

GENERAL NOTES

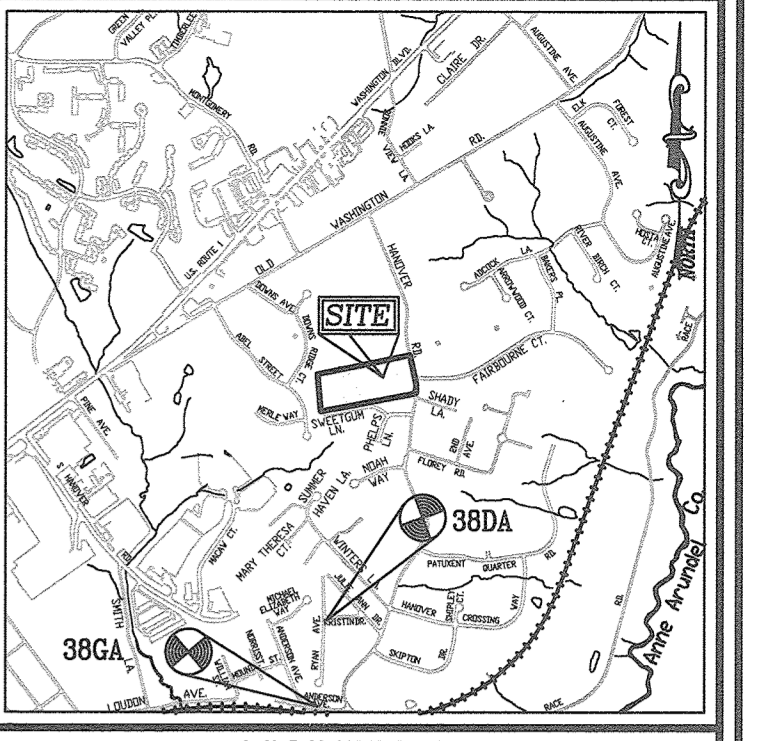
- PROJECT BACKGROUND:
LOCATION: TAX MAP 38, BLOCK 9, PARCELS 731
ZONING: R-12
SUBDIVISION: GRACE MEADOWS
SECTION/AREA: N/A
DPZ REFERENCES: ECP-19-008
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, PERFORMED IN MARCH, 2018. OFFSITE TOPOGRAPHY ARE FROM SDP-14-012 AND HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED MARCH, 2018.
- 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. 38DA AND 38GA WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 10/6/13/2013 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 SERVICE CONNECTION FROM CONTRACTS NO.44-0906-D AND 14-4348-D.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC SERVICE CONNECTION FROM CONTRACT NO. 650-S, AND 14-4348-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.
- STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION REGULATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH A FUTURE SUBDIVISION PLAN.
- A WETLAND AND FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, SEPTEMBER 25, 2018, AND APPROVED AS PART OF THIS SKETCH PLAN SUBMISSION.
-A LARGE WETLAND/ INTERMITTENT STREAM SYSTEM IS PRESENT NEAR THE CENTER OF THE SITE.
-TWELVE (12) SPECIMEN TREES WERE FOUND ONSITE. THIS PLAN CALLS FOR THE REMOVAL OF 9 OF THOSE TREES.
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE FUTURE SUBDIVISION PLAN PACKAGE.
- A NOISE STUDY IS NOT REQUIRED.
- HANOVER ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
PROPOSED ROADS ARE PUBLIC ACCESS PLACE AND DRIVEWAYS ARE PRIVATE USE-IN-COMMON DRIVEWAY.
- THERE ARE 2 EXISTING HOMES ON THE PROPERTY TO BE REMOVED. THE HOUSE AT 6150 HANOVER ROAD (TO BE REMOVED) IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-791, THE TAYLOR HOUSE, AND DATES TO THE 1870s.
- 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:
-MICRO-SCALE PRACTICES: MICRO-BREENTATION, 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 ELKRIEDE BRANCH HOWARD COUNTY LIBRARY SYSTEM ON SEPTEMBER 18, 2018.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-19-008) WAS APPROVED ON 2019.
- IN ACCORDANCE WITH SECTION 109.0.E 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 13.4.02 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 2 UNITS (10% OF 18 UNITS).
- TRAFFIC CONTROL DEVICES:
A. THE R1-1(STOP) SIGN AND STREET NAME SIGN (SNS) ASSEMBLY 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" (MDMJUCD).
