

GENERAL NOTES

- PROJECT BACKGROUND:
LOCATION: TAX MAP 50, BLOCK 01, PARCEL 001
ZONING: R-SC
SUBDIVISION: N/A
SECTION/AREA: N/A
DPZ REFERENCES: ECP-18-010
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON DEED REFERENCE LIBER 1271 FOLIO 186.
- 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. 47GD AND 47GE WERE USED FOR THIS PROJECT. AS COMPILED BY ROBERT H. VOGEL ENGINEERING, INC.
- 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 EXTENSION OF CONTRACT NO. 24-4849-D AND SERVICE CONNECTIONS TO CONTRACT NO. 44-3169.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 30-3253.
- EXISTING UTILITIES LOCATED FROM HOWARD COUNTY GIS 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 20.00% SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH THE PRELIMINARY PLAN.
- A FOREST STAND EVALUATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 2017.
- GEOTECHNICAL INVESTIGATIONS SHALL BE COMPLETED AS PART OF THE FUTURE PRELIMINARY PLAN PACKAGE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
- TWIN FAWN ROAD IS CLASSIFIED AS A PUBLIC ACCESS STREET / LOCAL ROAD.
- PROPOSED ROAD IS A PUBLIC ACCESS STREET.
SFA LOTS 21-31 WILL HAVE DIRECT FRONTAGE ON TWIN FAWN ROAD & RIVER HILL ROAD
TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
THERE IS AN EXISTING HOME ON PARCEL 1. THE HOME ON PARCEL 1 IS TO BE REMOVED.
-THE HOME TO BE REMOVED ARE NOT LISTED ON THE HISTORIC SITES INVENTORY.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6), RAIN GARDEN STRUCTURES (M-7) AND A BIO-SWALE (M-8). THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THE PRIVATE LOT OWNER. REFERENCE 2010 MDE STORMWATER DESIGN MANUAL (CHAPTER 5).
- THE PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON JANUARY 10, 2018 AT NORTH LAUREL COMMUNITY CENTER. THE ENVIRONMENTAL CONCEPT PLAN (ECP-18-010) WAS APPROVED ON APRIL 5, 2018.
- IN ACCORDANCE WITH SECTION 112.1.7 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MHU AGREEMENT AND MHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MHU REQUIREMENTS FOR THIS SUBDIVISION
A. THE MHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 4 UNITS (10% OF 31 UNITS).
- TRAFFIC CONTROL DEVICES:
A. THE R1-1(STOP) SIGNS AND STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
B. 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.
C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD).
D. ALL SIGN POST 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 THE TOP OF EACH POST.
- 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 (7.94 AC. GROSS AREA X 25% = 1.985 AC). REFER TO PROPOSED OPEN SPACE TABULATION HEREON.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE IS REQUIRED FOR THIS R-SC PROJECT. SEE TABULATION HEREON.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JANUARY 19, 2018, AND WAS APPROVED APRIL 2018.
- THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:
a. MD-104.02-02 - SHOULDER WORK/2 LANE, 2 WAY - EQL/LESS THAN 40 MPH
b. MD-104.02-10 - RIGHT LANE CLOSURE/ 2 LANE, 2 WAY - EQL/LESS THAN 40 MPH
-FOR ALL STANDARDS REFERRED TO ON THIS PLAN THE CONTRACTOR MUST GO TO THE BOOK OF STANDARDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ACCESSSED AT:
HTTP://PPS.ROADS.MARYLAND.GOV/BUSINESSWITHSHA/BIZSTDSPCS/DESIGNMANUALTOPUB/PUBLICATIONSONLINE/OHD/BOOKSTD/INDEXASP
-ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.
- APPROVAL OF THIS SKETCH PLAN BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE AN APPROVAL OF THE SEDIMENT CONTROLS SHOWN HEREON.
- THE EXISTING WELL AND/OR SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO SIGNATURE OF THE RECORD PLAN.
- IN ACCORDANCE WITH SECTION 16.119(A)(8) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PUBLIC STREETS SHALL BE EXTENDED TO THE BOUNDARY LINES OF THE PROPOSED SUBDIVISION SO THAT A CONNECTION CAN BE MADE TO ALL ADJACENT PROPERTIES, OR ALTERNATIVELY, A TRANSFER OF A FEE SIMPLE STRIP TO ACCOMMODATE A USE-IN-COMMON DRIVEWAY, OR IF NOT ACCEPTED AN ACCESS EASEMENT ACCOMMODATE A FUTURE USE-IN-COMMON DRIVEWAY SHALL BE PROVIDED. DPZ HAS ANALYZED PARCEL 359 WITH REGARD TO THIS SECTION AND, IN DISCUSSION WITH THE PLANNING DIRECTOR, HAVE FOUND THAT THE EXISTING PRIVATE ROW RECORDED (LIBER 282 FOLIO 404 AND LIBER 55 FOLIO 430 AS IDENTIFIED ON F-02-036) PROVIDE THE NECESSARY ACCESS TO A PUBLIC ROAD FOR THAT PARCEL.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL. 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.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:
1. THE PURCHASE OF THE EQUIVALENT OF 1.19 ACRES OF AFFORESTATION CREDIT IN AN APPROVED FOREST BANK.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON JULY 3, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 2 (APPENDIX A - NOTE 5) TO ALLOW 24' PROPOSED ROAD PAVEMENT WIDTH INSTEAD OF THE REQUIRED 26' FOR AN ACCESS STREET IN TOWNHOUSE DEVELOPMENT.
- THIS PROJECT IS SUBJECT TO MP-18-138. ON JULY 16, 2018, THE PLANNING DIRECTOR APPROVED OUR REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7), WHICH IDENTIFIES STATE CHAMPION TREES, TREES 75% X OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER AS FOREST RETENTION PRIORITIES.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE REMOVAL OF SPECIMEN TREE #3 SHALL BE IDENTIFIED WITH THE PLANTING OF TWO (2) SHADE TREES WITH A MINIMUM 3 1/2" CALIPER. THE TREES SHOULD BE A NATIVE SPECIES AND IDENTIFIED FOR SPECIMEN TREE MITIGATION ON THE FINAL LANDSCAPE PLAN.
2. THIS APPROVAL IS ONLY FOR THE REMOVAL OF SPECIMEN TREE #3. REMOVAL OF ADDITIONAL SPECIMEN TREES SHALL NECESSITATE THE SUBMITTAL OF A NEW ALTERNATIVE COMPLIANCE REQUEST.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED R-SC
NET TRACT AREA:
TOTAL TRACT AREA: 7.94 AC
AREA WITHIN 100 YEAR FLOODPLAIN: 0.00 AC
AREA TO REMAIN IN AGRICULTURAL PRESERVATION: 0.00 AC
NET TRACT AREA: 7.94 AC

