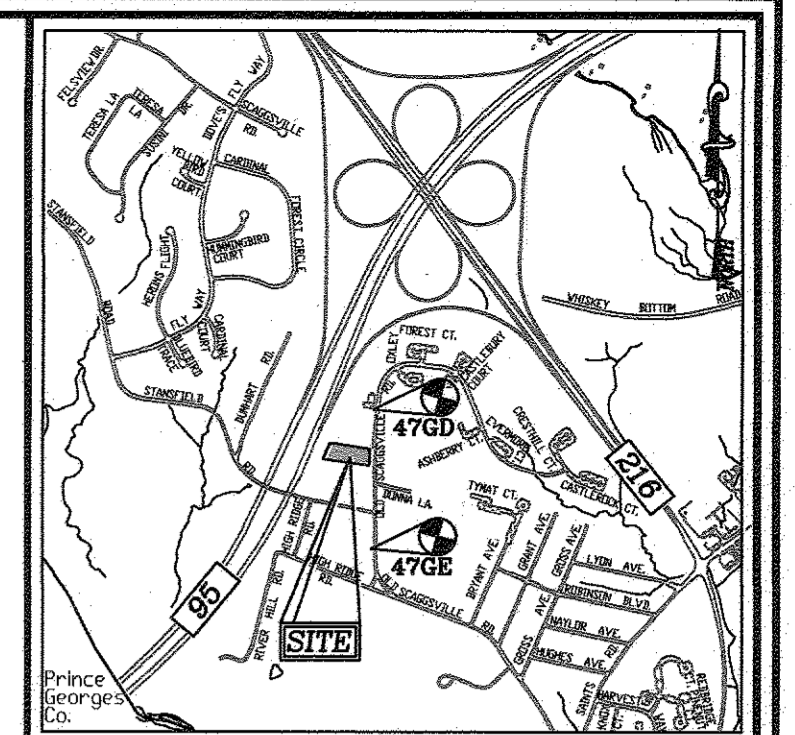


GENERAL NOTES

- PROJECT BACKGROUND:
LOCATION: TAX MAP 47, BLOCK 19, PARCELS 157 AND 558
ZONING: R-SC
SUBDIVISION: GIDDINGS PROPERTY - LOTS 1 & 2 (PLAT 5708)
SECTION/AREA: N/A
DPZ REFERENCES: F-84-62, ECP17-004, WP-17-059
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS AND DRAWINGS OF RECORD.
- THE PROJECT BOUNDARY IS BASED ON PLAT 5708 AND DEED MOSAIC.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 476E AND 476D WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 1-W.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-1018 AND 24-3562-D.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH A FUTURE SUBDIVISION PLAN.
- A WETLAND AND SIMPLIFIED FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 16, 2016, AND APPROVED AS PART OF THIS SKETCH PLAN SUBMISSION.
-AN INTERMITTENT STREAM IS LOCATED OFFSITE. ITS BUFFER DOES NOT IMPACT THE PROJECT SITE.
-SEVEN (7) SPECIMEN TREES WERE FOUND ONSITE. THE PROPOSAL INCLUDES THE REMOVAL OF 6 TREES. EFFORTS WILL BE MADE TO SAVE TREE #4.
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE FUTURE PRELIMINARY PLAN PACKAGE.
- A NOISE STUDY IS NOT REQUIRED. NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD.
-PROPOSED IS A PRIVATE USE-IN-COMMON DRIVEWAY.
- THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT. THE TWO EXISTING HOMES BEING REMOVED ARE NOT LISTED ON THE HISTORIC SITES INVENTORY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF:
-ALTERNATIVE SURFACES: PERMEABLE SURFACES.
-MICRO-SCALE PRACTICES: MICRO-BIORETENTION, RAIN GARDENS AND DRYWELLS. IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT THE NORTH LAUREL COMMUNITY CENTER ON JULY 17, 2016.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-17-004) WAS APPROVED ON JANUARY 24, 2017.
- IN ACCORDANCE WITH SECTION 112.1.F OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS, A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 1 UNITS (10% OF 7 UNITS).
- TRAFFIC CONTROL DEVICES:
A. THE R1-(STOP) SIGN AND STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
B. A PRIVATE RANGE OF ADDRESS OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DRIVEWAY ACCESS POINT ONTO OLD SCAGGSVILLE ROAD AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
C. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
D. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
E. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THIS PROJECT IS SUBJECT TO WP-17-059. ON MARCH 9, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7) FOR REMOVAL OF SEVEN SPECIMEN TREES SUBJECT TO THE FOLLOWING CONDITIONS:
1. ADD A GENERAL NOTE FOR THE ALTERNATIVE COMPLIANCE WP-17-059, ON S17-003 MAGNOLIA MANOR WEST STATING THE REQUEST, SECTION REFERENCE NUMBER, THE APPROVAL DATE AND CONDITIONS.
2. SHOW THE SPECIMEN TREES BEING REMOVED AND LABELED PER WP-17-059 ON THE PLAN MYLAR ORIGINAL, FOR S-17-003.
3. REMOVAL OF THE 7 SPECIMEN TREES IS SUBJECT TO PROVIDING THE REPLACEMENT OF FOURTEEN 3/4" MINIMUM CALIBER NATIVE SHADE TREES AS STATED IN THE ALTERNATIVE COMPLIANCE JUSTIFICATION TO BE LOCATED AT A MORE APPROPRIATE LOCATION.

