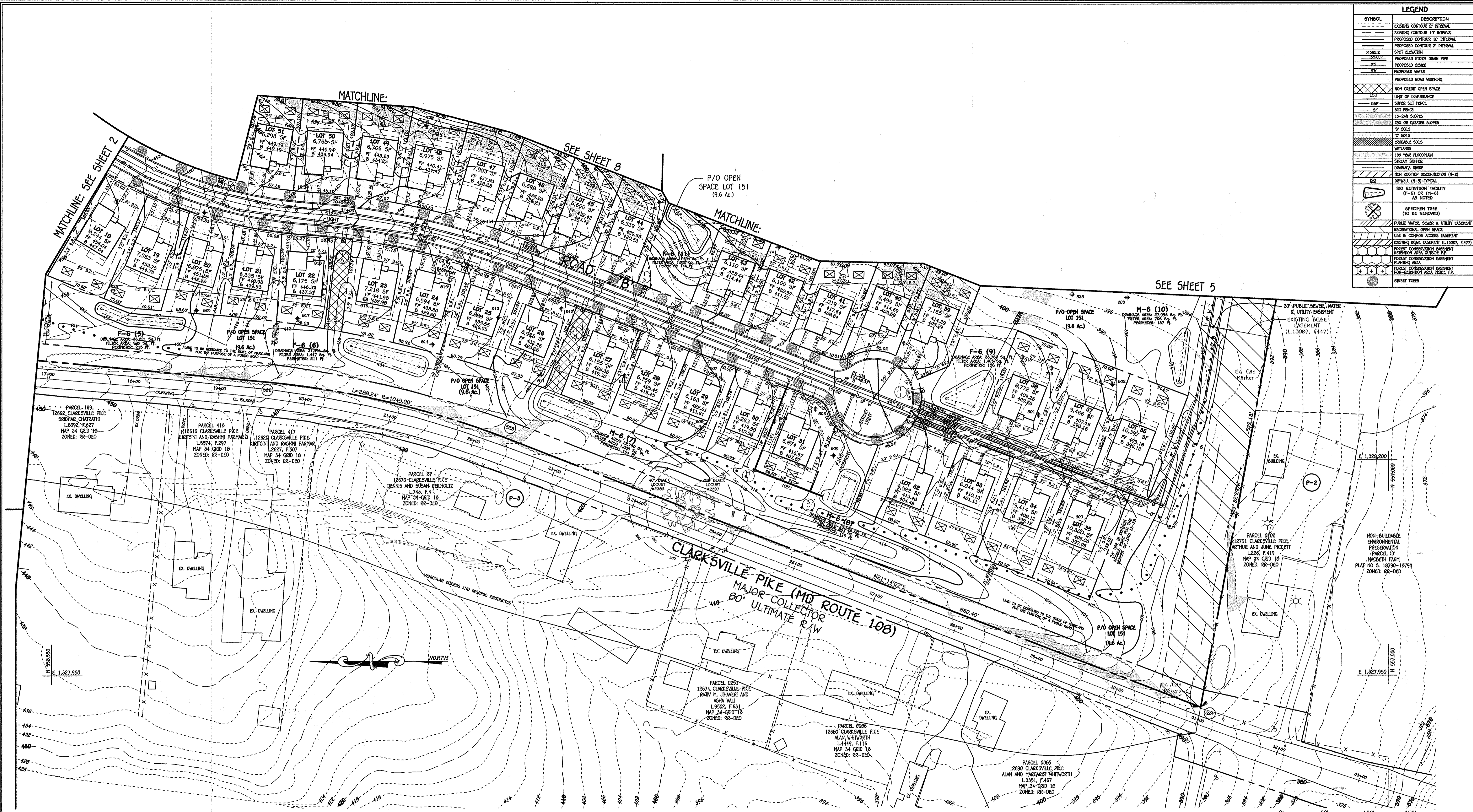
OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 2 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2999



SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREEK OPEN SPACE
---	L100
---	LIMIT OF DISTURBANCE
---	SEWER SALT PILE
---	EXIST FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	12" SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON SCOOPED DISCONNECTION (N-2)
---	DEWELL (N-5)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (F-6)
---	AS NOTED
---	SPECIFIC TREE (TO BE REMOVED)
---	PUBLIC WATER SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING EASEMENT (L13087, F447)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE P.P.
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE P.P.
---	STREET TREES



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank M. Lytle
PLANNING DIRECTOR

Shirley
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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

Frank John Brantner 2-23-15
Signature of Professional Land Surveyor DATE

DEVELOPER

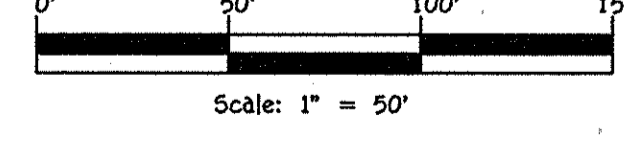
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

OWNERS

JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 3 OF 27

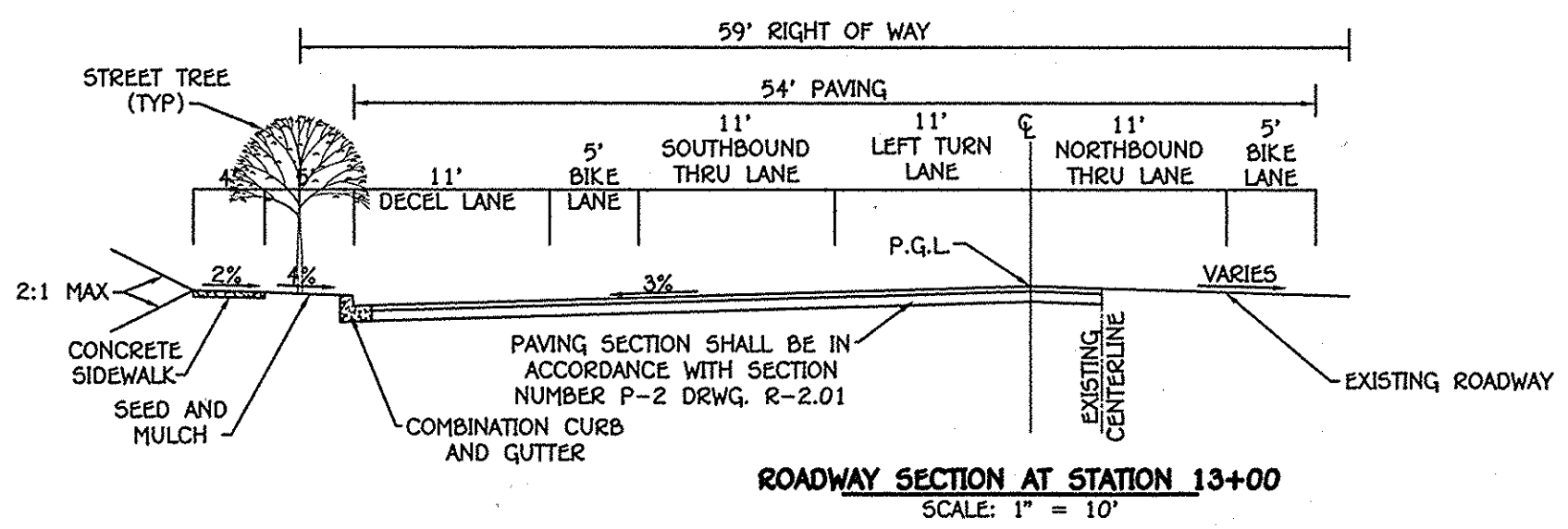
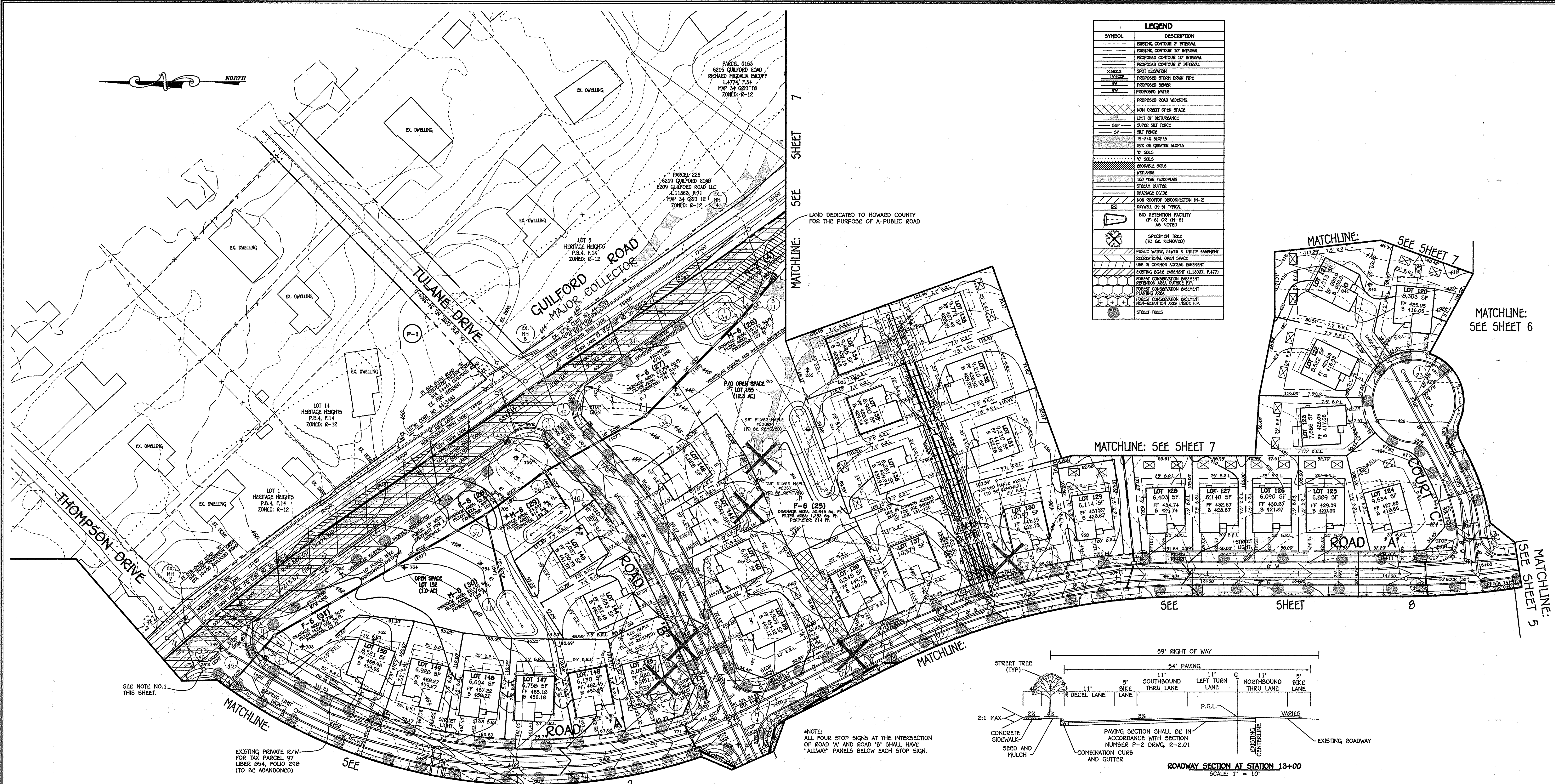
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481-2295



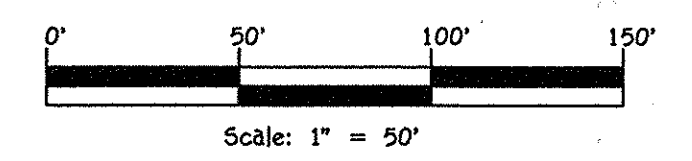
PLAN
SCALE: 1" = 50'



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X-662.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED GUTTER
---	PROPOSED WATER
---	PROPOSED ROAD MARKING
---	NON CREDIT OPEN SPACE
---	LEFT OF RIGHT-OF-WAY
---	SUPER SALT FENCE
---	SALT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1' SOILS
---	EDUCABLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DIVIDE
---	NON ROOFTOP DISCONNECTION (N-2)
---	DEWELL (N-2)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (F-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SEWER EASEMENT (L-1400), F-477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE P.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE P.P.
---	STREET TREES



*NOTE:
ALL FOUR STOP SIGNS AT THE INTERSECTION OF ROAD 'A' AND ROAD 'B' SHALL HAVE "ALLWAY" PANELS BELOW EACH STOP SIGN.



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David D. Ogden
PLANNING DIRECTOR

[Signature]
DATE: 1/28/15

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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Frank John Tranelman 2-23-15
Signature of Professional Land Surveyors DATE

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

OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

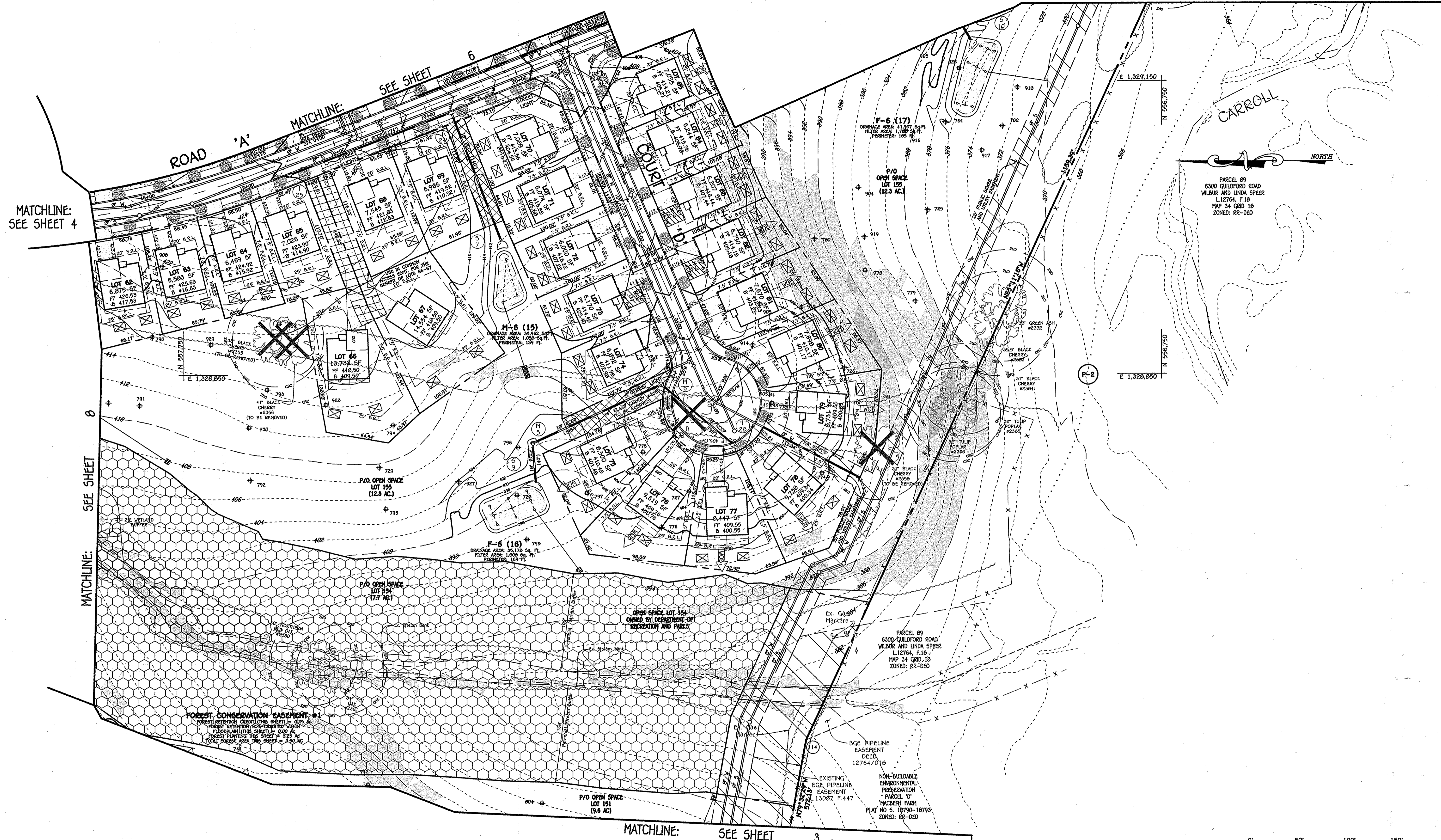
PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 4 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2095

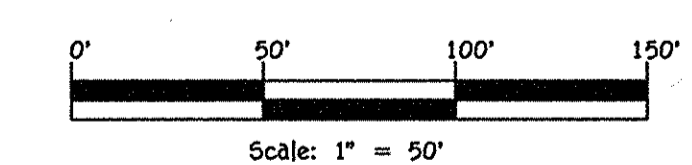
NOTE NO. 1
LED COBRA FIXTURE (LED-200) MOUNTED AT A HEIGHT OF 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM, ANGLE THE ARM TOWARD THE CENTER OF THE INTERSECTION.



SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXIST ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON-CREENT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SALT FENCE
---	SILT FENCE
---	15-25% SLOPES
---	25% OR GREATER SLOPES
---	T ₁ SOILS
---	T ₂ SOILS
---	POSSIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STORM BUFFER
---	DRAINAGE DITCH
---	NON-RECEPTOR DISCONNECTION (N-R)
---	DEWELL (H-S)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (H-4) AS NOTED
---	SPECIATION TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SEWER EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



PARCEL 89
5300 GUILDFORD ROAD
WILBUR AND LINDA SPEER
L12764, F.18
MAP 34 GRID 18
ZONED: R2-DEO



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark D. Leyle 2/23/15
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 1/28/15

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Mark John Trambauer 2-23-15
Signature Of Professional Land Surveyor DATE

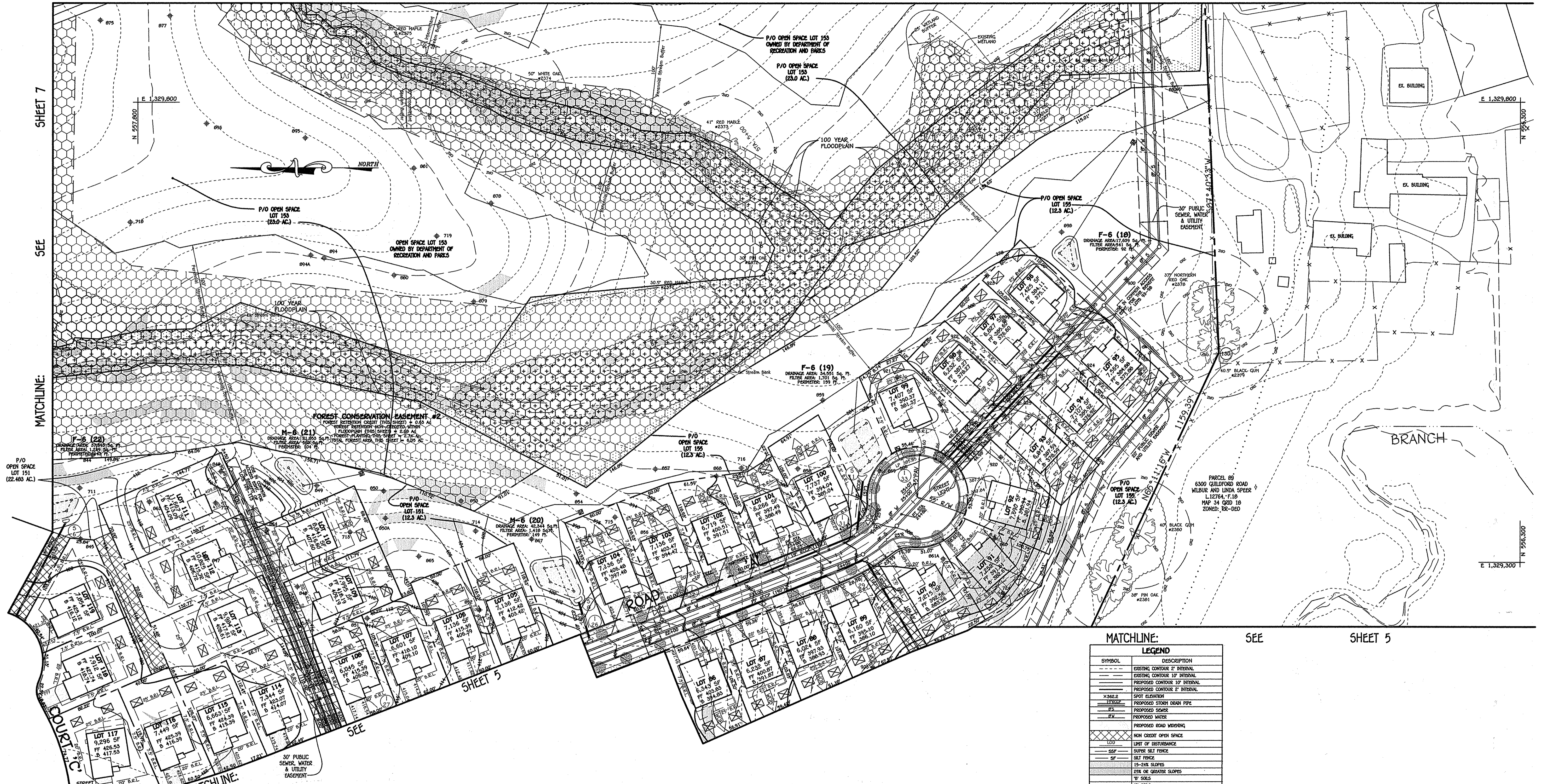
DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

OWNERS
JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 5 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895





PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank A. Cuyler
PLANNING DIRECTOR

[Signature]
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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Frank John Nardone Jr. 2-23-15
Signature of Professional Land Surveyor DATE

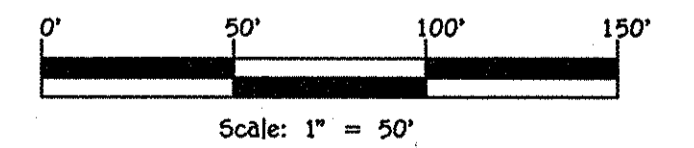
DEVELOPER

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

OWNERS

JEANNE C. HOODNOTT & HOODNOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X=66.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SALT FENCE
---	SALT FENCE
---	1% OR GREATER SLOPES
---	2% OR GREATER SLOPES
---	1' SOILS
---	2' SOILS
---	3' SOILS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFERS
---	DRAINAGE DIVIDE
---	NON ROOFTOP DISCONNECTION (N-2)
---	DRINKING (H-5) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING BGA EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANNING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES

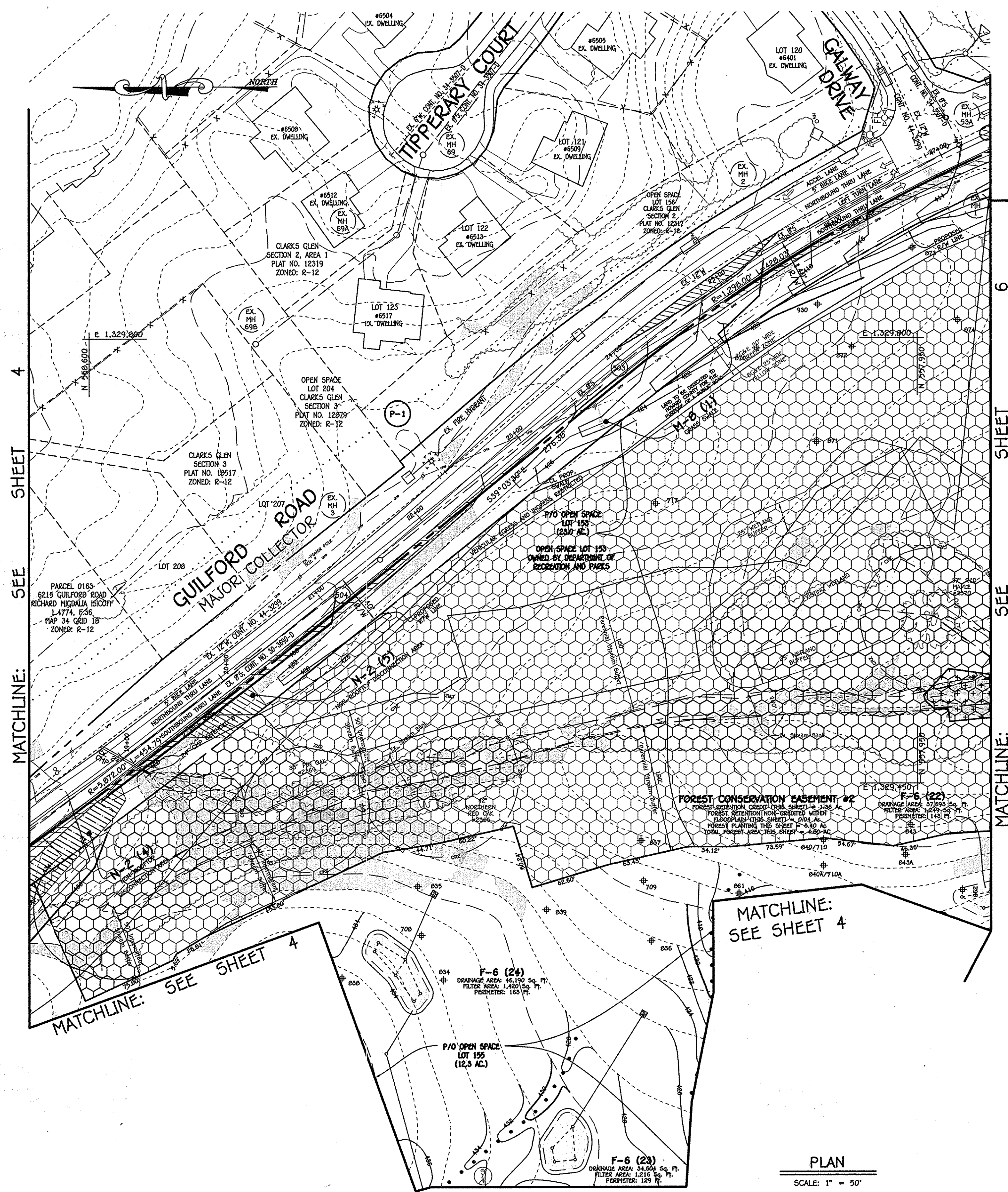


PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILE: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 08, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 6 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2299



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 362.2	SPOT ELEVATION
12.000	PROPOSED STORM DRAIN PIPE
PS	PROPOSED SEWER
EX	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF RESTORANCE
---	3' SURVEY SILENT FENCE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STORM BUFFER
---	DRAINAGE CANAL
---	NON ROOFTOP DISCONNECTION (N-2)
---	DRYWELL (N-3) TYPICAL
---	BIO RETENTION FACILITY (F-1) OR (F-2) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING WARE EASEMENT (E-1, E-2, F, F-1)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT
---	PLANTING AREA
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE F.P.
---	STREET TREES

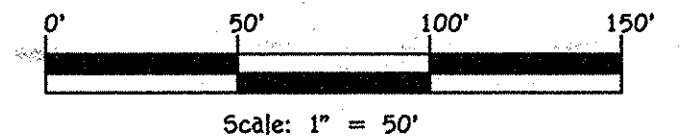


MATCHLINE:
SEE SHEET 9

MATCHLINE:
SEE SHEET 4

MATCHLINE:
SEE SHEET 4

MATCHLINE:
SEE SHEET 4



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Long 2/23/15
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/20/15

PROFESSIONAL CERTIFICATION

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

Frank John Nardone 2-23-15
Signature of Professional Land Surveyor DATE

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

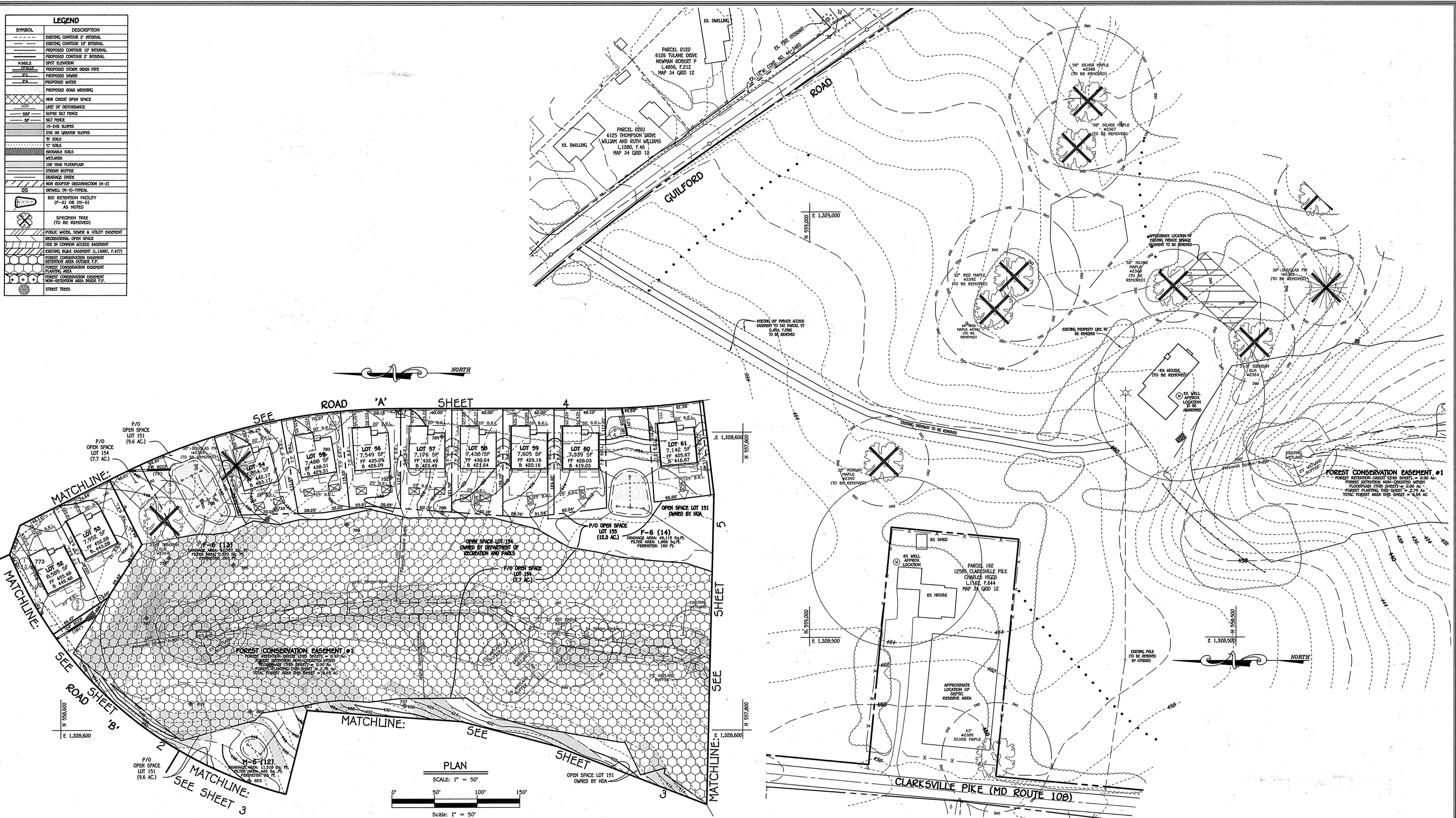
OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2099



PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 10
PARCEL NO.: 00, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 7 OF 27

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SURVEY SALT FENCE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE CANAL
---	NON SCOURTOP DISCONNECTION (H-S)
---	DEWELL (H-S)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (H-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SCALE EASEMENT (L15807, F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE P.F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE P.F.P.
---	STREET TREES



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL OFFICE: PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2255



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark M. Lynch 2/28/15
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATION

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

Frank John Deane 2-23-15
Signature Of Professional Land Surveyor DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

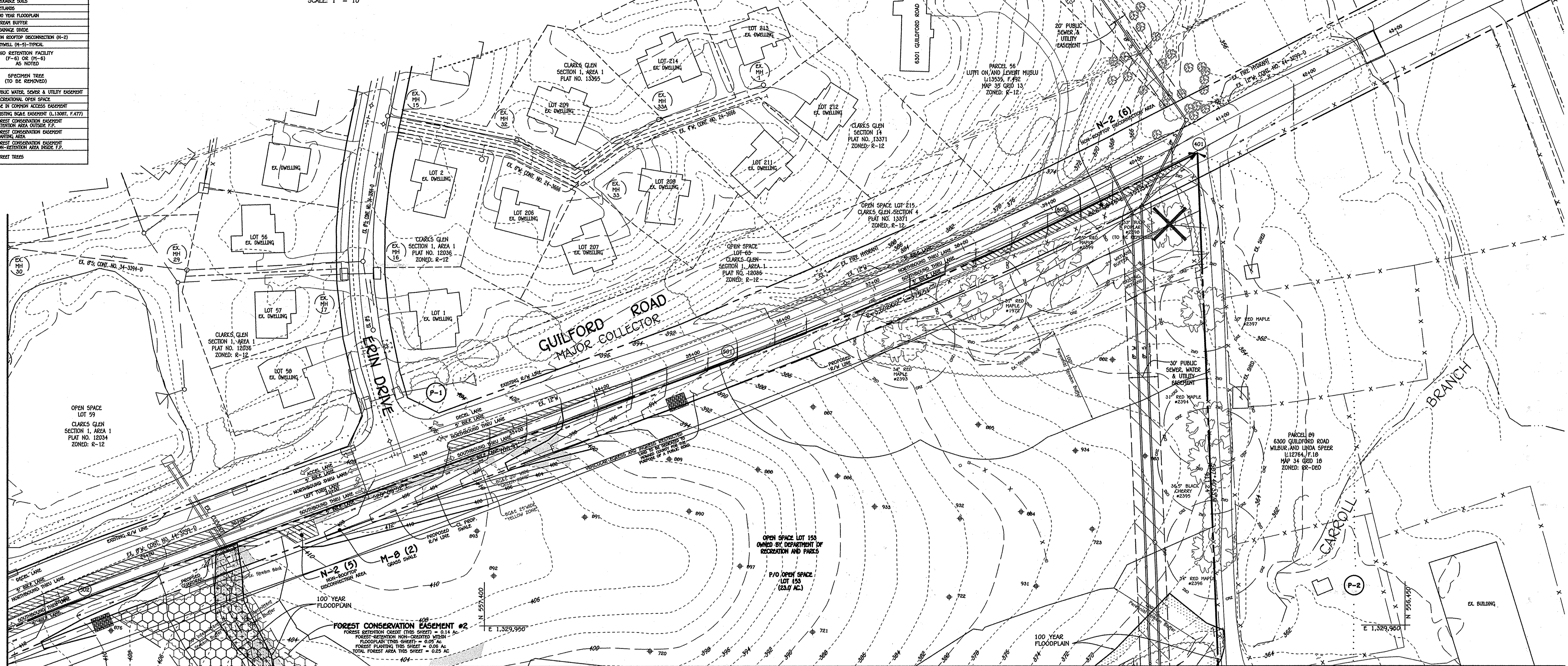
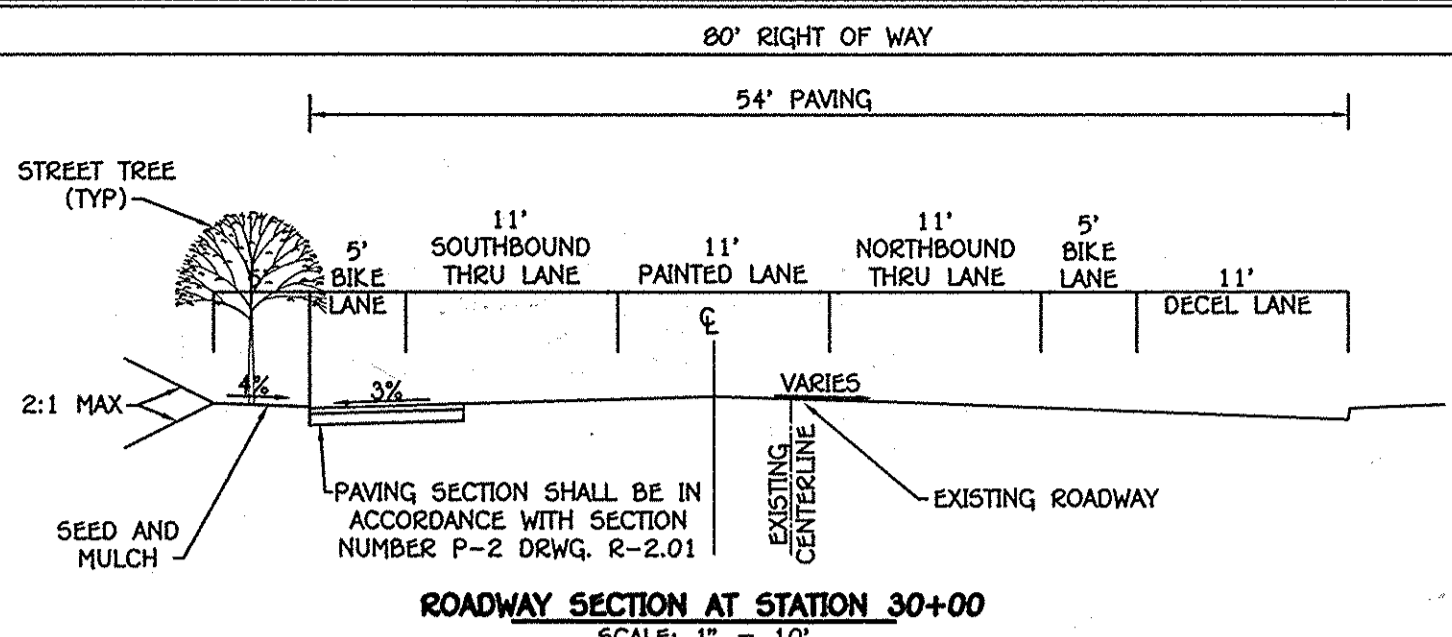
DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE SUITE 102
ELICOTT CITY, MARYLAND 21042
(443)-367-0422

OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELICOTT CITY, MARYLAND 21042
(443)-367-0422

DEMOLITION/ABANDONMENT PLAN
SCALE: 1" = 50'

PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 8 OF 27

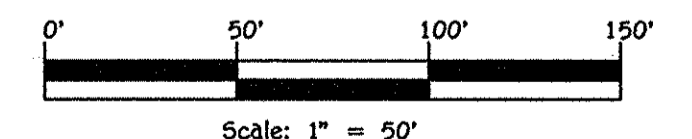
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREST OPEN SPACE
---	LIST OF OBSTACLES
---	SUPER SALT FENCE
---	SALT FENCE
---	15-2% SLOPES
---	2% OR GREATER SLOPES
---	BY SOILS
---	POSSIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STEEL RIBBON
---	DRAINAGE DITCH
---	NON ROOFTOP DISCONNECT (N-2)
---	DRYWELL (M-2) TYPICAL
---	BIO RETENTION FACILITY (F-3) OR (F-4) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	PROPOSED OPEN SPACE
---	USE BY CONVEY ACCESS EASEMENT
---	EXISTING SEAS EASEMENT (L13087, F477)
---	FOREST CONSERVATION EASEMENT
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 6

