

**GENERAL NOTES**

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-282-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-SC IN ACCORDANCE WITH THE 2013 COMPREHENSIVE ZONING PLAN.
- THE EXISTING BOUNDARY AND ON-SITE TOPOGRAPHY IS BASED ON A SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 17, 2017. EXISTING CONTOURS ON-SITE ASSUMED TO BE FROM F-19-031 HAVE BEEN ESTABLISHED.
- IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 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 BM 470C AND BM 474C WERE USED FOR THIS PROJECT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- STORMWATER MANAGEMENT WAS REVIEWED AND APPROVED UNDER F-19-031. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
- REFER TO THE STORMWATER MANAGEMENT INFORMATION CHART FOR FACILITIES CONSTRUCTED UNDER F-19-031 AND THE STORMWATER MANAGEMENT PRACTICE CHART FOR THE FACILITIES TO BE CONSTRUCTED UNDER THIS PLAN.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, TOPOGRAPHIC SURVEY, PUBLIC WATER AND SEWER EXTENSION PLANS, AND AS-BUILT DRAWINGS, UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. 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. ANY DAMAGE INCURRED TO THE EXISTING UTILITIES AS A RESULT OF CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- SHC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE/EDGE OF EASEMENT.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING:
 

AT&T	1-800-252-1133
BOE (CONSTRUCTION SERVICES)	410-337-8713
BOE (EMERGENCY)	410-686-0123
BUREAU OF UTILITIES	410-313-4900
COLONIAL PIPELINE CO	410-764-1300
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-5333
VERIZON	1-800-743-0033
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
  - THERE WERE EXISTING DWELLINGS LOCATED ON PARCEL 100 AND ON PARCEL 428. REFER TO F-19-031.
  - THERE WAS A HISTORIC HOUSE C.1904 THAT CAME TO THE OCTOBER 6, 2016 HPC HEARING FOR ADVISORY COMMENTS, HPC-16-81.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
  - WATER SERVICE CONNECTIONS (WSC) FOR THESE HOMES IS PROVIDED BY PUBLIC CONTRACT NO. 24-5033-D.
  - SEWER SERVICE CONNECTIONS (SSC) FOR THESE HOMES IS PROVIDED BY PUBLIC CONTRACT NO. 24-5033-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.2 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - (12' [16' SERVING MORE THAN ONE RESIDENCE])
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/FAR AND CHIP COATING (1"-1/2 MIN.)
  - C) GEOMETRY - MAXIMUM 15% GRADE CHANGE AND MINIMUM 46 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THERE IS NO 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS SITE.
- STEEP SLOPES ARE LOCATED AND SHOWN HEREON.
  - THERE ARE NO WETLANDS, STREAMS AND/OR BUFFERS LOCATED WITHIN THE LIMITS OF THIS SITE.
  - THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.120.0 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT FULFILLED UNDER F-19-031. FINANCIAL SURETY FOR THE REQUIRED RESTORATION = \$ 6,099 (0.28 AC OR 12.197 SF @ \$0.50/SF) WAS POSTED UNDER F-19-031.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED SEPTEMBER 07, 2016, AND WAS APPROVED ON FEBRUARY 08, 2017. A NOISE STUDY IS NOT REQUIRED AS THE PROJECT IS LOCATED OVER 1,000 FEET FROM ROUTE 215 (PENNOM ARTERIAL) AND THEREFORE A NOISE STUDY IS NOT REQUIRED.
- GEOTECHNICAL INVESTIGATIONS WERE COMPLETED AS PART OF THE P-18-001 PRELIMINARY PLAN SUBMISSION.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-17-015) WAS APPROVED ON FEBRUARY 08, 2017.
- A SKETCH PLAN (S-17-001) WAS APPROVED ON MAY 4, 2017.
- A PRELIMINARY PLAN (P-18-001) WAS APPROVED ON AUGUST 3, 2018.
- THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-19-031.
- STREET TREES WERE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F-19-031.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF THE GROSS AREA (2.87 AC GROSS AREA \* 25% = 0.74 AC.). IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS RECREATION OPEN SPACE IS NOT REQUIRED FOR PROJECTS WITH 10 DWELLING UNITS. REFER TO F-19-031.