D. 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 PLAN CAME TO THE HISTORIC PRESERVATION COMMISSION ON MAY 1, 2019 FOR ADVISORY COMMENTS AS CASE HPC-19-23.
- AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 16.120(b)(4)(v), "LOT DESIGN", SECTION 16.121(g)(1), "ACCESS AND FRONTAGE", AND SECTION 16.1205(g)(7), "ON-SITE FOREST RETENTION", FILED AS WP-19-117, WAS APPROVED ON JUNE 20, 2019. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ACCESS TO OPEN SPACE LOT 24 SHALL BE PROVIDED BY THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 13-18 AND BY THE PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT ON LOT 12. A NOTE SHALL BE ADDED TO THE SKETCH PLAN (S-19-002) AND THE FINAL PLAT INDICATING THAT HOWARD COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE SHARED DRIVEWAY WITHIN THE USE-IN-COMMON ACCESS EASEMENT.
2. THE MINIMUM PUBLIC ROAD FRONTAGE IS HEREBY REDUCED TO 22.9' FOR OPEN SPACE LOT 21 AND 35.8' FOR OPEN SPACE LOT 23, AS REQUESTED.
3. THE MINIMUM PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOTS 24, 26, 27 & 28 IS HEREBY REDUCED TO ZERO, AS REQUESTED. A PRIVATE ACCESS EASEMENT SHALL BE PROVIDED FOR THESE LOTS ON THE SKETCH PLAN AND FINAL PLAT. THE EASEMENT AGREEMENTS FOR THE PROPOSED USE-IN-COMMON ACCESS EASEMENTS SHALL INCLUDE LANGUAGE REFERENCING ACCESS FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.
4. SIGNAGE AND/OR BOLLARDS SHALL BE INSTALLED TO DELINEATE THE ACCESS FOR OPEN SPACE LOTS 24, 26 AND 27. DETAILS SHALL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION PLAN.
5. OPEN SPACE LOTS 19, 20, 22, 25 & 29 SHALL MEET THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.121(c).
6. THE REMOVAL OF NINE SPECIMEN TREES (ST #'s 1-6, 8, 10 & 11) IS PERMITTED AS SHOWN ON THE PLAN EXHIBIT. THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREE IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST.
7. THE DEVELOPER SHALL PLANT EIGHTEEN (18) 3" MINIMUM-CALIPER NATIVE SHADE TREES ONSITE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE NINE SPECIMEN TREES. IT IS RECOMMENDED THAT THE TREES BE PLANTED WITHIN THE OPEN SPACE LOTS TO ENSURE LONG-TERM PROTECTION. REFERENCE THE ADDITIONAL TREES ON S-19-002 AND INCLUDE PLANTING DETAILS ON ALL SUBSEQUENT SUBDIVISION AND DEVELOPMENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.

