

GENERAL NOTES

- 1. PROJECT BACKGROUND: SUBMISSION NAME: N/A LOCATION: PARCEL 110 - TAX MAP 16, BLOCK 10 PARCEL 421 - TAX MAP 16, BLOCK 10 SECTION/AREA: N/A LOT/PARCEL: SEE ABOVE LOCATION LINE ZONING: PARCEL 110 - CEF-M(PROJECT) - R-20(CHURCH) PARCEL 421 - R-20 ZB-1105-M ZB-1105-M 60.74 ACRES± 134 SFA / 3 O.S. LOTS / 3 NON-BUILDABLE BULK PARCELS (A&B) REMAINING PARCEL A (CHURCH FACILITY) PARCELS 110, 20, 28, 421 - CEF-M PROJECT 64.82 AC. (GROSS - FLOODPLAIN - 25% OR GREATER SLOPES) AREA OF PROPOSED SFD 123,968 SF (2.85 ACRES±) AREA OF PROPOSED SFA 2.50 ACRES± AREA OF PROPOSED ROAD R/W 2.50 ACRES± OPEN SPACE REQ. SEE NOTE 28, CEF-M REGULATIONS, & TABULATION THIS SHEET OPEN SPACE PROVIDED SEE TABULATION THIS SHEET PUBLIC WATER & SEWER EXTENSION FROM WATER CONTRACT NO. 44-3447 EXTENSION FROM SEWER CONTRACT NO. 24-3447 DPZ REFERENCES: CHAPELGATE: 6-09E, SDP-88-037, BA CASE 93-07E, SDP-93-128, PLAT 13157, PLAT 15336, TU-01-01, BA CASE 01-23E, WP-03-04, SDP-02-35F, PLAT 15923-28, SDP-03-122, TU-06-00A, SDP-07-133, WP-08-034, PLAT 20074-7E, CEF PROJECT: ZB-1105-M, DAP-14-09, WP-19-056, ECP-18-062, S-19-001 THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. THE EXISTING TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM AERIAL PHOTOGRAMMETRY COMPILED BY POTOMAC AERIAL SURVEYS INC. DECEMBER 21, 2017 AND SUPPLEMENTED BY FIELD SURVEYS PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP DATED MARCH 2013, FEB/MARCH 2014 AND FEB/MARCH/JUNE 2018. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED MAY 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 MONUMENTS 16E1 AND 16H3 WERE USED FOR THIS PROJECT. THE SUBJECT PROPERTY IS ZONED "CEF-M" PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, APPROVED ON NOVEMBER 6, 2017 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/27/03 PER COUNCIL BILL 75-2003. -HOWARD COUNTY ZONING BOARD CASE ZB-1105-M APPROVED ON NOVEMBER 6, 2017, CONTAINED THE FOLLOWING CONDITION OF APPROVAL: 1. THE PETITIONER SHALL MAKE ANY NECESSARY REVISIONS TO THE PARKING AND TABULATION AT THE SITE DEVELOPMENT PLAN STAGE. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY HOWARD COUNTY, MARYLAND. NO GRADING, TRIMMING, COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN EXCEPT AS APPROVED THROUGH AN ESSENTIAL DISTURBANCE DETERMINATION OR ALTERNATIVE COMPLIANCE. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. -WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 44-3447. -SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-3447. 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. FLOODPLAINS ARE LOCATED ON-SITE. -THE FLOODPLAIN STUDY FOR THIS PROJECT, PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED SEPTEMBER 2019 (AS REVISED) SHALL BE FINALIZED AND APPROVED WITH THE REVIEW OF THE FUTURE FINAL ROAD CONSTRUCTION PLANS. -THE FINAL DESIGN OF THE STRAIGHT PLACE CULVERT SHALL INCORPORATE THE FINAL DESIGN OF THE MARRIOTTVILLE ROAD CULVERT APPROVED AS PART OF THE CAPITAL PROJECT J-4205 PLAN PREPARED BY JOHNSON, MIRMAN & THOMPSON, INC. (JMT). STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE SHOWN HEREON. IN ACCORDANCE WITH WP-19-056, ENCROACHMENTS INTO THE STEEP SLOPES AND STREAM BUFFERS ARE LIMITED TO THE PURPOSE OF INSTALLING THE TRAIL PATH IN ACCORDANCE WITH THE DAO AND EXHIBITS ASSOCIATED WITH ZB-1105M. WETLANDS AND STREAMS SHOWN ON-SITE AND DELINEATED BY THE DELINEATING ENGINEERS AND ECO-SCIENCE PROFESSIONALS, INC. C/O DR. JOHN CANOLES, IN A REPORT TITLED WETLAND, FOREST STAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN REPORT, DATED JULY 24, 2018 AND UPDATED MARCH 14, 2019. THE WETLANDS REPORT WAS APPROVED ON APRIL 10, 2019, UNDER ECP-18-062. THE DETECHANICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 9, 2019, AND APPROVED JANUARY 28, 2020 AS PART OF THIS P-20-002 PLAN. -MARRIOTTVILLE ROAD IS CLASSIFIED AS A PUBLIC INTERMEDIATE ARTERIAL IMPROVEMENTS TO MARRIOTTVILLE ROAD SHALL BE AS DETAILED HEREON, AS REQUIRED PER THE FUTURE FINAL PLAN REVIEW PROCESS, AND IN ACCORDANCE WITH CAPITAL PROJECT J-4205 (WHEN FUNDED). -US ROUTE 40 IS CLASSIFIED AS A PUBLIC INTERMEDIATE ARTERIAL. (NO IMPROVEMENTS PROPOSED) -ALBETH ROAD IS CLASSIFIED AS A PUBLIC LOCAL ROAD. -PROPOSED ROADWAYS: STARLOUTH PLACE (ROAD A) - PUBLIC ACCESS STREET KIRKLEIGH DRIVE (ROAD B) - PUBLIC ACCESS STREET / PRIVATE EXTENSION CROSSPOINT WAY (ROAD C) - PUBLIC ACCESS EXTENSION EDEN COURT - PRIVATE ALLEY FROM PRIVATE EXTENSION OF KIRKLEIGH DRIVE KEYSTONE LANE - PRIVATE ALLEY FROM KIRKLEIGH DRIVE SUMMER WOODS PLACE - PRIVATE ALLEY FROM CROSSPOINT WAY WELCOME WAY - PRIVATE ALLEY FROM STARLOUTH WAY IN ACCORDANCE WITH WP-19-056, PRIVATE ROADS MUST BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS. ROAD FRONTAGE IMPROVEMENTS SHALL BE PROVIDED ALONG ALBETH ROAD IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL AND THE ZONING BOARD DECISION AND ORDER, ZB-1105-M. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE). B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 - 1 1/2" MIN) C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS. D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE. PUBLIC TRASH AND RECYCLING COLLECTION WILL BE PROVIDED ALONG THE PUBLIC AND PRIVATE ROADS WITHIN 5' OF THE EDGE OF THE ROADWAY. -AS COLLECTION WILL OCCUR ALONG PRIVATE ROADWAYS, A DAMAGE WAIVER (WORKING AND PROCEDURES AS REQUIRED BY THE CHIEF OF THE DPW ENVIRONMENTAL SERVICES COLLECTIONS DIVISION) MUST BE PROVIDED WITH THE FINAL PLAN AND INCLUDED IN THE HOA AGREEMENT WITH HOWARD COUNTY. -COUNTY SERVICES WILL NOT BEGIN ON THE ROADS UNTIL CONSTRUCTION HAS CLEARED SUFFICIENTLY FOR THE TRUCKS TO GO THROUGH UN-HINDERED. THE MAINTENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF THE HOA. A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS" WAS APPROVED UNDER S-19-001, MARCH 28, 2019. A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED OCTOBER 2019. APPROVAL SHALL BE OBTAINED WITH THE REVIEW OF THE FUTURE FINAL ROAD CONSTRUCTION PLANS. -THE 65 DBA NOISE CONTOR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 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. THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT OR LISTED ON THE HISTORIC SITES INVENTORY. NO STRUCTURES CURRENTLY EXISTING ON THE SUBJECT PROPERTY ARE OVER 50 YEARS OLD. PLEASE REFER TO SDP-88-037. THE PRE-SUBMISSION MEETING HELD ON JULY 25, 2018 AT 6 PM AT THE CHAPELGATE PRESBYTERIAN CHURCH. THIS PROJECT, CHAPELGATE CEF-M #14-09, HAS BEEN REVIEWED BY THE HOWARD COUNTY DESIGN ADVISORY PANEL (DAP) ON APRIL 9, 2014. THE ENVIRONMENTAL CONCEPT LETTER DATED FEBRUARY 21, 2019. IN ACCORDANCE WITH ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, THE OPEN SPACE REQUIREMENTS FOR THIS CEF-M PROJECT IS 25% OF GROSS AREA (20.28 AC. GROSS AREA X 25% = 5.07 AC.). REFER TO PROPOSED OPEN SPACE SHOWN HEREON. -OPEN SPACE LOTS 135-137 SHALL BE OWNED AND MAINTAINED BY THE HOA. IN ACCORDANCE WITH ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, THE RECREATION OPEN SPACE REQUIREMENTS FOR THIS CEF-M PROJECT IS 1,000 SF/UNIT. SOME RECREATIONAL AREAS OF THE RESIDENTIAL DEVELOPMENT WILL BE SHARED WITH AND WILL REMAIN PART OF CHAPELGATE PRESBYTERIAN CHURCH PROPERTY. -(134 UNITS X 1,000 SF = 134,000 SF OR 3.07 ACRES). SEE TABULATION SHEET 24. -THE OVERALL REQUIREMENT SHALL BE MET AS ALLOWED BY THE JUNE 2012 POLICY AND THE CEF-M REGULATIONS HEREON. THE PROPOSED UNITS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF BIORETENTION, NON-STRUCTURAL, ALTERNATIVE SURFACE AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL - VOLUMES I & II, ENVIRONMENTAL SITE DESIGN AND CRITERIA OUTLINED IN CHAPTERS 5 OF HOWARD COUNTY DESIGN MANUAL - VOLUME I CRITERIA. A. STORMWATER FILTERING SYSTEMS INCLUDE: BIORETENTION (F-6). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. B. NON-STRUCTURAL PRACTICES: DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. C. ALTERNATIVE SURFACES INCLUDE: -PERMEABLE SURFACES (A-2). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. D. MICRO-SCALE PRACTICES INCLUDE: -PRIVATE ON-LOT (OPEN SPACES) MICRO-BIORETENTION (M-6) AND A GRAVEL WETLAND (M-2). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. -PRIVATE ON-LOT RAIN BARREL (M-1) & DRWELLS (M-5). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. NOTE: THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT". A FOREST STAND DELINEATION PLAN & REPORT TITLED WETLAND, FOREST STAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN REPORT, DATED JULY 24, 2018 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES. 53 SPECIEM TREES WERE IDENTIFIED 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-05-122(C)/FOREST CONSERVATION PLAN 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 PLAN, 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. FOREST CONSERVATION EASEMENTS HAVE BEEN RE-ESTABLISHED OR ESTABLISHED AS PART OF THIS CURRENT PLAN (P-20-002) 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 REDEFINED. THIS PLAN ALSO IDENTIFIES NON-CREDITED AREAS OF RETENTION (<35' WIDE) AND PROPOSES NEW AREAS OF RETENTION EASEMENT. THE PRELIMINARY RESULT IS 12.85 ACRES OF ON-SITE RETENTION. TOTAL FOREST CONSERVATION OBLIGATION REMAINS PROVIDED ON-SITE VIA RETENTION EASEMENT (NO SURETY REQUIRED). FUTURE FINAL PLAN MAY FURTHER ADJUST EASEMENTS, AS REQUIRED BY FINAL DESIGN, HOWEVER PROVIDE NO LESS THAN 12.85 ACRES OF RETENTION. 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.

NOTE:

- 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.

PARKING TABULATION:

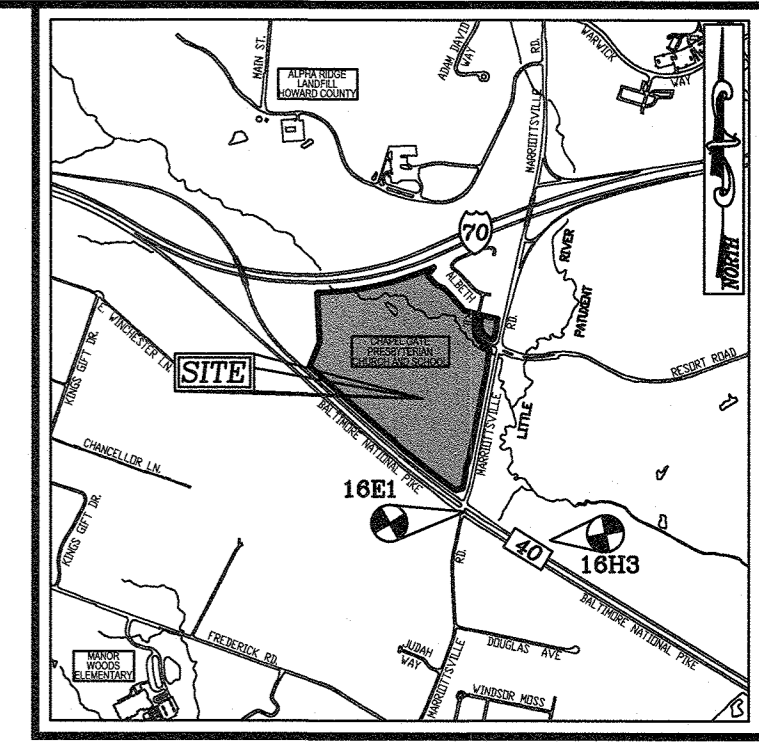
TOTAL NUMBER OF DWELLING UNITS PROPOSED: 134 SINGLE FAMILY ATTACHED (SFA) = 134 UNITS
PARKING SPACES PROVIDED: 134 x 2 = 268 SPACES REQUIRED
SFA = 1 GARAGE / 1 DRIVEWAY
1 SPACE IN GARAGE = 66 SPACES (FOR 66 UNITS)
1 SPACE ON DRIVEWAY = 66 SPACES (FOR 66 UNITS)
SFA = 2 GARAGE / 2 DRIVEWAY
2 SPACE IN GARAGE = 136 SPACES (FOR 68 UNITS)
2 SPACES ON DRIVEWAY = 136 SPACES (FOR 68 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: 404 SPACES PROVIDED
2 VISITOR PARKING REQUIRED: 404 SPACES PROVIDED
SFA = 134 UNITS @ 0.5 SPACES PER UNIT
134 x 0.5 = 67 SPACES REQUIRED
77 ON-STREET INDENTED SPACES PROVIDED

PRELIMINARY PLAN
CHAPELGATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B&C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

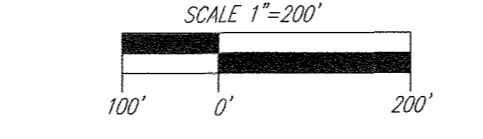
COORDINATE TABLE with columns: #, NORTH, EAST, #, NORTH, EAST. Rows 1613 to 41.

BENCHMARKS

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



LOCATION MAP



LEGEND

- EXISTING CURB AND GUTTER
PROPERTY LINE
RIGHT-OF-WAY LINE
RIGHT-OF-WAY LINE

CHAPELGATE CEF-M REGULATIONS:

- A. PERMITTED USES:
1. RELIGIOUS FACILITIES, STRUCTURES AND LAND USE PRIMARILY FOR RELIGIOUS ACTIVITIES
2. SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES AND UNIVERSITIES.
3. CHILD DAY CARE CENTERS AND NURSERY SCHOOLS
4. SINGLE-FAMILY ATTACHED DWELLING UNITS
5. COMMUNITY COMMERCIAL DEFINED AS: PUBLIC SPACES WHICH ARE INTENDED FOR COMMUNITY INTERACTION AND MAY INCLUDE SPACES FOR PUBLIC ART, KIOSKS, FARMERS MARKETS, FARM PRODUCE STANDS, SEASONAL DISPLAYS AND SALES OR OTHER SIMILAR FEATURES. COMMUNITY COMMERCIAL AREAS MUST BE GENERALLY ACCESSIBLE BY THE PUBLIC WITHOUT ADMISSION CHARGE, BUT GOODS OR SERVICES MAY BE PROVIDED FOR CHARGE.
B. ACCESSORY USES:
THE FOLLOWING ARE PERMITTED ACCESSORY USES IN THIS CEF-M DISTRICT. MORE THAN ONE ACCESSORY USE SHALL BE PERMITTED ON A LOT, PROVIDED THAT THE COMBINATION OF ACCESSORY USES REMAINS SECONDARY, INCIDENTAL, AND SUBORDINATE TO THE PRINCIPAL USE.
1. ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO THE PERMITTED USES OF THIS DISTRICT. ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENT OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.A.
2. THE HOUSING BY A RESIDENT FAMILY OF:
a. NOT MORE THAN FOUR NON-TRANSIENT ROOMERS OR BOARDERS; OR
b. NOT MORE THAN EIGHT MENTALLY AND/OR PHYSICALLY DISABLED PERSON OR PERSON 62 YEARS OF AGE OR OLDER, PROVIDED THE USE IS REGISTERED, LICENSED OR CERTIFIED BY THE STATE OF MARYLAND; OR
c. A COMBINATION OF A AND B ABOVE, PROVIDED THAT THE TOTAL NUMBER OF PERSONS HOUSED IN ADDITION TO THE RESIDENT FAMILY DOES NOT EXCEED EIGHT.
3. HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.C.
4. HOME CARE, PROVIDED THAT IF HOME CARE IS COMBINED WITH HOUSING OF MENTALLY OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, AS ALLOWED BY PARAGRAPH 2.B ABOVE, THE TOTAL NUMBER OF PERSONS BEING HOME CARE AT ANY ONE TIME PLUS THE NUMBER OF PERSONS BEING HOUSED SHALL NOT EXCEED EIGHT.
5. PARKING ACCESSORY TO RESIDENTIAL:
a. OFF-STREET PARKING OF NO MORE THAN ONE COMMERCIAL VEHICLE.
b. OFF-STREET PARKING OR STORAGE OF UNREGISTERED, INOPERABLE, WRECKED, DISMANTLED OR DESTROYED MOTOR VEHICLES SHALL NOT BE PERMITTED, EXCEPT AS PROVIDED BY HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.D.
6. STORAGE OF RECREATIONAL VEHICLES OR BOATS, PROVIDED THAT SUCH STORAGE SHALL BE LIMITED TO THE FOLLOWING:
a. ONE RECREATIONAL VEHICLE WITH A LENGTH OF 30 FEET OR LESS; AND
b. ONE BOAT WITH A LENGTH OF 20 FEET OR LESS.
7. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON NON-RESIDENTIAL STRUCTURES, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.L.
8. ACCESSORY SOLAR COLLECTORS.
C. GENERAL BULK REGULATIONS:
1. MAXIMUM DENSITY: 134 TOTAL RESIDENTIAL UNITS
2. BUILDING/USE SETBACKS:
A. FROM EXTERNAL PROPERTY LINES: 30'
B. FROM EXTERNAL RIGHT-OF-WAYS: 30'
3. MINIMUM DISTANCE BETWEEN SINGLE FAMILY ATTACHED BUILDINGS:
A. FACE TO FACE: 30'
B. FACE TO SIDE/REAR TO SIDE: 30'
C. SIDE TO SIDE: 15'
D. REAR TO REAR: 100'
E. REAR TO FACE: 60'
D. SINGLE FAMILY ATTACHED BULK REGULATIONS:
1. MAXIMUM UNITS PER STRUCTURE: 8 UNITS
2. BUILDING SETBACKS:
A. FRONT, FROM RIGHT-OF-WAY: 5'
B. FRONT LOADED GARAGE FROM RIGHT-OF-WAY: 18'
C. FACE FROM RIGHT-OF-WAY: 10'
D. SIDE TO INTERNAL ALLEY: 5'
E. REAR PRINCIPLE STRUCTURES FROM INTERNAL ALLEY: 18'
3. MAXIMUM HEIGHT:
A. PRINCIPAL STRUCTURE: 45'
B. ACCESSORY STRUCTURE: 15'
C. MAXIMUM BUILDING LENGTH: 200'
E. COMMERCIAL/INSTITUTIONAL:
1. BUILDING DENSITY:
A. FROM THE RESIDENTIAL LOTS: 75'
B. FROM THE PUBLIC STREET RIGHT-OF-WAY: 15'
2. MAXIMUM HEIGHT:
A. GENERAL CEF DISTRICT HEIGHT: 45'
B. RELIGIOUS FACILITY: INCREASE SETBACKS BY 1' FOR EACH 1' INCREASE IN BUILDING HEIGHT BEYOND GENERAL HEIGHT LIMIT
F. OPEN SPACE (OF TOWNHOUSE DEVELOPMENT PROJECT) 25%
G. ONSITE AMENITY AREA/RECREATIONAL AREA: 1,000 SF/UNIT
SOME RECREATIONAL AREA OF THE RESIDENTIAL DEVELOPMENT WILL BE SHARED WITH AND WILL REMAIN PART OF CHAPELGATE PRESBYTERIAN CHURCH PROPERTY. (134 UNITS X 1,000 SF = 134,000 SF OR 3.07 ACRES)
H. MIHU (MODERATE INCOME HOUSING UNITS)
1. NUMBER OF UNITS TO BE MIHU: 14
NO FEE IN LIEU
** CEF-M REGULATIONS TAKEN FROM PETITIONERS EXHIBIT 3

SITE ANALYSIS DATA CHART

- A. TOTAL PROJECT AREA: 60.74 AC. +/-
- PARCELS 110 & 421
B. AREA OF PLAN SUBMISSION: 20.28 +/- AC.
C. AREA OF WETLANDS AND BUFFERS: 115,962 SF OR 2.65 AC. ±
D. AREA OF FLOODPLAIN: 36,663.16 SF OR 0.84 AC +/-
E. AREA OF FOREST: 27.8 AC. (REFER TO F50)
F. AREA OF STEEP SLOPES (15% & GREATER): 240,847.27 S.F. OR 5.53 AC.
G. ERODIBLE SOILS: 883,419.62 SF OR 20.28 AC. ±
H. LIMIT OF DISTURBED AREA: 20.23 AC. +/-
I. PROPOSED USES FOR SITE AND STRUCTURES: RESIDENTIAL SINGLE FAMILY ATTACHED HOMES 8.66 AC. (GROSS-IMP-FOREST)
K. PROPOSED IMPERVIOUS AREA: 8.03 AC. +/-
CEF-M AND R-20
L. OPEN SPACE REQUIRED: 5.07 ACRES +/- (25%)
M. OPEN SPACE PROVIDED: SEE TABULATION
N. TOTAL AREA OF LOTS: 123,968 SF (2.85 ACRES±)
O. TOTAL AREA OF RIGHT-OF-WAY: 2.50 ACRES±
Q. AREA OF NON-BUILDABLE BULK PARCELS: 0.74 ACRES±
R. TOTAL NUMBER OF UNITS ALLOWED: 134 UNITS
S. TOTAL NUMBER OF UNITS PROPOSED: 134 UNITS
T. DPZ FILE REFERENCES: SEE GENERAL NOTE 1

OPEN SPACE TABULATION:

IN ACCORDANCE WITH THE ZONING BOARD DECISION AND ORDER FOR CASE ZB-1105-M, THE OPEN SPACE REQUIREMENTS FOR THIS CEF-M PROJECT IS 25% OF GROSS AREA. (20.28 AC. GROSS AREA X 25% = 5.07 AC.).
REFER TO OPEN SPACE LOT 135-137
CREDITED: 9.37 ACRES±
NON-CREDITED: 1.20 ACRES±

REFER TO SHEET 2 FOR CONTINUATION OF GENERAL NOTES

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
PLANNING DIRECTOR: [Signature] DATE: 2/4/20

SHEET INDEX table with columns: DESCRIPTION, SHEET NO. Lists various sheets like COVER SHEET, PRELIMINARY ROAD PROFILES, etc.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING table with columns: Category, Value. Includes Total Number of Lots/Units Proposed, Number of MIHU Required, etc.

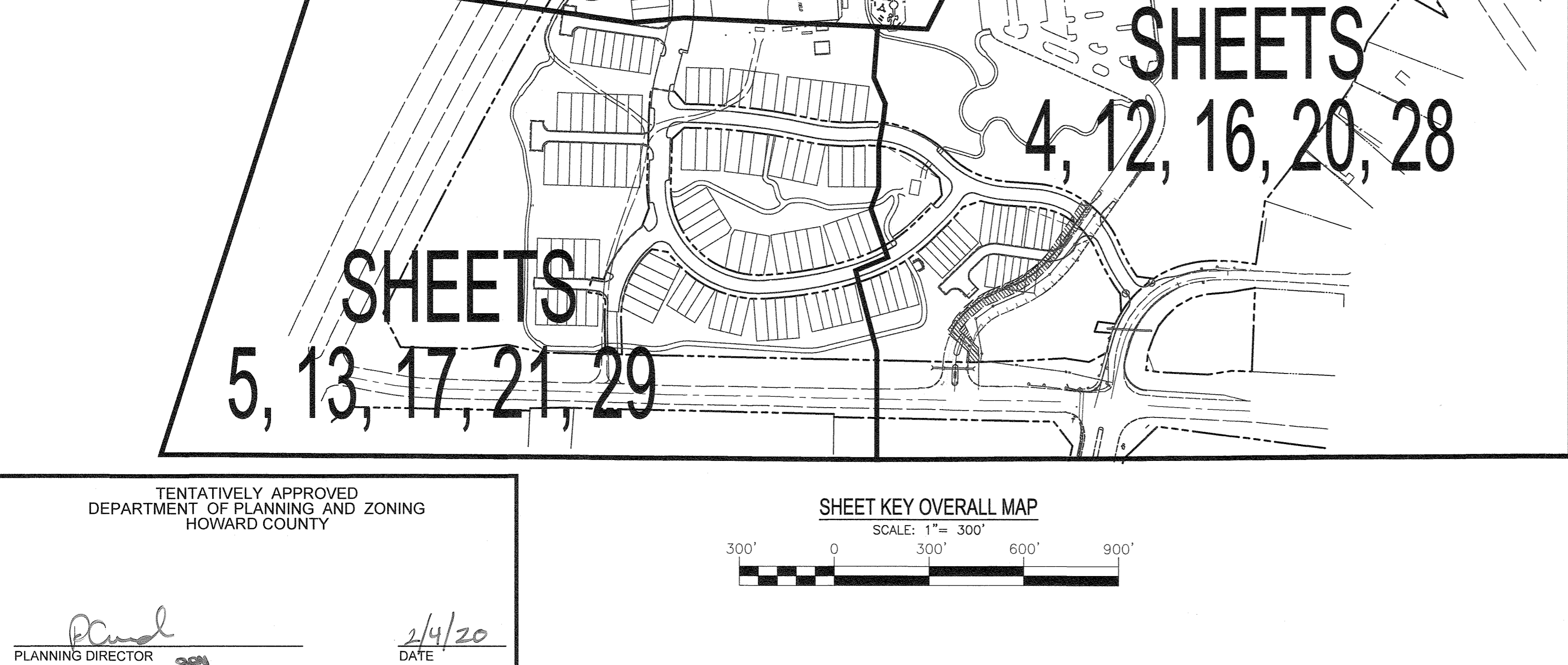
OWNER: CHAPELGATE PRESBYTERIAN CHURCH, INC. 2600 MARRIOTTVILLE RD. MARRIOTTVILLE, MD 21104 (410) 442-5888
DEVELOPER: SECURITY DEVELOPMENT 8480 BALTIMORE NATIONAL PIKE SUITE 415 ELLICOTT CITY, MD 21041 410-465-4244 SDCPROPERTIES.COM

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
PRELIMINARY PLAN
COVER SHEET, NOTES AND CEF-M REGULATIONS
CHAPELGATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B&C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104
ZONED: CEF-M
L 1389/F 339 (P. 110)
L 4183/F 424 (P. 424)
HOWARD COUNTY, MARYLAND
DESIGN BY: RHY
DRAWN BY: VE+TG, KG
CHECKED BY: RHY
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220
1 SHEET OF 32

GENERAL NOTES CONTINUED

- 34. THIS PRELIMINARY LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL...
35. PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(4)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL...
36. SECTION 16.120(A)(7) REMOVAL OF SPECIMEN TREES 30" IN DIAMETER OR GREATER. THIS REQUEST IS FOR THE REMOVAL OF 27 SPECIMEN TREES (26 JULIP TREES AND 1 MAPLE)...

- 1. 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...
2. THE DISTURBANCES ARE NECESSARY FOR PROVIDING ESSENTIAL PUBLIC WATER AND SEWER UTILITIES, AND PUBLIC ROAD ACCESS TO SERVE THE PROPOSED DEVELOPMENT...
3. THE PROPOSED DESIGN MINIMIZES DISTURBANCES TO THE STREAM AND WETLANDS BUFFERS AND 100-YEAR FLOODPLAIN INCLUDING THE INSTALLATION OF HEADWALLS, A BOTTOMLESS ARCH CULVERT OR A BRIDGE SYSTEM TO MINIMIZE DISTURBANCE TO THE STREAM...



LOT SIZE, LOCATION AND UNIT DETAILS

Table with columns: LOT#, LOT SIZE SF, GARAGE LOCATION, UNIT FACING, SPOT ELEV @ GAR, FF ELEV, BF ELEV, SLAB ELEV, LOWER LEVEL, UPPER LEVEL. Contains lot details for lots 1 through 334.

CEP 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 CEP DEVELOPMENT...
1. PETITIONER SHALL ENSURE COMPLETION OF CONSTRUCTION OF PEDESTRIAN AND BICYCLE LOOPEO TRAIL IN THE MANNER AS SUBSTANTIALLY SHOWN ON THE DEVELOPMENT CONCEPT PLAN...
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...

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

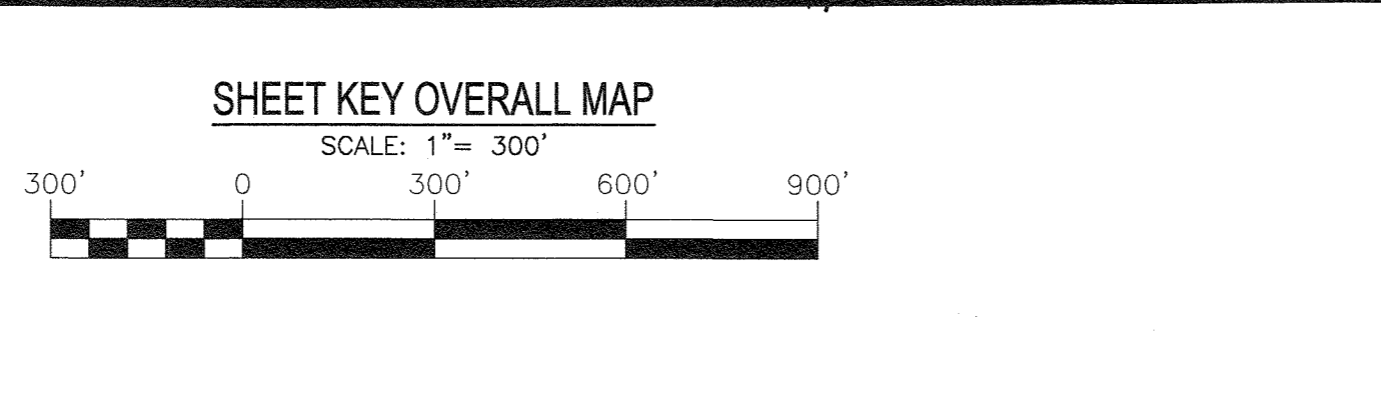
- EMAIL STATED: "ONE OR MORE ENHANCEMENTS WHICH ARE BENEFICIAL TO THE COMMUNITY THAT EXCEED MINIMUM STANDARDS REQUIRED BY THE COUNTY REGULATIONS...
(1) THERE IS OVERALL LESS DISTURBANCE OF LAND FOR THE HOUSING PLAN AND THE CREATOR OF MORE CREDITED OPEN SPACE, GREATLY EXCEEDING THE MINIMUM REQUIRED IN 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...

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 PLAN FOR THE RESIDENTIAL PORTION OF THE APPLICATION...

OWNER: CHAPEL GATE PRESBYTERIAN CHURCH, INC., 2600 MARRIOTTSVILLE RD, MARRIOTTSVILLE, MD 21104 (410) 442-5888. DEVELOPER: SECURITY DEVELOPMENT, 8480 BALTIMORE NATIONAL PIKE, SUITE 415, ELLICOTT CITY, MD 21041 (410) 465-4244. VOGEL ENGINEERING and TIMMONS GROUP logos and contact info.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. PLANNING DIRECTOR: [Signature], DATE: 2/4/20.



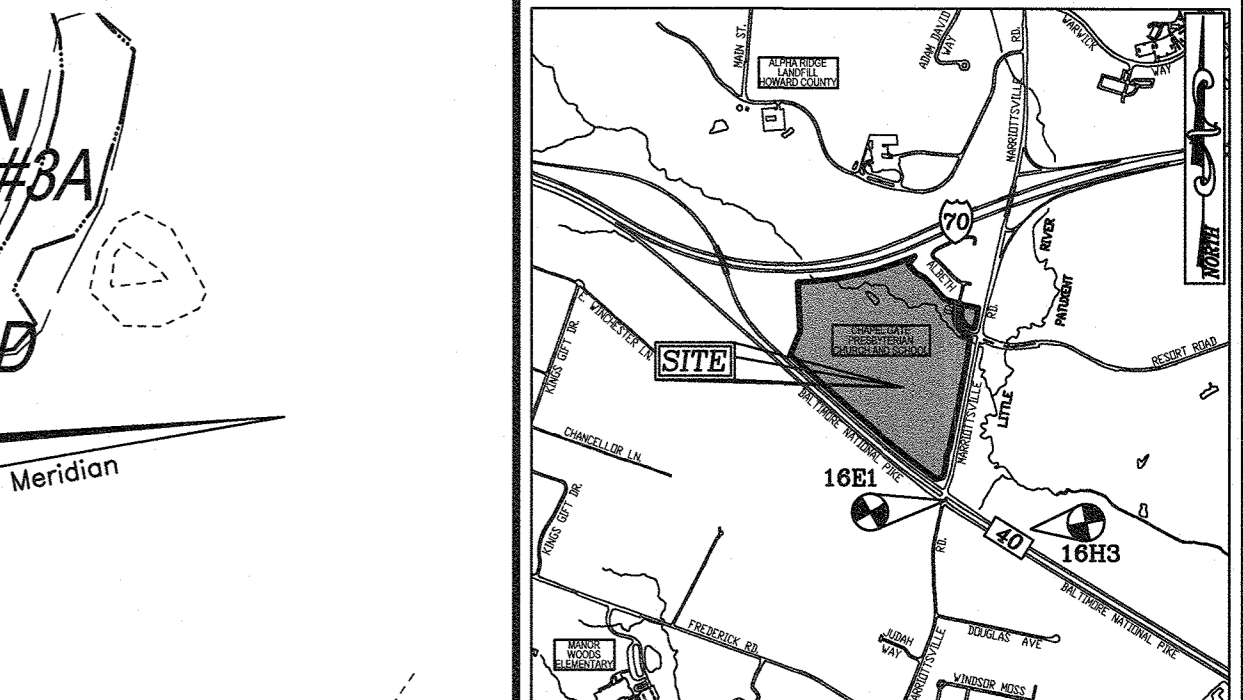
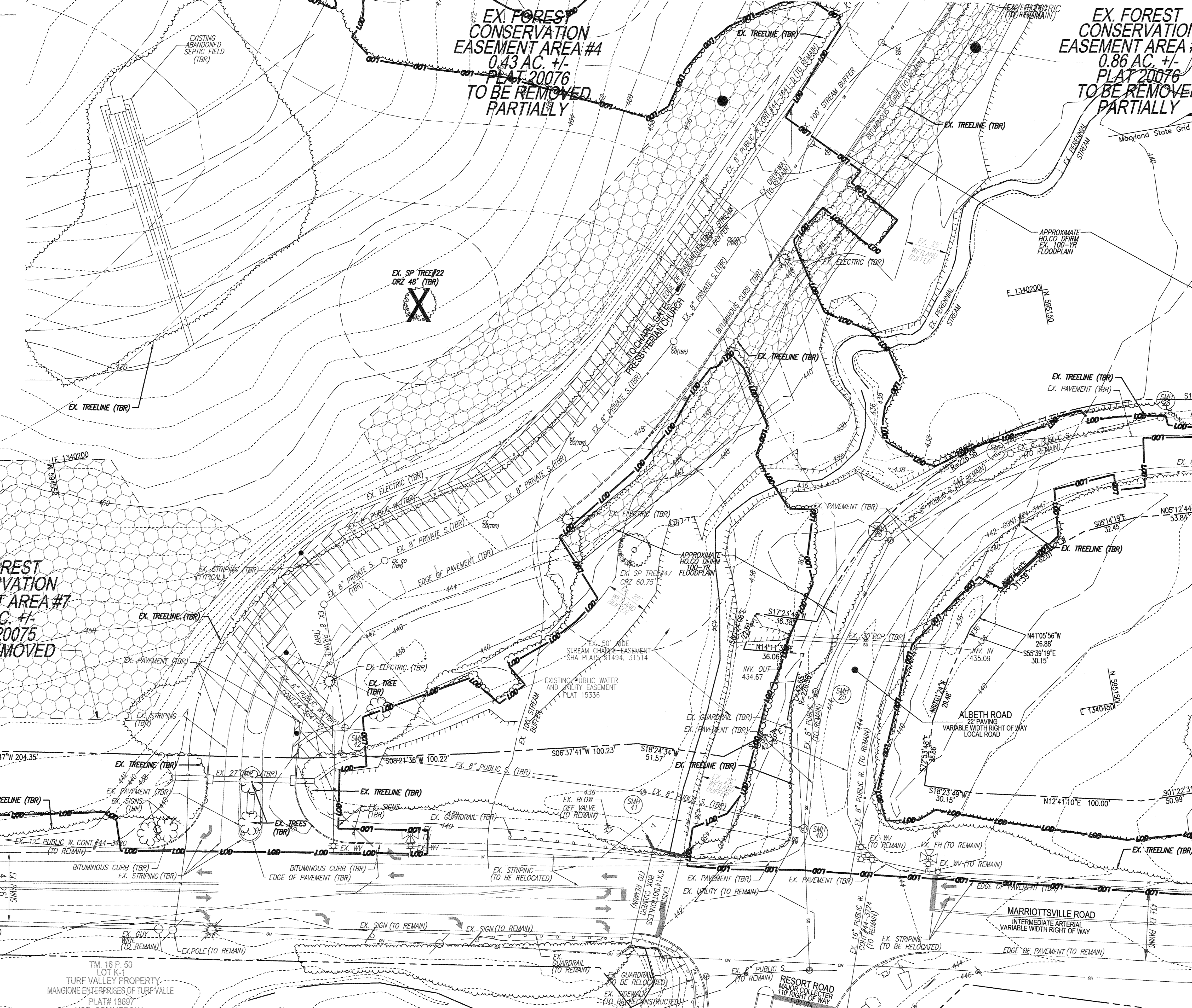
LEGEND

- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- SS EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING SIGN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING WETLAND BUFFER
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING ELECTRIC LINE
- EXISTING TREELINE (FIELD LOCATED)
- PROPOSED TREELINE
- EXISTING SIDEWALK
- EX. SPECIMEN TREE
- ⊗ EX. SPECIMEN TREE TO BE REMOVED
- ⊗ EX. VEGETATION
- EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR

DATE: 2/4/20



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
SDC PROPERTIES.COM

CHURCH ENTRANCE NOTE

1. UPON COMPLETION OF NEW CHURCH ACCESS, EXISTING CHURCH ACCESS TO MARRIOTTVILLE ROAD (PAVEMENT, STORM DRAINAGE, SIGNAGE, ETC.) SHALL BE REMOVED AND SMALE GRADED. ALL DISTURBANCES SHALL BE IMMEDIATELY STABILIZED.

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1"=100'

GENERAL NOTE:
1. REFER TO SHEET 26 TITLED "EXISTING/PLATTED FOREST CONSERVATION EASEMENTS - PLAN" FOR INFORMATION ON FOREST CONSERVATION AREAS AND EXISTING SOIL DATA.

