



For DPZ Office use only:

BA Case No. BA-8207

Date Submitted: 6/09/2025

ADMINISTRATIVE APPEAL PETITION TO THE HOWARD COUNTY HEARING AUTHORITY

A person who wishes to appeal a departmental decision must use this petition form. It is recommended that a person determine whether he/she can be acknowledged as being an aggrieved person¹. The appellant must submit the completed form to the Department of Planning and Zoning within 30 days of issuance of the departmental ruling or action.

1. APPEAL REQUEST

BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS
TAKEN: Howard County Department of Planning and Zoning Comment Letter, dated May 8,
2025, RE: SDP 19-025 (attached).

BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY
THIS APPEAL: DPZ's comments requiring pathway connectivity to Robinson Nature
Center including, but not limited to, the requirement to extend the path past its
connection with Grace Drive, is not consistent with ZB 1104 Order, dated November
10, 2016.

MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR
ACTION: Petitioner is the developer of the Property at issue and the Petitioner in ZB
1104.

OTHER FACTORS WHICH THE APPELLANT WISHES THE HEARING
AUTHORITY TO CONSIDER: Petitioner will set forth additional grounds at the hearing
on this matter.



2. APPELLANT'S NAME Simpson Oaks CRP3, LLC
TRADING AS (IF APPLICABLE) _____
ADDRESS 4750 Owings Mills Boulevard, Owings Mills, Maryland 21117
PHONE NO. (H) _____ (W) _____
EMAIL jon@chesapeake realestatepartners.com

3. COUNSEL FOR APPELLANT Tom Coale
COUNSEL'S ADDRESS 54 State Circle, Annapolis, MD 21401
COUNSEL'S PHONE NO. 443-630-0507
EMAIL tom@pwrjmaryland.com

4. RESPONDENT _____
RESPONDENT'S ADDRESS _____

5. PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED) ADDRESS OF SUBJECT PROPERTY 7600 Grace Drive,
Columbia, MD

TOTAL ACREAGE OF PROPERTY 66.8 Acres

PROPERTY LOCATION 200 feet east of Quiet Night Ridge

COUNCIL DISTRICT 4th ELECTION DISTRICT 5th ZONING DISTRICT CEF-R

TAX MAP # 35 GRID # 21 PARCEL/LOT # 145

6. APPELLANT'S INTEREST IN SUBJECT PROPERTY

☒ OWNER (Including joint ownership) ☐ OTHER (Describe and give name and address of owner) Appellant's obligations extend to Property owned by W.R. Grace & Co. and Howard County, MD; those ownership interests are not relevant to the hearing of this appeal petition.

7. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING

A) The Appellant must submit **one (1) signed original and nine (9) copies of the signed original**, for a total of **ten (10) copies**, of this petition. If supplementary documents or other materials are included, **ten (10)** complete sets must be submitted.

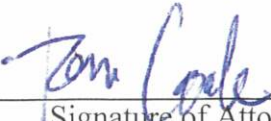
B) The appellant is advised to consult the Rules of Procedure of the Board of Appeals. In accordance with Section 2.210(b) of that document, an "on the record" appeal requires that within 30 days of filing an administrative appeal, the appellant file a record transcript of the hearing being appealed. In addition, within 15 days of filing the transcript, the appellant must file a Memorandum addressing the points of law upon which the appeal is based.

-) The undersigned agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to properly post the property at least thirty (30) days immediately prior to the hearing and to maintain the posters as required and submit an affidavit of posting at, or before the time of the hearing. If the Appellant is not the owner or does not have a beneficial interest in the subject property, the posting of the property is not required; however, the Appellant must send copies of the petition and notification of the public hearing to the property owner and the adjoining property owners in accordance with Section 2.203(e) of the Rules of Procedure of the Board of Appeals.
- A) The undersigned also agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least thirty (30) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.
- B) The undersigned also agrees to furnish such additional plats, reports, plans, or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with the filing of this petition.
The undersigned agrees to pay all costs in accordance with the current schedule of fees.

8. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.