SKETCH PLAN

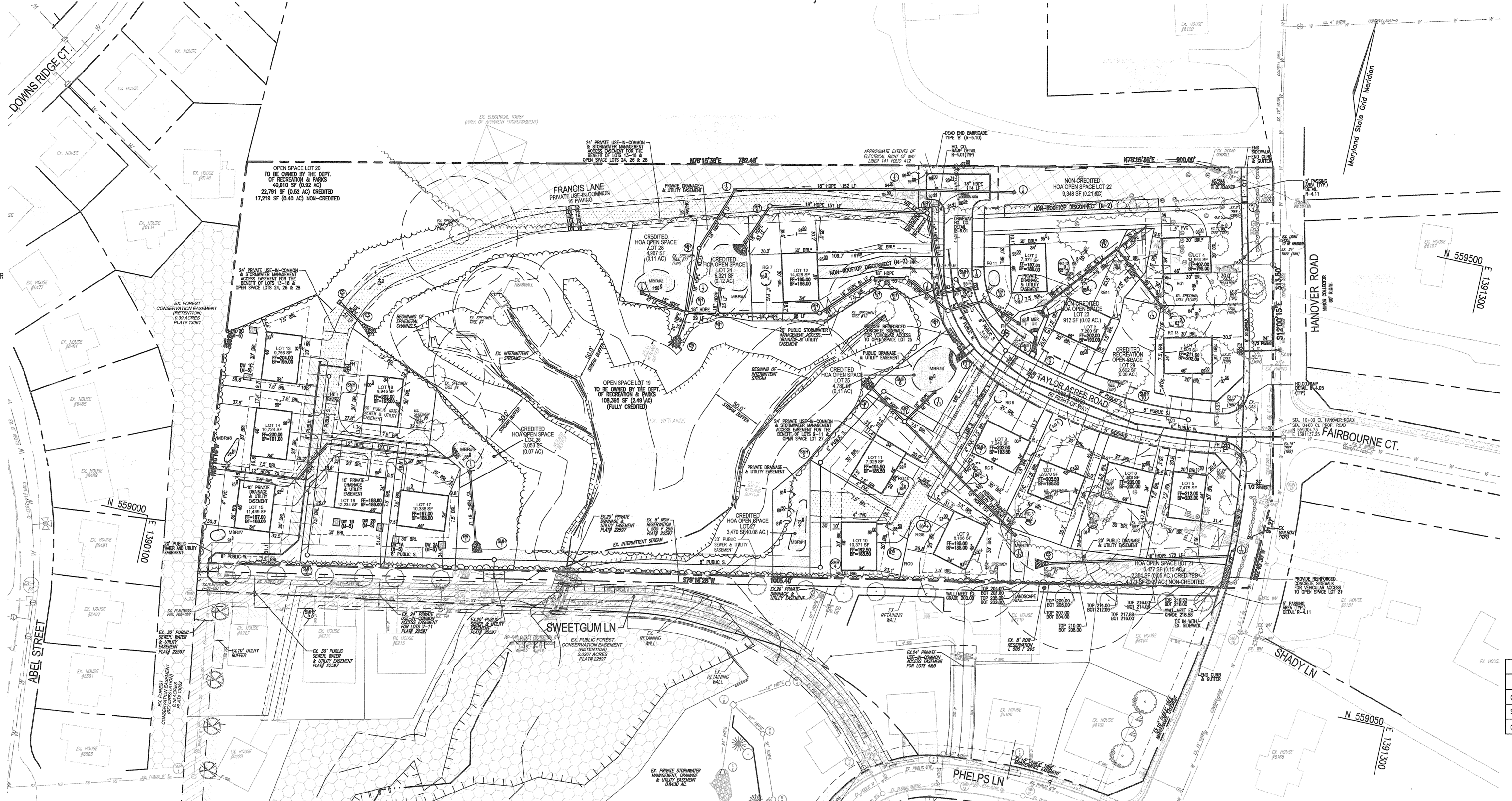
GRACE MEADOWS

LOTS 1 - 18 AND OPEN SPACE LOTS 19 - 29
A SUBDIVISION OF TAX MAP 38 - PARCEL 731
HOWARD COUNTY, MD

BENCHMARKS
HOWARD COUNTY BENCHMARK - 38DA
N 539044.94 E 1350855.03 ELEV.: 337.61
HOWARD COUNTY BENCHMARK - 38GA
N 530494.49 E 1350872.35 ELEV.: 312.28



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE: 35 BLOCK: E3



LEGEND

[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	CURB AND GUTTER
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING MAILBOX
[Symbol]	EXISTING SIGN
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	APPROXIMATE EXTENTS OF ELECTRICAL RIGHT OF WAY LIBER 141 FOLD 412
[Symbol]	SIDEWALK
[Symbol]	EX. FOREST CONSERVATION EASEMENT PLAT
[Symbol]	EX. WETLANDS
[Symbol]	EX. WETLAND BUFFER
[Symbol]	EX. STREAM
[Symbol]	EX. STREAM BUFFER
[Symbol]	LOT LINES
[Symbol]	PUBLIC WATER & UTILITY EASEMENT
[Symbol]	PUBLIC SEWER & UTILITY EASEMENT
[Symbol]	PUBLIC WATER, SEWER & UTILITY EASEMENT
[Symbol]	PUBLIC DRAINAGE & UTILITY EASEMENT
[Symbol]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Symbol]	PRIVATE USE-IN-COMMON & STORMWATER MANAGEMENT ACCESS EASEMENT
[Symbol]	REINFORCED SIDEWALK