NO.	REVISION	DATE

PRELIMINARY PLAN
EXISTING CONDITIONS
AND DEMOLITION PLAN
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

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

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-38 / 40220

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: 09-27-2020

ROBERT H. VOGEL, PE, No. 16193

- 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 ELECTRIC LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE (FIELD LOCATED)
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - PUBLIC 100 YR FLOODPLAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. STREAM
 - EX. STREAM BUFFER
 - LOOP TRAIL
 - VARIABLE WIDTH PUBLIC WATER SEWER, AND UTILITY EASEMENT
 - EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
 - AMENITY AREA BOUNDARY & DESIGNATION
 - STORMWATER MANAGEMENT AREA
 - 10' TREE MAINTENANCE EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENT
 - PRIVATE DRAINAGE & UTILITY EASEMENT

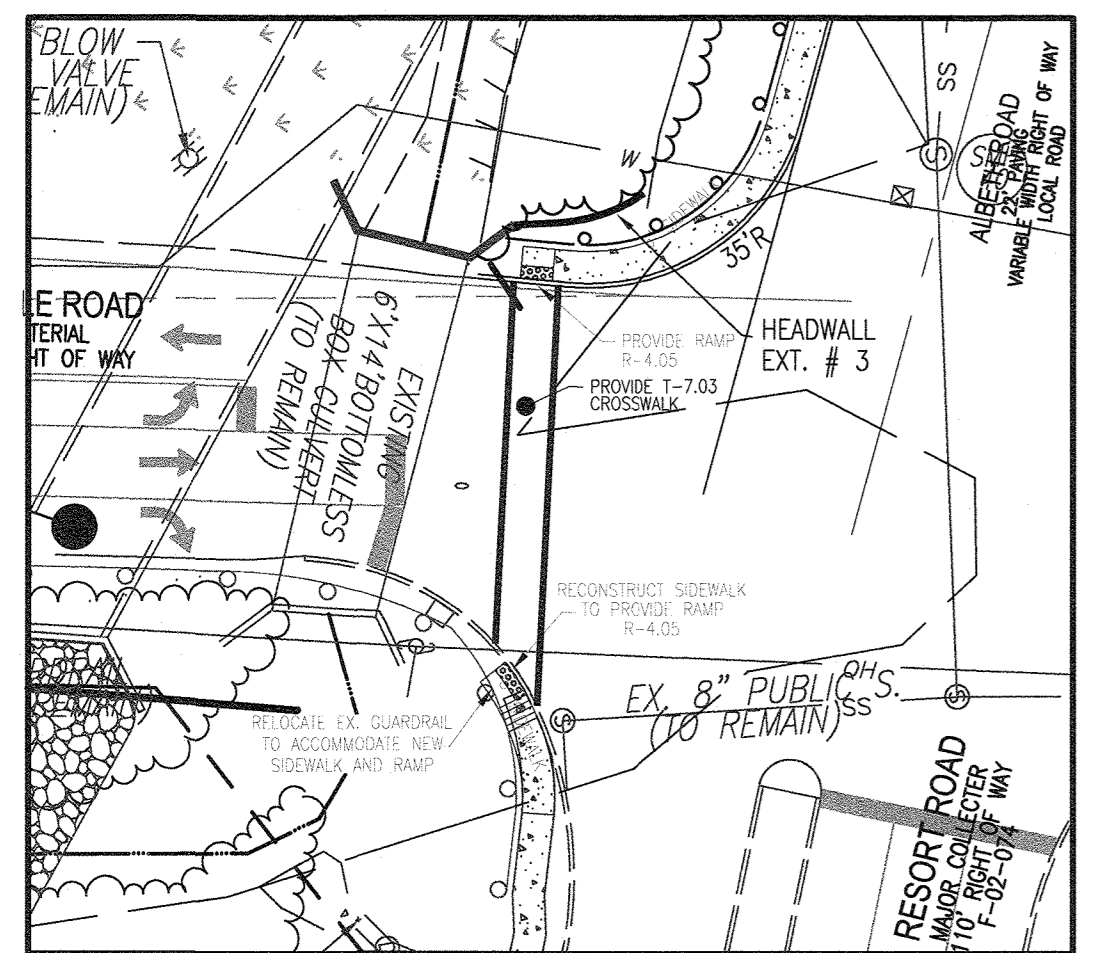
- FOREST CONSERVATION LEGEND:**
- EXISTING FOREST CONSERVATION EASEMENT TO REMAIN/BE REDEFINED
 - PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)

STREET LIGHT LOCATIONS

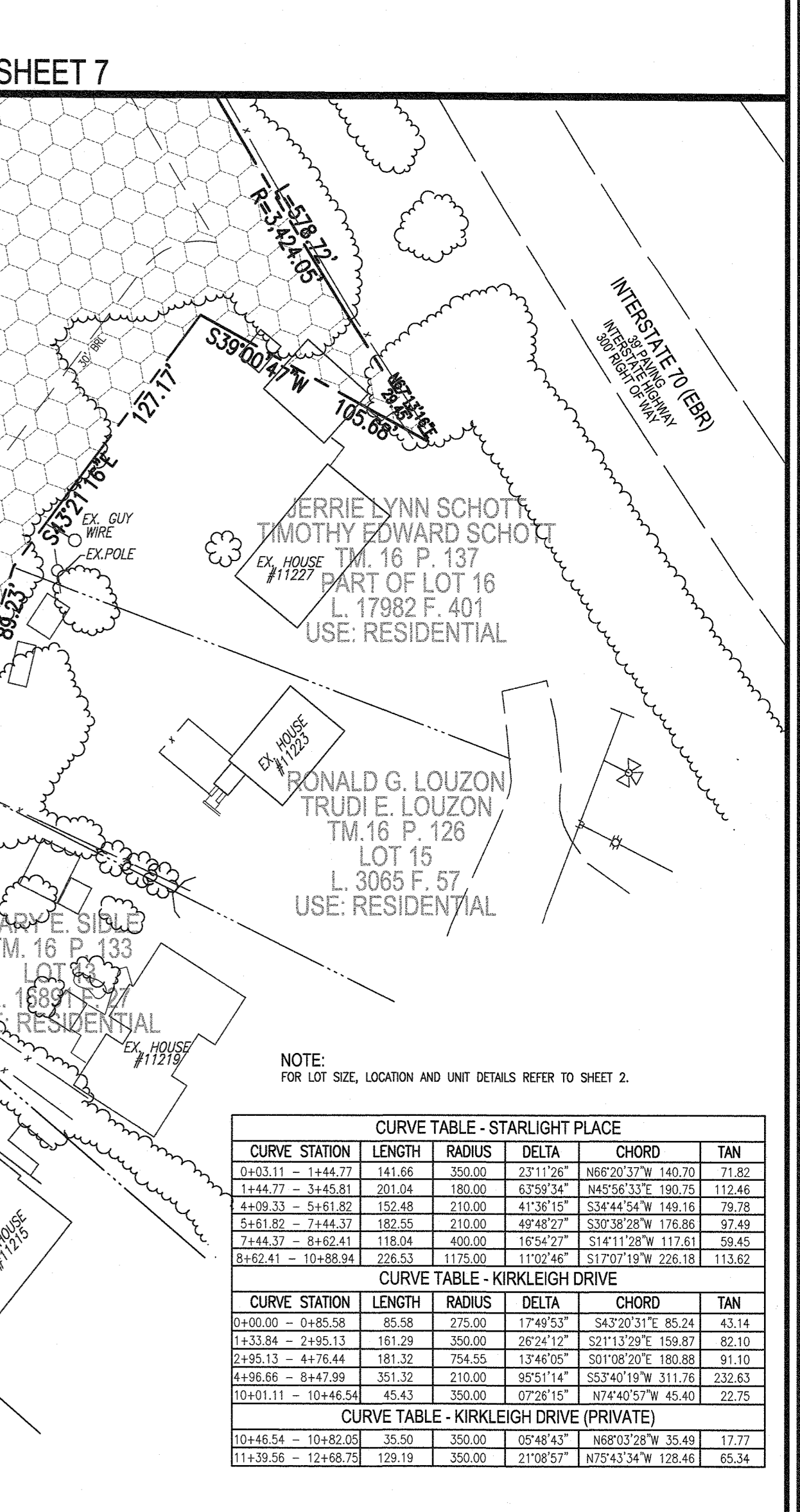
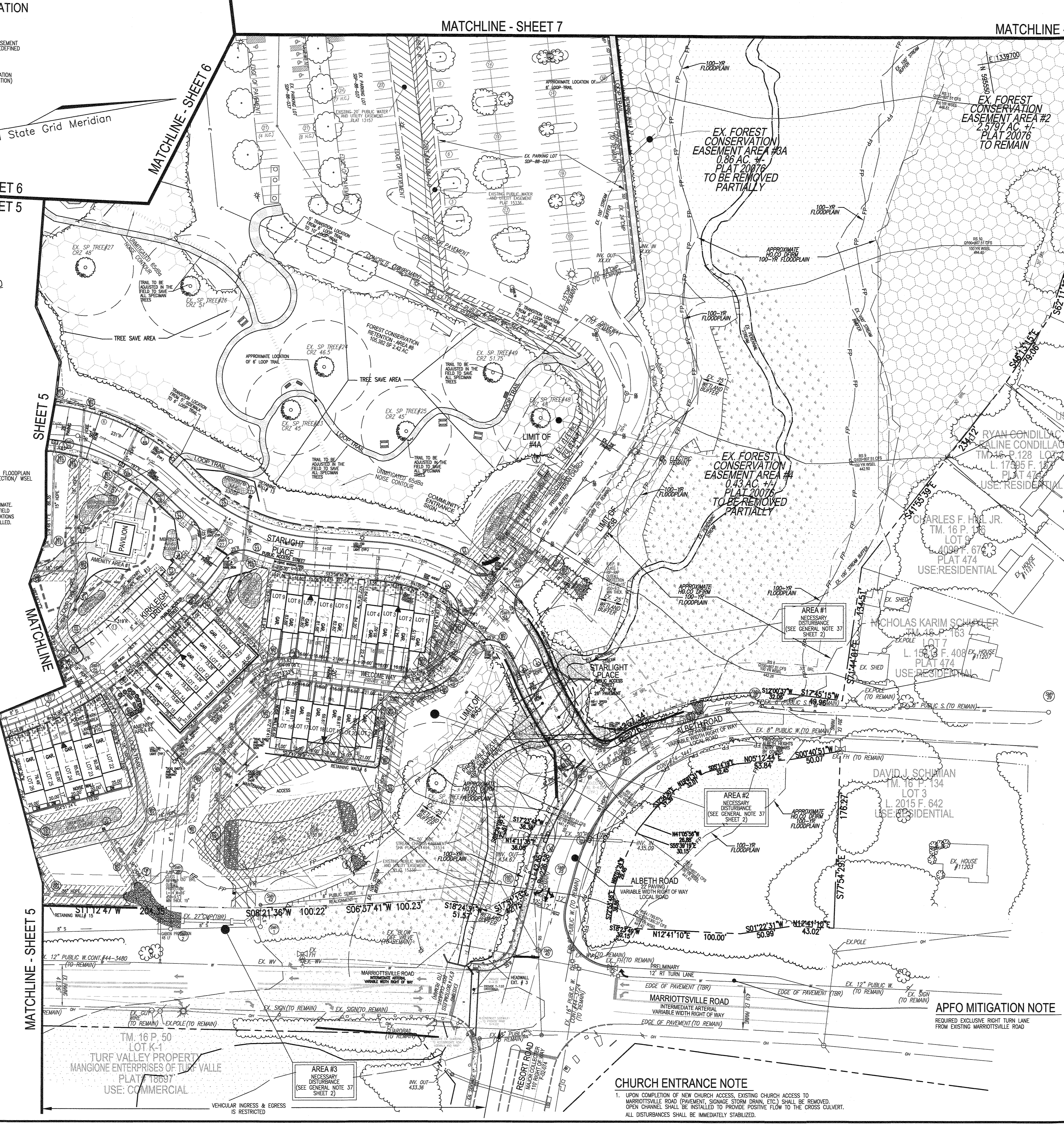
ROAD NAME	STATION	OFFSET	FIXTURE	POLE TYPE	SYMBOL
WELCOME WAY (PRIVATE)	2+46.54	16.9 RT	LED-100 WAT	COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	
KIRKLEIGH DRIVE	2+13.64	16.5 RT	LED-100 WAT	COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	
STARLIGHT PLACE	3+61.67	16.5 RT	LED-150 WAT	COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	
KIRKLEIGH DRIVE	0+15.71	31.6 RT	LED-150 WAT	COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	
STARLIGHT PLACE	5+84.27	17.9 RT	LED-250 WAT	COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	
STARLIGHT PLACE	0+31.67	25.3 RT	LED-250 WAT	COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	

TRAFFIC CONTROL SIGNAGE SCHEDULE

ROAD NAME	STATION	OFFSET	TYPE
WELCOME WAY	2+58.70	24 LT	R1-1 STOP SIGN & STREET NAME SIGN
WELCOME WAY (PRIVATE)	5+62.14	44.6 RT	DEAD END SIGN & R7-1 "NO PARKING" SIGN
WELCOME WAY (PRIVATE)	5+99.61	0	DEAD END SIGN & R7-1 "NO PARKING" SIGN
STARLIGHT PLACE (PRIVATE)	0+37.02	16.5 LT	R1-1 STOP SIGN & STREET NAME SIGN
STARLIGHT PLACE	0+80.85	18.9 RT	R2-1 SPEED LIMIT "25"
STARLIGHT PLACE	2+40.35	28.9 RT	R1-1 STOP SIGN & STREET NAME SIGN
STARLIGHT PLACE	2+84.97	15.8 LT	W3-1 STOP AHEAD SIGN
STARLIGHT PLACE	4+43.74	15.8 LT	W1-1R CURVE WARNING SIGN
KIRKLEIGH DRIVE	0+26.18	16.5 LT	R1-1 STOP SIGN & STREET NAME SIGN
KIRKLEIGH DRIVE	1+80.70	15.8 LT	W3-1 STOP AHEAD SIGN
KIRKLEIGH DRIVE	2+20.25	15.3 RT	R2-1 SPEED LIMIT "25"



PLANNING DIRECTOR
DATE: 2/4/20



PRELIMINARY LAYOUT PLAN
SCALE: 1"=50'

PRELIMINARY PLAN
PRELIMINARY LAYOUT PLAN
CHAPEL GATE WOODS
LOTS 1-134. OPEN SPACE LOTS 135-137.
PARCELS A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

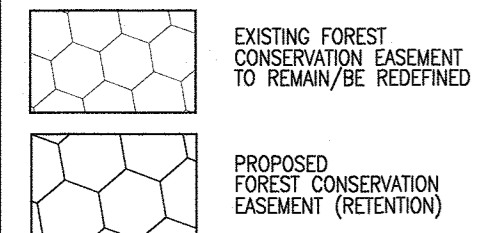
VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

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. 18183, EXPIRATION DATE: 09-27-2020

DESIGN BY: RHY
DRAWN BY: VE+TG, KG
CHECKED BY: RHY
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

4 SHEET OF 32

FOREST CONSERVATION LEGEND:



CURVE TABLE - STARLIGHT PLACE					
CURVE STATION	LENGTH	RADIUS	DELTA	CHORD	TAN
0+17.70 - 1+33.72	116.02	210.00	31°39'19"	566.29'28"W	114.55
1+33.72 - 2+42.82	109.10	180.00	52°22'21"	549.07'57"W	106.88
2+42.82 - 3+41.82	99.00	150.00	63°15'15"	534.44'34"W	99.78
3+41.82 - 4+44.37	102.55	210.00	49°48'27"	530.38'28"W	106.88
4+44.37 - 5+41.82	97.45	150.00	63°15'15"	534.44'34"W	99.78
5+41.82 - 6+42.41	118.04	400.00	16°54'27"	514'11"28"W	117.61
6+42.41 - 7+44.37	118.04	400.00	16°54'27"	514'11"28"W	117.61
7+44.37 - 8+19.83	226.53	1175.00	11°02'46"	517'07"19"W	226.18

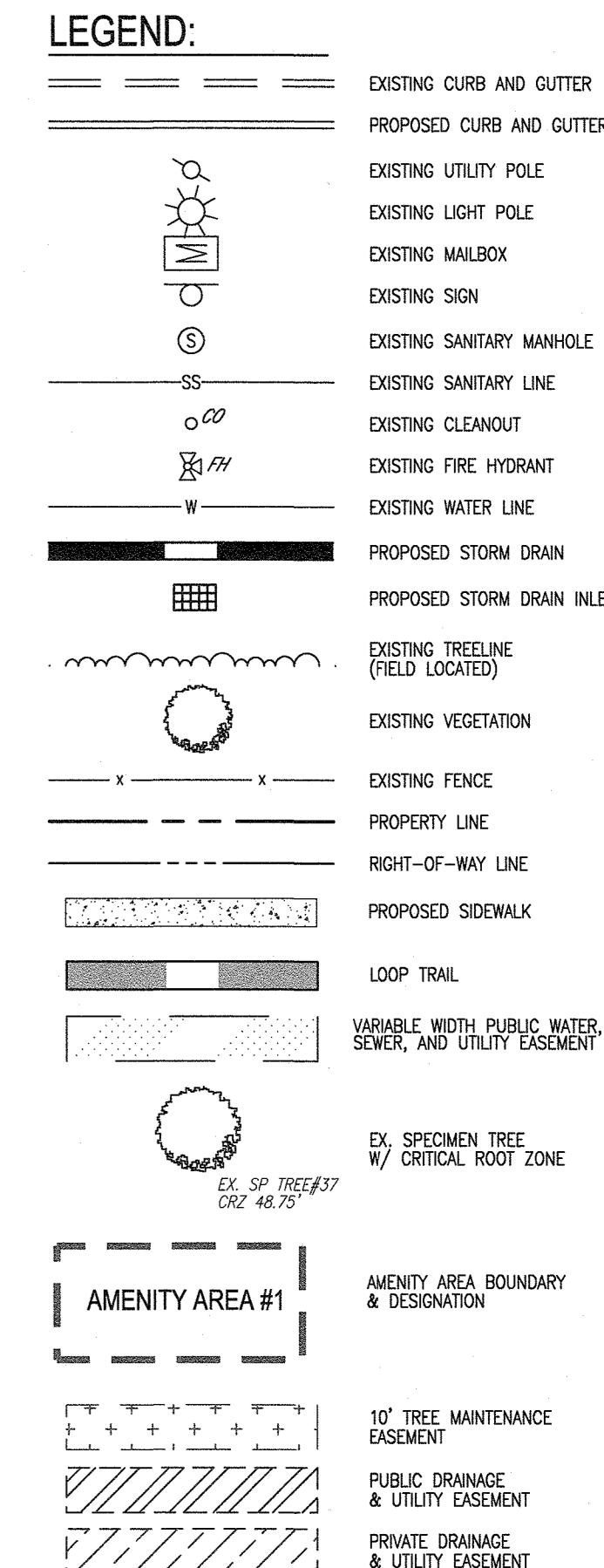
CURVE TABLE - KIRKLEIGH DRIVE					
CURVE STATION	LENGTH	RADIUS	DELTA	CHORD	TAN
0+00.00 - 0+85.58	85.58	275.00	17°49'53"	543'20"31"E	85.24
0+85.58 - 1+33.84	48.26	350.00	26°24'12"	521'13"29"E	159.87
1+33.84 - 2+49.13	155.29	350.00	26°24'12"	521'13"29"E	159.87
2+49.13 - 3+41.82	92.69	180.00	52°22'21"	549.07'57"W	106.88
3+41.82 - 4+44.37	102.55	210.00	49°48'27"	530.38'28"W	106.88
4+44.37 - 5+41.82	97.45	150.00	63°15'15"	534.44'34"W	99.78
5+41.82 - 6+42.41	118.04	400.00	16°54'27"	514'11"28"W	117.61
6+42.41 - 7+44.37	118.04	400.00	16°54'27"	514'11"28"W	117.61
7+44.37 - 8+19.83	226.53	1175.00	11°02'46"	517'07"19"W	226.18

CURVE TABLE - KIRKLEIGH DRIVE (PRIVATE)					
CURVE STATION	LENGTH	RADIUS	DELTA	CHORD	TAN
10+46.54 - 10+82.05	35.50	350.00	09°48'43"	N68°03'28"W	35.49
10+82.05 - 11+39.56	57.51	350.00	21°08'57"	N78°43'34"W	128.46
11+39.56 - 12+46.54	106.98	350.00	21°08'57"	N78°43'34"W	128.46
12+46.54 - 13+33.38	86.84	210.00	65°19'33"	N49°52'46"W	226.67
13+33.38 - 14+18.95	85.57	210.00	65°19'33"	N49°52'46"W	226.67

CURVE TABLE - EDEN COURT (PRIVATE)					
CURVE STATION	LENGTH	RADIUS	DELTA	CHORD	TAN
0+14.37 - 0+33.48	19.11	350.00	03°07'44"	S19°35'31"W	19.11
0+33.48 - 0+41.82	8.34	210.00	14°36'26"	S18°19'02"W	53.30
0+41.82 - 0+47.45	5.63	210.00	14°36'26"	S18°19'02"W	53.30
0+47.45 - 0+53.08	5.63	210.00	14°36'26"	S18°19'02"W	53.30

STREET LIGHT LOCATIONS				
ROAD NAME	STATION	OFFSET	FEATURE/POLE TYPE	SYMBOL
SUMMER WOODS PLACE (P)	1+71.79	0		
KEYSTONE LANE (P)	2+74*	13.0 RT		
EDEN COURT (P)	2+47*	15.1 RT		
WELCOME WAY (P)	2+46.54	16.9 LT		
CROSSPOINT WAY	3+41.16	18.2 RT	LED-100 WATT COLONIAL FIXTURE MOUNTED ON 1.14 BLACK FIBERGLASS POLE	
CROSSPOINT WAY	0+31.67	25.3 RT		
STARLIGHT PLACE	8+19.83	16.4 LT		
STARLIGHT PLACE	10+48.22	16.4 LT		
KIRKLEIGH DRIVE	3+45.58	26.8 RT		
KIRKLEIGH DRIVE	5+30.06	16.9 LT		
KIRKLEIGH DRIVE	10+26.55	17.9 RT		

(P) = PRIVATE
* STATIONING EXTENDED BEYOND TEE



NOTE:
FOR LOT SIZE, LOCATION AND UNIT DETAILS REFER TO SHEET 2.

TRAFFIC CONTROL SIGNAGE SCHEDULE				
ROAD NAME	STATION	OFFSET	TYPE	
SUMMER WOODS PLACE (PRIVATE)	0+27.38	18.9 RT	R1-1 STOP SIGN & STREET NAME SIGN	
SUMMER WOODS PLACE (PRIVATE)	1+71.79	0	DEAD END SIGN & R7-1 "NO PARKING" SIGN	
KEYSTONE LANE	0+31.37	19.6 LT	R1-1 STOP SIGN & STREET NAME SIGN	
KEYSTONE LANE (PRIVATE)	2+71.00	10.5 LT	DEAD END SIGN & R7-1 "NO PARKING" SIGN	
EDEN COURT	0+35.03	18.9 LT	R1-1 STOP SIGN & STREET NAME SIGN	
EDEN COURT (PRIVATE)	2+41.51	0	DEAD END SIGN & R7-1 "NO PARKING" SIGN	
CROSSPOINT WAY	3+36.11	15.9 RT	R1-1 STOP SIGN & STREET NAME SIGN	
CROSSPOINT WAY	0+14.30	11.7 LT	R8-31 NO PARKING FIRE LANE SIGN	
CROSSPOINT WAY	1+63	17 LT	R8-31 NO PARKING FIRE LANE SIGN	
STARLIGHT PLACE	11+38.84	17.2 RT	R1-1 STOP SIGN & STREET NAME SIGN	
STARLIGHT PLACE	9+21.96	15.4 RT	W3-1 STOP AHEAD SIGN	
STARLIGHT PLACE	10+30.19	15.9 LT	R2-1 SPEED LIMIT "25"	
KIRKLEIGH DRIVE	10+44.93	15.4 RT	END COUNTY MAINTENANCE SIGN	
KIRKLEIGH DRIVE*	8+42.50	15.4 RT	R7-1 NO PARKING ANY TIME SIGN	
KIRKLEIGH DRIVE*	4+94.91	15.9 RT	R7-1 NO PARKING ANY TIME SIGN	
KIRKLEIGH DRIVE	8+51.65	29.1 LT	R2-1 SPEED LIMIT "25"	

* NO PARKING SIGNS ALONG KIRKLEIGH DRIVE SHALL BE SPACED BETWEEN 65 AND 75 FEET APART BETWEEN 4+96 AND 8+48

NOTE

ALL SIGN LOCATIONS ARE APPROXIMATE. HOWARD COUNTY TRAFFIC FIELD APPROVES OR MARKS ALL SIGN LOCATIONS PRIOR TO ANY SIGNS BEING INSTALLED. CALL 410-315-9752.

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
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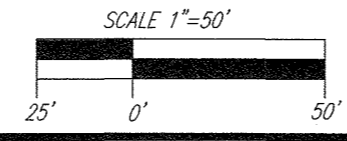
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE 2/4/20

SECONDARY ENTRANCE NOTE
1. THIS PROJECT PROPOSES A SECONDARY, GATED EMERGENCY ACCESS POINT WITH KNOX BOX FOR HOWARD COUNTY FIRE & RESCUE SERVICES USE.

PRELIMINARY LAYOUT PLAN

SCALE: 1"=50'



NO. _____ REVISION _____ DATE _____

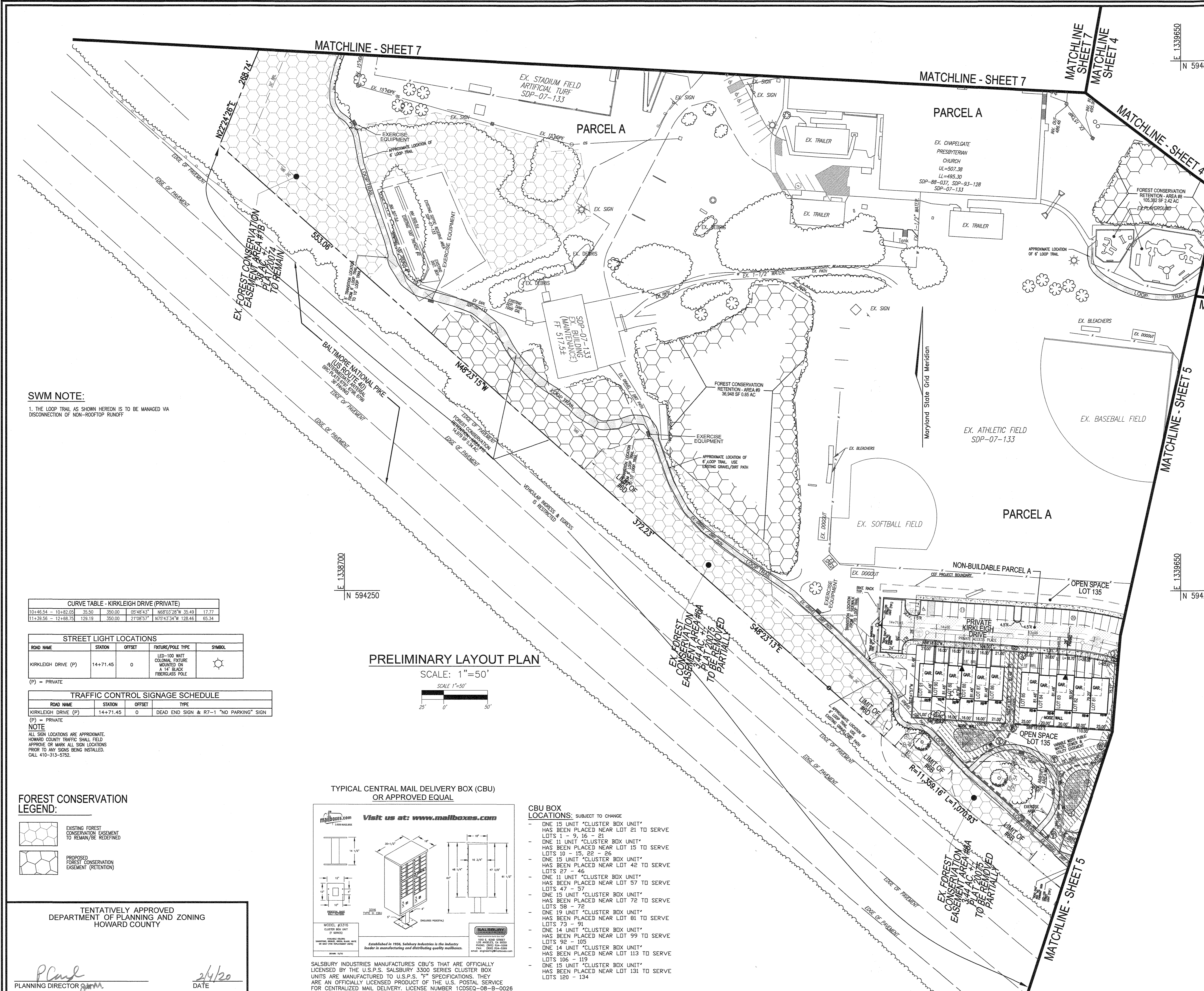
PRELIMINARY PLAN
PRELIMINARY LAYOUT PLAN
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104
ZONED: CEF-M
L 1389/F: 338 (P: 110)
L 4183/F: 424 (P: 421)
HOWARD COUNTY, MARYLAND

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: 08-27-2020

DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

5 SHEET OF 32



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
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING VEGETATION
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PROPOSED SIDEWALK
	LOOP TRAIL
	VARIABLE WIDTH PUBLIC WATER SEWER, AND UTILITY EASEMENT
	EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
	AMENITY AREA BOUNDARY & DESIGNATION
	PRIVATE DRAINAGE & UTILITY EASEMENT

SWM NOTE:
1. THE LOOP TRAIL AS SHOWN HEREON IS TO BE MANAGED VIA DISCONNECTION OF NON-ROOFTOP RUNOFF

NOTE:
FOR LOT SIZE, LOCATION AND UNIT DETAILS REFER TO SHEET 2.
CHAPEL GATE EXISTING AMENITIES NOTE
FOR THE ZB-1105-M DECISION AND ORDER, THE EXISTING CHAPEL GATE BALL FIELDS, PLAYGROUNDS AND TOT LOTS AS WELL AS THE NEWLY PROPOSED CHAPEL GATE AMENITIES SHALL BE SHARED WITH THE COMMUNITY.

CURVE TABLE - KIRKLEIGH DRIVE (PRIVATE)

10+46.54 - 10+82.03	35.50	350.00	05°48'43"	N83°03'29"W	35.49	17.77
11+39.56 - 12+68.75	129.19	350.00	21°08'57"	N75°43'34"W	128.46	65.34

STREET LIGHT LOCATIONS

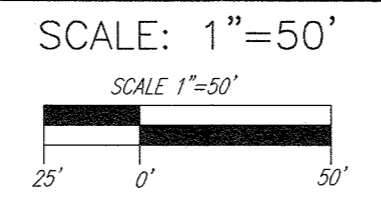
ROAD NAME	STATION	OFFSET	FIXTURE/POLE TYPE	SYMBOL
KIRKLEIGH DRIVE (P)	14+71.45	0	LED-100 WATT COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE	

TRAFFIC CONTROL SIGNAGE SCHEDULE

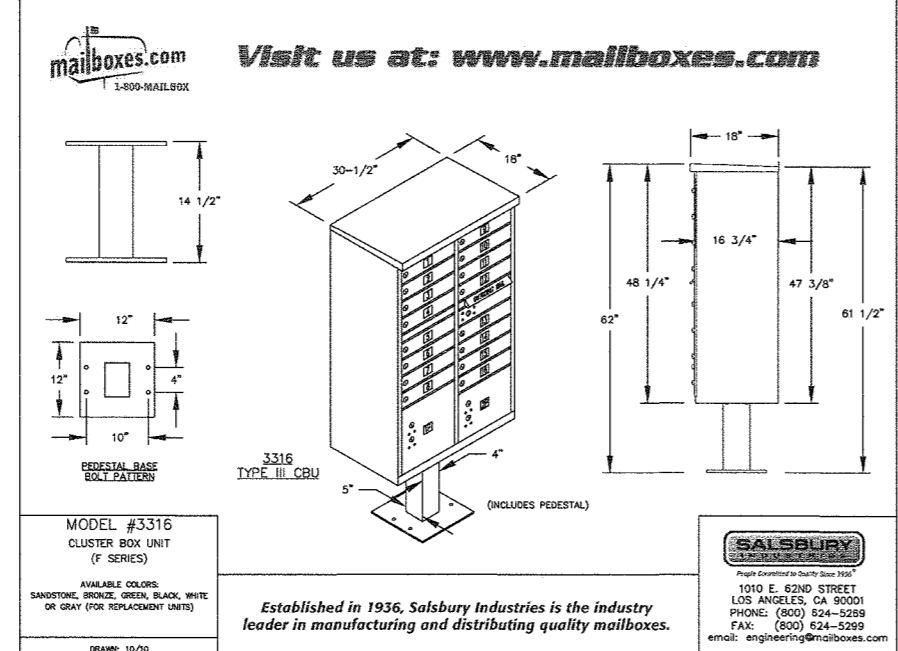
ROAD NAME	STATION	OFFSET	TYPE
KIRKLEIGH DRIVE (P)	14+71.45	0	DEAD END SIGN & R7-1 "NO PARKING" SIGN

NOTE:
ALL SIGN LOCATIONS ARE APPROXIMATE. HOWARD COUNTY TRAFFIC SHALL FIELD APPROVE OR MARK ALL SIGN LOCATIONS PRIOR TO ANY SIGNS BEING INSTALLED. CALL 410-313-5752.

PRELIMINARY LAYOUT PLAN



TYPICAL CENTRAL MAIL DELIVERY BOX (CBU) OR APPROVED EQUAL



- CBU BOX LOCATIONS:** SUBJECT TO CHANGE
- ONE 15 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 21 TO SERVE LOTS 1 - 9, 16 - 21
 - ONE 11 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 15 TO SERVE LOTS 10 - 15, 22 - 26
 - ONE 15 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 42 TO SERVE LOTS 27 - 46
 - ONE 11 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 57 TO SERVE LOTS 47 - 57
 - ONE 15 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 72 TO SERVE LOTS 58 - 72
 - ONE 19 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 81 TO SERVE LOTS 73 - 91
 - ONE 14 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 99 TO SERVE LOTS 92 - 105
 - ONE 15 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 113 TO SERVE LOTS 106 - 119
 - ONE 15 UNIT "CLUSTER BOX UNIT" HAS BEEN PLACED NEAR LOT 131 TO SERVE LOTS 120 - 134

SALSBUURY INDUSTRIES MANUFACTURES CBU'S THAT ARE OFFICIALLY LICENSED BY THE U.S.P.S. SALSBUURY 3300 SERIES CLUSTER BOX UNITS ARE MANUFACTURED TO U.S.P.S. "T" SPECIFICATIONS. THEY ARE AN OFFICIALLY LICENSED PRODUCT OF THE U.S. POSTAL SERVICE FOR CENTRALIZED MAIL DELIVERY. LICENSE NUMBER 1CD5Q-08-B-0026

FOREST CONSERVATION LEGEND:

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PL
PLANNING DIRECTOR *gmm*

DATE: 2/4/20

OWNER:
CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTSTVILLE RD.
MARRIOTTSTVILLE, 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 _____

PRELIMINARY PLAN

PRELIMINARY LAYOUT PLAN

CHAPEL GATE WOODS

LOTS 1-134, OPEN SPACE LOTS 135-137, PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTSTVILLE, MD 21104

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

ZONED: CEF-M
L 1389/F. 339 (P. 110)
L 4183/F. 424 (P. 421)
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

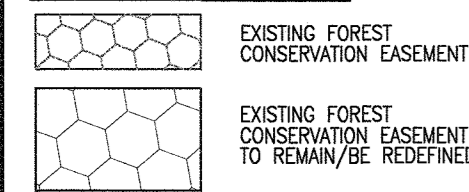
DESIGN BY: RHY
DRAWN BY: VE+TG, KG
CHECKED BY: RHY
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

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: 09-27-2020

ROBERT H. VOGEL, PE No. 16193

6 SHEET OF 32

FOREST CONSERVATION LEGEND:

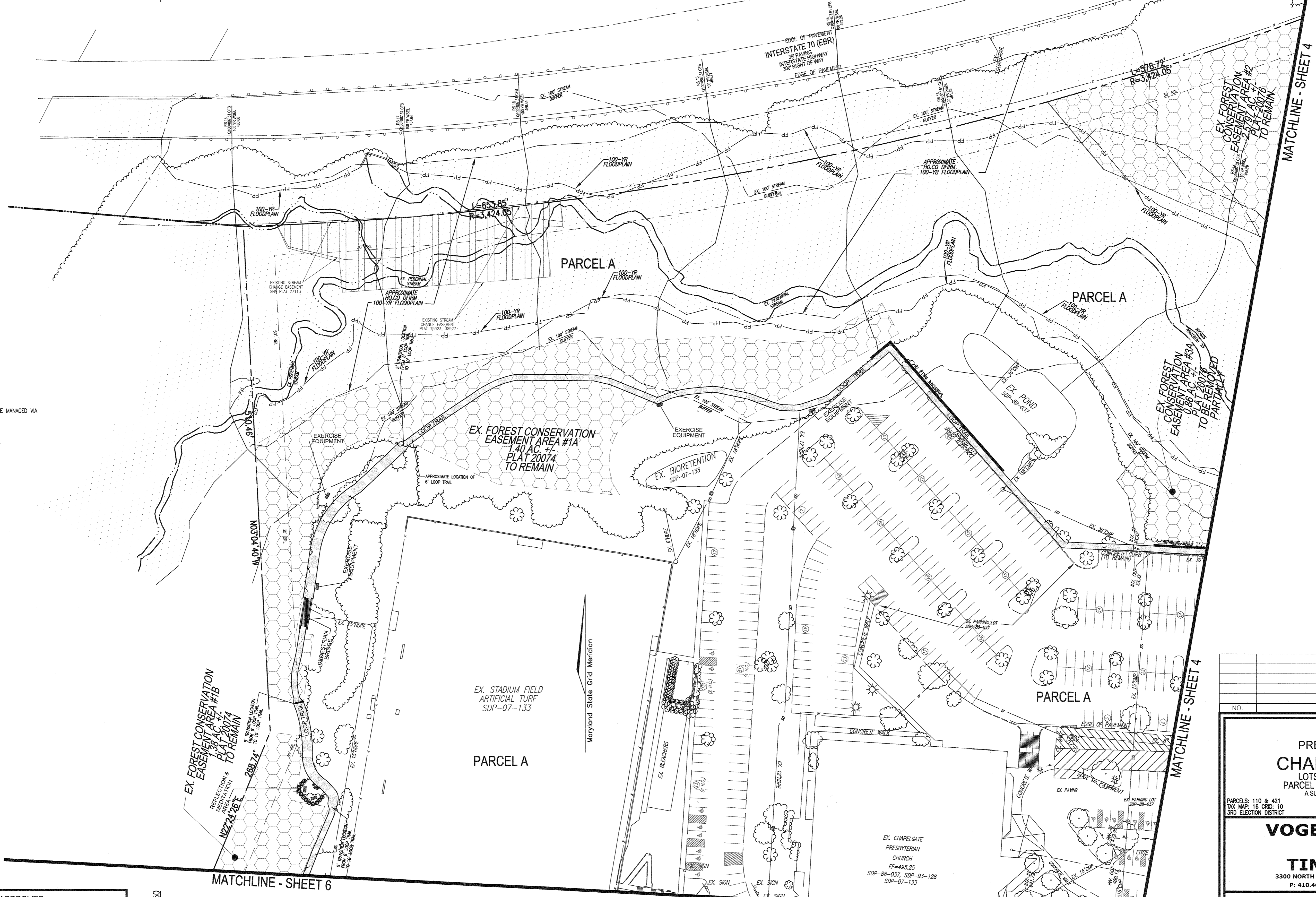


NOTE:
ONLY THE PROJECT LOOP TRAIL & ASSOCIATED AMENITIES ARE PROPOSED ON THIS PORTION OF THE SITE

E 1,338,550
N 595750

E 1,338,750
N 595750

SWM NOTE:
1. THE LOOP TRAIL AS SHOWN HEREON IS TO BE MANAGED VIA DISCONNECTION OF NON-ROOFTOP RUNOFF



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
	LOOP TRAIL
	PUBLIC 100 YR FLOODPLAIN
	EX. STREAM
	EX. STREAM BUFFER

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

NO.	REVISION	DATE

PRELIMINARY PLAN
PRELIMINARY LAYOUT PLAN
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 18, PARCELS 110 & 421
MARRIOTTSVILLE, MD 21104
ZONED: CEF-M
L 1389/F. 339 (P. 110)
L 4163/F. 424 (P. 421)
HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

ROBERT H. VOGEL, PE No. 16193

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

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7 SHEET OF 32

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 2/4/20

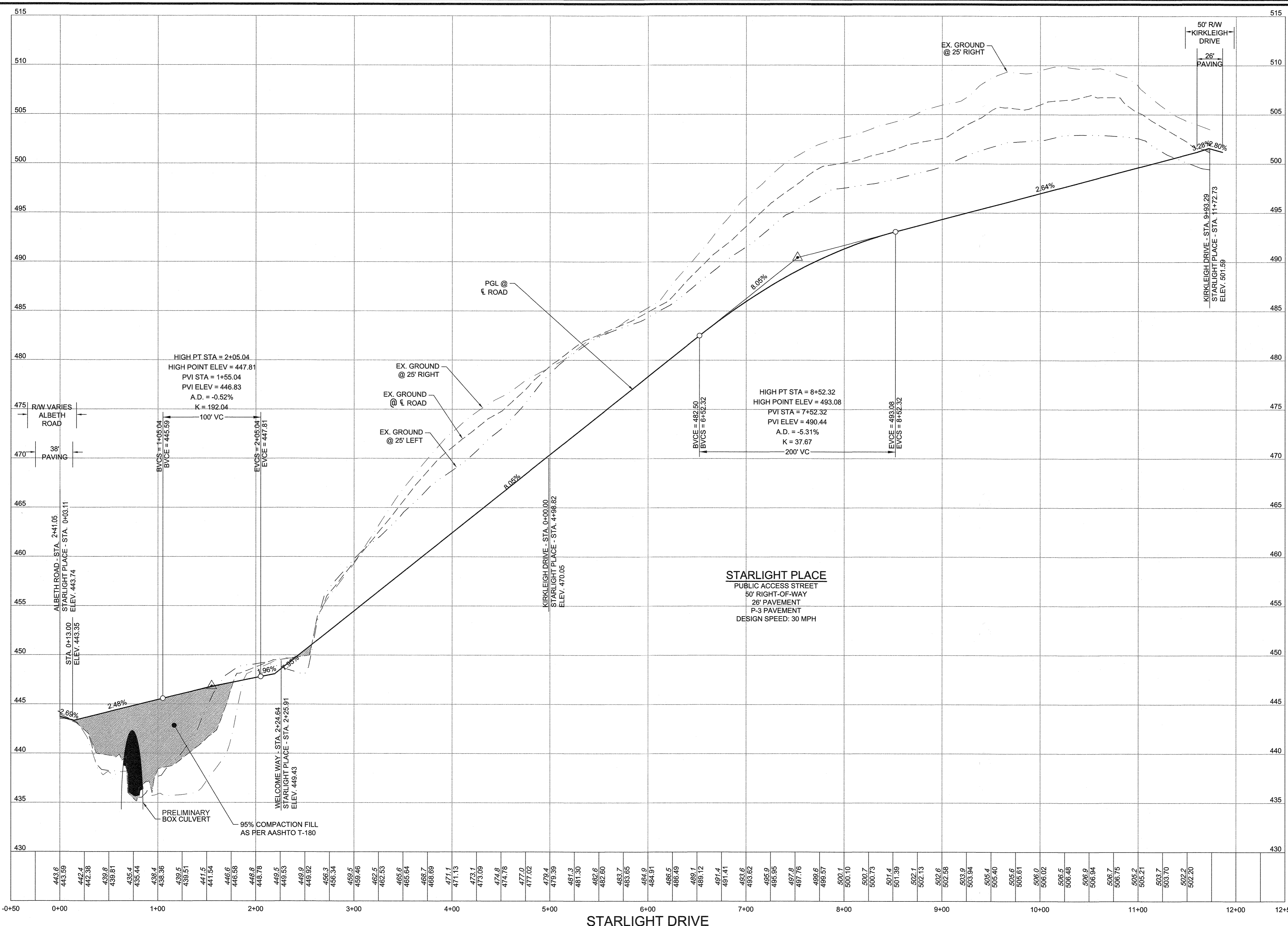
E 1,338,550
N 594800

CHAPEL GATE EXISTING AMENITIES NOTE
PER THE 20-1105-M DECISION AND ORDER, THE EXISTING CHAPEL GATE BALL FIELDS, PLAYGROUNDS AND TOT LOTS AS WELL AS THE NEWLY PROPOSED CHAPEL GATE AMENITIES SHALL BE SHARED WITH THE COMMUNITY.