PLAN
SCALE: 1" = 50'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2095



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David J. Long PLANNING DIRECTOR *1/20/15* DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/20/15

PROFESSIONAL CERTIFICATION

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Frank John Marchese 2-23-15
Signature of Professional Land Surveyor DATE

DEVELOPER

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

OWNERS

JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

**PRELIMINARY EQUIVALENT SKETCH PLAN
ENCLAVE AT TIERNEY FARM**
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 9 OF 27

E 1,329,000
N 595,900

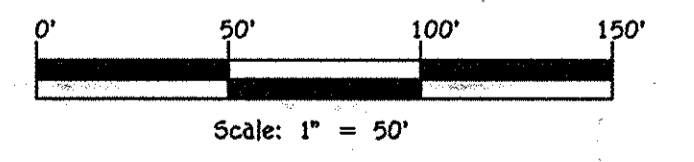
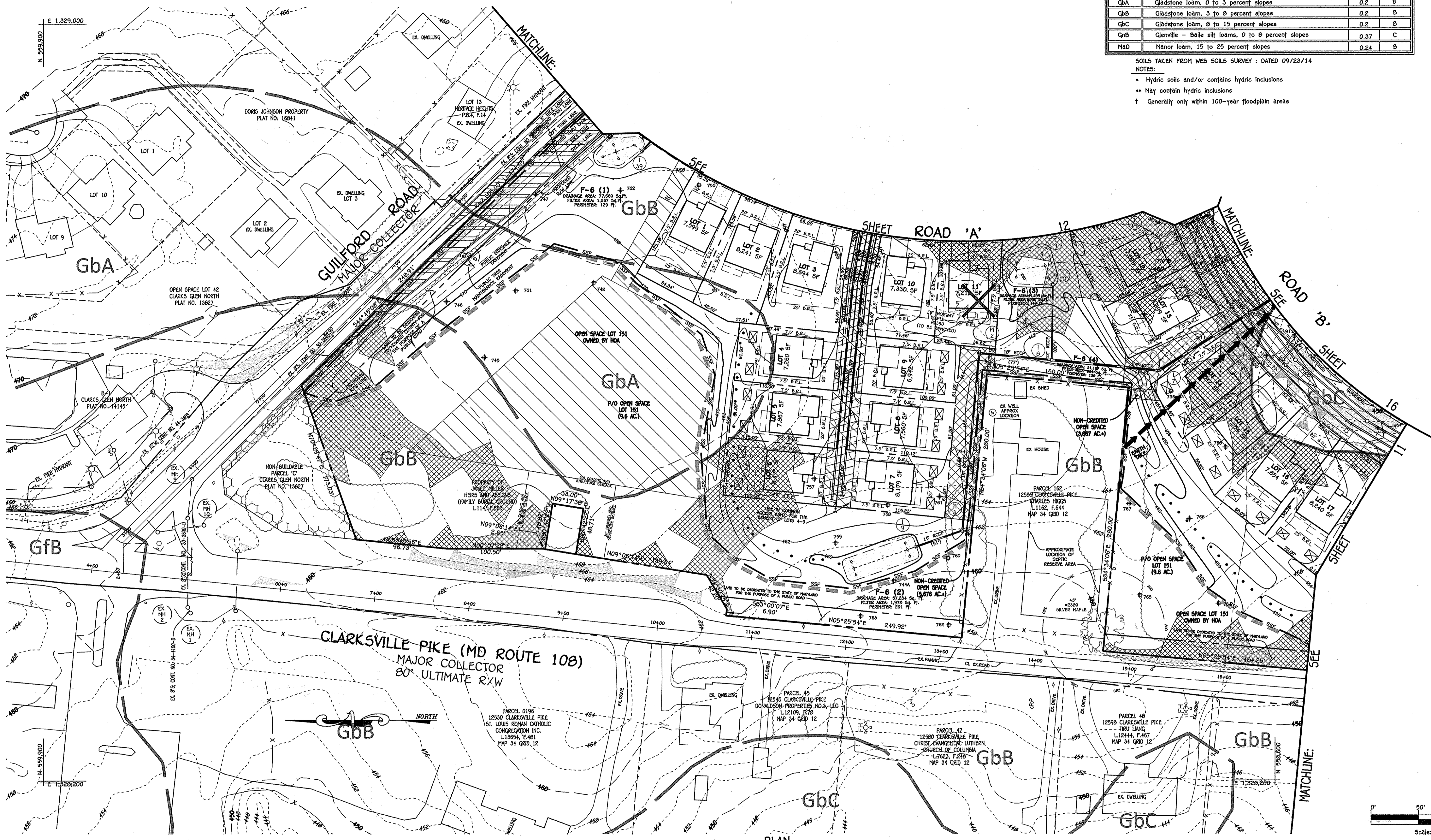
E 1,328,200
N 595,900

E 1,328,200
N 595,900

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Balle silt loams, 0 to 8 percent slopes	0.37	C
MAD	Manor loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14
NOTES:
* Hydric soils and/or contains hydric inclusions
** May contain hydric inclusions
† Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SEWER SILE FENCE
---	SEWER
---	SEWER TRINCH
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	2" SOILS
---	3" SOILS
---	4" SOILS
---	5" SOILS
---	6" SOILS
---	7" SOILS
---	8" SOILS
---	9" SOILS
---	10" SOILS
---	11" SOILS
---	12" SOILS
---	13" SOILS
---	14" SOILS
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---	196" SOILS
---	197" SOILS
---	198" SOILS
---	199" SOILS
---	200" SOILS



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul D. Lytle
PLANNING DIRECTOR

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 1/28/15

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Mark John Branson 2-23-15
Signature of Professional Land Surveyor DATE

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

OWNERS
JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 10 OF 27

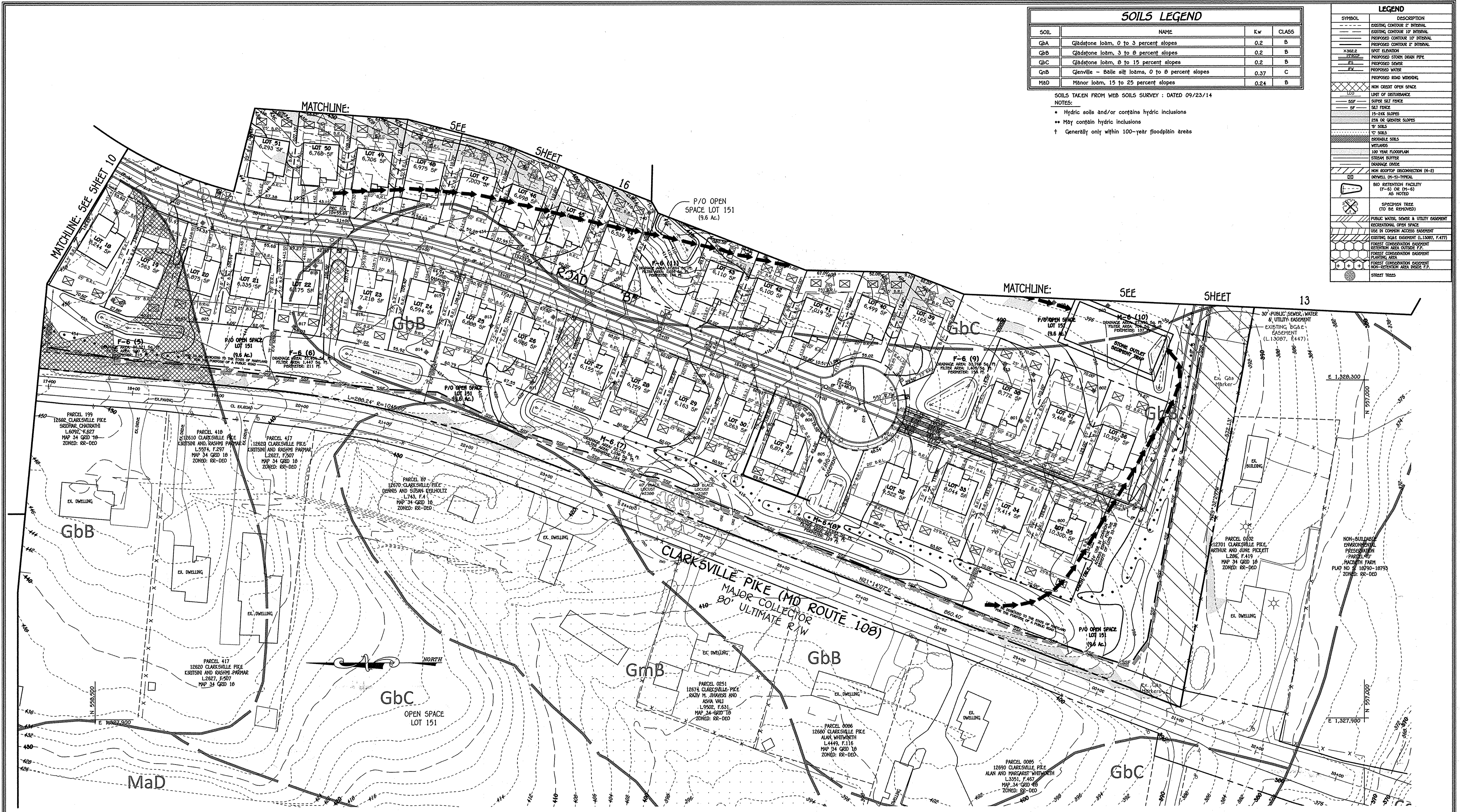
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2895



SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Cladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Cladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Cladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Baile silt loams, 0 to 8 percent slopes	0.37	C
MaD	Manor loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14
 NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
X362.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPPLY SALT FENCE
---	SALT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1' SOILS
---	2' SOILS
---	ESTIMABLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STORM BUFFER
---	SEWERAGE DRAINAGE
---	NON ROOFTOP DISCONNECTION (N-8)
---	DRYWELL (M-2) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (F-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING BGA/E EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David McLaughlin
 PLANNING DIRECTOR
 DATE: 3/24/15

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Wanda John MacLachlan
 Signature of Professional Land Surveyor
 DATE: 2-23-15

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 1/28/15

DEVELOPER

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

OWNERS

JEANNE C. HOODINOTT & HOODINOTT LLC
 5300 DORSEY HALL DRIVE SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422

PLAN
 SCALE: 1" = 50'
 Scale: 1" = 50'

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

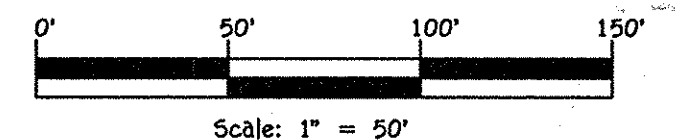
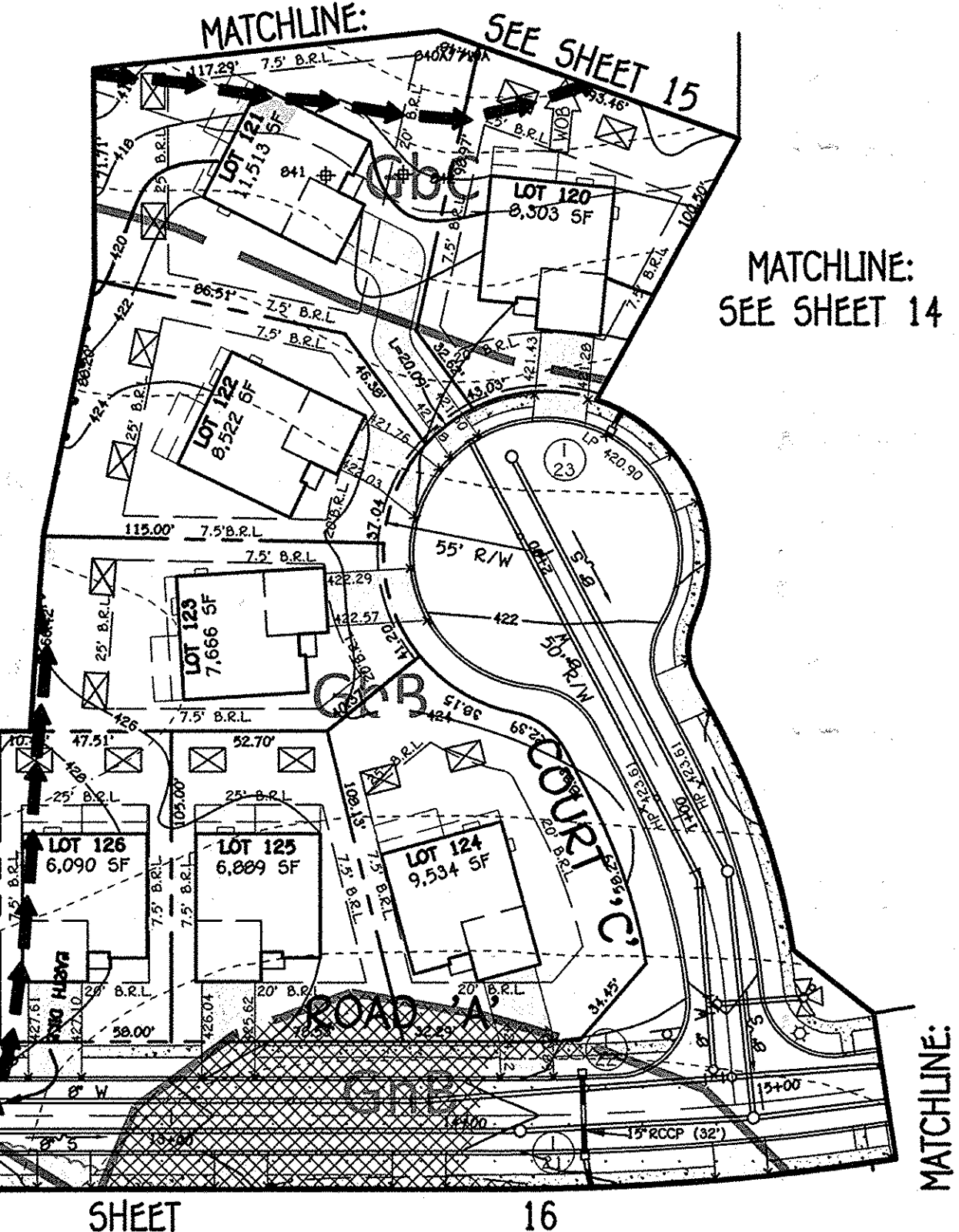
ENCLAVE AT TIERNEY FARM
 LOTS 1-150, OPEN SPACE LOTS 151-155
 PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
 6166 Route 32
 ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
 PARCEL NO.: 88, 97
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
 SHEET 11 OF 27



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIST OF OBSTACLES
---	SURVEY BOLT
---	SELF FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1' SOILS
---	12' SOILS
---	CREOSOLITE SOILS
---	METLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON ROOFTOP DISCONNECTION (N-2)
---	DEWELL (H-5)-TYPICAL
---	BIO RETENTION FACILITY (F-5) OR (H-5) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SIGAL EASEMENT (L15087, F477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE P.P.
---	FOREST CONSERVATION EASEMENT
---	FLATTING AREA
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE P.P.
---	STREET TREES

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Balle silt loams, 0 to 8 percent slopes	0.37	C
MaD	Manor loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14
 NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



PLAN
 SCALE: 1" = 50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Dorothy M. Lytle
 PLANNING DIRECTOR

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 1/28/15

PROFESSIONAL CERTIFICATION
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Charles A. McManus
 Signature of Professional Land Surveyor DATE: 2-23-15

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

OWNERS
 JEANNE C. HOODINOTT & HOODINOTT LLC
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PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
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 LOTS 1-150, OPEN SPACE LOTS 151-155
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 6166 Route 32
 ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
 PARCEL NO.: 08, 97
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
 SHEET 12 OF 27

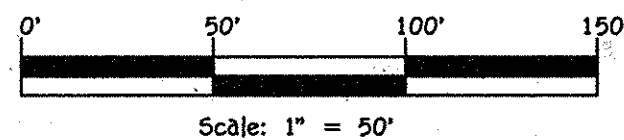
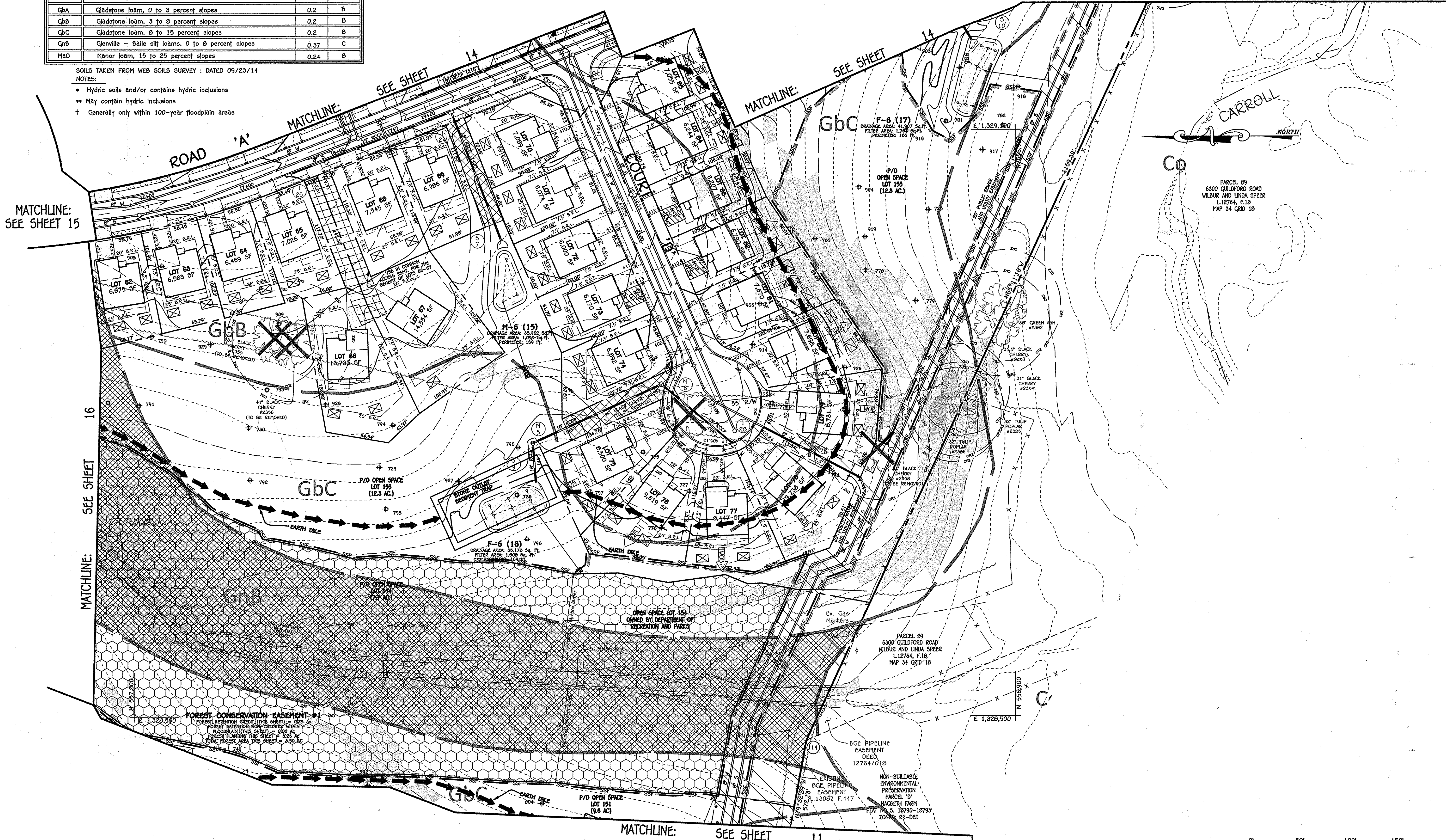
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2295



