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2	PRELIMINARY PLAN- SITE & UTILITY PLAN
3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION & LANDSCAPE PLAN

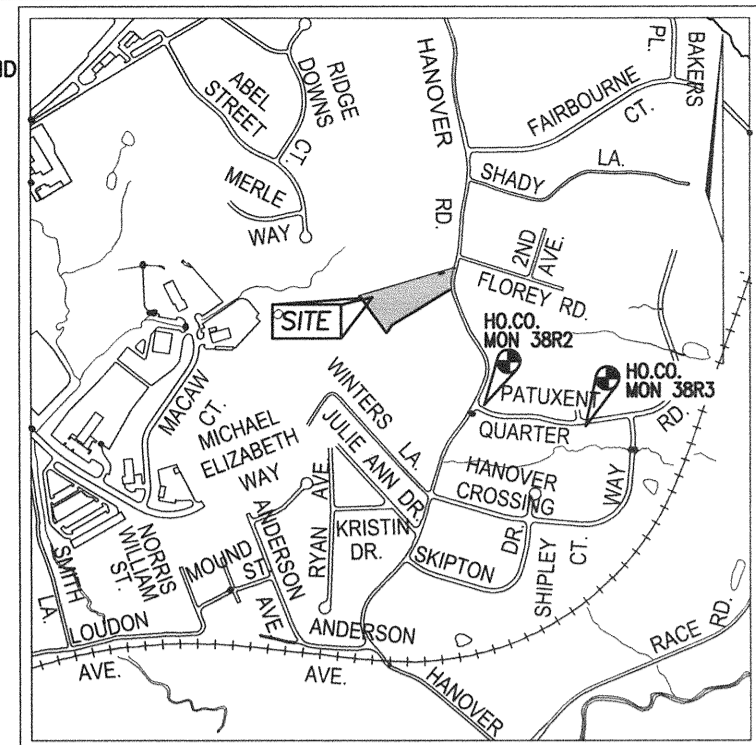
COORDINATE TABLE BOUNDARY POINTS		
POINT	NORTHING	EASTING
53	558486.27	1390767.26
113	558425.20	1391040.79
114	558307.83	1390842.34
214	558336.10	1390246.98
227	558013.26	1390478.09

# PRELIMINARY EQUIVALENT SKETCH PLAN

## EAST POINT I

### LOTS 2 THRU 7 & 9 THRU 14 OPEN SPACE LOTS 1 & 8 HOWARD COUNTY, MARYLAND

THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (AND 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 38R2 (N) 557,500.663 (E) 1,391,227.052  
 38R3 (N) 557,417.823 (E) 1,391,983.177