SKETCH PLAN MAGNOLIA MANOR WEST LOTS 1 - 7 AND OPEN SPACE LOT 8 OLD SCAGGSVILLE ROAD HOWARD COUNTY, MD

BENCHMARKS
HOWARD COUNTY BENCHMARK - 476E
N 529044.94 E 1350855.03 ELEV.: 337.61
HOWARD COUNTY BENCHMARK - 476D
N 530494.49 E 1350872.35 ELEV.: 312.28



VICINITY MAP
SCALE: 1"=2,000'
ADD MAP COORDINATE: 40- 46

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET AND LAYOUT PLAN	1 OF 3
GRADING PLAN	2 OF 3
FOREST CONSERVATION PLAN	3 OF 3

LEGEND

	EXISTING CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FENCE
	EXISTING OVER HEAD LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING WETLAND
	EXISTING WETLAND BUFFER
	EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
	EXISTING STREAM
	EXISTING STREAM BUFFER
	MICRO-BIORETENTION
	EXISTING TREE LINE
	TREE LINE
	STORM DRAIN

OWNER
NORMAN & JANET GIDDINGS
9063 OLD SCAGGSVILLE RD
LAUREL, MD 20723
(410) 480-0023

DEVELOPER
TRINITY HOMES MARYLAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

SITE DATA

LOCATION: WEST SIDE OLD SCAGGSVILLE ROAD	
EXISTING ZONING: R-SC	1.81 AC
EXISTING GROSS AREA:	0.00 AC +/-
AREA OF 100 YEAR FLOODPLAIN:	0.00 AC
AREA OF STEEP SLOPES (25% & GREATER):	0.00 AC
NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN):	1.81 ACRES±
AREA OF RIGHT OF WAY DEDICATION:	0.01 AC
TOTAL NET AREA:	1.81 AC
TOTAL NUMBER OF UNITS ALLOWED: 7	
TOTAL NUMBER OF UNITS PROPOSED: 7	
PARKING SPACES: REFER TO PARKING TABULATION	
PUBLIC ACCESS ROAD: OLD SCAGGSVILLE ROAD	
INTERIOR ROADS: PRIVATE USE-IN-COMMON DRIVEWAY	
BUILDING AREA: 1.34 AC ±	
OPEN SPACE REQUIRED: 0.45 ACRES± (25% X 1.81)	
OPEN SPACE PROVIDED: 0.47 AC ±	
PROPOSED USE OF SITE: RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING	
PROPOSED WATER SYSTEM: PUBLIC	
PROPOSED SEWER SYSTEM: PUBLIC	