Signature of Attorney



Signature of Appellant

For DPZ office use only: (Filing fee is \$1,500.00 plus \$50.00 per poster)

Hearing Fee: \$ _____ County Website: howardcountymd.gov
Poster Fee: \$ _____
TOTAL: \$ _____
Receipt No. _____
(Make check payable to "Director of Finance")

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

Drawings: Where a parcel of land and/or building(s) as defined in the Zoning Regulations is involved in that which is being appealed, petition forms must be accompanied by **(10) copies of required drawings** showing the following information:

- ☐ (a) Courses and distances of outline boundary lines and the size of the property
- ☐ (b) North arrow
- ☐ (c) Existing zoning of subject property and adjoining property
- ☐ (d) Location, extent, boundary lines and area of any current use and proposed change in use
- ☐ (e) Any existing or proposed building(s), structures, signs, points of access, natural features, landscaping, parking, and other objects and/or uses on subject property which may be relevant to the petition
- ☐ (f) Same as (e) above, if any, of adjoining property which may be required in the proper examination of the petition
- ☐ (g) Location of subject property in relation, by approximate dimension, to nearest intersection of two public roads
- ☐ (h) Ownership of effected roads
- ☐ (i) Election District in which the subject property is located
- ☐ (j) Tax Map number on which the subject property is located
- ☐ (k) Name and local community in which the subject property is located or name of nearby community
- ☐ (l) Name, mailing address, telephone number (and e-mail address, if any) of the appellant
- ☐ (m) Name, mailing address, telephone number (and e-mail address, if any) of attorney, if any
- ☐ (n) Name and mailing address of property owner
- ☐ (o) Any other information as may be necessary for full and proper consideration of the appeal.

BA Case # _____

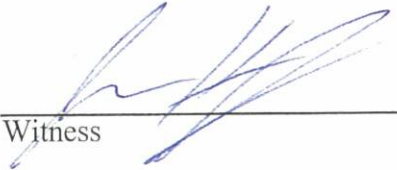
PETITIONER: _____

ADDRESS: _____



Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN BA CASE # _____ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.



Witness

Signature Date

Witness

Signature Date

Witness

Signature Date

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR

APPLICATION County Website: www.howardcountymd.gov



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

May 8, 2025

Simpson Oaks CRP3, LLC
4750 Owings Mills Boulevard
Owings Mills, Maryland 21117
Sent via email to jhoffman@chesapeake realestatepartners.com

RE: SDP-19-025 Cedar Creek Trail

Dear Developer:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The plan markups and comments in ProjectDox must be addressed in a **revised** plan submission within **45*** days from the date of this letter (**on or before June 22, 2025**). The resubmission of revised plans in Project Dox must be completed by the applicant and payment of any required additional fees, if applicable, shall be verified by DPZ staff prior to 5:00 p.m. of the deadline date to ensure acceptance of the plan for processing.

***In accordance with adopted Council Bill No. 51-2016, effective on 10/5/16, if the deadline date is a Saturday, Sunday, or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

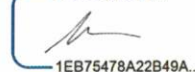
If the revised plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.156 of the Howard County Subdivision and Land Development Regulations. After that date, any plans resubmitted must be processed as a new site development plan application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

This is the eighth (8) request for revised plans. As such, a fee equivalent to 50% of the original filing fee is required to be paid with the submission of the above referenced revised plans. The fee is \$2,205.00. Be advised that your revised plans will not be processed without this fee.

If you have any questions, please contact Julia Sauer at (410) 313-4342 or email at jsauer@howardcountymd.gov.

Sincerely,

DocuSigned by:



1EB75478A22B49A...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/js

cc: Research
Vogel Engineering + Timmons Group (pdox@vogeleng.com)

Project Name: SDP-19-025b

Project Description: Cedar Creek Trail

Review Comments List Date: 5/29/2025

DAP Changemark note #01, SDP 19025 SHT 01.pdf

The Cedar Creek trail project does not fall within the Design Advisory Panel study area. Additionally the trail improvement project also does not meet the criteria that would require DAP review. No DAP review is required.

GC#1, SDP 19025 SHT 06.pdf

Detail reference should be R-1.14.

GC#2, SDP 19025 SHT 06.pdf

Please provide fill behind the curb and gutter so that it does not deteriorate when there are flows within the riprap channel.

GC#3, SDP 19025 SHT 06.pdf

What happens to the runoff in the channel when these improvements are constructed?

GC#4, SDP 19025 SHT 06.pdf

What happens to the runoff when the channel is filled?

GC#1, SDP 19025 SHT 13.pdf

Please extend the 15" storm drain so that fill can be placed behind the curb and gutter and be protected from degradation/erosion.

GC#2, SDP 19025 SHT 13.pdf

Please modify the structure and pipe schedules for the extension of the 15" storm drain.