SHEET INDEX

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

OWNER/DEVELOPER
GRACE TAYLOR SCHUTT
6132 HANOVER ROAD
HANOVER MD 21076
443-463-6760

LOCATION MAP
SCALE: 1"=60'

Specimen Tree Chart

Key (X#)	Species	Size (in. dbh)	CRZ (feet radius)	Comments
1	Tulip poplar	31.5	47.25	TO BE REMOVED
2	Red maple	32	48	TO BE REMOVED
3	English walnut	42.5	63.75	poor, severe trunk rot TO BE REMOVED
4	Chestnut oak	50.5	75.75	fair, storm damage TO BE REMOVED
5	Chestnut oak	51	76.5	fair, storm damage, trunk rot TO BE REMOVED
6	Chestnut oak	33.5/31	50.25	twin stems at base TO BE REMOVED
7	White oak	31	46.5	
8	White oak	34	51	poor trunk rot TO BE REMOVED
9	Tulip poplar	31	46.5	
10	Black oak	37	55.5	TO BE REMOVED
11	Tulip poplar	34.5	51.75	TO BE REMOVED
12	Tulip poplar	37.5	56.25	

OPEN SPACE LOT OWNERSHIP

LOT	OWNERSHIP
19	RECREATION AND PARKS
20	RECREATION AND PARKS
21	HOA
22	HOA
23	HOA
24	HOA
25	HOA
26	HOA
27	HOA
28	HOA
29	HOA

LOT AREA TABULATION

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	7,200 SF	N/A	7,200 SF	7,200 SF
2	7,200 SF	N/A	7,200 SF	7,200 SF
3	7,371 SF	N/A	7,371 SF	7,200 SF
4	11,964 SF	3,251 SF	8,713 SF	7,200 SF
5	7,475 SF	N/A	7,475 SF	7,200 SF
6	7,243 SF	N/A	7,243 SF	7,200 SF
7	7,370 SF	N/A	7,370 SF	7,200 SF
8	7,240 SF	N/A	7,240 SF	7,200 SF
9	8,168 SF	893 SF	7,275 SF	7,200 SF
10	10,371 SF	2,494 SF	7,877 SF	7,200 SF
11	7,925 SF	593 SF	7,332 SF	7,200 SF
12	14,428 SF	N/A	14,428 SF	7,200 SF
13	9,766 SF	2,428 SF	7,338 SF	7,200 SF
14	10,724 SF	2,740 SF	7,982 SF	7,200 SF
15	11,439 SF	3,055 SF	8,384 SF	7,200 SF
16	12,234 SF	2,843 SF	9,391 SF	7,200 SF
17	10,388 SF	3,078 SF	7,310 SF	7,200 SF
18	9,945 SF	2,361 SF	7,584 SF	7,200 SF

SITE DATA
LOCATION: WEST SIDE HANOVER ROAD
EXISTING ZONING: R-12
EXISTING GROSS AREA: 9.05 AC.
PARCEL 731: 9.05 AC +/-
AREA OF 100 YEAR FLOODPLAIN: 0.00 AC +/-
ON-SITE = 22,133 SF OR 0.51 AC
NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN): 8.54 AC +/-
AREA OF RIGHT OF WAY DEDICATION: 0.805 AC +/-
7.33 AC +/-
TOTAL NUMBER OF UNITS PROPOSED: 18
PARKING SPACES: REFER TO PARKING TABULATION
PUBLIC ACCESS ROAD: HANOVER ROAD
INTERIOR ROADS: PRIVATE USE-IN-COMMON DRIVEWAY
PUBLIC ACCESS STREET
BUILDING AREA: 0.64 AC +/-
OPEN SPACE REQUIRED: 3.24 ACRES
OPEN SPACE PROVIDED: 3.64 AC +/- SEE TABULATION
PROPOSED USE OF SITE: RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING
PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	18
Number of MIHU Required	10% OR 2 UNITS
Number of MIHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	17 UNITS *
MIHU Free-in-Lieu (indicate lot/unit numbers)	LOTS 1-17**
* ONE CREDIT FOR THE EXISTING HOUSE TO BE REMOVED	
** ACTUAL UNITS MAY DIFFER PER FUTURE PRELIMINARY OR FINAL PLAN	