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD MARKING
---	NON-CRESENT OPEN SPACE
---	LIST OF OBSTACLES
---	SUPER SALT FENCE
---	SALT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	T ¹ SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DIVIDE
---	NON-ROOFTOP DISCONNECTION (N-2)
---	DRYWELL (N-5)-TYPICAL
---	BIO RETENTION FACILITY (F-6) SEE (F-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING EASEMENT (L13087, F.471)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gládestone loam, 0 to 3 percent slopes	0.2	B
GbB	Gládestone loam, 3 to 8 percent slopes	0.2	B
GbC	Gládestone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Báile silt loams, 0 to 8 percent slopes	0.37	C
MdD	Máner loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14
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 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



PLAN
 SCALE: 1" = 50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David A. Loge
 PLANNING DIRECTOR
 DATE: 1/28/15

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 1/28/15

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Frank John Brantner II 2-23-15
 Signature of Professional Land Surveyor DATE

DEVELOPER

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

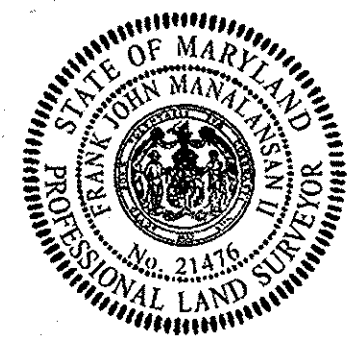
OWNERS

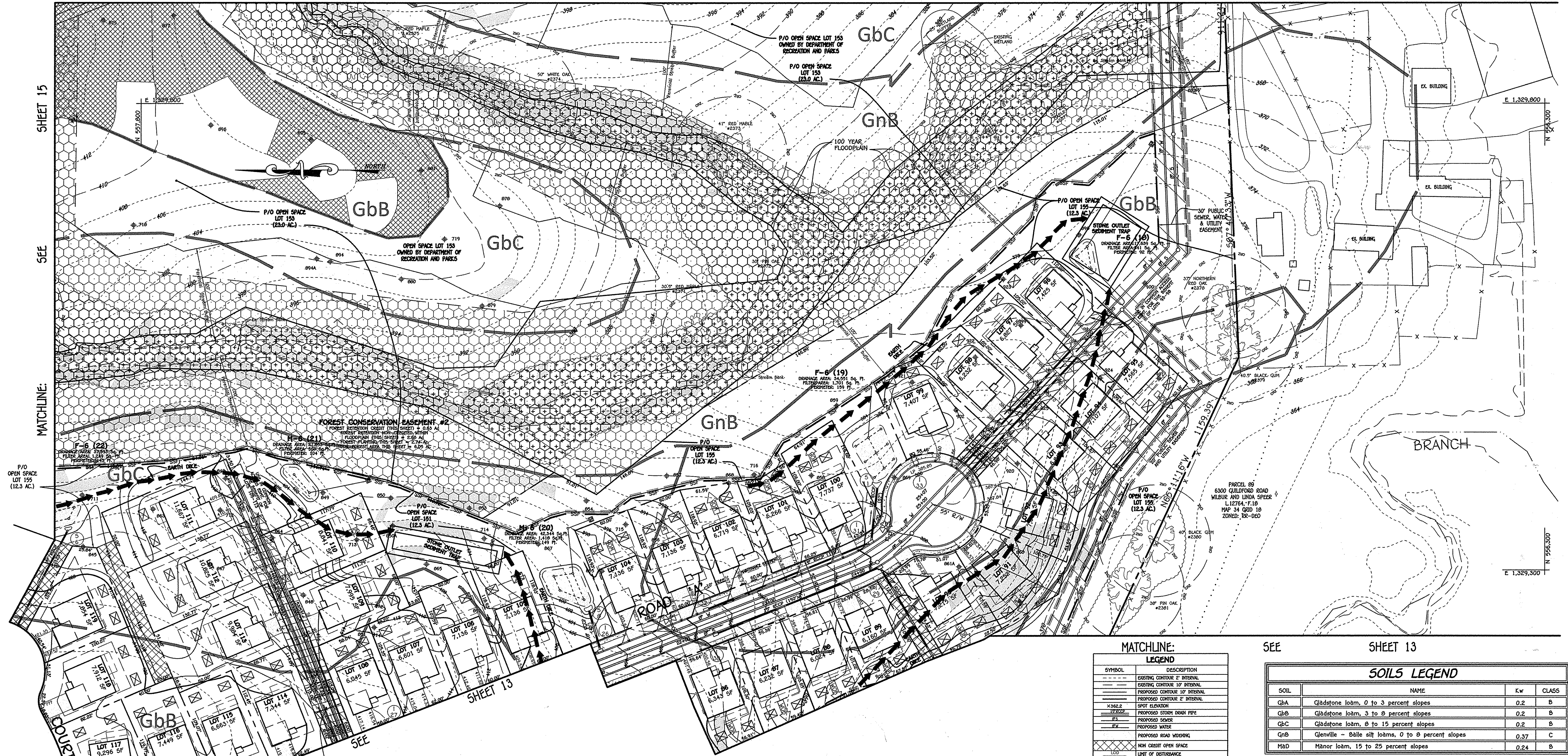
JEANNE C. HODDINOTT & HODDINOTT LLC
 5300 DORSEY HALL DRIVE SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN

ENCLAVE AT TIERNEY FARM
 LOTS 1-150, OPEN SPACE LOTS 151-155
 PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
 6166 Route 32
 ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
 PARCEL NO.: 28, 97
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
 SHEET 13 OF 27

FISHER, COLLINS & CARTER, INC.
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 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-3555





MATCHLINE: SEE SHEET 13

SYMBOL	LEGEND	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER	PROPOSED SEWER
---	PROPOSED WATER	PROPOSED WATER
---	PROPOSED ROAD WIDENING	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
---	SUPPLY SALT FENCE	SUPPLY SALT FENCE
---	SILT FENCE	SILT FENCE
---	1%+ SLOPES	1%+ SLOPES
---	2%+ OR GREATER SLOPES	2%+ OR GREATER SLOPES
---	1" SOILS	1" SOILS
---	12" SOILS	12" SOILS
---	INDURABLE SOILS	INDURABLE SOILS
---	100 YEAR FLOODPLAIN	100 YEAR FLOODPLAIN
---	STREAM BUFFER	STREAM BUFFER
---	DRAINAGE DITCH	DRAINAGE DITCH
---	NEW ROOFTOP DISCHARGE (H-2)	NEW ROOFTOP DISCHARGE (H-2)
---	SCHEMEL (H-5) TYPICAL	SCHEMEL (H-5) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT	USE IN COMMON ACCESS EASEMENT
---	EXISTING SIGA EASEMENT (L13007, F.477)	EXISTING SIGA EASEMENT (L13007, F.477)
---	FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE E.A.	RETENTION AREA OUTSIDE E.A.
---	FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE P.P.	NON-RETENTION AREA INSIDE P.P.
---	STREET TREES	STREET TREES

SEE

SHEET 13

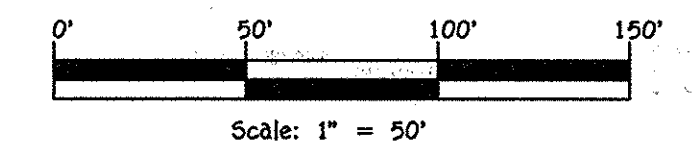
SOILS LEGEND

SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Baile silt loams, 0 to 8 percent slopes	0.37	C
MaD	Manor loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14

NOTES:

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- † Generally only within 100-year floodplain areas



MATCHLINE: SEE SHEET 16

PLAN

SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David M. Long
PLANNING DIRECTOR

[Signature]
DATE: 2/23/15

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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Frank John Handman
Signature of Professional Land Surveyor

2-23-15
DATE

DEVELOPER

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

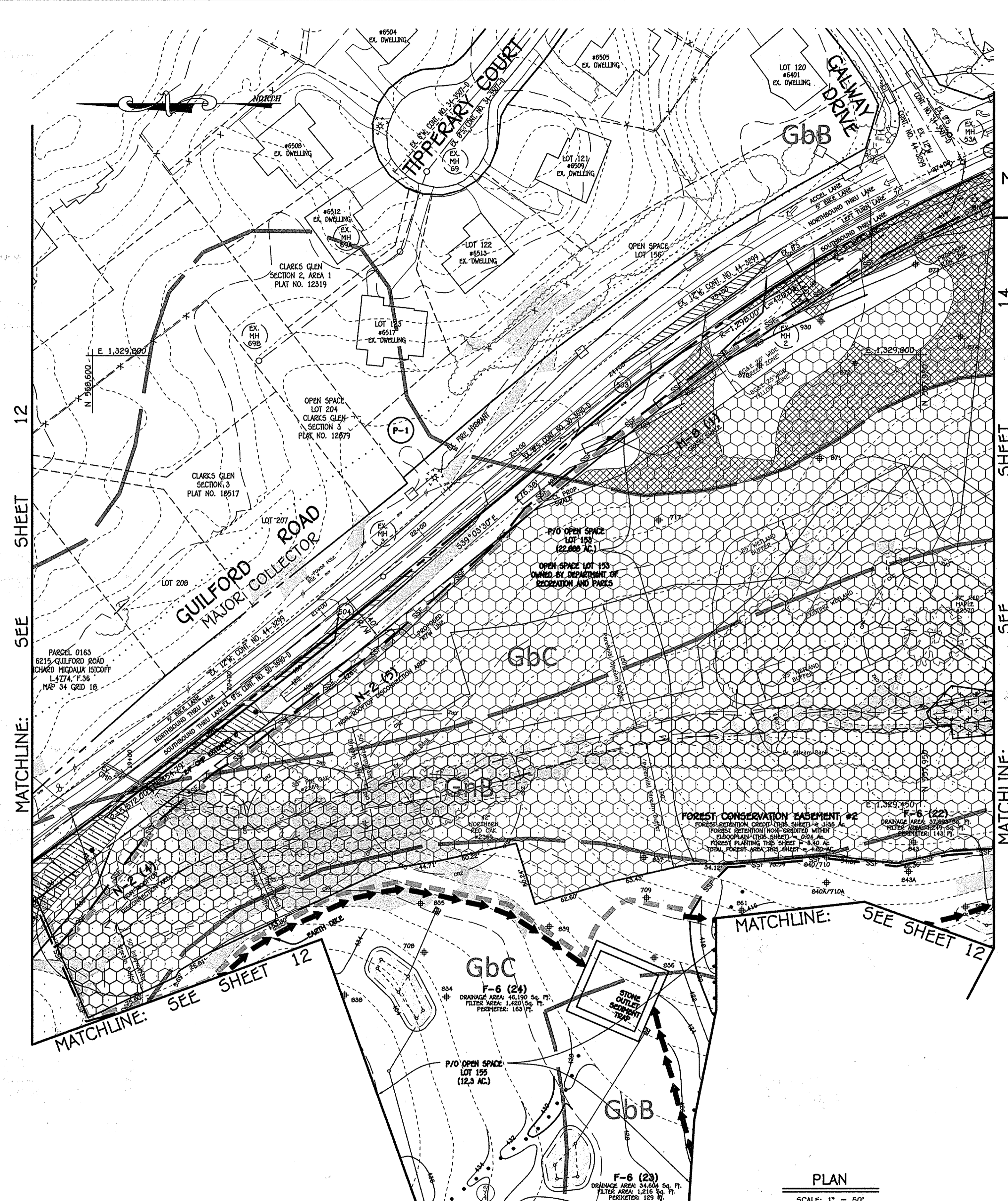
OWNERS

JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELlicott CITY, MARYLAND 21042
(443)-367-0422

FISHER, COLLINS & CARTER, INC.
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CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL FEE
ELlicott CITY, MARYLAND 21042
(410) 461-2099



PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 14 OF 27



SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GbD	Glenville - Baile silt loams, 0 to 8 percent slopes	0.37	C
MaD	Manor loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14

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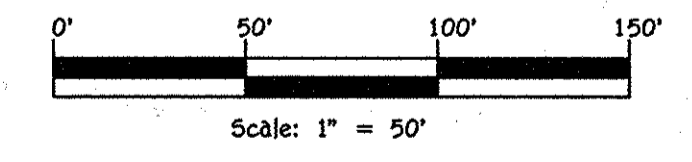
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 362.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SALT FENCE
---	SALT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	'B' SOILS
---	'C' SOILS
---	PROBABLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DIVIDE
---	NON RECEPTION DISCONNECTION (N-2)
---	DRYWELL (M-2)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING DGAL EASEMENT (L13097, F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES

MATCHLINE: SEE SHEET 17

MATCHLINE: SEE SHEET 12

MATCHLINE: SEE SHEET 14

MATCHLINE: SEE SHEET 12



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Heath J. Long
PLANNING DIRECTOR

3/23/15
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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

Frank John Mendenhall II 2-23-15
Signature of Professional Land Surveyor DATE

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

OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2099



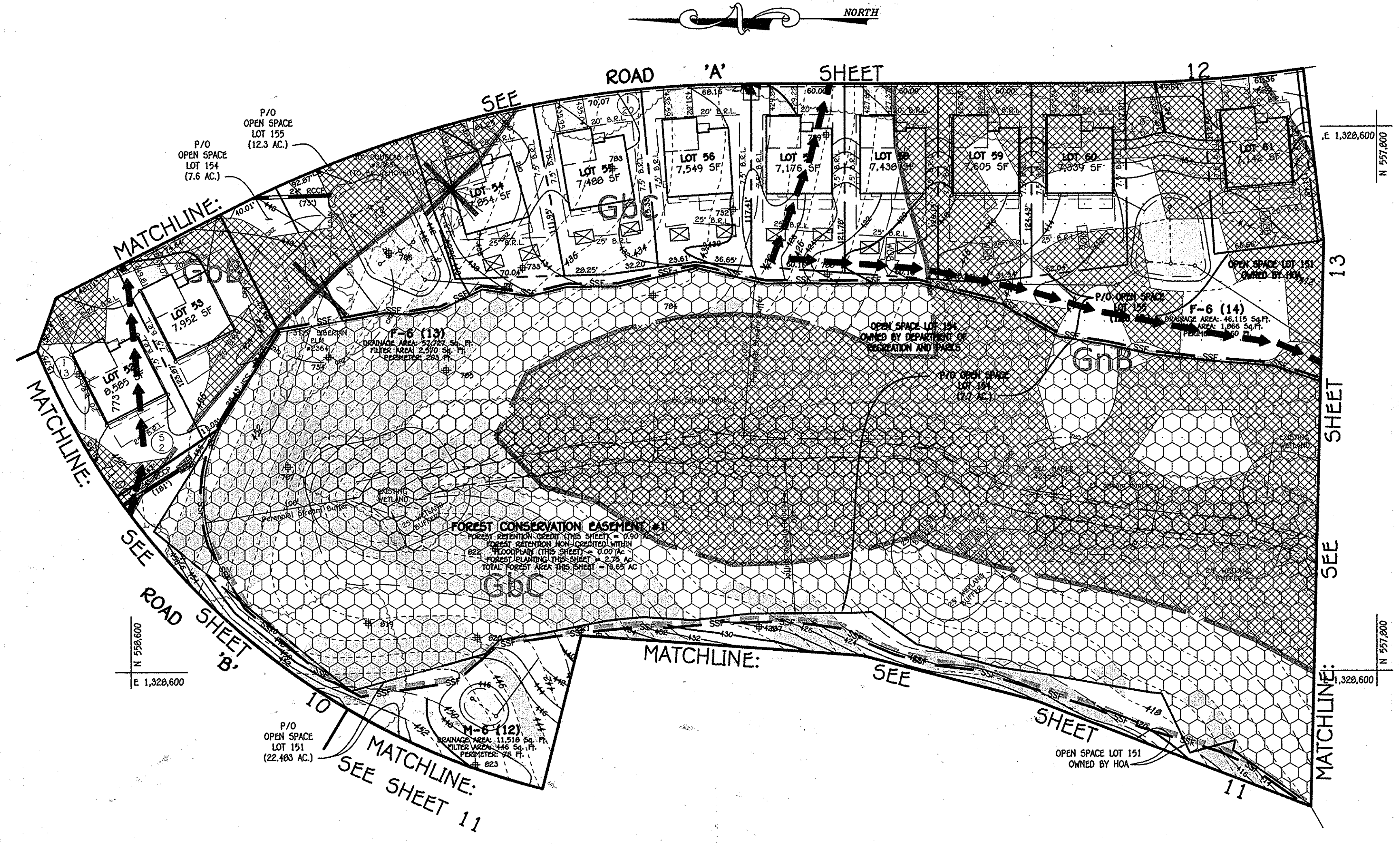
PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 00, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 15 OF 27

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Ballie silt loams, 0 to 8 percent slopes	0.37	C
MAD	Manor loam, 15 to 25 percent slopes	0.24	B

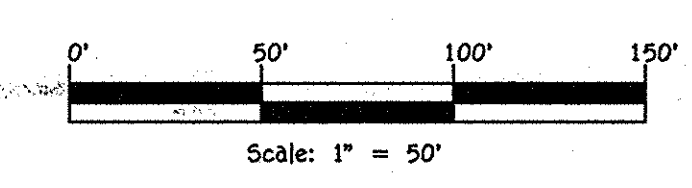
SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14

- NOTES:
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
 - † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIGHT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	15-25% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	12" SOILS
---	DESATURATED SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON EXISTING DISCONNECTION (N-2)
---	SEWELL (N-3)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	SPECIMEN TREES (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING EASEMENT (L13267, F.477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT
---	PLANTING AREA
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



PLAN
SCALE: 1" = 50'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature
PLANNING DIRECTOR

Handwritten signature DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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Handwritten signature 2-23-15
Signature of Professional Land Surveyor DATE

DEVELOPER

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

OWNERS

JEANNE C. HOODNOTT & HOODNOTT LLC
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(443)-367-0422

PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 16 OF 27

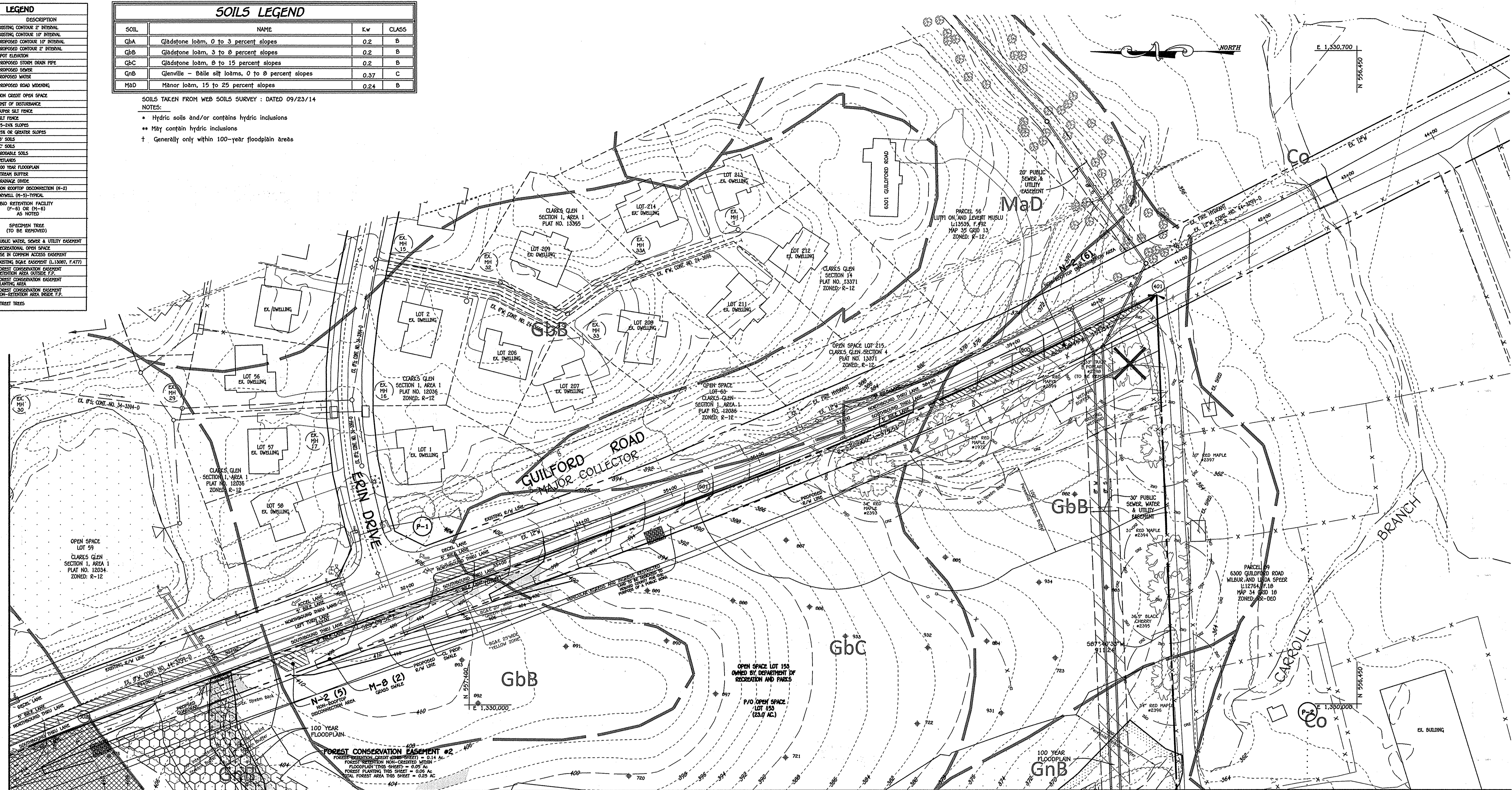
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895



SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON-CREATED OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	'B' SOILS
---	'C' SOILS
---	DESIGNABLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON-SCOTCH DISSECTION (H-2)
---	SCOTCH (H-3)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (H-6) AS NOTED
---	SPECIEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING BGA EASEMENT (L-13087, F-477)
---	FOREST CONSERVATION EASEMENT DEFINITION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
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M&D	Manor loam, 15 to 25 percent slopes	0.24	B

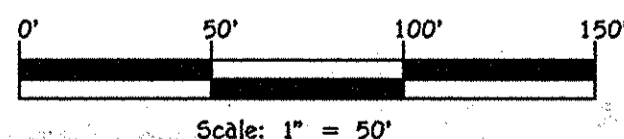
SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14
 NOTES:
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 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



MATCHLINE: SEE SHEET 15

MATCHLINE: SEE SHEET 14

PLAN
 SCALE: 1" = 50'



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 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Frank A. Angle
 PLANNING DIRECTOR

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 1/20/15

PROFESSIONAL CERTIFICATION

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Frank John Brantner II 2-23-15
 Signature of Professional Land Surveyor DATE

DEVELOPER
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 ELLICOTT CITY, MARYLAND 21042
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PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN
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 SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
 SHEET 17 OF 27

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 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. 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 (EQR), 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 (0.9 ft/day) 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, Nutseed, and Canada Thistle or other noxious weeds as specified under COMAR 15.08.01.05.) 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 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.

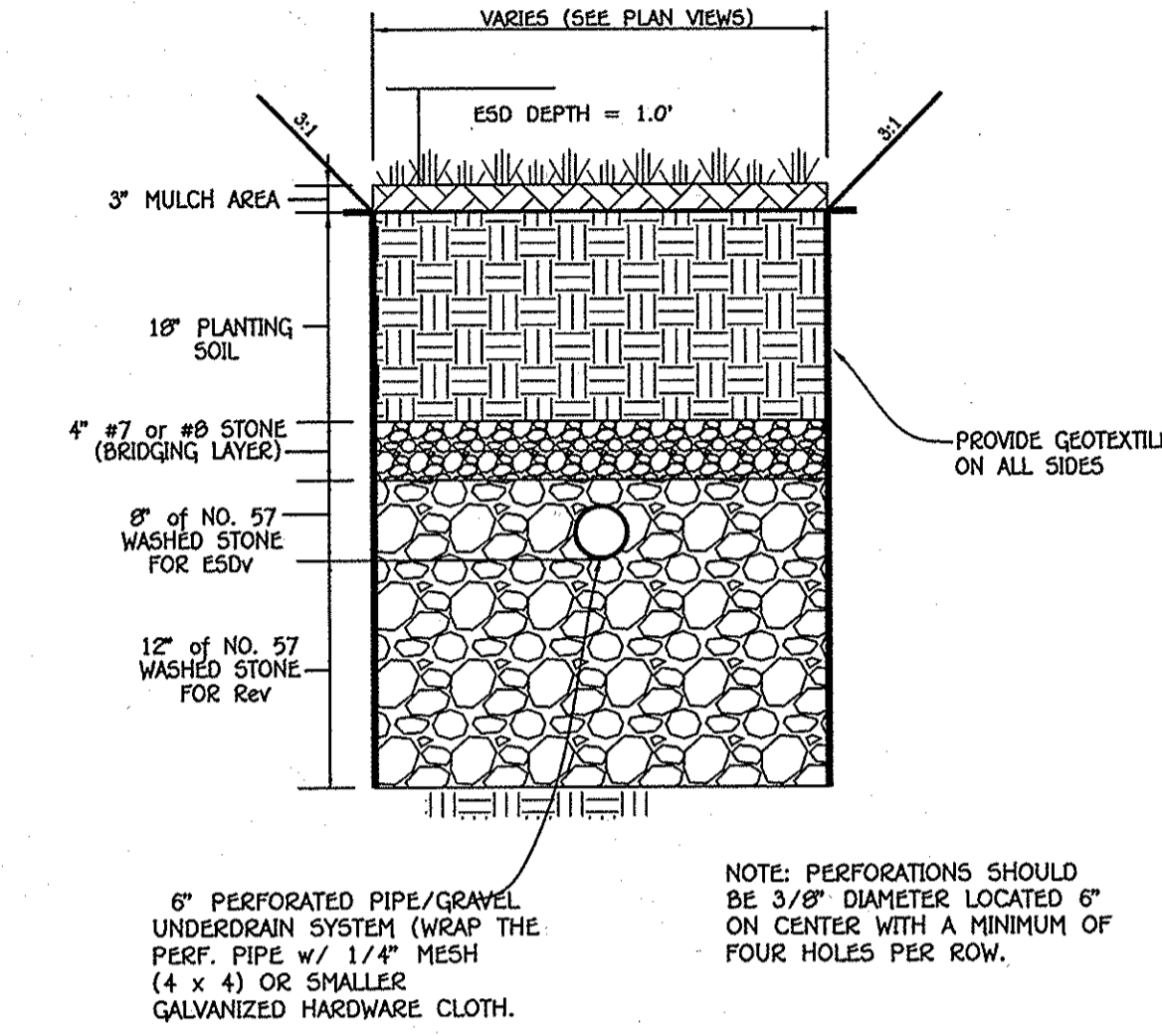
The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to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

Planting Guidance

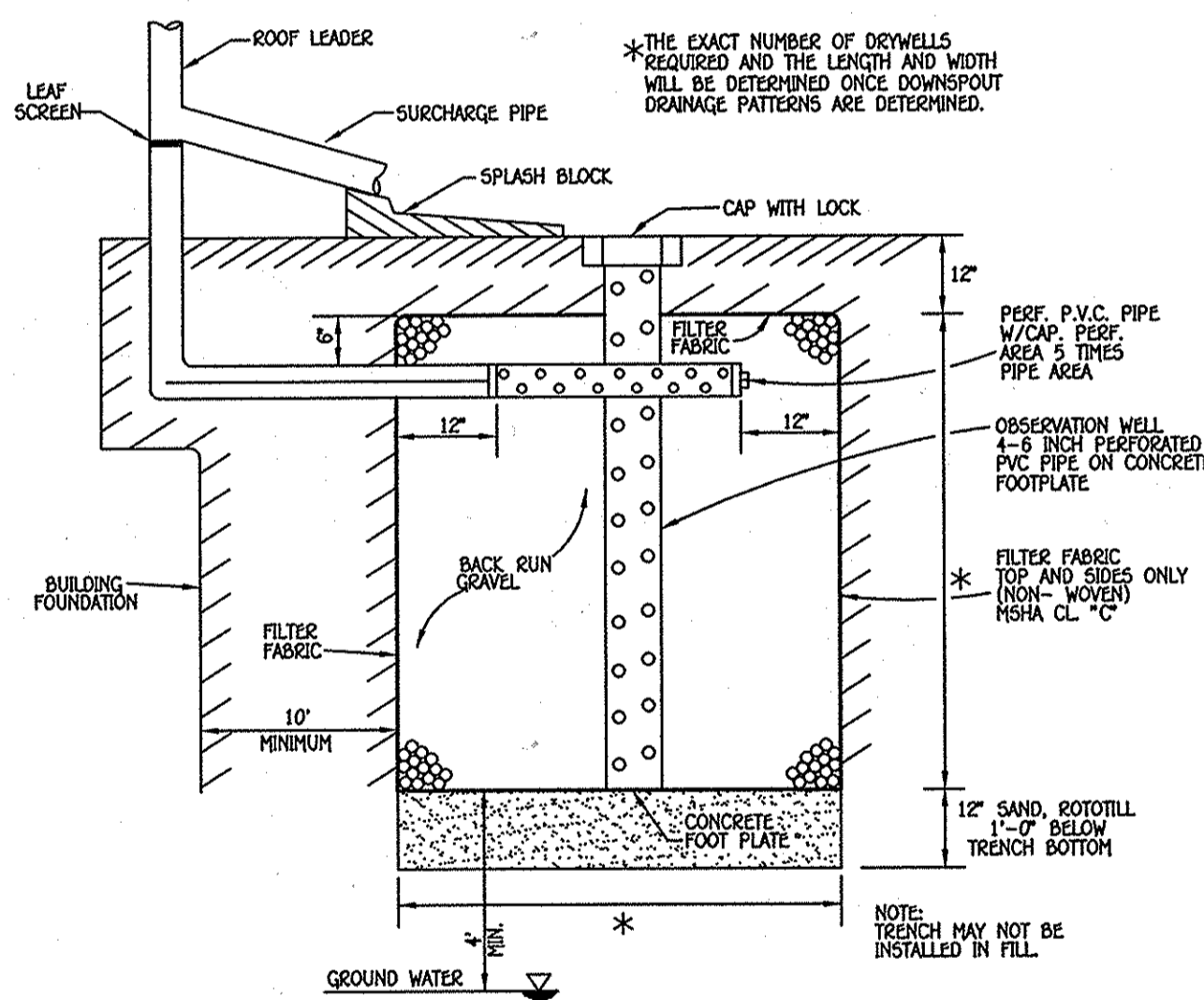
Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By 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)

1. 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.
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.
3. 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.
4. The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.



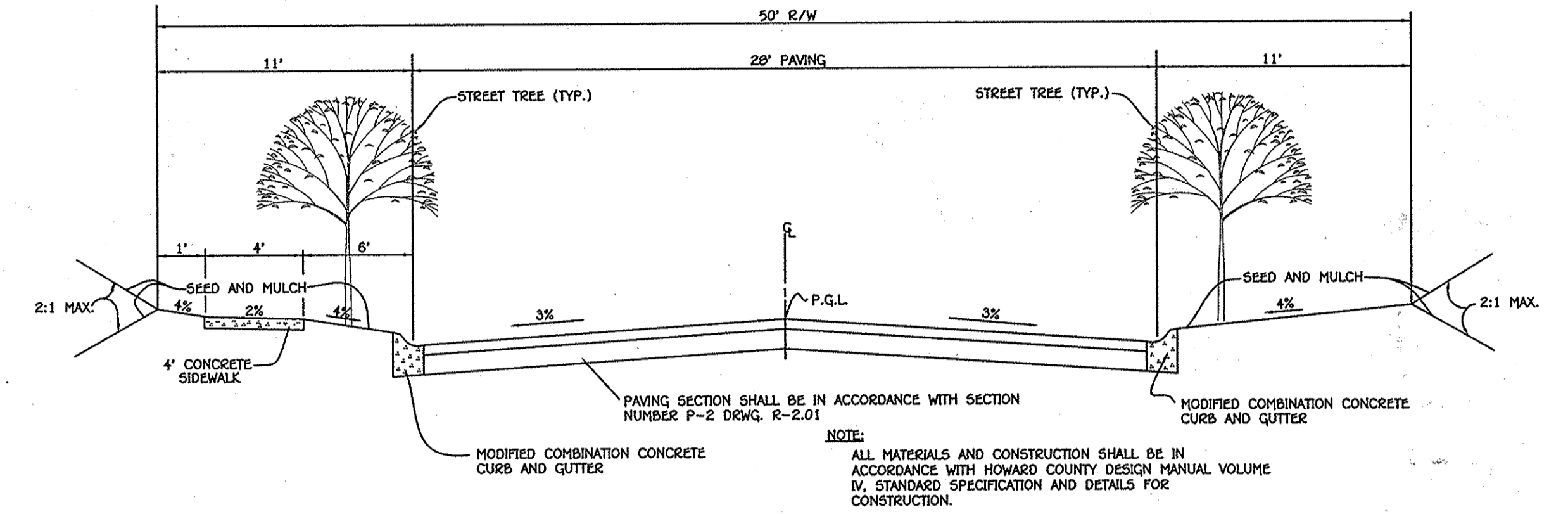
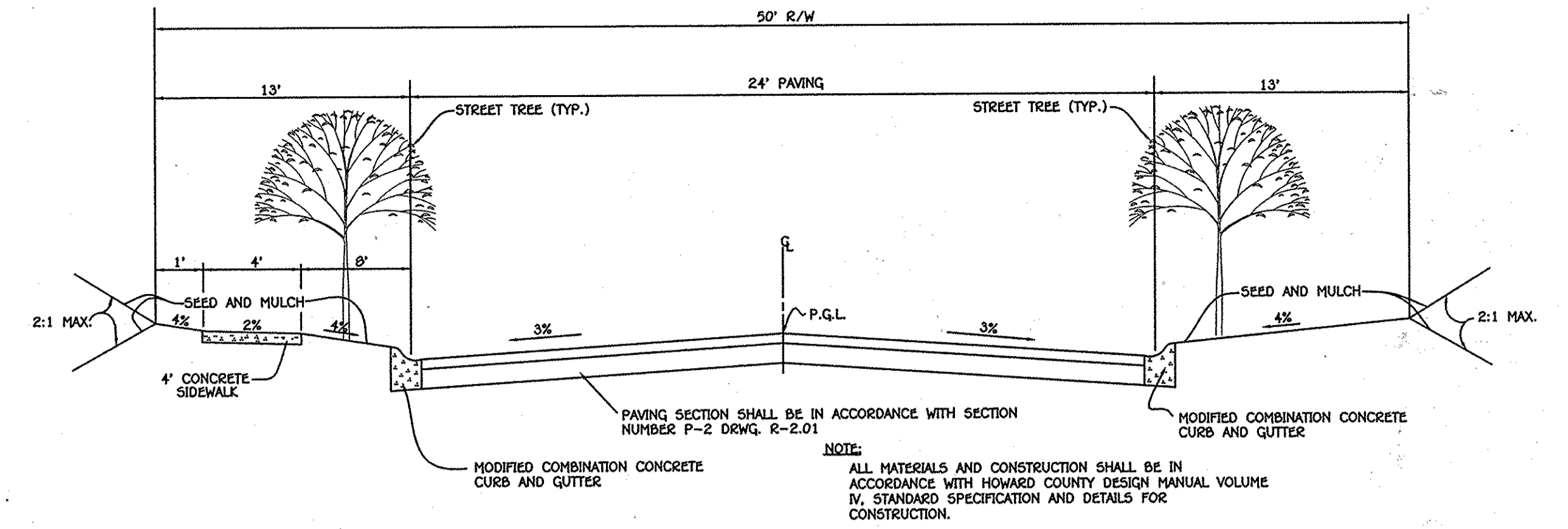
Micro Bio-Retention (M-6) Section
NO SCALE



Typical Clean-Out Detail
NO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

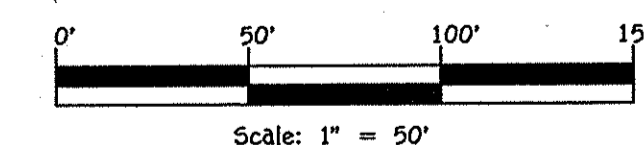
- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- D. 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.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- F. 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.