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED : 7

OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 14 SPACES

PARKING SPACES PROVIDED:
SFD = 1 GARAGE/1 DRIVEWAY
2 SPACE IN GARAGE = 14 SPACES (FOR 7 UNITS)
2 SPACES ON DRIVEWAY = 14 SPACES (FOR 7 UNITS)

TOTAL PARKING SPACES PROVIDED: = 28 SPACES OFF-STREET

OVERFLOW / GUEST PARKING SPACES REQUIRED:
0.5 SPACES PER SFD UNIT X 7 = 4 SPACES
REQUIRED TOTAL OVERFLOW PARKING SPACES PROVIDED:
7 SPACES (DRIVEWAY)
REFER TO OFF-STREET EXCESS.

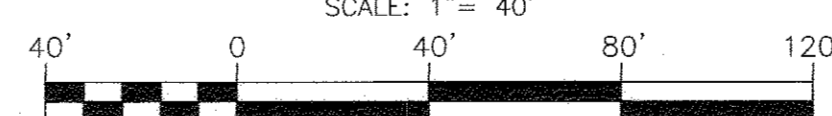
OPEN SPACE TABULATION:

IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF GROSS AREA.
(1.81 AC. GROSS AREA X 25% = 0.45 AC.)

OPEN SPACE PROVIDED IS 0.47 ACRES±
CREDITED 0.45 ACRES±
NON-CREDITED 0.02 ACRES±

IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS RECREATION OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT; LESS THAN 10 DWELLING UNITS.

COVER SHEET AND LAYOUT PLAN



STREET LIGHT LOCATION

ROAD NAME	STATION	OFFSET	FIXTURE/POLE TYPE
UC DRIVEWAY	0+18.8	27.7' R	LED-150 WATT COLONIAL POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

NOTES:

1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie Vogel
PLANNING DIRECTOR

4-10-17
DATE

NO. _____ REVISION _____ DATE _____

SKETCH PLAN
COVER SHEET AND LAYOUT PLAN
MAGNOLIA MANOR WEST
LOTS 1 - 7 AND OPEN SPACE LOT 8
A SUBDIVISION OF TAX MAP 47 - PARCEL 558
AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 157
"GIDDINGS PROPERTY - LOTS 1 AND 2" (PLAT 5708)

TAX MAP: 47 PARCELS: 157 & 558
6TH ELECTRON DISTRICT

BLOCK: 19 ZONING: R-SC
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
ROBERT H. VOGEL
REGISTERED PROFESSIONAL ENGINEER

DESIGN BY: RHV
DRAWN BY: KG
CHECKED BY: RHV
DATE: APRIL 2017
SCALE: AS SHOWN
W.O. NO.: 16-15

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. 18163 EXPIRATION DATE: 09-27-2018

1 SHEET OF 3



**ECP-17-004
DRIVEWAY CULVERT SUMMARY**

EXISTING CONDITIONS	10 YEAR	9.44 CFS
PROPOSED CONDITIONS	10 YEAR	4.52 CFS
ECP-17-004 / S-17-003		

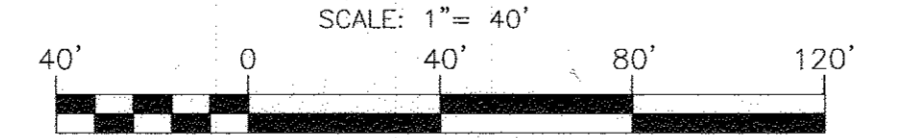
**F-16-002
CULVERT ANALYSIS SHOWS:**
0.05' INCREASE IN LOW POINT
OVERTOPPING IN 10 YR STORM
0.20' INCREASE IN LOW POINT
OVERTOPPING IN 100 YR STORM

THIS PLAN REDUCES DRAINAGE AREA
AND RESULTS IN THE FOLLOWING SUMMARY:

WETLAND CULVERT SUMMARY

	2 YEAR	10 YEAR	100 YEAR
EXISTING CONDITIONS	9 CFS	21 CFS	35 CFS
F-16-002 - PROPOSED CONDITIONS	2 YEAR	10 YEAR	100 YEAR
	10 CFS	23 CFS	38 CFS
PROPOSED CONDITIONS	2 YEAR	10 YEAR	100 YEAR
ECP-17-004 / S-17-003	8 CFS	19 CFS	33 CFS

GRADING PLAN



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND CUTTER
- 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 OVER HEAD LINE
- STORM DRAIN
- EXISTING TREES (FIELD LOCATED)
- EXISTING SPECIMEN TREES
- EXISTING TREETRINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- MICRO-BRETENTION
- LIMIT OF DISTURBANCE
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING FOREST CONSERVATION ASSESSMENT (RETENTION)
- EXISTING STREAM
- EXISTING STREAM BUFFER
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE / CLEAN WATER DIVERSION

OWNER
NORMAN & JANET GIDDINGS
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DEVELOPER
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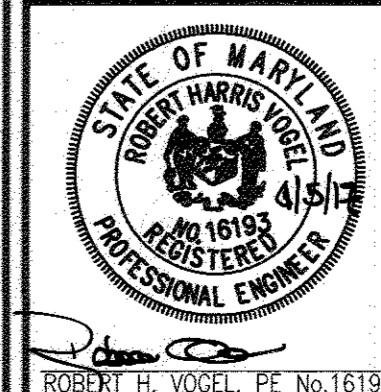
NO.	REVISION	DATE

SKETCH PLAN
GRADING PLAN
MAGNOLIA MANOR WEST
LOTS 1 - 7 AND OPEN SPACE LOT 8
A SUBDIVISION OF TAX MAP 47 - PARCEL 558
AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 157
"GIDDINGS PROPERTY - LOTS 1 AND 2" (PLAT 5708)

TAX MAP: 47 PARCELS: 157 & 558
6TH ELECTION DISTRICT

BLOCK: 19 ZONING: R-SC
HOWARD COUNTY, MARYLAND

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DESIGN BY: RHV
DRAWN BY: KG
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DATE: APRIL 2017
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W.C. NO.: 16-15