PARKING TABULATION:
TOTAL NUMBER OF DWELLING UNITS PROPOSED = 18
SINGLE FAMILY DETACHED (SFD) = 18 LOTS
1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT
18 x 2 = 36 SPACES REQUIRED
PARKING SPACES PROVIDED:
SFD = 2 GARAGE / 2 DRIVEWAY
2 SPACE IN GARAGE = 36 SPACES (FOR 18 UNITS)
2 SPACES ON DRIVEWAY = 36 SPACES (FOR 18 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: = 72 SPACES
OFF-STREET
2. VISITOR PARKING REQUIRED:
SFD = 18 UNITS @ 0.5 SPACES PER UNIT
18 x 0.5 = 9 SPACES REQUIRED
REFER TO 36 OFF-STREET EXCESS FOR SFD

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-12 PROJECT IS 40% OF GROSS AREA WHEN USING THE OPTIMAL MINIMUM LOT SIZE OF 7,200 SQUARE FEET.
(0.05 AC. GROSS AREA = 0.96 AC. ELECTRICAL ROAD)
(8.09 AC. x 40% = 3.24 AC.)
OPEN SPACE PROVIDED IS 4.37 ACRES:
CREDITED 3.64 ACRES
NON-CREDITED 0.73 ACRES

RECREATION OPEN SPACE TABULATION:
RECREATION OPEN SPACE REQUIRED PER SECTION 16.121(A)(4)(v)
GRACE MEADOWS - SINGLE FAMILY HOMES (SFD)
= 200 SF/UNIT X 18 UNITS = 3,600 SF
TOTAL RECREATION OPEN SPACE REQUIRED = 3,600 SF
TOTAL RECREATION OPEN SPACE TO BE PROVIDED FOR GRACE MEADOWS
LAND AREA
OPEN SPACE LOT 29 - 3,602 SF

NO.	REVISION	DATE

SKETCH PLAN
COVER SHEET
GRACE MEADOWS
LOTS 1 - 18 AND OPEN SPACE LOTS 19 - 29
A SUBDIVISION OF TAX MAP 38 - PARCEL 731

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD TEL: 410-461-7666
ELICOTT CITY, MD 21043 FAX: 410-461-8961