- IN ACCORDANCE WITH SECTION 110.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MHU AGREEMENT IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE WERE RECORDED UNDER F-21-011. THE MHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE THE CONSTRUCTION OF 1 UNIT - LOT 2 (10% OF 10 UNITS), REFER TO L-19116 F.126.
- IN ACCORDANCE WITH SECTION 13.402 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MHU AGREEMENT IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE WERE RECORDED UNDER F-21-011. THE MHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE THE CONSTRUCTION OF 1 UNIT - LOT 2 (10% OF 10 UNITS), REFER TO L-19116 F.126.
- IN ACCORDANCE WITH SECTION 13.3.D.2.a. OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, OFF-STREET PARKING IS REQUIRED AT 0.5 SPACES PER UNIT. VISITOR PARKING IS REQUIRED AT 0.5 SPACES PER UNIT. SEE TABULATION, THIS SHEET.
- STREET LIGHTING PROVIDED UNDER F-19-031.
- TRASH AND RECYCLING COLLECTION TO BE PUBLIC AND MUST BE GROUPED AT THE CURB AT THE END OF GRASSY ISLANDS, WITHIN 5' OF THE EDGE OF THE ROAD, FOR COLLECTION.
  - COLLECTIONS WILL NOT BEGUN UNTIL ALL OF THE CONSTRUCTION IS CLEARED ENOUGH TO ALLOW THE TRUCK ACCESS. TEMPORARY COLLECTIONS MAY BE MADE AT THE COUNTY ROADWAY UNTIL CONSTRUCTION IS COMPLETE.
  - THE H.O.A. WILL BE RESPONSIBLE TO REQUIRE NO PARKING IN THE TEE TURNAROUND OR CURBS NEAR THE TEE THE COUNTY WILL STOP COLLECTIONS ON THE ROAD IF PARKING PROHIBITED.
  - A DAMAGE WAIVER IN THE HOA AGREEMENT WITH HOWARD COUNTY WAS COMPLETED UNDER F-19-031.
- THIS PROJECT IS SUBJECT TO AA CASE NO. 18-002; THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SIGNED THE DECISION AND ORDER ON APRIL 30, 2018 GRANTING AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 110.0.D.4.c(1)(b) - REDUCE THE REQUIRED 50' OTHER USE SETBACK FROM VICINAL PROPERTIES TO 40.6' FOR A TEE TURNAROUND (18.8% REDUCTION) SECTION 110.0.D.4.c(2)(b) - REDUCE THE REQUIRED 20' OTHER USE SETBACK FROM THE PROJECT BOUNDARY TO 16.6' FOR A SIDEWALK. (17.0% REDUCTION) THIS PROJECT IS SUBJECT TO A DESIGN MANUAL CHAPTER 3, CHAPTER 3, AND THE HOWARD COUNTY ZONING REGULATIONS SECTION 13.3.D.2.a. OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS. APPROVAL IS SUBJECT TO PROVIDING "NO PARKING" SIGNAGE ALONG THE ROADWAY.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL W/AVENUE. ON MARCH 9, 2018, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS DENIED THE REQUEST TO WAIVE THE REQUIREMENTS DESIGN MANUAL VOLUME II, - SECTION 4.3.B.3.B TO ONLY PROVIDE FIRST FLOOR SEWER SERVICE AND FOR A REDUCTION IN THE PUBLIC EASEMENT STRUCTURE SETBACK.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 27, 2016 AT 6:00 PM AT THE NORTH LAUREL COMMUNITY CENTER.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE SOIL SURVEY HOWARD COUNTY, MARYLAND.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D19428531 ON FEB 13, 2019. HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS WERE RECORDED SIMULTANEOUSLY WITH F-19-031 AS LIBER 19285 FOLIO 89, ON APRIL 9, 2019.
- THE FINAL ROAD CONSTRUCTION PLANS (F-19-031) WERE APPROVED ON OCTOBER 30, 2019.
- THIS PROJECT IS SUBJECT TO WP-17-067. ON FEBRUARY 28, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.120(A)(7) WHICH REQUIRES RETENTION AND PROTECTION OF STATE CHAMPION TREES, TREES 75 PERCENT OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30 INCHES IN DIAMETER OR LARGER. SECTION 16.120(A)(4) WHICH REQUIRES SINGLE-FAMILY ATTACHED LOTS HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD OR FRONTAGE ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD AREA NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. SECTION 16.132(A)(2)(i) WHICH REQUIRES A PROPERTY OWNER THAT OWNS LAND ON ONLY ONE SIDE OF A LOCAL OR MINOR COLLECTOR ROAD TO CONSTRUCT ONE SIDE OF THE ROAD UP TO ONE-HALF OF THE FULL DESIGNATED PAVEMENT WIDTH; OR (AT THE COUNTY'S SOLE OPTION) CONTRIBUTE TO THE COUNTY THE FUNDS NECESSARY TO DO SUCH CONSTRUCTION. SECTION 16.134(C)(1) WHICH REQUIRES A DEVELOPER TO EXTEND SIDEWALK CONSTRUCTION UP TO 250 FEET BEYOND THE PROPOSED DEVELOPMENT TO THE NEAREST PUBLIC SIDEWALK OR PATHWAY OR PAY THE COST OF SUCH CONSTRUCTION CONTINUATION OF THE SIDEWALK IS NECESSARY TO PROVIDE SAFE PEDESTRIAN TRAVEL OR TO COMPLETE A SIDEWALK OR PATHWAY SYSTEM. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - REMOVAL OF THE FIVE (5) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER NATIVE TREE SPECIES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (10 TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A SUPPLEMENTAL PLAN WITH YOUR FINAL SUBMISSION PLAN FOR THIS PROPERTY THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION MITIGATION.
  - SPECIMEN TREES 6, 7, AND 8 MUST BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF EACH SPECIMEN TREE TO THE GREATEST EXTENT POSSIBLE TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION. ALTERNATIVE DESIGNS OF THE SITE MUST BE CONDUCTED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE.
  - SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAN AND A SUPPLEMENTAL PLAN.
  - THE PETITIONER SHALL IDENTIFY PRIVATE MEANS OF ACCESS AS A "PRIVATE STREET".
  - THE PETITIONER SHALL CONSTRUCT THE PRIVATE STREET TO THE MINIMUM PUBLIC ROAD STANDARDS OR AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS.
  - THE PRIVATE STREET SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNER'S ASSOCIATION.
  - ROAD IMPROVEMENTS SHALL BE PROVIDED ON SUPERIOR AVENUE ALONG THE PROPERTY FRONTAGE AND CONTINUE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY. TAX MAP 50, PARCEL 421, LOT 1 IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENT WHICH STATES: "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING AN ALTERNATIVE COMPLIANCE REQUEST OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.132(A)(2)(i) WHICH REQUIRES THE OWNER TO CONSTRUCT UP TO ONE-HALF OF THE PAVEMENT WIDTH OR CONTRIBUTE TO COUNTY FUND TOWARDS SUCH CONSTRUCTION, THIS DIVISION HAS NO OBJECTION TO THE ALTERNATIVE COMPLIANCE REQUEST OF THIS REQUIREMENT ALONG OLD SCAGGSVILLE ROAD SUBJECT TO PROVIDING THAT THE IMPROVEMENTS BE DONE ALONG SUPERIOR AVENUE FROM THE PROPERTY FRONTAGE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY. TAX MAP 50, PARCEL 421, LOT 1.
  - SIDEWALK AND ASSOCIATED CURB AND GUTTER SHALL BE PROVIDED ALONG SUPERIOR AVENUE ALONG THE PROPERTY FRONTAGE AND CONTINUE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY. TAX MAP 50, PARCEL 421, LOT 1 IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENT WHICH STATES: "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING AN ALTERNATIVE COMPLIANCE REQUEST OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.134(C)(1) WHICH REQUIRES SIDEWALK ALONG PROPERTY FRONTAGE, THIS DIVISION HAS NO OBJECTION TO THE ALTERNATIVE COMPLIANCE REQUEST TO NOT REQUIRE SCAGGSVILLE ROAD SIDEWALK ALONG OLD SCAGGSVILLE ROAD SUBJECT TO PROVIDING THAT THE IMPROVEMENTS BE DONE ALONG SUPERIOR AVENUE FROM THE PROPERTY FRONTAGE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY. TAX MAP 50, PARCEL 421, LOT 1. THE OFFICE OF TRANSPORTATION RECOMMENDS APPROVAL FOR THIS ALTERNATIVE COMPLIANCE PROVIDED THE APPLICANT PROVIDES THE IMPROVEMENTS AS DESCRIBED IN THE APPLICANT'S REQUEST.
- ON MAY 30, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR RECONSIDERATION OF WP-17-067 REMOVING THE PREVIOUS CONDITIONS #7 & 8 ASSOCIATED WITH SECTION 16.134(C)(1).
- AN ACCESS EASEMENT WHICH BLANKETS CLOVIS PLACE (PRIVATE ROAD) HAS BEEN ESTABLISHED FROM SUPERIOR AVENUE TO PROVIDE UNRESTRICTED ACCESS TO THE HOMESITE ON PARCEL 57. REFER TO PLAT 25398-25400. ACCESS EASEMENT IS RECORDED UPON THE LAND RECORDS OF HOWARD COUNTY AS LIBER 19285 FOLIO 96.