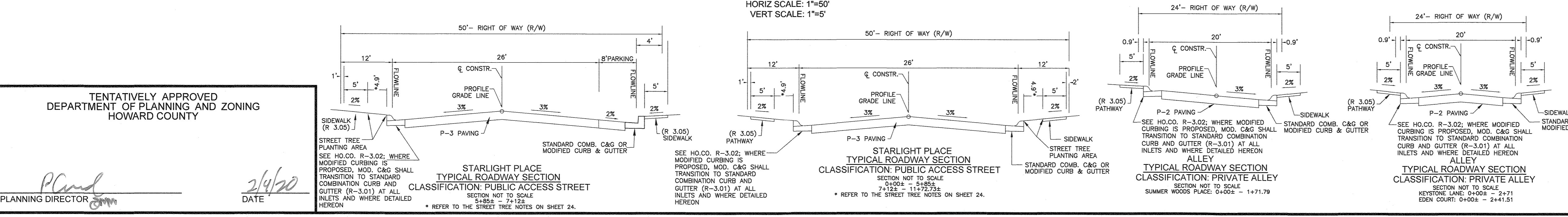
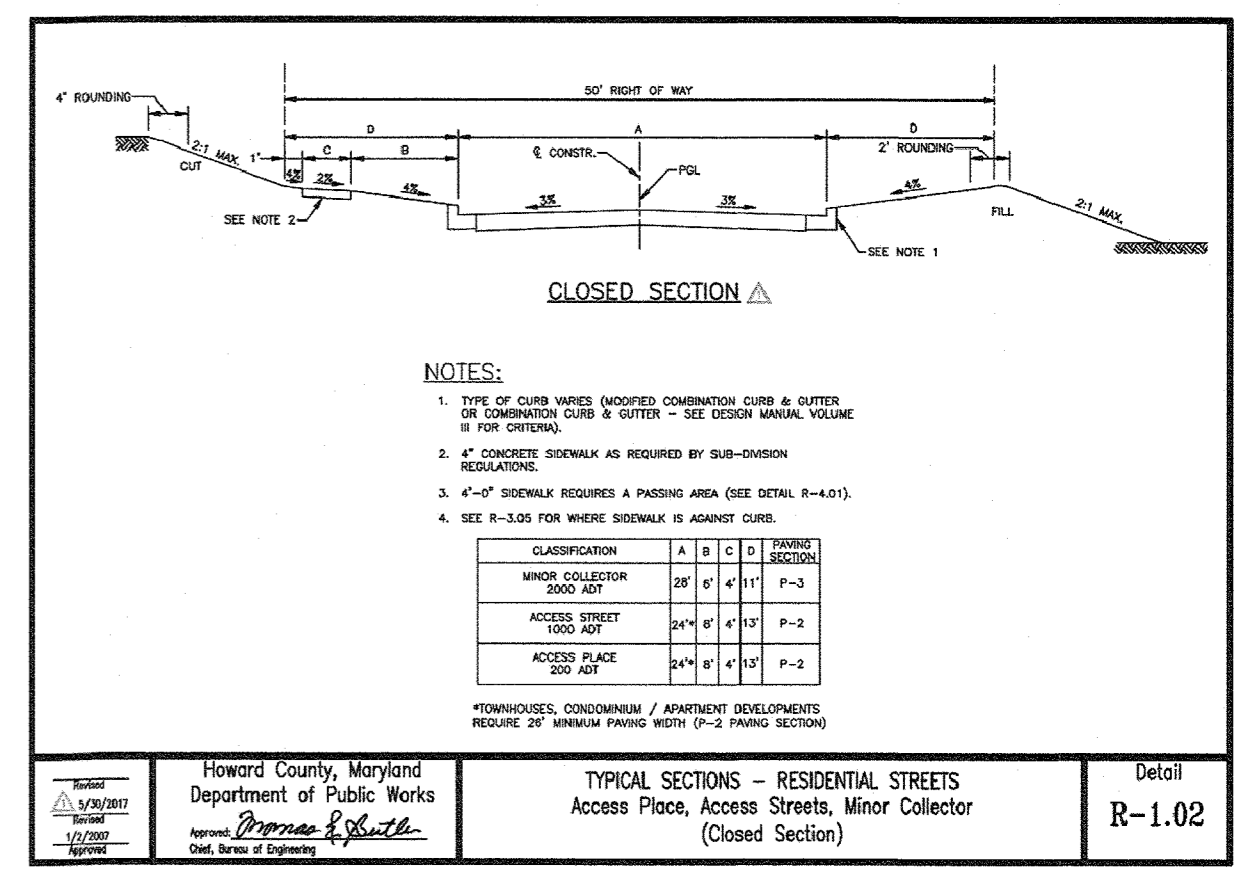
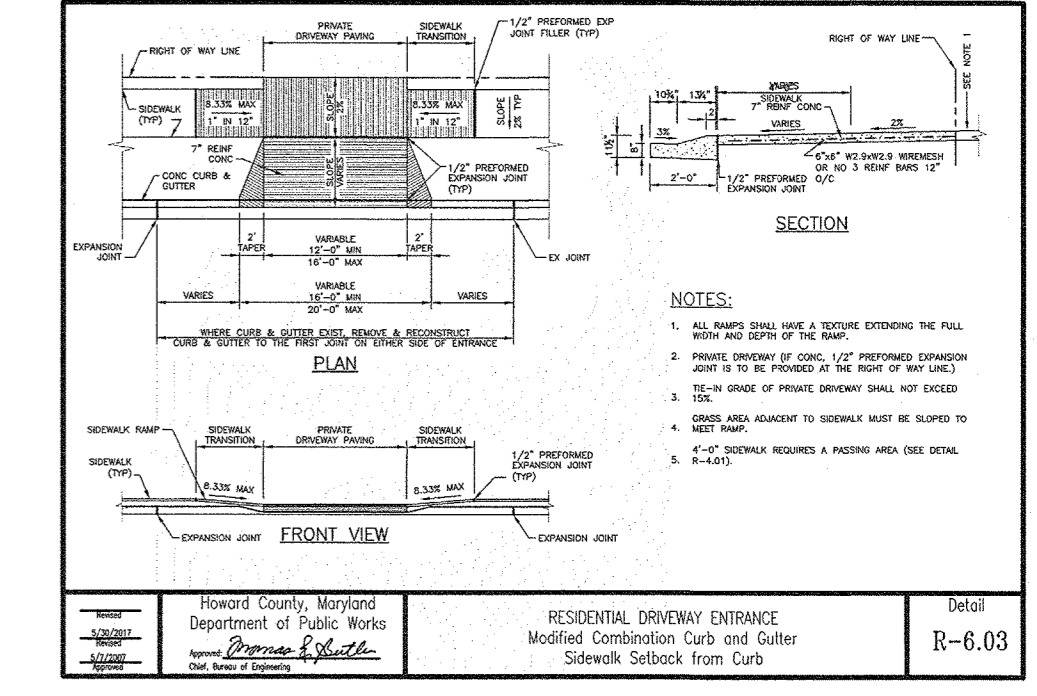
PRELIMINARY LAYOUT PLAN
SCALE: 1"=50'
SCALE 1"=50'
25' 0' 50'

MATCHLINE - SHEET 6

MATCHLINE SHEET 4
MATCHLINE SHEET 6



SECTION	ROAD AND STREET CLASSIFICATION	PAVING SECTION	DETAIL
P-1	RESIDENTIAL DRIVEWAY ENTRANCE	P-1 TO P-4	R-2.01
P-2	RESIDENTIAL DRIVEWAY ENTRANCE	P-1 TO P-4	R-2.01
P-3	RESIDENTIAL DRIVEWAY ENTRANCE	P-1 TO P-4	R-2.01
P-4	RESIDENTIAL DRIVEWAY ENTRANCE	P-1 TO P-4	R-2.01



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

NO.	REVISION	DATE

PRELIMINARY PLAN

PRELIMINARY ROAD PROFILES

CHAPEL GATE WOODS

LOTS 1-134, OPEN SPACE LOTS 135-137
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 6, PARCELS 110 & 421

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

ZONED: CEF-M
 L 1389/F. 339 (P. 110)
 L 4163/F. 424 (P. 421)
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

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 DRAWN BY: VE+TG, KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
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 W.O. NO.: 13-36 / 40220

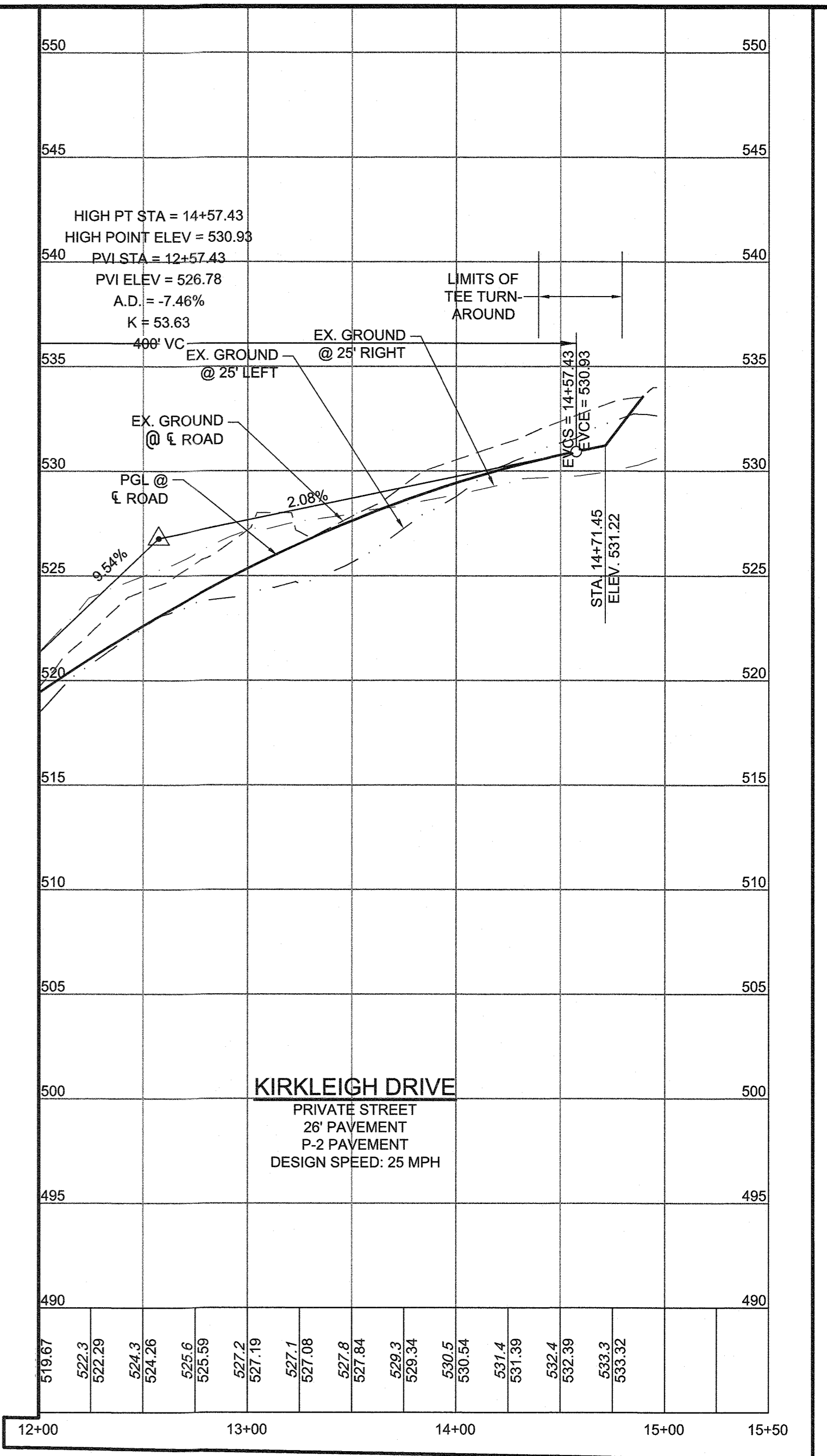
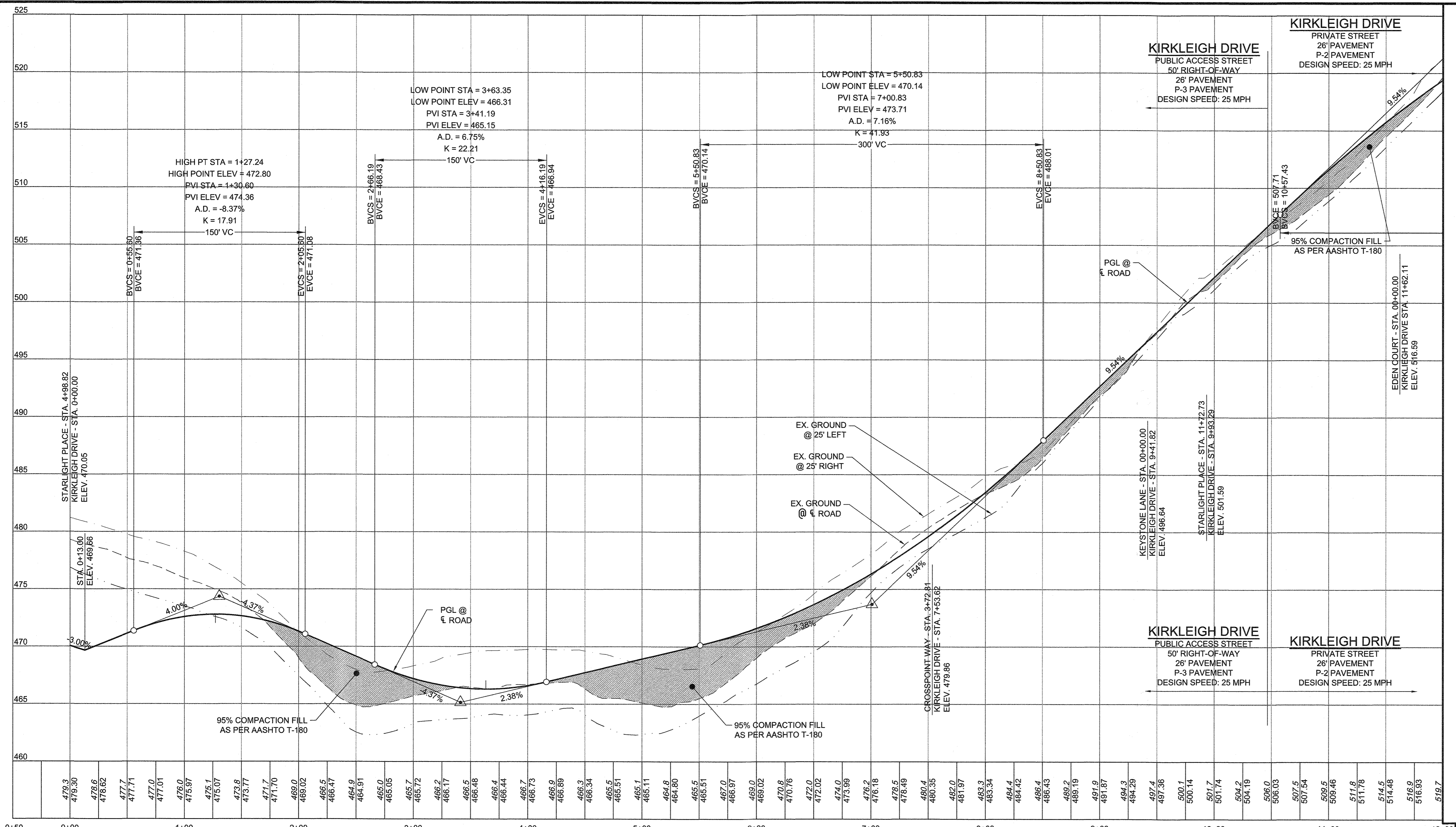
8 SHEET OF 32

ROBERT H. VOGEL, PE No.16193

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PCand
 PLANNING DIRECTOR

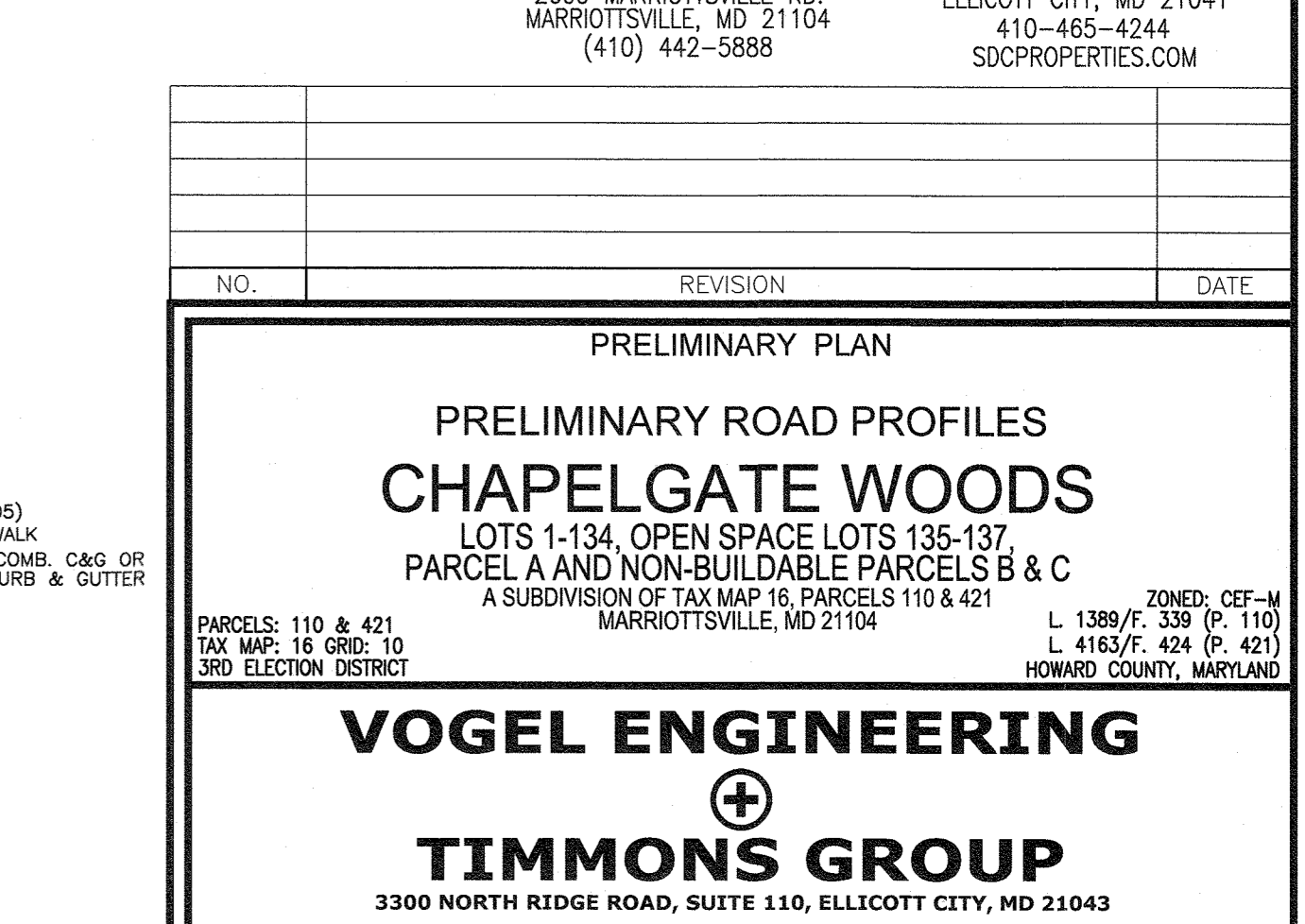
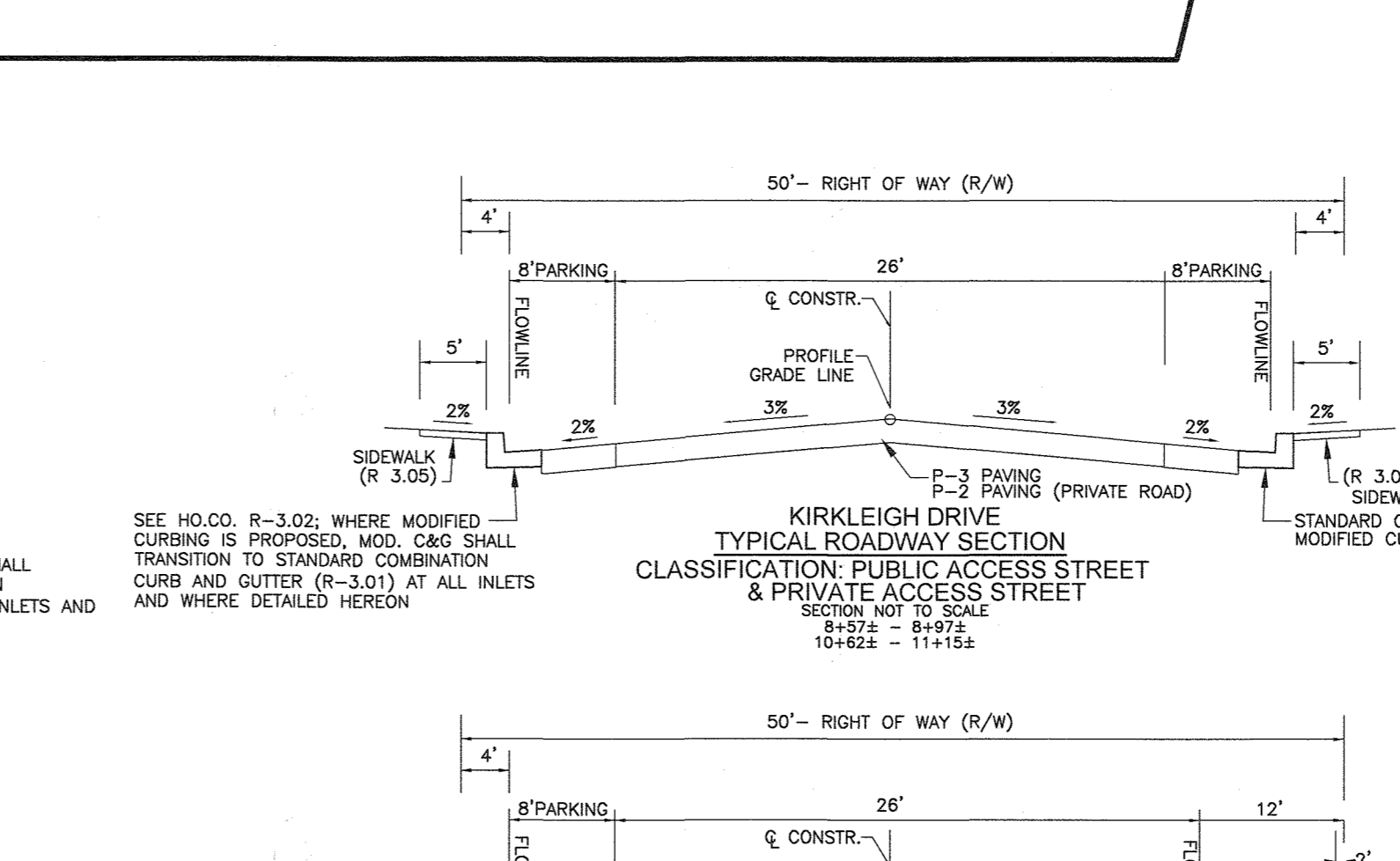
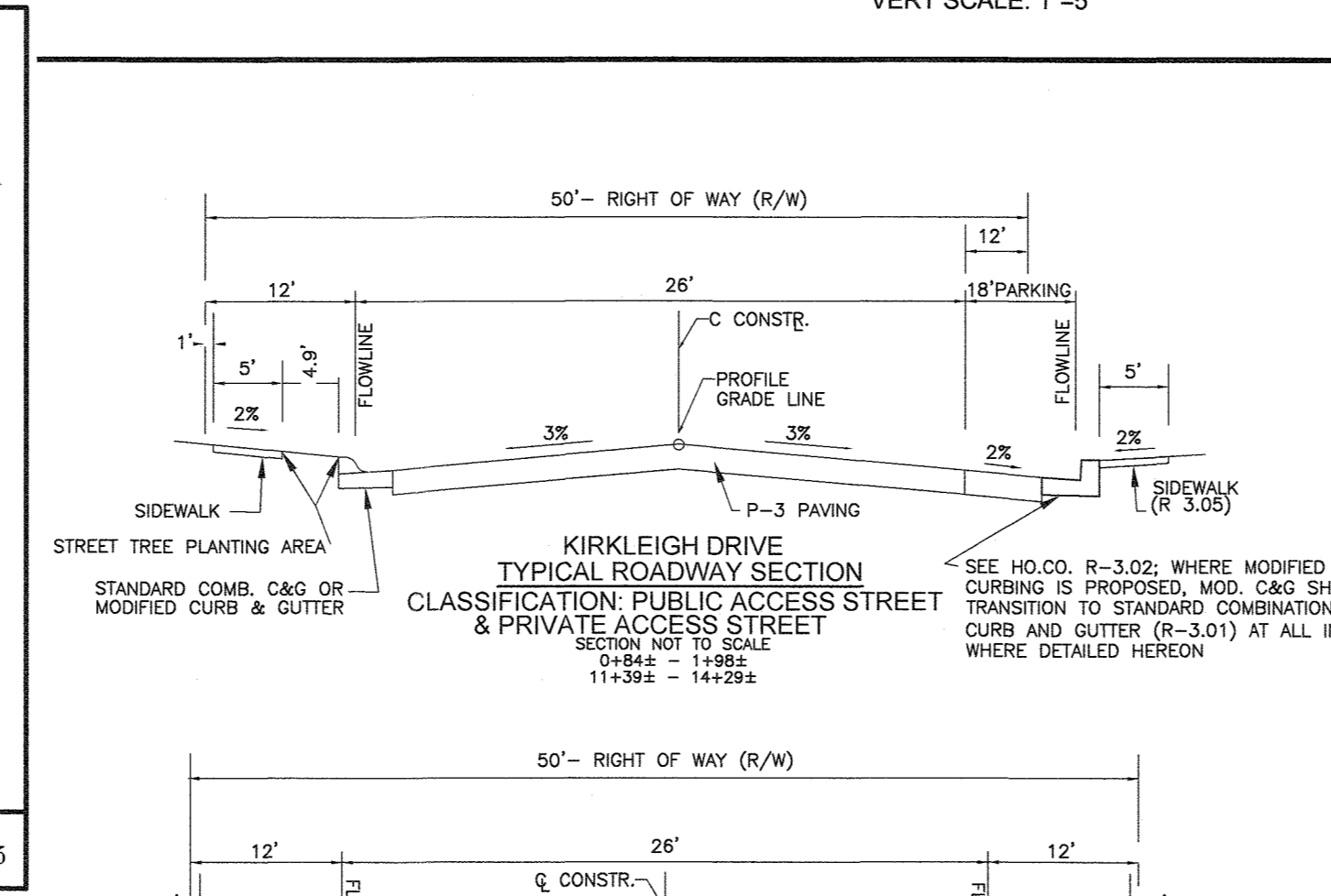
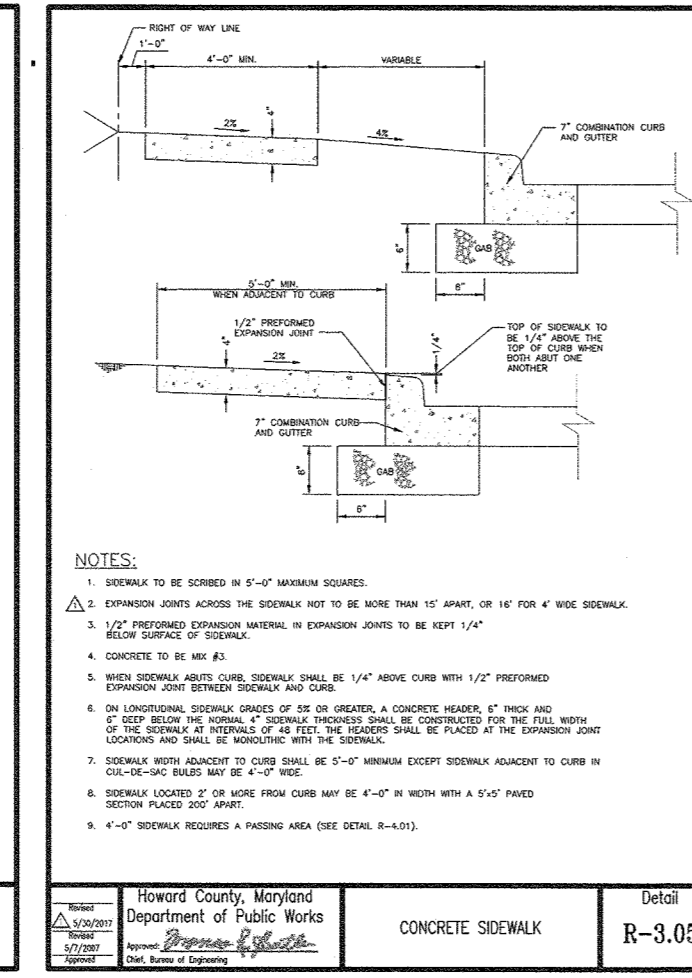
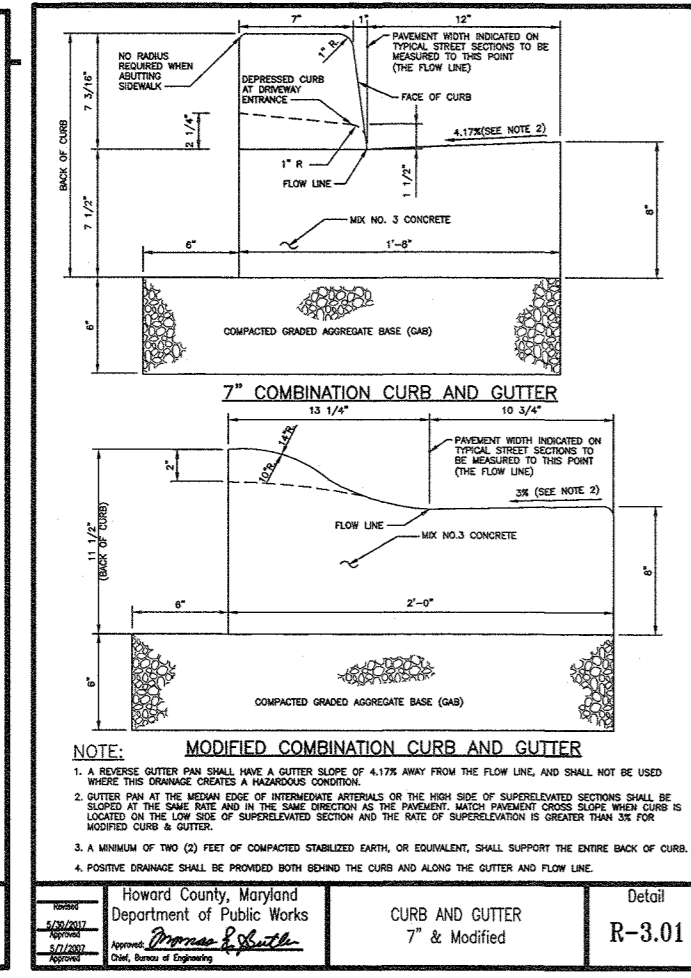
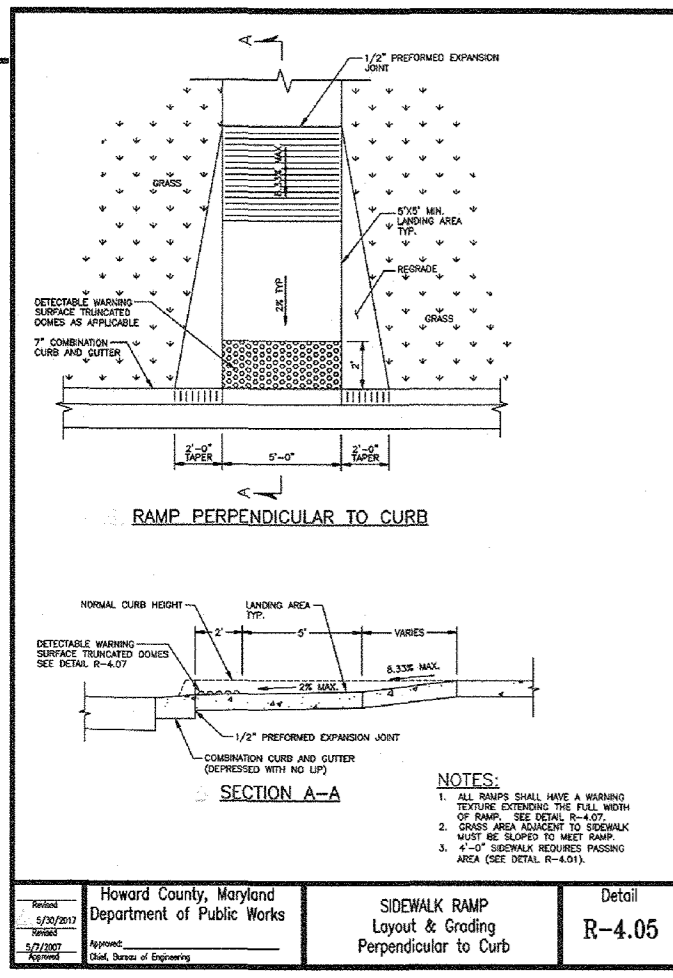
2/4/20
 DATE



KIRKLEIGH DRIVE PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

OWNER
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MARRIOTTVILLE, MD 21104
(410) 442-5888

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



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]*
DATE: 2/4/20

SEWALK RAMP
Layout & Grading
R-4.05

CURB AND GUTTER
7" Modified
R-3.01

CONCRETE SIDEWALK
R-3.05

SEE HO.C. R-3.02; WHERE MODIFIED CURBING IS PROPOSED, MOD. C&G SHALL TRANSITION TO STANDARD COMBINATION CURB AND GUTTER (R-3.01) AT ALL INLETS AND WHERE DETAILED HEREON.

SEE HO.C. R-3.02; WHERE MODIFIED CURBING IS PROPOSED, MOD. C&G SHALL TRANSITION TO STANDARD COMBINATION CURB AND GUTTER (R-3.01) AT ALL INLETS AND WHERE DETAILED HEREON.

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

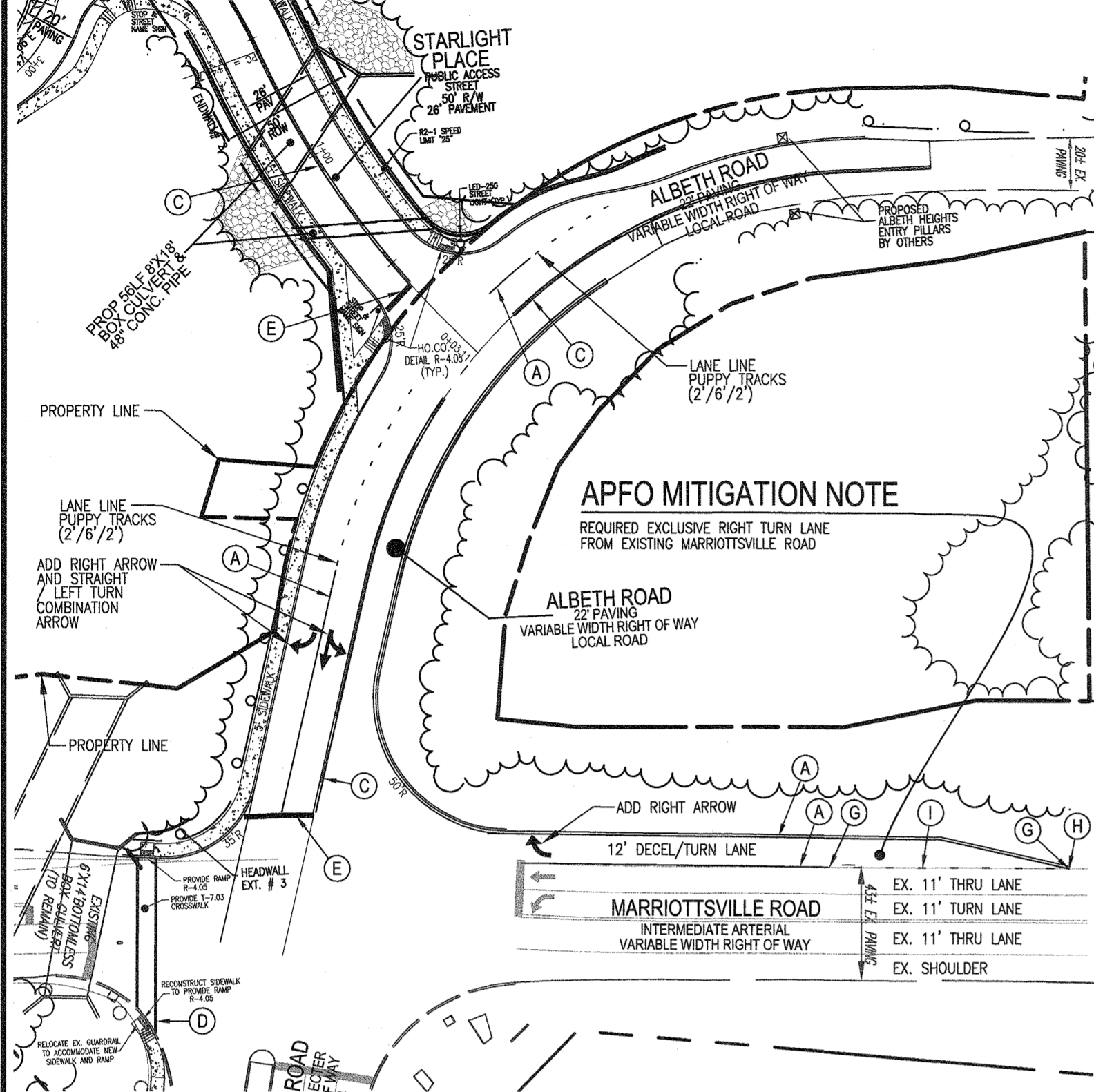
DESIGN BY: RHV
DRAWN BY: VE+TG, KG
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W.O. NO.: 13-36 / 40220

PROFESSIONAL CERTIFICATE
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9 SHEET OF 32

NOTE

1. ALL SIGN LOCATIONS ARE APPROXIMATE. HOWARD COUNTY TRAFFIC SHALL FIELD APPROVE OR MARK ALL SIGN LOCATIONS PRIOR TO ANY SIGNS BEING INSTALLED. CALL 410-313-5752. TRAFFIC CONTROL DEVICES.
 2. 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.
 3. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE 'MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MDMTCD).
 4. 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.

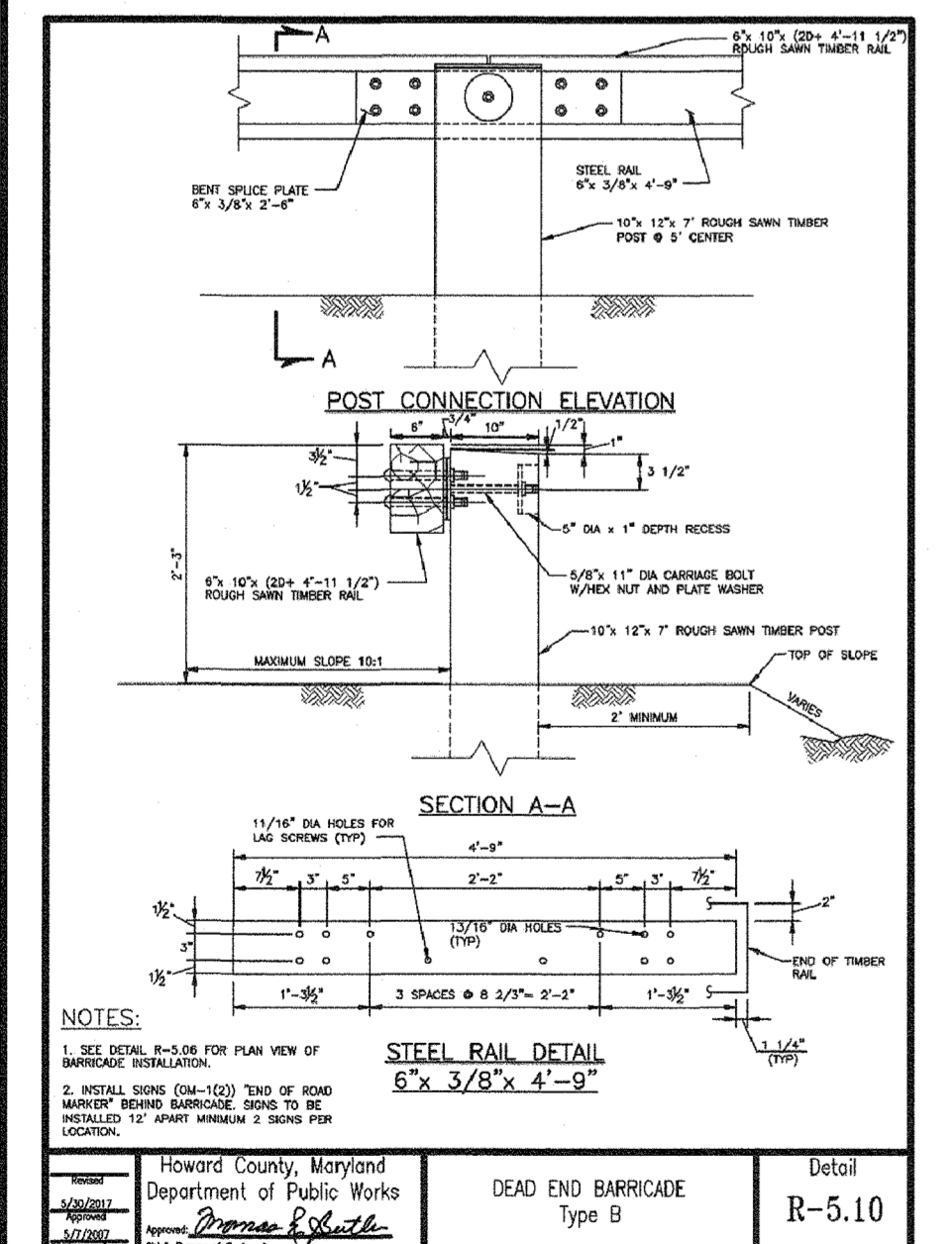


PRELIMINARY ALBETH ROAD PAVEMENT MARKING PLAN
SCALE 1"=50'

NOTE

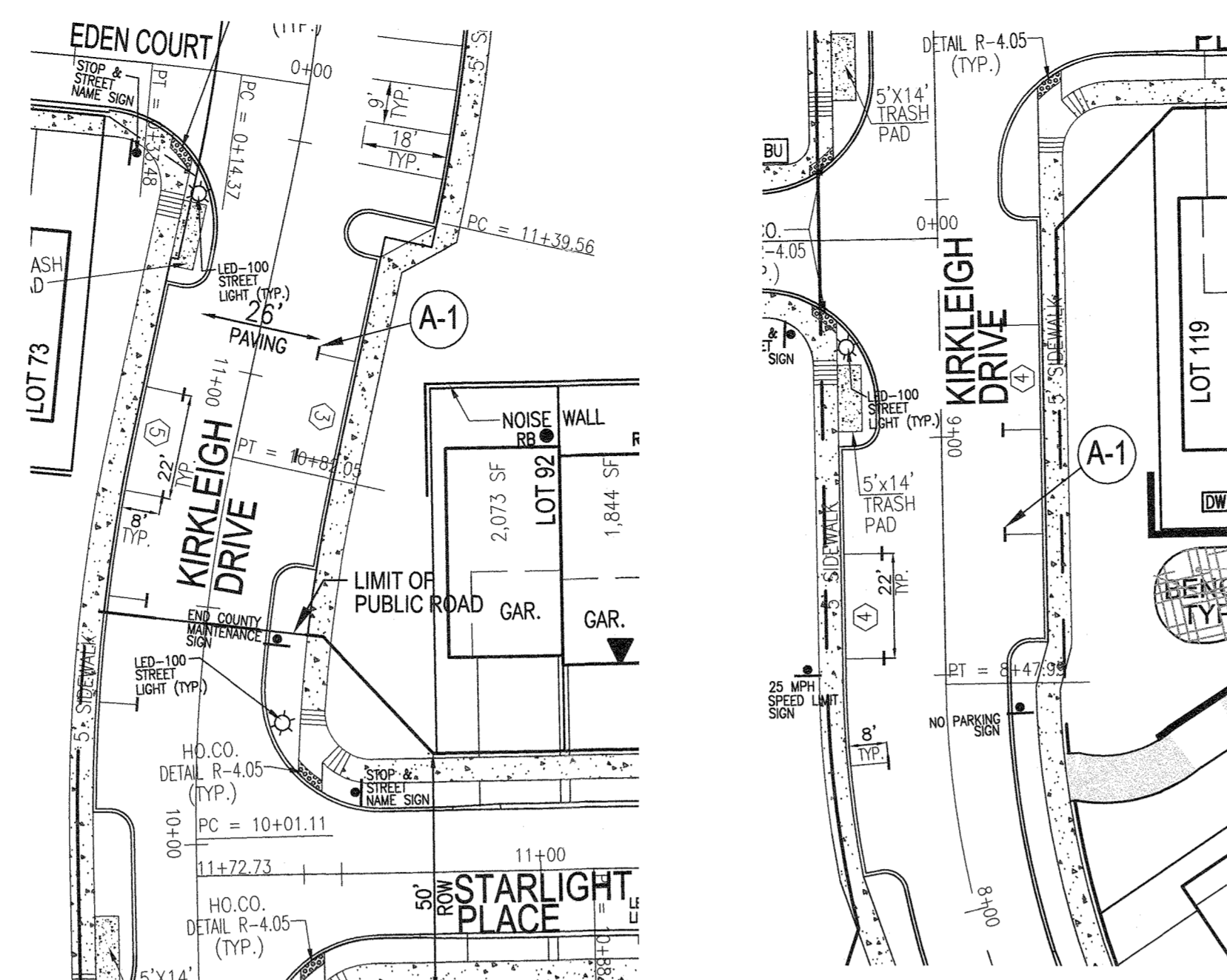
1. STOP BAR AT MARRIOTTVILLE ROAD AND STARLIGHT PLACE TO BE DETERMINED INFIELD BY THE TRAFFIC ENGINEER.
 2. ALL PAVEMENT MARKINGS SHALL BE LAID OUT BY HOWARD COUNTY TRAFFIC ENGINEERING. CALL 410-313-5752.