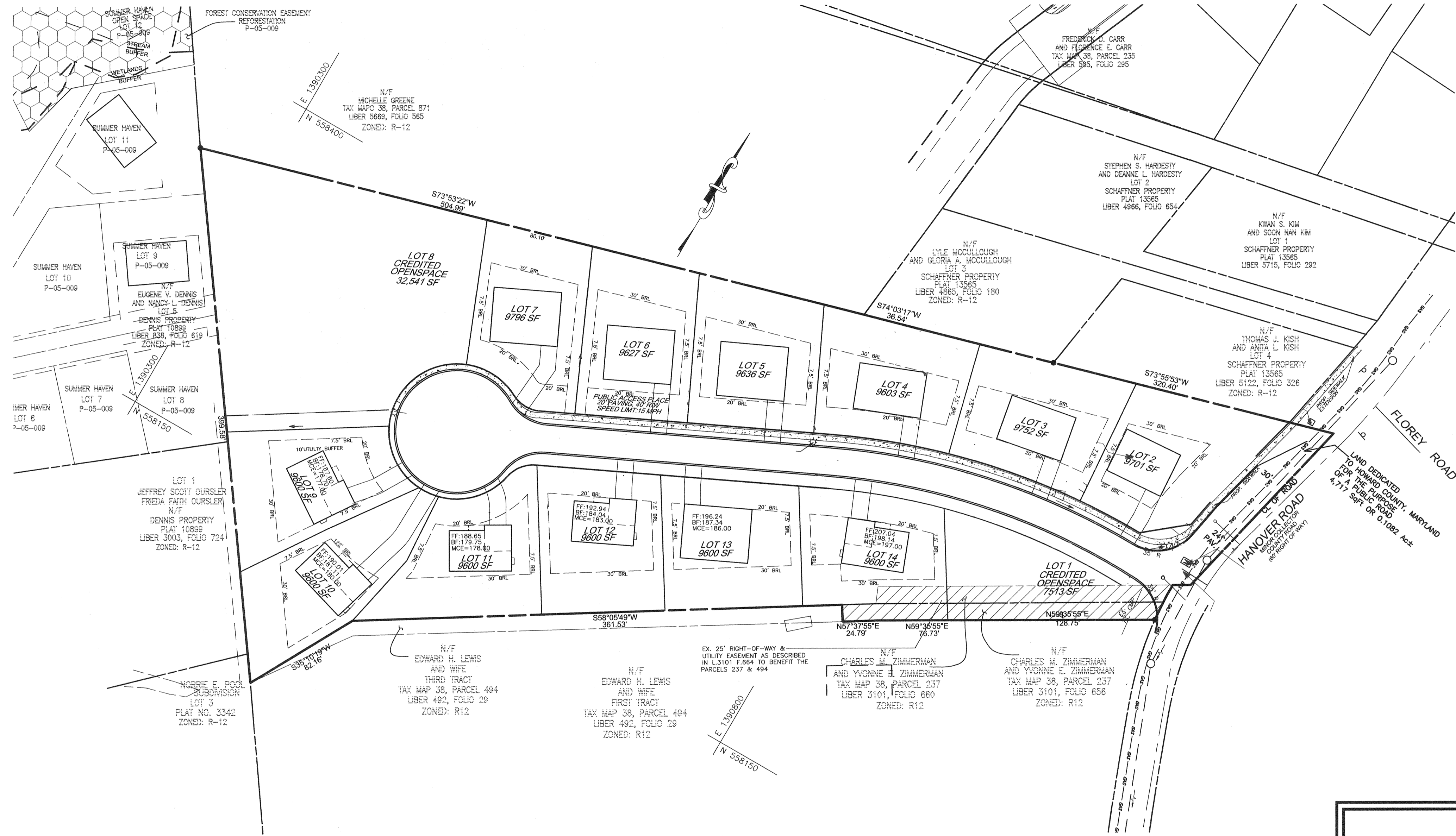
VICINITY MAP  
SCALE 1"=2000'

#### SITE DATA

LOCATION: TAX MAP 38, GRID 15, PARCEL 238 & 237  
 FIRST ELECTION DISTRICT  
 EXISTING ZONING: R-12  
 GROSS AREA OF PARCEL: 188,695 SF (4.33 AC.)  
 AREA OF RIGHT OF WAY: 32,928 SF (0.76 AC.)  
 AREA OF FLOODPLAIN: N/A  
 AREA OF STEEP SLOPES: N/A  
 NET AREA OF PROJECT: 188,695 SF (4.33 AC.)  
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 12  
 AREA OF PROPOSED RESIDENTIAL LOTS: 115,881 (2.66 ACRES)  
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 9600 SF  
 NUMBER OF PROPOSED OPEN SPACE LOTS: 2  
 AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL : 37,462 SF (0.86 AC.)  
 CREDITED OPEN SPACE PROVIDED: 40,054 SF (0.92 AC.)  
 RECREATIONAL OPENSACE PROVIDED: 200 SF/ UNIT  
 RECREATIONAL OPENSACE PROVIDED: 2400 SF

#### GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: 1353/606, 3101/656, 3101/660
- THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2003.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2003. AND
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY A POCKET POND(P-5) TO PROVIDE CPV AND WQV. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 8. THE FACILITY WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE HOA AND HOWARD COUNTY.
- NO WETLANDS OR STREAMS ARE LOCATED ONSITE.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY, 2003. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN MET BY OFFSITE PLANTING OF THE 2.09 ACRES.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 11, 2004.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. SURETY FOR THE REQUIRED LANDSCAPING WILL BE PAID AS PART OF THE DEVELOPER'S AGREEMENT.
- STREET LIGHTING WILL BE PROVIDED. THE LIGHTING SHOWN IS APPROXIMATE AND MAY CHANGE PRIOR TO FINAL STAGE. STREET LIGHTING IS REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND TREES.
- OPEN SPACE LOTS 1, 8 AND 15 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION AND TO THE APRIL 13, 2004 ZONING REGULATIONS.
- THIS PLAN IS SUBJECT TO WP-05-27 WAIVER TO WAIVE SECTION 16.144 (c)(2), REQUIRING SUBMISSION OF A REVISED SKETCH PLAN BY OCTOBER 1, 2004. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
  - SUBMIT THE PRELIMINARY EQUIVALENT SKETCH PLAN APPLICATION WITHIN 60 DAYS OF THE DATE OF THIS LETTER, ON OR BEFORE DECEMBER 21, 2004
  - PAY THE DIFFERENCE IN FEES BETWEEN THE SKETCH PLAN AND PRELIMINARY EQUIVALENT SKETCH PLANS AT THE TIME THAT THE SP IS SUBMITTED. THE CURRENT FILE S-05-01 WILL BE VOIDED ONCE THE SP HAS BEEN SUBMITTED.
- NO WELLS OR SEPTIC SYSTEMS WERE FOUND ONSITE. IF WELLS AND/OR SEPTIC SYSTEMS ARE ENCOUNTERED DURING GRADING CONTRACTOR TO CONTACT THE HEALTH DEPARTMENT FOR PROPER ABANDONMENT.
- THE PROPOSED SIDEWALK ALONG HANOVER ROAD IS TO BE EXTENDED TO THE INTERSECTION OF THE EXISTING ENTRANCE OF THE SCHAFFNER PROPERTY.
- THE EXISTING STRUCTURES ONSITE ARE TO BE REMOVED. THE STRUCTURE LOCATED ON PARCEL 238 IS 75 YEARS OLD WITH NO HISTORICAL VALUE AND THE STRUCTURE ON PARCEL 250 IS 43 YEARS OLD WITH NO HISTORICAL VALUE.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOANED ON TOP OF EACH POST.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.



PLAN VIEW  
SCALE 1"=50'

**OWNER**  
 BERGOLOS JAMES C  
 BERGOLOS DONNA L  
 6224 HANOVER RD  
 HANOVER, MD 21076-1033

**OWNER**  
 ZIMMERMAN CHARLES M  
 ZIMMERMAN YVONNE E  
 6226 SECOND AVE  
 HANOVER MD 21076-1026

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

COVER SHEET  
 PRELIMINARY PLAN  
**EAST POINT I**  
 LOT 2 THRU 7 & 9 THRU 14  
 OPEN SPACE LOTS 1 & 8

TAX MAP 38 GRID 15 PARCEL 238, 237  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410-461-7555 FAX: 410-461-8961

