

**CEF NOTE - ZONING BOARD CASE ZB-1105-M
SUMMARY OF COMMUNITY ENHANCEMENTS:**

IN ACCORDANCE WITH THE REFERENCED ZONING BOARD DECISION AND ORDER, THE PROPOSED ENHANCEMENTS ARE PROPORTIONATE TO THE SCALE OF THE CEF DEVELOPMENT, EXCEED MINIMUM STANDARDS REQUIRED BY COUNTY REGULATIONS, EXCLUDING BULK REGULATIONS, AND ARE PROPORTIONATE TO THE INCREASE IN DEVELOPMENT INTENSITY AND IMPACTS ASSOCIATED WITH THE CEF REZONING COMPARED TO THE PREVIOUSLY EXISTING ZONING BASED ON FINDINGS OF FACT 15.A AND 16.C.

ZB-1105-M ATTACHMENT 1
APPROVAL OF COMMUNITY ENHANCEMENTS AND SPECIFIC CONDITIONS OF APPROVAL:

1. PETITIONER SHALL ENSURE COMPLETION OF CONSTRUCTION OF PEDESTRIAN AND BICYCLE LOOPED TRAIL IN THE MANNER AS SUBSTANTIALLY SHOWN ON THE DEVELOPMENT CONCEPT PLAN, INCLUDING THE VARIOUS SITE AMENITIES ON SUCH TRAIL AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 101 ST RESIDENTIAL UNIT OF THE DEVELOPMENT CONCEPT PLAN. PETITIONER SHALL PERPETUALLY MAINTAIN THE LOOPED TRAIL AND ENSURE THAT ACCESS TO THE LOOPED TRAIL IS MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS, INCLUDING RESTRICTIONS ON TIMES. PETITIONER MAY RESERVE THE RIGHT TO ASSIGN/DELEGATE THE RESPONSIBILITY PERPETUAL MAINTENANCE OF THE PORTION OF THE LOOPED TRAIL SITUATED WITHIN THE 20-ACRE RESIDENTIAL AREA AS SPECIFIED IN THE DEVELOPMENT CONCEPT PLAN TO ANOTHER ENTITY PROVIDED THAT THE ULTIMATE RESPONSIBILITY TO ENSURE PERPETUAL MAINTENANCE SHALL REMAIN WITH PETITIONER.
2. PETITIONER SHALL ENSURE THAT ITS EXISTING SPORTS FIELDS ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS. FOR THE PURPOSES OF THIS CONDITION #2, THE GENERAL PUBLIC SHALL ONLY INCLUDE HOWARD COUNTY RESIDENTS AND COMMUNITY GROUPS. NOTHING WITHIN THE CONDITION #2 SHALL REQUIRE PETITIONER TO GIVE PRIORITY TO ITS SPORTS FIELDS TO THE GENERAL PUBLIC OVER THE USE OF THE SPORTS FIELDS BY PETITIONER'S CONGREGATION MEMBERS, ITS SCHOOLS OR PRE-EXISTING AGREEMENTS WITH ORGANIZATIONS AND REVENUES THEREOF. IN THE EVENT THAT CERTAIN SPORTS LEAGUES DESIRE TO USE THE SPORTS FIELDS, SUCH USE MAY BE LIMITED BY PETITIONER'S DISCRETION AND BE SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SUBSTANTIALLY SIMILAR TO THE RENTAL OF HOWARD COUNTY, MARYLAND'S SPORTS FIELDS.
3. PETITIONER SHALL ENSURE THAT ITS PLAYGROUNDS ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS.
4. PETITIONER SHALL ENSURE THAT ALL PICNIC AREAS, PAVILIONS, POCKET PARKS, PARKLAND AND GREEN SPACE AREAS AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER OR PETITIONER'S ASSIGNEE/DISEGNEE'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS.
5. SUBJECT TO THE AGREEMENT OF COVENANTS AND RESTRICTIONS (PETITIONER'S EXHIBIT #2), AS MAY BE AMENDED FROM TIME TO TIME, PETITIONER SHALL ENSURE THAT THE COMMUNITY COMMERCIAL AS SET FORTH ON THE DEVELOPMENT CONCEPT PLAN IS MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS.
6. THE PETITIONER'S PRIVATE SCHOOL USE SHALL MEET ALL REQUIREMENTS OF APPLICABLE LAW AND NOT EXCEED THE ENROLLMENT OF 500 STUDENTS.
7. THE PETITIONER'S CHILD DAYCARE/NURSERY SCHOOL USE SHALL MEET ALL REQUIREMENTS OF APPLICABLE LAW AND NOT EXCEED THE ENROLLMENT OF 50 STUDENTS.
8. PETITIONER SHALL COORDINATE WITH HOWARD COUNTY OFFICE OF TRANSPORTATION AND THE DEPARTMENT OF PUBLIC WORKS, THEIR STAFF AND CONSULTANT(S) TO DESIGN, DEVELOP, CONSTRUCT AND DEDICATE TO HOWARD COUNTY A CROSSWALK ACROSS MARRIOTTSVILLE ROAD TO AND FROM RESORT ROAD TO ALBETH ROAD ("CROSSWALK"). PETITIONER SHALL ENSURE THAT ONE OR MORE OF THE FOLLOWING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY RESIDENTIAL UNIT(S) OF THE DEVELOPMENT CONCEPT PLAN:
 - (i) COMPLETION OF CONSTRUCTION AND DEDICATION OF THE CROSSWALK TO HOWARD COUNTY;
 - (ii) EXECUTION OF A FACILITIES CONSTRUCTION AGREEMENT BETWEEN HOWARD COUNTY AND THE PETITIONER TO CONSTRUCT THE CROSSWALK OR
 - (iii) POSTING OF A BOND/SURETY BY PETITIONER FOR AN AMOUNT ACCEPTABLE TO HOWARD COUNTY TO ENSURE CONSTRUCTION AND DEDICATION OF THE CROSSWALK.
9. PETITIONER SHALL COORDINATE WITH HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, THEIR STAFF AND CONSULTANT(S) AND THE RESIDENTS OF ALBETH HEIGHTS TO INSTALL THE PROPOSED ALBETH HEIGHTS ENTRY PILLARS ON ALBETH ROAD IN THE MANNER AS SUBSTANTIALLY SHOWN ON THE DEVELOPMENT CONCEPT PLAN ("PILLARS"). PETITIONER SHALL ENSURE THAT ONE OR MORE OF THE FOLLOWING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY RESIDENTIAL UNIT(S) OF THE DEVELOPMENT CONCEPT PLAN:
 - (i) COMPLETION OF CONSTRUCTION AND DEDICATION OF THE PILLARS TO HOWARD COUNTY;
 - (ii) EXECUTION OF A FACILITIES CONSTRUCTION AGREEMENT BETWEEN HOWARD COUNTY AND THE PETITIONER TO CONSTRUCT THE PILLARS OR
 - (iii) POSTING OF A BOND/SURETY BY PETITIONER FOR AN AMOUNT ACCEPTABLE TO HOWARD COUNTY TO ENSURE CONSTRUCTION AND DEDICATION OF THE PILLARS.

ZB-1105-M ATTACHMENT 2 - JUNE 8, 2017 EMAIL

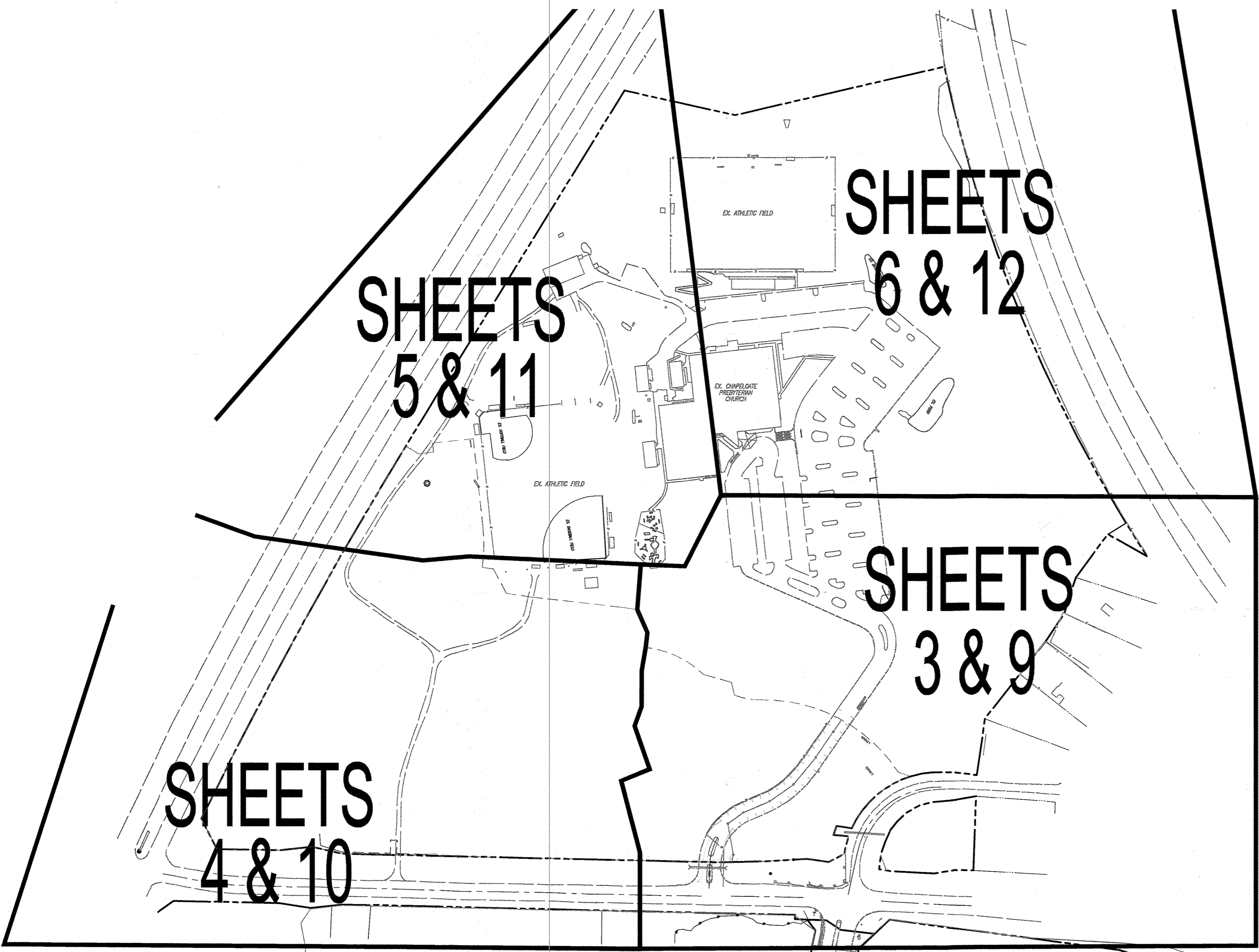
EMAIL STATED: "ONE OR MORE ENHANCEMENTS WHICH ARE BENEFICIAL TO THE COMMUNITY THAT EXCEED MINIMUM STANDARDS REQUIRED BY THE COUNTY REGULATIONS." THE PROFFERED ENHANCEMENTS ARE NUMEROUS:

- (1) THERE IS OVERALL LESS DISTURBANCE OF LAND FOR THE HOUSING PLAN AND THE CREATION OF MORE CREDITED OPEN SPACE, GREATLY EXCEEDING THE MINIMUM REQUIRED IN R-20 OR THE R-ED OPTION
- (2) THERE IS A SYSTEM OF CONNECTED GREEN SPACES IN THE PROPOSED HOUSING DEVELOPMENT PLAN THAT, IN AND OF ITSELF, PROVIDES A VERY GREEN DEVELOPMENT, INCLUDING NON-CREDITED OPEN SPACE, THAT WILL EXCEED DEVELOPMENT STANDARDS IN THE R-20 AND R-ED OPTION
- (3) THE LOOP, WALKING TRAIL- AND, WHILE WE DON'T AGREE THIS TO BE THE CASE, WE WILL HAVE THE SECURITY FEATURES TO ENSURE THAT THIS TRAIL WILL NOT BRING CRIME TO THE NEIGHBORHOOD THE LOOP TRAIL WILL CONTAIN:
- (4) FITNESS STATIONS - WOULD BE TERRIFIC AMENITIES FOR THE USERS OF THE LOOP TRAIL
- (5) MEDIATION AREA - WE THINK THIS AREA WELL-SITED
- (6) BENCHES - FOR THE WEARY
- (7) DOG STATIONS - FOR PET OWNERS
- (8) BIKE RACKS - FOR THE CYCLISTS IN OUR COMMUNITY
- (9) THE PICNIC AREAS THAT ARE GOING TO BE CREATED
- (10) THE HOUSING DEVELOPMENT WILL HAVE PAVILIONS THAT PEOPLE CAN USE
- (11) THERE ARE NUMEROUS POCKET PARKS DESIGNED THROUGHOUT THE DEVELOPMENT FOR COHESIVENESS AND FUNCTIONALITY AND EXCEED THE ORDINARILY REQUIRED DESIGN STANDARDS FOR R-20 OR R-ED OPTION
- (12) THE COMMUNITY COMMERCIAL - AND, YES, THE CHURCH REMAINS COMMITTED TO NOT DOING ANYTHING ON THE COMMUNITY COMMERCIAL WITHOUT THE CONSENT OF OUR NEIGHBORS AND WILL STILL EXECUTE THE COVENANTS TO EASE OUR NEIGHBORS' CONCERNS.
- (13) BALL FIELDS AND THE PUBLIC'S ACCESS TO THESE BALLFIELDS
- (14) PLAYGROUNDS AND THE PUBLIC'S ACCESS TO THESE PLAYGROUNDS
- (15) A CROSSWALK ACROSS MARRIOTTSVILLE ROAD WHICH CREATES CONNECTIVITY BETWEEN THE EAST AND WEST SIDES OF MARRIOTTSVILLE ROAD AT RESORT ROAD - SOMETHING THAT WILL NOT OCCUR OR BE REQUIRED IF THE CURRENT INGRESS/EGRESS FOR CHAPELGATE REMAINS
- (16) CREATING THE CONNECTION TO A SIGNALIZED INTERSECTION FOR SAFER INGRESS/EGRESS FOR THE CHAPELGATE COMMUNITY AND EVERY OTHER MOTORIST THAT TRAVELS MARRIOTTSVILLE ROAD
- (17) CREATION AND PRESERVATION OF RECREATION OPEN SPACE - SUBSTANTIALLY HIGHER THAN THAT REQUIRED FOR THE R-20 ZONE OR R-ED OPTION
- (18) COMMUNITY ENTRANCE FEATURE FOR ALBETH HEIGHTS - WE WILL CONSTRUCT THAT WITH THE INPUT OF OUR NEIGHBORS.

ZB-1105-M ATTACHMENT 3

PETITIONER PROPOSES TO AMEND PETITIONER'S EXHIBIT 12 SO AS TO REQUIRE SUBMITTAL OF AN APPROVED STORMWATER MANAGEMENT PLAN TO THE ZONING BOARD PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE RESIDENTIAL PORTION OF THE APPLICATION. THE STORMWATER MANAGEMENT PLAN FOR THIS CEF DEVELOPMENT SHALL EXCEED THE MINIMUM REQUIREMENTS FOR THE PROPERTY AND BE COLLABORATED WITH THE INPUT OF THE ALBETH HEIGHTS RESIDENTS TO RESULT IN REDUCTION IN FLOODING FOR THE AREA OF ALBETH ROAD FOR MAJOR STORM EVENTS. CHAPELGATE IS EXPLORING PRELIMINARY DESIGN CONCEPTS FOR ADDITIONAL STORMWATER FACILITIES SO AS TO SLOW THE FLOW OF WATER INTO THE STREAM FROM THE CHAPELGATE PROPERTY, WITH THE APPROVAL OF THIS STORMWATER MANAGEMENT PLAN, PETITIONER BELIEVES IT CAN ENHANCE THE ENVIRONMENTAL STATUS OF THE STREAM SYSTEM AND ESTABLISH YET ANOTHER ENHANCEMENT THAT WILL BENEFIT THE COMMUNITY.

REFER TO SHEET 1 - GENERAL NOTE 35
SHEETS 38 & 39 PROVIDE DETAILS



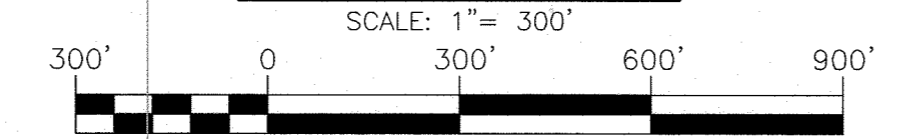
**SHEETS
5 & 11**

**SHEETS
6 & 12**

**SHEETS
3 & 9**

**SHEETS
4 & 10**

SHEET KEY OVERALL MAP



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/23/21

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/12/21

OWNER
CHAPELGATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTSVILLE RD.
MARRIOTTSVILLE, MD 21104
(410) 442-5888

DEVELOPER
SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
SHEET KEY MAP & NOTES
CHAPELGATE
PARCEL A
AND NON-BUILDABLE BULK PARCELS B, C & D
A SUBDIVISION OF TAX MAP 16, PARCELS 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHV
DRAWN BY: VE+TG
CHECKED BY: RHV
DATE: AUGUST 2021
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

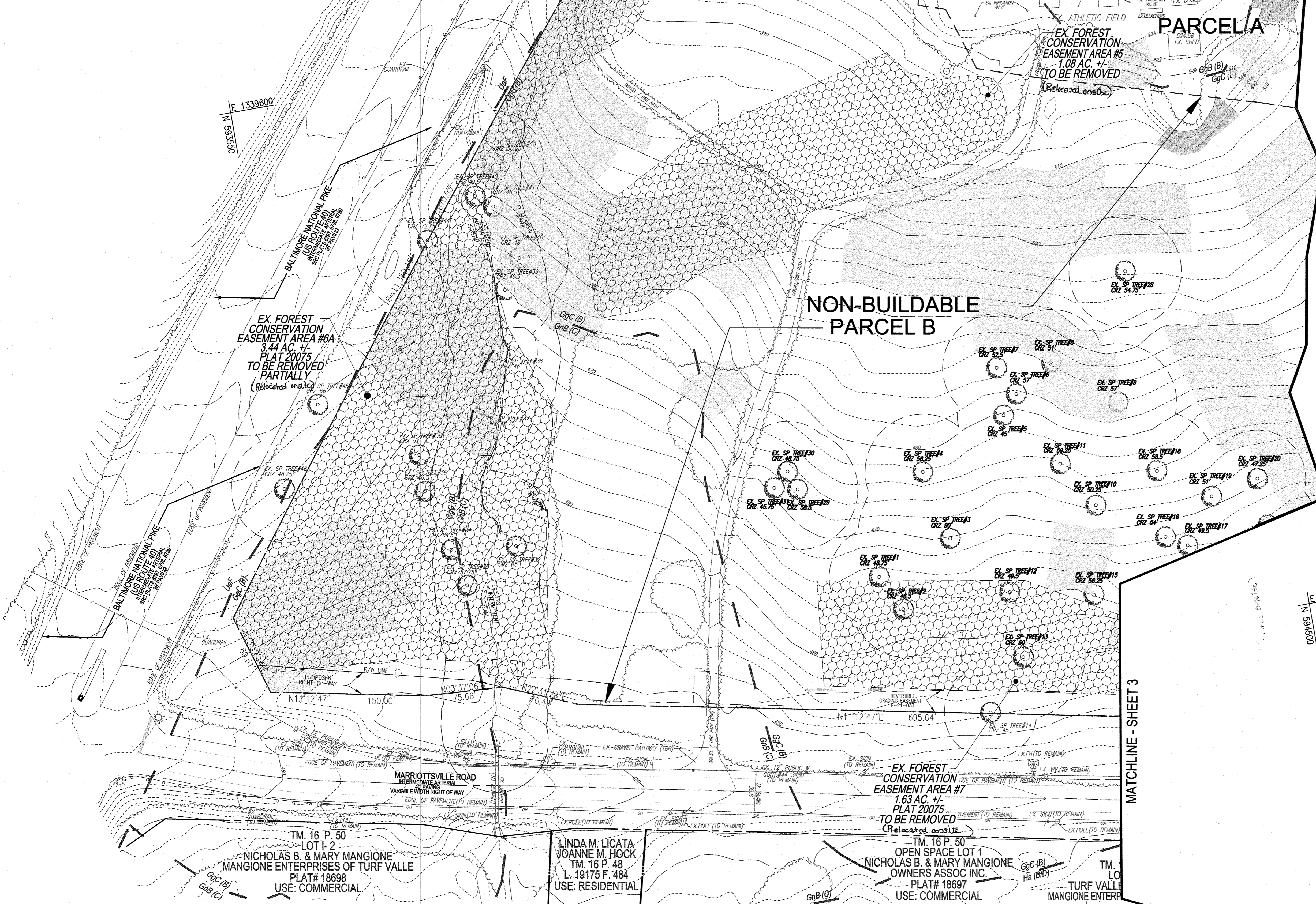
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2022

2 SHEET OF 13

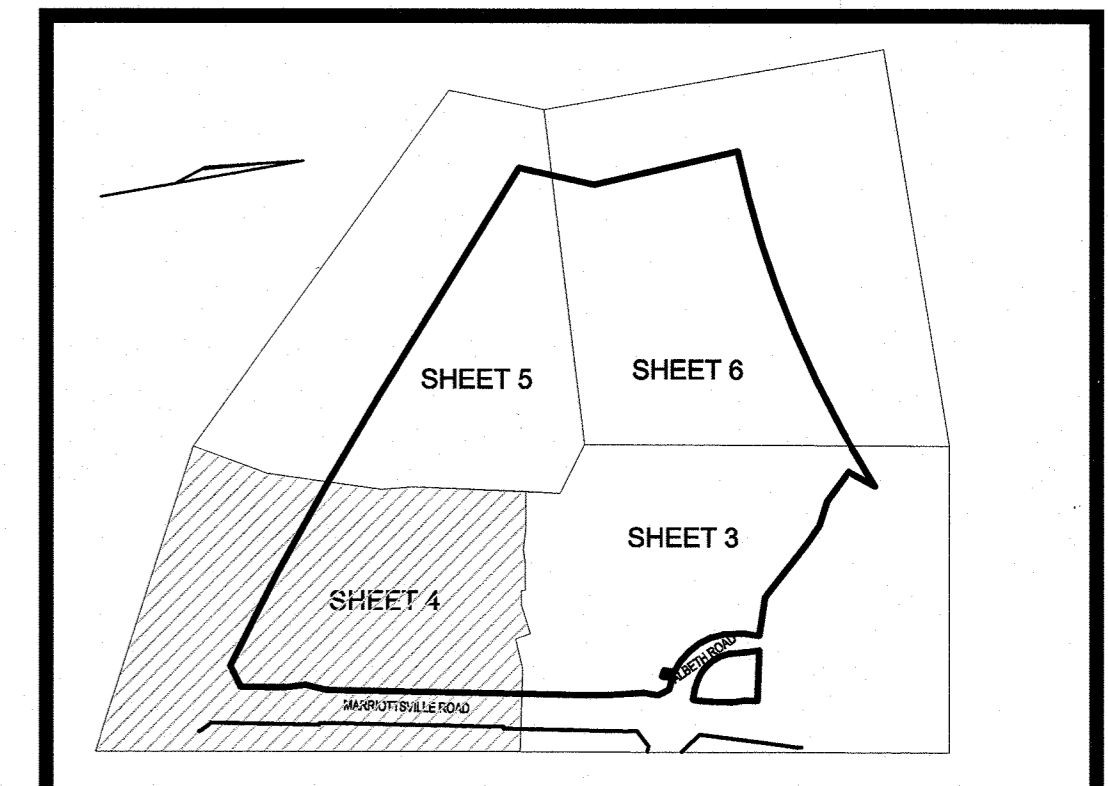
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR / ERODIBLE
BaA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49 / NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43 / YES
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37 / YES
GnB	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49 / YES
Hg	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/O	.43 / NO
MdD	MANDOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32 / YES
UnF	UDOROTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	- / YES
UdD	URBAN LAND-UDOROTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	- / NO

-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 -HOWARD COUNTY SOILS MAP NUMBER 12 - SYKESVILLE SE
 -K VALUES PER <https://www.howardcountymd.org/documents> - * K FACTORS (USE KW)
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT * LIMITS OF PROJECT

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



LEGEND:	
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING TREELINE (FIELD LOCATED)
	EXISTING VEGETATION
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
	SOILS BOUNDARY
	MODERATE SLOPES (15% - 24.99%)
	STEEP SLOPE (25%+)
	EX. FOREST CONSERVATION EASEMENT PLATS 20074-76



KEY MAP
 NOT TO SCALE

OWNER
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.
 2600 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104
 (410) 442-5888