PAVEMENT MARKING LEGEND
 A. INSTALL 5 IN. WIDE WHITE SOLID PAVEMENT MARKING FOR LANE LINE.
 C. INSTALL 5 IN. WIDE DOUBLE YELLOW PAVEMENT MARKING - FOR CENTER LINE.
 D. INSTALL CROSSWALK PAVEMENT MARKINGS HOWARD COUNTY T-7.03.
 E. INSTALL 24 IN. WIDE WHITE SOLID PAVEMENT MARKING FOR STOP LINE.
 G. REMOVE EXISTING PAVEMENT MARKINGS BY GRINDING.
 H. TIE TO EXISTING MARKINGS.
 I. INSTALL 5 IN. WIDE WHITE BROKEN PAVEMENT MARKING (TYPE 1 - 3-9-3)
 *5 IN. WIDE DOUBLE YELLOW PAVEMENT MARKING SHALL BE INSTALLED FROM ALBETH ROAD TO 4+75 STARLIGHT PLACE, NEAR THE KIRKLEIGH DRIVE INTERSECTION



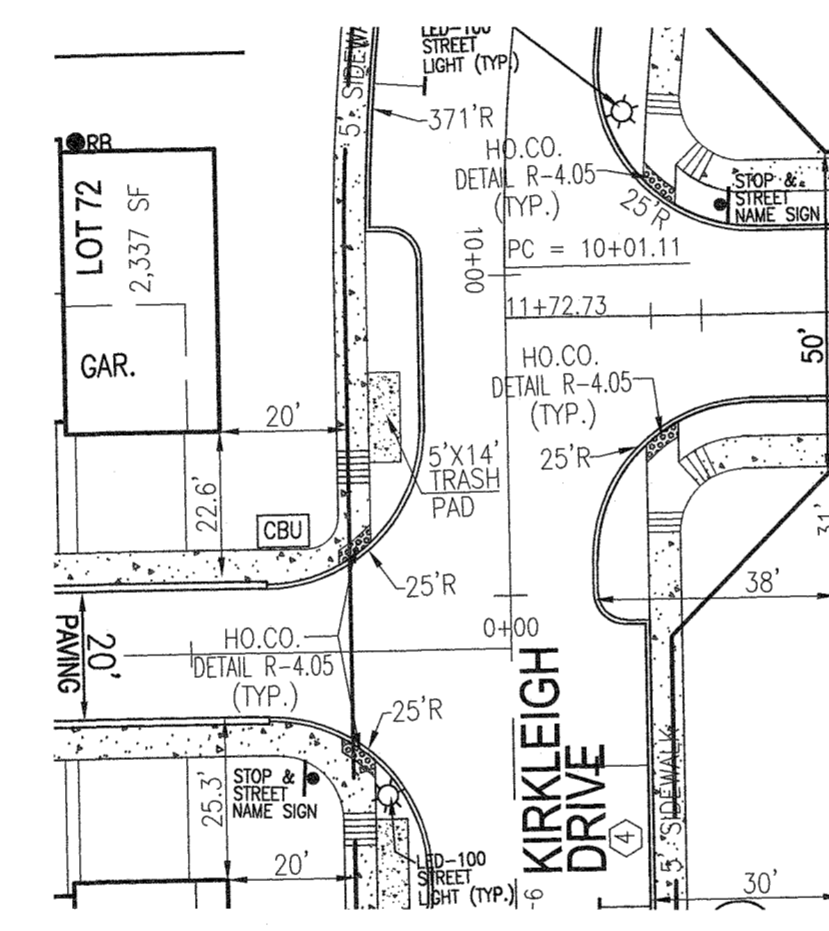
DETAIL R-5.10
DEAD END BARRICADE Type B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* DATE 2/4/20

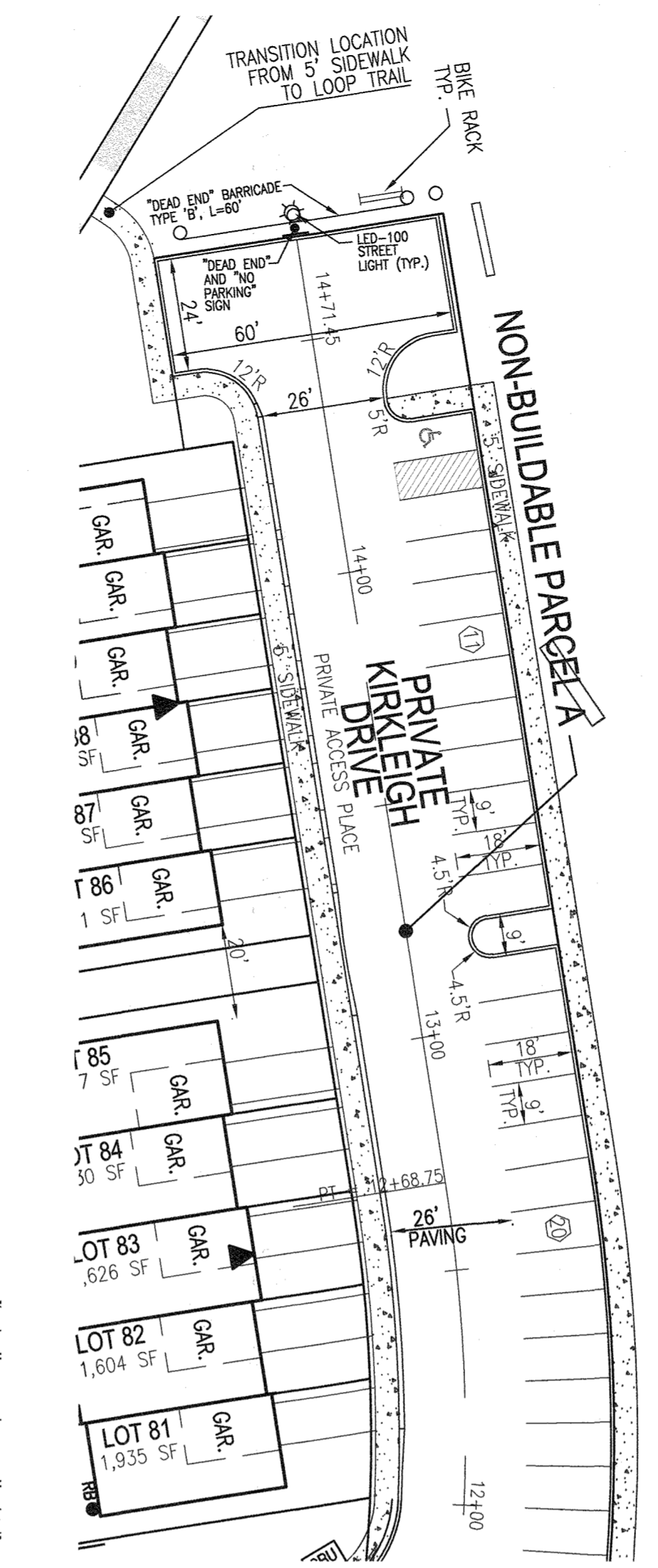


KIRKLEIGH DR. / EDEN COURT TYPICAL PARALLEL PARKING DETAIL
SCALE 1"=30'

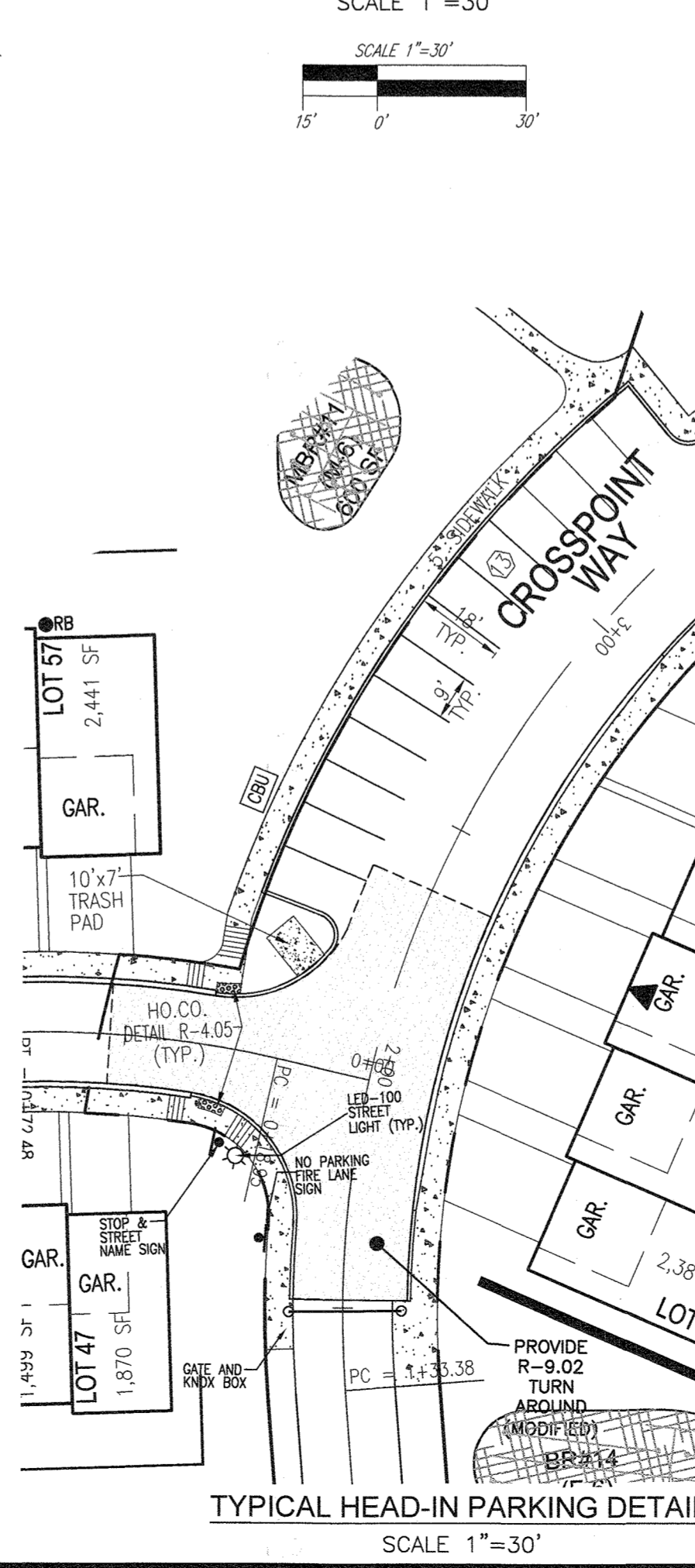
PAVEMENT MARKING LEGEND
 A-1. INSTALL 5 IN. WIDE WHITE SOLID PAVEMENT MARKING FOR PARALLEL PARKING SPACES



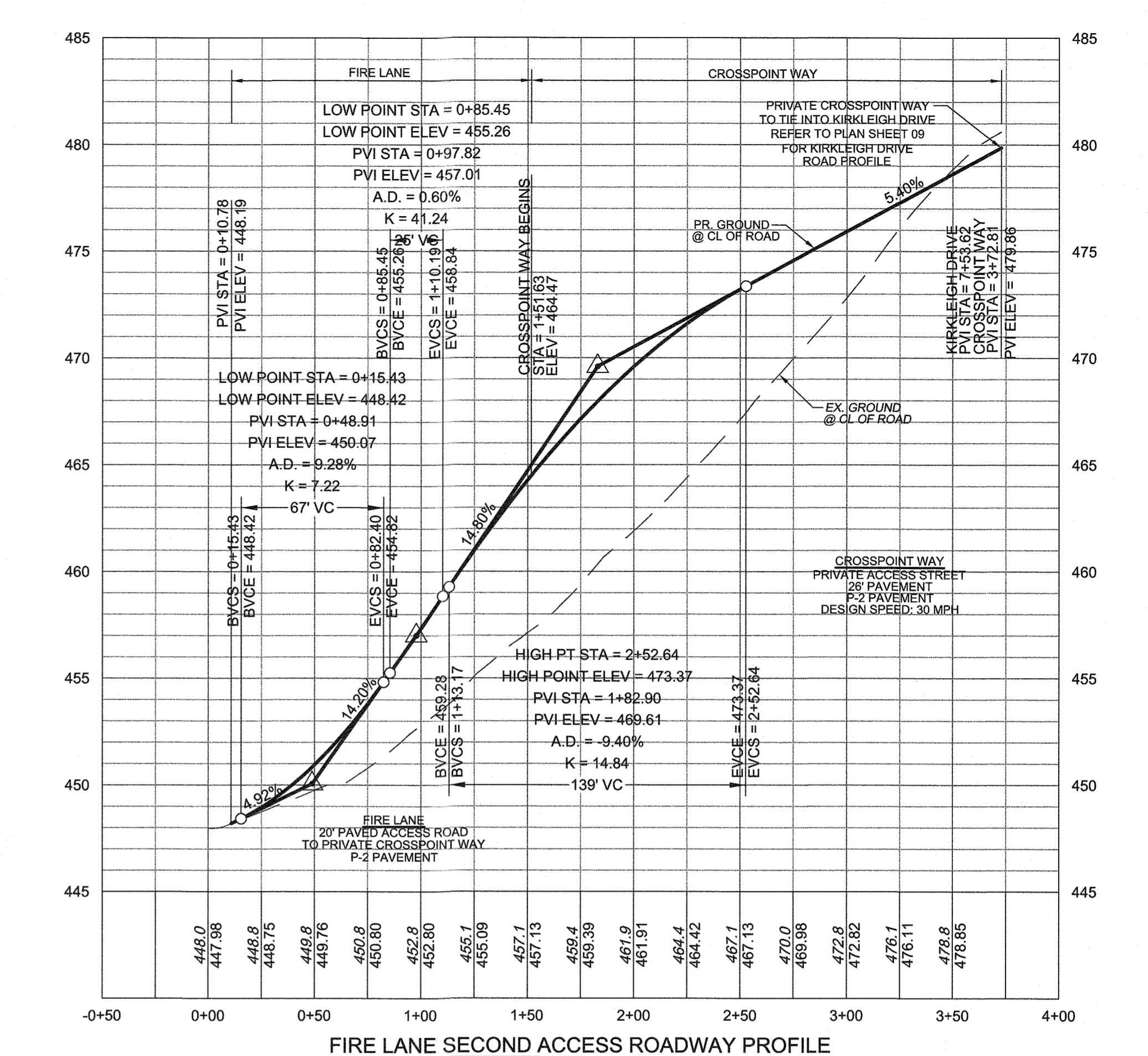
TYPICAL SIDEWALK RAMP DETAIL
SCALE 1"=30'



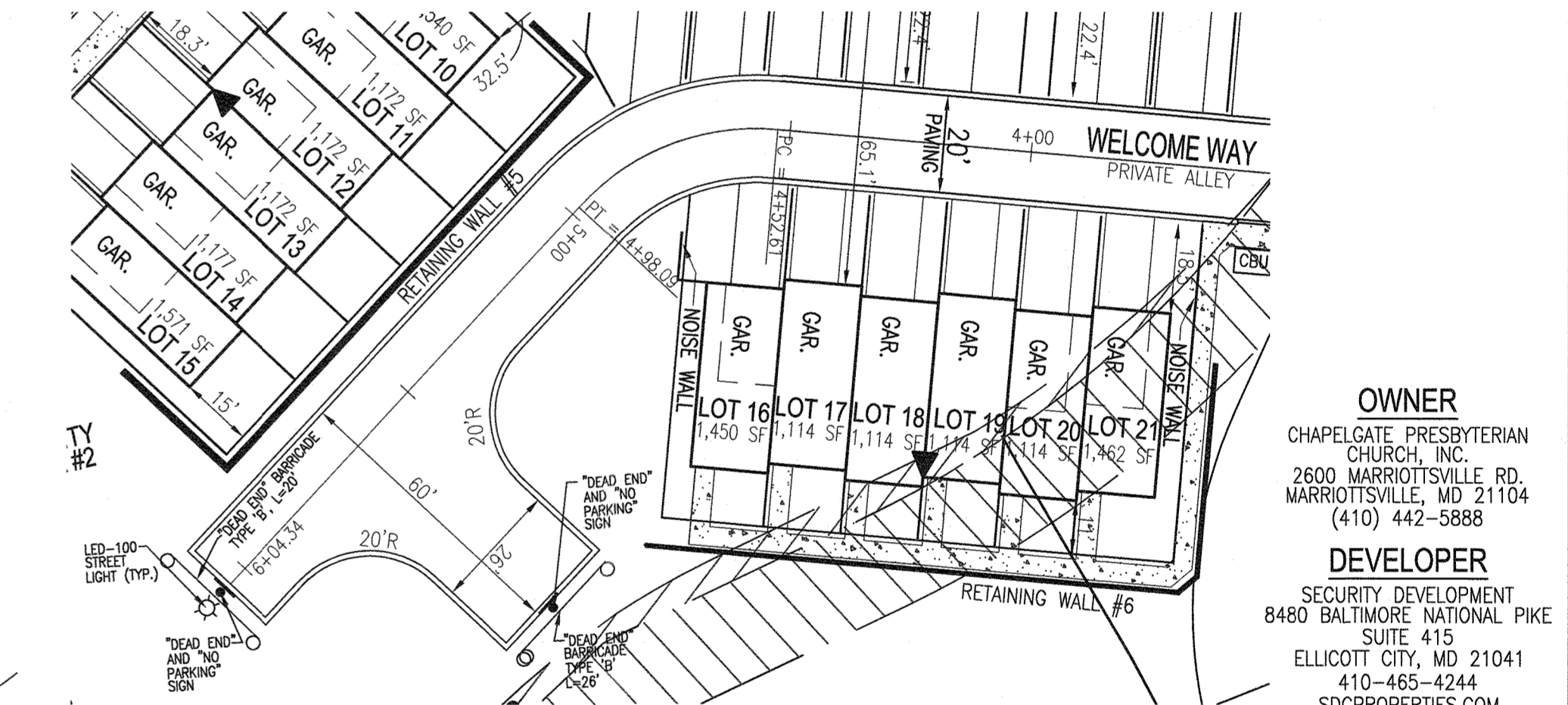
KIRKLEIGH DRIVE TYPICAL HEAD-IN PARKING DETAIL
SCALE 1"=30'



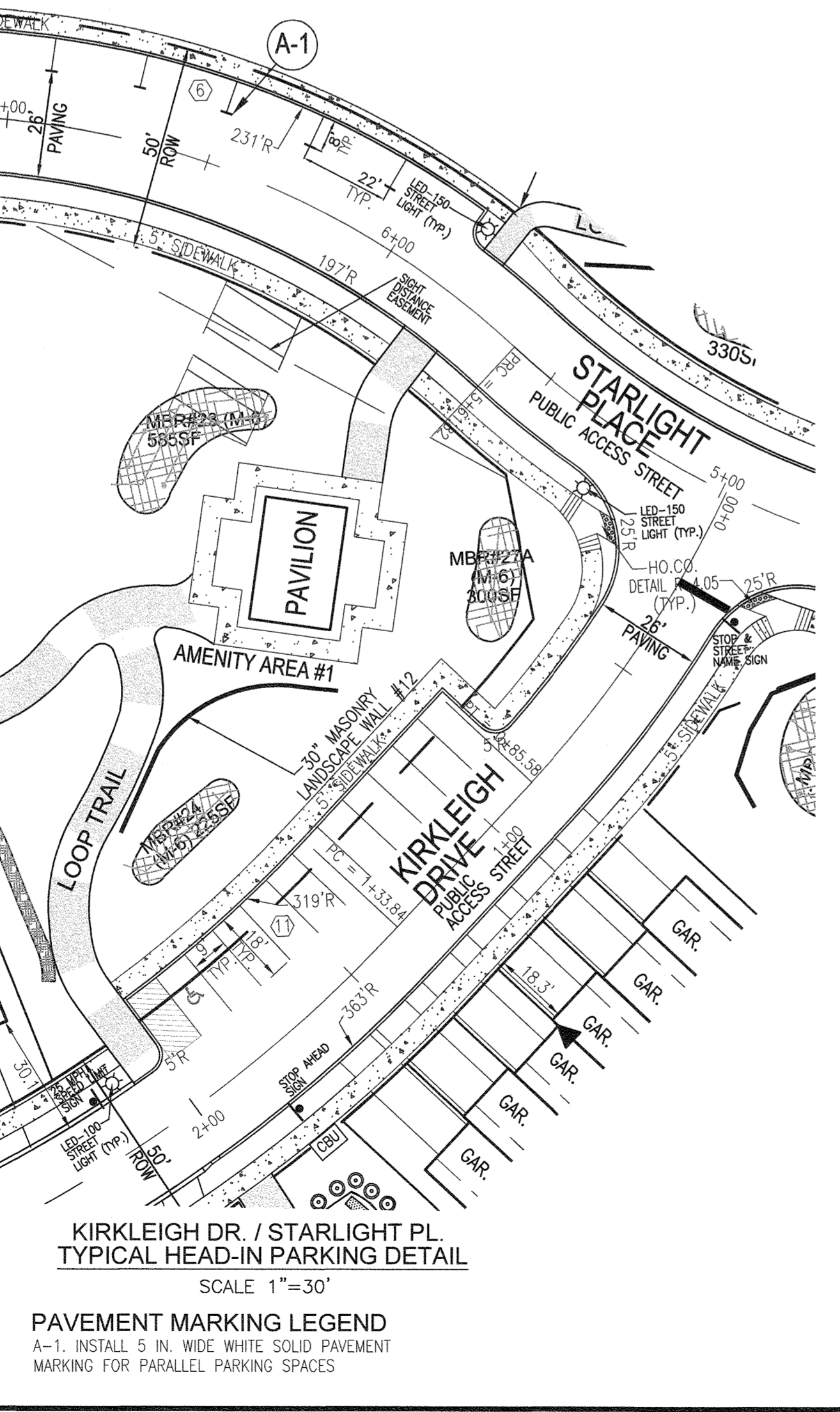
TYPICAL HEAD-IN PARKING DETAIL
SCALE 1"=30'



FIRE LANE SECOND ACCESS ROADWAY PROFILE
 HOIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=5'

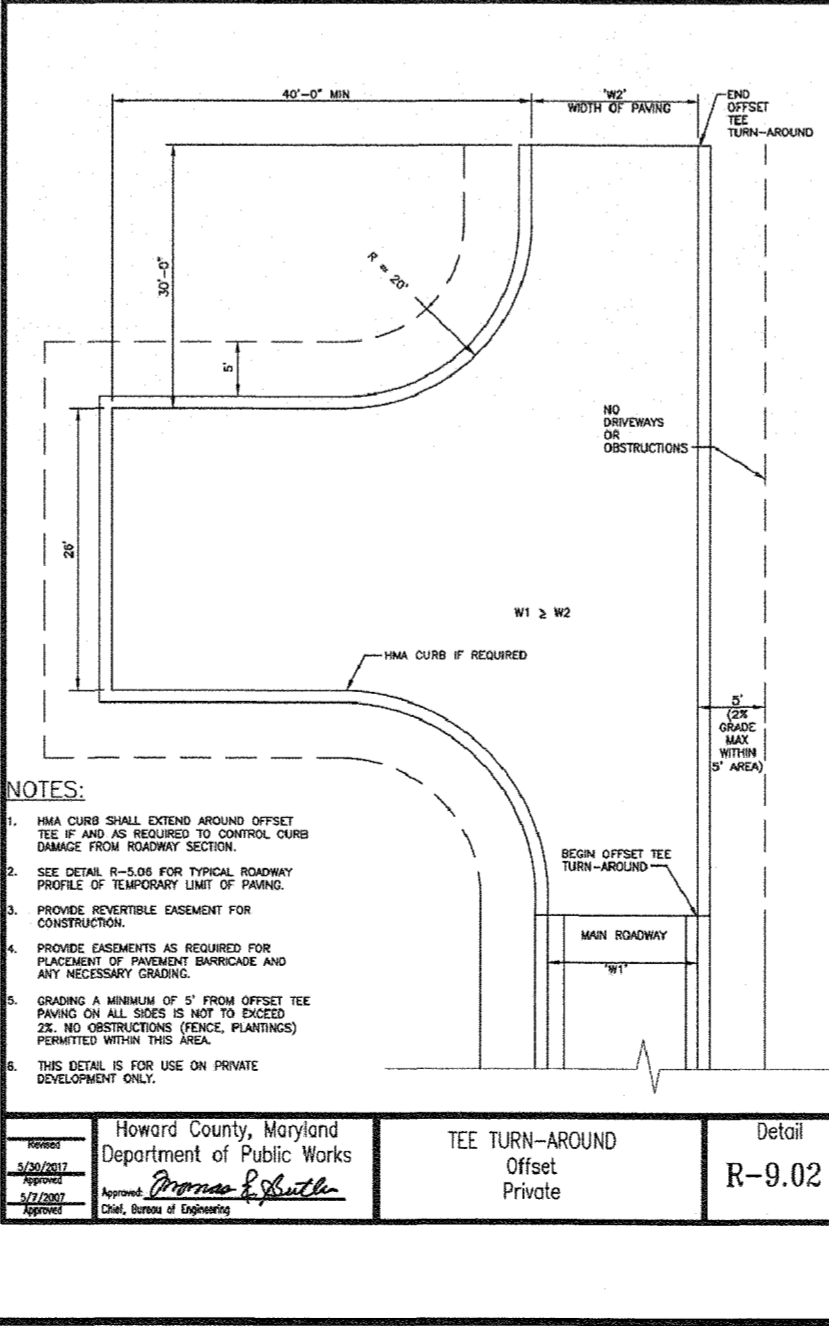


WELCOME WAY TYPICAL T-TURN AROUND DETAIL
SCALE 1"=30'



KIRKLEIGH DR. / STARLIGHT PL. TYPICAL HEAD-IN PARKING DETAIL
SCALE 1"=30'

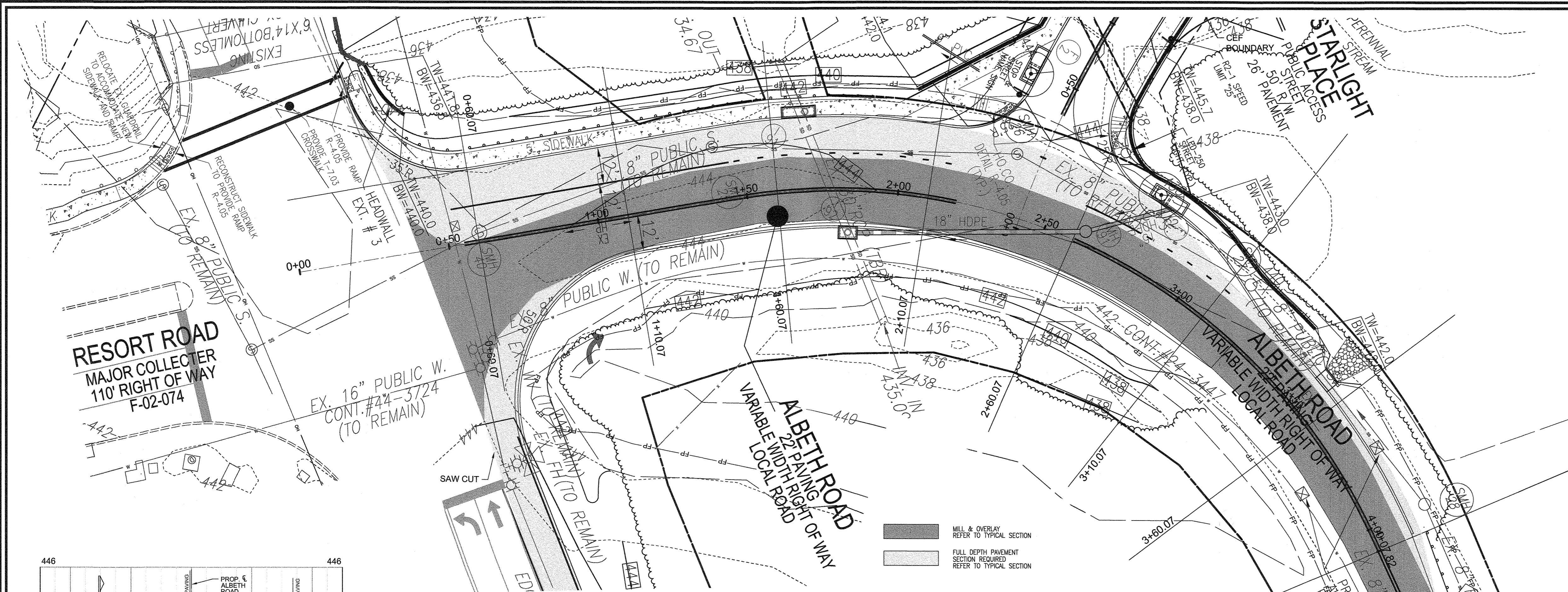
PAVEMENT MARKING LEGEND
 A-1. INSTALL 5 IN. WIDE WHITE SOLID PAVEMENT MARKING FOR PARALLEL PARKING SPACES