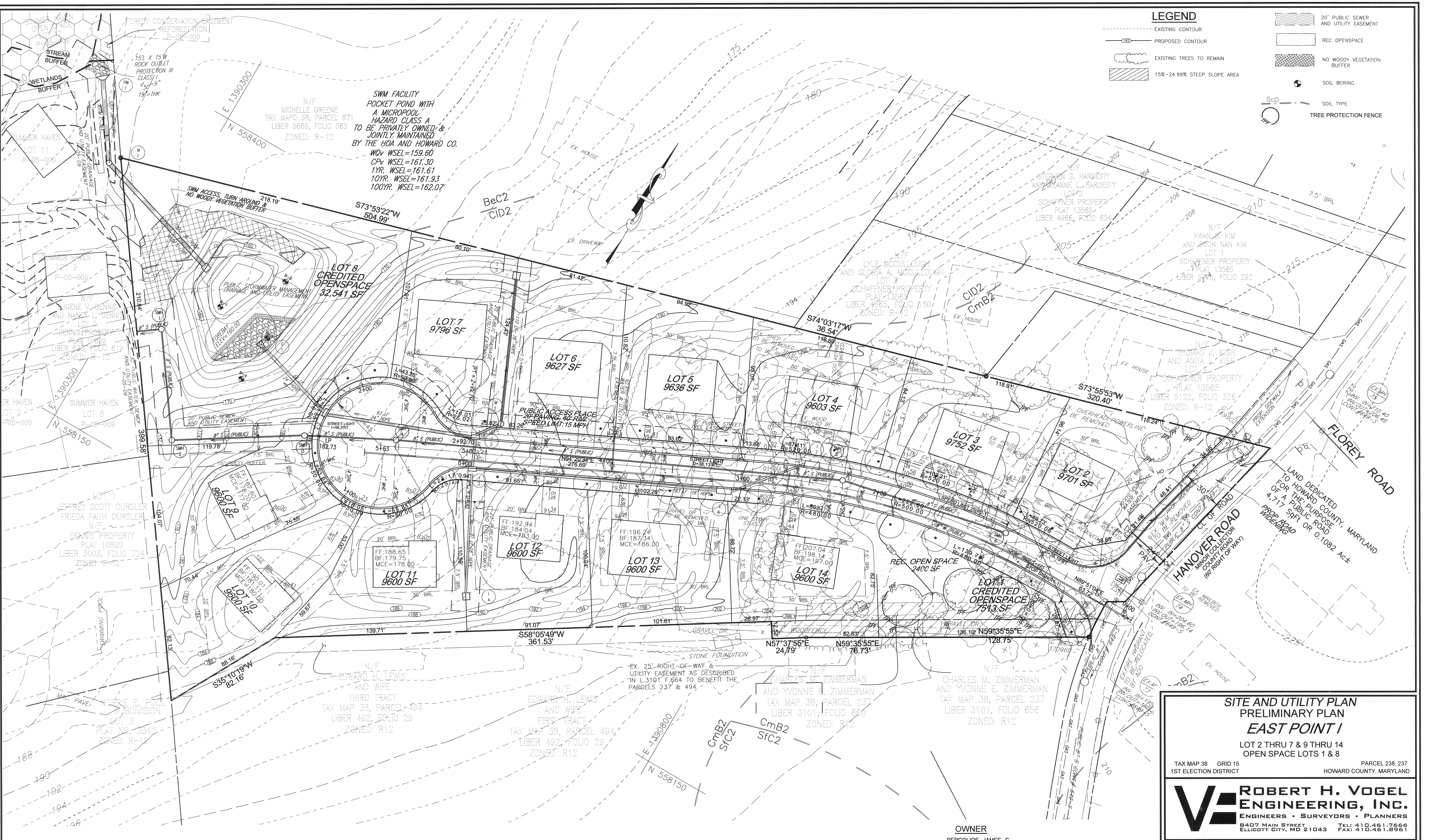


DESIGN BY: RJJCO  
 DRAWN BY: RJJCO  
 CHECKED BY: RHV  
 DATE: SEPT., 2005  
 SCALE: AS SHOWN  
 W.O. NO.: 2034023.00

1 SHEET OF 4

**LEGEND**

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ☺ EXISTING TREES TO REMAIN
- ▨ 15%-24.99% STEEP SLOPE AREA
- ▨ 20' PUBLIC SEWER AND UTILITY EASEMENT
- ▨ REC OPENSACE
- ▨ NO WOODY VEGETATION BUFFER
- SOIL BORING
- ScD SOIL TYPE
- ☉ TREE PROTECTION FENCE



SWM FACILITY  
POCKET POND WITH  
A MICROPOOL  
HAZARD CLASS A  
TO BE PRIVATELY OWNED &  
JOINTLY MAINTAINED  
BY THE HOA AND HOWARD CO.  
WQV WSEL=159.60  
CPV WSEL=161.30  
1YR WSEL=161.61  
10YR WSEL=161.93  
100YR WSEL=162.07

