

PRELIMINARY PLAN LINCOLN GLEN

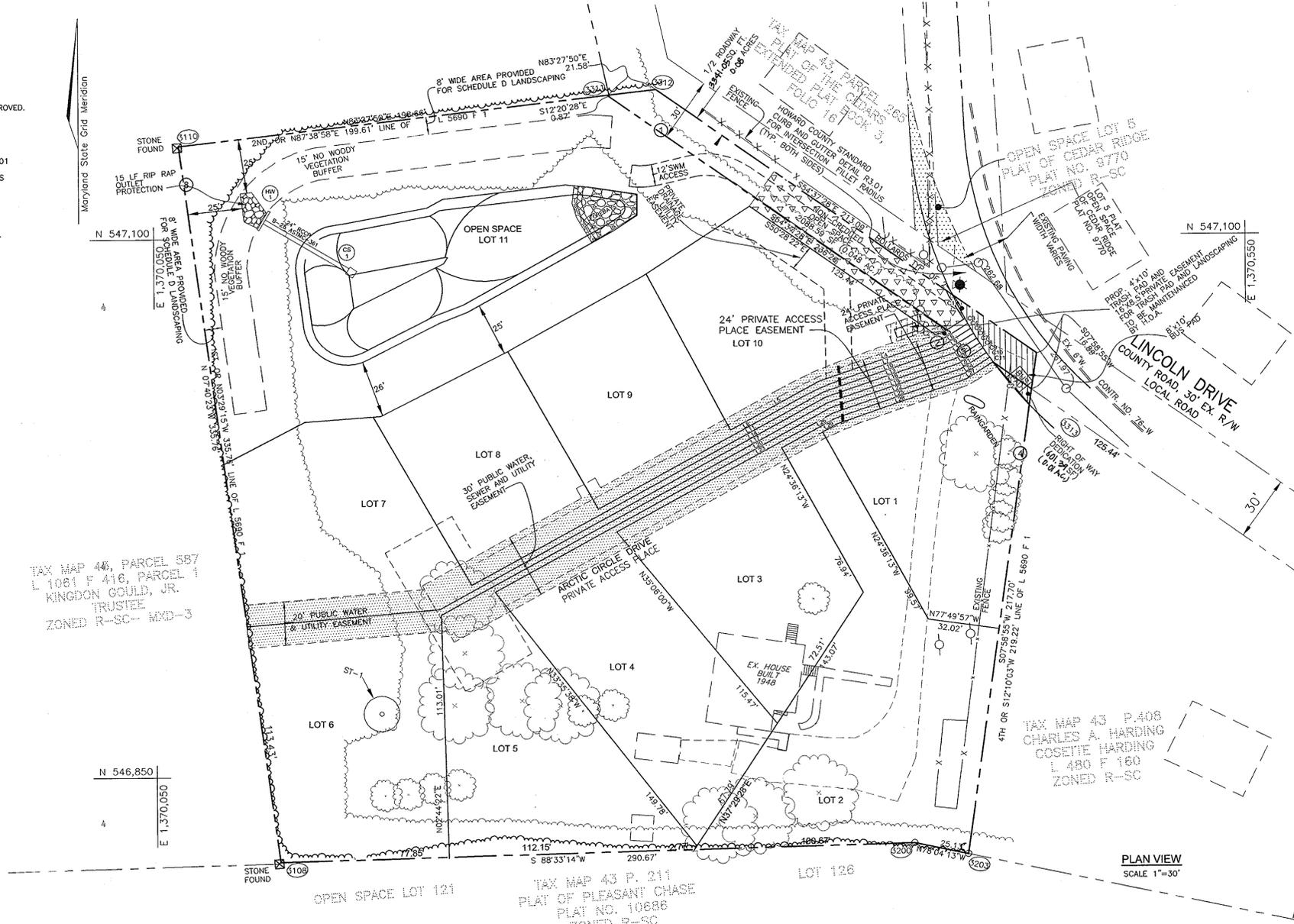
LOTS 1-10 AND OPEN SPACE LOT 11 HOWARD COUNTY, MARYLAND

SITE DATA

LOCATION: TAX MAP 43, PARCEL 407
 DEED REFERENCE: 448/527
 6TH ELECTION DISTRICT
 EXISTING ZONING: RSC
 DENSITY: 4 UNITS/AC (2.63 AC x 4 = 10 UNITS)
 GROSS AREA OF PARCEL: 114,477.9 SF (2.63 AC)
 CLAIMED AREA OF PAPER STREET RIGHT OF WAY: 3341.05 SF (0.08 AC)
 DEDICATED AREA TO RIGHT OF WAY: 601.39 SF (0.01 AC)
 AREA OF FLOODPLAIN: NONE
 AREA OF STEEP SLOPES: NONE
 NET AREA OF PROJECT: 2.63 AC.
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 10
 AREA OF PROPOSED RESIDENTIAL LOTS: 83,862 SF (1.93 AC)
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 6,362.19 SF (LOT 9)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 11)
 AREA OF OPEN SPACE REQUIRED: 0.53 AC, 22,896.00SF (20% x 114,477.9 SF)
 CREDITED OPEN SPACE: 27,942.043 S.F. (0.641 AC.)
 NON-CREDITED OPEN SPACE: 2,088.959SF (0.048 AC.)
 TOTAL AREA OF OPEN SPACE PROPOSED: 30,030.63 S.F. (0.689 AC.)