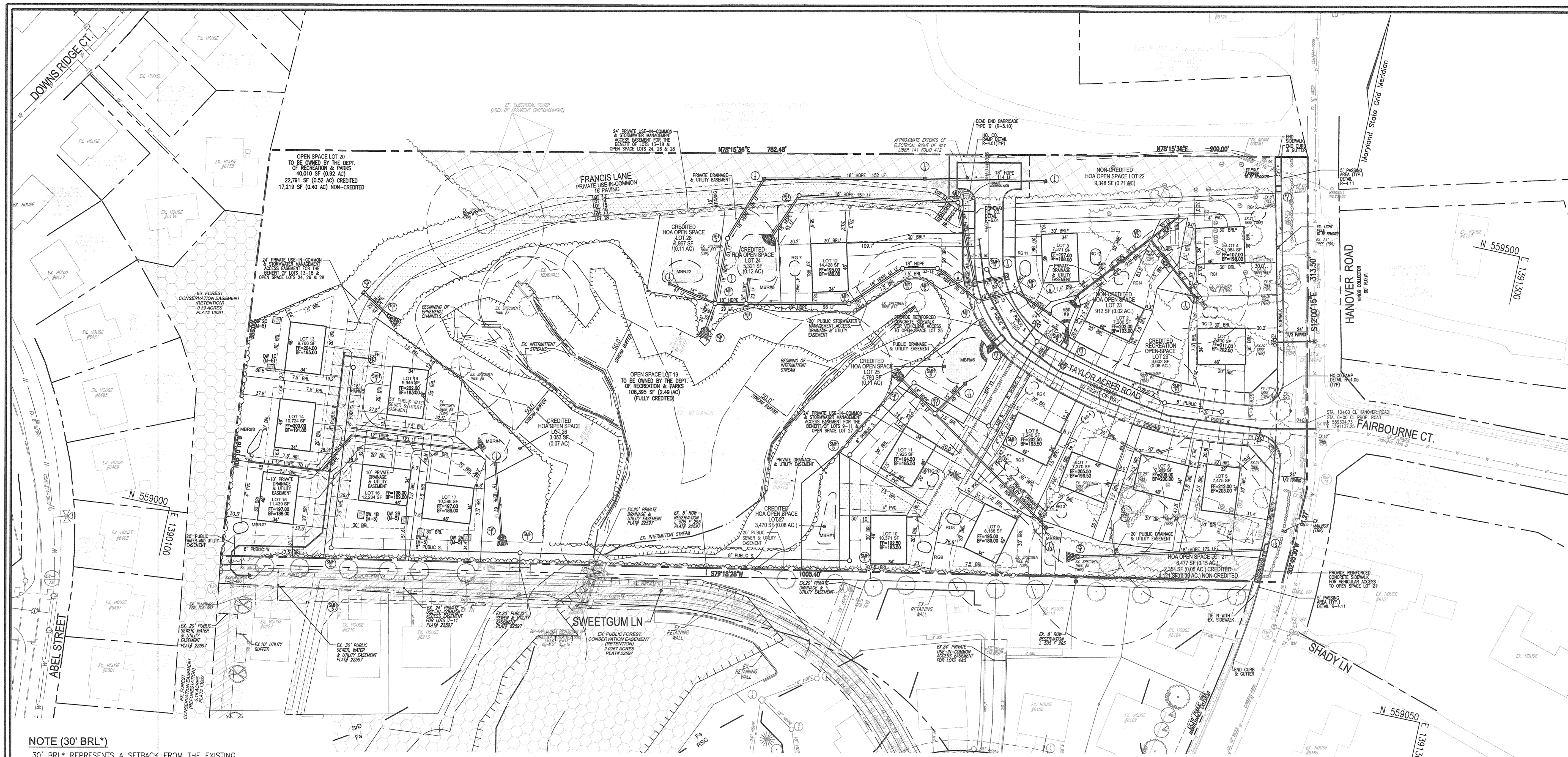


DESIGN BY: RHV
DRAWN BY: LAG/KG
CHECKED BY: RHV
DATE: JUNE 2019
SCALE: AS SHOWN
W.O. NO.: 40027

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 06-27-2020

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

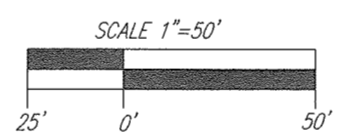
Nadia Zelen
PLANNING DIRECTOR
6-25-19
DATE



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - 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 FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - MICRO-BIOREMEDIATION
 - PROPOSED SIDEWALK
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN DRAIN INLET
 - EX. FOREST CONSERVATION EASEMENT
 - APPROXIMATE EXTENTS OF ELECTRICAL RIGHT-OF-WAY
 - EX. WETLANDS
 - EX. WETLAND BUFFER
 - EX. STREAM
 - EX. STREAM BUFFER
 - PUBLIC WATER & UTILITY EASEMENT
 - PUBLIC SEWER & UTILITY EASEMENT
 - PUBLIC WATER, SEWER & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENT
 - PRIVATE DRAINAGE & UTILITY EASEMENT
 - PRIVATE USE-IN-COMMON & STORMWATER MANAGEMENT ACCESS EASEMENT
 - REINFORCED SIDEWALK

NOTE (30' BRL*)
 30' BRL* REPRESENTS A SETBACK FROM THE EXISTING
 BG&E ELECTRICAL RIGHT-OF-WAY (L. 141 / F. 412)

SITE LAYOUT PLAN
 SCALE: 1"=50'



OWNER/DEVELOPER
 GRACE TAYLOR SCHUTT
 6132 HANOVER ROAD
 HANOVER MD 21076
 443-463-6760

CURVE TABLE						
ROAD	STATIONS	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION
PUBLIC ACCESS PLACE	0+56.95-2+72.54	215.59'	400.00'	30°52'52"	110.48'	N83°22'02"W
PUBLIC ACCESS PLACE	2+72.54-3+70.60	98.06'	100.00'	56°11'11"	53.38'	N39°50'00"W