**NOTE**  
THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN ESTABLISHED UNDER THE FINAL SUPPLEMENTAL PLAN FOR FALCON PLACE, LOTS 1-10 & OPEN SPACE LOTS 11-12 (F-19-031).

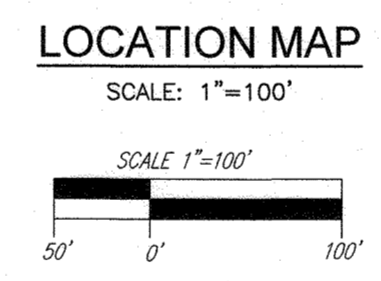
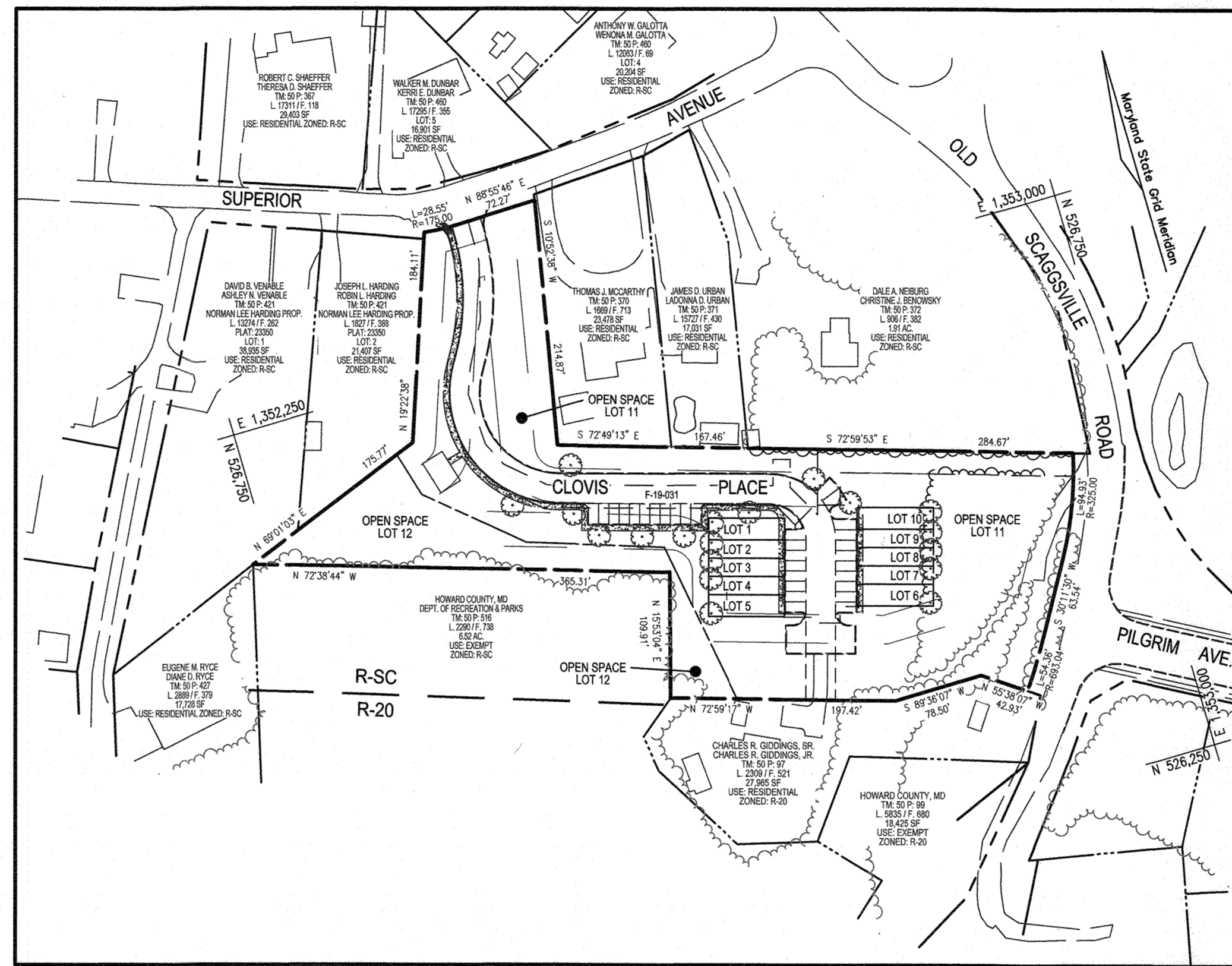
# SITE DEVELOPMENT PLAN