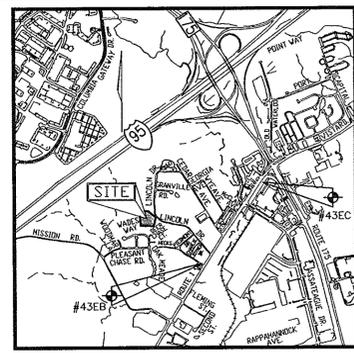
GENERAL NOTES

- THIS SUBDIVISION COMPLIES WITH THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY FREDERICK WARD ASSOCIATES, DATED MAY 09, 2001.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY WITH TWO FEET CONTOUR INTERVALS PREFORMED BY FREDERICK WARD ASSOCIATES, DATED APRIL, 2001
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. CONTRACT # 24-4437-D, PROJECT IS LOCATED IN THE LITTLE PATUXENT RIVER DRAINAGE AREA.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY ONE POCKET POND LOCATED ON OPEN SPACE LOT 11 AND RAIN GARDEN FOR PART OF LOT 1. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM AND STREAM BUFFERS LOCATED ON-SITE.
- THERE ARE NO FLOODPLAINS ON SITE (SLOPES GREATER THAN 25%).
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH INC. DATED JANUARY, 2007.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JUNE, 2001. AND REVISED ON DECEMBER 14, 2001 WAS APPROVED JANUARY 2002.
- THERE ARE NO STEEP SLOPES GREATER THAN 25% LOCATED WITHIN SUBJECT PROPERTY.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH AND SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- STREET LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REQUIREMENTS.
- THE POCKET POND IS HAZARD CLASS 'A'.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- OPEN SPACE LOT 11 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- TRASH COLLECTION RECYCLING AND SNOW REMOVAL WILL BE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENT AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- GEOTECHNICAL STUDY PREPARED MARCH 2002 BY HERBST BENSON ASSOCIATES.
- REFERENCE S-02-04 APPROVED MARCH 7, 2002.
- RECHARGE VOLUME IS PROVIDED BY GRASS CHANNEL CREDIT.
- FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF \$ 12,741.30 FOR 0.39 AC.
- THE COORDINATES SHOWN HERE ON ARE BASED UPON THE HOWARD COUNTY GEOMETRIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLACE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NOS 43EL AND 43 EB.
- EXISTING UTILITIES ARE BASED ON AVAILABLE RECORD DRAWINGS AND FIELD LOCATED EVIDENCE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.



BENCHMARK NO. 1:
 COUNTY CONTROL #43EC
 N 547821.276 E 1372882.447
 ELEV. = 220.369

BENCHMARK NO. 2:
 COUNTY CONTROL #43EB
 N 545963.658 E 1371573.830
 ELEV. = 216.991



VICINITY MAP
 SCALE: 1"=2,000'

ADC COORDINATES:
 N 486,300
 E 856,000
 MAP:20, GRID:G-1

COORDINATE LIST		
POINT	NORTH	EAST
3108	546810.50494	1370106.39579
3110	547143.26281	1370061.56374
3200	546812.84090	1370396.96970
3203	546812.64628	1370421.55694
3311	547165.87643	1370258.93708
3312	547165.03134	1370259.12197
3313	547028.23522	1370451.78650

SHEET INDEX		
DESCRIPTION	SHEET NO.	
COVER SHEET	1 OF 6	
SITE LAYOUT PLAN	2 OF 6	
GRADING AND SEDIMENT & EROSION CONTROL PLAN+SOILS MAP	3 OF 6	
LANDSCAPE AND FOREST CONSERVATION PLAN	4 OF 6	
ROAD PROFILE	5 OF 6	
STORM DRAIN DRAINAGE ARE MAP	6 OF 6	

OWNER/DEVELOPER

MICHAEL PFAU
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

COVER SHEET
LINCOLN GLEN
 LOTS 1 - 10 AND OPEN SPACE LOT 11
 REF: S-02-04

TAX MAP 43 BLOCK 8 PARCEL 407
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7565 FAX: 410.461.8961

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2008."