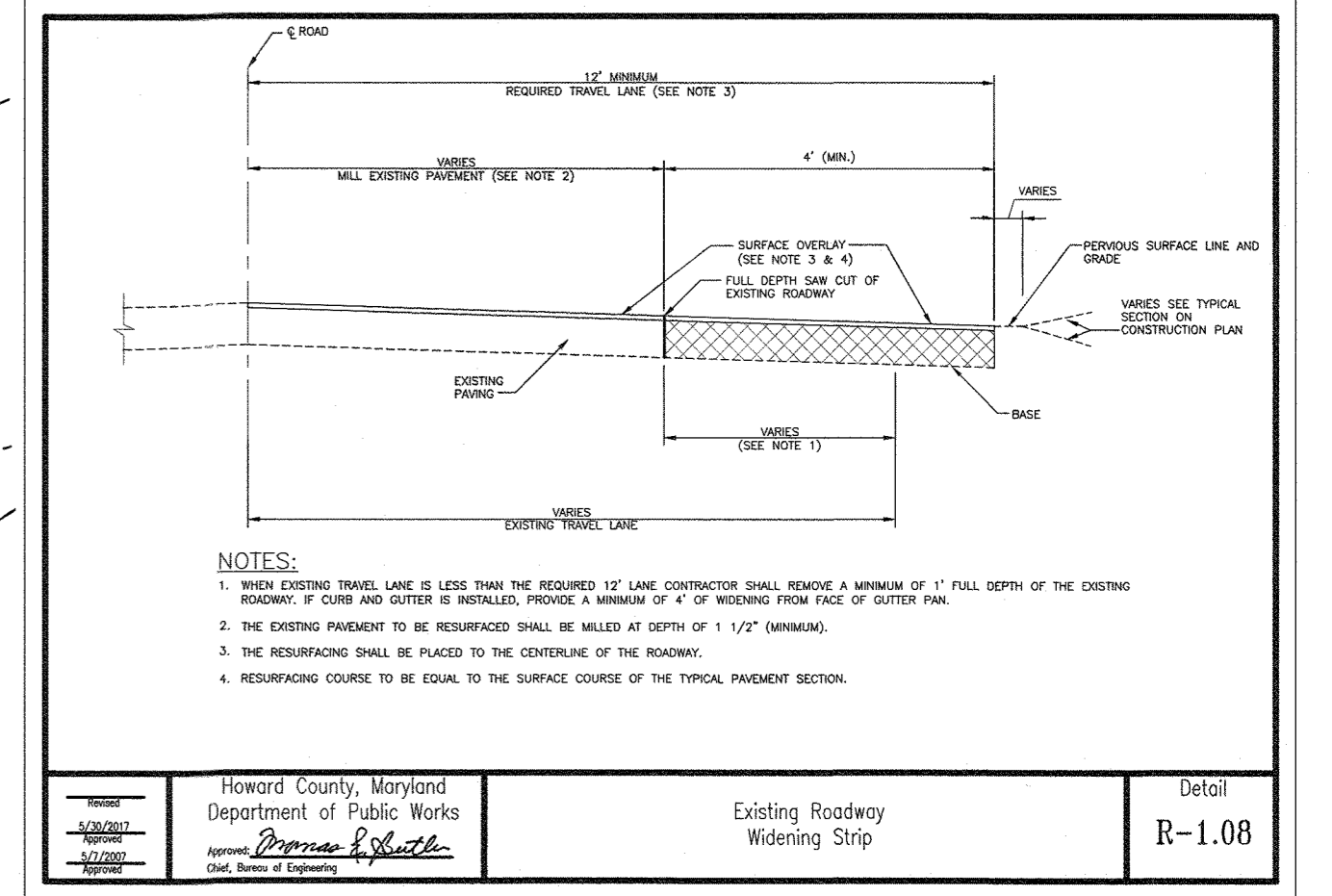
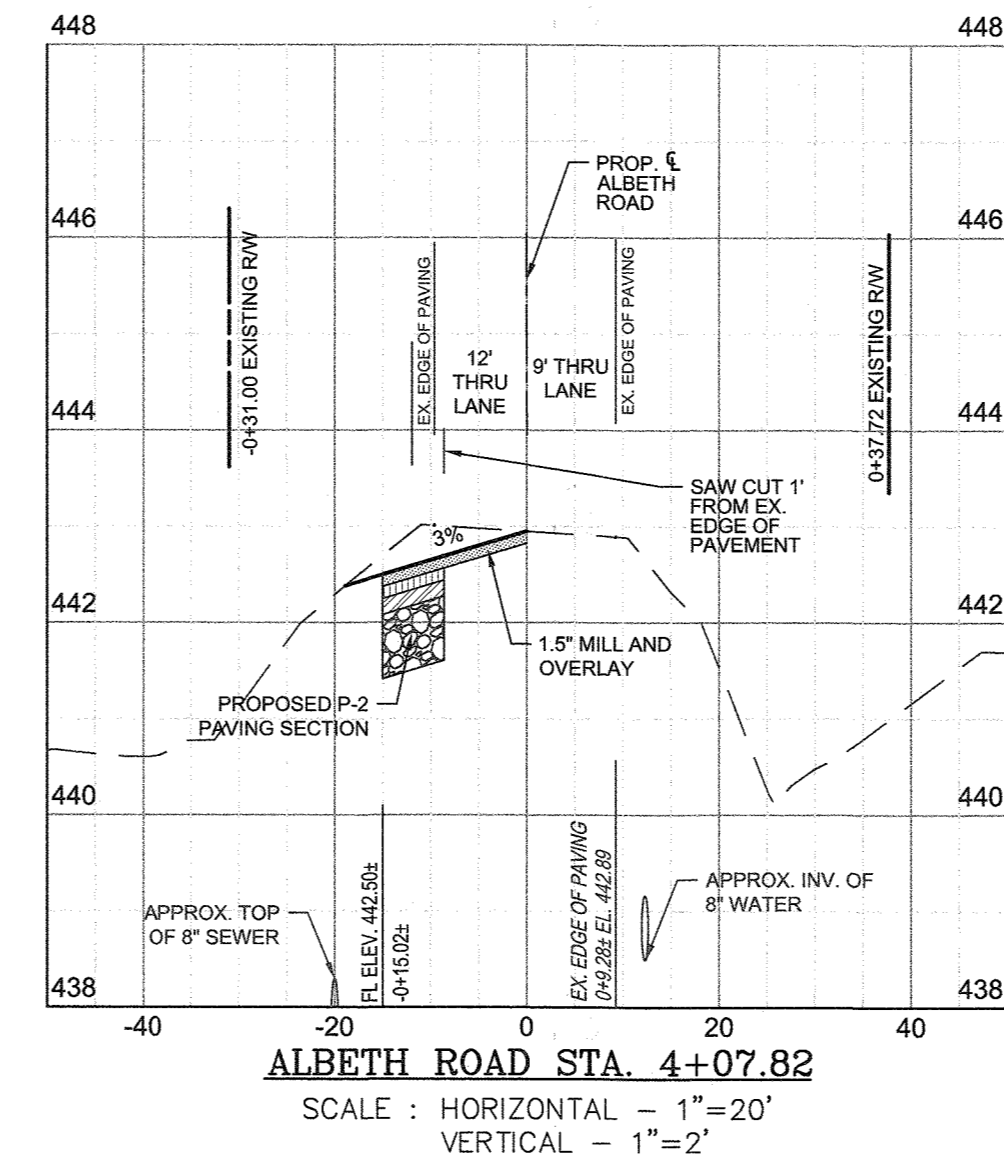
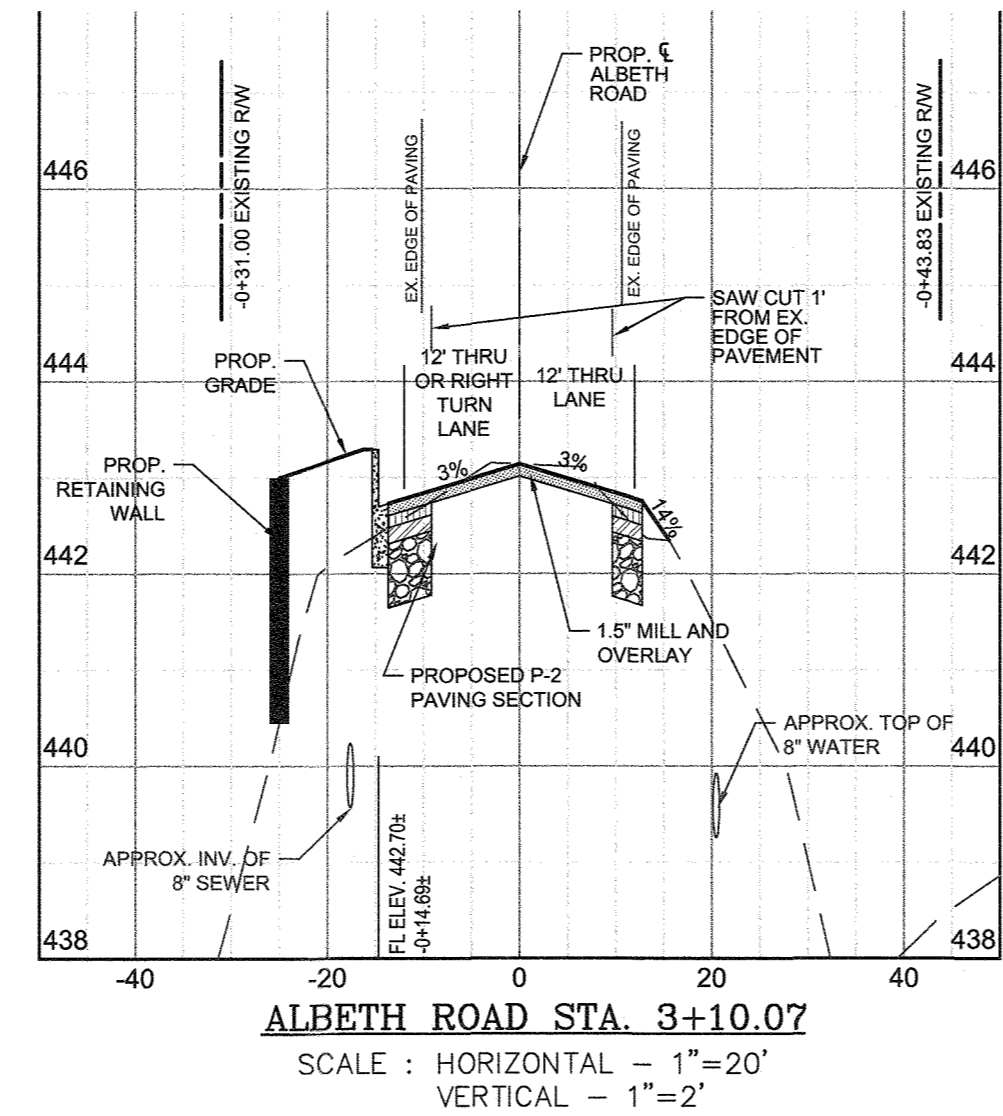
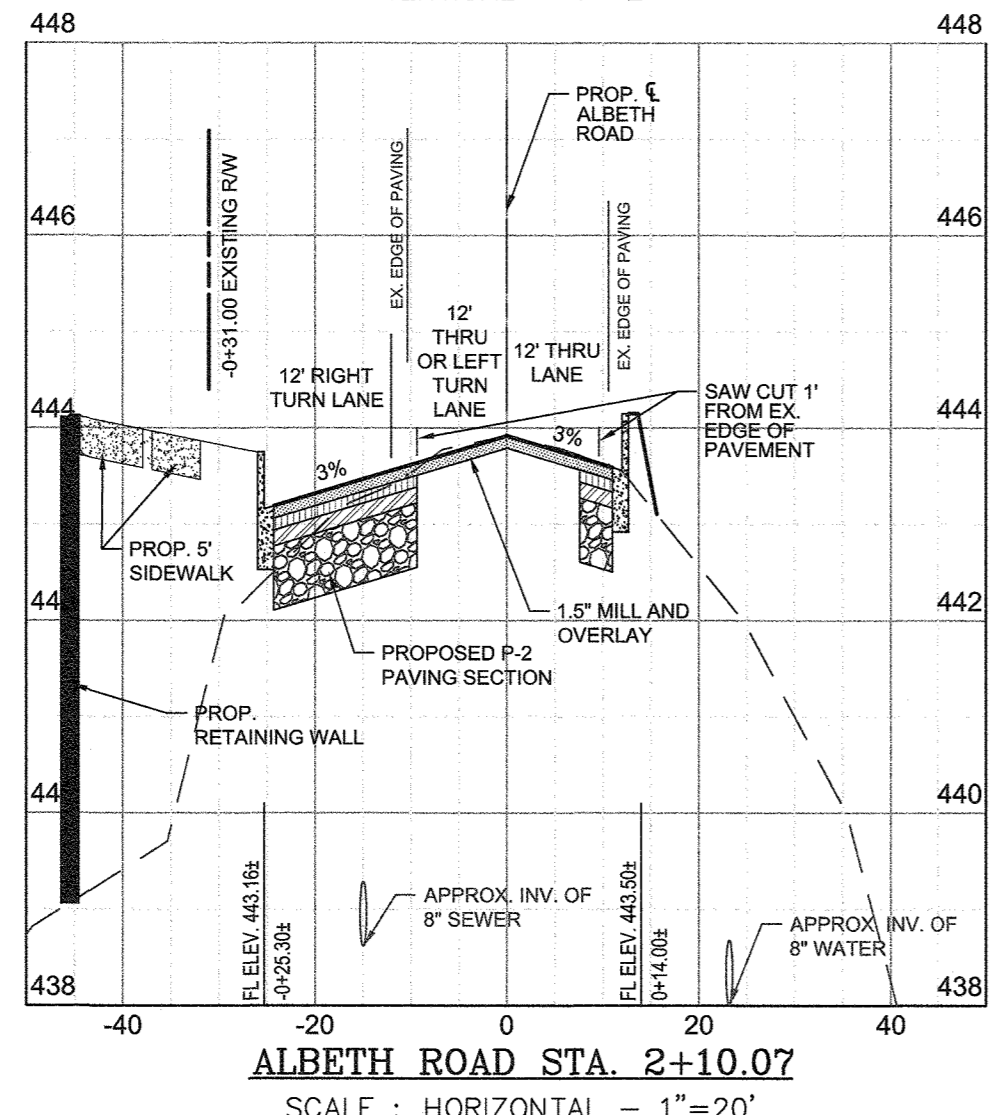
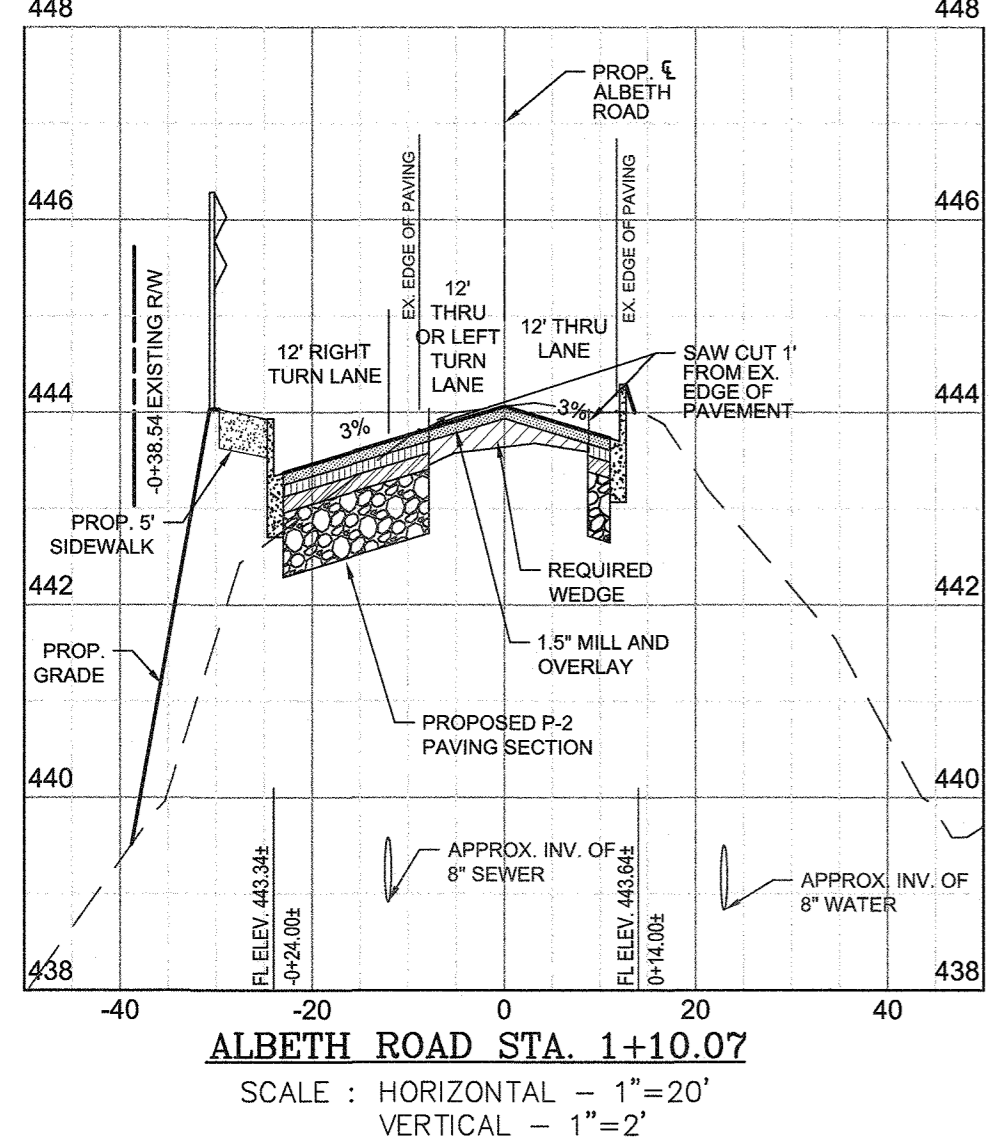
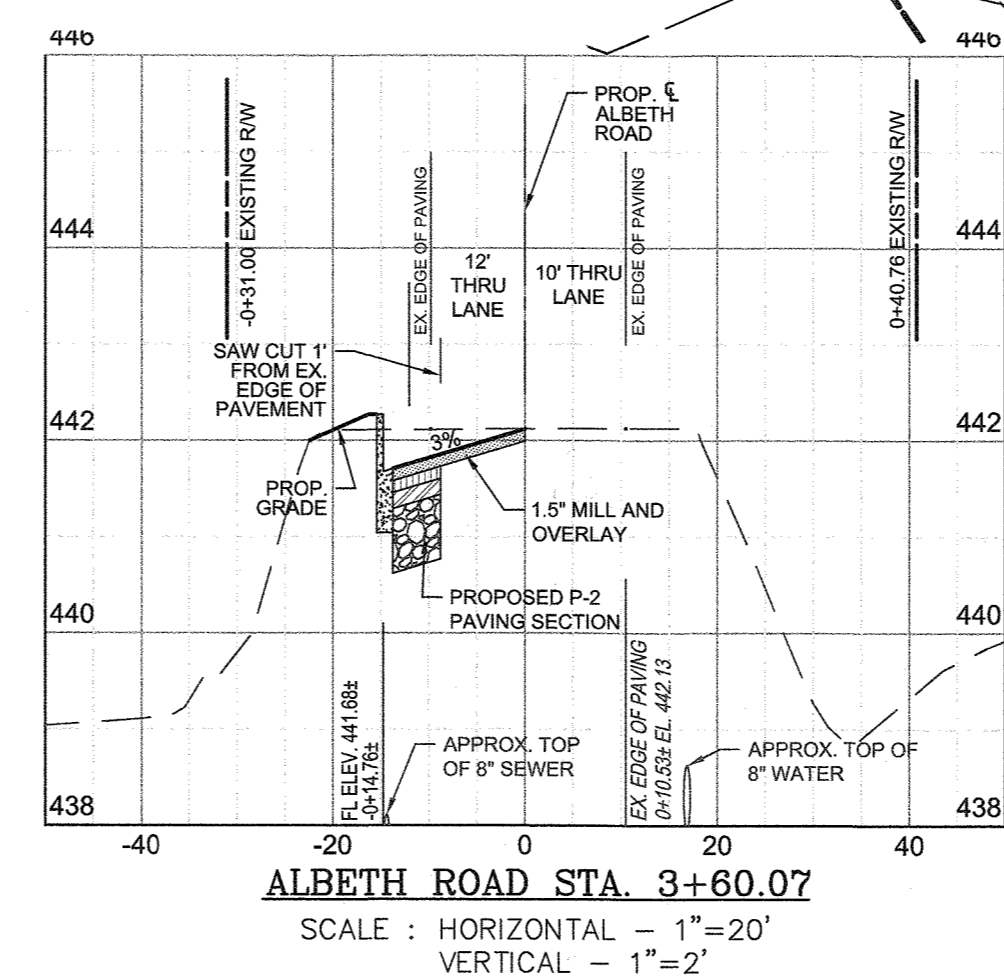
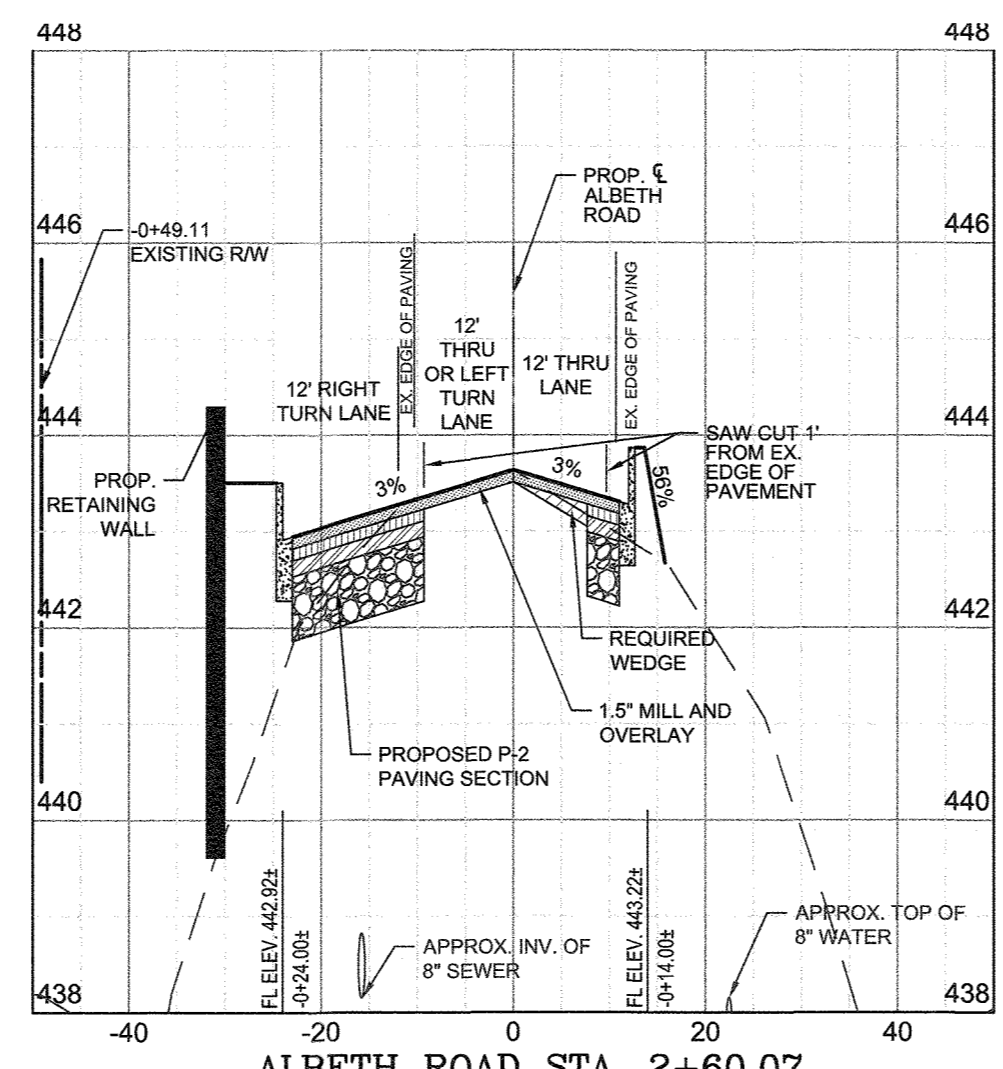
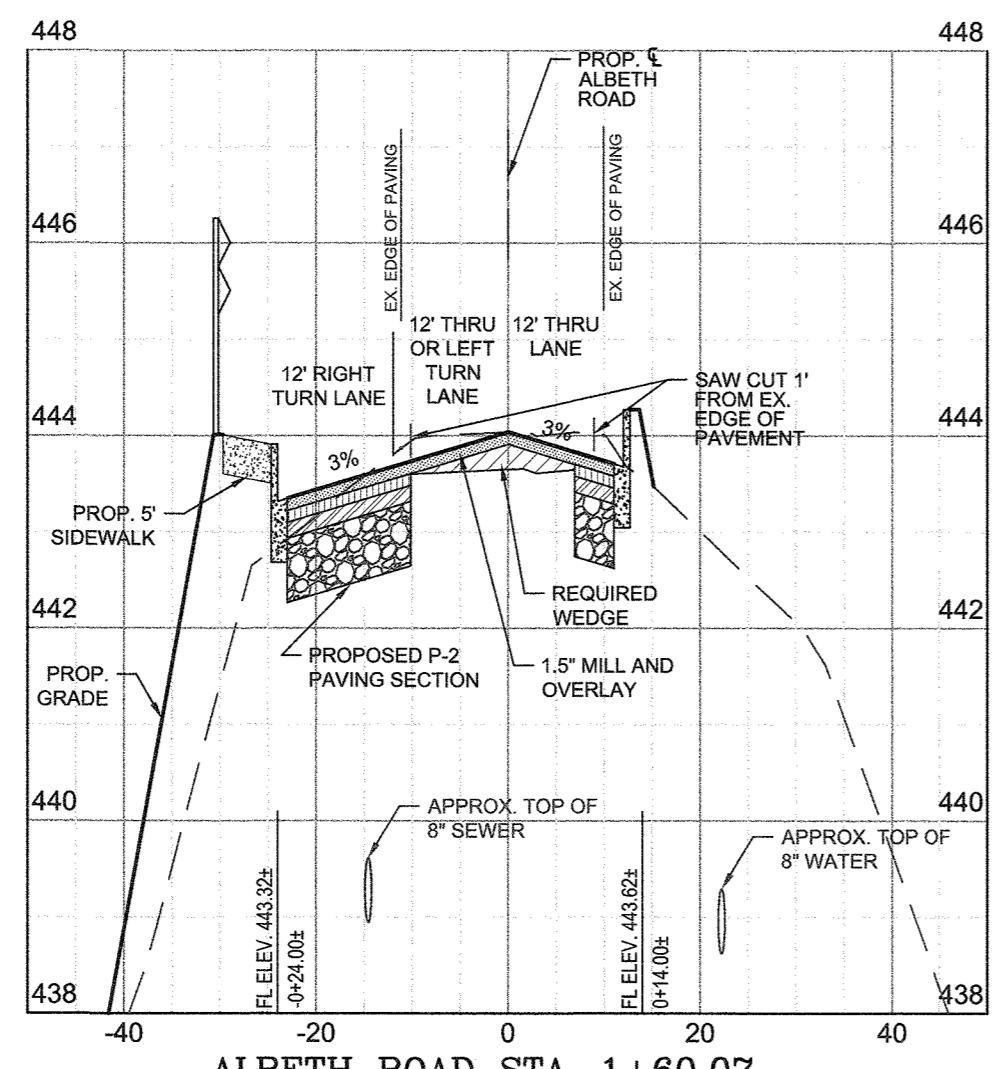
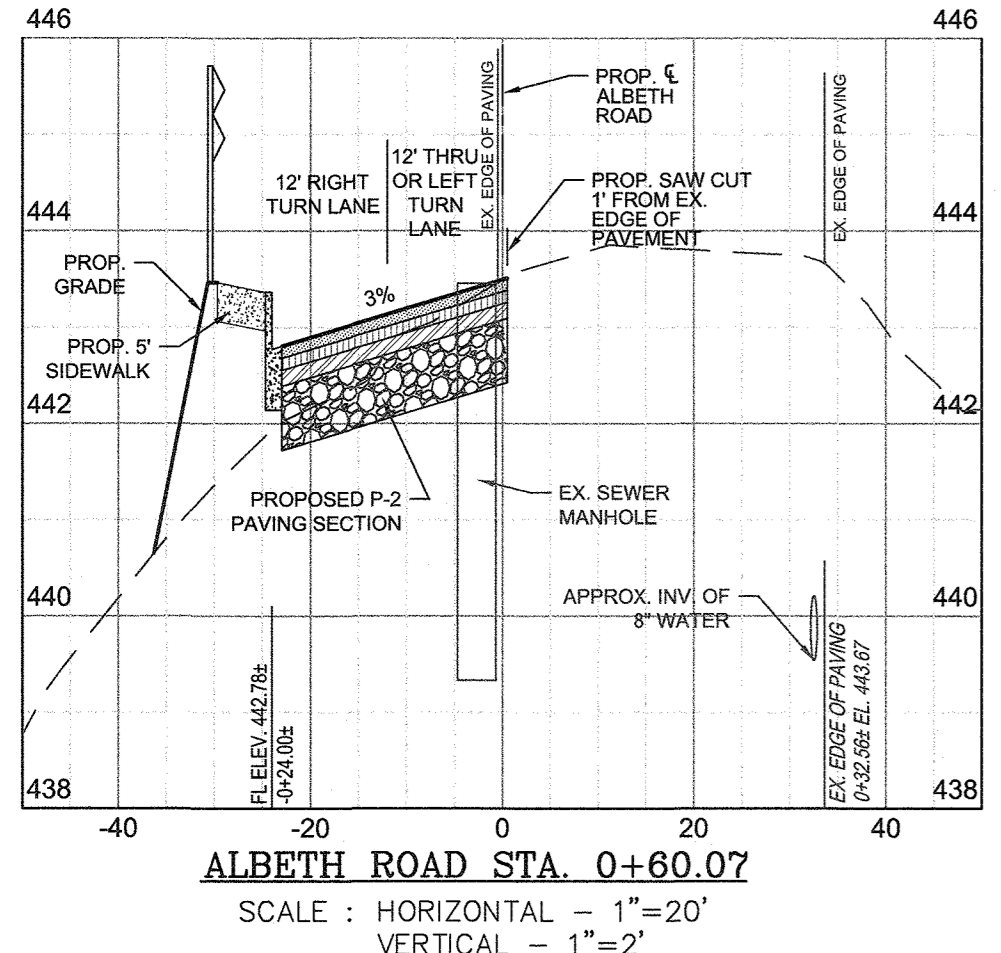
TEE TURN-AROUND DETAIL
SCALE 1"=30'

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
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 SDCPROPERTIES.COM

NO.	REVISION	DATE
PRELIMINARY PLAN		
PRELIMINARY PARKING DETAILS, ALBETH STRIPING PLAN, ROAD PROFILE, NOTES AND DETAILS		
CHAPEL GATE WOODS		
LOTS 1-134, OPEN SPACE LOTS 135-137, PARCEL A AND NON-BUILDABLE PARCELS B & C		
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421 MARRIOTTVILLE, MD 21104		
PARCELS: 110 & 421 TAX MAP 16 GRID 10 3RD ELECTION DISTRICT		ZONED: CEF-M L 1389/F 338 (P. 110) L 4183/VF 424 (P. 423) 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		
DESIGN BY: RHV	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: 09-27-2020.	
DRAWN BY: VE+TG, KG		
CHECKED BY: RHV		
DATE: FEBRUARY 2020		
SCALE: AS SHOWN		
W.O. NO.: 13-38 / 40220	10 SHEET OF 32	



ALBETH ROAD - ROAD IMPROVEMENTS
SCALE: 1"=20'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]*

DATE: *2/4/20*

PRELIMINARY PLAN
PRELIMINARY ALBETH ROAD
ROAD IMPROVEMENTS & CROSS SECTIONS
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

VOGEL ENGINEERING
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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. 18193, EXPIRATION DATE: 09-27-2020

11 OF 32

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
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- PUBLIC 100 YR FLOODPLAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- LOOP TRAIL
- VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- EX. SPECIMEN TREE
- W/ CRITICAL ROOT ZONE
- LOD
- LIMIT OF DISTURBANCE
- SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- PUBLIC/PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC/PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 10' CONSTRUCTION & UTILITY EASEMENT
- 100 YR WSEL
- 100 YEAR FLOODPLAIN CROSS SECTION/WSEL

ESD LEGEND:

- P-10 TEST PIT
- B-1 SOIL BORING
- MBR#26 (M-B) MICRO-SCALE PRACTICE BIO-SWALE (M-B)
- MBR#26 (M-B) MICRO BIOTRETATION (M-B)
- PROPOSED MBR OVER/UNDERDRAIN
- 50 GAL RAIN BARREL (M-1)
- PROPOSED DRYWELL (M-5)
- N-2 DISCONNECTION OF NON-ROOFTOP RUNOFF
- N-2 SLOPE AREA

FOREST CONSERVATION LEGEND:

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

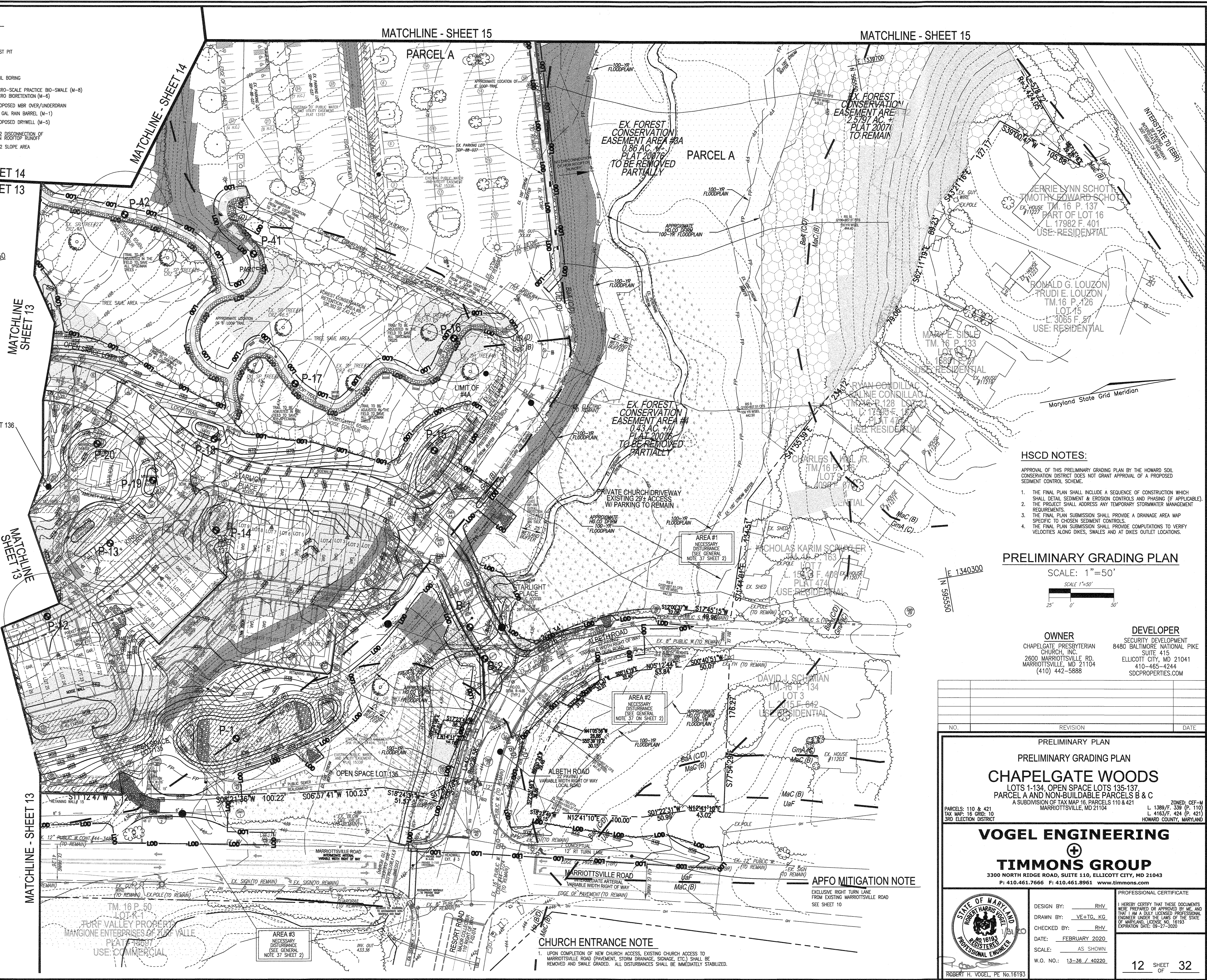
NOTE:
FOR SOILS ON SITE THAT WOULD BE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD SOIL CONSERVATION DISTRICT, MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GcC	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	.43	YES
GcB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GcB	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hd	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UdF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UdU	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

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 PRODUCT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 2/4/20



- HSCD NOTES:**
- THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING (IF APPLICABLE).
 - 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.

PRELIMINARY GRADING PLAN
SCALE: 1"=50'
SCALE 1"=50'
25' 0' 50'

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
SDC PROPERTIES.COM

NO.	REVISION	DATE

PRELIMINARY PLAN
PRELIMINARY GRADING PLAN
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104
ZONED: CEF-M
L 1389/F: 339 (P: 110)
L 4163/F: 424 (P: 421)
L 4165/F: 424 (P: 421)
HOWARD COUNTY, MARYLAND

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

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DESIGN BY: RHV
DRAWN BY: VE+TC, KGC
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

ROBERT H. VOGEL, PE No.16193

12 SHEET OF 32

SOILS LEGEND				
SYMBOL	NAME/DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
Ba	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
GgB	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
Md	MANDY LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UgF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
Ud	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

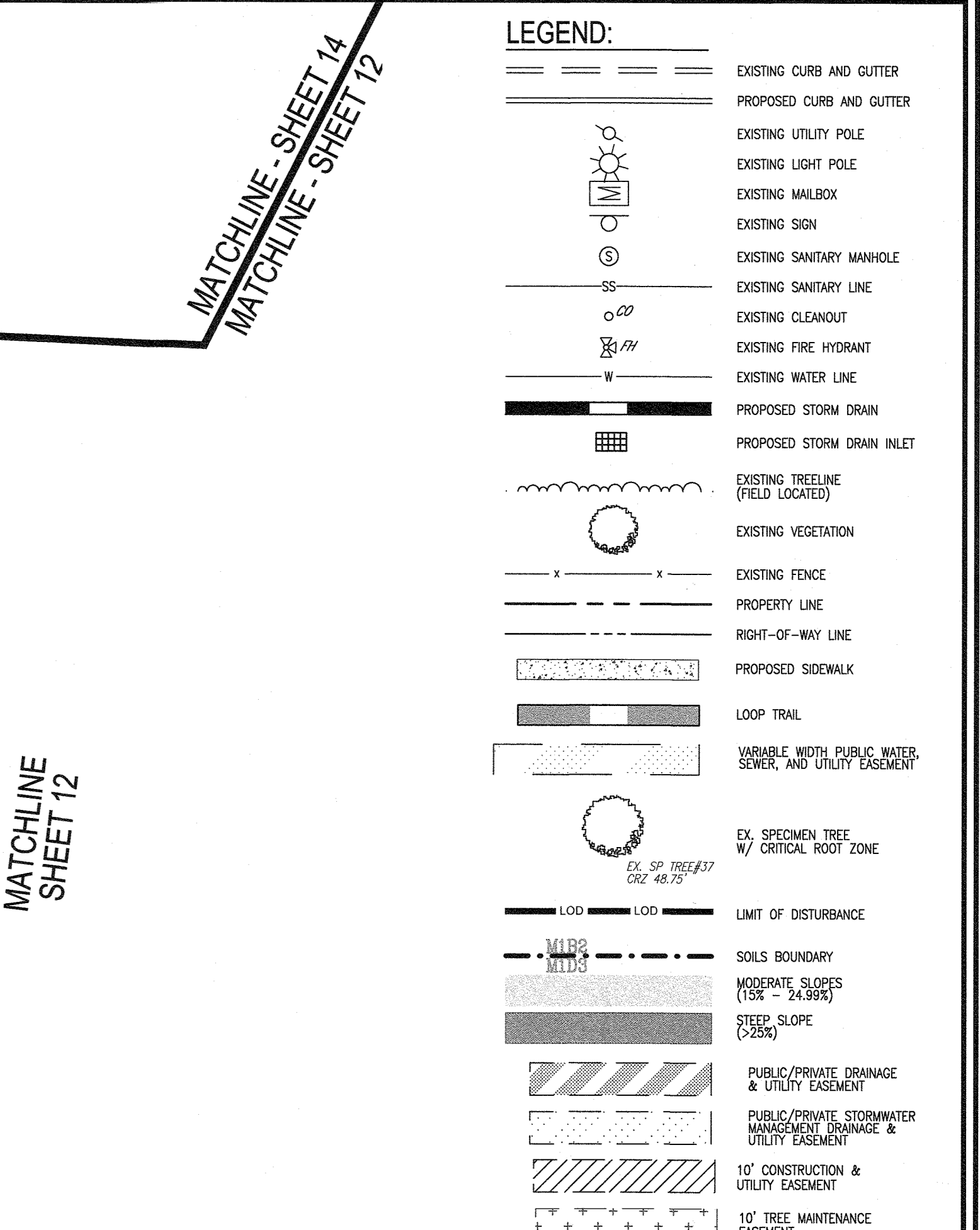
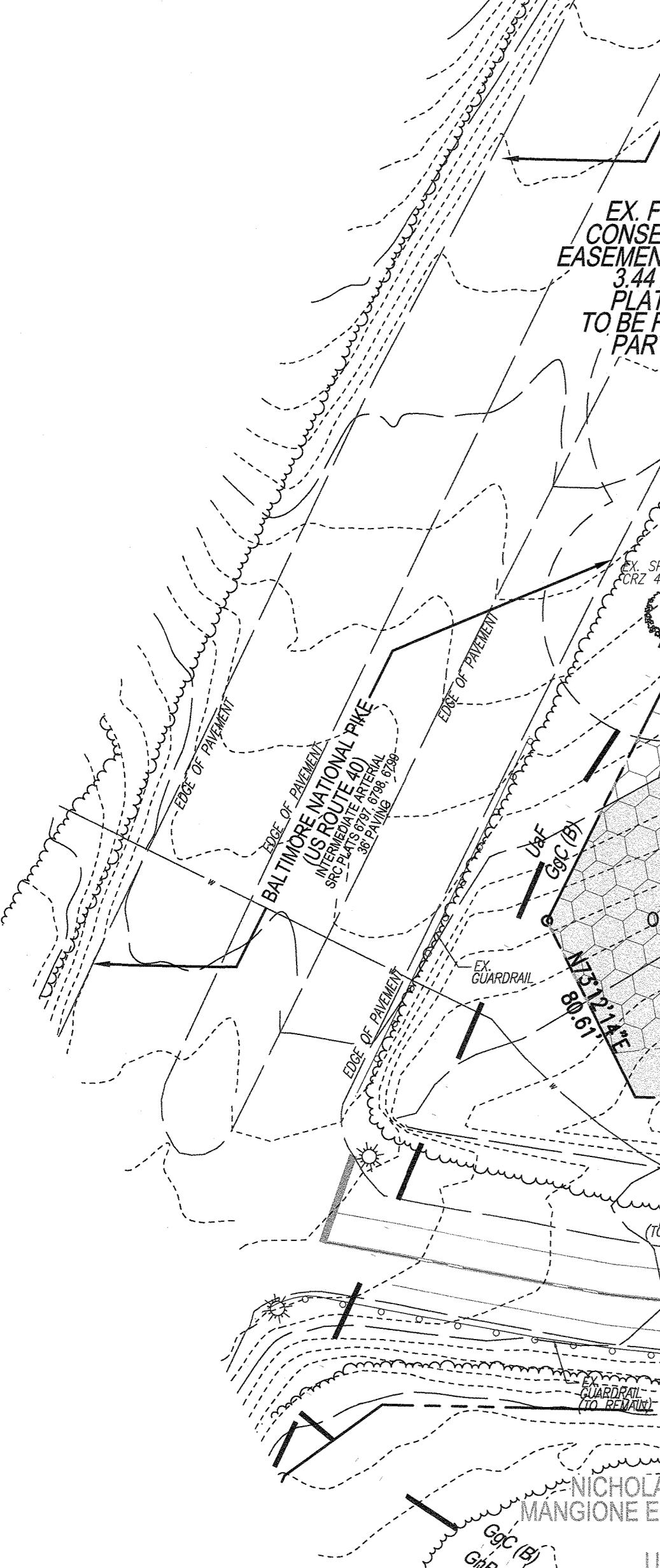
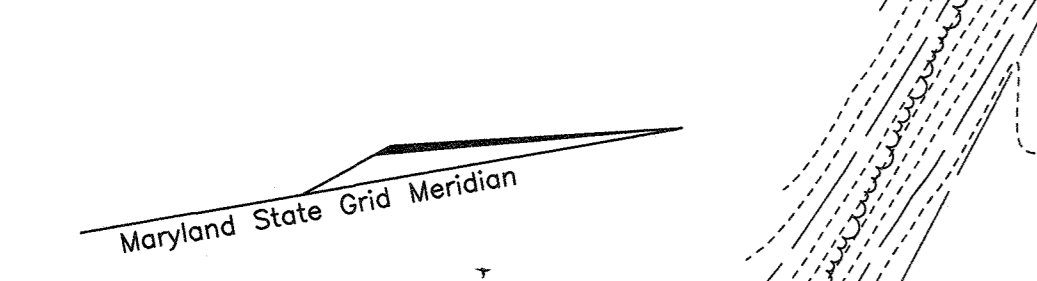
SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 HOWARD COUNTY SOILS MAP NUMBER 12 - OYKESVILLE SE
 -K VALUES PER https://www.howardcd.org/documents - "K" FACTORS (USE KW)
 NOTE:
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR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

NOTE:
 FOR SOILS ON SITE THAT WOULD BE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD SOIL CONSERVATION DISTRICT, MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE

HSCD NOTES:

APPROVAL OF THIS PRELIMINARY GRADING PLAN BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF A PROPOSED SEDIMENT CONTROL SCHEME.

- THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING (IF APPLICABLE).
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- 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.

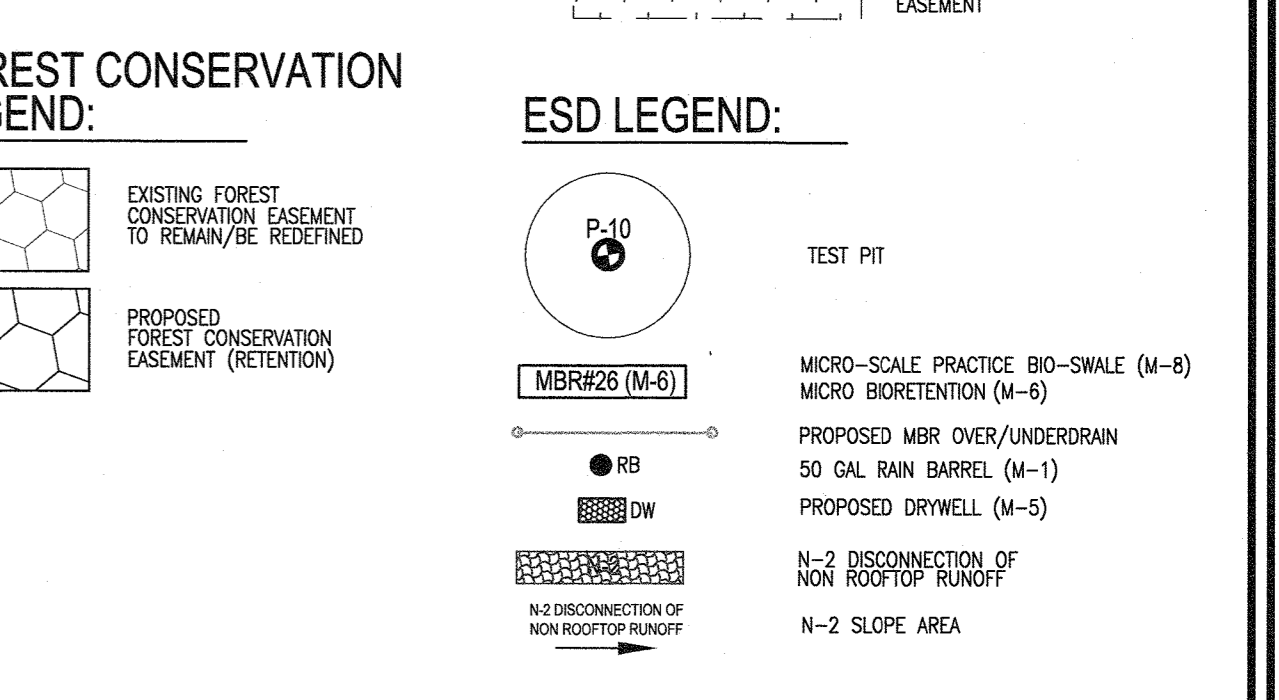
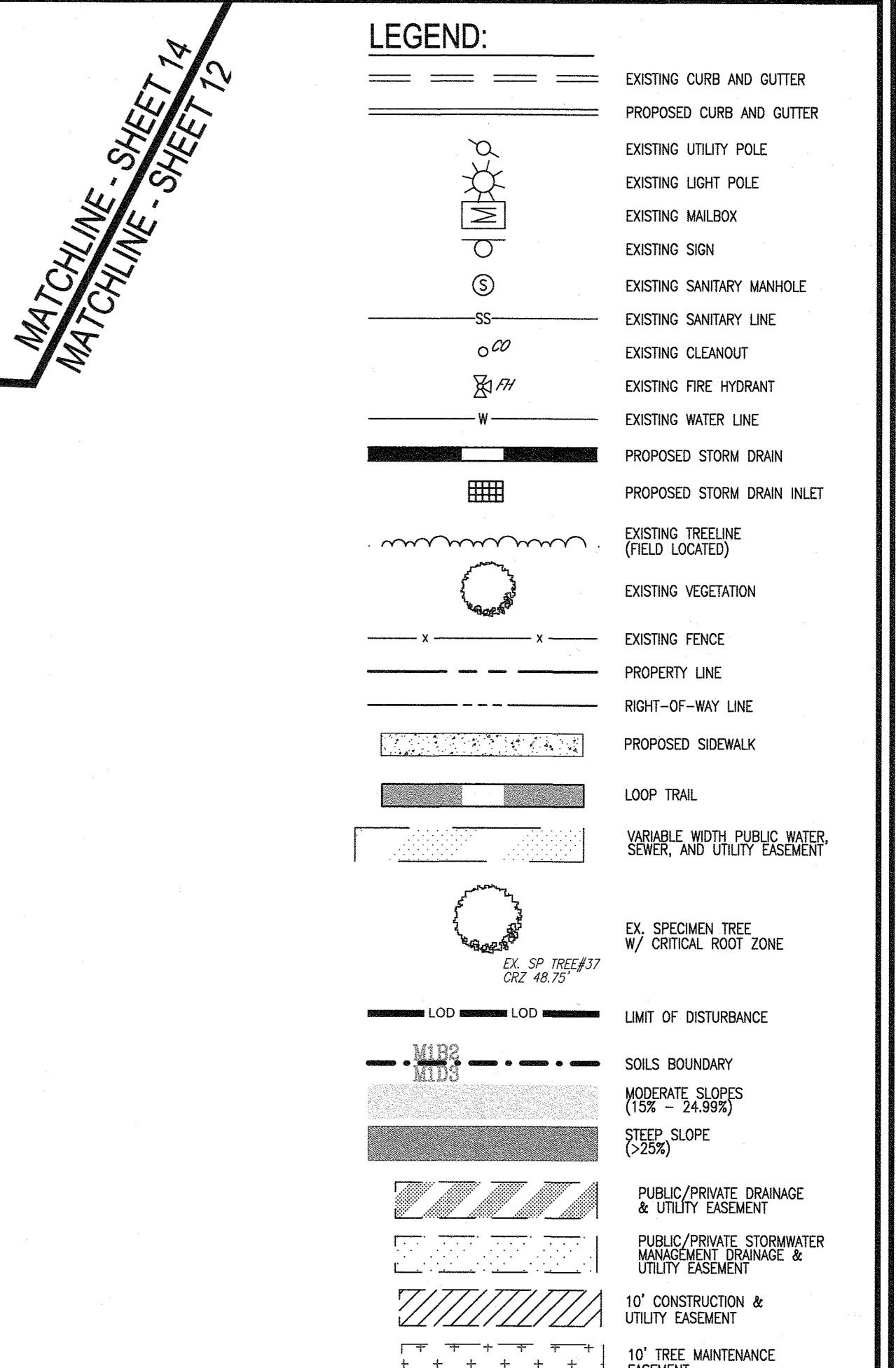
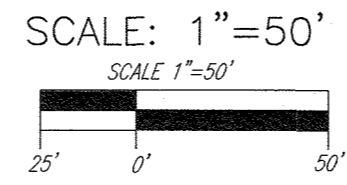


TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PL
 PLANNING DIRECTOR

2/4/20
 DATE

PRELIMINARY GRADING PLAN



NO.	REVISION	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
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

PRELIMINARY PLAN
 PRELIMINARY GRADING PLAN
CHAPEL GATE WOODS
 LOTS 1-134, OPEN SPACE LOTS 135-137
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421

PARCELS: 110 & 421 ZONED: CEF-M
 TAX MAP: 16 GRID: 10 L 1389/F, 339 (P. 110)
 3RD ELECTION DISTRICT L 4163/F, 424 (P. 421)
 HOWARD COUNTY, MARYLAND

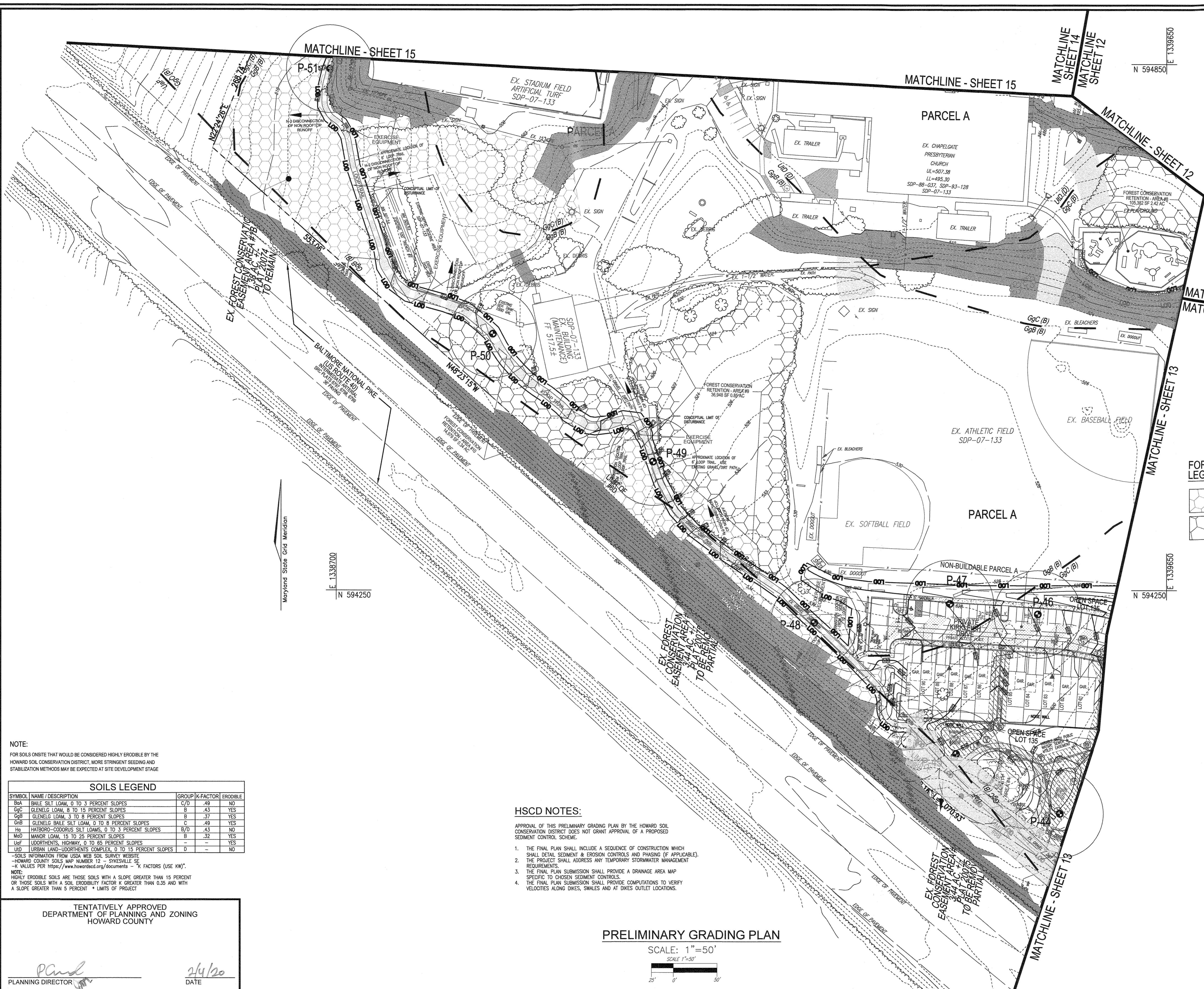
VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHY
 DRAWN BY: VE+TG, KG
 CHECKED BY: RHY
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-36 / 40220

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ROBERT H. VOGEL, PE No. 16193

13 SHEET OF 32



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
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREE LINE (FIELD LOCATED)
- EXISTING VEGETATION
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- LOOP TRAIL
- VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
- EX. SP. TREE #37 CRZ 48.75'
- LOD LOD LIMIT OF DISTURBANCE
- MPS MDS SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- PUBLIC/PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC/PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 10' CONSTRUCTION & UTILITY EASEMENT

FOREST CONSERVATION LEGEND:

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

ESD LEGEND:

- P-10 TEST PIT
- MBR#26 (M-6) MICRO-SCALE PRACTICE MICRO BIOTRETION (M-6)
- PROPOSED MBR OVER/UNDERDRAIN 50 GAL RAIN BARREL (M-1)
- PROPOSED DRYWELL (M-5)
- N-2 DISCONNECTION OF NON ROOFTOP RUNOFF N-2 SLOPE AREA

OWNER
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.
 2600 MARRIOTTSVILLE RD.
 MARRIOTTSVILLE, MD 21104
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NOTE:
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SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BsA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GcC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
GsB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GhB	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
Msd	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UcF	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 - STOKESVILLE SE
 *K VALUES PER <https://www.howardsoil.org/documents> - *K FACTORS (USE K1W)
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

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR *P. C. ...* DATE 2/4/20

- HSCD NOTES:**
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- THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING (IF APPLICABLE).
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PRELIMINARY GRADING PLAN
 SCALE: 1" = 50'