**SITE AND UTILITY PLAN  
PRELIMINARY PLAN  
EAST POINT I**

LOT 2 THRU 7 & 9 THRU 14  
OPEN SPACE LOTS 1 & 8

TAX MAP 38 GRID 15 PARCEL 238, 237  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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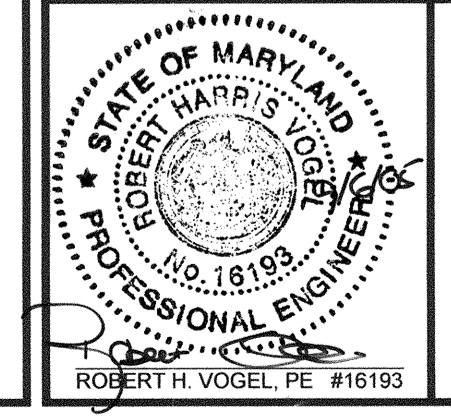
PLAN VIEW  
SCALE 1"=30'

PROVISIONALLY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
Mark J. Wyllie 9/15/08  
PLANNING DIRECTOR DATE

OWNER  
BERGOLIOS JAMES C  
BERGOLIOS DONNA L  
8224 HANOVER RD  
HANOVER, MD 21076-1033

OWNER  
ZIMMERMAN CHARLES M  
ZIMMERMAN YVONNE E  
6226 SECOND AVE  
HANOVER MD 21076-1026

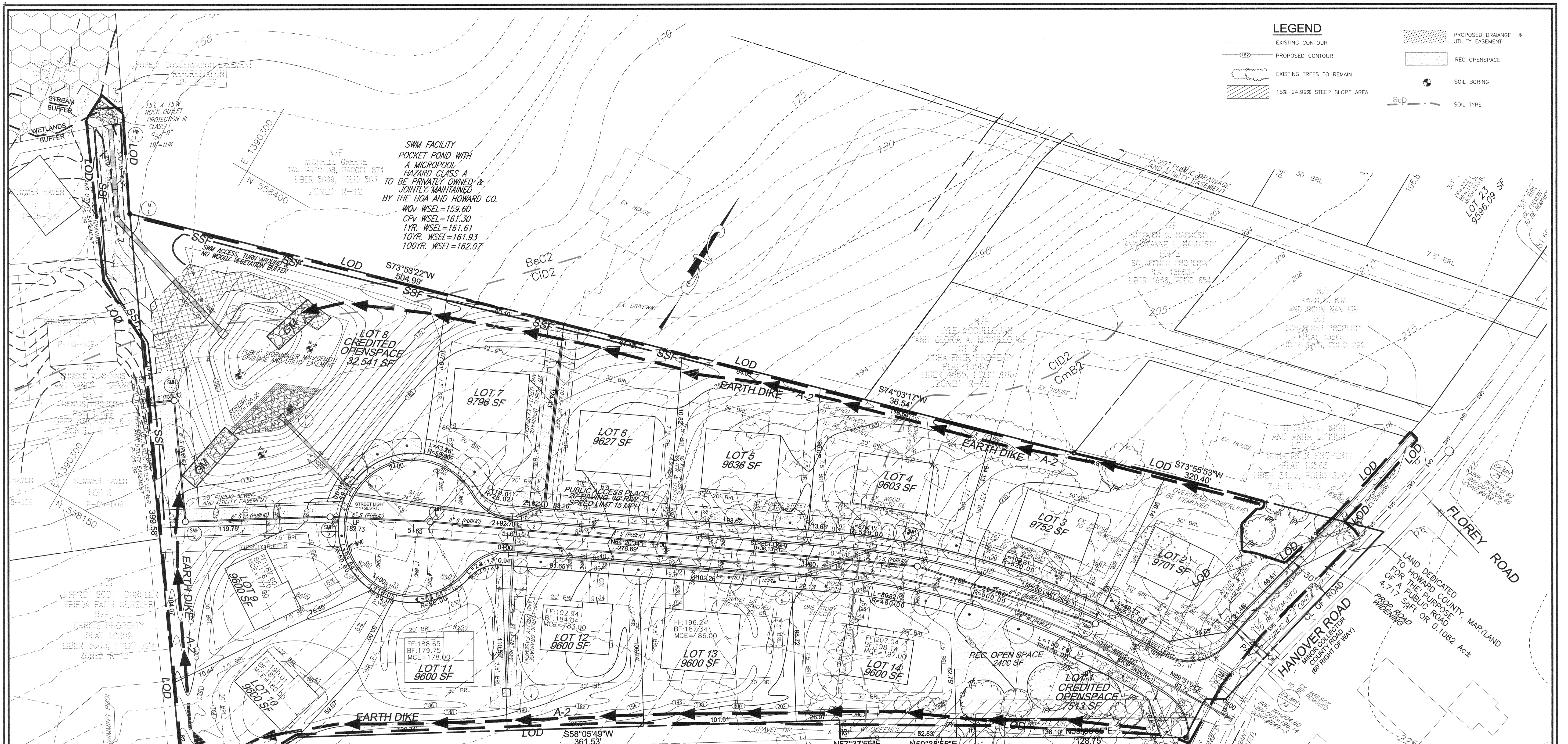
DEVELOPER  
TRINITY QUALITY HOMES  
3675 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND 21043  
(410) 480-0023