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Walter J. Davis
 PLANNING DIRECTOR

0-25-19
 DATE

NO.	REVISION	DATE

SKETCH PLAN
SITE LAYOUT PLAN
GRACE MEADOWS
 LOTS 1 - 19 AND OPEN SPACE LOTS 19 - 29
 A SUBDIVISION OF TAX MAP 38 - PARCEL 731

TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT

ZONED R-12
 PARCEL 731
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

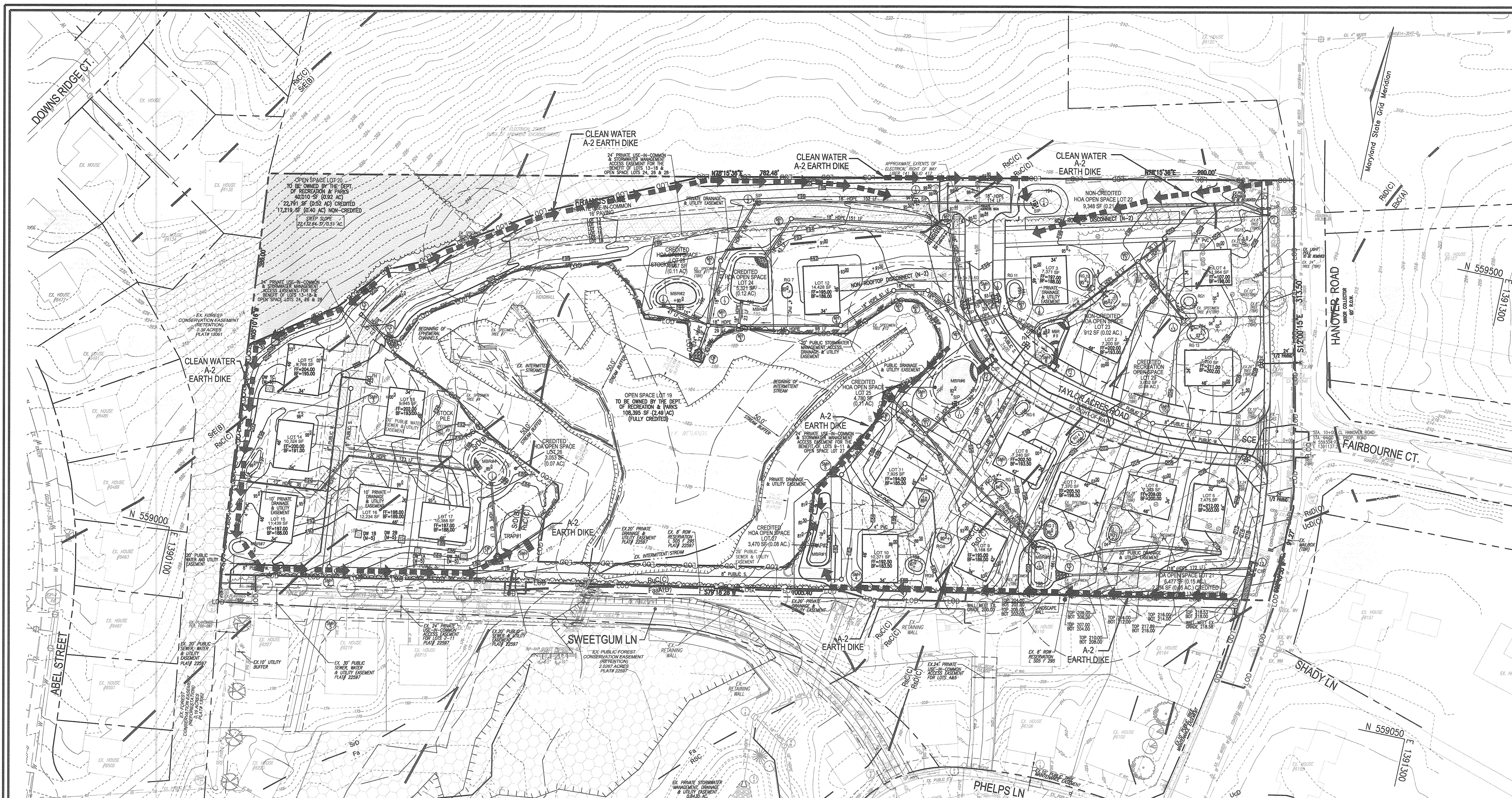
PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
 DRAWN BY: LAG/KG
 CHECKED BY: RHV
 DATE: JUNE 2019
 SCALE: AS SHOWN
 W.O. NO.: 40077