## FALCON PLACE

LOTS 1-10  
(SINGLE FAMILY ATTACHED - RESIDENTIAL)  
HOWARD COUNTY, MARYLAND

**LEGEND**

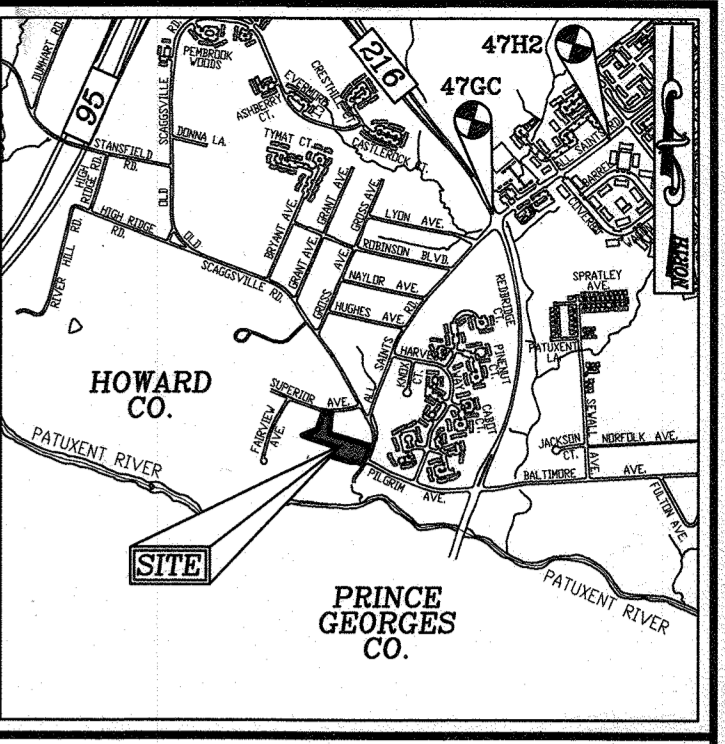
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING TREE LINE



**BENCHMARKS**

HOWARD COUNTY BENCHMARK 47GC (CONC. MON.)  
N 528939.75 E 1354223.59 ELEV. 226.32  
LOCATION: ISB AT INTERSECTION OF RT. 216 AND ALL SAINTS RD.

HOWARD COUNTY BENCHMARK 47H2 (CONC. MON.)  
N 529706.44 E 1355445.38 ELEV. 256.12  
LOCATION: SOUTHWEST CORNER OF WHISKEY BOTTOM RD.