DESIGN BY:	RJUCO
DRAWN BY:	RJUCO
CHECKED BY:	RHV
DATE:	SEPT. 2008
SCALE:	AS SHOWN
W.O. NO.:	2034023.00

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- 15%-24.99% STEEP SLOPE AREA
- PROPOSED DRAINAGE & UTILITY EASEMENT
- REC OPENSACE
- SOIL BORING
- SOIL TYPE



SWM FACILITY  
POCKET POND WITH  
A MICROPOL  
HAZARD CLASS A  
TO BE PRIVATELY OWNED &  
JOINTLY MAINTAINED  
BY THE HOA AND HOWARD CO.  
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1YR. WSEL=161.61  
10YR. WSEL=161.93  
100YR. WSEL=162.07

**SITE AND UTILITY PLAN  
PRELIMINARY PLAN  
EAST POINT I**

LOT 2 THRU 7 & 9 THRU 14  
OPEN SPACE LOTS 1 & 8  
TAX MAP 38 GRID 15  
1ST ELECTION DISTRICT  
PARCEL 238, 237  
HOWARD COUNTY, MARYLAND

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STATE OF MARYLAND  
ROBERT H. VOGEL, PE #16193  
PROFESSIONAL ENGINEER

3 SHEET OF 4

PLAN VIEW  
SCALE 1"=30'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
DATE 9/10/05

**OWNER**  
BERGOLIOS JAMES C  
BERGOLIOS DONNA L  
6224 HANOVER RD  
HANOVER, MD 21076-1033

**OWNER**  
ZIMMERMAN CHARLES M  
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SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING	
LANDSCAPE TYPE	TYPE B
LINEAR FEET OF PERIMETER	605 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO
NUMBER OF TREES REQUIRED SHADE TREES (1:50) EVERGREEN TREES (1:40)	12 SHADE TREES 15 EVERGREEN TREES
NUMBER OF TREES PROVIDED SHADE TREES (1:50) EVERGREEN TREES (1:40) OTHER TREES (2:1 SUBSTITUTION)	12 SHADE TREES 15 EVERGREEN TREES (0 SUBSTITUTION TREES)

SCHEDULE A: PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO PERIMETER ROW/PROPERTIES				
	1	2	3	4	5
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5
LANDSCAPE TYPE	A	A	A	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	610'	186'	610'	83'	106'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED(LF REMAINING)	1:60 11	1:60 3	1:60 11	1:50 2	1:50 2
NUMBER OF PLANTS PROVIDED	11	3	11	2	2
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-