GC#5, SDP 19025 SHT 06.pdf

For all work within the right-of-way please provide a solid paved pathway with bollards at the curb and right-of-way to delineate the entrance location.

GC#1, SDP 19025 SHT 06.pdf

Please provide bollards at the right-of-way and pave the pathway to the limits of the right-of-way. Shade the pathway to clearly show the limits of paving.

GC#2, SDP 19025 SHT 06.pdf

Justify stairs parallel to the street. Location shown hinders possible sidewalk extension in the future. Seems to be a manhole in the steps.

GC#3, SDP 19025 SHT 06.pdf

R-2.01 does not specify the pavement section. Is it specified in another location on the plans? If it is only for that one location shown below the detail, then cross out all but P-3.

GC#4, SDP 19025 SHT 06.pdf

Where does the natural trail end and the sidewalk begin? Note shown is not clear. Add the asphalt hatch from sheet 7 onto sheet 6.

GC#1, SDP 19025 SHT 07.pdf

SCE. Are the existing slopes reasonable to install a SCE? They may exceed 20%.

GC#1, SDP 19025 SHT 19.pdf

Remove note stating footing design by others. Clearly identify who is designing the footing for these bridges. Design shall be shown on this sheet.

GC#1, SDP 19025 SHT 13.pdf

Please clean up drafting. No overwriting info.

GC#1, SDP 19025 SHT 20.pdf

Please note who is responsible for reviewing and approving the shop drawings (Not Howard County).

GC#1, SDP 19025 SHT 01.pdf

Please provide a connection to the Robinson Nature Center as part of these plans. Connection is required per the text of the ZB case's D&O referenced.

Changemark note #01, SDP 19025 SHT 01.pdf

Please provide the completed and signed owner's authorization form for Parcel 347, Parcel 145 (OS Lot 40) and WR Grace and Co.

Changemark note #02, SDP 19025 SHT 01.pdf

Site Analysis Data:

1. Letter B - What does A1-A4 mean? Why is the plan submission 12+ acres larger than the total gross area?
2. Letter D - Please provide the total floodplain for all parcels in this submission and not just Parcel 145).
3. Letter P - Please include the following DPZ file nos. for the Cedar Creek project - F-18-109, F-22-048, WP-18-083, WP-20-008, WP-20-044, WP-20-094, WP-21-147, WP-23-083, WP-24-038, WP-24-093.
4. Letter Q - Please explain why the lot area far exceeds the total gross area in Letter A. Please revise the number of lots to 3.

Changemark note #03, SDP 19025 SHT 01.pdf

The trail configuration has been redesigned since the request for necessary disturbance was approved. Please submit a new request for necessary disturbance via email to Anthony Cataldo, Chief, Division of Land Development for the proposed environmental disturbances. Please revise GN #5 based on the new request.

Changemark note #04, SDP 19025 SHT 01.pdf

General Note #6 - Please explain why this trail is not required to comply with the setback and buffer regulations?

Changemark note #05, SDP 19025 SHT 01.pdf

General Note #14 - Is this note supposed to reference "Cedar" Creek subdivision (not "Cross" Creek)?

Changemark note #06, SDP 19025 SHT 01.pdf

A wetland report is valid for 5-years. Please upload a new wetland report or letter recertifying the existing report for Parcel 145 & 412. Please provide a new wetland report or letter for Parcel 347, since this parcel is new to the development.

Changemark note #07, SDP 19025 SHT 01.pdf

General Note #18.

1. Letter B - The Planned Unit Development forest conservation exemption no longer exists. However, a trail system for Parcel 412 was approved on a preliminary plan prior to removal of the exemption (CB-89-2021); therefore, Parcel 412 is grandfathered to the regulations in effect when the preliminary plan was signed. Please revise Letter B to read - "Tax Map 35 - Parcel 412 is exempt from the Forest Conservation Act because it is in a Planned Unit Development which has preliminary development plan approval and 50% or more of the land is recorded and substantially developed before December 31, 1992. Please note, this exempt was removed with CB-89-2021; however a trail system for Parcel 412 was approved on a preliminary plan prior to removal of the exemption (CB-89-2021); therefore, Parcel 412 is grandfathered to the regulations in effect when the preliminary plan was signed."

-- Letter C - Forest Conservation is required for Parcel 347. Please explain why it is not required, or explain how this project will comply with the FC regulations.