NO. REVISION DATE

PRELIMINARY PLAN
PRELIMINARY GRADING PLAN
CHAPEL GATE WOODS
 LOTS 1-134, OPEN SPACE LOTS 135-137,
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARRIOTTSVILLE, MD 21104

PARCELS: 110 & 421
 TAX MAP: 16 (GRID: 10)
 3RD ELECTION DISTRICT

ZONED: CEF-M
 1389/F, 338 (P. 110)
 L 4163/F, 424 (P. 421)
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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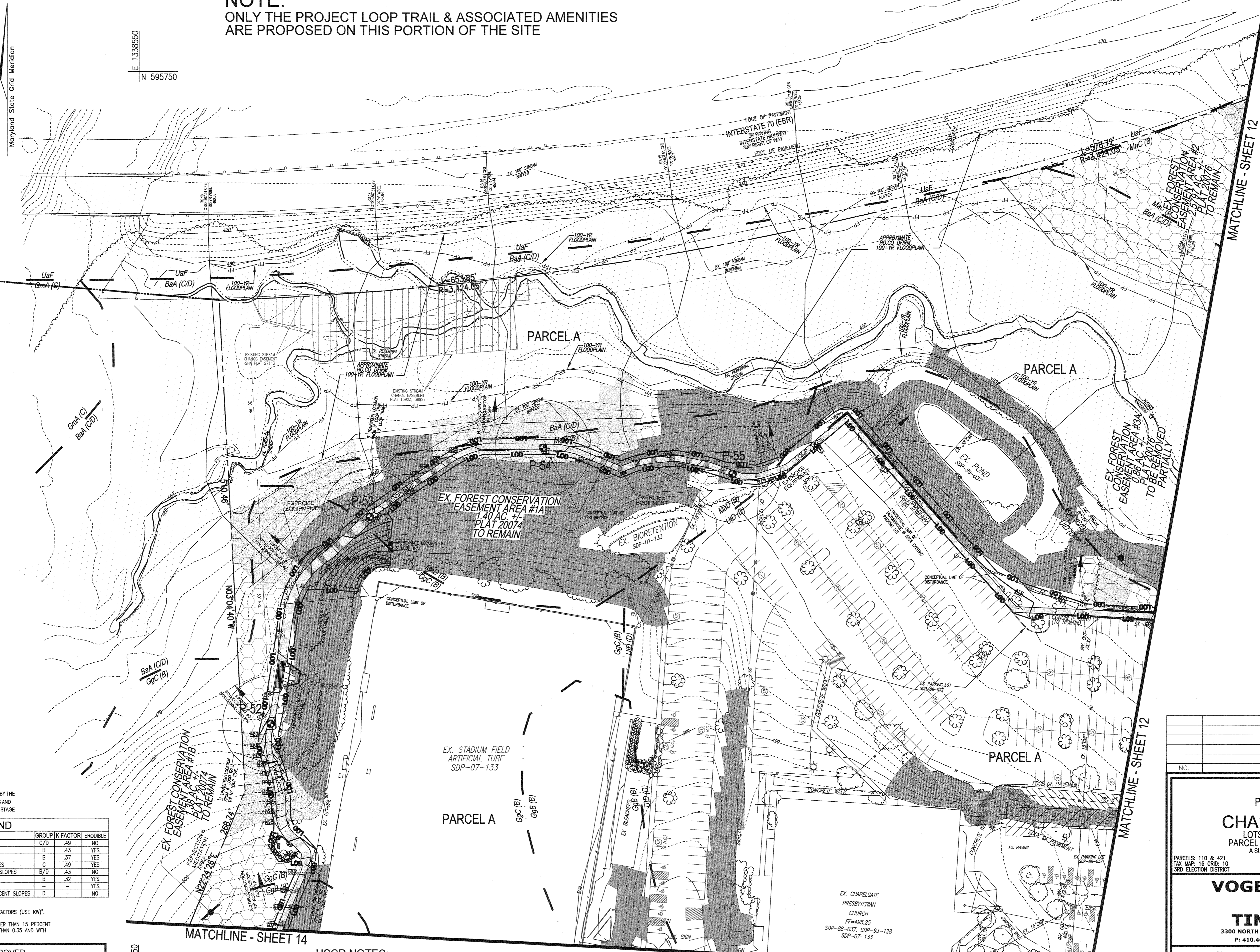
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DESIGN BY: RHV
 DRAWN BY: VE+TG, KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-36 / 40220

ROBERT H. VOGEL, PE No. 16193

14 SHEET OF 32

NOTE:
ONLY THE PROJECT LOOP TRAIL & ASSOCIATED AMENITIES
ARE PROPOSED ON THIS PORTION OF THE SITE



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
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- EXISTING VEGETATION
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- PROPERTY LINE
- RIGHT-OF-WAY LINE
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- EX. STREAM BUFFER
- LIMIT OF DISTURBANCE
- SOILS BOUNDARY
- MODERATE SLOPES (1% - 24.5%)
- STEEP SLOPE (>25%)
- PUBLIC/PRIVATE DRAINAGE & UTILITY EASEMENT
- 10' CONSTRUCTION & UTILITY EASEMENT

100 YR WSEL
442.28

ESD LEGEND:

- TEST PIT
- N-1 DISCONNECTION OF NON-ROOFTOP RUNOFF
- N-2 DISCONNECTION OF NON-ROOFTOP RUNOFF

FOREST CONSERVATION LEGEND:

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

NOTE:
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SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BaA	BAILE 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
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UaF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
Ud	URBAN LAND-UDORTHENTS 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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]*
DATE 2/4/20

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PRELIMINARY GRADING PLAN

SCALE: 1"=50'

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

NO.	REVISION	DATE

PRELIMINARY PLAN
PRELIMINARY GRADING PLAN
CHAPEL GATE WOODS
LOTS 1-134 OPEN SPACE LOTS 135-137
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTSVILLE, MD 21104

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

ZONED: CEF-M
L 1389/F. 339 (P. 110)
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HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
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3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-38 / 49220

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE No. 16193

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2025

15 SHEET OF 32

- 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
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 - PROPOSED STORM DRAIN INLET
 - EXISTING TREETRINE (FIELD LOCATED)
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - PUBLIC 100 YR FLOODPLAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. STREAM
 - EX. STREAM BUFFER
 - LOOP TRAIL
 - VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
 - EX. SPECIMEN TREE
 - CRITICAL ROOT ZONE
 - RUB (C)
 - CaC(B)
 - SOILS BOUNDARY
 - STREET LIGHT
 - 100 YR WSEL
 - 100 YR FLOODPLAIN CROSS SECTION/ WSEL
 - DRAINAGE AREA
 - INLET
 - ZONING
 - C FACTOR
 - % IMPERVIOUS
 - DRAINAGE AREA DIVIDE

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

MATCHLINE - SHEET 18
MATCHLINE - SHEET 17

MATCHLINE - SHEET 19

MATCHLINE - SHEET 19

Maryland State Grid Meridian

MATCHLINE - SHEET 18

E 1339750
N 594800

E 1340300
N 595550

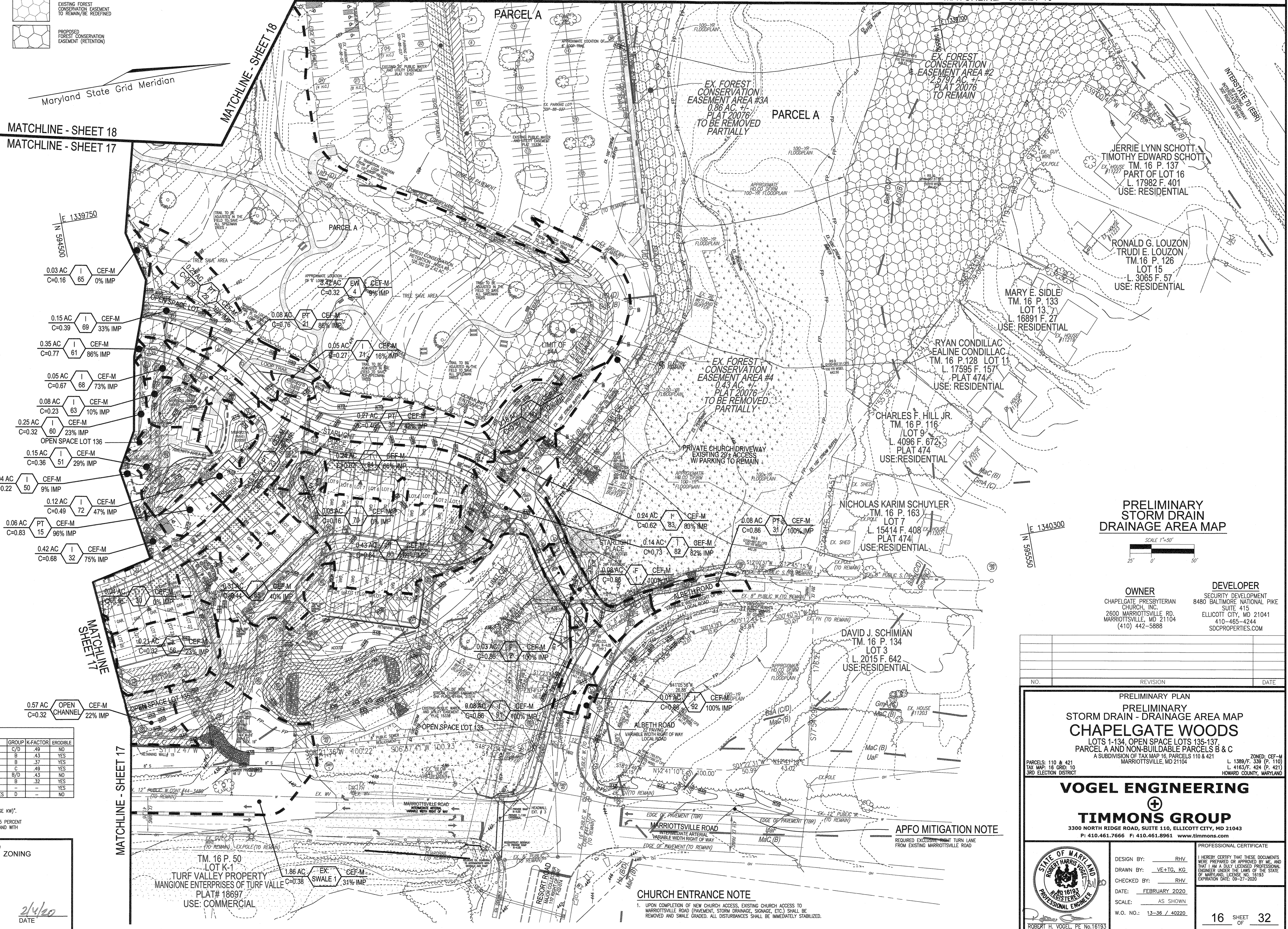
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
B5A	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
G5C	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
G5B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
G5D	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
H5	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
M5D	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
U5F	UDORNTENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
U5D	URBAN LAND-UDORNTENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

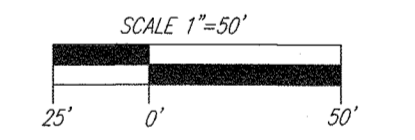
-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
-HOWARD COUNTY SOILS MAP NUMBER 12 - SYDENHILL, SE
-K VALUES PER <https://www.howardocd.org/documents> * K FACTORS USE (KW)
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE 2/4/20



PRELIMINARY STORM DRAIN DRAINAGE AREA MAP



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

PRELIMINARY PLAN
PRELIMINARY STORM DRAIN - DRAINAGE AREA MAP
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

ZONED: CEF-M
L 1389/F. 339 (P. 110)
L 4163/F. 424 (P. 421)
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

DESIGN BY: RHV
DRAWN BY: VE+TG, KC
CHECKED BY: RHV
DATE: FEBRUARY 2020
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 09-27-2020

ROBERT H. VOGEL, PE No.16193

CHURCH ENTRANCE NOTE
1. UPON COMPLETION OF NEW CHURCH ACCESS, EXISTING CHURCH ACCESS TO MARRIOTTVILLE ROAD (PAVEMENT, STORM DRAINAGE, SIGNAGE, ETC.) SHALL BE REMOVED AND SWALE GRADED. ALL DISTURBANCES SHALL BE IMMEDIATELY STABILIZED.

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
Ba	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	49	NO
Gc	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	43	YES
Gcb	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	37	YES
Gcb	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	49	YES
Hb	HATBORO-ODDORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	43	NO
Ma	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	32	YES
Ug	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
Ud	UDORTMENTS, HIGHWAY, 0 TO 15 PERCENT SLOPES	D	-	NO

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

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

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
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING VEGETATION
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PROPOSED SIDEWALK
	LOOP TRAIL
	VARIABLE WIDTH PUBLIC WATER SEWER, AND UTILITY EASEMENT
	EX. SPECIMEN TREE
	CRITICAL ROOT ZONE
	SOILS BOUNDARY
	STREET LIGHT
	DRAINAGE AREA
	INLET
	ZONING
	C FACTOR
	% IMPERVIOUS
	DRAINAGE AREA DIVIDE



OWNER
CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTVILLE RD.
MARRIOTTVILLE, MD 21104
(410) 442-8888

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

NO.	REVISION	DATE

PRELIMINARY PLAN
PRELIMINARY
STORM DRAIN - DRAINAGE AREA MAP
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

TM. 16 P. 50
LOT 1-2
NICHOLAS B. & MARY MANGIONE
MANGIONE ENTERPRISES OF TURF VALLE
PLAT# 18698
USE: COMMERCIAL

TM. 16 P. 50
LOT 1
NICHOLAS B. & MARY MANGIONE
OWNERS ASSOC INC.
PLAT# 18697
USE: COMMERCIAL

TM. 16 P. 50
LOT K-1
TURF VALLEY PROPERTY
MANGIONE ENTERPRISES OF TURF VALLE
PLAT# 18697
USE: COMMERCIAL

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

DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

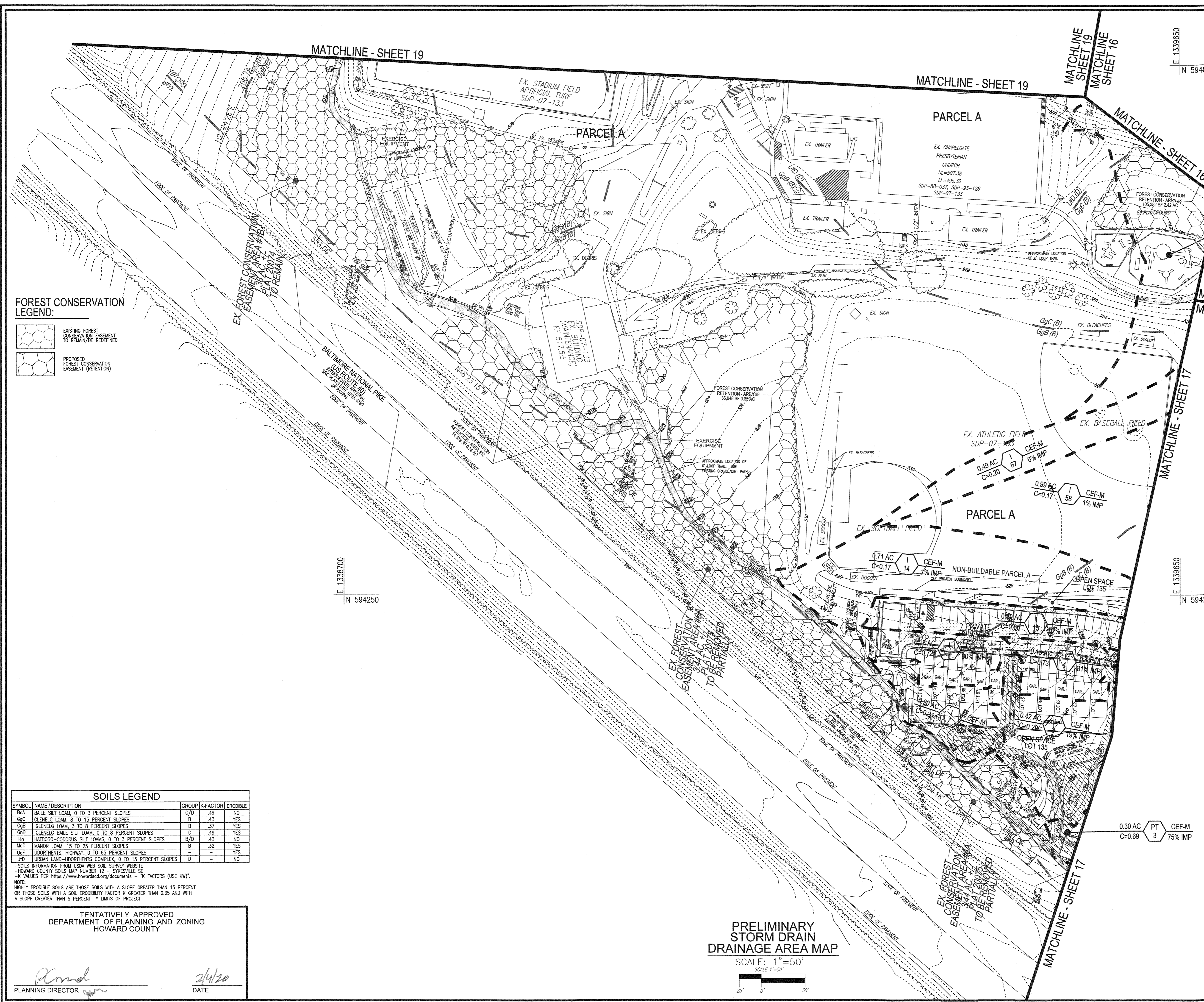
PROFESSIONAL CERTIFICATE
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ROBERT H. VOGEL, PE No. 16193

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 2/4/20

PRELIMINARY
STORM DRAIN
DRAINAGE AREA MAP
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
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE (FIELD LOCATED)
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - LOOP TRAIL
 - VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
 - EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
 - EX. SP. TREE#37 CRZ 48.75'
 - SOILS BOUNDARY
 - STREET LIGHT
 - DRAINAGE AREA INLET ZONING
 - C FACTOR # % IMPERVIOUS
 - DRAINAGE AREA DIVIDE

- 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
BGA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GgC	GLENELG LOAM, 0 TO 15 PERCENT SLOPES	B	.43	YES
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GhB	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
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UdF	UDORTHEMIS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UdD	URBAN LAND-UDORTHEMIS 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.gov/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

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLM
 PLANNING DIRECTOR

2/4/20
 DATE

PRELIMINARY
 STORM DRAIN
 DRAINAGE AREA MAP

SCALE: 1"=50'
 SCALE 1"=50'

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

PRELIMINARY PLAN
 PRELIMINARY
 STORM DRAIN - DRAINAGE AREA MAP
CHAPEL GATE WOODS
 LOTS 1-134, OPEN SPACE LOTS 135-137
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARRIOTTVILLE, MD 21104

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

ZONED: CEF-M
 L 1389/F. 339 (P. 110)
 L 4163/F. 424 (P. 421)
 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

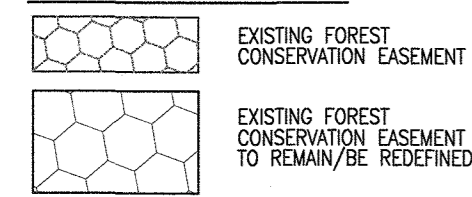
DESIGN BY: RHV
 DRAWN BY: VE-TG_KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-36 / 40220

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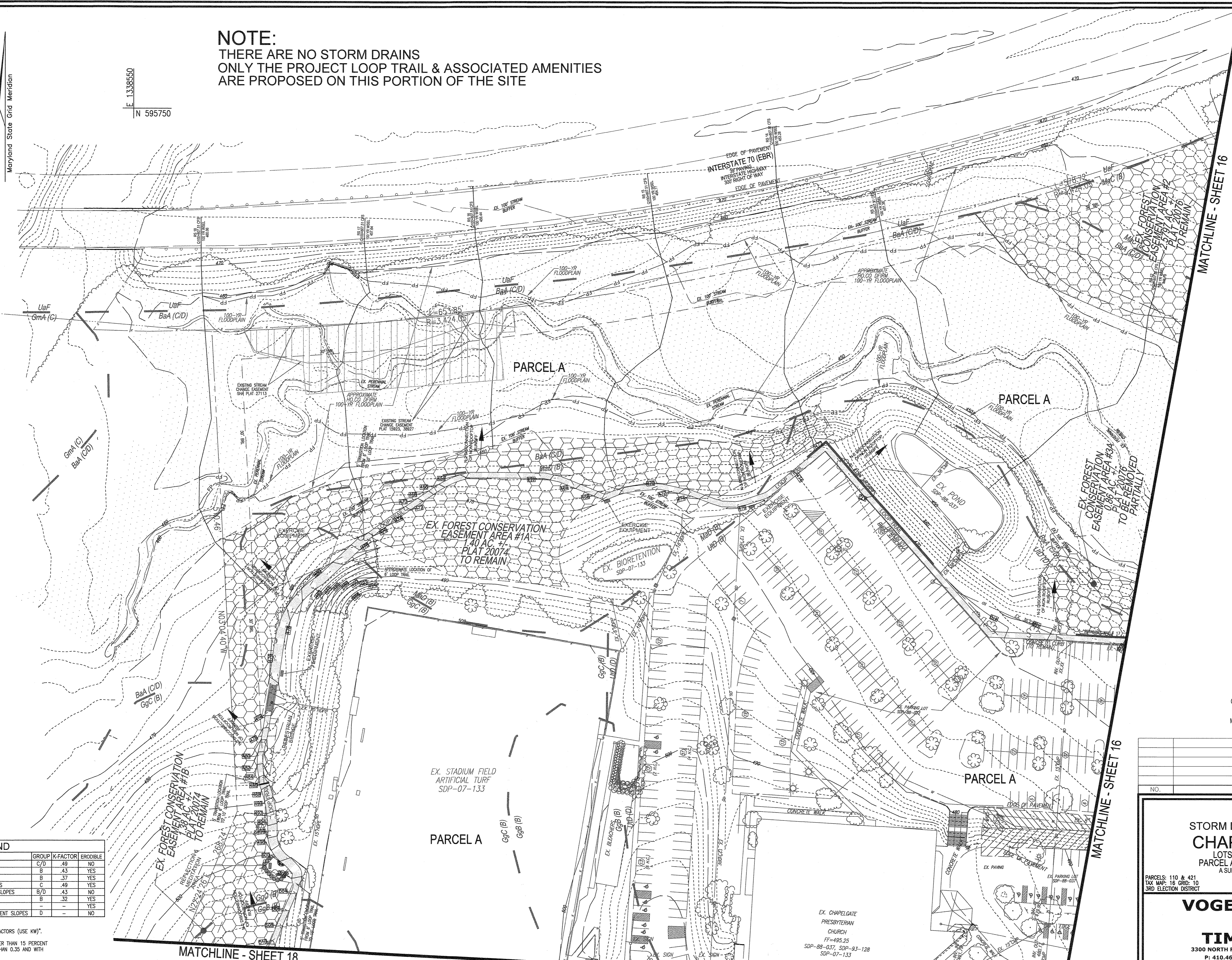
ROBERT H. VOGEL, PE No.16193

18 SHEET OF 32

FOREST CONSERVATION LEGEND:



NOTE:
THERE ARE NO STORM DRAINS
ONLY THE PROJECT LOOP TRAIL & ASSOCIATED AMENITIES
ARE PROPOSED ON THIS PORTION OF THE SITE



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
	LOOP TRAIL
	PUBLIC 100 YR FLOODPLAIN
	EX. STREAM
	EX. STREAM BUFFER
	SOILS BOUNDARY
	DRAINAGE AREA DIVIDE
	STREET LIGHT
	5:1 100 YR WSEL
	4:1 100 YR WSEL
	3:1 100 YR WSEL
	2:1 100 YR WSEL
	1:1 100 YR WSEL
	DRAINAGE AREA
	INLET
	ZONING
	C FACTOR
	% IMPERVIOUS

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

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

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
GgB	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hu	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
UoF	UDORTHERNS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
UoD	URBAN LAND-UDORTHERNS 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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Planned
PLANNING DIRECTOR

2/4/20
DATE

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

SCALE: 1"=50'
SCALE 1"=50'

PRELIMINARY PLAN
PRELIMINARY STORM DRAIN - DRAINAGE AREA MAP
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTSTVILLE, MD 21104

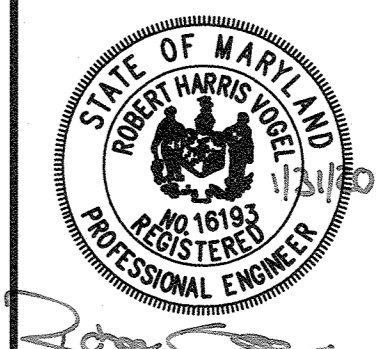
PARCELS: 110 & 421
TAX MAP: 16 GRD. 10
3RD ELECTION DISTRICT

ZONED: CEF-M
L 1388/F 339 (P. 110)
L 4163/F 424 (P. 421)
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

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



DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
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: 08-27-2020

- 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
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN INLET
 - EXISTING TREELINE (FIELD LOCATED)
 - EXISTING VEGETATION
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED SIDEWALK
 - PUBLIC 100 YR FLOODPLAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. STREAM
 - EX. STREAM BUFFER
 - LOOP TRAIL
 - VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
 - EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
 - AMENITY AREA #1
 - INTERNAL LANDSCAPING
 - PERIMETER LANDSCAPING
 - PROPOSED STREET TREE
 - BGAE 40' GREEN ZONE DOES NOT AFFECT PROJECT
 - BGAE 25' YELLOW ZONE DOES NOT AFFECT PROJECT
 - EX. SPECIMEN TREE TO BE REMOVED
 - 10' TREE MAINTENANCE EASEMENT
 - R87 100 YR FLOODPLAIN CROSS SECTION/ WSEL

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

- NOTES:**
- IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:
 - THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
 - THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
 - A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

SOILS LEGEND

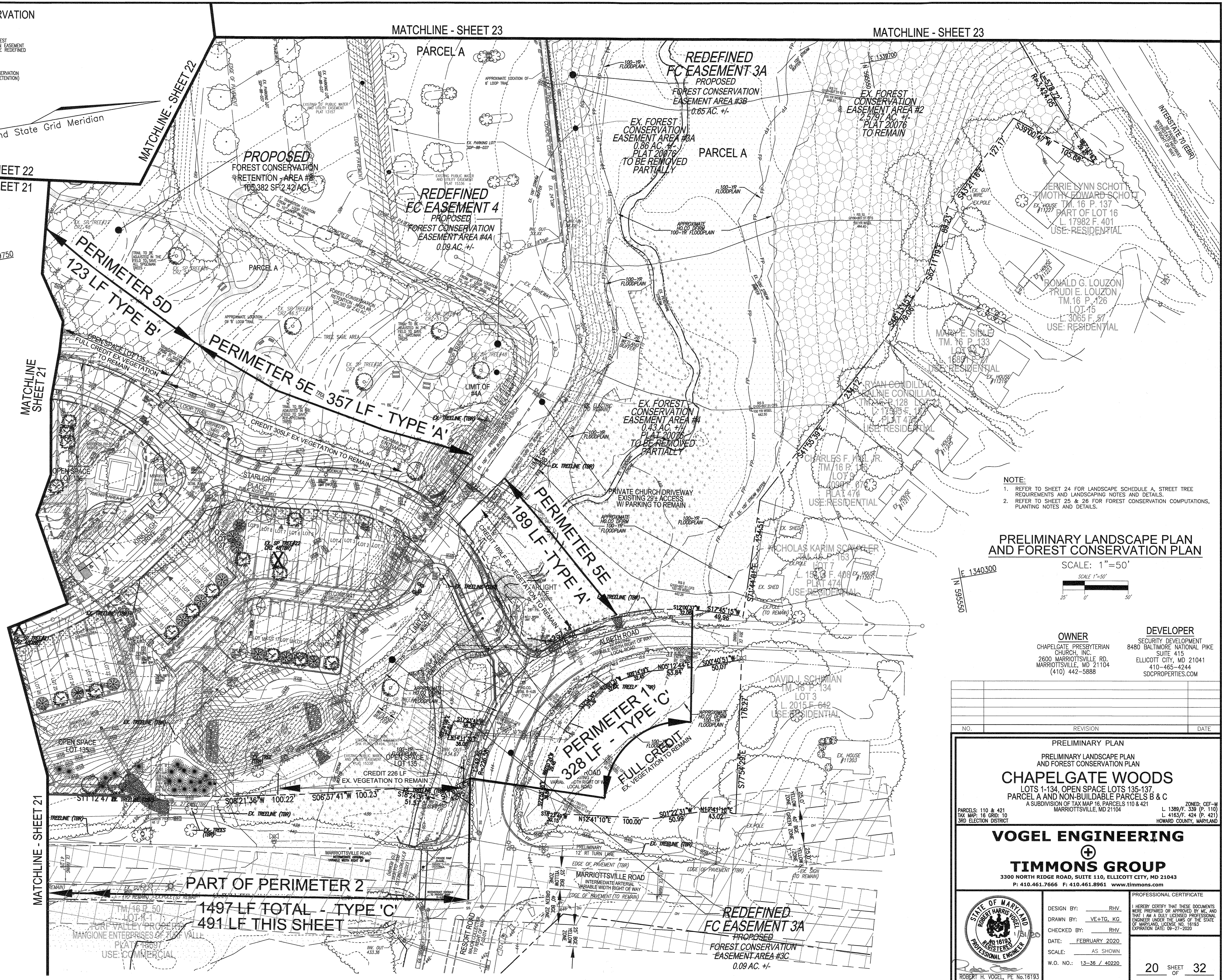
SYMBOL	NAME/DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
Cgk	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
Cgc	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
Cgb	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
CgR	GLENELG BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
Hg	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
MdD	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
Uaf	UODRHTHS, HIGHWAY, 0 TO 85 PERCENT SLOPES	-	-	YES
Ud	URBAN LAND-UODRHTHS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 -HOWARD COUNTY SOILS MAP NUMBER 12 - SINKVILLE SE
 -K VALUES PER https://www.howardcountymd.gov/documents... K FACTORS (USE KW)
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLind
 PLANNING DIRECTOR

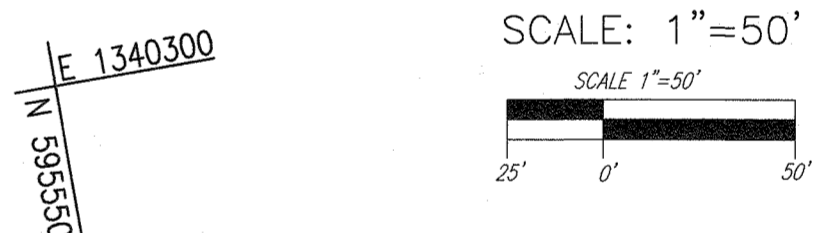
2/4/20
 DATE



NOTE:

- REFER TO SHEET 24 FOR LANDSCAPE SCHEDULE A, STREET TREE REQUIREMENTS AND LANDSCAPING NOTES AND DETAILS.
- REFER TO SHEET 25 & 26 FOR FOREST CONSERVATION COMPUTATIONS, PLANTING NOTES AND DETAILS.

PRELIMINARY LANDSCAPE PLAN AND FOREST CONSERVATION PLAN



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

PRELIMINARY PLAN
 PRELIMINARY LANDSCAPE PLAN AND FOREST CONSERVATION PLAN
CHAPEL GATE WOODS
 LOTS 1-134 OPEN SPACE LOTS 135-137
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARRIOTTVILLE, MD 21104

ZONED: CEF-110
 L 1389/F. 339 (P. 110)
 L 4163/F. 424 (P. 421)
 HOWARD COUNTY, MARYLAND

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

TIMMONS GROUP

DESIGN BY: RHV
 DRAWN BY: VE+TG, KC
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-38 / 40220

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ROBERT H. VOGEL, PE, No. 16193

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
CbB	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
MgD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32 YES
UgF	UDORIENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-. YES
Ud	URBAN LAND-UDORIENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-. NO

NOTE:
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REDEFINED
 FC EASEMENT 6A
 PROPOSED
 FOREST CONSERVATION
 EASEMENT AREA #6C
 2.18 AC. +/-



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: [Signature]
 DATE: 2/9/20

- NOTES:
- IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:
 1) THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
 2) THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
 3) A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

PRELIMINARY LANDSCAPE PLAN
 AND FOREST CONSERVATION PLAN

SCALE: 1"=50'

- NOTE:
- REFER TO SHEET 24 FOR LANDSCAPE SCHEDULE A, STREET TREE REQUIREMENTS AND LANDSCAPING NOTES AND DETAILS.
 - REFER TO SHEET 25 & 26 FOR FOREST CONSERVATION COMPUTATIONS, PLANTING NOTES AND DETAILS.

FOREST CONSERVATION LEGEND:	
	EXISTING FOREST CONSERVATION EASEMENT (TO REMAIN/BE RETAINED)
	PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)

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
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING FENCE
	AMENITY AREA BOUNDARY & DESIGNATION
	EXISTING TREELINE (FIELD LOCATED)
	EXISTING VEGETATION
	EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PROPOSED SIDEWALK
	LOOP TRAIL
	VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
	INTERNAL LANDSCAPING
	PERIMETER LANDSCAPING
	PROPOSED STREET TREE
	80'± 40' GREEN ZONE DOES NOT AFFECT PROJECT
	80'± 25' YELLOW ZONE DOES NOT AFFECT PROJECT
	EX. SPECIMEN TREE TO BE REMOVED
	10' TREE MAINTENANCE EASEMENT

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

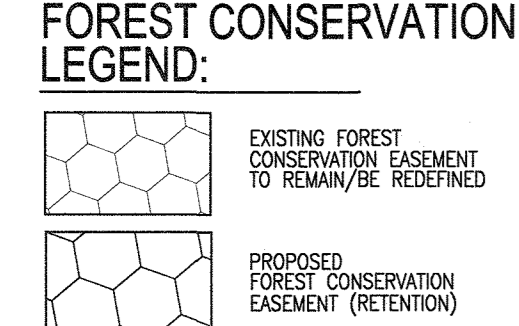
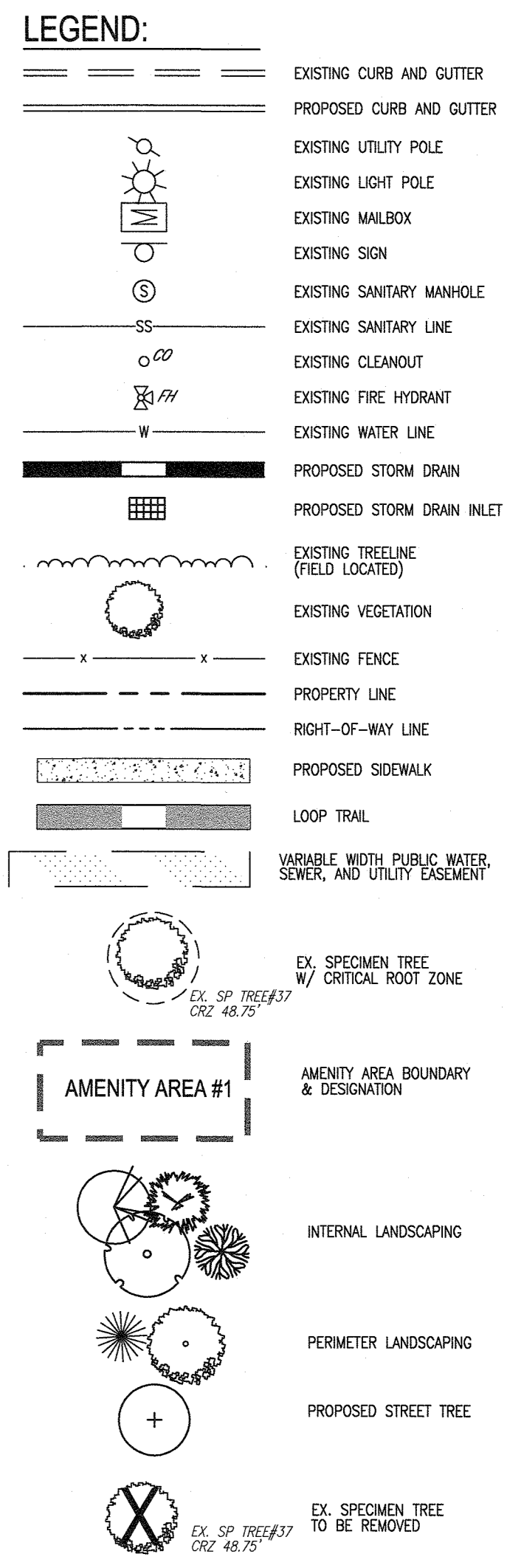
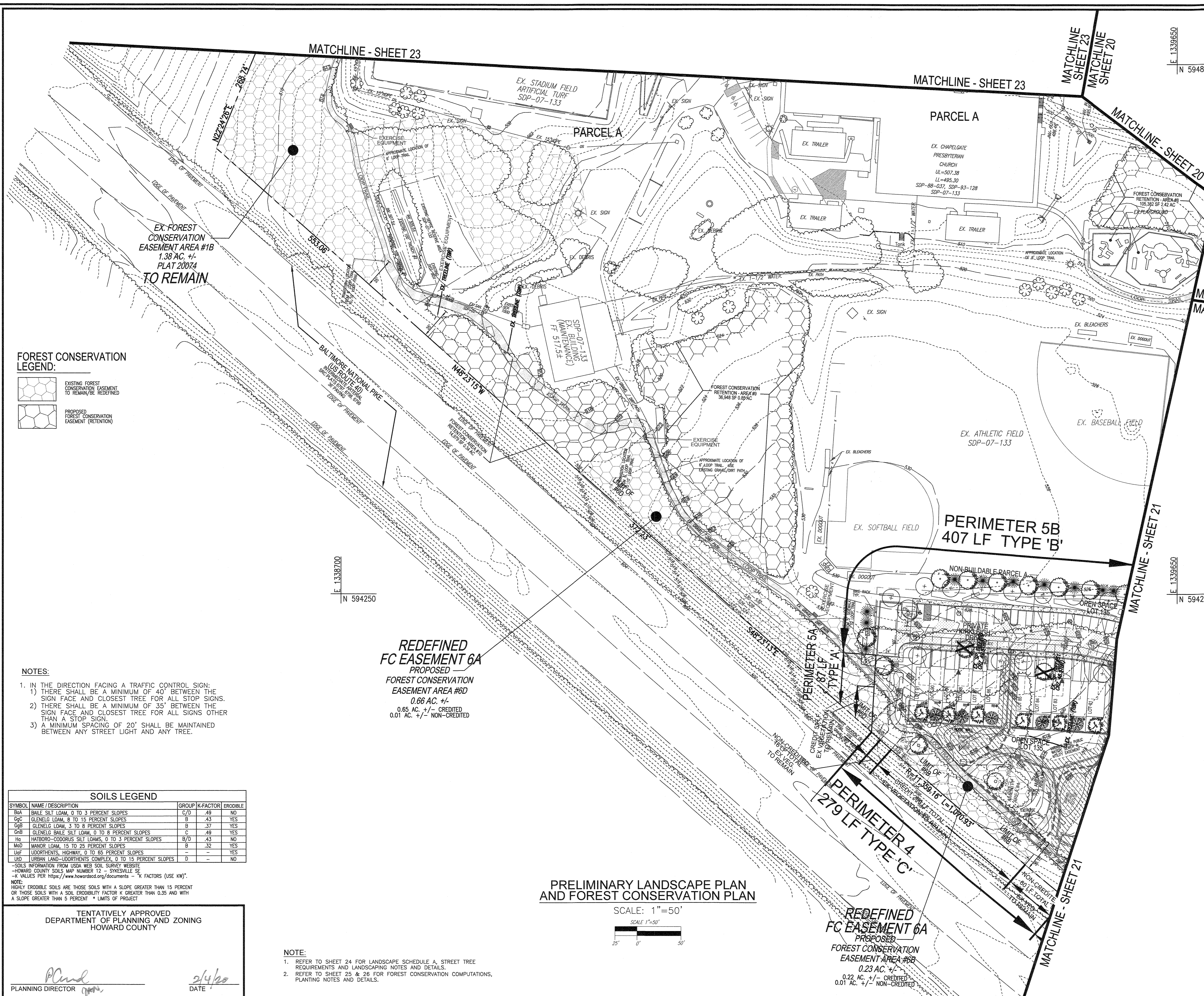
NO.	REVISION	DATE

PRELIMINARY PLAN
 PRELIMINARY LANDSCAPE PLAN
 AND FOREST CONSERVATION PLAN
CHAPEL GATE WOODS
 LOTS 1-134, OPEN SPACE LOTS 135-137
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARRIOTTVILLE, MD 21104

ZONED: CEF-M
 L 1389/F. 339 (P. 110)
 L 4163/F. 424 (P. 421)
 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

	DESIGN BY: RHV	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
	DRAWN BY: VE+TG, KG	
	CHECKED BY: RHV	
	DATE: FEBRUARY 2020	
SCALE: AS SHOWN	W.O. NO.: 13-36 / 40220	21 SHEET OF 32



- NOTES:**
1. IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:
 - 1) THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
 - 2) THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
 - 3) A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

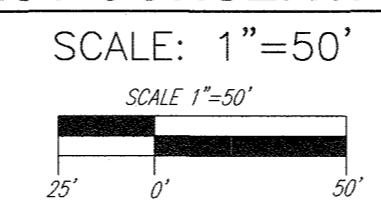
REDEFINED FC EASEMENT 6A
PROPOSED FOREST CONSERVATION EASEMENT AREA #6D
 0.66 AC. +/-
 0.65 AC. +/- CREDITED
 0.01 AC. +/- NON-CREDITED

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BaA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GpC	GLENELG LOAM, 6 TO 15 PERCENT SLOPES	B	.43	YES
GpB	GLENELG LOAM, 3 TO 6 PERCENT SLOPES	B	.37	YES
GpE	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
UdF	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 - SYKESVILLE SE
 *K VALUES PER https://www.howardcountymd.gov/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*

PRELIMINARY LANDSCAPE PLAN AND FOREST CONSERVATION PLAN



REDEFINED FC EASEMENT 6A
PROPOSED FOREST CONSERVATION EASEMENT AREA #6B
 0.23 AC. +/-
 0.22 AC. +/- CREDITED
 0.01 AC. +/- NON-CREDITED

CHAPEL GATE EXISTING AMENITIES NOTE
 PER THE 28-1105-M DECISION AND ORDER, THE EXISTING CHAPEL GATE BALL FIELDS, PLAYGROUNDS AND TOT LOTS AS WELL AS THE NEWLY PROPOSED CHAPEL GATE AMENITIES SHALL BE SHARED WITH THE COMMUNITY.

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

PRELIMINARY PLAN
 PRELIMINARY LANDSCAPE PLAN AND FOREST CONSERVATION PLAN
CHAPEL GATE WOODS
 LOTS 1-134, OPEN SPACE LOTS 135-137, PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARRIOTTVILLE, MD 21104

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

L 1389/F, 339 (P. 110)
 L 4163/F, 424 (P. 421)
 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 FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 09-27-2020

DESIGN BY: RHV
 DRAWN BY: VE+TG, KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-36 / 40220

ROBERT H. VOGEL, PE No.18193

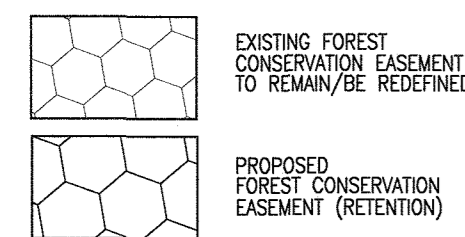
22 SHEET OF 32

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: [Signature]
 DATE: 2/4/20

- NOTE:**
1. REFER TO SHEET 24 FOR LANDSCAPE SCHEDULE A, STREET TREE REQUIREMENTS AND LANDSCAPING NOTES AND DETAILS.
 2. REFER TO SHEET 25 & 26 FOR FOREST CONSERVATION COMPUTATIONS, PLANTING NOTES AND DETAILS.