TYPICAL ROADWAY SECTION
NO SCALE

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
ROAD 'A'	MINOR COLLECTOR	35 M.P.H.	R-ED	0+00 TO 6+49	P-2
ROAD 'A'	PUBLIC ACCESS STREET	25 M.P.H.	R-ED	6+49 TO 25+07	P-2
ROAD 'B'	MINOR COLLECTOR	35 M.P.H.	R-ED	0+00 TO 4+46	P-2
ROAD 'B'	PUBLIC ACCESS STREET	25 M.P.H.	R-ED	4+46 TO 17+48.37	P-2
ROAD 'C'	PUBLIC ACCESS STREET	25 M.P.H.	R-ED	0+00 TO 2+00	P-2
ROAD 'C'	PUBLIC ACCESS STREET	25 M.P.H.	R-ED	0+00 TO 3+99	P-2



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul M. Langley
PLANNING DIRECTOR
DATE: 1/28/15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 1/28/15

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Mark John Brundage II
Signature Of Professional Land Surveyors
DATE: 2-23-15

DEVELOPER

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

OWNERS

JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY NOTES AND DETAILS

ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 18 OF 27

5P-15-006



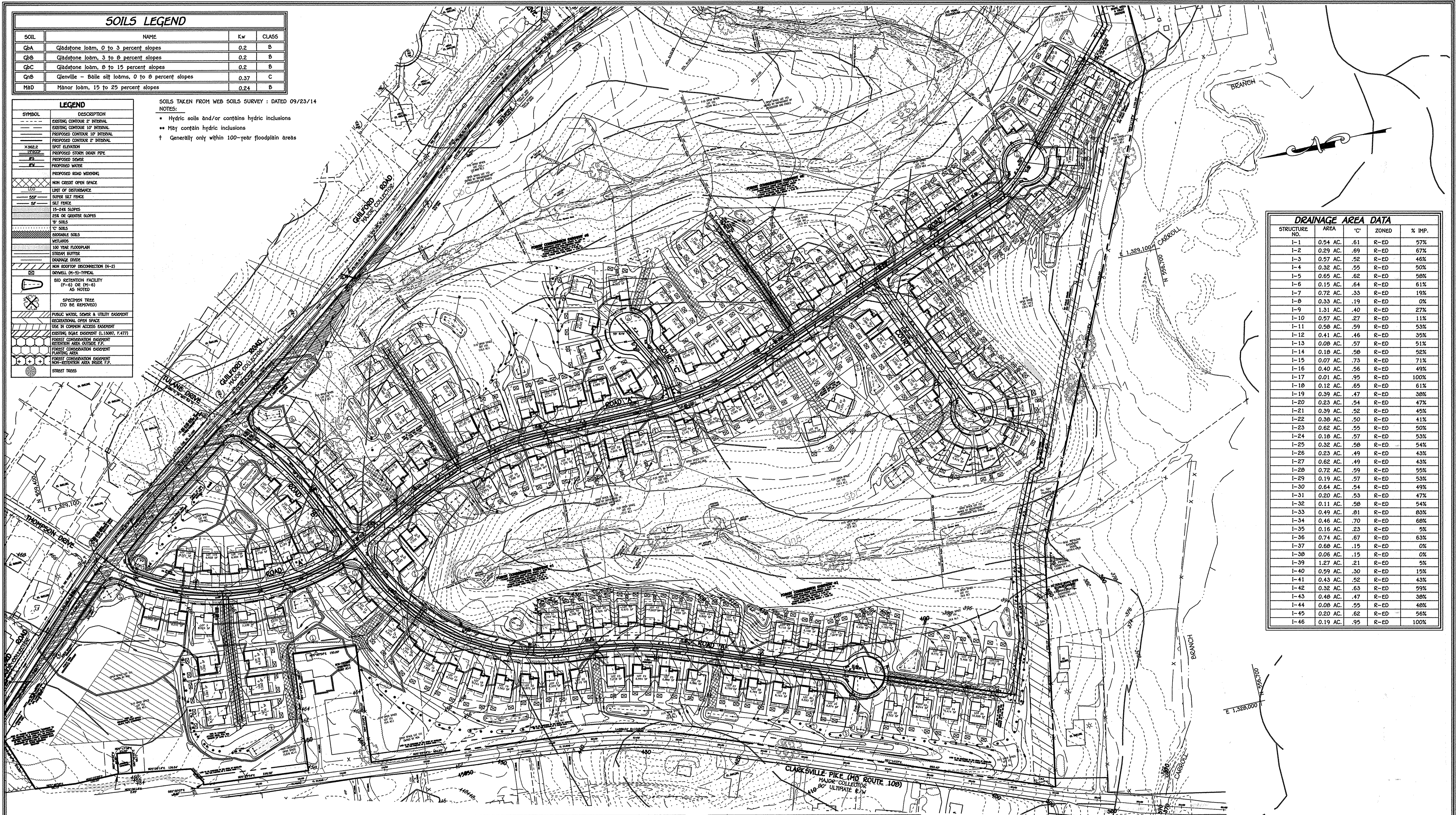
SOILS LEGEND

SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Baile silt loams, 0 to 8 percent slopes	0.37	C
MdD	Manor loam, 15 to 25 percent slopes	0.24	B

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X-362.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WEDGING
---	NON-COVERT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SLOPE SET FENCE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1% SOILS
---	1% SOILS
---	POSSIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DIVIDE
---	NON-ROOFTOP DISCONNECTION (N-2)
---	DEWELL (N-5)-TYPICAL
---	BIO RETENTION FACILITY (P-4) OR (P-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SOIL EASEMENT (L. 1000), F.477)
---	FOREST CONSERVATION EASEMENT RESTRICTION AREA OUTSIDE P.F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RESTRICTION AREA INSIDE P.F.P.
---	STREET TREES

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14
 NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



DRAINAGE AREA DATA				
STRUCTURE NO.	AREA	C	ZONED	% IMP.
I-1	0.54 AC.	.61	R-ED	57%
I-2	0.29 AC.	.69	R-ED	67%
I-3	0.57 AC.	.52	R-ED	46%
I-4	0.32 AC.	.55	R-ED	50%
I-5	0.65 AC.	.62	R-ED	58%
I-6	0.15 AC.	.64	R-ED	61%
I-7	0.72 AC.	.33	R-ED	19%
I-8	0.33 AC.	.19	R-ED	0%
I-9	1.31 AC.	.40	R-ED	27%
I-10	0.57 AC.	.27	R-ED	11%
I-11	0.58 AC.	.59	R-ED	53%
I-12	0.41 AC.	.46	R-ED	35%
I-13	0.08 AC.	.57	R-ED	51%
I-14	0.18 AC.	.58	R-ED	52%
I-15	0.07 AC.	.73	R-ED	71%
I-16	0.40 AC.	.56	R-ED	49%
I-17	0.01 AC.	.95	R-ED	100%
I-18	0.12 AC.	.65	R-ED	61%
I-19	0.39 AC.	.47	R-ED	38%
I-20	0.23 AC.	.54	R-ED	47%
I-21	0.39 AC.	.52	R-ED	45%
I-22	0.38 AC.	.50	R-ED	41%
I-23	0.62 AC.	.55	R-ED	50%
I-24	0.18 AC.	.57	R-ED	53%
I-25	0.32 AC.	.58	R-ED	54%
I-26	0.23 AC.	.49	R-ED	45%
I-27	0.62 AC.	.49	R-ED	43%
I-28	0.72 AC.	.59	R-ED	55%
I-29	0.19 AC.	.57	R-ED	53%
I-30	0.64 AC.	.54	R-ED	49%
I-31	0.20 AC.	.53	R-ED	47%
I-32	0.11 AC.	.58	R-ED	54%
I-33	0.49 AC.	.81	R-ED	83%
I-34	0.46 AC.	.70	R-ED	68%
I-35	0.16 AC.	.23	R-ED	5%
I-36	0.74 AC.	.67	R-ED	63%
I-37	0.68 AC.	.15	R-ED	0%
I-38	0.06 AC.	.15	R-ED	0%
I-39	1.27 AC.	.21	R-ED	5%
I-40	0.59 AC.	.30	R-ED	15%
I-41	0.43 AC.	.52	R-ED	43%
I-42	0.32 AC.	.63	R-ED	59%
I-43	0.48 AC.	.47	R-ED	38%
I-44	0.08 AC.	.55	R-ED	48%
I-45	0.20 AC.	.62	R-ED	56%
I-46	0.19 AC.	.95	R-ED	100%

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2995



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Long
 PLANNING DIRECTOR DATE 1/28/15

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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Frank M. Maclean
 Signature of Professional Land Surveyor DATE 2-23-15

DEVELOPER

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

OWNERS

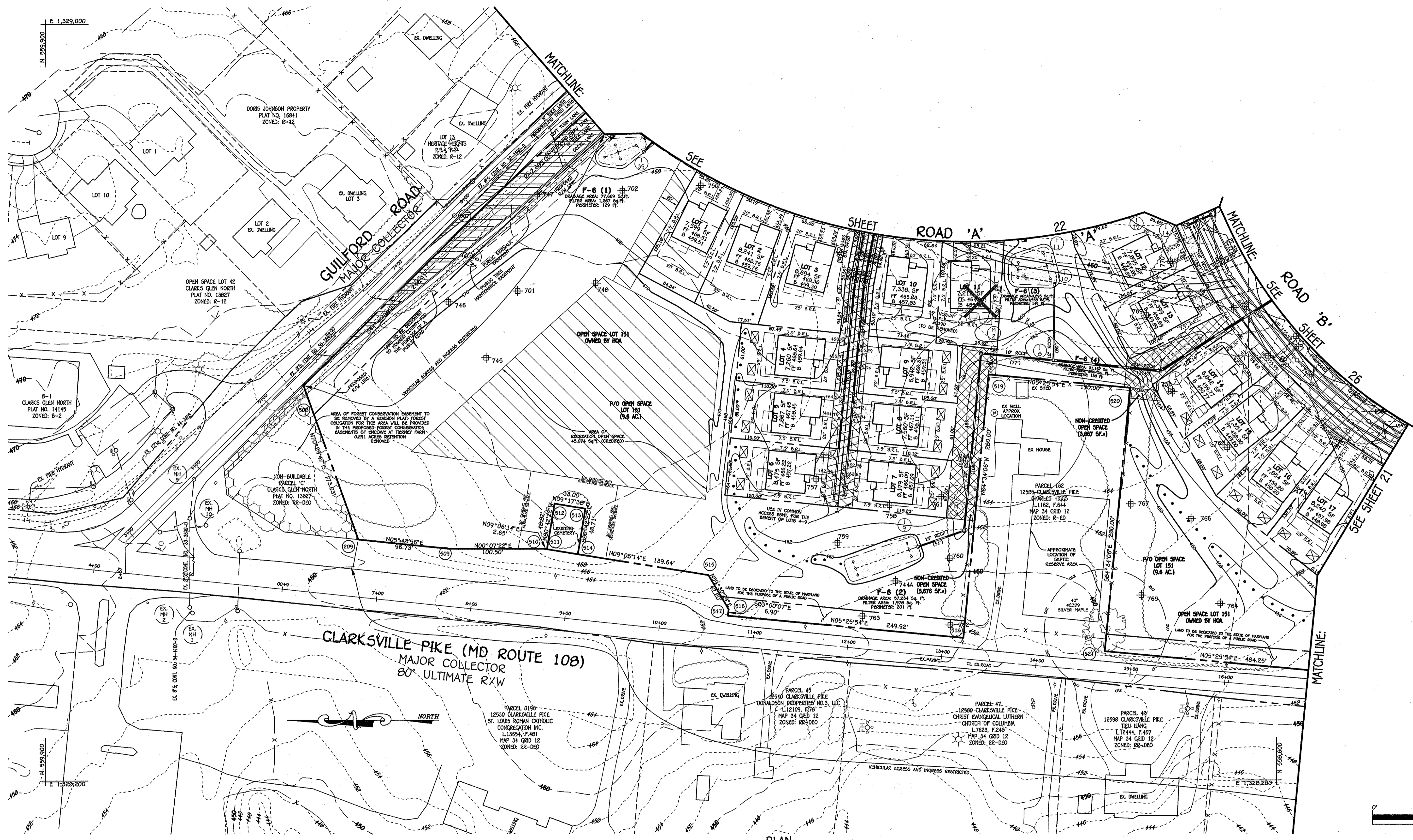
JEANNE C. HODDINOTT & HODDINOTT LLC
 5300 DORSEY HALL DRIVE SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422

STORM DRAIN DRAINAGE AREA AND SOILS MAP

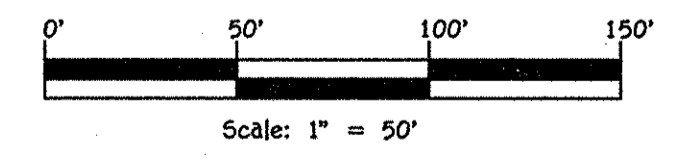
ENCLAVE AT TIERNEY FARM

LOTS 1-150, OPEN SPACE LOTS 151-155
 PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
 6166 Route 32
 ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
 PARCEL NO.: 88, 97
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
 SHEET 19 OF 27

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X382.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON-CREDIT OPEN SPACE
---	LIMIT OF RESTORANCE
---	30% SLOPE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1% SOILS
---	2% SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON-ROOFTOP DISCONNECTION (N-2)
---	DEWELL (N-3) TYPICAL
---	BIO RETENTION FACILITY (F-5) OR (M-5) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SEWER EASEMENT (L12444, F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA, SEE F.P.
---	STREET TREES



PLAN
SCALE: 1" = 50'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. C. [Signature]
PLANNING DIRECTOR

[Signature]
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/20/15

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Frank John [Signature] 2-23-15
Signature of Professional Land Surveyor DATE

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

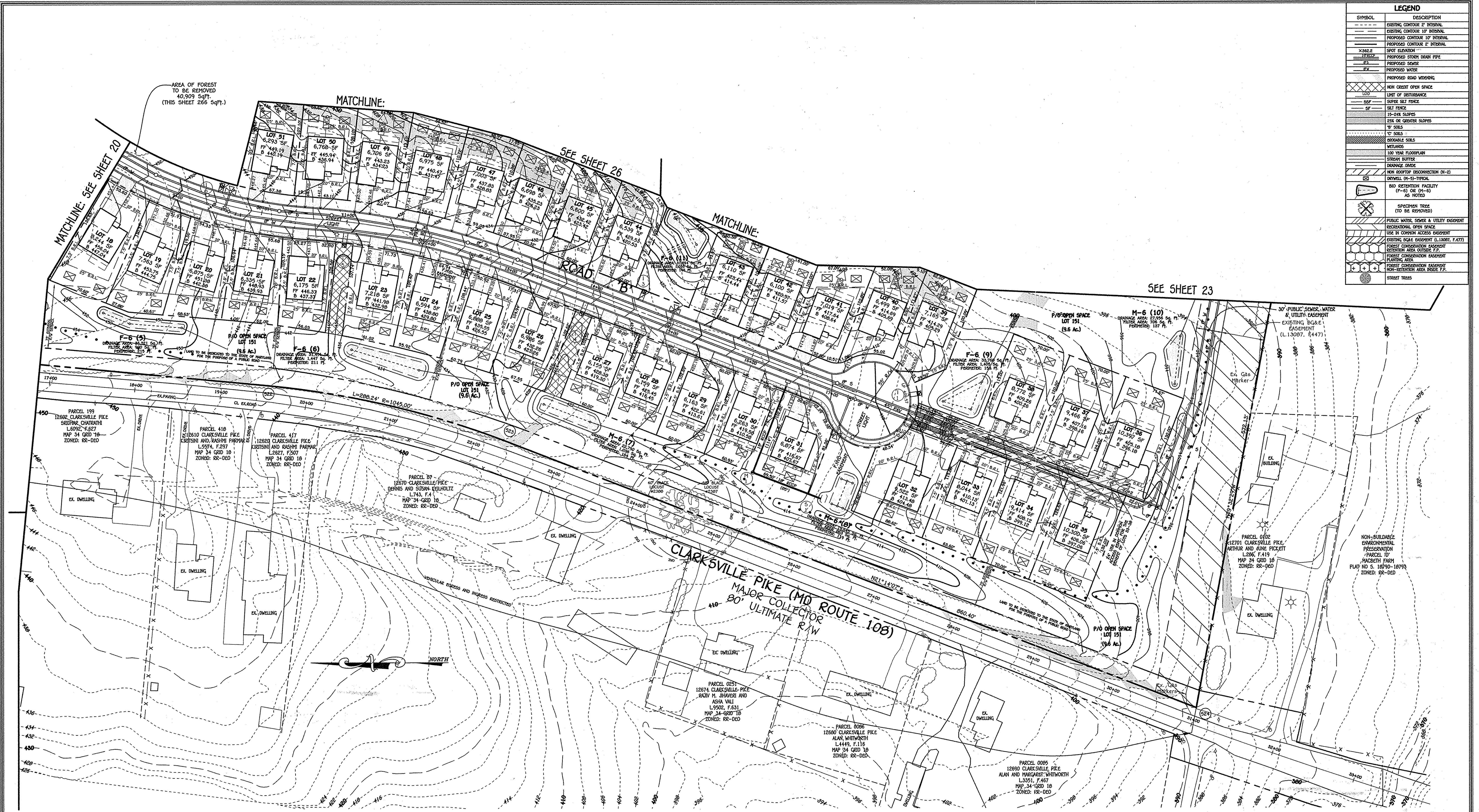
OWNERS
JEANNE C. HOODINOTT & HOODINOTT LLC
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ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 10
PARCEL NO.: 00, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 20 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL OFFICE: 10272 BALTIMORE NATIONAL FIVE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2999



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
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---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LOT OF DISTURBANCE
---	SURVEY SET FORCE
---	SALT TENC
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREET BUFFER
---	DRAINAGE DITCH
---	NON ROOFTOP DISCONNECTION (R-2)
---	DRYWELL (R-2) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (R-2) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SEWER EASEMENT (L13007, F477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.P.
---	PLANTING AREA
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul M. Galla 3/23/15
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/20/15

PROFESSIONAL CERTIFICATION

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Frank John Frankham 2-23-15
SIGNATURE OF PROFESSIONAL LAND SURVEYOR DATE

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

OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

PLAN

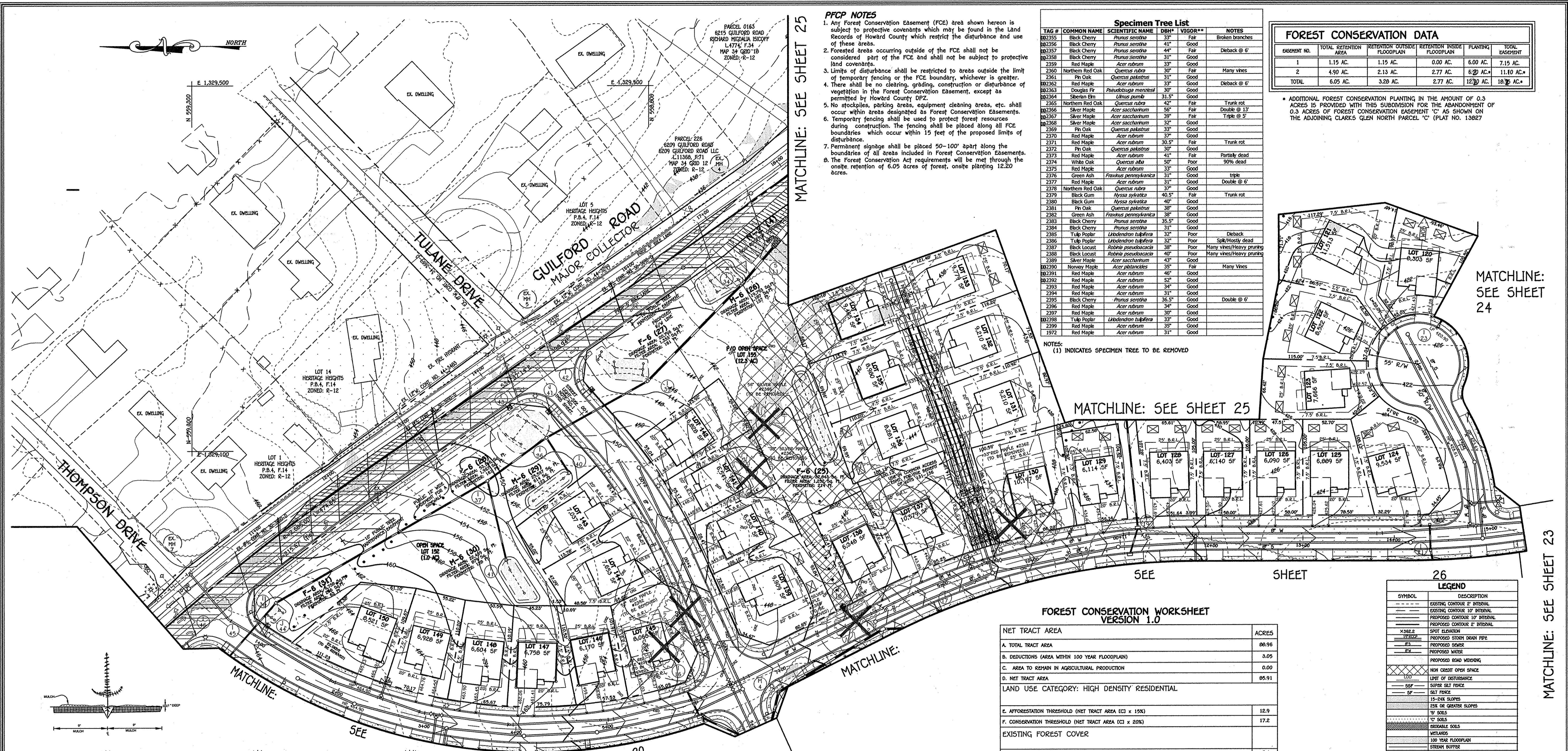
SCALE: 1" = 50'

Scale: 1" = 50'

**PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM**
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 10
PARCEL NO.: 00, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 21 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2099





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 onsite retention of 6.05 acres of forest, onsite planting 12.20 acres.