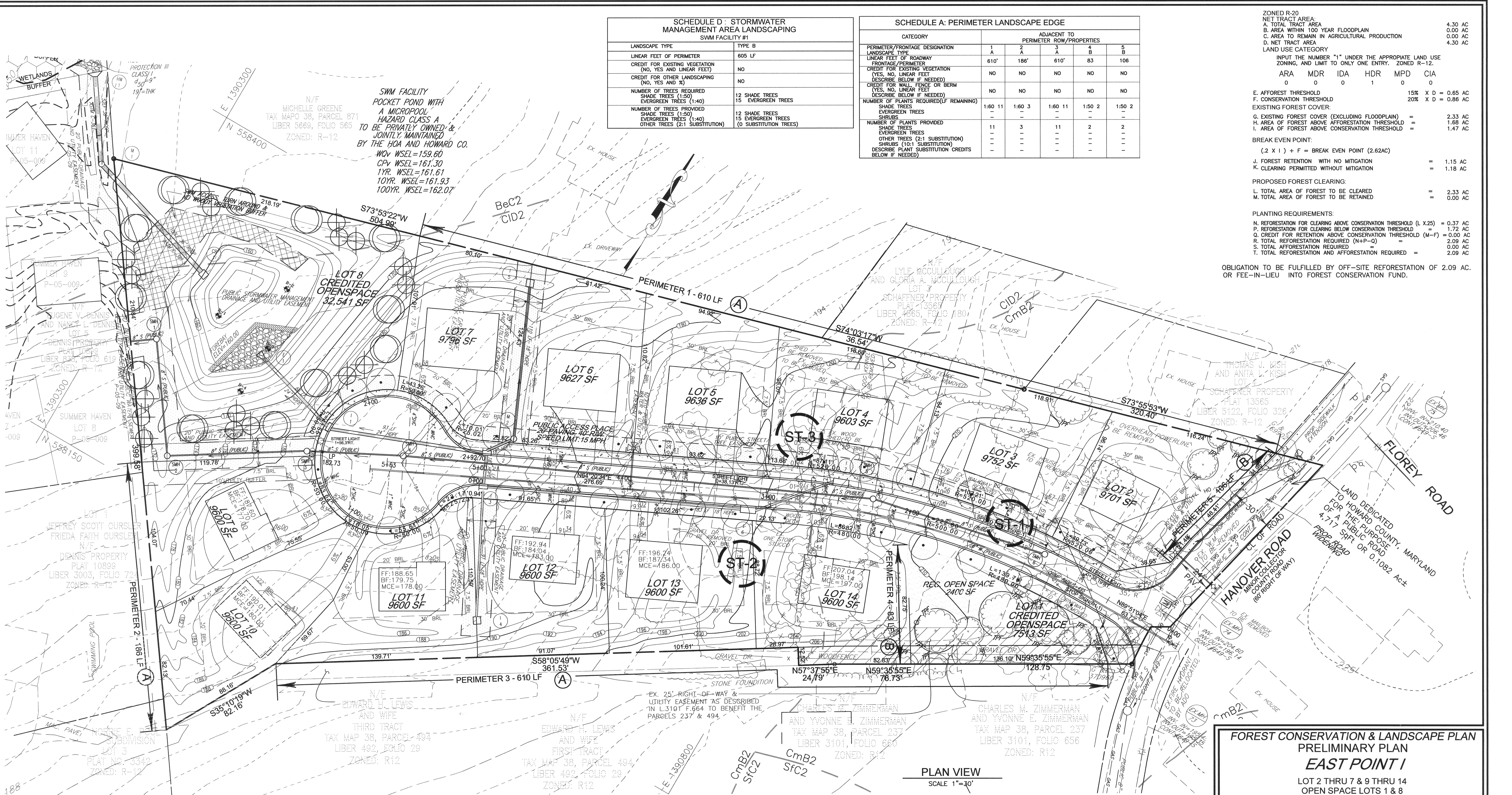
ZONED R-20  
NET TRACT AREA = 4.30 AC  
A. TOTAL TRACT AREA = 0.00 AC  
B. AREA WITHIN 100 YEAR FLOODPLAIN = 0.00 AC  
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 4.30 AC  
D. NET TRACT AREA = 4.30 AC  
LAND USE CATEGORY