Changemark note #08, SDP 19025 SHT 01.pdf

General Note #20:

1. Parcel 347 is new to this development and is subject to forest conservation. Please provide a FSD for Parcel 347.

2. Please update GN #20 to read: "Parcel 145, Open Space Lot 40 -Forest Stand Delineation report dated May 29, 2015 and February 2016 was prepared by Geo-Technology Associates, Inc. and approved August 23, 2016. Forest Conservation was addressed with F-18-041. Parcel 412 is exempt from forest conservation and does not require a FSD. Parcel 347 Forest Stand Delineation report dated ____ was prepared by ____."

Changemark note #09, SDP 19025 SHT 01.pdf

Please update the note to read - "The trail on Parcel 145 Open Space Lot 140 and Parcel 412, Parcel A was included in the review and approval of P-17-002 - Simpson Oaks Plan which included an approval letter from HSCD dated May 30, 2017.

Changemark note #10, SDP 19025 SHT 01.pdf

Please include General Notes for WP-21-147, WP-24-038, WP-24-093. Include the alternative compliance request, section of the code, decision and any conditions of approval.

Changemark note #11, SDP 19025 SHT 01.pdf

Please correct the alternative compliance file no. in General Note #39 to reference WP-23-083.

Changemark note #12, SDP 19025 SHT 01.pdf

Planning Board NT Development - Parcel 412, Parcel A is zoned NT Open Space per FDP-181-A Part VII. Pursuant to FDP criteria 6D, all structures must be developed in accordance with a site

development plan approved by the Howard County Planning Board. Parcel 412, Parcel A contains two bridge structures that require Planning Board approval.

Changemark note #13, SDP 19025 SHT 01.pdf

Planning Board R-ED Development - Parcel 347 is zoned R-ED. Pursuant to Section 107.0.G of the Zoning Regulations Planning Board approval of a site development plan is required if a sketch plan is not required for the development. This parcel was not included in the sketch plan for Cedar Creek, and will require Planning Board approval.

Changemark note #14, SDP 19025 SHT 01.pdf

Please remove the words "Domestic Uses." that overlaps the Site Development Plan header.

Changemark note #01, SDP 19025 SHT 02.pdf

Plat No. 26069 (F-22-048) amended the trail easement. Please revise the label for the trail easement to read - "20' public stormwater management easement and Cedar Creek environmental trail access easement Plat No. 26069."

Also, please clearly show the outline of the easement by darken the lines or symbolizing the easement interior.

Changemark note #02, SDP 19025 SHT 02.pdf

Please indicate if the Ex. Drainage and Utility Easement on Parcel 412, Parcel A is public or private.

Changemark note #01, SDP 19025 SHT 03.pdf

Please indicate if the Ex. Drainage and Utility Easement on Parcel 412, Parcel A is public or private.

Changemark note #01, SDP 19025 SHT 10.pdf

Plat No. 26069 (F-22-048) amended the trail easement. Please revise the label for the trail easement to read - "20' public stormwater management easement and Cedar Creek environmental trail access easement Plat No. 26069."

Also, please clearly show the outline of the easement by darken the lines or symbolizing the easement interior.

Changemark note #02, SDP 19025 SHT 10.pdf

A portion of the trail on OS Lot 140 is located outside of the trail easement and inside the forest conservation easement. Please confirm this is the intended design.

Unpaved trails that do not require the removal of trees greater than 2 inches DBH are permitted within the forest conservation easement. However, an environmental trail easement would not be permitted within the FCE that would allow the public maintenance.

Please confirm if the intent of the trail is to be publicly maintained and how that could be accomplished within the FCE on a property owned by the HOA.

Changemark note #03, SDP 19025 SHT 10.pdf

Clearly show the FCE boundary. The slopes symbol overlaps the easement making it hard to determine the FCE boundary.

Changemark note #04, SDP 19025 SHT 10.pdf

Trail Alignment Note: The note indicates a 25 meander zone is represented. The LOD center over the trail is less than 25 feet in width. Is the LOD supposed to be the meander zone? Please show the meander zone on all layout sheets.

Changemark note #01, SDP 19025 SHT 17.pdf

Is the maximum trail width 4-feet?

Changemark note #01, SDP 19025 SHT 09.pdf

Please provide a detail and location for the bench or benches.

Changemark note #01, SDP 19025 SHT 14.pdf

The qualifications for who can prepare the FSD and FCP have changed since SDP-19-025 was originally submitted. Please review the qualifications in the Howard County Forest Conservation Manual and have the appropriate qualified professional sign the FSD and FCP.