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

ARA	MDR	IDA	HDR	MPD	OIA
0	0	0	1	0	0

AFFOREST THRESHOLD: 15% X 7.94 = 1.19 AC
CONSERVATION THRESHOLD: 20% X 7.94 = 1.59 AC

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

BREAK EVEN POINT:
(2 x 1) + F = BREAK EVEN POINT (0 AC)
FOREST RETENTION ABOVE THRESHOLD W/ NO MITIGATION = 0.00 AC
CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

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

PLANTING REQUIREMENTS:
REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L x 25%) = 0.00 AC
REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.00 AC
TOTAL REFORESTATION REQUIRED (N+P-O) = 0.00 AC
TOTAL AFFORESTATION REQUIRED = 1.19 AC
TOTAL PLANTING REQUIREMENT (REFORESTATION) = 1.19 AC

SITE DATA

LOCATION: TAX MAP 50 - BLOCK 01 - PARCEL 001
ZONING: R-SC
EXISTING GROSS AREA: 7.94 AC +/-
PARCEL 1: 7.94 AC +/-
AREA OF 100 YEAR FLOODPLAIN: 0.00 AC +/-
AREA OF STEEP SLOPES (25% & GREATER): 0.00 AC
NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN): 7.94 ACRES +/-
AREA OF RIGHT OF WAY DEDICATION: 1.04 AC
TOTAL NUMBER OF UNITS ALLOWED: 31 @ 4/ACRE
TOTAL NUMBER OF UNITS PROPOSED: 31
- 31 PROPOSED HOMES
- 11 SINGLE FAMILY ATTACHED HOMES
- 20 SINGLE FAMILY DETACHED HOMES