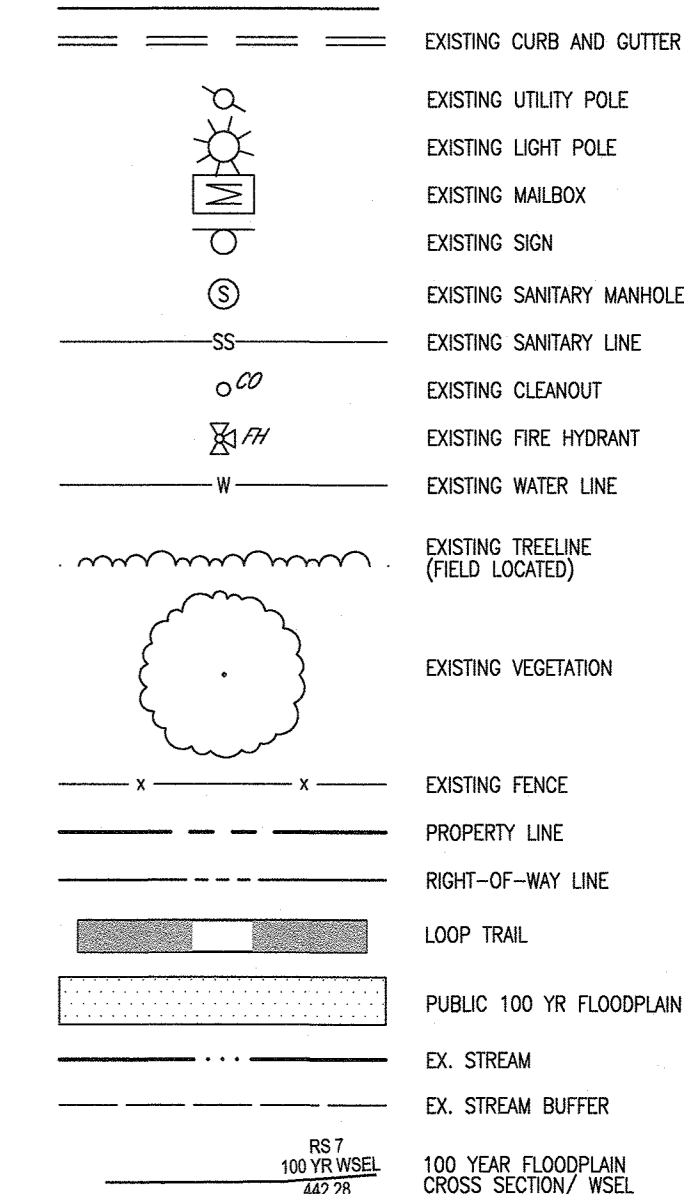
FOREST CONSERVATION LEGEND:



NOTE:
ONLY THE PROJECT LOOP TRAIL & ASSOCIATED AMENITIES
ARE PROPOSED ON THIS PORTION OF THE SITE
NO LANDSCAPING IS REQUIRED ON THIS SHEET

NOTE:
1. REFER TO SHEET 25 & 26 FOR
FOREST CONSERVATION COMPUTATIONS,
PLANTING NOTES AND DETAILS.

LEGEND:



**REDEFINED
FC EASEMENT 3A
PROPOSED
FOREST CONSERVATION
EASEMENT AREA #3B
0.65 AC. +/-**

CHAPEL GATE EXISTING AMENITIES NOTE
PER THE ZB-1105-M DECISION AND ORDER, THE EXISTING CHAPEL GATE BALL FIELDS,
PLAYGROUNDS AND TOT LOTS AS WELL AS THE NEWLY PROPOSED CHAPEL GATE
AMENITIES SHALL BE SHARED WITH THE COMMUNITY.

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SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
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Ha	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
Mcd	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
Uaf	UDORNTENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
Ud	URBAN LAND-UDORNTENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

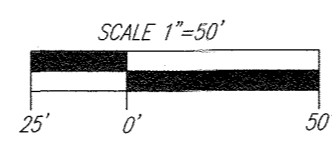
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-K VALUES PER: <https://www.howarddcd.org/documents> - *K FACTORS (USE KM)
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OR THOSE SOILS WITH A SOIL CROSSABILITY FACTOR K GREATER THAN 0.35 AND WITH
A SLOPE GREATER THAN 5 PERCENT * LIMITS OF PROJECT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]*
DATE 2/4/20

**PRELIMINARY LANDSCAPE PLAN
AND FOREST CONSERVATION PLAN**

SCALE: 1"=50'



NO.	REVISION	DATE

PRELIMINARY PLAN
PRELIMINARY LANDSCAPE PLAN
AND FOREST CONSERVATION PLAN
CHAPEL GATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137,
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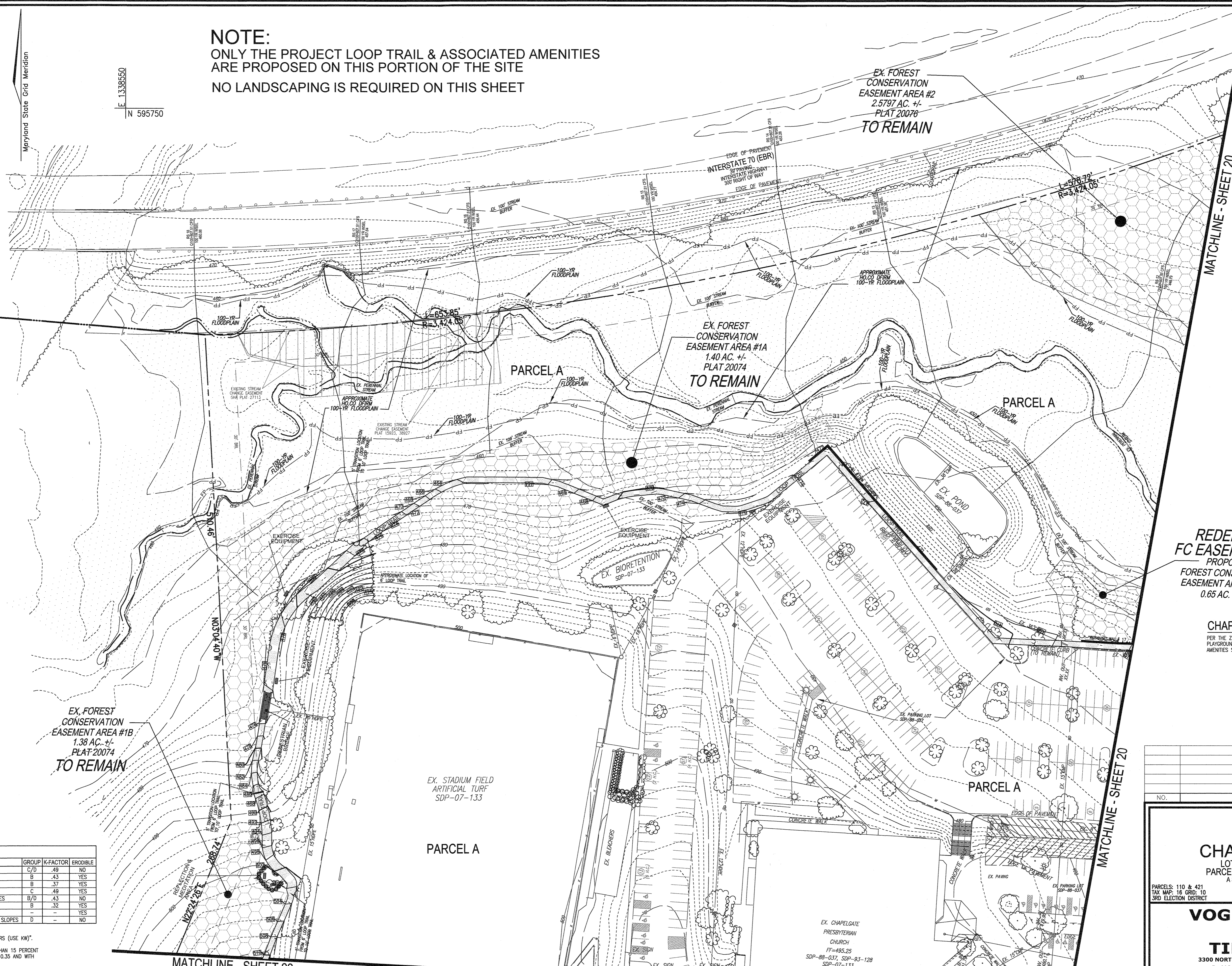
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EXPIRATION DATE: 09-27-2020

DESIGN BY: RHY
DRAWN BY: VE+TG, KG
CHECKED BY: RHY
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

ROBERT H. VOGEL, PE No.16193

23 SHEET OF 32



LANDSCAPING NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN WILL RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SHEET UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS OBTAINABLE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.
- SURETY FOR THE PROPOSED LANDSCAPING SHALL BE BASED ON THE NUMBER OF PLANTINGS REQUIRED FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$81,780 FOR THE 182 SHADE TREES (40+134+8), 67 EVERGREEN TREES, 31 SHRUBS AND 54 REPLACEMENT SPECIMEN TREES SHALL BE POSTED AS PART OF THE FUTURE DEVELOPER'S AGREEMENT.
- THE REMOVAL OF TREES 30" OR GREATER DBH IS PROHIBITED WITHOUT COUNTY APPROVAL.

LANDSCAPE SCHEDULE NOTES:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRO PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLANT DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

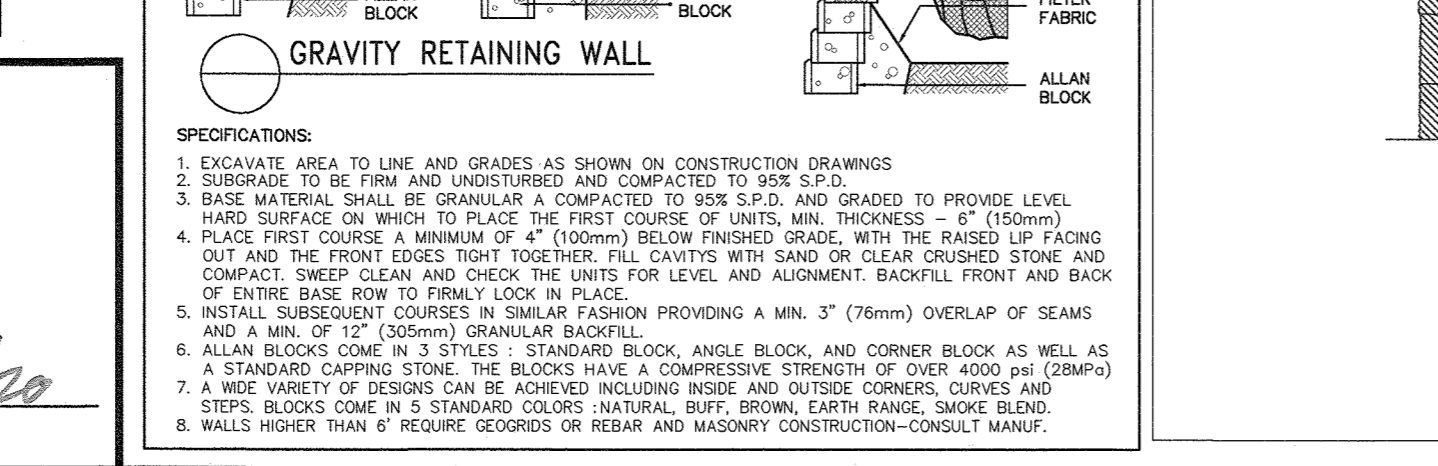
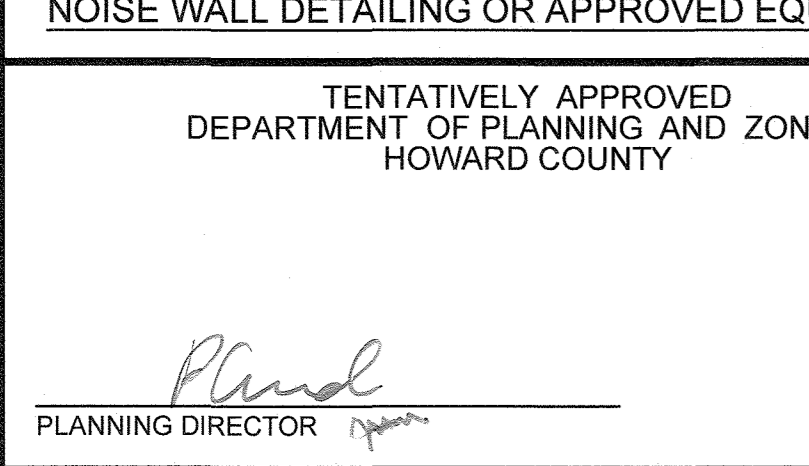
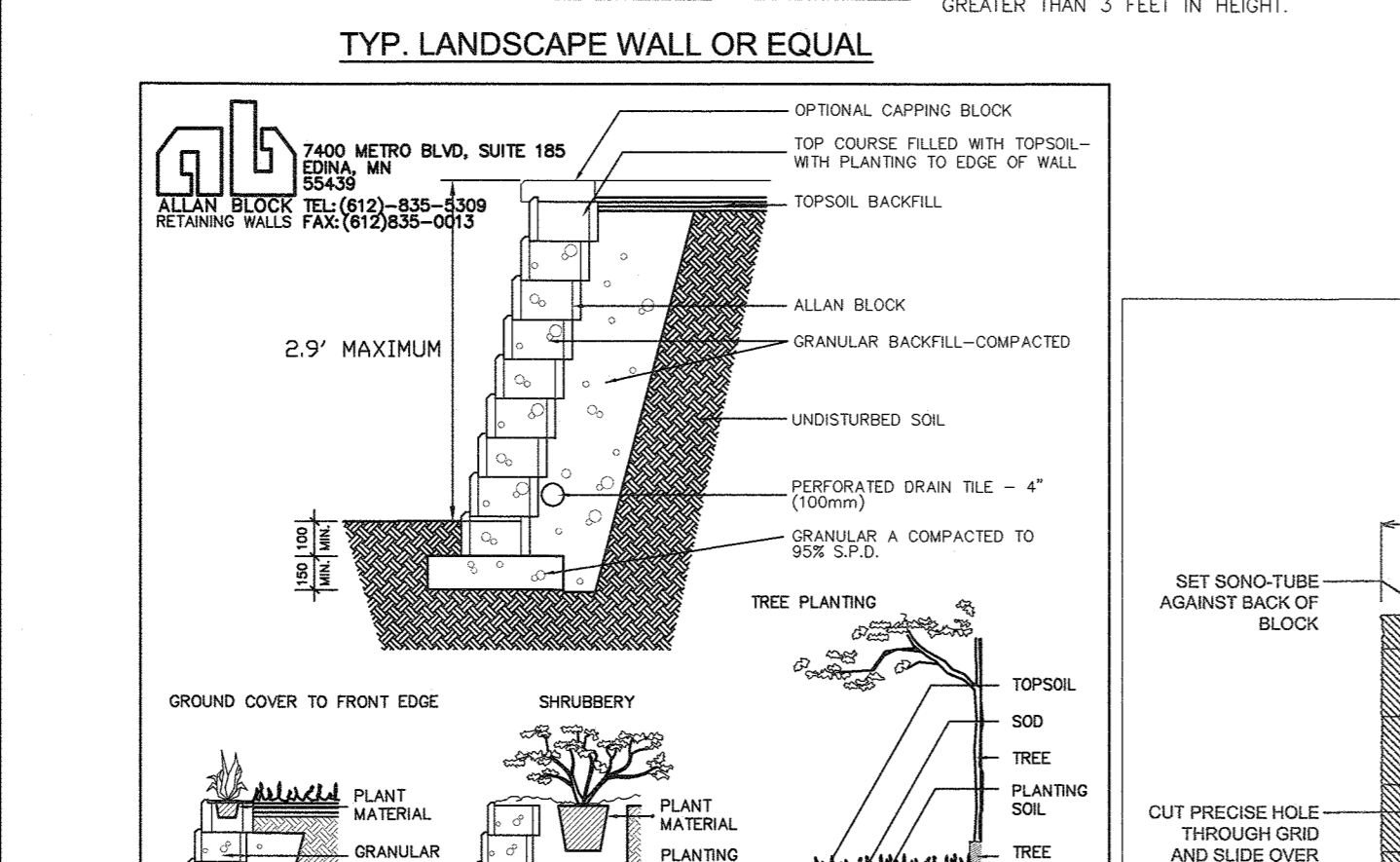
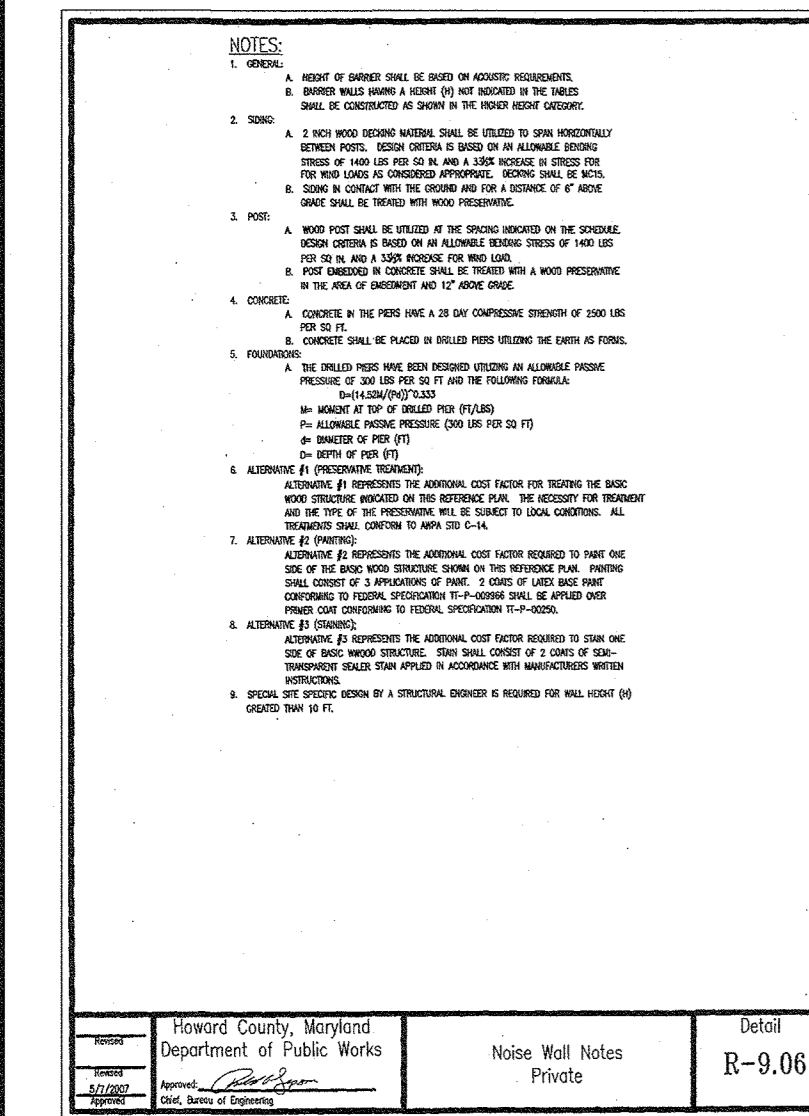
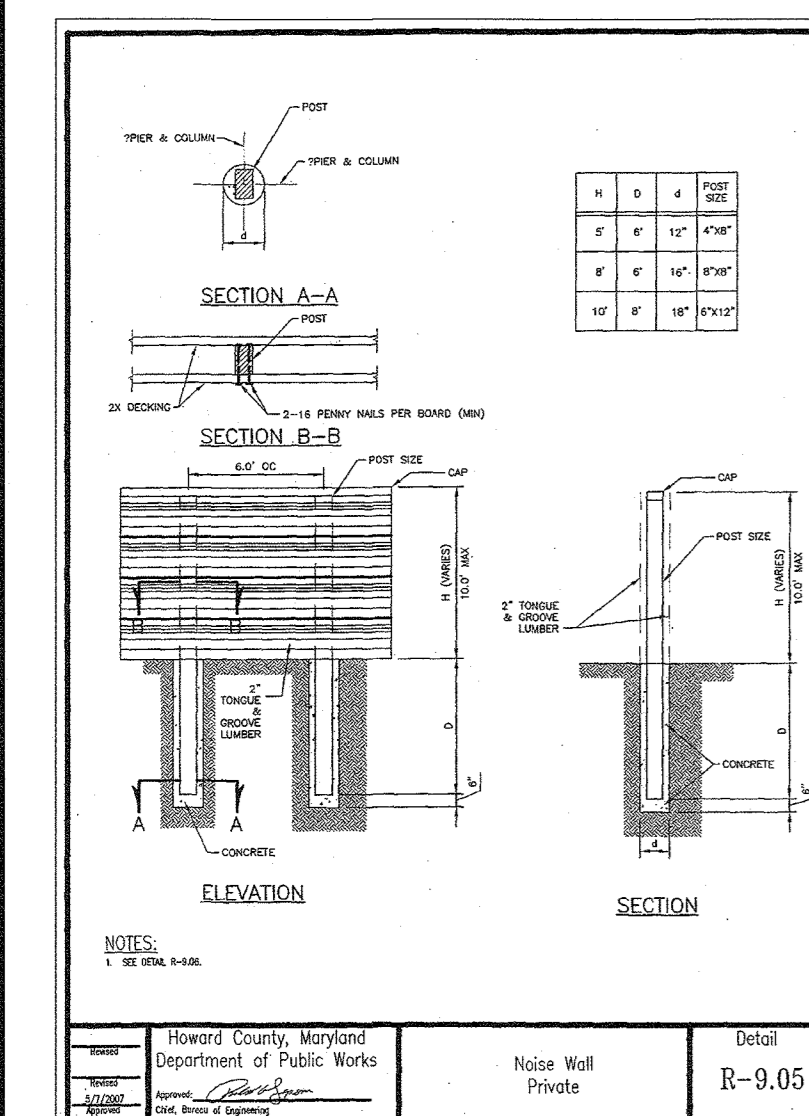
NOTES:

- IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN, THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
- THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
- A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

CATEGORY	ADJACENT TO ROADWAYS AND PERIMETER PROPERTIES										TOTAL
	1	2	3	4	5A	5B	5C	5D	5E	5F	
PERIMETER/FRONTAGE DESIGNATION	C	C	C	A	A	SB	B	B	A	SF	
LANDSCAPE TYPE	1	2	3	4	5A	5B	5C	5D	5E	5F	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	326	1,497	803	279	67	407	454	123	357	189	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	326	470	803	279	53	NO	YES	266	123	305	189
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1,400	1,027	1,400	1,400	34	1,801	189	1,500	1,500	1,600	40
SHADE TREES	1,400	1,027	1,400	1,400	34	1,801	189	1,500	1,500	1,600	40
EVERGREEN TREES	1,400	1,027	1,400	1,400	34	1,801	189	1,500	1,500	1,600	40
SHRUBS	1,400	1,027	1,400	1,400	34	1,801	189	1,500	1,500	1,600	40
NUMBER OF PLANTS PROVIDED	0	26	0	0	1	8	4	0	1	0	40
SHADE TREES	0	52	0	0	0	10	5	0	0	0	67
EVERGREEN TREES	-	-	-	-	-	-	-	-	-	-	-
SHRUBS (2:1 SUBSTITUTION)	-	-	-	-	-	-	-	-	-	-	-
EX. SPECIMEN TREES TO REMAIN	-	-	-	-	-	-	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED:	-	-	-	-	-	-	-	-	-	-	-

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$81,780 FOR THE 182 SHADE TREES (40+134+8), 67 EVERGREEN TREES, 31 SHRUBS AND 54 REPLACEMENT SPECIMEN TREES SHALL BE POSTED AS PART OF THE FUTURE DEVELOPER'S AGREEMENT.

FINAL LANDSCAPE APPROVAL SHALL OCCUR WITH FINAL DESIGN.



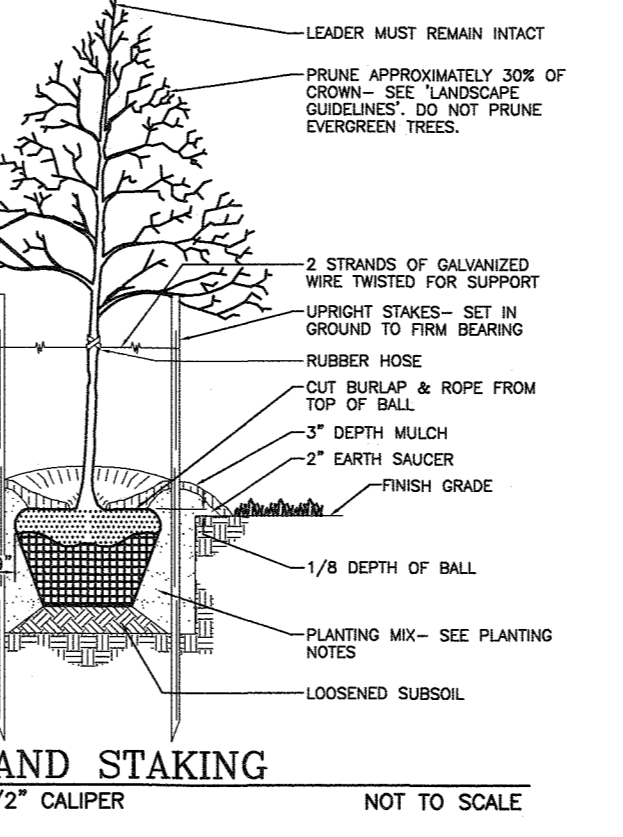
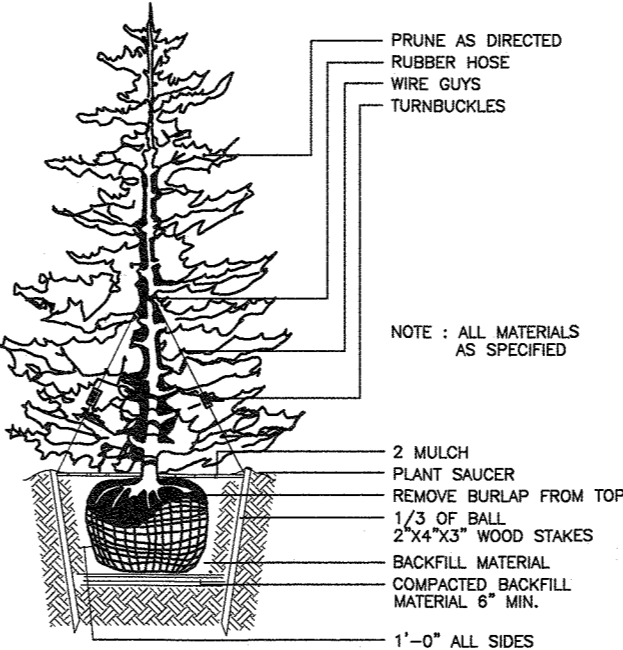
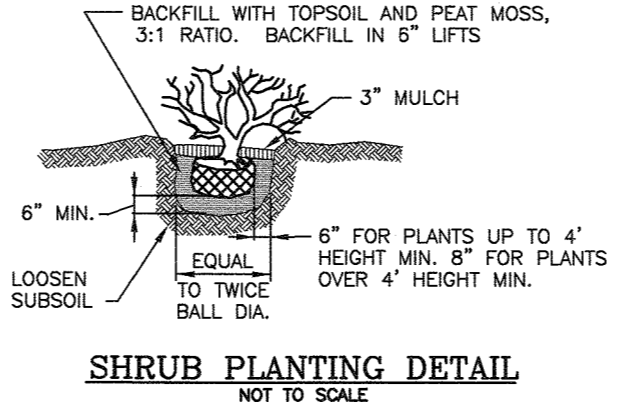
PLANNING DIRECTOR
DATE: 2/4/20

STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
STARLIGHT PLACE (STA. 2+50-11+72.73)	1846/40	46	46
KIRKLEIGH DRIVE (STA. 0+00-10+50)	2100/40	53	53
TOTAL		99	99

PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. THE STREET TREE REQUIREMENT FOR THIS PROJECT IS 99 SHADE TREES. FINANCIAL SURETY SHALL BE POSTED AS PART OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS COST ESTIMATE.

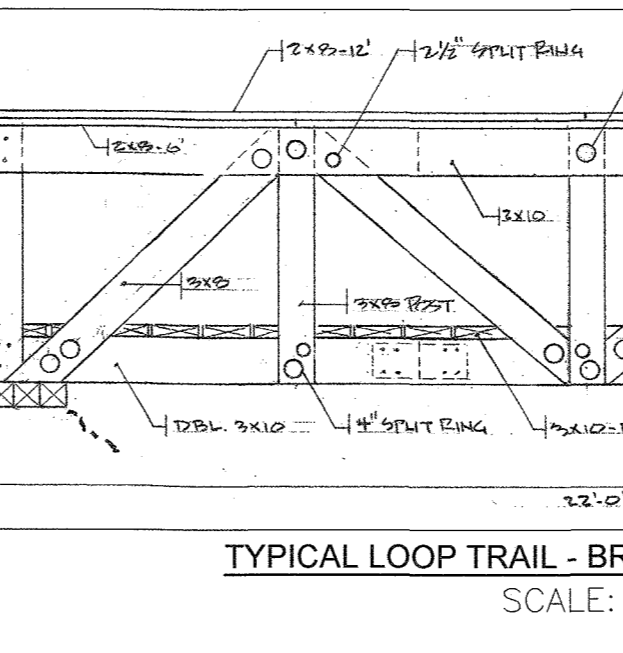
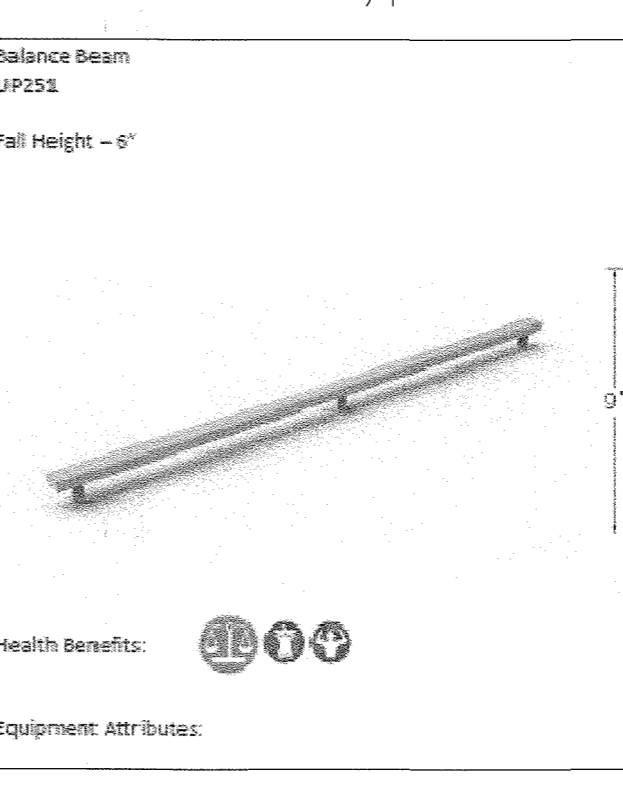
STREET TREE NOTES:

- WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY AND SHALL BE CENTERED BETWEEN THE CURB AND THE SIDEWALK.
- WHEN THE DISTANCE BETWEEN THE CURB AND THE SIDEWALK IS LESS THAN 6 FEET, AND WHERE TREES ARE PLANTED CLOSER THAN 3 FEET TO THE SIDEWALK, A BIOLOGIC ROOT INHIBITOR BARRIER OR PHYSICAL CONTAINER BARRIER SHALL BE REQUIRED.
- WHEN THE DISTANCE BETWEEN THE CURB AND THE SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD, A 10 FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT OF WAY IS LIMITED.
- TREES SHALL BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET STRUCTURE, 5 FEET OF AN OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.



TYPICAL OUTDOOR FITNESS EQUIPMENT

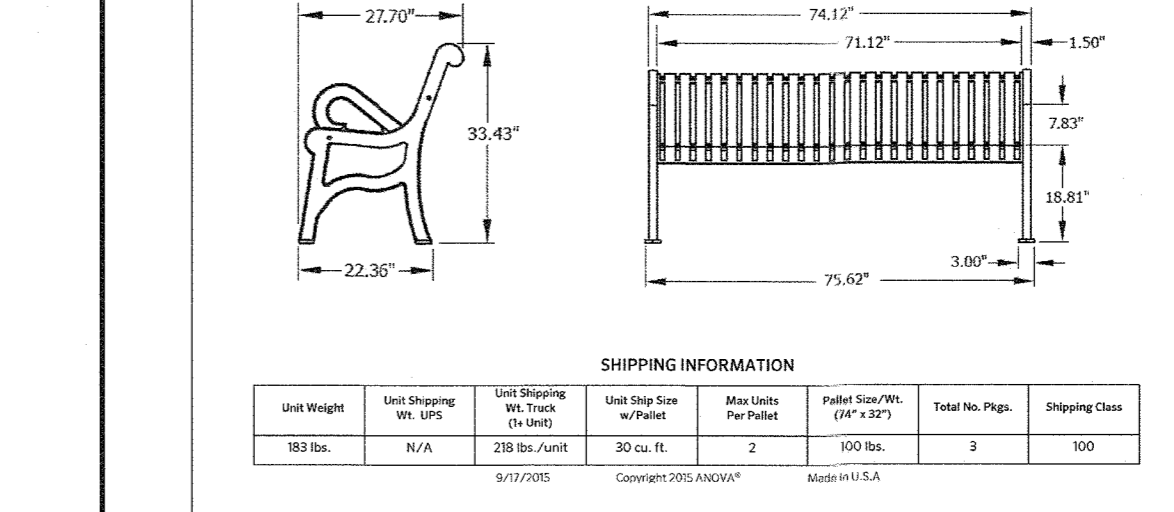
REFER TO: <https://www.actionfitoutdoors.com/product-category/outdoor-fitness-equipment/traditional-series/>



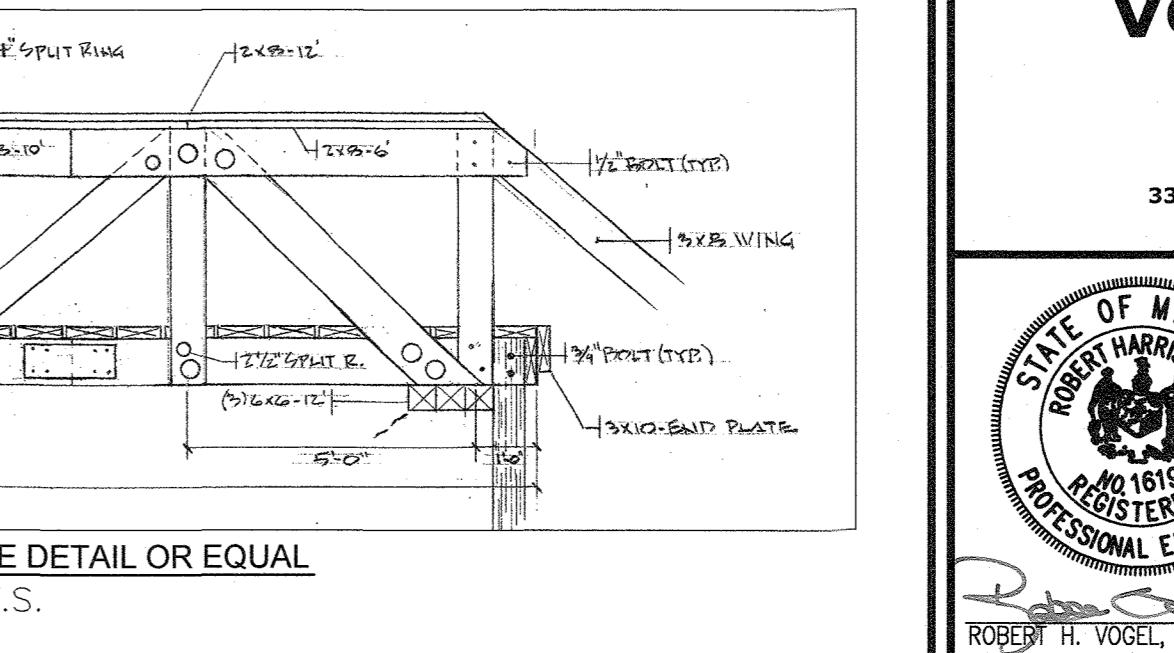
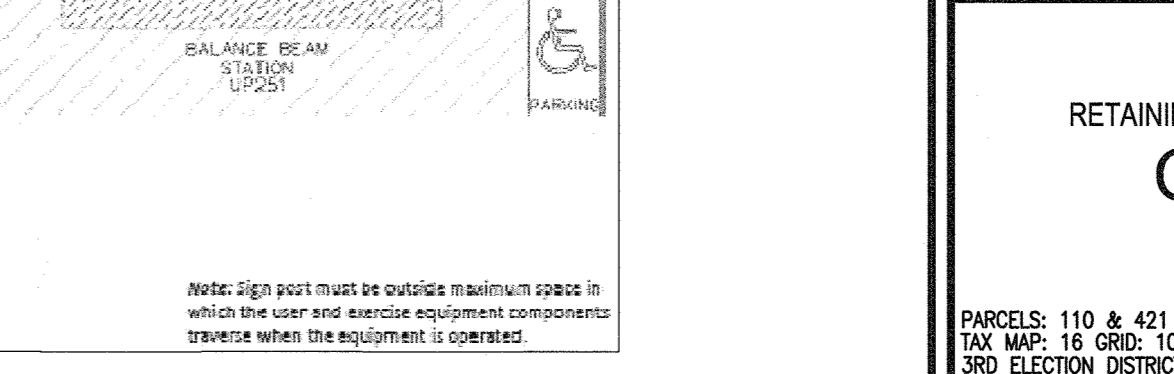
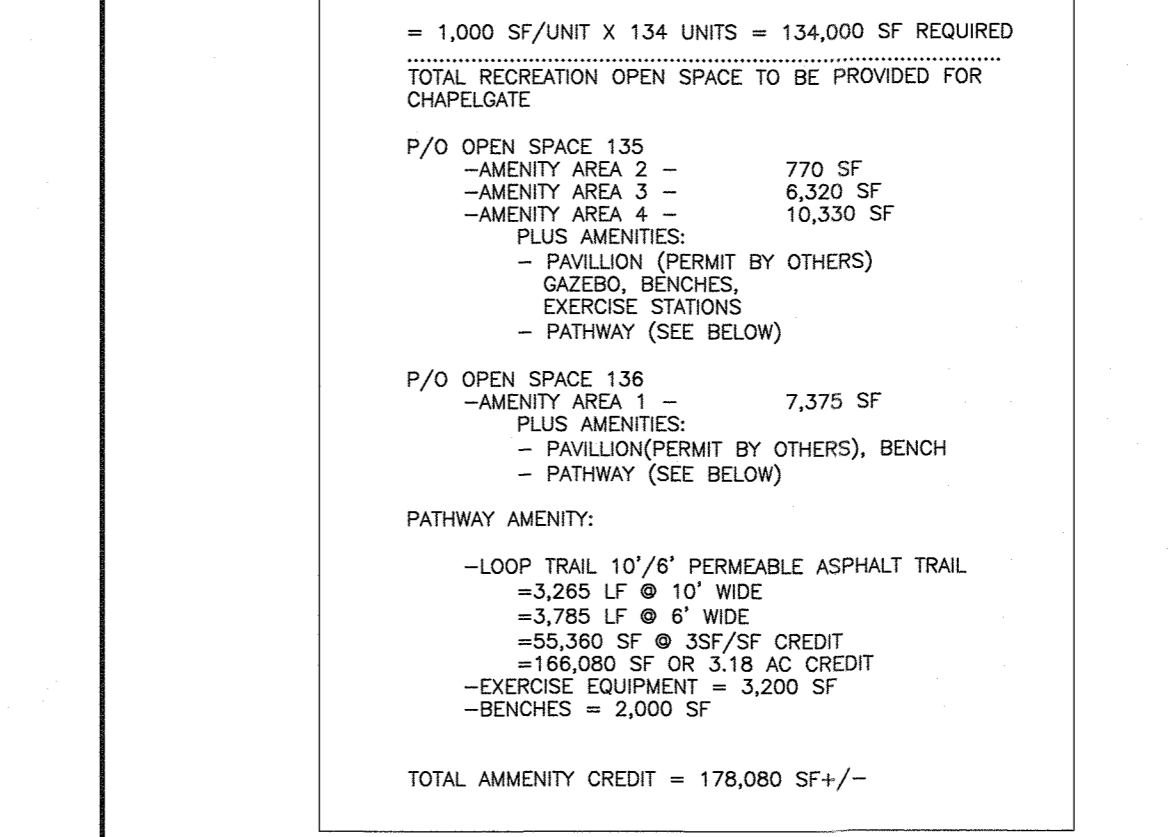
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING		134 - SFA
NUMBER OF DWELLING UNITS	1846/40	134
NUMBER OF TREES REQUIRED (1:10 SFA)	2100/40	134
NUMBER OF TREES PROVIDED		134
SHADE TREES		134
OTHER TREES (2:1 SUBSTITUTION)		-

PARKING LOT INTERNAL LANDSCAPING		79
NUMBER OF PARKING SPACES		79
NUMBER OF TREES REQUIRED		79
NUMBER OF TREES PROVIDED		79
SHADE TREES		8
OTHER TREES (2:1 SUBSTITUTION)		-