Changemark note #01, SDP 19025 SHT 15.pdf

Please revise Landscape Note #2 to read - "The removal of trees 30" or greater DBH, State Champion trees, or trees 75% the diameter of a State Champion tree are prohibited without County approval."

Changemark note #01, SDP 19025 SHT 08.pdf

There are two trees labeled as ST-17. Please revise as necessary.

Changemark note #05, SDP 19025 SHT 10.pdf

The specimen trees shown on OS Lot 140 are not on the Specimen Tree list (Sheet #20).

Changemark note #01, SDP 19025 SHT 16.pdf

Please update this chart. Include the specimen trees on OS Lot 140 and revise the specimen trees close to the LOD to match those shown on the plan layout sheets.

Changemark note #15, SDP 19025 SHT 01.pdf

General Note #38 -

Please explain what mechanism will be implemented for the County to maintain the trail on private property (Parcel 412, Parcel A). If an easement is proposed, a plat of revision will be required to establish the easement. The plat of revision must be submitted and approved before approval of the site development plan.

Changemark note #01, SDP 19025 SHT 01.pdf

Add the following sentence to General Note #17.

Eco-Science Professionals, Inc. provided a field review and assessment of the proposed Cedar Creek Trail alignment, dated November 2024, to assess the proposed alignment for wetlands, streams and specimen trees.

Changemark note #02, SDP 19025 SHT 01.pdf

General Note #6 - Please revise the second sentence to read, "A natural surface trail and associated bridges are not a "structure" as defined by the zoning regulations."

General Note #5, SDP 19025 SHT 01.pdf

Please complete General Note #5 once a decision is made on the necessary disturbance request.

FC Plan LOD, SDP 19025 SHT 15.pdf

Please show the LOD for the trail.

Landscape & FC Sheets, SDP 19025 SHT 15.pdf

Please indicate the specimen tree number for each specimen tree on the landscape and FC plan sheets.

General Note #20, SDP 19025 SHT 01.pdf

Please update General Note #19 to include: "Parcel 347 Forest Stand Delineation report dated ____ was prepared by ____."

Forest Conservation - Parcel 347, SDP 19025 SHT 01.pdf

Parcel 347 is not exempt from the FC regulations because it is development on a parcel over 40,000 SF. The applicant should explore submitting an Alternative Compliance Petition to use the LOD as the NTA to calculate the FC obligation. The FC obligation can be met on Parcel 347 by filing a Declaration of Forest Conservation with DPW, Real Estate Services.

Trail Alignment, SDP 19025 SHT 01.pdf

The applicant should engineer a design to connect the trail to the Robinson Nature Center, which includes the following:

1. Provide a crossing across Grace Drive to meet the separated bikeway on the south side of Grace Drive. The crossing should occur on either side of the driveway entrance to Parcel 86. The engineer should consider a refuge island on Grace Drive and explore options for the bikeway area within the shoulder of the road to be a shared pathway.
2. Provide a crossing across Cedar Lane on the south side of Grace Drive to connect to the existing sidewalk on Simpson Mill Road.
3. Provide a crossing across Simpson Mill Road to the existing pathway that leads to the Robinson Nature Center.

Trail Easement - Open Space Lot 140, SDP 19025 SHT 01.pdf

The trail alignment on Open Space Lot 140 is outside the designated easement. For the Department of Recreation and Parks to maintain the trail on HOA open space, the easement must be revised to align with the trail. To accomplish this, the applicant should submit an Originals Only plat of revision to:

1. Modify the existing trail easement to align with the proposed trail.
2. Modify the forest conservation easement where it overlaps the proposed trail easement. Forest easement removed will need to be replaced onsite.

Planning Board, SDP 19025 SHT 01.pdf

Planning Board is required for development on the NT zoned Open Space and R-ED zoned Open Space. Planning Board will be scheduled once the SDP is determined technically complete. The developer will be the petitioner.

1)The connection of the trail to Grace Drive meanders too much in too small of an area and will not be maintainable. We would prefer this area to be stairs, similar to what is proposed

elsewhere on the trail.

2)HCDRP standard for pedestrian bridges is for pultruded fiberglass. The proposed bridges are not acceptable for HCDRP to own and maintain.

3)The labels for the bridge deck elevation on the profiles point at the top of railing and not the deck surface. Please correct.

4)Add to the trail alignment note: "The trail contractor shall schedule regular meetings with HCDRP representative(s) during construction of the trail to review the final trail alignment, slope and stair locations within the corridor shown."