PARKING SPACES: REFER TO PARKING TABULATION
PUBLIC ACCESS ROAD: TWIN FAWN TRAIL
INTERIOR ROADS: PRIVATE DRIVEWAY
PUBLIC ACCESS STREET

AREA OF BUILDING LOTS: 4.1 AC +/-
OPEN SPACE REQUIRED: 1.985 ACRES +/-
OPEN SPACE PROVIDED: 2.76 AC +/- SEE TABULATION
PROPOSED USE OF SITE:
RESIDENTIAL, SINGLE FAMILY ATTACHED DWELLING
RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING

PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC

REFER TO OFF STREET EXCESS (62 SPACES)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

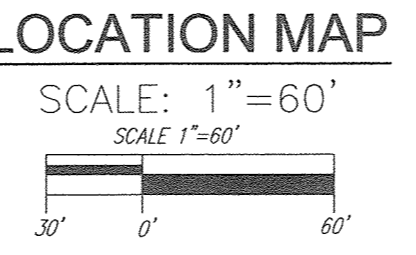
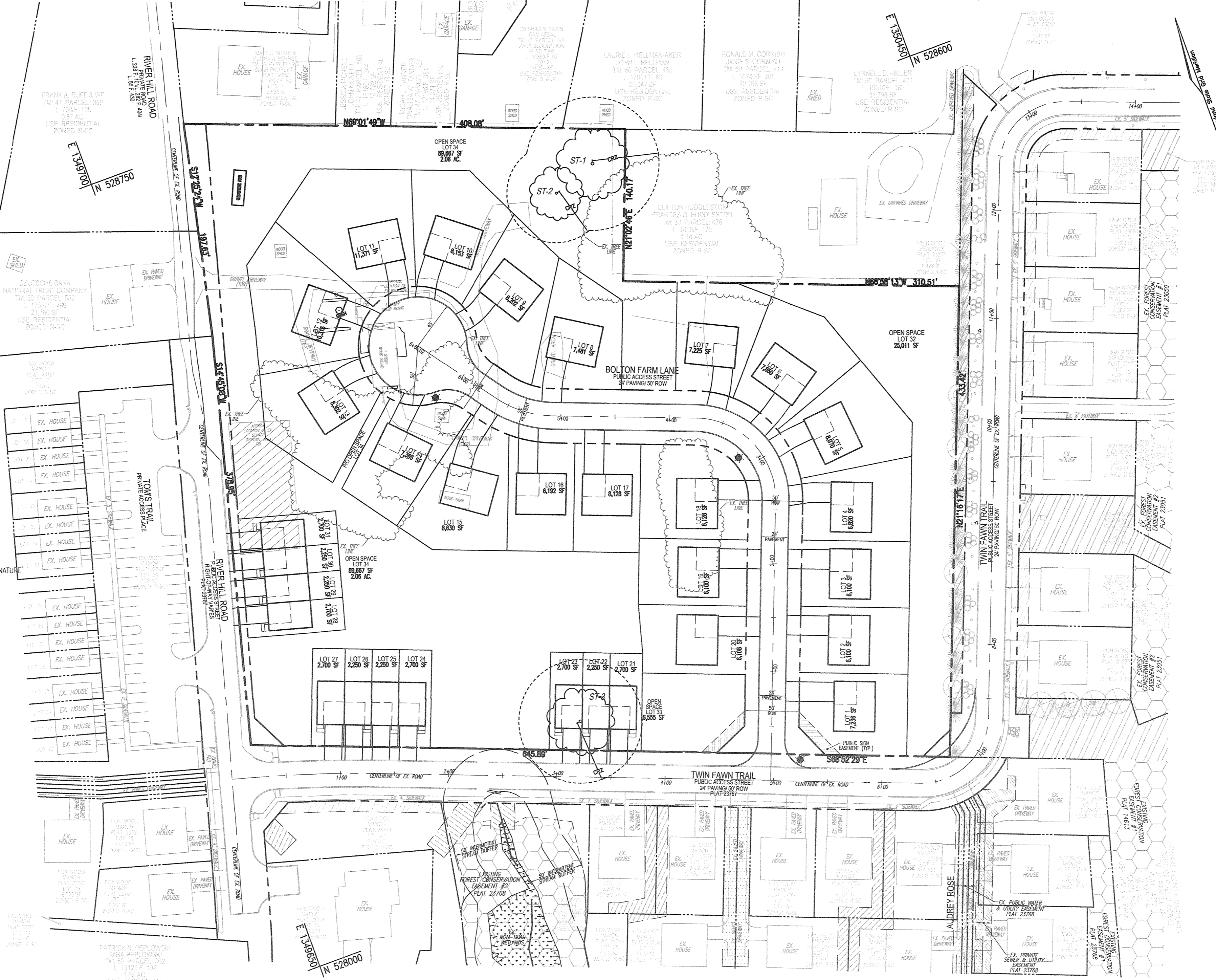
Robert H. Vogel
PLANNING DIRECTOR