DESIGN BY: RHV
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: 08-12-2007
 SCALE: AS SHOWN
 W.D. NO.: 06-35-00

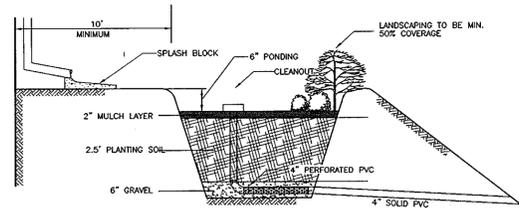
1 SHEET OF 6

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'A'					
AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQV)	0.1116 AC. FT.	0	0.1116 AC. FT.	1 YEAR EXTENDED DETENTION POCKET POND(P-S)
2	RECHARGE VOLUME (REV)	0.0145 AC. FT. 0.1744 AC.	0.1744 AC.	0	0.1744 AC IMPERVIOUS TO GRASS CHANNELS IN AREA A
3	CHANNEL PROTECTION VOLUME (CPV)	0.1641 AC-FT	N/A	0.1641 AC-FT	1 YEAR EXTENDED DETENTION POCKET POND(P-S)
4	OVERHEAD FLOOD PROTECTION (O ₁₀ P)	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME (E ₁₀₀ P)	N/A	N/A	N/A	

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'B'					
AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQV)	0.0059 AC. FT.	0	0.0059 AC. FT.	RAIN GARDEN FOR LOT 1, 1/2 ROOF
2	RECHARGE VOLUME (REV)	0.0008 AC. FT.	0.171 AC.	0.0008 AC.-FT.	RAIN GARDEN FOR LOT 1, 1/2 ROOF
3	CHANNEL PROTECTION VOLUME (CPV)	N/A, <0.2 CFS	N/A	0.0073 AC. N/A	O1=0.47 CFS
4	OVERHEAD FLOOD PROTECTION (O ₁₀ P)	N/A	N/A	N/A	N/A
5	EXTREME FLOOD VOLUME (E ₁₀₀ P)	N/A	N/A	N/A	

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Robert H. Vogel 9/5/07
 PLANNING DIRECTOR DATE



LEGEND

- EXISTING CONTOUR ---440---
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- 24' PRIVATE ACCESS PLACE EASEMENT
- 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PROP. MICROPOOL
- STREET LIGHT
- TEST BORING LOCATION
- SPECIMEN TREE SWEET GUM LIQUIDAMBAR STRYACIFLUA 35\"/>

SIGN AND STREET LIGHT LOCATION CHART

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 4	PROP. ROAD	0+20 ARCTIC CIRCLE	19' L	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14\"/>
2 OF 4	PROP. ROAD	0+38	10' L	BLACK FIBERGLASS POLE R1-1 \"STOP\"

NOTE: A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12542.00	2044.09	10497.91
3	7681.32	278.73	7382.59
4	8898.59	505.01	8393.58
5	9134.65	670.49	8464.16
6	10110.48	743.99	9366.49
7	7883.08	690.32	8573.40
8	6008.67	506.60	6515.27
9	6059.98	322.21	6382.19
10	6969.52	41.87	6927.65