5)The switchback show approaching Bridge #1 is not shown correctly and cannot be constructed with the tight turn shown. please revise to show a more realistic trail alignment.

6)Please indicate how many benches and what kind they will be. DRP standards vary, but the benches need to be robust, vandal resistant and anchored in place or somehow immovable. Benches similar to those installed at Haviland Mill Trail would be a good fit for this wooded setting.

Sheet 7 - The sinuous pathway connection from Grace Drive was revised to be asphalt instead of the natural surface stairs requested in the last plan review. The asphalt path is not acceptable as it will exacerbate erosion in this area from people cutting the corners. Revise this section of path to indicate natural surface path with steps as are already called out to be constructed in other areas of the pathway and straighten the path to connect more directly from the sidewalk to the rest of the path.

Sheet 17 The removable bollard shall be Reliance Foundry Model R-7903, Black Color, with Stainless steel Removable Mounting Receiver w/ hinged lid to Match DRP standard. Bollard shall be installed with lifting loops parallel to the direction of travel on the trail.

Sheets 19 and 20 Bridge footings are noted as By Others. Indicate who will be responsible for installing bridge footings.

Storm Drain Extension, SDP 19025 SHT 07.pdf

Check the pipe size to the proposed extension. The plans show an 18" pipe flowing into an existing 15" pipe.

Show the proposed storm drain pipe, SDP 19025 SHT 06.pdf

Show the proposed 18" storm drain pipe in the across section.

Show the proposed storm drain pipe, SDP 19025 SHT 06.pdf

Show the 18" proposed storm drain pipe in the cross section.

HSCD comment #01, SDP 19025 SHT 12.pdf

When available, complete the MDE reference number.

HSCD comment #02, SDP 19025 SHT 12.pdf

Please show the construction staging area and perimeter controls described in the sequence of construction, step 8.

Robinson Nature Center, SDP 19025 SHT 01.pdf

Provide direct connection to Robinson Nature Center trail in accordance with Decision and Order ZB1104M and using one of the three options provided by Howard County Rec & Parks.

Wood bridges, SDP 19025 SHT 01.pdf

Any bridges must comply with Rec & Parks standards - wood bridges are not acceptable.

Complete the connection to Robinson Nature Center. See DPZ comments for options.

TSP kls1, SDP 19025 SHT 06.pdf

Add note that trail grade shall meet ex end of sidewalk

TSP kls2, SDP 19025 SHT 06.pdf

What is the plan for discharge/conveyance of the water collected in this stone channel once the trailhead is installed?

TSP kls, SDP 19025 SHT 05.pdf

Show how water gets into this pipe AFTER trailhead construction. Currently, no pipe extension is called for.

tsp kls, SDP 19025 SHT 18.pdf

pressure treated bridge is NOT acceptable. Provide FRP bridge as approved by HoCo DRP

klstsp1, SDP 19025 SHT 01.pdf

Provide connection to trail system at Robinson Nature Center via one of the options discussed with DRP.

klstsp , SDP 19025 SHT 01.pdf

HoCo DRP has NOT accepted the proposed alignment for maintenance. Revise this note accordingly.

klstsp2, SDP 19025 SHT 01.pdf

Developer should be required to post and to maintain signs at trailhead(s) and at any water crossings advising users of these groundwater use restrictions as long as the restrictions are in place. Language on the signage to be approved by HoCo Bureau of Environmental Services, HCHD, and OOL

klstsp1, SDP 19025 SHT 06.pdf

Label and specify bike lane separators. Comply with DM Vol 3 and 4.

klstsp2, SDP 19025 SHT 07.pdf

Provide crosswalk and ramps to allow trail access from 8 ft. Shared Use Pathway on Grace Drive.

klstsp2, SDP 19025 SHT 07.pdf

Provide a sheet showing the connection required by community enhancement proffer between the subject trail and the trail system on Robinson Nature Center. Provide crossing improvements at the Grace/Cedar intersection including island modifications, ped signals, signal timing modifications if needed, striping and signing. OR provide a bridge over the Little Patuxent OR connect under the Cedar Lane Bridge over the Little Patuxent.

klstsp3, SDP 19025 SHT 08.pdf

Provide warning signs to trail users regarding the specifics if this Groundwater Restriction Area at EACH LOCATION the trail intersects groundwater discharges to the land surface. HC DRP and HC Health Dept should approve the text on the signage.