7-24-18
DATE

NOTES:

- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-328 OUTSIDE METER SETTINGS.

SKETCH PLAN
BEECHWOOD MANOR
LOTS 1-31 AND OPEN SPACE LOTS 32-34



RECREATION OPEN SPACE TABULATION:

RECREATION OPEN SPACE REQUIRED PER SECTION 16.121.A.(4)(c)
BEECHWOOD MANOR - SINGLE FAMILY HOMES SFD = 300 SF/UNIT X 20 UNITS = 6,000 SF
BEECHWOOD MANOR - SINGLE FAMILY ATTACHED SFA = 400 SF/UNIT X 11 UNITS = 4,400 SF
TOTAL RECREATION OPEN SPACE REQUIRED = 10,400 SF
TOTAL RECREATION OPEN SPACE TO BE PROVIDED FOR BEECHWOOD MANOR

LAND AREA:
1. P/O OPEN SPACE 34 AREA 2,260 SF
PLUS AMENITIES: TBD AREA 1 7,900 SF
TOTAL 10,400 SF

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 (7.94 AC. GROSS AREA X 25% = 1.985 AC).
OPEN SPACE PROVIDED IS 2.76 ACRES +/-
CREDITED 2.76 ACRES +/-
NON-CREDITED 0.02 ACRES +/-

PARKING TABULATION:

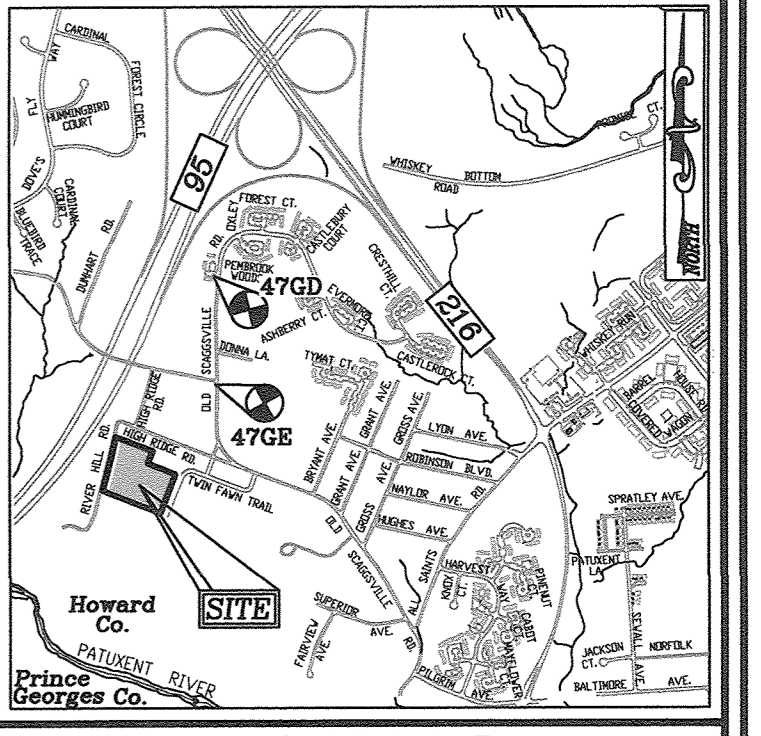
TOTAL NUMBER OF DWELLING UNITS PROPOSED: 31
SINGLE FAMILY ATTACHED (SFA) = 11 LOTS
SINGLE FAMILY DETACHED (SFD) = 20 LOTS