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: 09-29-2020

2 SHEET OF 3

ROBERT H. VOGEL, PE, No. 16193



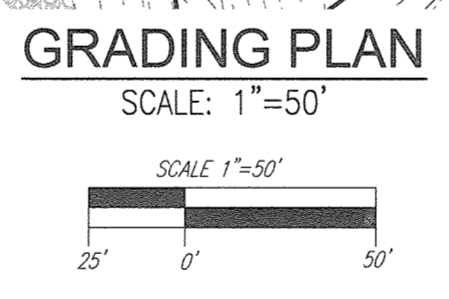
LEGEND

	EXISTING CONTOUR
	CONTOURS
	SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	MICRO-BORE-TRENCHING
	SIDEWALK
	EXISTING TREE LINE
	TREE LINE
	STORM DRAIN
	DRAIN INLET
	EX. FOREST CONSERVATION
	EX. WETLANDS BUFFER
	EX. STREAM
	EX. STREAM BUFFER
	APPROXIMATE EXTENT OF ELECTRICAL RIGHT OF WAY
	STEEP SLOPE (2:1)
	EXISTING VEGETATION (APPROXIMATE LOCATION)
	SILT FENCE
	SUPER SILT FENCE
	CIP
	SIP
	LOD
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	CLEAN DIKE SWALE
	PUBLIC WATER & UTILITY EASEMENT
	PUBLIC SEWER & UTILITY EASEMENT
	PUBLIC WATER, SEWER & UTILITY EASEMENT
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PRIVATE USE-IN-COMMON & STORMWATER MANAGEMENT ACCESS EASEMENT
	REINFORCED SIDEWALK

NOTE:
 - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
 - SILT FENCE SHALL BE CURLED UPHILL. NO MORE THAN 35 FEET APART.
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE: LOCATE STOCKPILES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

NOTE (30' BRL*)
 30' BRL* REPRESENTS A SETBACK FROM THE EXISTING BO&E ELECTRICAL RIGHT-OF-WAY (L. 141 / F. 412)



MAPPED SOILS TYPES

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	Kw	ERODIBILITY	CSH SLOPE
Fs	FALLSSTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	YES	0.24	NO	
RwC	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C	NO	0.43	YES	
RwD	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C	NO	0.43	YES	
RwC	RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	0.43	YES	
SfC	SASSAFRAS AND CROON SOILS, 15 TO 25 PERCENT SLOPES	B	NO	0.32	YES	
SfD	SASSAFRAS AND CROON SOILS, 10 TO 15 PERCENT SLOPES	B	NO	0.32	YES	
UcD	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	C	NO	-	NO	

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

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nadine Joffe
 PLANNING DIRECTOR

6-25-19
 DATE

HSCD NOTES:

APPROVAL OF THIS SKETCH PLAN DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.

- THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND REQUIRED PHASING.
- THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS.
- THE FINAL PLAN SUBMISSION SHALL PROVIDE COMPUTATIONS TO VERIFY VELOCITIES ALONG DIKES, SWALES AND AT DIKES OUTLET LOCATIONS.

NOTE:
 EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

OWNER/DEVELOPER
 GRACE TAYLOR SCHUTT
 6132 HANOVER ROAD
 HANOVER MD 21076
 443-463-6760

NO.	REVISION	DATE

SKETCH PLAN
GRADING PLAN
GRACE MEADOWS
 LOTS 1 - 18 AND OPEN SPACE LOTS 19 - 29
 A SUBDIVISION OF TAX MAP 38 - PARCEL 731

TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT

ZONED R-12
 PARCEL 731
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

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: 08-27-2020

DESIGN BY: RHV
 DRAWN BY: LAG/KG
 CHECKED BY: RHV
 DATE: JUNE 2019
 SCALE: AS SHOWN
 W.O. NO.: 40077

3 SHEET OF 3

ROBERT H. VOGEL, PE No.16193