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
 LAYOUT PLAN
CHAPEL GATE
 PARCEL A
 AND NON-BUILDABLE BULK PARCELS B, C & D
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 L. 1388/F. 339 (P. 110) - L. 4163/F. 424 (P. 421)
 PARCELS: 110 & 421
 TAX MAP: 16 GRID: 10
 3RD ELECTION DISTRICT
 ZONED: CEF-4
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

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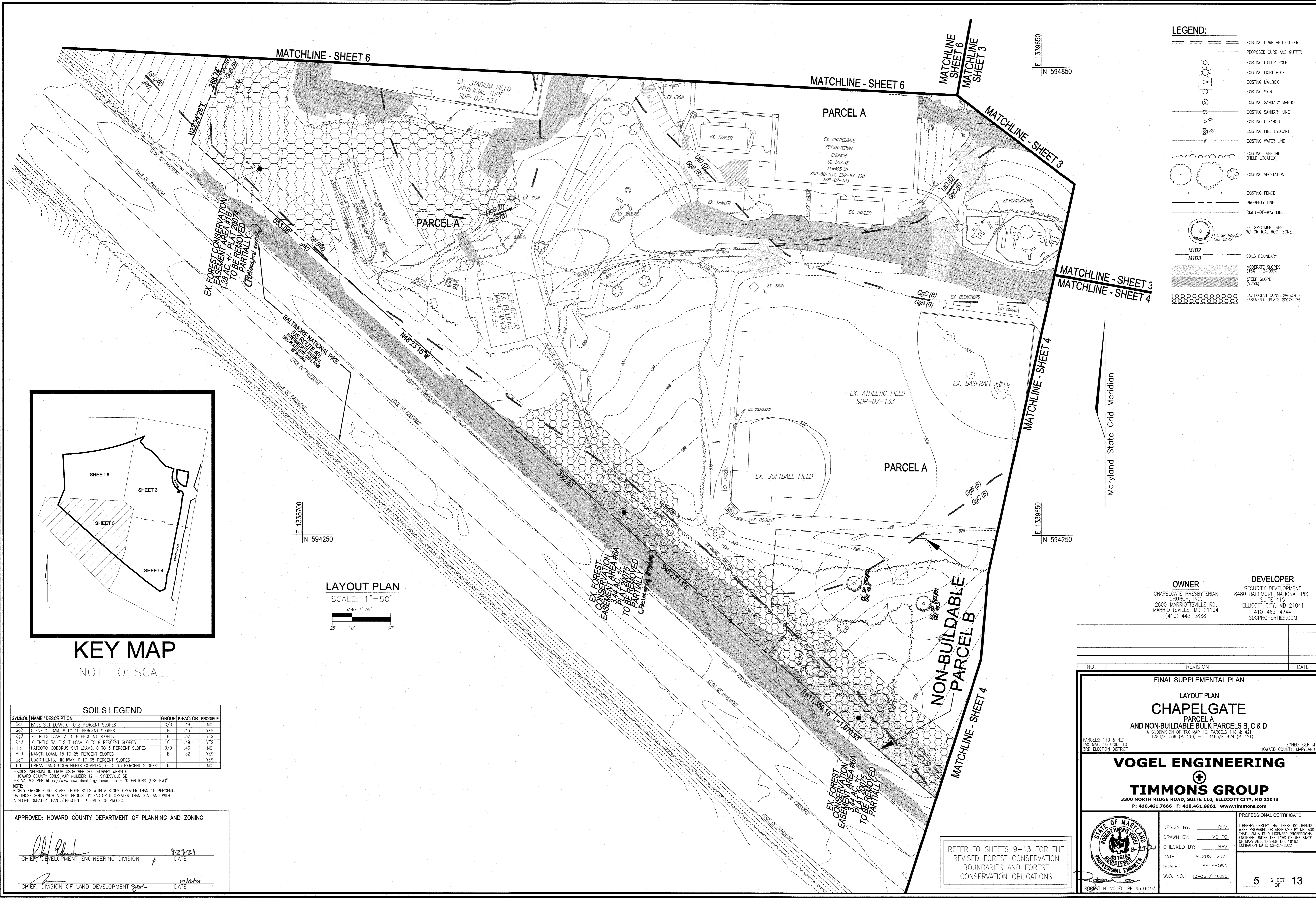
4 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/3/21

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10/12/21

REFER TO SHEETS 9-13 FOR THE REVISED FOREST CONSERVATION BOUNDARIES AND FOREST CONSERVATION OBLIGATIONS

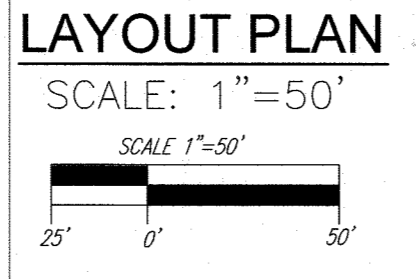


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	EXISTING SIGN
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	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING TREELINE (FIELD LOCATED)
	EXISTING VEGETATION
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EX SPECIMEN TREE W/ CRITICAL ROOT ZONE
	SOILS BOUNDARY
	MODERATE SLOPES (15% - 24.99%)
	STEEP SLOPE (>25%)
	EX FOREST CONSERVATION EASEMENT PLATS 20074-76



KEY MAP
NOT TO SCALE



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION 8/23/21 DATE

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT 10/20/21 DATE

OWNER
CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTVILLE RD.
MARRIOTTVILLE, MD 21104
(410) 442-5888

DEVELOPER
SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
LAYOUT PLAN
CHAPEL GATE
PARCEL A
AND NON-BUILDABLE BULK PARCELS B, C & D

PARCELS: 110 & 421
TAX MAP: 16 GRD: 10
3RD ELECTION DISTRICT

ZONED: CEF-M
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

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: 09-27-2022

DESIGN BY: RHV
DRAWN BY: VE+TG
CHECKED BY: RHV
DATE: AUGUST 2021
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

[Signature]
ROBERT H. VOGEL, PE No. 16193

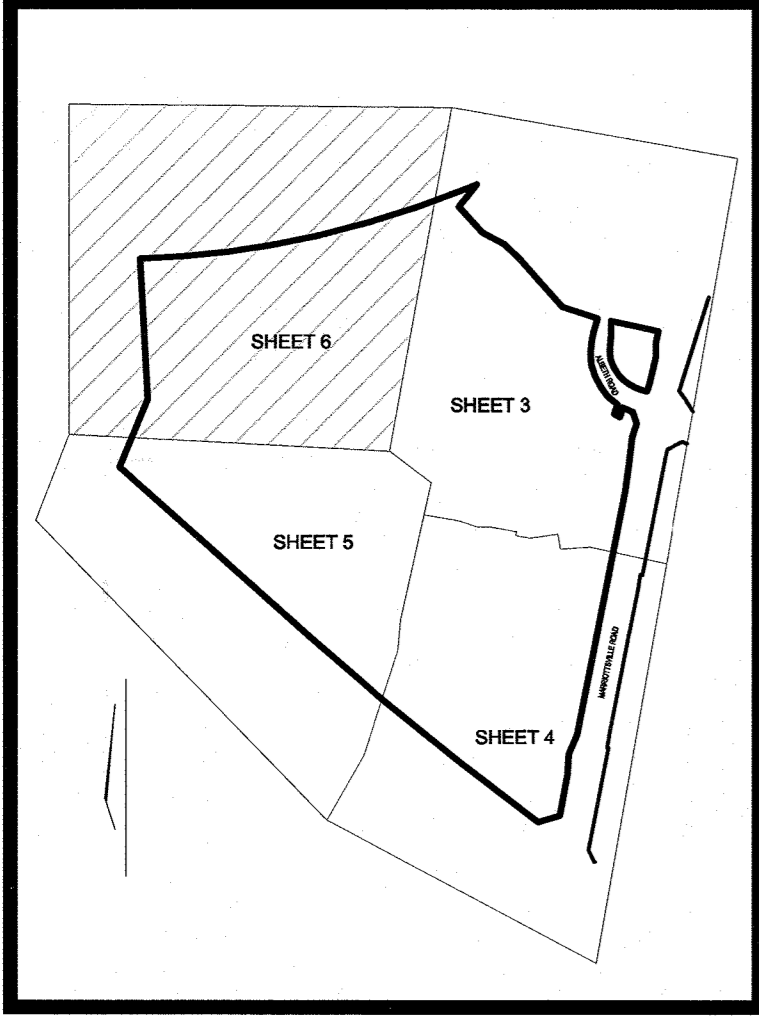
5 SHEET OF 13

REFER TO SHEETS 9-13 FOR THE REVISED FOREST CONSERVATION BOUNDARIES AND FOREST CONSERVATION OBLIGATIONS

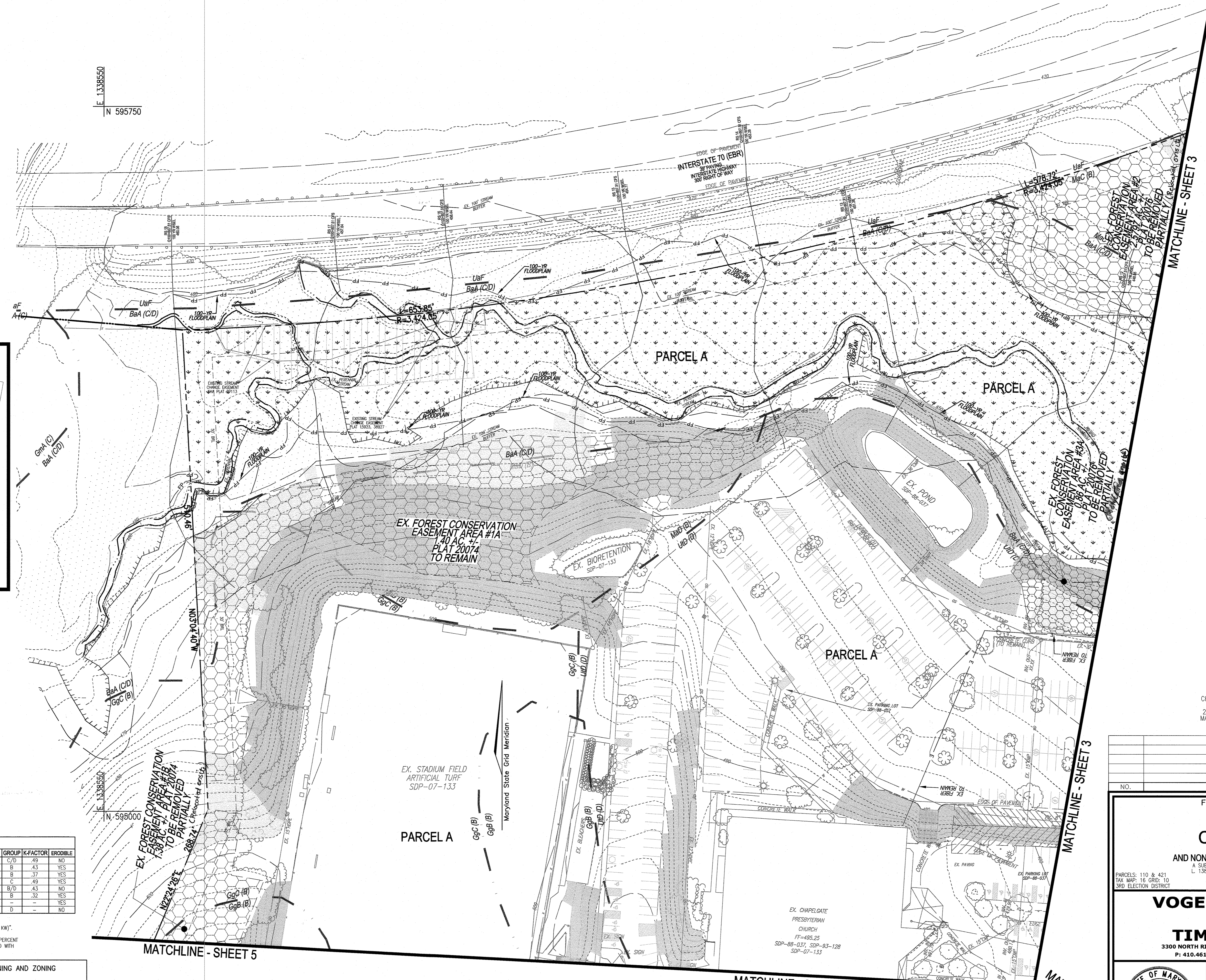
E 1339550
N 595750

E 1339750
N 595750

- LEGEND:**
- EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING TREE LINE (FIELD LOCATED)
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PUBLIC 100 YR FLOODPLAIN
 - EX. STREAM
 - EX. STREAM BUFFER
 - M1B2 M1D3 SOILS BOUNDARY
 - MODERATE SLOPES (15% - 24.99%)
 - STEEP SLOPE (>25%)
 - EX. FOREST CONSERVATION EASEMENT PLATS 20074-76
 - EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE



KEY MAP
NOT TO SCALE



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BaA	BALILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GgD	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hg	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UaF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
Ud	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

NOTE:
-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
-HOWARD COUNTY SOILS MAP NUMBER 12 - SYKESVILLE SE
-K VALUES PER <https://www.howardsc.org/documents> - "K" FACTORS (USE KW)
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT * LIMITS OF PROJECT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/23/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/29/21
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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

REFER TO SHEETS 9-13 FOR THE REVISED FOREST CONSERVATION BOUNDARIES AND FOREST CONSERVATION OBLIGATIONS

OWNER
CHAPELGATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTSVILLE RD.
MARRIOTTSVILLE, MD 21104
(410) 442-5888

DEVELOPER
SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

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FINAL SUPPLEMENTAL PLAN
LAYOUT PLAN
CHAPELGATE
PARCEL A
AND NON-BUILDABLE BULK PARCELS B, C & D
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
TAX MAP 16 GRID 10
L 1389/F, 339 (P. 110) - L 4153/F, 424 (F. 421)
PARCELS: 110 & 421
3RD ELECTION DISTRICT
ZONED: CEF-M
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
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PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: VE+TG
CHECKED BY: RHV
DATE: AUGUST 2021
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

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ROBERT H. VOGEL, PE No. 16193

6 SHEET OF 13

LEGEND

	EXISTING CURB AND GUTTER
	EXISTING CONTOUR
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING UTILITY POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING WETLAND
	EXISTING WETLAND BUFFER
	EX. 100 YEAR FLOODPLAIN
	EXISTING STREAM
	EXISTING STREAM BUFFER
	EXISTING VEGETATION
	M1B2 SOILS BOUNDARY
	M1D3 SOILS BOUNDARY
	EXISTING SIDEWALK
	EXISTING FENCE
	EX. SPECIMEN TREE
	EX. SPECIMEN TREE TO BE REMOVED SEE SHEET 27
	CHAPELGATE WOODS LIMIT OF DISTURBANCE

FOREST CONSERVATION LEGEND:

	EX. FOREST CONSERVATION EASEMENT TO BE REMOVED OR REDEFINED
	EX. FOREST CONSERVATION EASEMENT (TO REMAIN)

SDP-07-133 - NOTE

PER SDP-07-133
 THE PREVIOUSLY RECORDED FOREST RETENTION AREAS WERE BASED ON THE PROPOSED ULTIMATE DEVELOPMENT AS ANTICIPATED. (REFER TO SDP-07-133, SHEET 28)
 THE OWNER RESERVES THE RIGHT TO ADJUST THE LIMITS OF THE FOREST RETENTION AREAS ONSITE, AND TO PAY A FEE-IN-LIEU, IF RETENTION REQUIREMENTS CANNOT ULTIMATELY BE MET ONSITE.
 THE OWNER SHALL RECORD AN AMENDED PLAT IF FOREST CONSERVATION AREAS CHANGE DURING THE FUTURE PHASES OF DEVELOPMENT, WITH NO FINANCIAL PENALTY FOR CHANGES OR REDUCTION IN THE LIMITS OF RETENTION.
 STANDARD FEES WILL BE CHARGED AS SURETY FOR RETENTION OR FOR FEE-IN-LIEU.

PER SDP07-133:

FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN PREVIOUSLY ADDRESSED BY THE PLACEMENT OF 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS AND THE POSTING OF SURETY UNDER SDP-03-122(F)/FOREST CONSERVATION PLAT OF EASEMENT (RECORDING REFERENCE NOS. 15923 TO 15925). THESE PREVIOUSLY RECORDED EASEMENTS WERE RECONFIGURED AND NEW EASEMENT AREAS ADDED UNDER THE SDP-07-133 PLAN.

THE REVISED FOREST CONSERVATION PLAT, SDP 07-133(F)/ PLAT FOR GRANT OF FOREST CONSERVATION EASEMENTS (RECORDING REFERENCE NOS. 20074 TO 20076), PLACED 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH MET THE OBLIGATION OF REQUIRED RETENTION.

CHAPELGATE PRESBYTERIAN CHURCH INC. FOREST CONSERVATION EASEMENTS			
FCE#	SDP-02-133 PLATS 15923-25	SDP-07-133 PLATS 20074-76	
#1	6.2811 AC	1.40 AC	
#1A		1.38 AC	
#1B			
#2	2.5797 AC	2.58 AC	
#3	0.3735 AC	0.86 AC	
#3A			
#4	0.4309 AC	0.43 AC	
#5	1.0790 AC	1.08 AC	
#6	2.0558 AC	3.44 AC	
#6A			
#7		1.63 AC	
TOTALS	12.80 AC	12.80 AC	

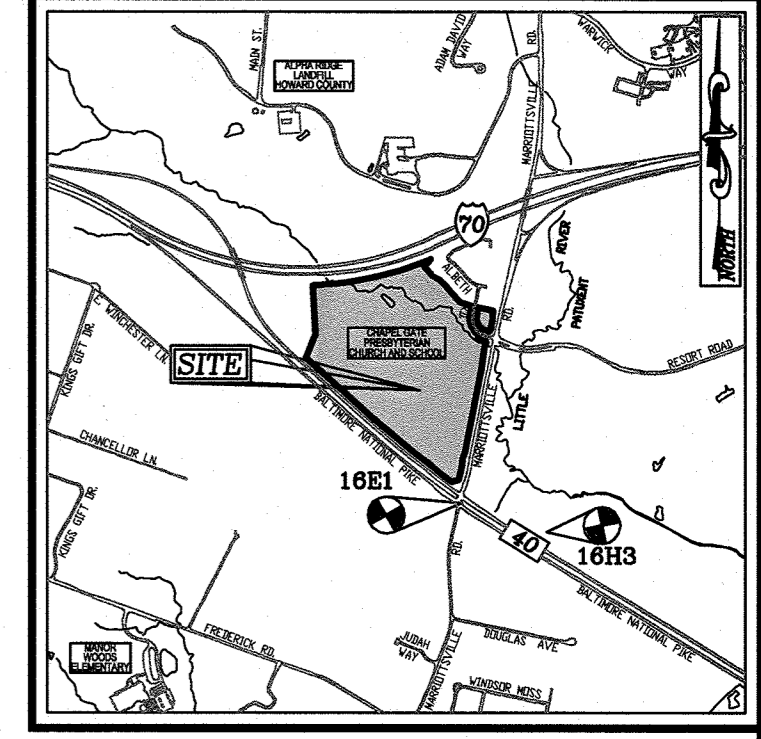
SDP-02-133 - ORIGINAL EASEMENTS
 SDP-07-133 - AMENDED EASEMENTS

NOTE

THIS PLAN DETAILS THE EXISTING PLATTED 'CHAPELGATE' FOREST CONSERVATION EASEMENTS.

AS LABELED, SOME OF THE EXISTING EASEMENTS WILL REMAIN AS PLATTED, WHILE OTHERS WILL BE COMPLETELY REMOVED OR REDEFINED TO ACCOMMODATE THE 'CHAPELGATE WOODS' PROJECT.

REFER TO SHEET 11-12 FOR THE PROPOSED FOREST CONSERVATION EASEMENTS WHICH PROVIDE THE CHAPELGATE 'CHURCH' AND THE CHAPELGATE WOODS (F-21-011) FOREST CONSERVATION OBLIGATIONS.

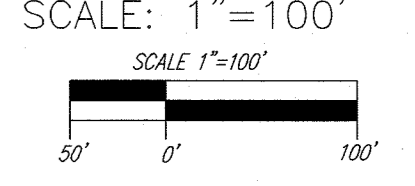


SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
GrA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GrC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
GrB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GrH	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hs	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UaF	UDORTHERTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UdD	URBAN LAND-UDORTHERTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 -HOWARD COUNTY SOILS MAP NUMBER 12 - SHIKESVILLE SE
 -K VALUES FOR: <http://www.howardcountymd.org/documents> - K FACTORS (USE 'KW')
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT * LIMITS OF PROJECT

CURRENT / PLATTED FOREST CONSERVATION EASEMENTS - PLAN



OWNER
 CHAPELGATE PRESBYTERIAN CHURCH, INC.
 2600 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104
 (410) 442-5888

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
 CURRENT / PLATTED FOREST CONSERVATION EASEMENTS
CHAPELGATE
 AND NON-BUILDABLE BULK PARCELS B, C & D
 PARCEL A
 L 1389/F. 339 (P. 110) - L 4163/F. 424 (P. 421)
 PARCELS: 110 & 421
 TAX MAP: 16 GRD: 10
 3RD ELECTION DISTRICT
 ZONED: CEF-M
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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DESIGN BY: RHV
 DRAWN BY: VE+TG
 CHECKED BY: RHV
 DATE: AUGUST 2021
 SCALE: AS SHOWN
 W.O. NO.: 13-36 / 40220

7 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/23/21

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 9/12/21



CHAPELGATE PRESBYTERIAN CHURCH INC. FOREST CONSERVATION EASEMENTS			
FC#	SDP-02-133 PLATS 15923-25	SDP-07-133 PLATS 20074-76	F-21-014
#1	6.2811 AC		
#1A		1.40 AC	
#1B		1.38 AC	
#1C			3.55 AC
#2	2.5797 AC	2.58 AC	
#2A			2.53 AC
#3	0.3735 AC		
#3A		0.86 AC	
#3B			0.65 AC
#3C			0.52 AC
NON CREDITED			-0.42 AC
#4	0.4309 AC	0.43 AC	
#4A			2.48 AC
#5	1.0790 AC	1.08 AC	0 AC
#6	2.0558 AC	3.44 AC	
#6A			3.77 AC
#6B			-0.059 AC
NON CREDITED			0 AC
#7		1.63 AC	0 AC
TOTALS	12.80 AC	12.80 AC	12.81 AC

SDP-02-133 - ORIGINAL EASEMENTS
SDP-07-133 - AMENDED EASEMENTS
PLANS (F-21-011 & F-21-014):
- ADDS 3.60 ACRES OF RETENTION
- REMOVES PART OF CURRENT FCE#2, #3A, #4, #6A
- REMOVE ALL OF FCE#5 AND FCE#7

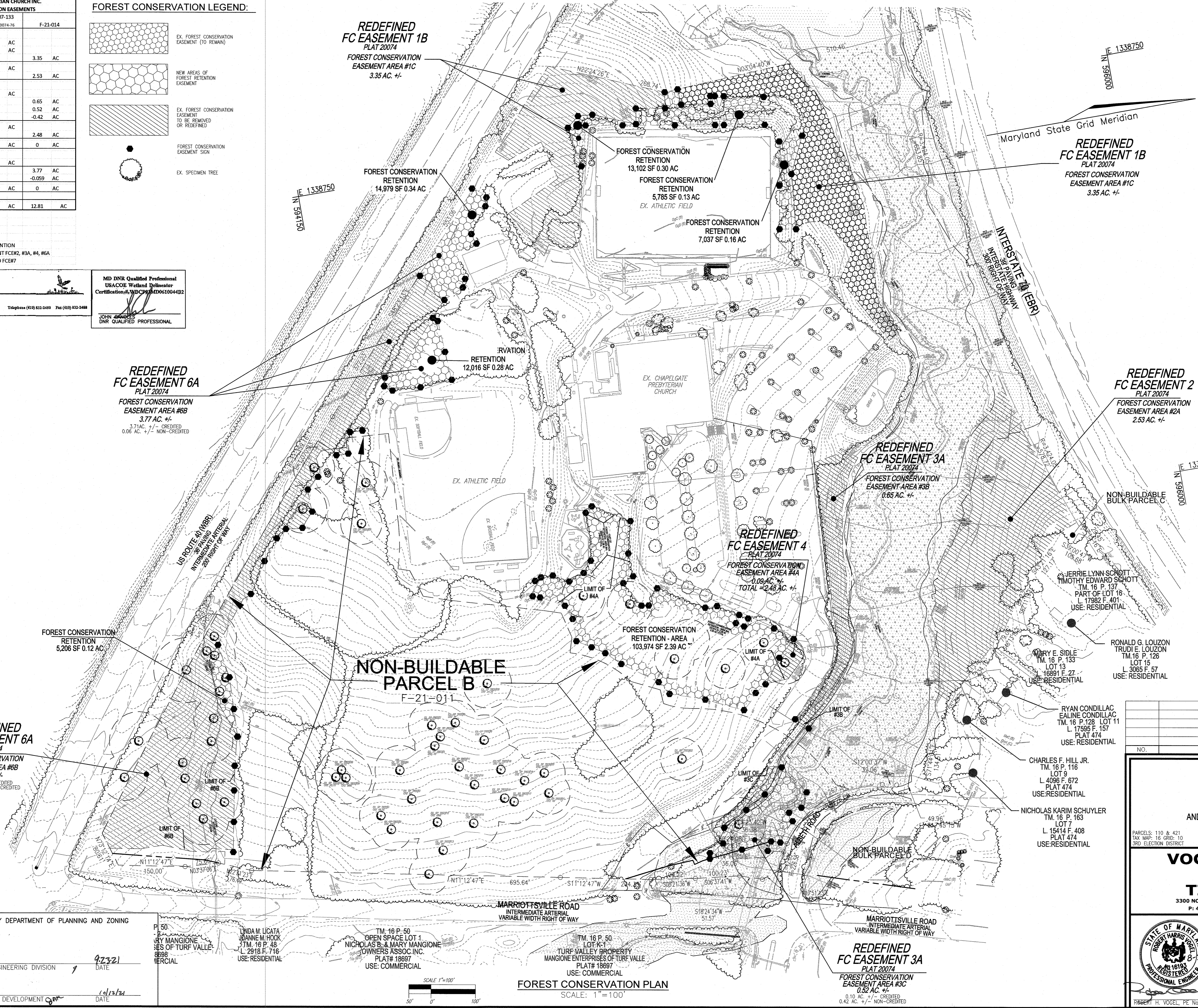
Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5066 Glen Arm, Maryland 21057 Telephone (410) 832-3489 Fax (410) 832-3488

MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # WDC099MD061004102
JOHN J. GAMBRES
DNR QUALIFIED PROFESSIONAL

FOREST CONSERVATION LEGEND:

- EX. FOREST CONSERVATION EASEMENT (TO REMAIN)
- NEW AREAS OF FOREST RETENTION EASEMENT
- EX. FOREST CONSERVATION EASEMENT TO BE REMOVED OR REDEFINED
- FOREST CONSERVATION EASEMENT SIGN
- EX. SPECIMEN TREE

- LEGEND**
- EXISTING CURB AND GUTTER
 - EXISTING CONTOUR
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING UTILITY POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING WETLAND
 - EXISTING WETLAND BUFFER
 - EX. 100 YEAR FLOODPLAIN
 - EXISTING STREAM BUFFER
 - EXISTING VEGETATION
 - SOILS BOUNDARY
 - EXISTING SIDEWALK
 - EXISTING FENCE



OWNER
CHAPELGATE PRESBYTERIAN CHURCH, INC. SUITE 415
2600 MARRIOTTVILLE RD.
MARRIOTTVILLE, MD 21104
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DEVELOPER
SECURITY DEVELOPMENT
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SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
FOREST CONSERVATION PLAN
CHAPELGATE
PARCEL A
AND NON-BUILDABLE BULK PARCELS B, C & D
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
L. 1389/F. 339 (P. 110) - L. 4163/F. 424 (P. 421)
ZONED: CET-M
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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8 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

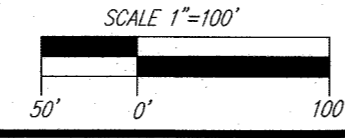
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/23/21

PI 50
JOHN MANGIONE
OWNER'S ASSOC. INC.
2918 F. 716
8898
COMMERCIAL

TM. 16 P. 50
OPEN SPACE LOT 1
NICHOLAS B. & MARY MANGIONE
OWNERS ASSOC. INC.
PLAT # 18897
USE: COMMERCIAL

TM. 16 P. 50
LOT K-1
TURF VALLEY PROPERTY
MANGIONE ENTERPRISES OF TURF VALLEY
PLAT # 18897
USE: COMMERCIAL

REDEFINED FC EASEMENT 3A
PLAT 20074
FOREST CONSERVATION EASEMENT AREA #3C
0.52 AC +/-
0.10 AC +/- CREDITED
0.42 AC +/- NON-CREDITED



- LEGEND:**
- EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
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 - RIGHT-OF-WAY LINE
 - PUBLIC 100 YR FLOODPLAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. STREAM
 - EX. STREAM BUFFER
 - EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
 - 100 YEAR FLOODPLAIN CROSS SECTION / WSEL

- FOREST CONSERVATION LEGEND:**
- EXISTING FOREST CONSERVATION EASEMENT TO REMAIN/BE REDEFINED
 - PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)

SOILS LEGEND

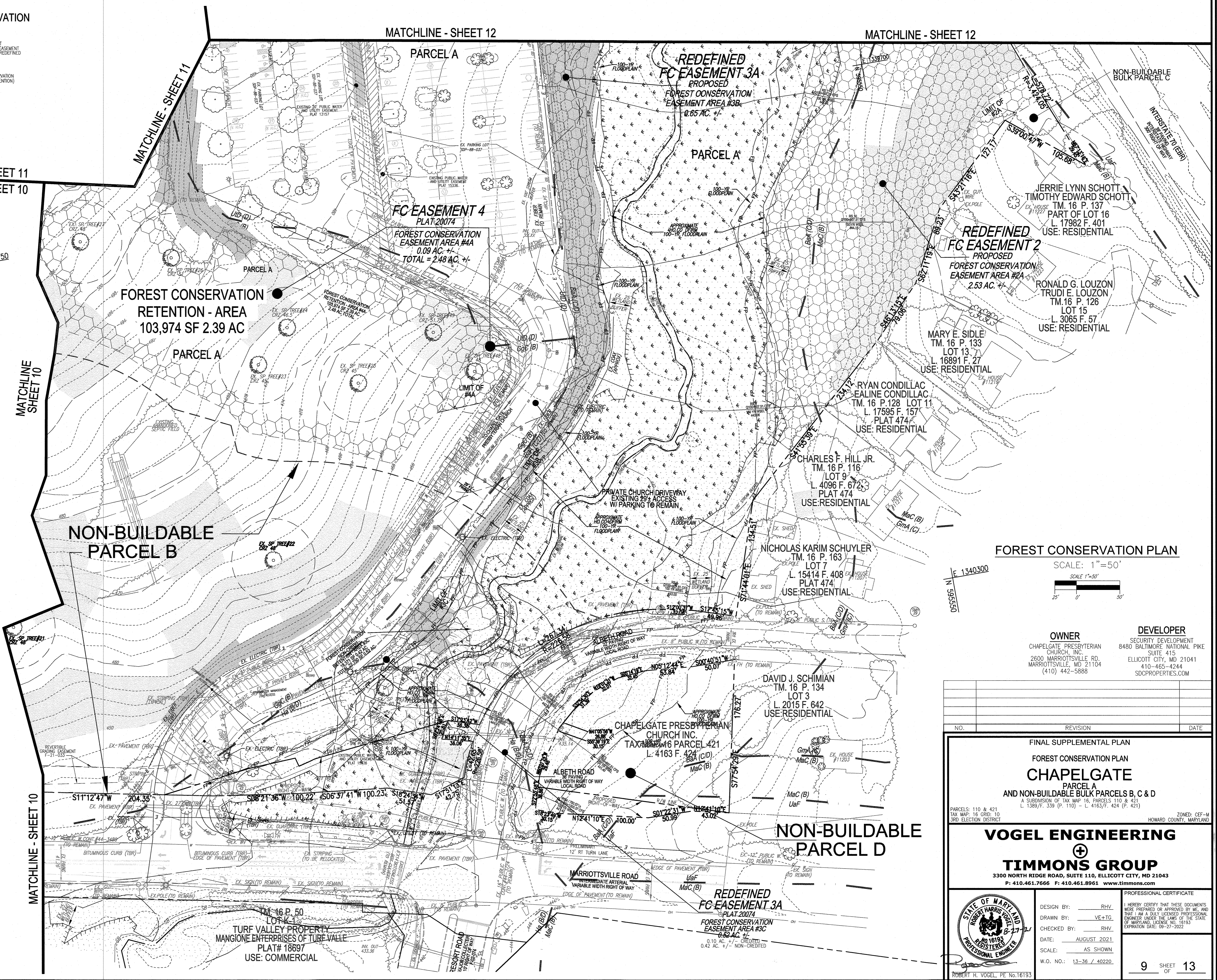
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
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UcF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UcD	UDORTMENTS, HIGHWAY, 0 TO 15 PERCENT SLOPES	D	-	NO

NOTE:
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 -K VALUES PER <https://www.howardcountymd.gov/documents> - * K FACTORS (USE KW)
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 9/23/21

DATE: 10/12/21



FOREST CONSERVATION PLAN
 SCALE: 1"=50'
 OWNER: CHAPEL GATE PRESBYTERIAN CHURCH, INC. 2600 MARIOTTVILLE RD. MARIOTTVILLE, MD 21104 (410) 442-5888
 DEVELOPER: SECURITY DEVELOPMENT 8480 BALTIMORE NATIONAL PIKE SUITE 415 ELLICOTT CITY, MD 21041 410-465-4244 SDCPROPERTIES.COM

NO. REVISION DATE

FINAL SUPPLEMENTAL PLAN
 FOREST CONSERVATION PLAN
CHAPEL GATE
 PARCEL A
 AND NON-BUILDABLE BULK PARCELS B, C & D
 PARCELS 110 & 421 TAX MAP #16 GRID 10, 3RD ELECTION DISTRICT
 A SUBDIVISION OF TAX MAP #16, PARCELS 110 & 421 L. 1389/F. 339 (P. 110) - L. 4163/F. 424 (P. 421)
 ZONED: CEF-M HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 TIMMONS GROUP
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9 SHEET OF 13

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
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GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GmB	GLENELG BALE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hs	HATBORO-CODDERS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UdF	UDORTHS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UdD	URBAN LAND-UDORTHS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

NOTE:
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 -HOWARD COUNTY SOILS MAP NUMBER 12 - SKYKESVILLE SE
 -"K" VALUES PER https://www.howardcountymd.gov/documents - "K" FACTORS (USE KW)
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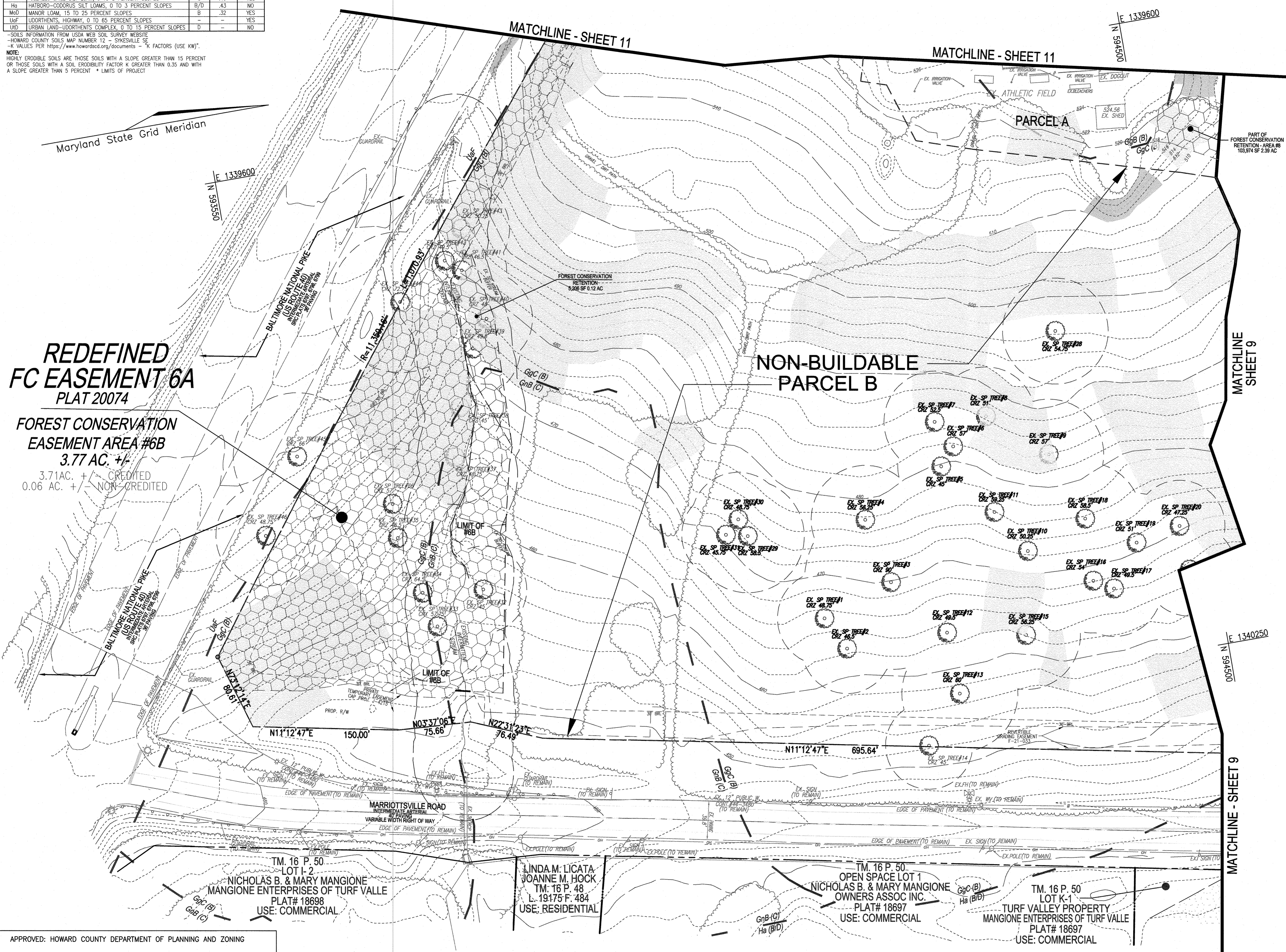
FOREST CONSERVATION LEGEND:	
	EXISTING FOREST CONSERVATION EASEMENT TO REMAIN/BE REDEFINED
	PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)