1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT
31 x 2 = 62 SPACES REQUIRED

PARKING SPACES PROVIDED:
20 SFA = 2 GARAGE / 2 DRIVEWAY = 22 SPACES (FOR 11 UNITS)
2 SPACES ON DRIVEWAY = 22 SPACES (FOR 11 UNITS)
SFD = 2 GARAGE / 2 DRIVEWAY = 40 SPACES (FOR 20 UNITS)
2 SPACES ON DRIVEWAY = 40 SPACES (FOR 20 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: = 124 SPACES

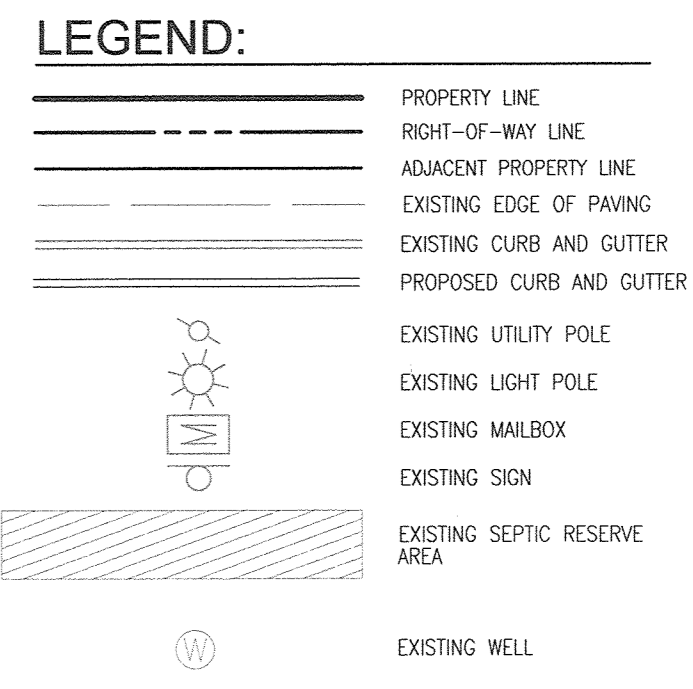
2. VISITOR PARKING REQUIRED:
SFA - 11 UNITS @ 0.5 SPACES PER UNIT = 5.5 SPACES
SFD - 20 UNITS @ 0.5 SPACES PER UNIT = 10 SPACES (PROVIDED IN DRIVEWAYS)
TOTAL VISITOR PARKING SPACES PROVIDED: = 15.5 SPACES

BENCHMARKS
HOWARD COUNTY BENCHMARK 47GE (CONC. MON.)
N 52804+94 E 1350655.03 ELEV. 335.74
LOCATION: BY #9160 OLD SCAGSVILLE ROAD
HOWARD COUNTY BENCHMARK 47GD (CONC. MON.)
N 53494+93 E 1350572.37 ELEV. 312.29
LOCATION: BY #9028 OLD SCAGSVILLE ROAD



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SITE LAYOUT	2 OF 3
GRADING PLAN	3 OF 3



MODERATE INCOME HOUSING UNITS (MHU) ALLOCATION EXEMPTIONS TRACKING

Number of MHU Required	31 SFD/SFA UNITS
Number of MHU Proposed	4 SFD (31 X 10%)
Number of MHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	31
MHU Fee-in-Lieu (indicate lot/unit numbers)	4