AREAS SHOWN ARE IN SQUARE FEET

OWNER/DEVELOPER

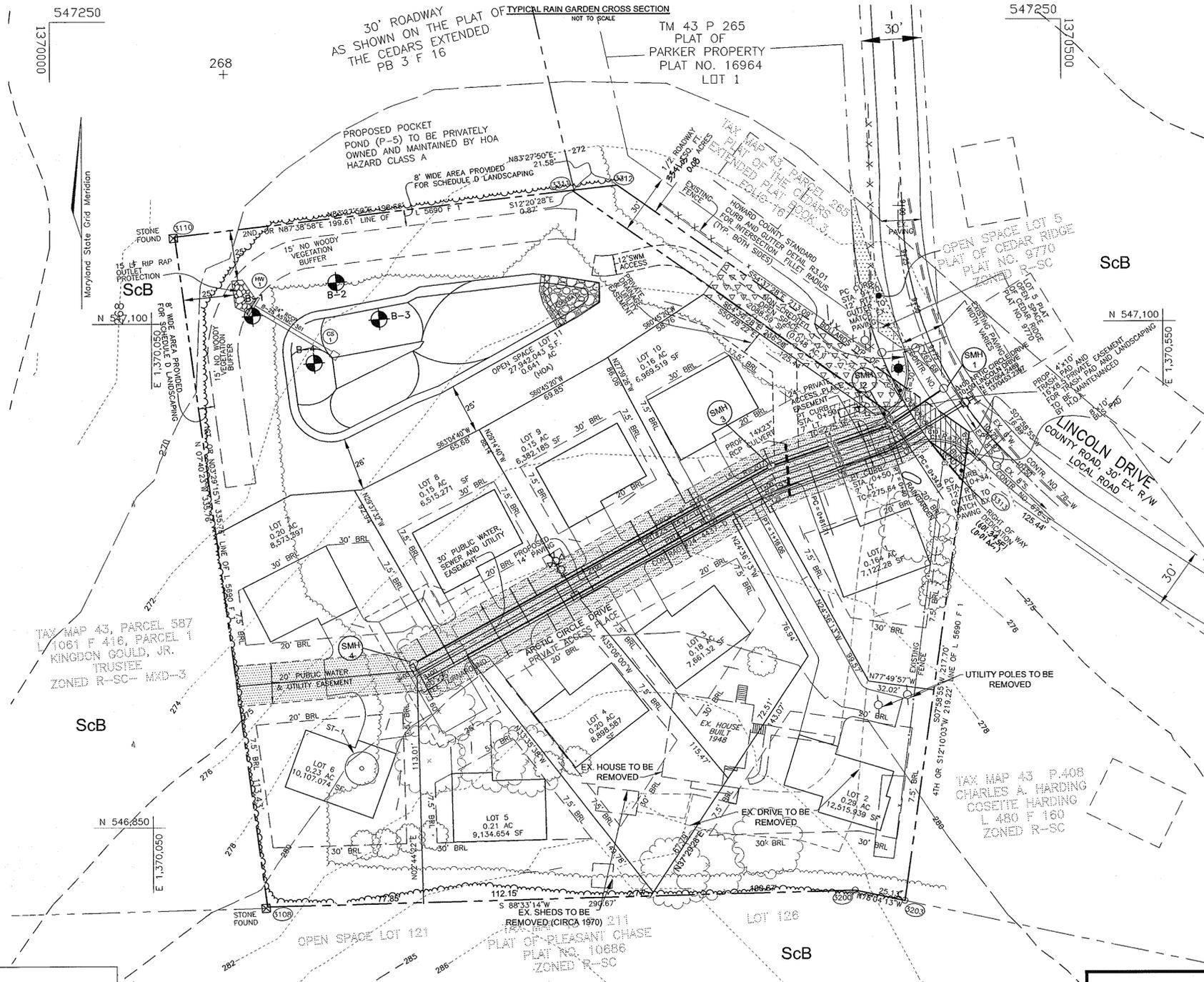
MICHAEL PFAU
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

LINE TABLE

LINE	LENGTH	BEARING
L1	2.10	N61°31'21\"/>
L2	3.76	N75°14'06\"/>
L3	3.50	N61°31'21\"/>
L4	61.62	N75°14'06\"/>
L5	48.73	N65°23'47\"/>
L6	4.90	N61°31'21\"/>
L7	61.71	N75°14'06\"/>
L8	110.81	N65°23'47\"/>
L9	6.30	N61°31'21\"/>
L10	61.80	N75°14'06\"/>
L11	178.48	N65°23'47\"/>
L12	7.69	N61°31'21\"/>
L13	61.89	N75°14'06\"/>
L14	197.49	N65°23'47\"/>
L15	9.09	N61°31'21\"/>
L16	61.98	N75°14'06\"/>
L17	203.23	N65°23'47\"/>
L18	10.49	N61°31'21\"/>
L19	62.08	N75°14'06\"/>
L20	176.24	N65°23'47\"/>
L21	11.89	N61°31'21\"/>
L22	62.17	N75°14'06\"/>
L23	113.73	N65°23'47\"/>
L24	13.28	N61°31'21\"/>
L25	62.26	N75°14'06\"/>
L26	28.39	N65°23'47\"/>
L27	14.68	N61°31'21\"/>
L28	62.35	N75°14'06\"/>
L29	8.16	N65°23'47\"/>

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	3.39	236.15	0°49'25\"/>			
C2	62.16	365.87	0°44'06\"/>			
C3	2.67	365.87	0°25'04\"/>			
C4	2.67	365.87	0°25'04\"/>			
C5	2.67	365.87	0°25'04\"/>			
C6	2.67	365.87	0°25'05\"/>			
C7	2.67	365.87	0°25'05\"/>			
C8	2.67	365.87	0°25'06\"/>			
C9	2.67	365.87	0°25'06\"/>			
C10	2.67	365.87	0°25'07\"/>			
C11	2.68	365.87	0°25'08\"/>			



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Michael P. Vogels 5/15/13
 PLANNING DIRECTOR DATE

PLAN VIEW
 SCALE 1"=30'