2 SHEET OF 3

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

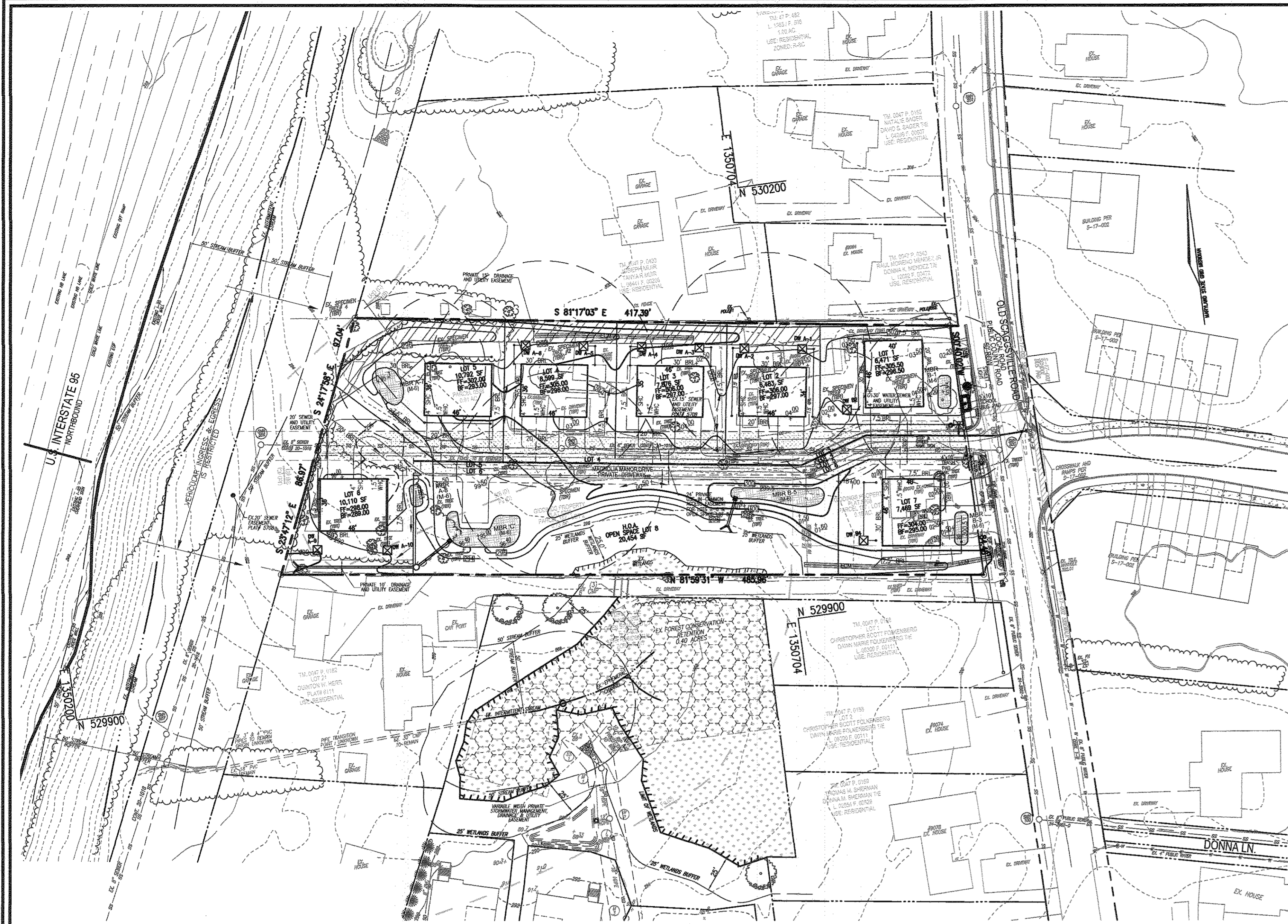
Valerie J. Allen
PLANNING DIRECTOR

4-18-17
DATE

SOILS LEGEND
HOWARD COUNTY SOILS MAP #24

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR	ERODIBLE	FARMLAND	HYDRIC
Fa	Fallsington sandy loams, 0 to 2 percent slopes, Northern Coastal Plain	D	0.02	NO	YES	YES
SfB	Sassafras gravelly sandy loam, 2 to 5 percent slopes	B	0.24	NO	YES	NO
Ucd	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes	C	0.37	YES	NO	NO

NOTE:
TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
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



FOREST CONSERVATION PLAN
SCALE: 1"=50'

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVING
	EXISTING WETLANDS
	EXISTING WETLAND BUFFER
	EXISTING STREAM
	EXISTING STREAM BUFFER
	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
	EXISTING TREES
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	FOREST CONSERVATION SIGN



VICINITY MAP
SCALE: 1"=1,000'
ADC MAP COORDINATE: 40- A6

BENCHMARKS
HOWARD COUNTY BENCHMARK 47H2 (CONC. MON.)
N 529706.4221 E 1355445.3364 ELEV. 256.068
LOCATION: ALL SAINTS ROAD, 240'+/- SOUTH OF NORTH LAUREL ROAD 2.89 FEET FROM STORM DRAIN INLET; 1' EAST OF CURB, 0.6 BELOW SURFACE
HOWARD COUNTY BENCHMARK 47CC (CONC. MON.)
N 528939.7281 E 1354223.5536 ELEV. 226.272
LOCATION: MEDIUM ISLAND 29 FEET WEST OF ALL SAINTS RD RT 218 INTERSECTION; 1.4 FEET WEST OF SOUTHWEST INLET CORNER

PRELIMINARY HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED R-SC NET TRACT AREA:
A. TOTAL TRACT AREA (PROJECT TOTAL) 1.81 AC.
B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC.
C. AREA TO REMAIN IN AG. PRODUCTION 0.00 AC.
D. NET TRACT AREA 1.81 AC.