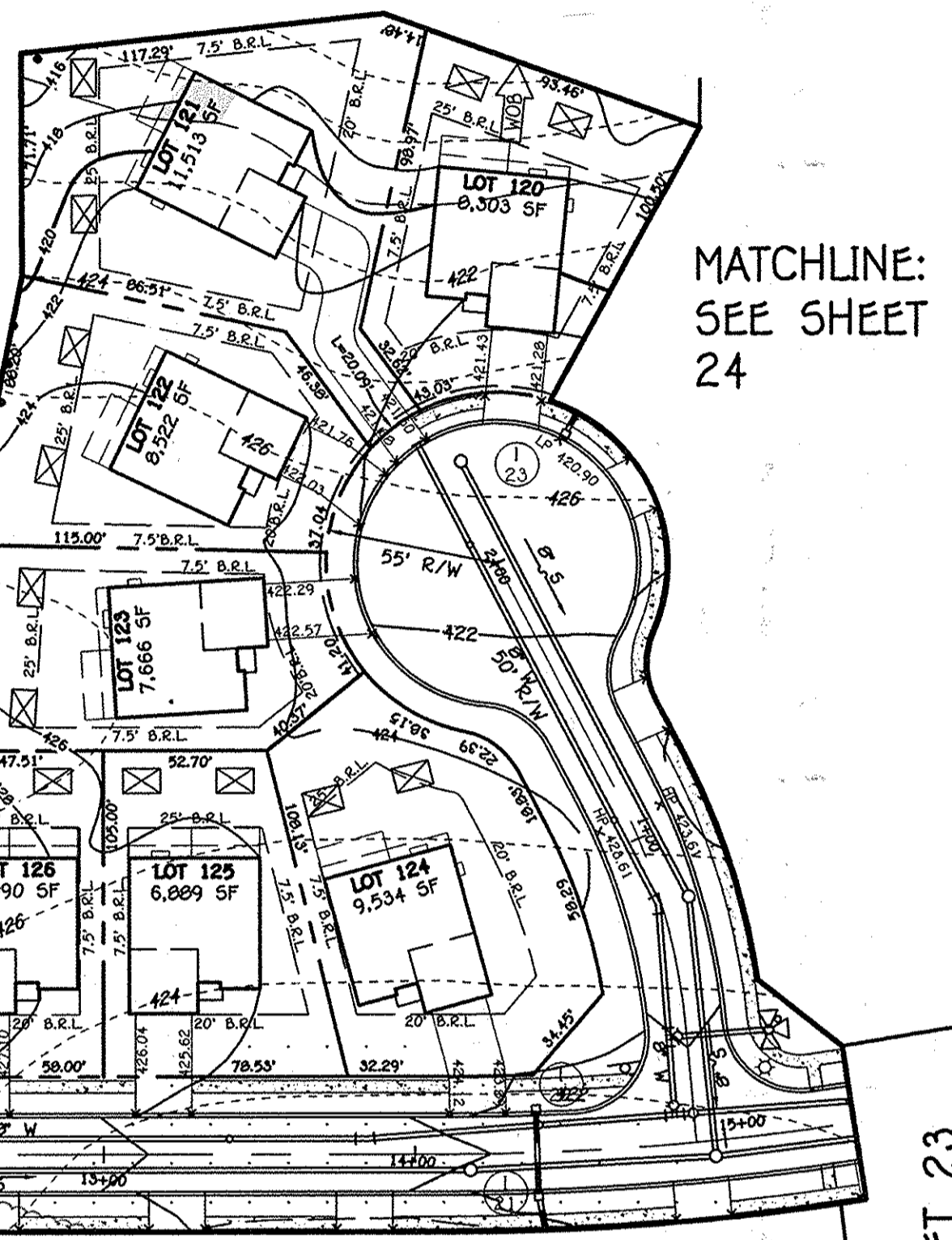
Specimen Tree List

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH"	VIGOR**	NOTES
21355	Black Cherry	<i>Prunus serotina</i>	33"	Fair	Broken branches
21356	Black Cherry	<i>Prunus serotina</i>	41"	Good	
21357	Black Cherry	<i>Prunus serotina</i>	44"	Fair	Dieback @ 6'
21358	Black Cherry	<i>Prunus serotina</i>	31"	Good	
2359	Red Maple	<i>Acer rubrum</i>	33"	Good	
2360	Northern Red Oak	<i>Quercus rubra</i>	30"	Fair	Many vines
2361	Pin Oak	<i>Quercus palustris</i>	31"	Good	
21362	Red Maple	<i>Acer rubrum</i>	33"	Good	Dieback @ 6'
21363	Douglas Fir	<i>Pseudotsuga menziesii</i>	30"	Good	
21364	Siberian Elm	<i>Ulmus pumila</i>	31.5"	Good	
2365	Northern Red Oak	<i>Quercus rubra</i>	42"	Fair	Trunk rot
21366	Silver Maple	<i>Acer saccharinum</i>	56"	Fair	Double @ 13'
21367	Silver Maple	<i>Acer saccharinum</i>	39"	Fair	Triple @ 5'
21368	Silver Maple	<i>Acer saccharinum</i>	32"	Good	
2369	Pin Oak	<i>Quercus palustris</i>	33"	Good	
2370	Red Maple	<i>Acer rubrum</i>	37"	Good	
2371	Red Maple	<i>Acer rubrum</i>	30.5"	Fair	Trunk rot
2372	Pin Oak	<i>Quercus palustris</i>	30"	Good	
2373	Red Maple	<i>Acer rubrum</i>	41"	Fair	Partially dead
2374	White Oak	<i>Quercus alba</i>	50"	Poor	90% dead
2375	Red Maple	<i>Acer rubrum</i>	33"	Good	
2376	Green Ash	<i>Fraxinus pennsylvanica</i>	31"	Good	triple
2377	Red Maple	<i>Acer rubrum</i>	31"	Good	Double @ 6'
2378	Northern Red Oak	<i>Quercus rubra</i>	37"	Good	
2379	Black Gum	<i>Nyssa sylvatica</i>	40.5"	Fair	Trunk rot
2380	Black Gum	<i>Nyssa sylvatica</i>	40"	Good	
2381	Pin Oak	<i>Quercus palustris</i>	38"	Good	
2382	Green Ash	<i>Fraxinus pennsylvanica</i>	38"	Good	
2383	Black Cherry	<i>Prunus serotina</i>	35.5"	Good	
2384	Black Cherry	<i>Prunus serotina</i>	31"	Good	
2385	Tulip Poplar	<i>Liriodendron tulipifera</i>	32"	Poor	Dieback
2386	Tulip Poplar	<i>Liriodendron tulipifera</i>	32"	Poor	Spk/Mostly dead
2387	Black Locust	<i>Robinia pseudoacacia</i>	38"	Poor	Many vines/heavy pruning
2388	Black Locust	<i>Robinia pseudoacacia</i>	31"	Poor	Many vines/heavy pruning
2389	Silver Maple	<i>Acer saccharinum</i>	43"	Good	
21390	Norway Maple	<i>Acer platanoides</i>	35"	Fair	Many Vines
21391	Red Maple	<i>Acer rubrum</i>	46"	Good	
21392	Red Maple	<i>Acer rubrum</i>	33"	Good	
21393	Red Maple	<i>Acer rubrum</i>	34"	Good	
2394	Red Maple	<i>Acer rubrum</i>	31"	Good	
2395	Black Cherry	<i>Prunus serotina</i>	36.5"	Good	Double @ 6'
2396	Red Maple	<i>Acer rubrum</i>	34"	Good	
2397	Red Maple	<i>Acer rubrum</i>	30"	Good	
2398	Tulip Poplar	<i>Liriodendron tulipifera</i>	33"	Good	
2399	Red Maple	<i>Acer rubrum</i>	33"	Good	
1972	Red Maple	<i>Acer rubrum</i>	31"	Good	

FOREST CONSERVATION DATA

BASEMENT NO.	TOTAL RETENTION AREA	RETENTION OUTSIDE FLOODPLAIN	RETENTION INSIDE FLOODPLAIN	PLANTING	TOTAL BASEMENT
1	1.15 AC.	1.15 AC.	0.00 AC.	6.00 AC.	7.15 AC.
2	4.90 AC.	2.13 AC.	2.77 AC.	6.20 AC.	11.10 AC.
TOTAL	6.05 AC.	3.28 AC.	2.77 AC.	12.20 AC.	18.25 AC.

* ADDITIONAL FOREST CONSERVATION PLANTING IN THE AMOUNT OF 0.3 ACRES IS PROVIDED WITH THIS SUBDIVISION FOR THE ABANDONMENT OF 0.3 ACRES OF FOREST CONSERVATION EASEMENT "C" AS SHOWN ON THE ADJOINING CLARKE'S GLEN NORTH PARCEL "C" (PLAT NO. 13627)



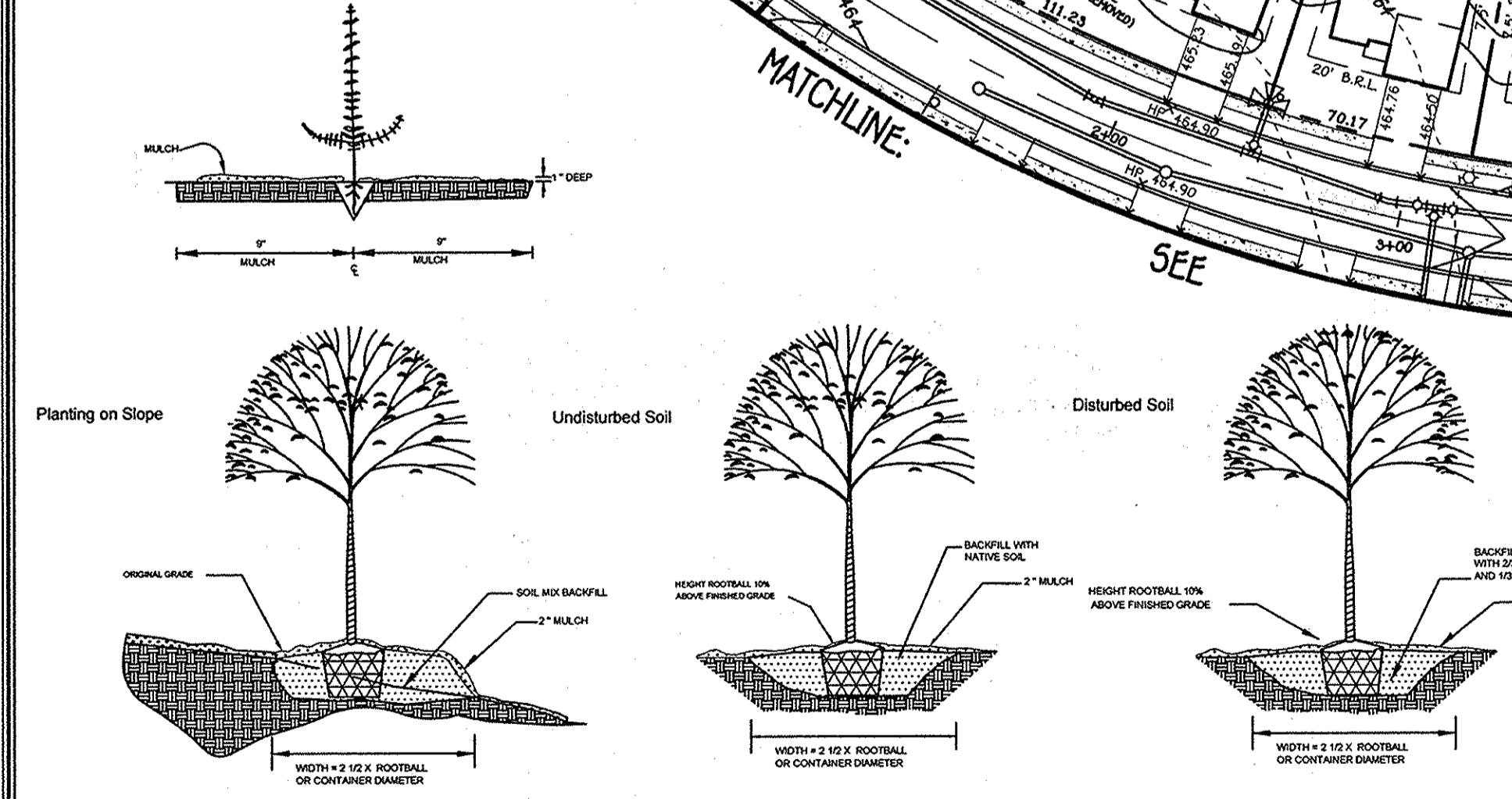
NOTES:
(1) INDICATES SPECIMEN TREE TO BE REMOVED

**FOREST CONSERVATION WORKSHEET
VERSION 1.0**

NET TRACT AREA	ACRES	
A. TOTAL TRACT AREA	88.96	
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	3.05	
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00	
D. NET TRACT AREA	85.91	
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL		
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	12.9	
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	17.2	
EXISTING FOREST COVER		
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	5.4	
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.00	
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00	
BREAK EVEN POINT		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.00	
BREAK EVEN POINT		
E. CLEARING PERMITTED WITHOUT MITIGATION		0.00
PROPOSED FOREST CLEARING		
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	2.2	
M. TOTAL AREA OF FOREST TO BE RETAINED	3.20	
PLANTING REQUIREMENTS		
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00	
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	4.4	
Q. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00	
R. TOTAL REFORESTATION REQUIRED	4.4	
S. TOTAL AFFORESTATION REQUIRED	7.5	
T. TOTAL PLANTING REQUIREMENT	11.9	

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 362.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED DRAIN
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	MIN. CREST OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SALT FENCE
---	SALT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	17" SOILS
---	ERODIBLE SOILS
---	MELANOLS
---	100 YEAR FLOODPLAIN
---	STREAM BUTTE
---	DRAINAGE DIVIDE
---	NON ROOFTOP DISCONNECTION (N-2)
---	DEWELL (N-3)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (N-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SCALE EASEMENT (L.1007) (F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



Seeding and Whip Planting Specification

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.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTURIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2055



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David M. Coughlin
PLANNING DIRECTOR DATE: 2/24/15

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Wanda John Brackman 2-23-15
Signature of Professional Land Surveyors DATE

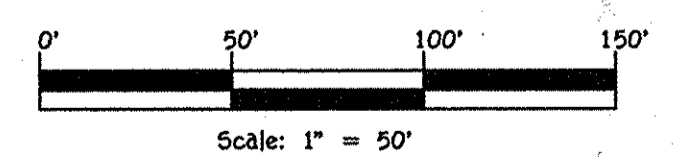
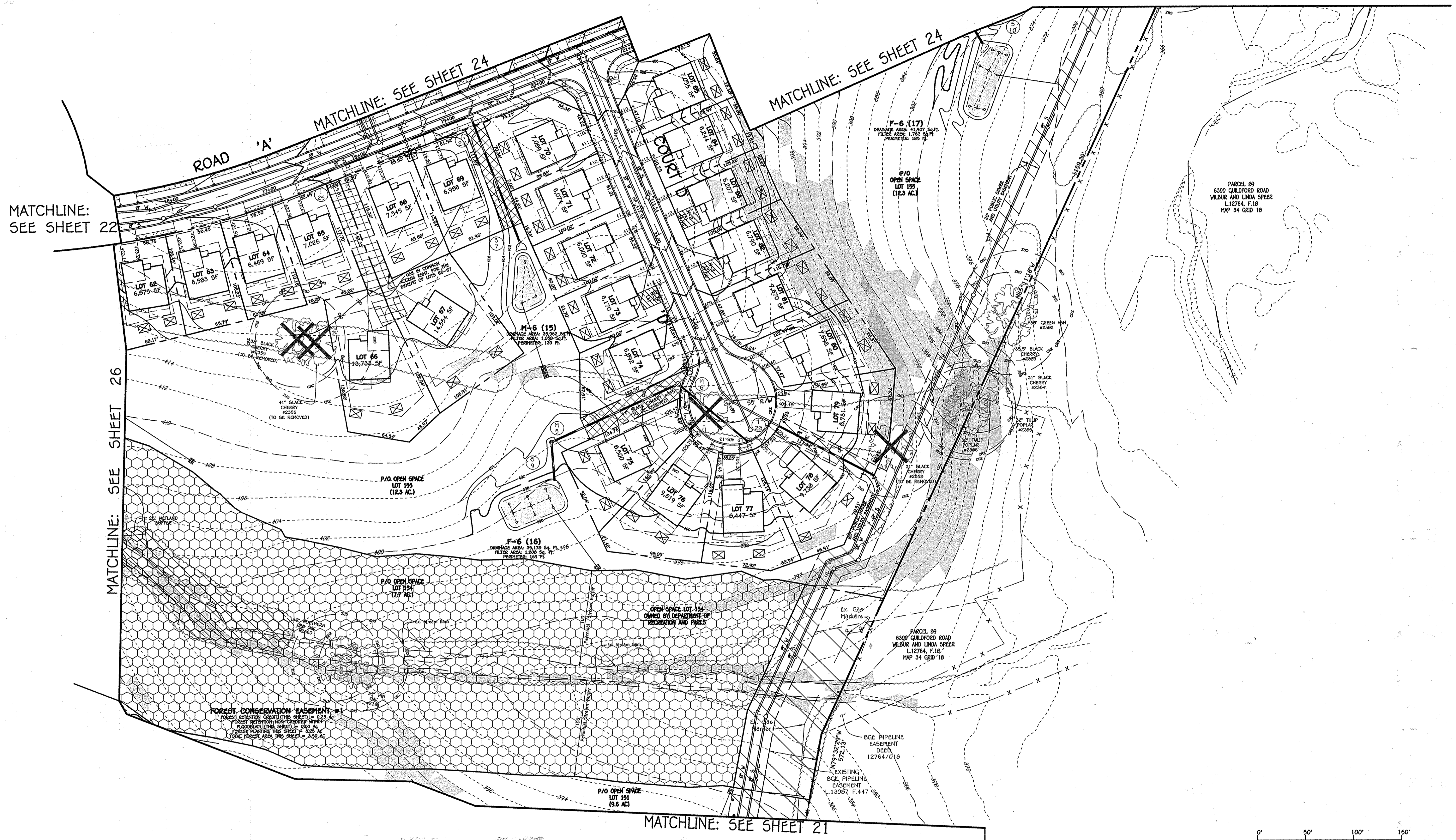
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 1/28/15

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

OWNERS
JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELICOTT CITY, MARYLAND 21042
(443)-367-0422

**PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM**
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 22 OF 27

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X-M-S-L-Z	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SLOPE
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SURVEY SILE FENCE
---	SILT FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	12" SOILS
---	ERODIBLE SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	DRAIN SWITCHE
---	DRAINAGE DITCH
---	NON ROOFTOP DISCONTINUATION (H-E)
---	DEWELL (H-3)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (H-6) AS NOTED
---	SPECIMEN TREE (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SCALE EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David M. Lytle PLANNING DIRECTOR
[Signature] DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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