PROFESSIONAL CERTIFICATION

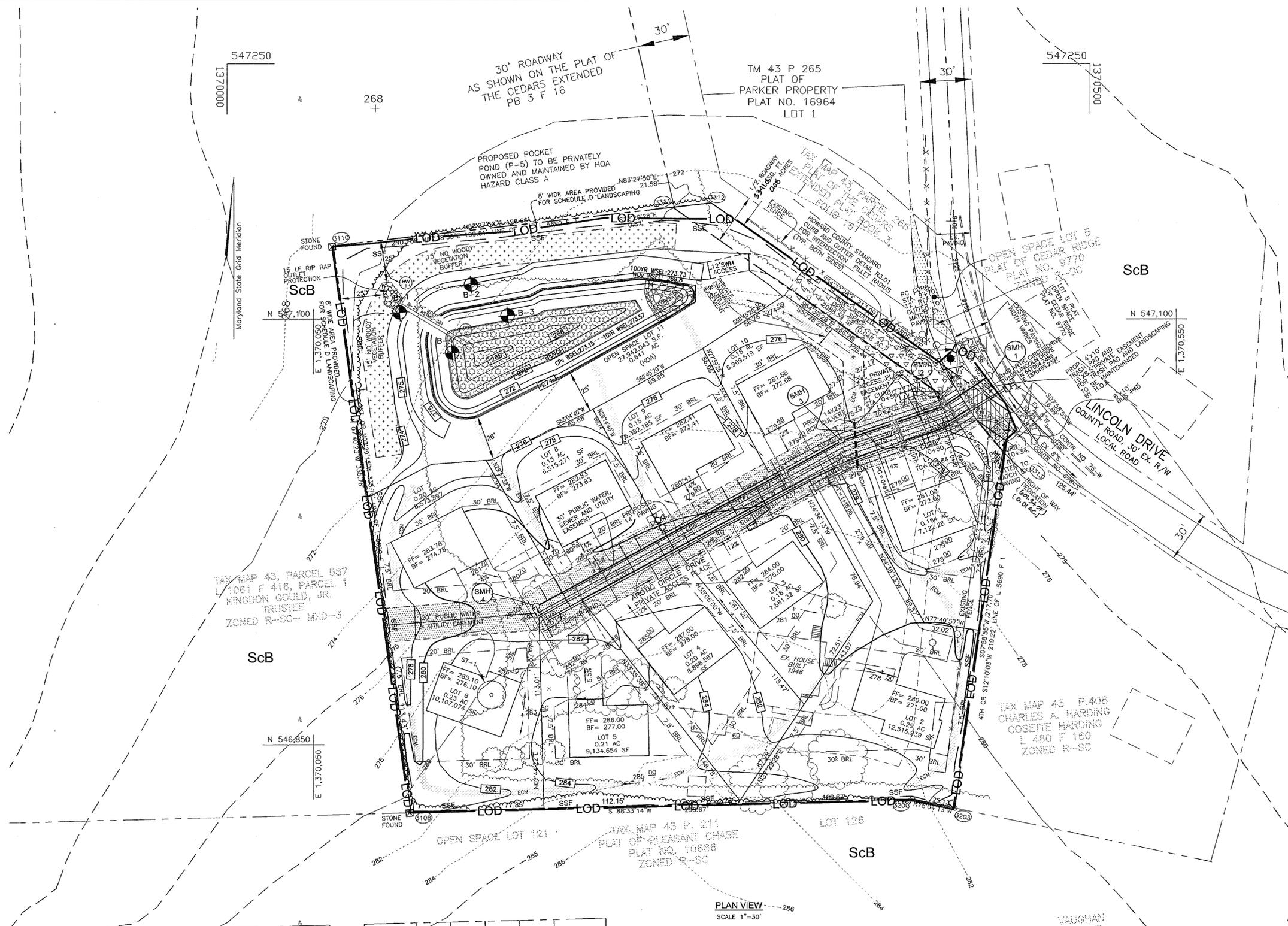
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SITE LAYOUT PLAN
LINCOLN GLEN
 LOTS 1 - 10 AND OPEN SPACE LOT 11
 REF: S-02-04

TAX MAP 43 BLOCK 8 PARCEL 407
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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DESIGN BY: RHV	
DRAWN BY: RJ	
CHECKED BY: RHV	
DATE: 08-12-2007	
SCALE: AS SHOWN	
W.O. NO.: 06-35.00	2 SHEET OF 6



LEGEND

EXISTING CONTOUR	---440---
PROPOSED CONTOUR	---(417)---
SPOT ELEVATION	+62.53
DIRECTION OF FLOW	→
EXISTING TREES TO REMAIN	(Symbol of tree)
PROPOSED STREET TREE	(Symbol of street tree)
SOILS	SIB2, SsE
SPECIMEN TREE	ST-1
LIQUIDAMBAR STRYACIFLUA	(Symbol of tree)
35" POOR CONDITION	(Symbol of tree)
24' PRIVATE ACCESS PLACE EASEMENT	(Symbol of easement)
30' PUBLIC WATER, SEWER AND UTILITY EASEMENT	(Symbol of easement)
NO WOODY VEGETATION BUFFER	(Symbol of buffer)
PROP. MICROPOOL	(Symbol of pool)
SUPER SILT FENCE	SSSF
LIMIT OF DISTURBANCE	LOD
EARTHDIKE	(Symbol of dike)
EROSION CONTROL MATTING	(Symbol of matting)