LEGEND:	
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
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	EXISTING VEGETATION
	EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
	PROPERTY LINE
	RIGHT-OF-WAY LINE

REDEFINED FC EASEMENT 6A
 PLAT 20074

FOREST CONSERVATION EASEMENT AREA #6B
 3.77 AC. +/-

3.71 AC. +/- CREDITED
 0.06 AC. +/- NON-CREDITED



OWNER
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.
 SUITE 415
 2600 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104
 (410) 442-5888

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
 FOREST CONSERVATION PLAN
CHAPEL GATE
 PARCEL A
 AND NON-BUILDABLE BULK PARCELS B, C & D
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 L. 1389/F. 339 (P. 110) - L. 4163/F. 424 (P. 421)

VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

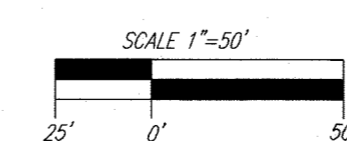
DESIGN BY: RHY	PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2022.
DRAWN BY: VE+TG	
CHECKED BY: RHY	
DATE: AUGUST 2021	
SCALE: AS SHOWN	
W.O. NO.: 13-26 / 40220	10 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 9/23/21

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 10/12/21

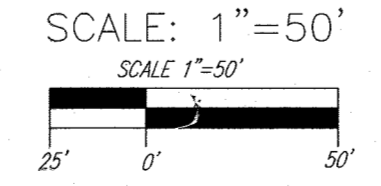
FOREST CONSERVATION PLAN
 SCALE: 1"=50'



**REDEFINED
FC EASEMENT 1B
PLAT 20074
FOREST CONSERVATION
EASEMENT AREA #1C
3.35 AC. +/-**

**REDEFINED
FC EASEMENT 6A
PLAT 20074
FOREST CONSERVATION
EASEMENT AREA #6B
3.77 AC. +/-
3.71 AC. +/- CREDITED
0.06 AC. +/- NON-CREDITED**

FOREST CONSERVATION PLAN



- LEGEND:**
- EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE

- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX. SPECIMEN TREE (W/ CRITICAL ROOT ZONE)

FOREST CONSERVATION LEGEND:

- EXISTING FOREST CONSERVATION EASEMENT TO REMAIN/BE REDEFINED
- PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)

OWNER
CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTSVILLE RD.
MARRIOTTSVILLE, MD 21104
(410) 442-5888

DEVELOPER
SECURITY DEVELOPMENT INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
FOREST CONSERVATION PLAN
CHAPEL GATE
PARCEL A
AND NON-BUILDABLE BULK PARCELS B, C & D
A SUBDIVISION OF TAX MAP 15, PARCELS 110 & 421
L. 1386/F. 339 (P. 110) - L. 4183/F. 424 (P. 421)

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: VE+TC
CHECKED BY: RHV
DATE: AUGUST 2021
SCALE: AS SHOWN
W.D. NO.: 13-36 / 40220

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022

11 SHEET OF 13

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	GROUP	K FACTOR	ERODIBLE
Bga	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GrB	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hs	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MgD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UgF	UDORTHEMITS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UgD	UDORTHEMITS, COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

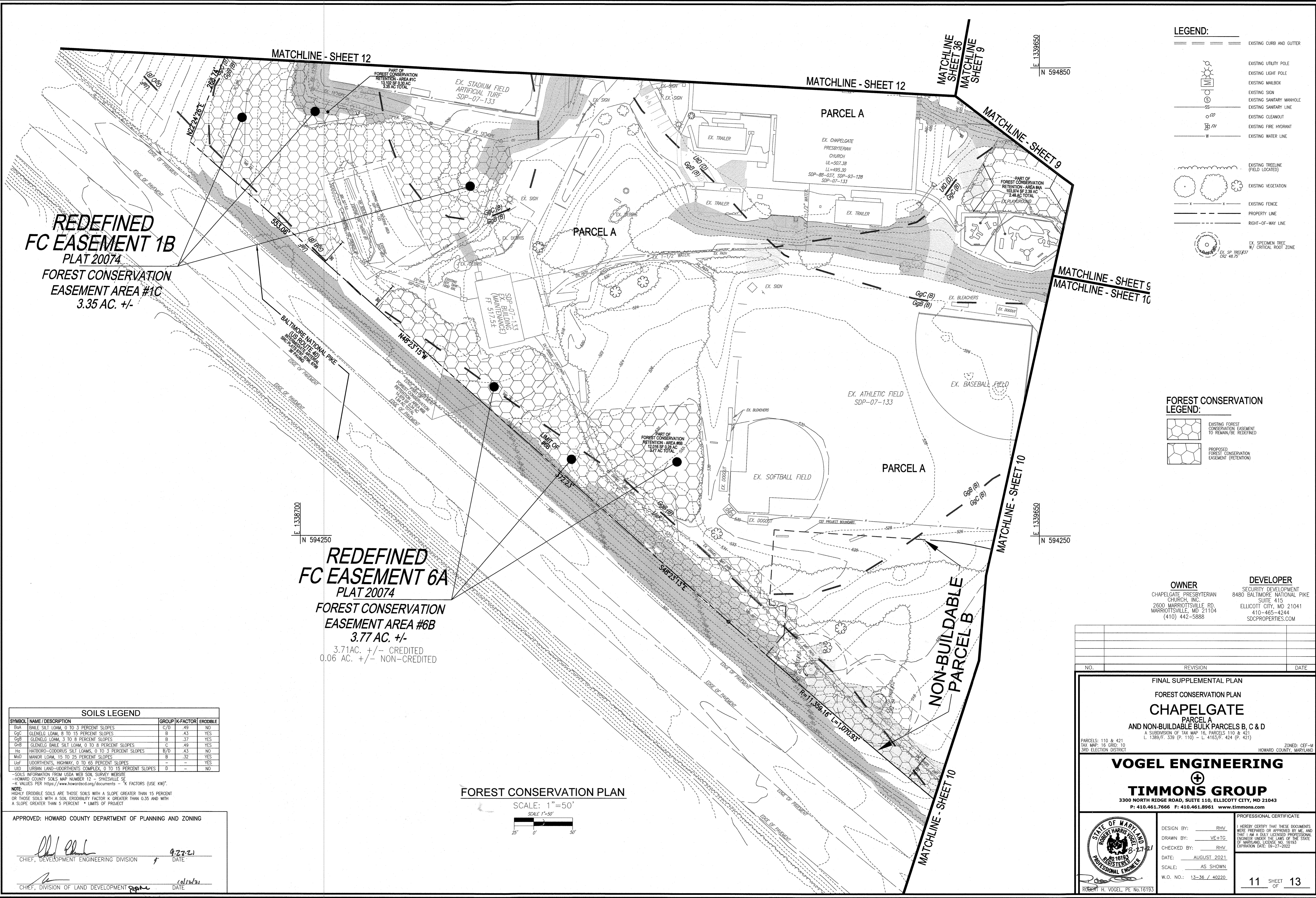
SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
-HOWARD COUNTY SOILS MAP NUMBER 12 - SYKESVILLE SE
-K VALUES PER <https://www.howardscd.org/documents> - *K FACTORS (USE KW)*

NOTE:
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT * LIMITS OF PROJECT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/22/21

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 08/12/21



SDP-07-133 - HOWARD COUNTY
FOREST CONSERVATION WORKSHEET

ZONED CEF
NET TRACT AREA:

A. TOTAL TRACT AREA	46.6 AC.
B. AREA WITHIN 100 YEAR FLOODPLAIN	8.3 AC.
C. AREA TO REMAIN IN AG. PRODUCTION	0.00 AC.
D. NET TRACT AREA	38.3 AC.

LAND USE CATEGORY

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED-MXD-3

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

E. AFFOREST THRESHOLD 15% X D = 5.7 AC
F. CONSERVATION THRESHOLD 20% X D = 7.7 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER = 33.5 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 27.8 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 25.9 AC

BREAK EVEN POINT:
(2 X I) + F = BREAK EVEN POINT (0 AC)

J. BREAK EVEN POINT / FOREST RET. ABOVE THRESHOLD W/ NO MIT. = 12.8 AC
K. FOREST CLEARING PERMITTED WITHOUT MITIGATION = 20.7 AC

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED = 20.7 AC
M. TOTAL AREA OF FOREST TO BE RETAINED = 12.8 AC (IN FCE)
(IN ADDITION TO 8.3 ACRES FORESTED FLOODPLAIN)

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 2.5) = 5.2 AC
O. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.0 AC
P. TOTAL REFORESTATION REQUIRED (N+O-F) = 5.2 AC
Q. TOTAL AFFORESTATION REQUIRED (N+O) = 0.0 AC
R. TOTAL AFFORESTATION REQUIRED (N+O) = 0.0 AC
T. TOTAL PLANTING REQUIREMENT (REFORESTATION) = 0.0 AC

SDP-03-133 - NOTE
FOREST CONSERVATION SURETY IS ASSOCIATED WITH SDP-03-133 (PLATS 15923-15925).
NO NEW EASEMENTS ARE REQUIRED FOR F-21-011, ONLY THE REMOVAL OF CERTAIN RECORDED EASEMENTS AND THE REDEFINING OF THE EXISTING EASEMENTS PREVIOUSLY RECORDED UNDER PLATS 20074-20076.

PER SDP07-133, FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN PREVIOUSLY ADDRESSED BY THE PLACEMENT OF 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS AND THE POSTING OF SURETY UNDER SDP-03-133(F). FOREST CONSERVATION PLAT OF EASEMENT (RECORDING REFERENCE NOS. 15923 TO 15925). THESE PREVIOUSLY RECORDED EASEMENTS WERE RECONFIGURED AND NEW EASEMENT AREAS ADDED UNDER THE SDP-07-133 PLAN.

THE REVISED FOREST CONSERVATION PLAT, SDP 07-133(F.C.) PLAT FOR GRANT OF FOREST CONSERVATION EASEMENTS (RECORDING REFERENCE NOS. 20074 TO 20076), PLACED 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH MET THE OBLIGATION OF REQUIRED RETENTION.

UNDER F-21-014 FOREST CONSERVATION EASEMENTS HAVE BEEN RECONFIGURED AS PART OF F-21-014 AND THIS PLAN PROPOSAL TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL. PORTIONS OF PREVIOUSLY PLATTED FOREST CONSERVATION EASEMENT HAVE BEEN REMOVED AND/OR RECONFIGURED, F-21-014 AND THIS PLAN F-21-011 IDENTIFIES NON-CREDITED AREAS OF RETENTION (<30' WIDE) AND THE NEW AREAS OF RETENTION EASEMENT.

THE RESULT IS 12.81 ACRES OF ON-SITE RETENTION.
TOTAL FOREST CONSERVATION OBLIGATION REMAINS PROVIDED ON-SITE VIA RETENTION EASEMENT (NO SURETY REQUIRED).

NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

SDP-07-133 - NOTE
PER SDP-07-133
THE PREVIOUSLY RECORDED FOREST RETENTION AREAS WERE BASED ON THE PROPOSED ULTIMATE DEVELOPMENT AS ANTICIPATED.
(REFER TO SDP-07-133, SHEET 28)

THE OWNER RESERVES THE RIGHT TO ADJUST THE LIMITS OF THE FOREST RETENTION AREAS ON-SITE, AND TO PAY A FEE-IN-LIEU, IF RETENTION REQUIREMENTS CANNOT ULTIMATELY BE MET ON-SITE.

THE OWNER SHALL RECORD AN AMENDED PLAT IF FOREST CONSERVATION AREAS CHANGE DURING THE FUTURE PHASES OF DEVELOPMENT, WITH NO FINANCIAL PENALTY FOR CHANGES OR REDUCTION IN THE LIMITS OF RETENTION.

STANDARD FEES WILL BE CHARGED AS SURETY FOR RETENTION OR FOR FEE-IN-LIEU.

PER SDP07-133;
FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN PREVIOUSLY ADDRESSED BY THE PLACEMENT OF 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS AND THE POSTING OF SURETY UNDER SDP-03-133(F). FOREST CONSERVATION PLAT OF EASEMENT (RECORDING REFERENCE NOS. 15923 TO 15925). THESE PREVIOUSLY RECORDED EASEMENTS WERE RECONFIGURED AND NEW EASEMENT AREAS ADDED UNDER THE SDP-07-133 PLAN.

THE REVISED FOREST CONSERVATION PLAT, SDP 07-133(F.C.) PLAT FOR GRANT OF FOREST CONSERVATION EASEMENTS (RECORDING REFERENCE NOS. 20074 TO 20076), PLACED 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH MET THE OBLIGATION OF REQUIRED RETENTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/23/21

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/12/21

CHAPEL GATE PRESBYTERIAN CHURCH INC.
FOREST CONSERVATION EASEMENTS

FCE#	SDP-02-133 PLATS 15923-25	SDP-07-133 PLATS 20074-76	F-21-014
#1	6.2811 AC		
#1A		1.40 AC	
#1B		1.38 AC	
#1C			3.35 AC
#2	2.5797 AC	2.58 AC	
#2A			2.53 AC
#3	0.3735 AC		
#3A		0.86 AC	
#3B			0.65 AC
#3C			0.52 AC
NON CREDITED			-0.42 AC
#4	0.4309 AC	0.43 AC	
#4A			2.48 AC
#5	1.0790 AC	1.08 AC	0 AC
#6	2.0558 AC		
#6A		3.44 AC	
#6B			3.77 AC
NON CREDITED			-0.059 AC
#7		1.63 AC	0 AC
TOTALS	12.80 AC	12.80 AC	12.81 AC

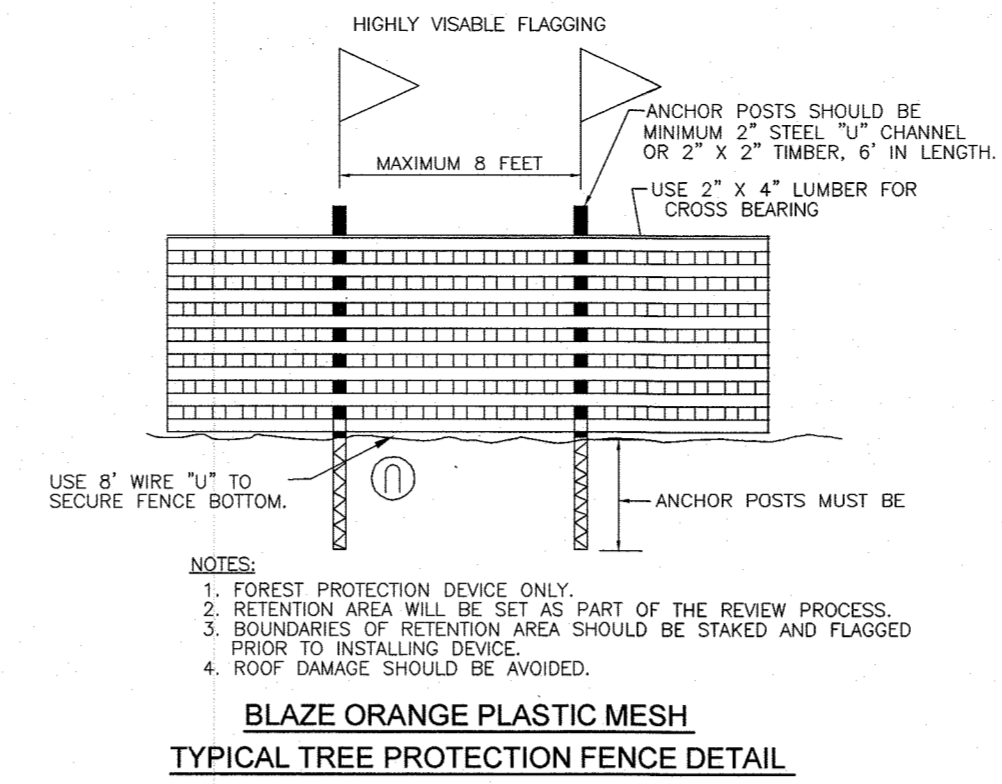
SDP-02-133 - ORIGINAL EASEMENTS
SDP-07-133 - AMENDED EASEMENTS
PLANS (F-21-011 & F-21-014):
- ADDS 3.60 ACRES OF RETENTION
- REMOVES PART OF CURRENT FCE#2, #3A, #4, #6A
- REMOVE ALL OF FCE#5 AND FCE#7

Specimen Tree Chart

Key (DBH)	Species	Size (ft. dbh)	CRZ (ft. radius)	Comments
1	Tulip poplar	32.5	48.75	TO BE REMOVED
2	Tulip poplar	31.5	46.5	TO BE REMOVED
3	Tulip poplar	60+	90	poor major trunk rot to be removed
4	Tulip poplar	37.5	56.25	TO BE REMOVED
5	Tulip poplar	30	45	TO BE REMOVED
6	Tulip poplar	38	57	TO BE REMOVED
7	Tulip poplar	35	52.5	TO BE REMOVED
8	Tulip poplar	34	51	TO BE REMOVED
9	Tulip poplar	38	57	TO BE REMOVED
10	Tulip poplar	33.5	50.25	TO BE REMOVED
11	Tulip poplar	38.5	57.75	TO BE REMOVED
12	Tulip poplar	33	49.5	fair condition, some dieback to be removed
13	Tulip poplar	40	60	TO BE REMOVED
14	Tulip poplar	30	45	TO REMAIN
15	Tulip poplar	37.5	56.25	TO BE REMOVED
16	Tulip poplar	36	54	TO BE REMOVED
17	Tulip poplar	33	49.5	TO BE REMOVED
18	Tulip poplar	39	58.5	TO BE REMOVED
19	Tulip poplar	34	51	TO BE REMOVED
20	Tulip poplar	31.5	47.25	TO BE REMOVED
21	Tulip poplar	32	48	TO BE REMOVED
22	Tulip poplar	32	48	TO BE REMOVED
23	Tulip poplar	33	49.5	TO REMAIN
24	Tulip poplar	31	46.5	TO REMAIN
25	Tulip poplar	30	45	TO REMAIN
26	Tulip poplar	34	51	TO REMAIN
27	Tulip poplar	32	48	TO REMAIN
28	Tulip poplar	36.5	54.75	TO BE REMOVED
29	Tulip poplar	39	58.5	TO BE REMOVED
30	Tulip poplar	32.5	48.75	TO BE REMOVED
31	Tulip poplar	38.5	57.75	TO BE REMOVED
32	Tulip poplar	30	45	TO REMAIN
33	Red oak	38.5	57.75	TO REMAIN
34	Red oak	43	64.5	TO REMAIN
35	Tulip poplar	31	46.5	TO REMAIN
36	White oak	38	57	TO REMAIN
37	Black oak	32.5	48.75	TO REMAIN
38	Red maple	30	45	TO REMAIN
39	Tulip poplar	33	49.5	TO REMAIN
40	Tulip poplar	32	48	fair condition, some dieback to REMAIN
41	Tulip poplar	31	46.5	TO REMAIN
42	Tulip poplar	33	49.5	TO REMAIN
43	Tulip poplar	33.5	50.25	TO REMAIN
44	Red oak	46.5	72.75	TO REMAIN
45	Tulip poplar	44	66	TO REMAIN
46	Red oak	32.5	48.75	TO REMAIN
47	Quercus sp	40.5	60.75	fair condition, dieback noted to REMAIN
48	Tulip poplar	32	48	TO REMAIN
49	Tulip poplar	34.5	51.75	TO REMAIN
50	Tulip poplar	33	49.5	TO BE REMOVED
51	Red maple	31	46.5	poor, severe rot to BE REMOVED
52	Sour cherry	36	54	fair, heavy vine and trunk rot to REMAIN
53	Tulip poplar	31	46.5	TO REMAIN

SEQUENCE OF CONSTRUCTION FOREST CONSERVATION

- PRE-CONSTRUCTION MEETING, SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
- STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
- INSTALL TREE PROTECTION FENCING; FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
- PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
- TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.



FOREST RETENTION AREAS AND NOTES

- THE WETLANDS AND WETLAND BUFFERS ARE LOCATED ON AN OPEN SPACE LOT 135.
- NO BARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA.
- SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES, RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT NOTES FOR FOREST CONSERVATION

PRE-CONSTRUCTION PHASE

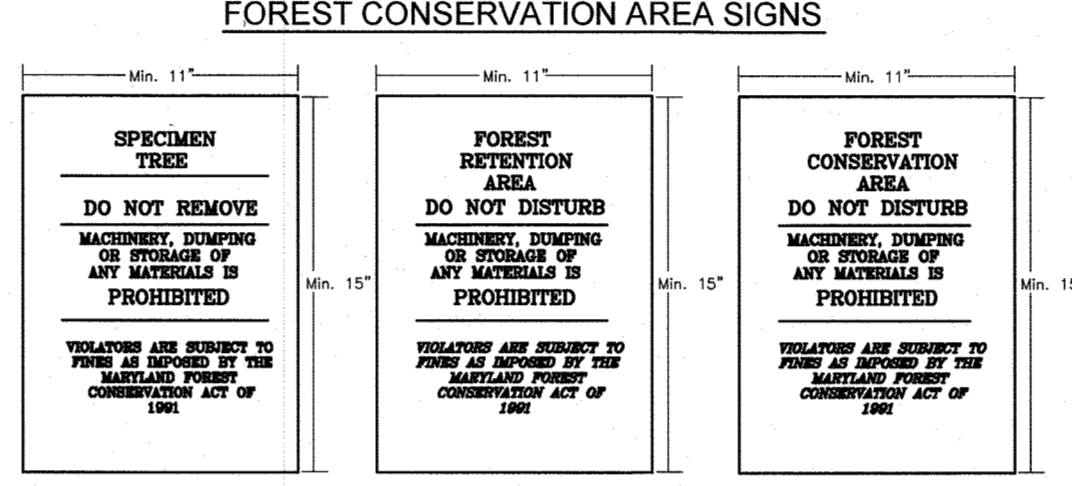
- FOREST RETENTION AREAS SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
- A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNING SHALL BE LIMITED TO THE REMOVAL OF DAMAGED ROOTS. ROOT PRUNING SHALL BE LIMITED TO THE REMOVAL OF DAMAGED ROOTS. ROOT PRUNING SHALL BE LIMITED TO THE REMOVAL OF DAMAGED ROOTS.
- NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA.
- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
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CONSTRUCTION PHASE

- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
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- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.

POST-CONSTRUCTION PHASE

- A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNING SHALL BE LIMITED TO THE REMOVAL OF DAMAGED ROOTS. ROOT PRUNING SHALL BE LIMITED TO THE REMOVAL OF DAMAGED ROOTS.
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- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.



NOTE:

- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
- SIGNS TO BE PLACED APPROXIMATELY 50-100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. WHERE SIGNS ARE TO BE PLACED AT THE REAR OF PROPOSED LOTS, SPACING SHALL BE APPROX. 25-30'.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- ALL FOREST CONSERVATION SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.
- SIGN LOCATION SYMBOL.
- SDP-07-133 FOREST CONSERVATION EASEMENTS SIGN PLACEMENT SHALL BE REVISITED TO CONFORM TO THE REDEFINED EASEMENTS AS SHOWN HEREON.