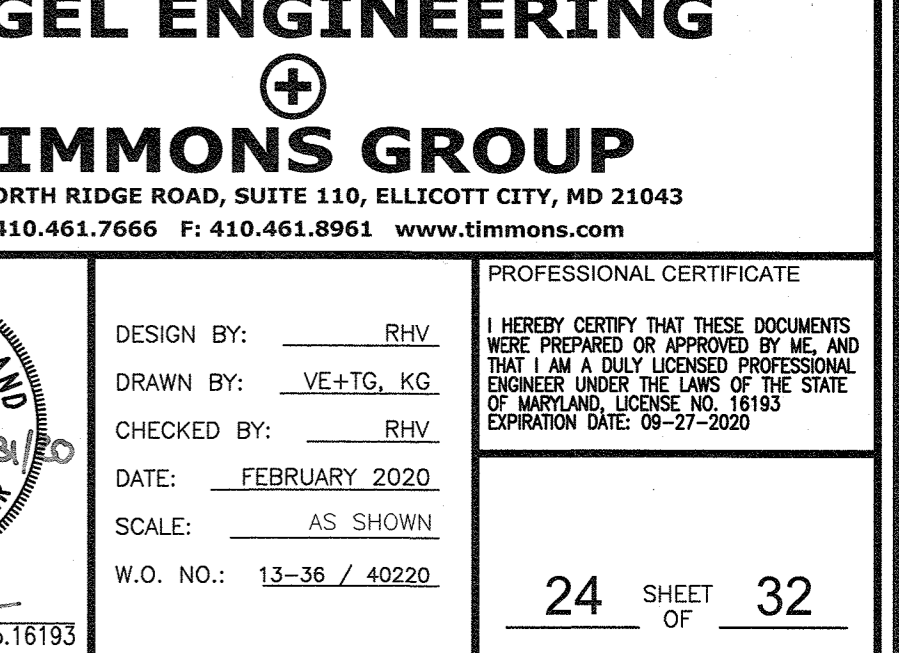
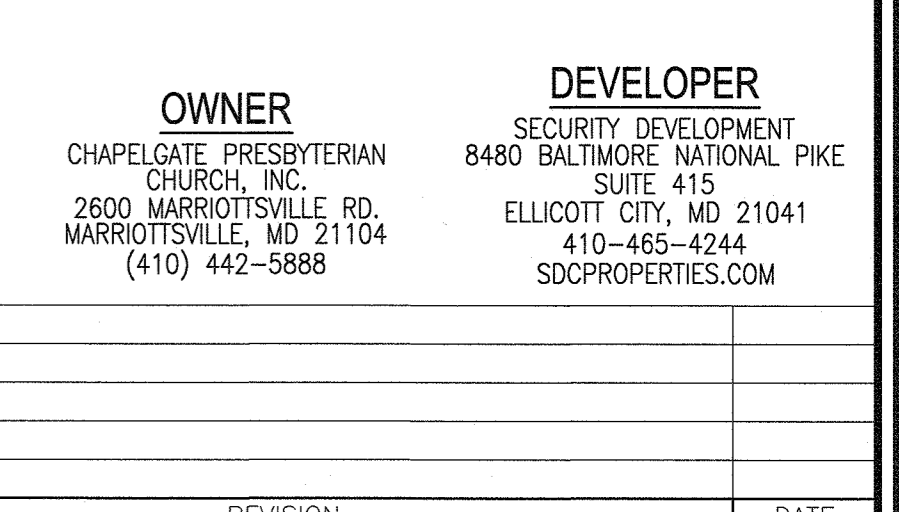
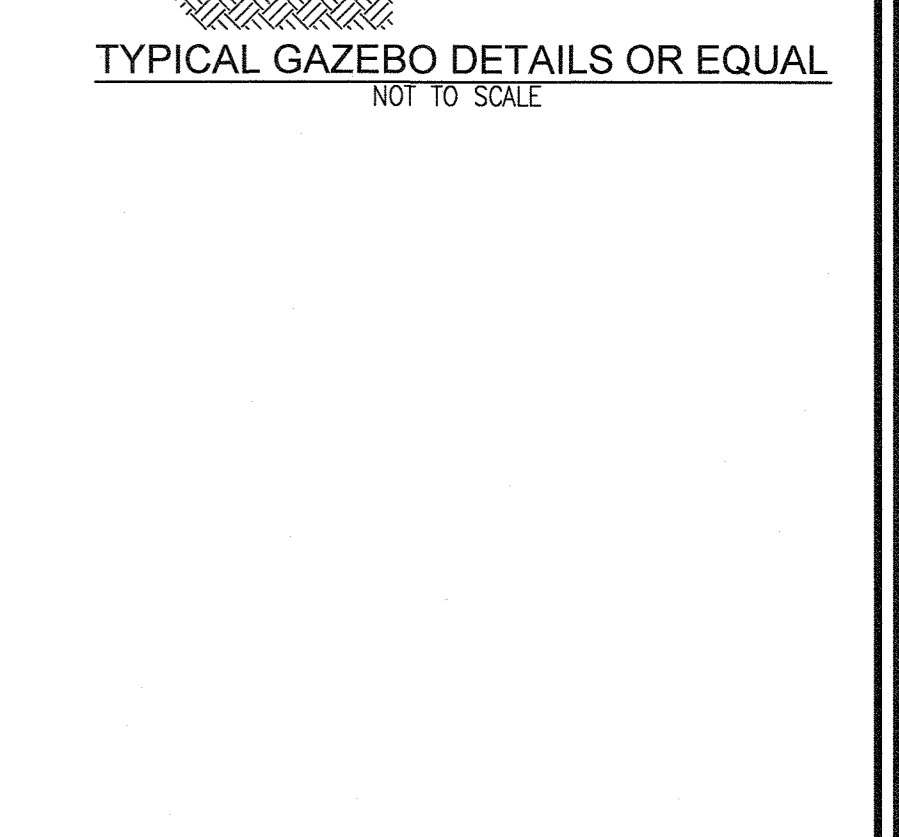
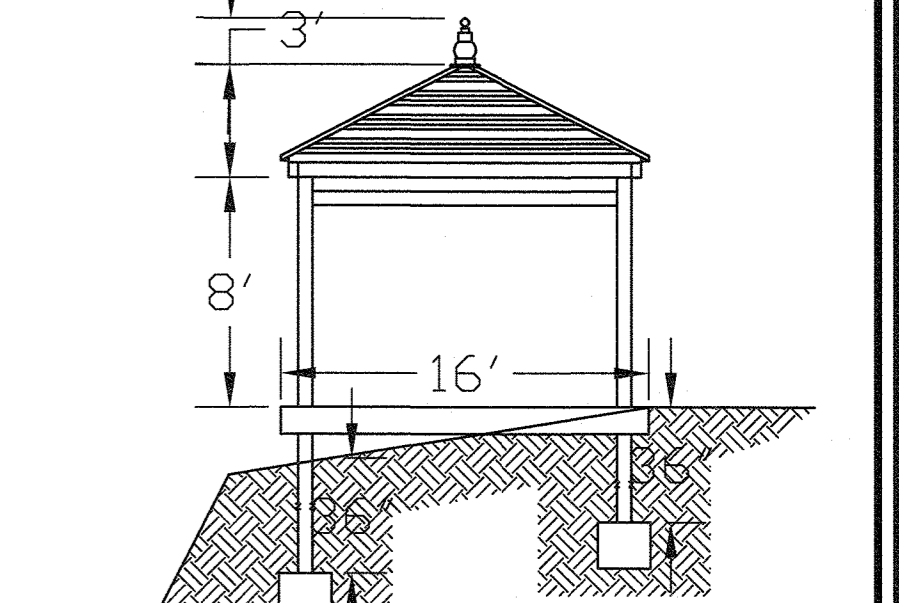
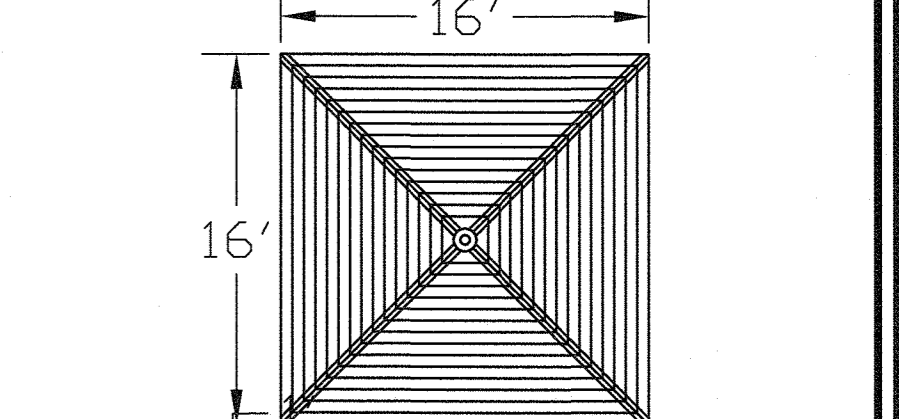
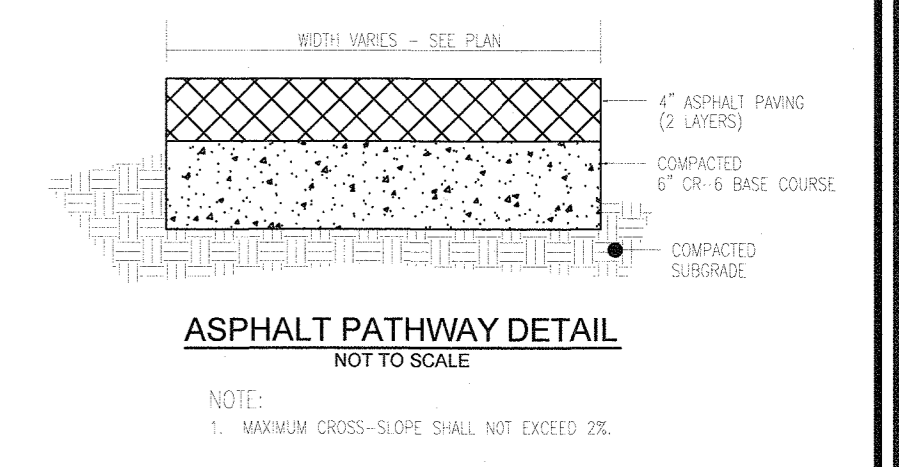
SYMBOL	QTY.	DESCRIPTION	SIZE	REMARKS
(Symbol)	31	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW	18"-24" SPREAD	B & B



RECREATION OPEN SPACE TABULATION:					
RECREATION OPEN SPACE REQUIRED					
= 1,000 SF/UNIT X 134 UNITS = 134,000 SF REQUIRED					
TOTAL RECREATION OPEN SPACE TO BE PROVIDED FOR CHAPELGATE:					
P/O OPEN SPACE 135	- AMENITY AREA 2 -	770 SF			
	- AMENITY AREA 3 -	6,320 SF			
	- AMENITY AREA 4 -	10,330 SF			
	PLUS AMENITIES:				
	- PAVILION (PERMIT BY OTHERS)				
	- GAZEBO, BENCHES, EXERCISE STATIONS				
	- PATHWAY (SEE BELOW)				
P/O OPEN SPACE 136	- AMENITY AREA 1 -	7,375 SF			
	PLUS AMENITIES:				
	- PAVILION (PERMIT BY OTHERS), BENCH				
	- PATHWAY (SEE BELOW)				
PATHWAY AMENITY:					
	- LOOP TRAIL 10'/6" PERMEABLE ASPHALT TRAIL	= 3,265 LF @ 10' WIDE			
	= 3,265 LF @ 6" WIDE				
	= 55,360 SF @ 35%/SF CREDIT				
	- EXERCISE EQUIPMENT = 3,200 SF				
	- BENCHES = 2,000 SF				
TOTAL AMENITY CREDIT = 178,080 SF +/-					



PRELIMINARY RECREATION OPEN SPACE - AMENITY DETAILS
DESIGN BY OTHERS, ACTUAL PRODUCTS TO BE INSTALLED UNDER FUTURE FINAL PLAN



PLANNING DIRECTOR
DATE: 2/4/20

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
	EXISTING STREAM BUFFER
	EXISTING VEGETATION
	SOILS BOUNDARY
	SOILS BOUNDARY
	EXISTING SIDEWALK
	EXISTING FENCE
	EX. SPECIMEN TREE
	EX. SPECIMEN TREE TO BE REMOVED
	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(FC)/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(FC), 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.

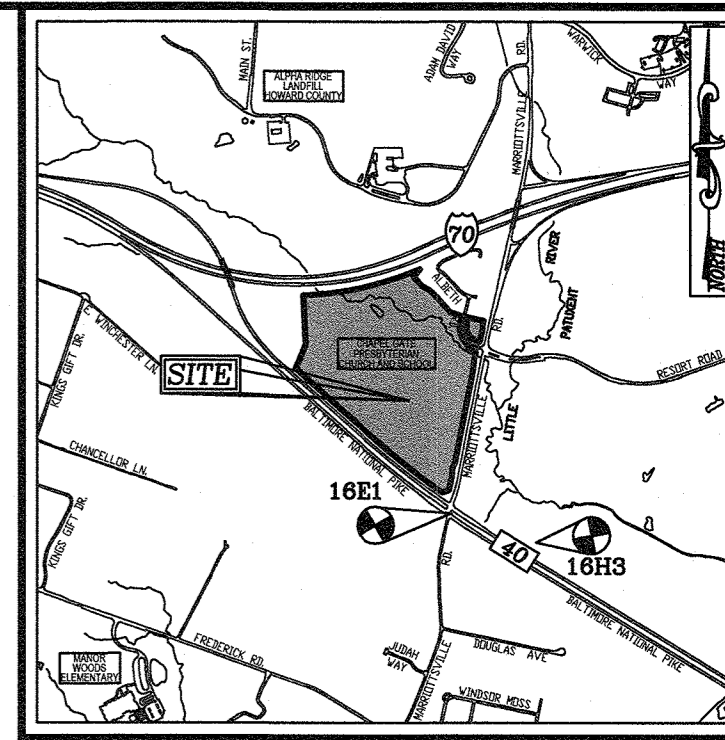
CHAPELGATE PRESBYTERIAN CHURCH, INC.			
FOREST CONSERVATION EASEMENTS			
FCER	SDP-02-133 PLATS 15923-25	SDP-07-133 PLATS 20074-76	
#1	6.2811 AC	1.40 AC	
#1A		1.40 AC	
#1B		1.38 AC	
#2	2.5797 AC	2.58 AC	
#3	0.3735 AC	0.86 AC	
#3A		0.86 AC	
#4	0.4309 AC	0.43 AC	
#5	1.0790 AC	1.08 AC	
#6	2.0558 AC	3.44 AC	
#6A		3.44 AC	
#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 26 FOR THE PROPOSED FOREST CONSERVATION EASEMENTS WHICH PROVIDE THE CHAPELGATE "CHURCH" AND THE CHAPELGATE WOODS FOREST CONSERVATION OBLIGATIONS.



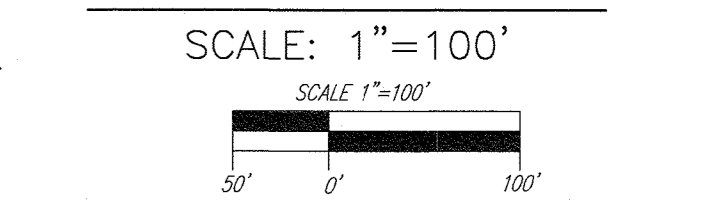
VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: PAGE: 19 BLOCK: B3, B4, C3 & C4

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	GROUP	K FACTOR	ERODIBLE
BGA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
GC	GLENGLE LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
GB	GLENGLE LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
GB	GLENGLE 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
Md	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
U01	UDORTHEMITS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
U02	LURBAN LAND-UDORTHEMITS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 -HOWARD COUNTY SOILS MAP NUMBER 12 - SKYVILLE SE
 -K VALUES PER: <https://www.howardocd.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

EXISTING / 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
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

NO.	REVISION	DATE

PRELIMINARY PLAN
 EXISTING / PLATTED FOREST CONSERVATION EASEMENTS
CHAPELGATE WOODS
 LOTS 1-134, OPEN SPACE LOTS 135-137,
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARRIOTTVILLE, MD 21104

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

ZONED: DEF-M
 L 1389/F. 339 (P. 110)
 L 4163/F. 424 (P. 421)
 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

DESIGN BY: RHV
 DRAWN BY: VE+TG, KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-36 / 40220

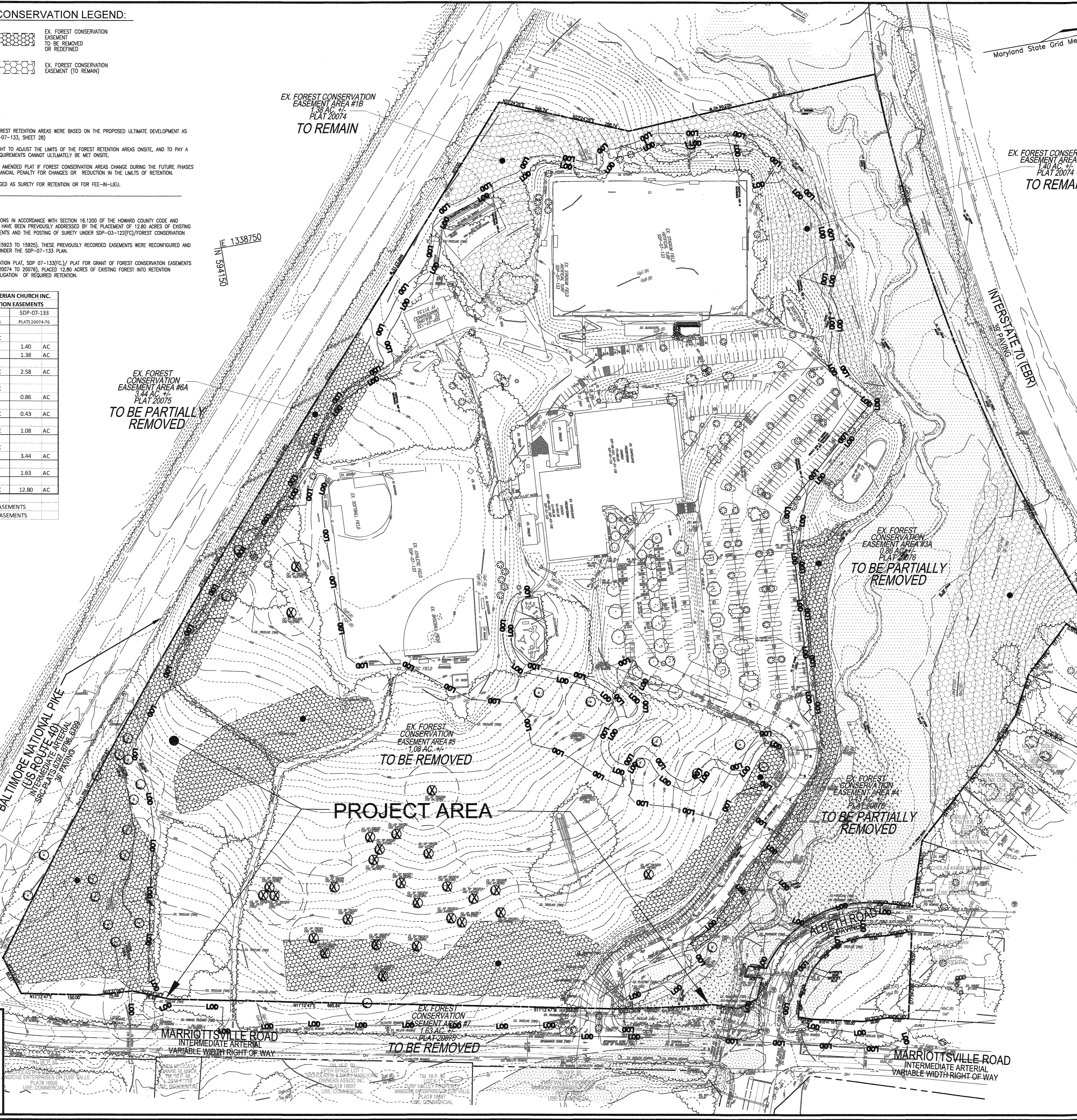
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2020

25 SHEET OF 32

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR

2/4/20
 DATE



CHAPELGATE PRESBYTERIAN CHURCH, INC.			
FOREST CONSERVATION EASEMENTS			
FC#	SDP-02-133 PLATS 15933-25	SDP-07-133 PLAT 20074-76	P-20-002
#1	6.2811 AC	1.40 AC	1.40 AC
#1A		1.38 AC	1.38 AC
#1B		1.38 AC	1.38 AC
#2	2.5797 AC	2.58 AC	2.58 AC
#3	0.3735 AC	0.86 AC	0.65 AC
#3A			0.09 AC
#3B			0.09 AC
#3C			0.09 AC
#4	0.4309 AC	0.43 AC	0 AC
#4A			0.09 AC
#5	1.0790 AC	1.08 AC	0 AC
#5A	2.0558 AC	3.44 AC	0.23 AC
#5B			0.01 AC
#5C			2.18 AC
#5D			0.66 AC
NON CREDITED			-0.01 AC
#6		1.63 AC	0 AC
#6*			2.42 AC
#6**			0.85 AC
#6***			0.34 AC
TOTALS	12.80 AC	12.80 AC	12.85 AC

FOREST CONSERVATION LEGEND:

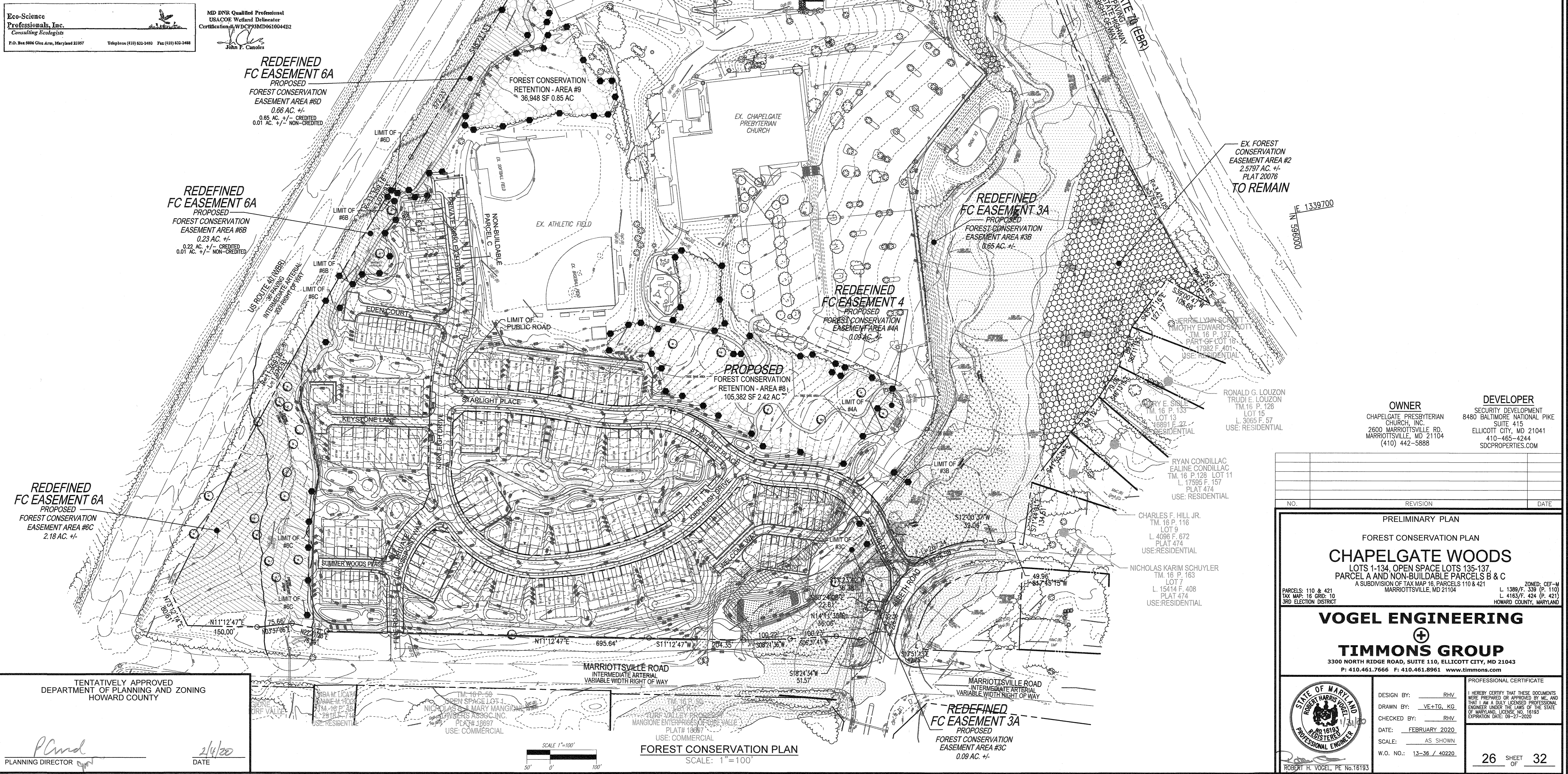
- EX. FOREST CONSERVATION EASEMENT (TO REMAIN)
- PROPOSED FOREST CONSERVATION EASEMENT AS RETAINED
- EX. FOREST CONSERVATION EASEMENT AS REDEFINED FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT SIGN
- EX. SPECIMEN TREE

SDP-02-133 - ORIGINAL EASEMENTS
 SDP-07-133 - AMENDED EASEMENTS
 THIS PLAN (P-20-002):
 - ADDS 3.61 ACRES OF RETENTION
 - REMOVES PART OF CURRENT FC#5A, #5, #6A
 - REMOVES ALL OF FC#5 AND FC#7

Eco-Science Professionals, Inc.
 Consulting Ecologists
 P.O. Box 5006 Glen Arva, Maryland 21057
 Telephone (410) 832-0480 Fax (410) 832-2488

MD DNR Qualified Professional
 USACOE Wetland Designer
 Certification # WDCP93MD061004412
 John F. Canale

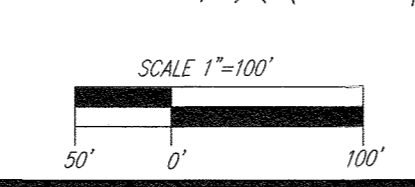
- LEGEND**
- EXISTING CURB AND GUTTER
 - EXISTING CONTOUR
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING UTILITY POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING WETLAND
 - EXISTING WETLAND BUFFER
 - EX. 100 YEAR FLOODPLAIN
 - EXISTING STREAM
 - EXISTING STREAM BUFFER
 - EXISTING VEGETATION
 - MIB2 SOILS BOUNDARY
 - MID3 SOILS BOUNDARY
 - EXISTING SIDEWALK
 - EXISTING FENCE



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

P. Cind
 PLANNING DIRECTOR

2/4/20
 DATE



FOREST CONSERVATION PLAN
 SCALE: 1"=100'

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

DEVELOPER
 SECURITY DEVELOPMENT
 8460 BALTIMORE NATIONAL PIKE
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

NO.	REVISION	DATE

PRELIMINARY PLAN
FOREST CONSERVATION PLAN
CHAPELGATE WOODS
 LOTS 1-134. OPEN SPACE LOTS 135-137.
 PARCEL A AND NON-BUILDABLE PARCELS B & C
 A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 MARIOTTVILLE, MD 21104

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: 09-27-2020

DESIGN BY: RHY
 DRAWN BY: VE+TG, KG
 CHECKED BY: RHY
 DATE: FEBRUARY 2020
 SCALE: AS SHOWN
 W.O. NO.: 13-38 / 49220

ROBERT H. VOGEL, PE No.16193

26 OF 32

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
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- PUBLIC 100 YR FLOODPLAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- LOOP TRAIL
- VARIABLE WIDTH PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- EX. SPECIMEN TREE W/ CRITICAL ROOT ZONE
- 100 YR FLOODPLAIN CROSS SECTION/ WSEL

SUMMARY

Site Area -	30.0 Acres (Site CDF Area)
Preliminary Site Impervious Area -	7.6 Acres
Required P _c -	1.8"
Required ESD _v Required -	51,114 cuft
Preliminary Provided P _c -	1.83"
Preliminary ESD _v Provided -	52,560 cuft +/-
Required Ret _v -	6,922 cuft
Provided Ret _v -	6,922 cuft +/-

(Disconnection of Non Rooftop Runoff (N-2), Alternative Surface: Permeable Pavement (A-2), Bio-retention (M-6), Drywells (M-5), Micro-Bioretentation (M-6), Bio-Swales (M-8))

Future Final Plan shall detail provided Ret_v (Recharge Volume)

Required C _{yp} -	N/A
Op 150 -	N/A

ESD LEGEND:

- P-10 TEST PIT
- B-1 SOIL BORING
- DA-7 ESD DRAINAGE AREA DIVIDE
- ESD DRAINAGE AREA DESIGNATION
- ALTERNATIVE SURFACE PERMEABLE SURFACE (A-2)
- MBR#26 (M-6) MICRO-SCALE PRACTICE MICRO BIORETENTION (M-6)
- PROPOSED F-6, M-6 OVER/UNDERDRAN
- 50 GAL RAIN BARREL (M-1)
- PROPOSED DRYWELL (M-5)
- N-2 DISCONNECTION OF NON ROOFTOP RUNOFF
- N-2 SLOPE AREA
- BR#26 (F-6) FILTERING PRACTICE BIORETENTION (F-6)

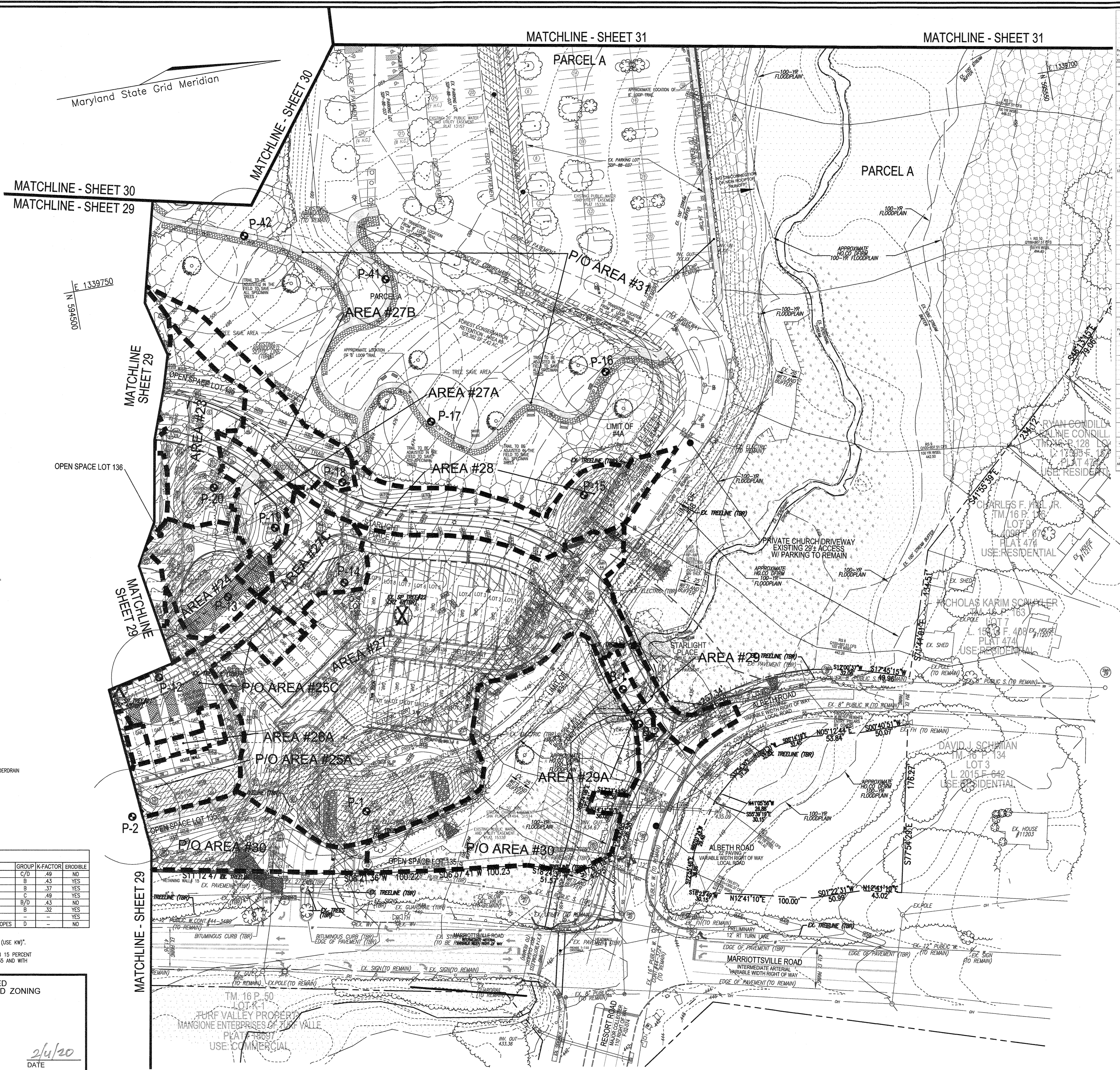
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
B _{0A}	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	.49	NO
G _{0C}	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	.43	YES
G _{0B}	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.37	YES
G _{1B}	GLENELG BALE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	.49	YES
H ₀	HATBORO-COORUSS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	.43	NO
M _{0D}	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	.32	YES
U _{0F}	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	YES
U _{0D}	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	-	NO

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 A SLOPE GREATER THAN 5 PERCENT * LIMITS OF PROJECT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]*
DATE: 2/4/20



CHAPEL GATE - MEASURED SUBAREA - ESD_v COMPUTATIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	02/04/20
2	REVISED PER COMMENTS	02/11/20
3	REVISED PER COMMENTS	02/18/20
4	REVISED PER COMMENTS	02/25/20
5	REVISED PER COMMENTS	03/04/20
6	REVISED PER COMMENTS	03/11/20
7	REVISED PER COMMENTS	03/18/20
8	REVISED PER COMMENTS	03/25/20
9	REVISED PER COMMENTS	04/01/20
10	REVISED PER COMMENTS	04/08/20
11	REVISED PER COMMENTS	04/15/20
12	REVISED PER COMMENTS	04/22/20
13	REVISED PER COMMENTS	04/29/20
14	REVISED PER COMMENTS	05/06/20
15	REVISED PER COMMENTS	05/13/20
16	REVISED PER COMMENTS	05/20/20
17	REVISED PER COMMENTS	05/27/20
18	REVISED PER COMMENTS	06/03/20
19	REVISED PER COMMENTS	06/10/20
20	REVISED PER COMMENTS	06/17/20
21	REVISED PER COMMENTS	06/24/20
22	REVISED PER COMMENTS	07/01/20
23	REVISED PER COMMENTS	07/08/20
24	REVISED PER COMMENTS	07/15/20
25	REVISED PER COMMENTS	07/22/20
26	REVISED PER COMMENTS	07/29/20
27	REVISED PER COMMENTS	08/05/20
28	REVISED PER COMMENTS	08/12/20
29	REVISED PER COMMENTS	08/19/20
30	REVISED PER COMMENTS	08/26/20
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94	REVISED PER COMMENTS	11/17/21
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96	REVISED PER COMMENTS	12/01/21
97	REVISED PER COMMENTS	12/08/21
98	REVISED PER COMMENTS	12/15/21
99	REVISED PER COMMENTS	12/22/21
100	REVISED PER COMMENTS	12/29/21

PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP

SCALE: 1"=50'

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 SDCCPROPERTIES.COM

PRELIMINARY PLAN

PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP

CHAPEL GATE WOODS

LOTS 1-134, OPEN SPACE LOTS 135-137
PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

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
DRAWN BY: VE+TG, KG
CHECKED BY: RHY
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-38 / 49220

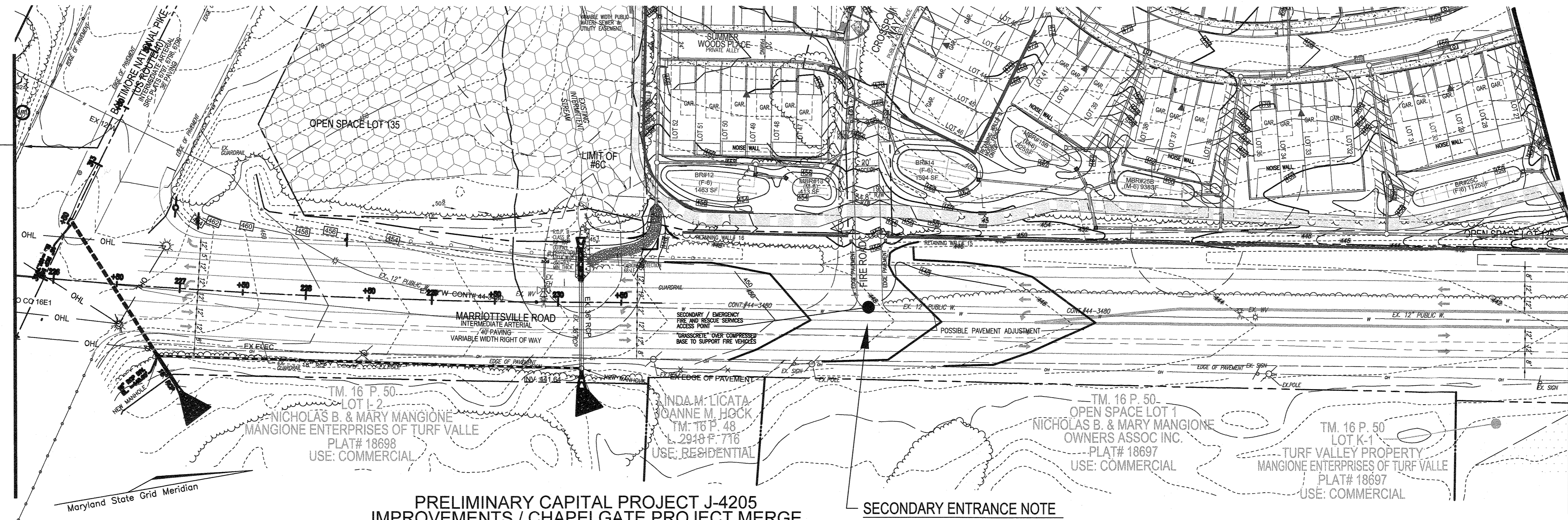
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2020

ROBERT H. VOGEL, PE No. 16193

28 SHEET OF 32

NOTE:
REFER TO CAPITAL PROJECT J-4205 PLANS FOR IMPROVEMENTS BEYOND THIS POINT

- NOTES:**
CAPITAL PROJECT J-4205 PLAN REQUIRES REVISION.
1. THE PROPOSED RETAINING WALL, AT/NEAR REAR LOTS 27 - 46, WILL RESPECT THE OPEN SECTION CHANNEL DESIGN GRADING SHOWN.
 2. CAPITAL PROJECT PLAN SHOULD BE AMENDED TO RESPECT THE CHAPELGATE PROJECT'S SECONDARY, GATED EMERGENCY ACCESS POINT WITH KNOX BOX AND GRADES FOR HOWARD COUNTY FIRE & RESCUE SERVICES USE.
 3. STORM DRAIN WORK SHOWN EAST SIDE OF MARRIOTTVILLE ROAD (PARCEL 50) SHALL OCCUR WITH CAPITAL PROJECT. CHAPELGATE STORM DRAIN OUTFALL CHANNELS TO THE EXISTING STORM DRAIN SYSTEMS SHALL BE REDIRECTED UNDER THE CAPITAL PROJECT PLAN.



PRELIMINARY CAPITAL PROJECT J-4205 IMPROVEMENTS / CHAPELGATE PROJECT MERGE

SCALE: 1"=50'
SCALE 1"=50'
25' 0' 50'

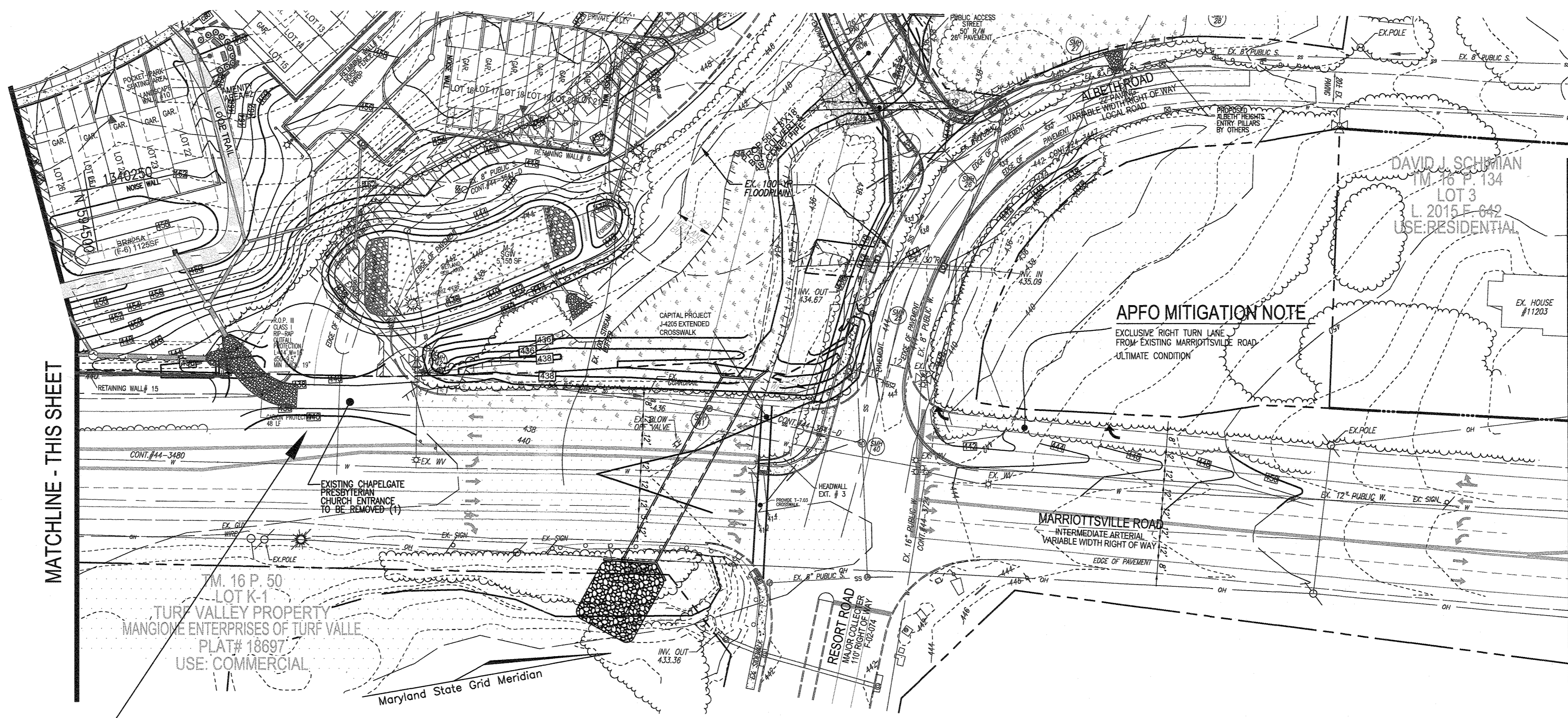
SECONDARY ENTRANCE NOTE

1. THIS PROJECT PROPOSES A SECONDARY, GATED EMERGENCY ACCESS POINT WITH KNOX BOX FOR HOWARD COUNTY FIRE & RESCUE SERVICES USE.

MATCHLINE - THIS SHEET

NOTES:
CAPITAL PROJECT J-4205 PLAN REQUIRES REVISIONS.

1. EXISTING CHAPELGATE DRIVEWAY ENTRANCE AT MARRIOTTVILLE ROAD SHALL BE REMOVED.
 2. HOWARD COUNTY - DEVELOPMENT ENGINEERING REQUESTED THE EXISTING STORM DRAIN UNDER THE ENTRANCE DRIVEWAY BE REMOVED.
 3. PROPOSED MARRIOTTVILLE ROAD LEFT TURN LANE (NEAR REAR LOT 22) INTO EXISTING CHURCH DRIVEWAY SHOULD BE ELIMINATED. EXISTING ENTRANCE WILL BE REMOVED.
 4. INTERSECTION OF ALBETH ROAD AND MARRIOTTVILLE ROAD REQUIRES REVISIONS TO:
 - A. SHOW/PROVIDE THE EXCLUSIVE RIGHT TURN LANE FROM MARRIOTTVILLE ROAD ONTO ALBETH ROAD.
 - B. REVISE CURB FILLETS AT THE ALBETH ROAD INTERSECTION IN ACCORDANCE WITH CHAPELGATE LANE IMPROVEMENTS TO ALBETH ROAD. SEE SHEET 3.
 - C. AMEND SIGNAL EQUIPMENT LOCATION(S).
 - D. AMEND GUARDRAIL TO RESPECT CHAPELGATE SIDEWALK.
 - E. EXTEND CHAPELGATE CROSSWALK (SHEET 3)
 - F. AMEND GRADING/STORMWATER MANAGEMENT AT ALBETH ROAD / MARRIOTTVILLE ROAD INTERSECTION.
 - G. AMEND PLANS IN ACCORDANCE WITH LATEST CROSS CULVERT PROPOSAL.
- "CHAPELGATE" TO PAY INTO CAPITAL PROJECT FUND FOR IMPROVEMENT.



PRELIMINARY CAPITAL PROJECT J-4205 IMPROVEMENTS / CHAPELGATE PROJECT MERGE

SCALE: 1"=50'
SCALE 1"=50'
25' 0' 50'

NOTE:
REFER TO CAPITAL PROJECT J-4205 PLANS FOR IMPROVEMENTS BEYOND THIS POINT

OWNER
CHAPELGATE 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

PRELIMINARY PLAN
CONCEPTUAL CAPITAL PROJECT J-4205 IMPROVEMENTS / CHAPELGATE PROJECT MERGE
CHAPELGATE WOODS
LOTS 1-134, OPEN SPACE LOTS 135-137, PARCEL A AND NON-BUILDABLE PARCELS B & C
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
MARRIOTTVILLE, MD 21104

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

L 1389/F, 339 (P. 110)
L 4163/F, 424 (P. 421)
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
+
TIMMONS GROUP
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PROFESSIONAL CERTIFICATE
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. 161893 EXPIRATION DATE: 09-27-2020

DESIGN BY: RHV
DRAWN BY: VE+TG, KG
CHECKED BY: RHV
DATE: FEBRUARY 2020
SCALE: AS SHOWN
W.O. NO.: 13-36 / 40220

ROBERT H. VOGEL, PE No.18193

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]*
DATE: 2/4/20