OWNER/DEVELOPER
 MICHAEL PFAU
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 486-0023

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	C

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 20

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Uyle
 PLANNING DIRECTOR DATE 9/5/10

PLAN VIEW
 SCALE 1"=30'

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GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP
LINCOLN GLEN
 LOTS 1 - 10 AND OPEN SPACE LOT 11
 REF: S-02-04

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 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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3 SHEET OF 6

P-07-06

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. TOTAL TRACT AREA 2.63 AC
 B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC
 C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION 0.00 AC
 D. NET TRACT AREA 2.63 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	1	0	0	0	0

E. AFFOREST THRESHOLD 15% X D = 0.40 AC
 F. CONSERVATION THRESHOLD 20% X D = 0.53 AC

EXISTING FOREST COVER:
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 0.00 AC
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 0.00 AC
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

BREAK EVEN POINT:
 J. FOREST RETENTION WITH NO MITIGATION REQUIRED = 0.00 AC
 K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:
 L. TOTAL AREA OF FOREST TO BE CLEARED = 0.00 AC
 M. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC

PLANTING REQUIREMENTS:
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.00 AC
 O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
 P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.00 AC
 R. TOTAL REFORESTATION REQUIRED = 0.00 AC
 S. TOTAL AFFORESTATION REQUIRED = 0.40 AC
 T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.40 AC

FOREST CONSERVATION NARRATIVE

This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual.

The gross and net site area is 2.63 acres with no floodplains. There is no forest on site, creating an afforestation obligation of 0.40 acres. Due to limited site area and stormwater management requirements, there is no viable location on site for forest mitigation. We are requesting a fee-in-lieu payment of \$13,068.00 (0.40 ac. = 17,424 sf @ \$0.75/sf).

LEGEND

- 202--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- 202--- PROPOSED 2 FT CONTOUR
- 200--- PROPOSED 10 FT CONTOUR
- SSP--- SUPER SILT FENCE
- LOD--- LIMIT OF DISTURBANCE
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- EARTH DIKE
- ☆ PROPOSED STREET LIGHT
- EXISTING UTILITY POLE
- PROPOSED STREET TREE
- NO WOODY VEGETATION
- --- BUFFER
- --- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- --- PRIVATE OPEN SPACE ACCESS EASEMENT
- --- PROP. MICROPOOL
- --- STABILIZED CONSTRUCTION ENTRANCE
- ST-1 SPECIMEN TREE SWEET GUM LIQUIDAMBAR STRYACIFLUA 35" POOR CONDITION
- SHADE TREE
- EVERGREEN TREE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	C