OWNER
ROBERT LEE BOLTON
C/O WILLIAM A. BOLTON
911 RIVER HILL ROAD
LAUREL, MD 20723-1781
(410) 480-0023

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

NO.	REVISION	DATE

SKETCH PLAN
LAYOUT PLAN
BEECHWOOD MANOR
LOTS 1-31 AND OPEN SPACE LOTS 32-34

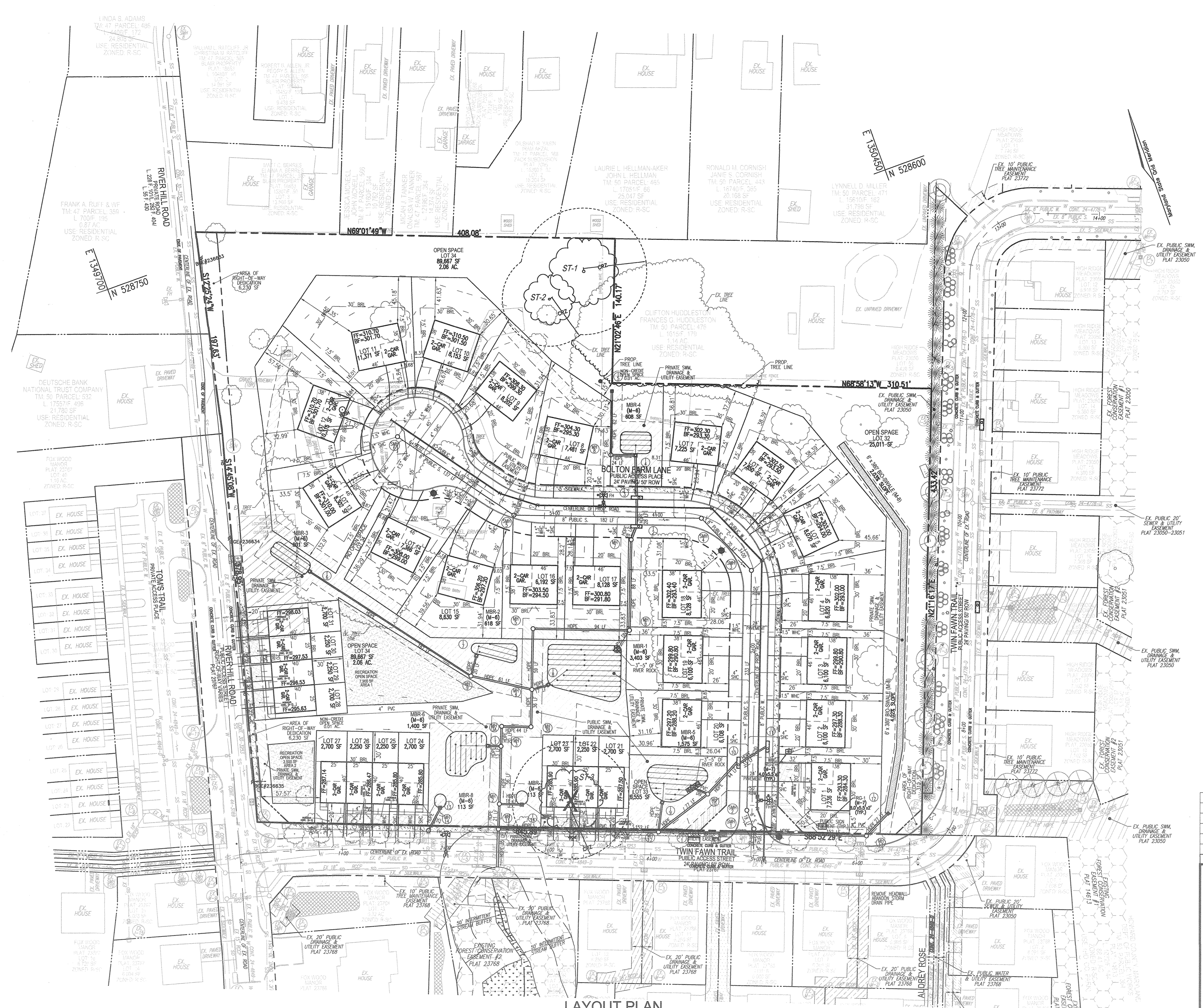
PARCEL: 001 ZONED: R-SC
TAX MAP: 50 GRID: 1 L 1271 F 186
RTH ELECTION DISTRICT: HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS & PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: R/V
DRAWN BY: J/MH
CHECKED BY: R/HV/E/DS
DATE: JULY 2018
SCALE: AS SHOWN
W.O. NO.: 17-26