Frank John Brackman II 2-23-15
Signature Of Professional Land Surveyor DATE

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

OWNERS
JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

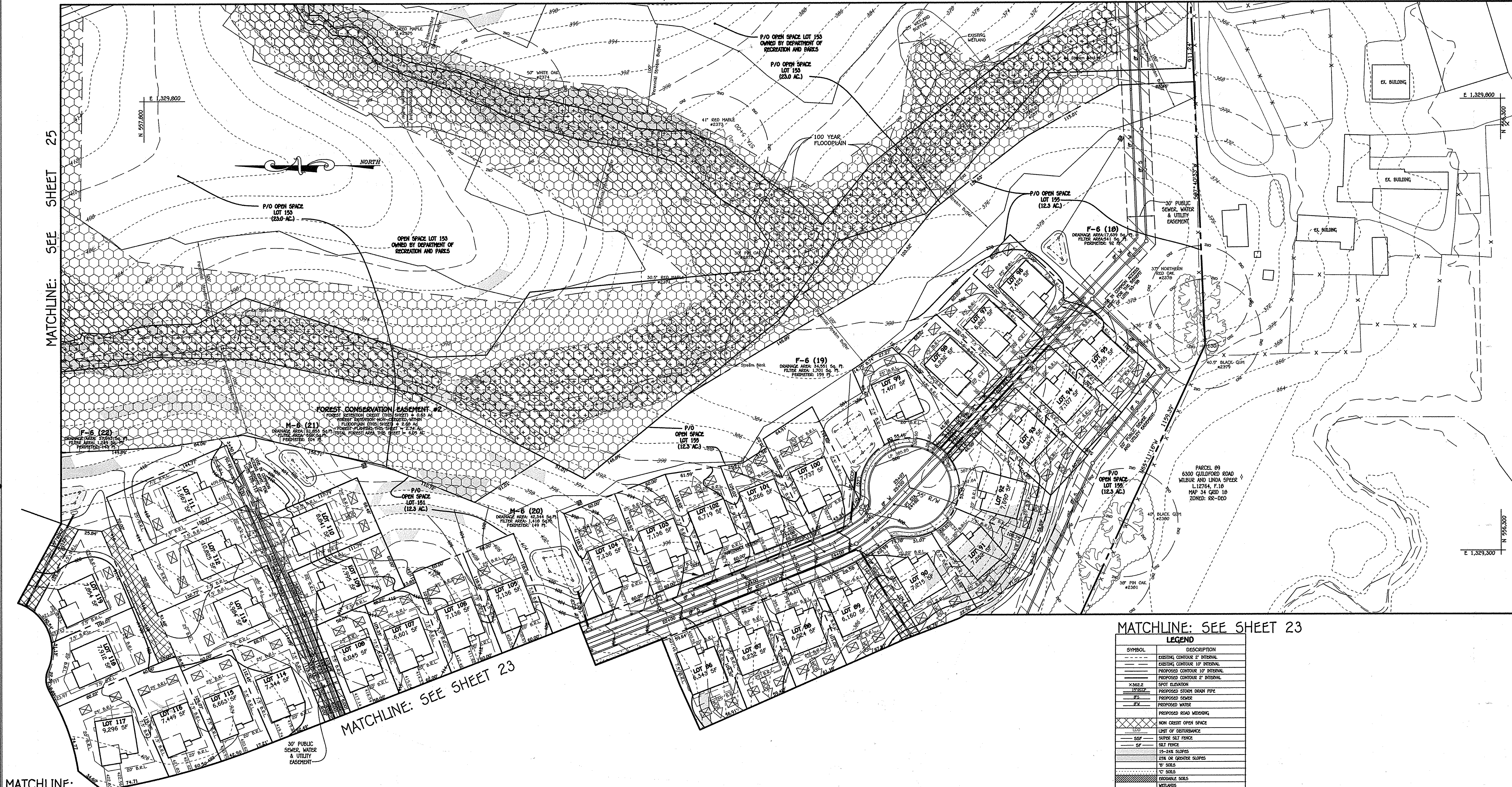
PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 23 OF 27

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2899



MATCHLINE: SEE SHEET 27

MATCHLINE: SEE SHEET 25



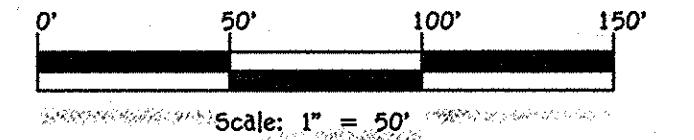
MATCHLINE: SEE SHEET 22

MATCHLINE: SEE SHEET 23

MATCHLINE: SEE SHEET 23

PLAN
SCALE: 1" = 50'

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X=66.2	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	15-BANK SLOPES
---	25% OR GREATER SLOPES
---	1' SOILS
---	12' SOILS
---	ERODIBLE SOILS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DIVIDE
---	NON ROOFTOP DECONNECTION (R-2)
---	DRYWELL (R-2) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
X	SPECIMEN TREES (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING EASEMENT (E.L.3007, F.477)
---	FOREST CONSERVATION EASEMENT
---	RETENTION AREA OUTSIDE F.P.
---	PLANNING AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT
---	NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Regu 3/24/15
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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

Frank John Marshall 2-23-15
Signature of Professional Land Surveyor DATE

DEVELOPER

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

OWNERS

JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2295



PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE FILES: ECP-15-005, PB#409
PREVIOUS HOWARD COUNTY FILE: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 24 OF 27

SP-15-006



MATCHLINE: SEE SHEET 22

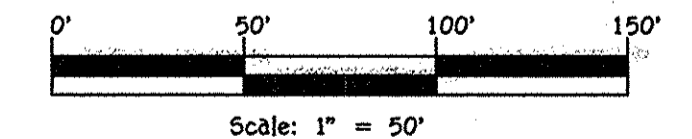
MATCHLINE: SEE SHEET 27

MATCHLINE: SEE SHEET 24

MATCHLINE: SEE SHEET 22

MATCHLINE: SEE SHEET 22

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
+	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREEK OPEN SPACE
---	LIMIT OF RESTURANCE
---	SEWER SET FENCE
---	SEWER FENCE
---	15-24% SLOPES
---	25% OR GREATER SLOPES
---	1" SOILS
---	2" SOILS
---	3" SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON ROOFTER DISCONNECTION (N-2)
---	DRYWELL (N-5)-TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (N-6) AS NOTED
---	SPECIMEN TREES (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS EASEMENT
---	EXISTING SCALE EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT RETENTION AREA OUTSIDE F.P.
---	FOREST CONSERVATION EASEMENT PLANTING AREA
---	FOREST CONSERVATION EASEMENT NON-RETENTION AREA INSIDE F.P.
---	STREET TREES



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. King
PLANNING DIRECTOR

3/24/15
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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

Frank John Davidson
Signatures of Professional Land Surveyors

2-23-15
DATE

DEVELOPER

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

OWNERS

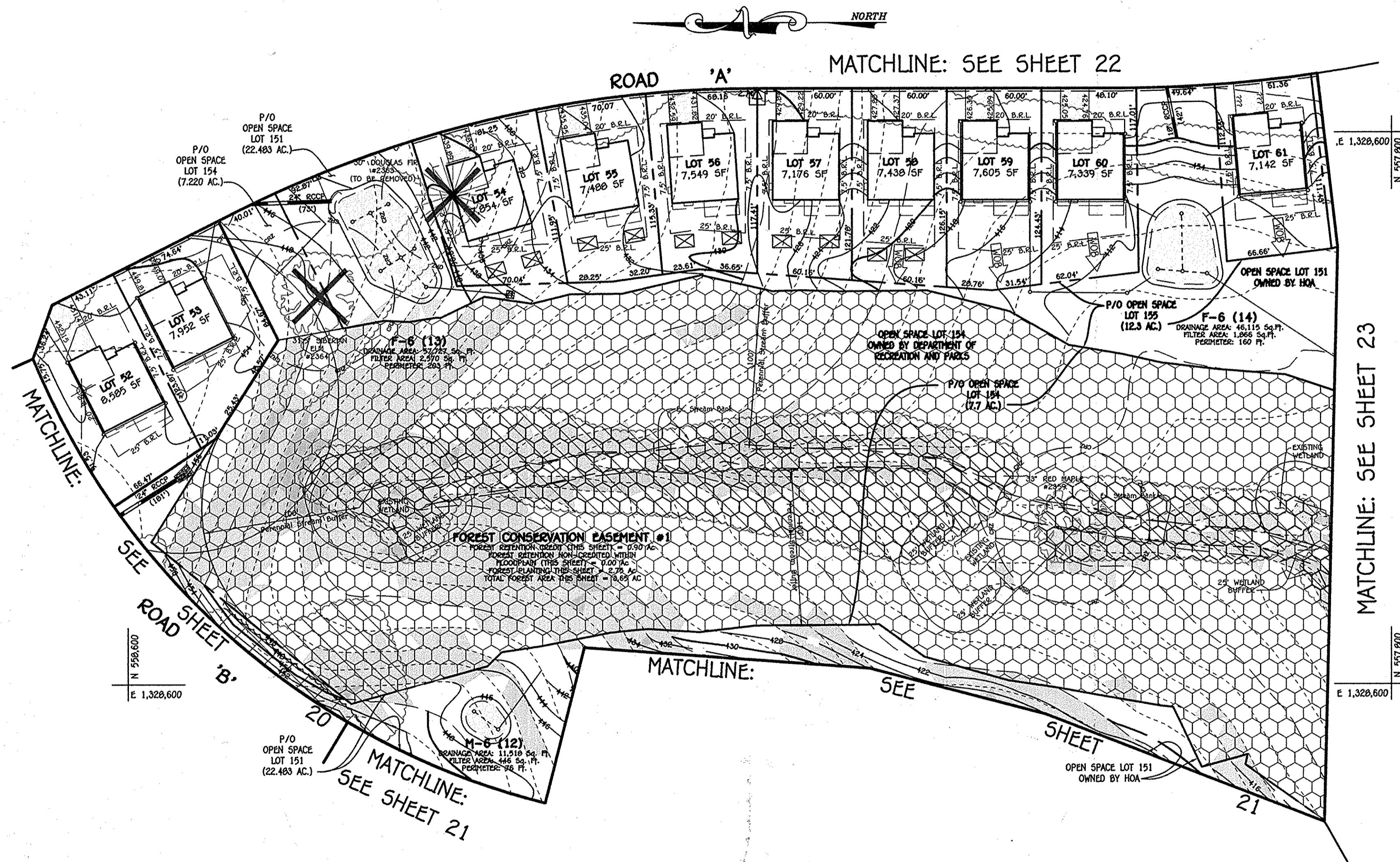
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 25 OF 27

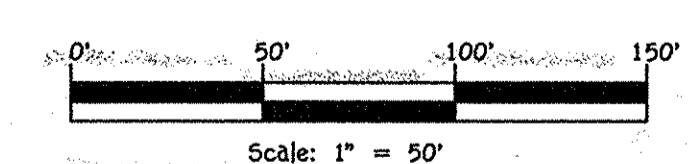
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2995



SYMBOL	DESCRIPTION
- - - - -	EXISTING CONTOUR 2' INTERVAL
- - - - -	EXISTING CONTOUR 10' INTERVAL
_____	PROPOSED CONTOUR 10' INTERVAL
_____	PROPOSED CONTOUR 2' INTERVAL
X-M-S-B	SPOT ELEVATION
- - - - -	PROPOSED STORM DRAIN PIPE
- - - - -	PROPOSED SEWER
- - - - -	PROPOSED WATER
_____	PROPOSED ROAD WIDENING
□	NON CREDIT OPEN SPACE
□	LIST OF OBSTACLES
□	SUPER SILT FENCE
□	SET FENCE
□	15-25% SLOPES
□	25% OR GREATER SLOPES
□	10' SOILS
□	DESIGNABLE SOILS
□	WETLANDS
□	100 YEAR FLOODPLAIN
□	STREAM BUFFER
□	DRAINAGE DITCH
□	NON RECEPTOR DISCONNECTION (N-2)
□	DOWNHILL (N-3)-TYPICAL
□	BIO RETENTION FACILITY (F-6) OR (F-6)
□	AS NOTED
□	SPECIMEN TREE (TO BE REMOVED)
□	PUBLIC WALK, GRADE & UTILITY EASEMENT
□	RECREATIONAL OPEN SPACE
□	USE IN COMMON ACCESS EASEMENT
□	EXISTING EAGLE EASEMENT (L-13087, F-477)
□	FOREST CONSERVATION EASEMENT
□	RETENTION AREA OUTSIDE F.P.
□	PLANTING AREA
□	FOREST CONSERVATION EASEMENT
□	NON-RETENTION AREA INSIDE F.P.
□	STREET TREES



PLAN
SCALE: 1" = 50'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2995



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Danish P. Gayle
PLANNING DIRECTOR

5/21/15
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 1/28/15

PROFESSIONAL CERTIFICATION

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

George John Thomsen
Signature of Professional Land Surveyors

2-23-15
DATE

DEVELOPER

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

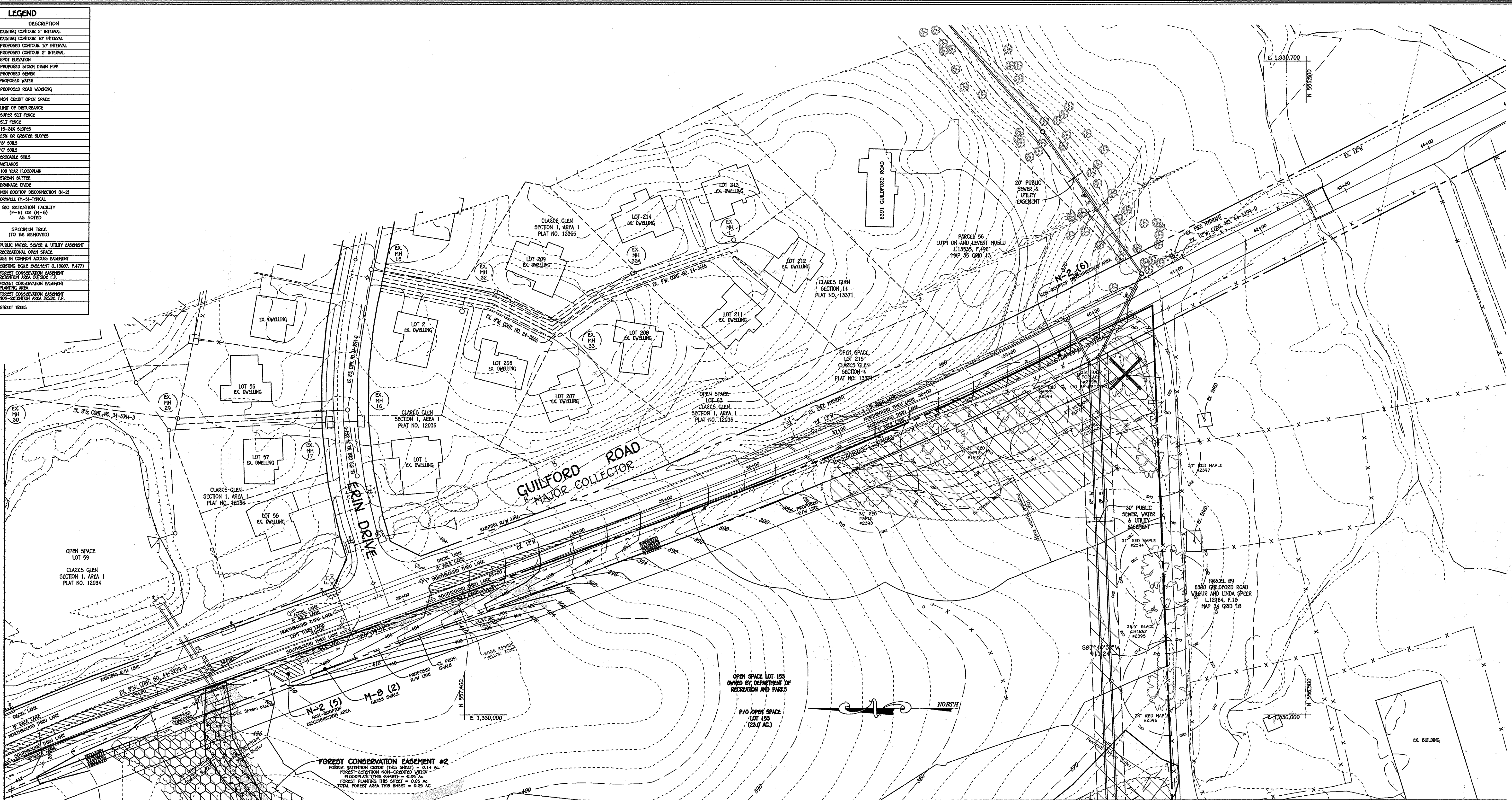
OWNERS

JEANNE C. HOODINOTT & HOODINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 10
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 26 OF 27

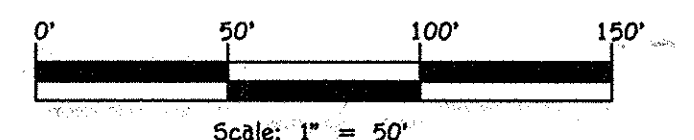
LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SPOT ELEVATION
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED SEWER
(Symbol)	PROPOSED WATER
(Symbol)	PROPOSED ROAD WIDENING
(Symbol)	NON-CREDEIT OPEN SPACE
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	SUPER SALT FENCE
(Symbol)	SALT FENCE
(Symbol)	15-40% SLOPES
(Symbol)	25% OR GREATER SLOPES
(Symbol)	1' SOILS
(Symbol)	10' SOILS
(Symbol)	PROBABLE SOILS
(Symbol)	MEADOWS
(Symbol)	100 YEAR FLOODPLAIN
(Symbol)	STREAM BUFFER
(Symbol)	DRAINAGE DIVIDE
(Symbol)	NON-ROOFTOP DISCONNECTION (N-2)
(Symbol)	DEWELL (M-3) TYPICAL
(Symbol)	R/O RESTRICTION FACILITY (F-6) OR (M-6) AS NOTED
(Symbol)	SPECIMEN TREE (TO BE REMOVED)
(Symbol)	PUBLIC WATER, SEWER & UTILITY EASEMENT
(Symbol)	RECREATIONAL OPEN SPACE
(Symbol)	USE IN COMMON ACCESS EASEMENT
(Symbol)	EXISTING EASEMENT (L15007, F477)
(Symbol)	FOREST CONSERVATION EASEMENT RESTRICTION AREA OUTSIDE F.P.
(Symbol)	FOREST CONSERVATION EASEMENT PLANTING AREA
(Symbol)	FOREST CONSERVATION EASEMENT NON-RESTRICTION AREA INSIDE F.P.
(Symbol)	STREET TREES

MATCHLINE: SEE SHEET 25



MATCHLINE: SEE SHEET 24

PLAN
SCALE: 1" = 50'



AREA OF FOREST TO BE REMOVED
41,051 SqFt.
(THIS SHEET 10,305 SqFt.)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2095



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark J. Threlkorn 2/3/15
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.
Mark John Threlkorn, Jr. 5-23-15
Signature of Professional Land Surveyor DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 1/28/15

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

OWNERS
JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

PRELIMINARY FOREST CONSERVATION PLAN
ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-155
PREVIOUS HOWARD COUNTY FILES: ECP-15-005, PB#409
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 20, 2015
SHEET 27 OF 27