LAND USE CATEGORY
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-SC
ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0
E. AFFOREST THRESHOLD 15% X 1.81 = 0.27 AC
F. CONSERVATION THRESHOLD 20% X 1.81 = 0.36 AC

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

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

PROPOSED FOREST CLEARING:
J. FOREST RETENTION WITH NO MITIGATION = 0.00 AC
K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC
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 (L X 25) = 0.00 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.00 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q) = 0.00 AC
S. TOTAL AFFORESTATION REQUIRED = 0.27 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.27 AC

GENERAL NOTES

WATERSHED NAME: PATUXENT RIVER UPPER
WATERSHED NUMBER: 2131104
A. GROSS SITE AREA: 1.81 AC.
B. NET SITE AREA: 1.81 AC.
C. AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
D. AREA OF WETLANDS AND BUFFERS(ONSITE): 0.14 AC.
E. AREA OF STREAM AND BUFFERS(ONSITE): 0.00 AC.
F. AREA OF > 25% STEEP SLOPES: 0.00 AC.
G. EXISTING FOREST (FSD): 0.00 AC.
H. ZONED: R-SC
I. EXISTING USE: RESIDENTIAL
J. PROPOSED USE: RESIDENTIAL

Specimen Tree Chart

Key (X#)	Species	Size (in.d.b.h)	CRZ (feet radius)	Comments
1	Willow Oak	47.5	71.25	poor condition, substantial dieback
2	White Oak	52	78	good condition
3	Southern Red Oak	34	51	good condition
4	Southern Red Oak	34.5	51.75	fair condition, trimmed some dieback
5	Silver Maple	48.5	72.75	good condition
6	Norway Maple	40	60	good condition, not native
7	Red Maple	30.5	45.75	good condition

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5006 Glen Arm, Maryland 21057 Telephone (410) 832-2480 Fax (410) 832-2488

MD DNR Qualified Professional USACOE Wetland Delimitator
Certification # WDC93MD0610044B2
John F. Canoles
John F. Canoles

- SFSD NOTES:**
- No rare, threatened or endangered species or their appropriate habitat were observed on the property.
 - Surrounding land use is medium-high density residential development.
 - No regulated forest is present on the site. Approximately 0.25 acres of forest is present within 100 feet of the property.
 - No streams, stream buffers or 100 year floodplain is present on the property. Wetlands and 25 foot wetland buffers are present on the property.
 - No steep slopes are present on the property.
 - Specimen trees are present on the property.
 - The property is located in the Use I watershed of the Patuxent River (02-13-11)
 - No cemeteries or historic elements were noted on the property.

SOILS LEGEND
HOWARD COUNTY SOILS MAP #14

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR	ERODIBLE
Fa	Fallsington sandy loams, 0 to 2 percent slopes, Northern Coastal Plain	D	0.02	NO
S/B	Sassafras gravelly sandy loam, 2 to 5 percent slopes	B	0.20	NO
U/B	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes	C	0.43	YES

NOTE:
TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Val DiStefano
PLANNING DIRECTOR
4-18-17
DATE

OWNER
NORMAN & JANET GIDDINGS
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SKETCH PLAN
FOREST CONSERVATION PLAN
MAGNOLIA MANOR WEST
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AND A RESUBDIVISION OF TAX MAP 47 - PARCEL 157
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TAX MAP: 47 PARCELS: 157 & 558 BLOCK: 19 ZONING: R-SC
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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PROFESSIONAL CERTIFICATE
STATE OF MARYLAND
ROBERT H. VOGEL, PE No.16193
DESIGN BY: RHV
DRAWN BY: KG
CHECKED BY: RHV
DATE: APRIL 2017
SCALE: AS SHOWN
W.O. NO.: 16-15

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: 09-27-2018

3 SHEET OF 3