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: 09-27-2018

1 SHEET OF 3



LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EX. WETLAND BUFFER
	EX. STREAM
	EX. STREAM BUFFER
	EXISTING TREETRINE
	PROPOSED TREETRINE
	EXISTING SPECIMEN TREES
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	STORM DRAIN
	MICRO-BIORETENTION FACILITY (M-6)
	RAIN GARDEN STRUCTURE (M-7)
	EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 23768)
	EX. PUBLIC TREE MAINTENANCE EASEMENT (PLATS 23772 & 23768)
	EX. FOREST CONSERVATION EASEMENT (PLATS 14613, 23050-23051 & 23768)
	EX. PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 23768)
	EX. PUBLIC WATER & UTILITY EASEMENT (PLAT 23768)
	EX. PRIVATE SEWER & UTILITY EASEMENT (PLATS 23768)
	EX. PUBLIC SEWER & UTILITY EASEMENT (PLATS 23050-23051)
	EX. WETLANDS
	SPECIMEN TREE REMOVAL
	PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
	PUBLIC SWM, DRAINAGE & UTILITY EASEMENT

OWNER
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 C/O WILLIAM A. BOLTON
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NO.	REVISION	DATE

SKETCH PLAN
 LAYOUT PLAN
BEECHWOOD MANOR
 LOTS 1-31 AND OPEN SPACE LOTS 32-34

PARCEL: 001
 TAX MAP: 50
 GRID: 1
 12717 F.F. 188
 6TH ELECTION DISTRICT

ZONED: R-SC
 L 12717 F.F. 188
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8951

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
 DRAWN BY: IMH
 CHECKED BY: RHH/EDS
 DATE: JULY 2018
 SCALE: AS SHOWN
 W.O. NO.: 17-26

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2 SHEET OF 3

LAYOUT PLAN
 SCALE: 1"=50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

SPECIMEN TREE CHART

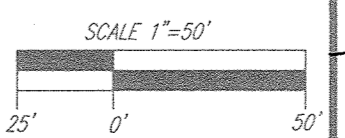
NO.	SIZE (IN. DBH)	CRZ (FEET RADIUS)	COMMON NAME	CONDITION	COMMENTS
ST 1	41"	61.5'	SILVER MAPLE	POOR CONDITION, NOTABLE DIEBACK, LIMB DAMAGE	TO REMAIN
ST 2	30.5"	45.75'	SILVER MAPLE	POOR CONDITION, WIRE FENCING EMBEDDED, TWIN STEMS AT BREAST HEIGHT	TO REMAIN
ST 3	38"	57'	SILVER MAPLE	POOR CONDITION, TRUNK ROT NOTED AND WIRE FENCING EMBEDDED IN TRUNK	TO BE REMOVED

CURVE DATA TABLE

CURVE #	CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C-1	2+57.78	- 3+475.64	117.87'	75.00'	75.06'	N23°56'52"W 106.11'
C-2	5+06.78	- 5+64.33	57.55'	100.00'	29.60'	S2°58'35"W 56.76'
*C-3	5+06.78	- 5+64.33	119.22'	75.84'	89°52'45"	N66°12'40"E 107.37'