THIS PROJECT IS SUBJECT TO WP-19-056, ON MARCH 26, 2019; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS

SECTION 16.1205(A)(7) REMOVAL OF SPECIMEN TREES 30" IN DIAMETER OR GREATER. THIS REQUEST IS FOR THE REMOVAL OF 27 SPECIMEN TREES (26 TULIP POPULAR AND 1 MAPLE).

SECTION 16.120(C)(4) SINGLE FAMILY ATTACHED LOTS MAY BE APPROVED WITHOUT PUBLIC ROAD FRONTAGE PROVIDED THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. THE REQUEST IS TO EXCEED THE 200' LENGTH FROM A PUBLIC ROAD FOR LOTS 14, 15, 46-54, 74-79 AND 82-89.

SECTION 16.116 PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES - THE REQUEST IS FOR THE DISTURBANCE TO THE 100' STREAM BUFFER AND 25% STEEP SLOPES TO ACCOMMODATE INSTALLATION OF THE PROPOSED PATHWAY SYSTEM APPROVED AS PART OF THE COMMUNITY ENHANCEMENT REQUIREMENTS PER ZB CASE NO. 1105M.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

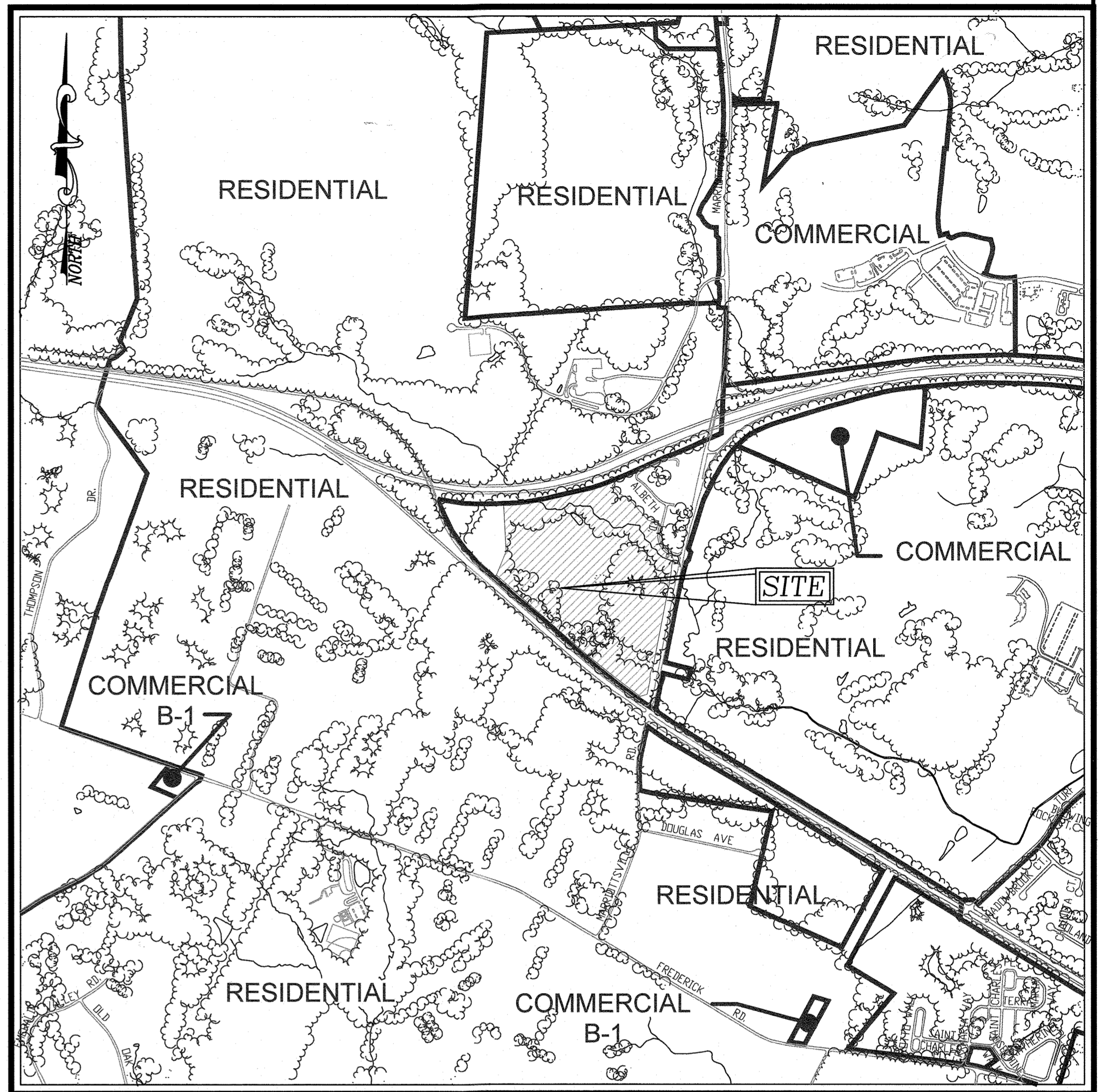
- THE IDENTIFIED SPECIMEN TREES MAY BE REMOVED PROVIDED THEY ARE REPLACED AT A 2:1 RATIO WITH 3" CALIBER NATIVE TREES FOR A TOTAL OF 54 REPLACEMENT TREES. A MINIMUM VARIETY OF THREE NATIVE LARGE SHADE TREE SPECIES SHOULD BE USED TO FULFILL THIS REQUIREMENT. THE MITIGATION TREES SHALL BE SHOWN ON FUTURE SUBDIVISION AND DEVELOPMENT LANDSCAPE PLANS AND BONDED AS LANDSCAPE TREES.
- PROVIDE A CHART ON ALL SUBJECT PLANS TO IDENTIFY THE SPECIMEN TREES PERMITTED TO BE REMOVED AS IDENTIFIED IN THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT ON ALL SUBDIVISION PLAN SUBMISSIONS. ONLY THE SPECIMEN TREES IDENTIFIED IN THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT MAY BE REMOVED.
- PRIVATE ROADS MUST BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS.
- ADDRESS SIGNAGE MAY BE REQUIRED AT THE END OF ALLEYS, AS TO BE DETERMINED BY DEPARTMENT OF FIRE AND RESCUE SERVICES IN FUTURE SUBDIVISION PLAN SUBMISSIONS.
- ANY TRASH PAD AREAS REQUIRED AT THE END OF PRIVATE ALLEYS MUST BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE D&O CONDITIONS OF APPROVED LISTED IN ZB-1105M.
- ADD A GENERAL NOTE THAT LOTS 14-15, LOTS 46-54, LOTS 74-79 AND LOTS 82-89 ARE PERMITTED WITHOUT PUBLIC ROAD FRONTAGE AND TO BE LOCATED ON A PRIVATE ROAD MORE THAN 200' FROM THE PUBLIC ROAD TERMINUS.
- ENCROACHMENTS INTO THE STEEP SLOPES AND STREAM BUFFERS ARE LIMITED TO THE PURPOSE OF INSTALLING THE TRAIL PATH IN ACCORDANCE WITH THE D&O AND EXHIBITS ASSOCIATED WITH ZB-1105M.
- LOD FOR PATHWAY CONSTRUCTION WILL BE LIMITED TO THE MINIMUM REQUIRED TO COMPLETE THE WORK.
- GRADING DETAILS WILL BE PROVIDED TO LIMIT DISTURBANCE TO CRITICAL ROOT ZONES, AND TO KEEP THE WORK AREA TO AN AREA OF MINIMUM DISTURBANCE BY CAREFULLY SELECTING BEST MANAGEMENT CONSTRUCTION METHODS AND EQUIPMENT.
- EXERCISE EQUIPMENT AND THE REFLECTION/SITING AREA WILL BE PLACED OUTSIDE STREAM BUFFERS TO THE EXTENT POSSIBLE.

SPECIMEN TREE - REPLACEMENT CALCULATIONS

NO. TO BE REMOVED	NO. REPLACEMENT REQUIRED	NO. PROVIDED
27	54	54
SEE TABLE		3" CAL.

NOTE:
- REPLACEMENT TREES REQUIRED PER THE APPROVED REMOVAL OF 27 SPECIMEN TREES. REFER TO WP-19-056 DECISION ABOVE
- 3" CALIBER NATIVE SHADE TREES REQUIRED
- A MINIMUM VARIETY OF THREE NATIVE LARGE SHADE TREE SPECIES SHOULD BE USED TO FULFILL THIS REQUIREMENT.
- REFER TO F-21-011 FINAL ROAD CONSTRUCTION PLANS

REFER TO SHEETS 12-18 FOR THE LOCATIONS OF SPECIMEN TREES APPROVED FOR REMOVAL



GENERAL NOTES

WATERSHED NAME: PATUXENT RIVER WATERSHED
WATERSHED NUMBER: 2131105

- A. GROSS SITE AREA: 60.74 AC.
NET SITE AREA: (60.74-4.86-781) 48.07 AC.
B. AREA OF 100-YEAR FLOODPLAIN: 7.81 AC.
C. AREA OF WETLANDS AND BUFFERS(ONSITE): 9.09 AC.±
D. AREA OF STREAM AND BUFFERS (ONSITE): 11.54 AC.±*
E. EXISTING FOREST (FSD): 4.26 AC.
F. ZONED: R-20 (CHURCH) & CEF-M (PROJECT) 27.80 AC.
G. EXISTING USE: CHURCH FACILITY
H. PROPOSED USE: CHURCH FACILITY RESIDENTIAL (SFA)
- * AREAS OVERLAP

VICINITY MAP
SCALE: 1"=1,000'
ADC MAP: PAGE: 19 BLOCK: B3, B4, C3 & C4

BENCHMARKS
HOWARD COUNTY BENCHMARK 16E1 (CONC. MON.)
N 593250.96 E 1340192.70 ELEV. 463.89
LOCATION: ISLE AT CORNER RT-40 & MARRIOTTSVILLE ROAD
HOWARD COUNTY BENCHMARK 16H3 (CONC. MON.)
N 592408.04 E 1341523.97 ELEV. 469.71
LOCATION: RT-40, 0.45 MILES WEST OF TURF VALLEY ROAD

OWNER: CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTSVILLE RD.
MARRIOTTSVILLE, MD 21104
(410) 442-5888

DEVELOPER: SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

Eco-Science Professionals, Inc. Consulting Ecologists
P.O. Box 6906 Clie Arm, Maryland 21057 Telephone (410) 832-2483 Fax (410) 832-2488

MD DNR Qualified Professional USA/COE Wetland Delineator
Certification # WDCP93MD061004482
JOHN JAMES DNR QUALIFIED PROFESSIONAL

Forest Stand Data

Key	Community Type	Average (ft)	Dominant Vegetation	General Condition	Priority
F1	Oak-Maple	2.2	Upland forest of oaks, Quercus velutina, Quercus velutina	Good	25 acres 100 trees
F2	Forest	31.8	Liquidambar styraciflua, Fraxinus americana, Acer rubrum, Betula papyrifera	Fair	38.70 acres
F3	Wetland	3.7	Acer rubrum, Fraxinus americana, Liquidambar styraciflua, Prunus serotina	Good	2.14 wetland, 100 trees

FSB NOTES:

- No rare, threatened or endangered species or their habitats were observed on the property.
- No cemeteries or historic properties are known to occur on the property.
- Surrounding land use is primarily medium/high density residential development.
- Approximately 0.4 acres of forest is present within 100 feet of the subject property.
- All of the wetlands and streams are part of the Little Patuxent River watershed (02-13-11). These streams are classified as Use I-P waters.
- Approximately 8.5 acres of 100 year floodplain is present on the property.
- Steep slopes are present on the property.
- Specimen trees are present on the property.

FINAL SUPPLEMENTAL PLAN
FOREST CONSERVATION PLAN
NOTES AND DETAILS
CHAPEL GATE
PARCEL A
AND NON-BUILDABLE BULK PARCELS B, C & D
A SUBDIVISION OF 10 MAP 16, PARCELS 110 & 421
(1389' x 339' (P. 110) - L. 4165' / 124' (P. 421))

PARCELS: 110 & 421
TAX MAP: 16 GRD: 10
3RD ELECTION DISTRICT

ZONED: CEF-M
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL, PE No.16193

PROFESSIONAL CERTIFICATE
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: 09-27-2022.

DESIGN BY: RHV
DRAWN BY: VE+TC
CHECKED BY: RHV
DATE: AUGUST 2021
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

13 SHEET OF 13