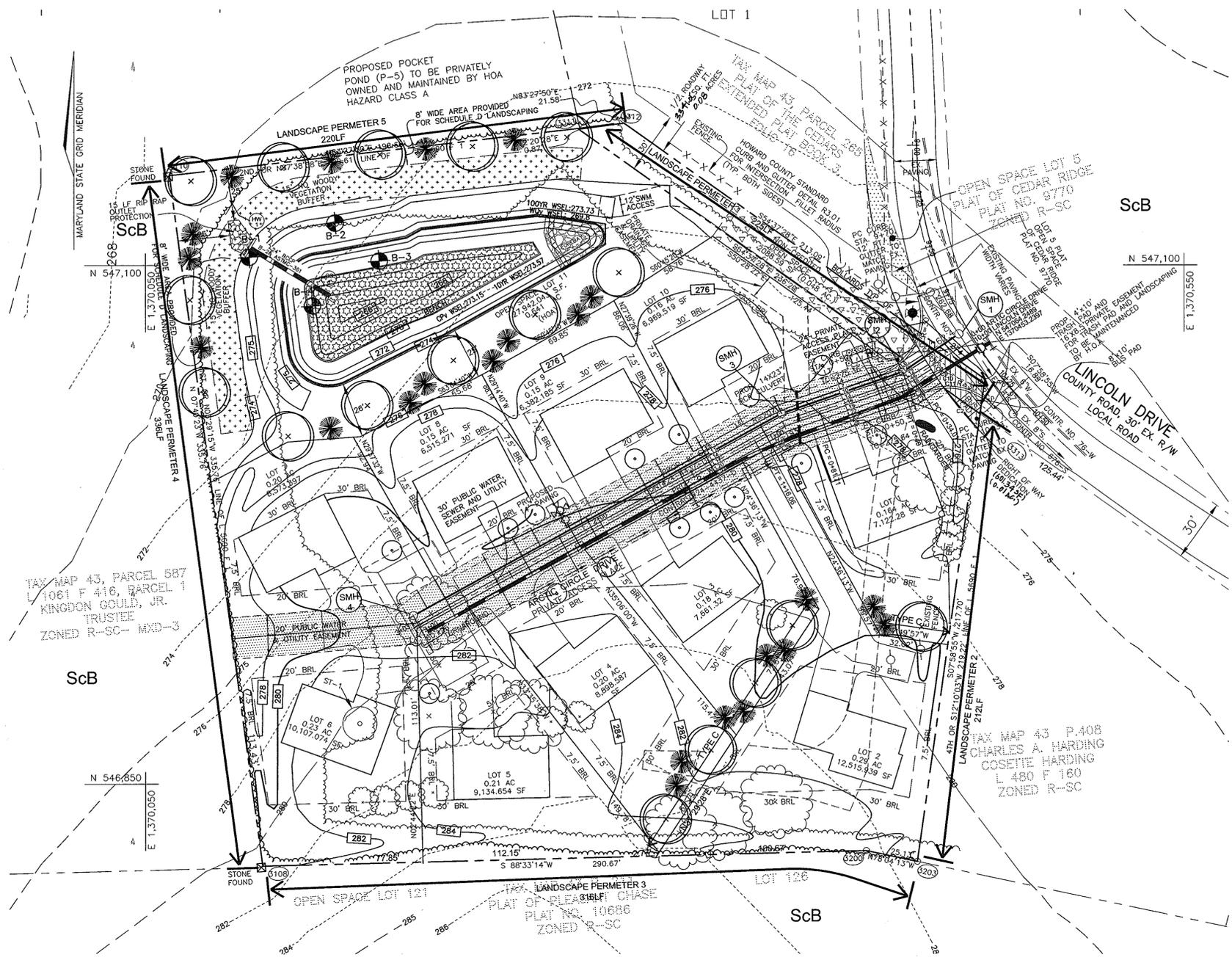
NOTE: HOWARD SOIL SURVEY, MAP NUMBER 20

SPECIMEN TREE CHART

Key	Common Name	Scientific Name	Size	Condition	Retained
ST-1	Sweet Gum	Liquidambar styraciflua	35"	Poor	No

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Michael A. ...
 PLANNING DIRECTOR DATE 9/15/07



PLAN SCALE: 1"=30'

OWNER/DEVELOPER
 MICHAEL PFAU
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

FOREST CONSERVATION PLAN BY:
EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 6539 BOWMAN LAKE
 ELICOTT CITY, MARYLAND 21076
 TEL: (410) 567-5210 FAX: (410) 790-1562

R. Andrew Berlett Jr.
 R. ANDREW BERLETT JR., RLA
 DNR QUALIFIED PROFESSIONAL

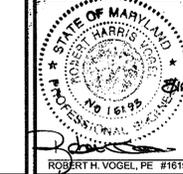
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FOREST CONSERVATION AND LANDSCAPING PLAN
LINCOLN GLEN
 LOTS 1 - 10 AND OPEN SPACE LOT 11
 REF: S-02-04

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DESIGN BY: RHV
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SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				
	1	2	3	4	5
Perimeter/Edge Designation	B	A	A	A	A
Linear Feet of Roadway	225'	212'	316'	336'	220'
Frontage/Perimeter					
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	220'
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No
Number of Plants Required	1:50 5	1:60 4	1:60 6	1:60 6	1:60 0
Shade Trees	1:40 6	-	-	-	-
Evergreen Trees	-	-	-	-	-
Number of Plants Provided	5	4	6	6	0
Shade Trees	6	-	-	-	-
Evergreen Trees	-	-	-	-	-
Other Trees (2:1 Substitution) Shrubs (10:1 Substitution) Describe Plant Substitution Credits Below if needed	-	-	-	-	-

SCHEDULE D: STORMWATER MANAGEMENT

TYPE B BUFFER	560 LF
LINEAR FEET OF PERIMETER	560 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	
SHADE 1:50	12 SHADE TREES
EVERGREEN 1:40	14 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	12 SHADE TREES
EVERGREEN TREES	14 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES (0 SUBSTITUTION TREES)

STREET TREES (PRIVATE)