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-12.  
ARA MDR IDA HDR MPD CIA  
0 0 0 1 0 0  
E. AFFOREST THRESHOLD = 15% X D = 0.65 AC  
F. CONSERVATION THRESHOLD = 20% X D = 0.86 AC  
EXISTING FOREST COVER:  
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 2.33 AC  
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 1.68 AC  
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 1.47 AC

BREAK EVEN POINT:  
(2 X I) + F = BREAK EVEN POINT (2.62AC)  
J. FOREST RETENTION WITH NO MITIGATION = 1.15 AC  
K. CLEARING PERMITTED WITHOUT MITIGATION = 1.18 AC  
PROPOSED FOREST CLEARING:  
L. TOTAL AREA OF FOREST TO BE CLEARED = 2.33 AC  
M. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC

PLANTING REQUIREMENTS:  
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 25) = 0.37 AC  
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 1.72 AC  
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.00 AC  
R. TOTAL REFORESTATION REQUIRED (N+P-Q) = 2.09 AC  
S. TOTAL AFFORESTATION REQUIRED = 0.00 AC  
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 2.09 AC

OBLIGATION TO BE FULFILLED BY OFF-SITE REFORESTATION OF 2.09 AC OR FEE-IN-LIEU INTO FOREST CONSERVATION FUND.



NOTE:  
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

STREET TREE CALCULATIONS			
STREET NAME	LINEAR FEET	REQUIRED TREES	PROVIDED TREES
PUBLIC ACCESS PLACE	1236'	31	31
HANOVER RD	170'	4	4

STREET TREE PLANT LIST				
SYMBOL	QTL	BOTANICAL NAME	SIZE	REMARKS
○	31	ACER RUBRUM RED MAPLE	2.5-3" CAL	B & B
○	4	PRUNUS SARGENTII SARGENT CHERRY	2.5-3" CAL	B & B

**LEGEND**  
 --- EXISTING CONTOUR  
 --- PROPOSED CONTOUR  
 --- EXISTING TREES TO REMAIN  
 --- 15%-24.99% STEEP SLOPE AREA  
 --- 25% OR GREATER STEEP SLOPE AREA  
 --- PROPOSED SEWER, DRAINAGE & UTILITY EASEMENT  
 --- TREE PROTECTION FENCE

PROPOSED DRAINAGE & UTILITY EASEMENT  
 CREDITED OPEN SPACE REC OPENSAPCE  
 NO WOODY VEGETATION BUFFER  
 SOIL BORING  
 SOIL TYPE  
 SPECIMEN TREE:  
 ST-1 47" SILVER MAPLE  
 ST-2 44" CHESTNUT OAK  
 ST-3 CHESTNUT OAK

DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 TENTATIVELY APPROVED  
 JERRY J. THOMPSON  
 DNR QUALIFIED PROFESSIONAL  
 DATE 9/1/05

PLAN VIEW  
SCALE 1"=30'

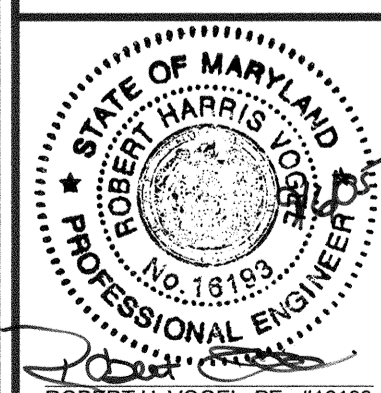
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**FOREST CONSERVATION & LANDSCAPE PLAN PRELIMINARY PLAN EAST POINT I**  
 LOT 2 THRU 7 & 9 THRU 14  
 OPEN SPACE LOTS 1 & 8  
 TAX MAP 38 GRID 15 PARCEL 238, 237  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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4 SHEET OF 4