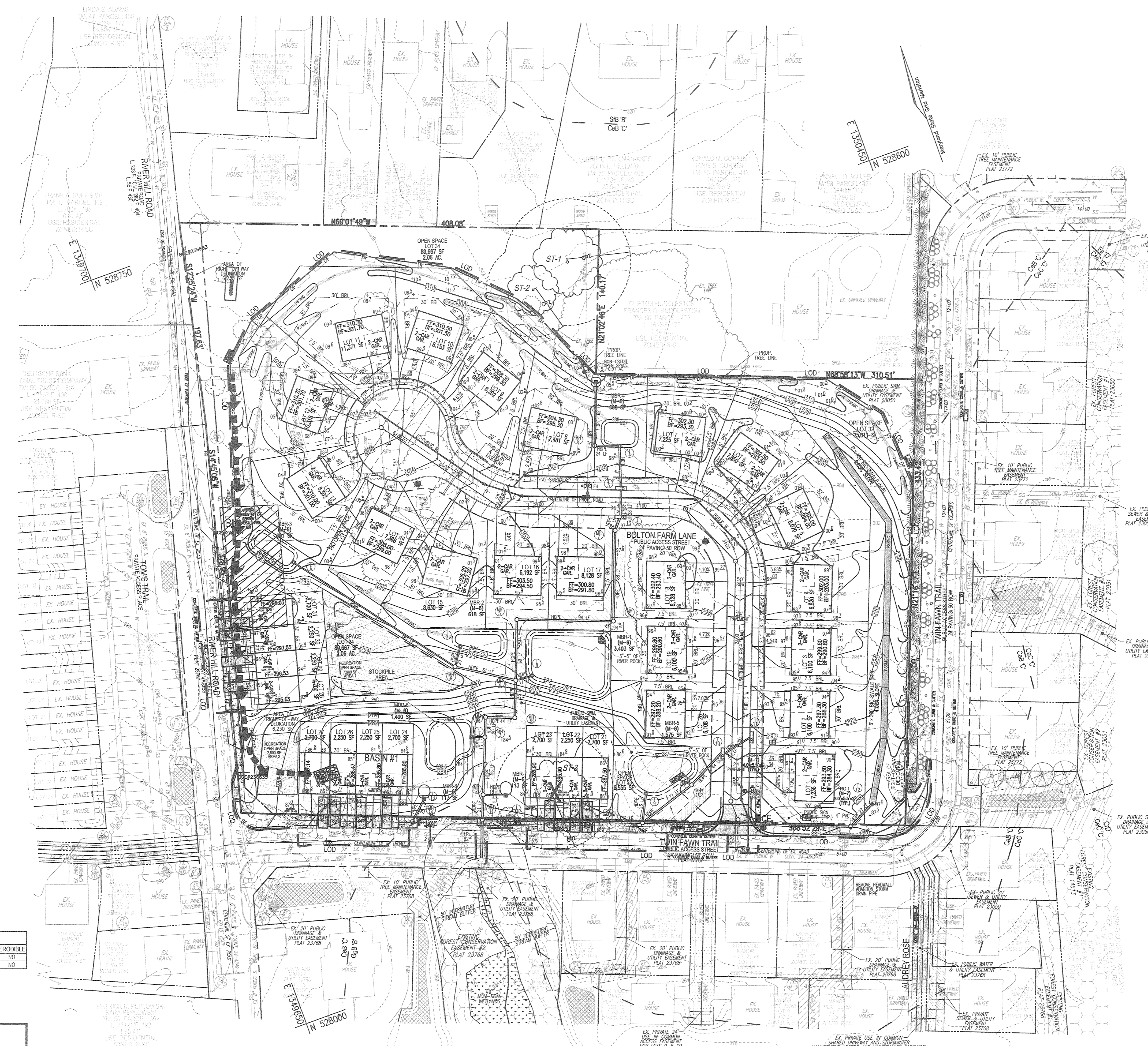
* REVISED INNER CURB LINE, RADIUS=FC

Valerie G. Galt
 PLANNING DIRECTOR
 DATE: 7-24-18



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING SPECIMEN TREES
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- STORM DRAIN
- MICRO-BIORETENTION FACILITY (M-6)
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- EX. PRIVATE SEWER & UTILITY EASEMENT (PLATS 23768)
- EX. PUBLIC SEWER & UTILITY EASEMENT (PLATS 23050-23051)
- EX. WETLANDS
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- LOD LIMIT OF DISTURBANCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SSF SUPER SILT FENCE
- SF SILT FENCE
- OF DIVERSION FENCE
- X SPECIMEN TREE REMOVAL
- CLEAN WATER DIVERSION DIKE
- EARTH DIKE
- PSSMC PERMANENT SOIL STABILIZATION WAITING CHANNEL APPLICATION
- RIPRAP PROTECTION



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NO.	REVISION	DATE

**SKETCH PLAN
 GRADING PLAN**

**BEECHWOOD MANOR
 LOTS 1-31 AND OPEN SPACE LOTS 32-34**

PARCEL: 001
 TAX MAP: 50
 GRID: 1
 6TH ELECTION DISTRICT

ZONED: R-3C
 L 1271 / F. 186
 HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
 DRAWN BY: IMH
 CHECKED BY: RHY/EDS
 DATE: JULY 2018
 SCALE: AS SHOWN
 W.O. NO.: 17-26

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. 18193 EXPIRATION DATE: 09-27-2018

3 SHEET OF 3

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
CdB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	C	24	NO
GB	GENELEC LOAM, 3 TO 8 PERCENT SLOPES	B	24	NO

—SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 —HOWARD COUNTY SOILS MAP NUMBER 28 - LAUREL NW

NOTE:
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL EROSION FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. P...
 PLANNING DIRECTOR

7-24-18
 DATE

GRADING PLAN
 SCALE: 1"=50'