NUMBER OF STREET TREES REQUIRED	30040	15
NUMBER OF STREET TREES PROVIDED		15

TRASH PAD LANDSCAPING

SYM.	QTY.	DESCRIPTION
○	8	DWARF JAPANESE YEW

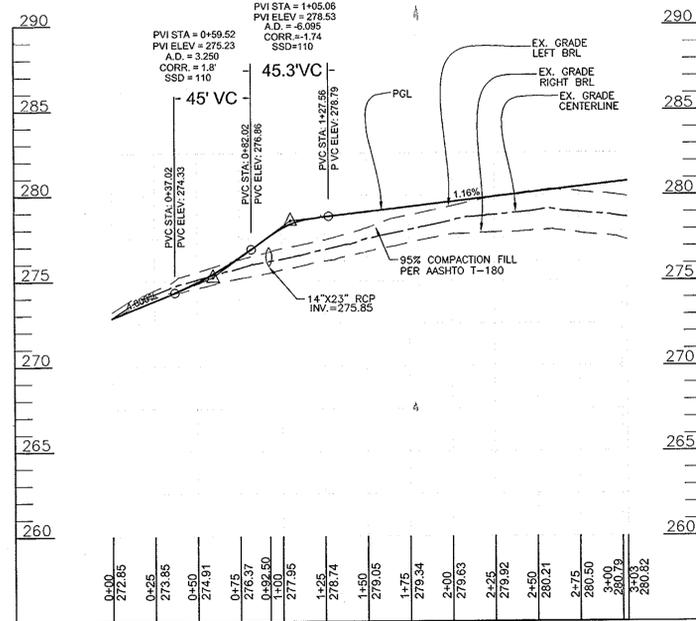
LANDSCAPE SCHEDULE BETWEEN LOTS 1, 2, 3 & 4

QUAN.	BOTANICAL NAME	SIZE	REM.
5**	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE (SHADE TREES)	2 1/2"-3" Cal.	B & B
9**	PINUS STROBUS EASTERN WHITE PINE (EVERGREEN TREES)	6'-8' HT.	B & B

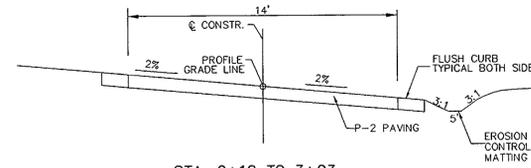
***PROVIDE TOTAL 14 ADDITIONAL TREES FROM LOT 1, 3 & 4 TO LOT 2.

- NOTE:**
- THE LANDSCAPING ON WIREZONE (40' FROM BGE POLES) IS IN ACCORDANCE WITH BGE LIST OF TREES AND PLANTS, WILL BE PROVIDED UNDER FUTURE FINAL PLAN STAGE.
 - BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
 - THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION WITHIN THE FOREST CONSERVATION EASEMENTS LOCATED IMMEDIATELY ADJACENT TO THE BGE R/W OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OR A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY R/W OR EASEMENT. IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO DPZ AT LEAST 30 DAYS IN ADVANCE OF UNDERTAKING THE WORK. DPZ UNDERSTANDS CONSTELLATION ENERGY'S NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLY WITHHOLD PERMISSION.

- LANDSCAPE NOTES:**
- FINAL SURETY FOR THE STORMWATER MANAGEMENT AREA LANDSCAPING, PERIMETER LANDSCAPING, STREET TREES (PRIVATE), AND TRASH PAD WILL BE POSTED AS LANDSCAPE PART OF THE FINAL ROAD CONSTRUCTION PLAN DEVELOPER AGREEMENT.
 - STREET TREES ALONG THE PRIVATE ACCESS PLACE WILL BE MAINTAINED BE THE H.O.A. AND WILL BE ADDRESSED BY THE RECORDED PRIVATE ROAD MAINTENANCE AGREEMENT AND THE H.O.A. DOCUMENT.

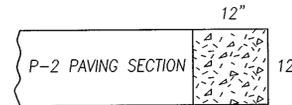
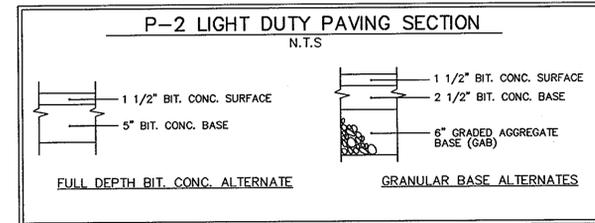


ROADWAY PROFILE
 ARCTIC CIRCLE DRIVE
 24' PRIVATE ACCESS PLACE, 14' PAVING
 DESIGN SPEED : 15 MPH
 SCALE: 1"=50' HORIZ.
 :1"=5' VERT.



STA. 0+12 TO 3+03
 ROADWAY SECTION
 CLASSIFICATION: PRIVATE ACCESS PLACE
 ROAD: ARCTIC CIRCLE DRIVE
 DESIGN SPEED : 15 MPH
 SECTION NOT TO SCALE

*PROVIDE HOWARD COUNTY STANDARD CURB & GUTTER TO STA. 0+50
 TRANSITION TO FLUSH CURB 0+50 TO 0+65
 FLUSH CURB 0+65 TO 3+03



CONCRETE FLUSH CURB

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul J. Layton 5/5/07
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER
 MICHAEL PFAU
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2008.

ROAD PROFILE
 LINCOLN GLEN
 LOTS 1 - 10 AND OPEN SPACE LOT 11
 REF: S-02-04

TAX MAP 43 BLOCK 8 PARCEL 407
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7556
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RHV
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: 08-12-2007
 SCALE: AS SHOWN
 W.O. NO.: 06-35.00

5 SHEET OF 6