**SITE ANALYSIS DATA**

A. TOTAL PROJECT AREA:	2.970 AC
B. AREA OF PLAN SUBMISSION:	0.264 AC (LOTS 1-10)
C. TOTAL NET AREA:	2.550 AC
D. LIMIT OF DISTURBANCE:	0.257 AC
E. PRESENT ZONING DESIGNATION:	R-SC
F. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL - SINGLE FAMILY ATTACHED (SFA)
G. FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE:	N/A
H. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAT:	10 BUILDABLE LOTS (THIS SDP)
I. TOTAL NUMBER OF UNITS PROPOSED ON THIS SUBMISSION:	10 BUILDABLE LOTS (THIS SDP)
J. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
K. NUMBER OF PARKING SPACES REQUIRED BY HO.C.O. ZONING REGULATIONS:	2.5 PER UNIT
L. NUMBER OF PARKING SPACES PROVIDED ON SITE:	SEE PARKING TABULATION HEREON 3 PARKING SPACES PER SFA
M. OPEN SPACE ON SITE:	REFER TO F-19-031 = 2.69 AC
N. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS:	= 4,000 SF REQUIRED 6,814 SF PROVIDED REFER TO F-19-031
O. BUILDING COVERAGE OF SITE:	REFER TO LOT COVERAGE CHART ON SHT 2
P. APPLICABLE DPZ FILE REFERENCES:	ECP-17-015, S-17-001, WP-17-067, P-18-001, CONTRACT NO. 24-5033-D, AA-18-002, F-19-031, F-21-011
Q. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	TAX MAP 50, GRID 02, PARCELS 100 & 428 6TH ELECTION DISTRICT
R. FLOOR AREA RATIO:	N/A

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 4
LAYOUT SHEET AND GENERIC HOUSE BOXES & DETAILS SHEET	2 OF 4
GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN SHEET	3 OF 4
GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS SHEET	4 OF 4

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

TOTAL NUMBER OF LOTS/UNITS PROPOSED	10
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ON-SITE (EXCEPT FROM AFPO ALLOCATIONS)	1 - Lot 2
NUMBER OF AFPO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	8**
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	N/A

REQUIREMENT MET PER AGREEMENT FOUND AT L-19116 F.126  
\*\* CREDIT 2 UNITS (2 EXISTING HOMES) REFER TO F-19-031

**MIHU AGREEMENT**  
PLEASE NOTE THAT ALL LOTS (LOTS 1-10) IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU REQUIREMENT. THE DEVELOPER HAS DESIGNATED LOT 2 AS THE 1 MIHU TO FULFILL THE REQUIREMENT.

**OWNER**  
MAGNOLIA MANOR, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

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

**PARKING TABULATION:**

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 10  
SINGLE FAMILY ATTACHED (SFA) = 10 LOTS

1. PARKING SPACES REQUIRED: 2 SPACES PER UNIT	10 x 2 = 20 SPACES REQUIRED
2. VISITOR PARKING REQUIRED: 0.5 SPACES PER UNIT	10 x 0.5 = 5 SPACES REQUIRED
<b>TOTAL PARKING SPACES REQUIRED: 25</b>	
TOTAL PARKING SPACES PROVIDED: 25	

**STORMWATER MANAGEMENT PRACTICES**

LOT NO.	ADDRESS	FACILITY TYPE & MDE NO.
1	9300 CLOVIS PLACE	NO ON-LOT PRACTICE
2	9302 CLOVIS PLACE	NO ON-LOT PRACTICE
3	9304 CLOVIS PLACE	NO ON-LOT PRACTICE
4	9306 CLOVIS PLACE	NO ON-LOT PRACTICE
5	9308 CLOVIS PLACE	NO ON-LOT PRACTICE
6	9309 CLOVIS PLACE	NO ON-LOT PRACTICE
7	9307 CLOVIS PLACE	NO ON-LOT PRACTICE
8	9305 CLOVIS PLACE	NO ON-LOT PRACTICE
9	9303 CLOVIS PLACE	NO ON-LOT PRACTICE
10	9301 CLOVIS PLACE	NO ON-LOT PRACTICE

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	FALCON PLACE - F-19-031	SECTION/AREA	N/A
LOT/ PARCELS	LOTS 1 - 10		
PLAT REF #	(25398-25400)	BLOCK NO	2
		ZONE	R-SC
		TAX MAP	50
		ELECT DIST	6TH
		CENSUS TR	6069.06
WATER / SEWER #	24-5033-D		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/23/20  
11/18/20  
11-18-20

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DIRECTOR

**SITE DEVELOPMENT PLAN**  
**COVER SHEET**  
**FALCON PLACE**  
LOTS 1-10

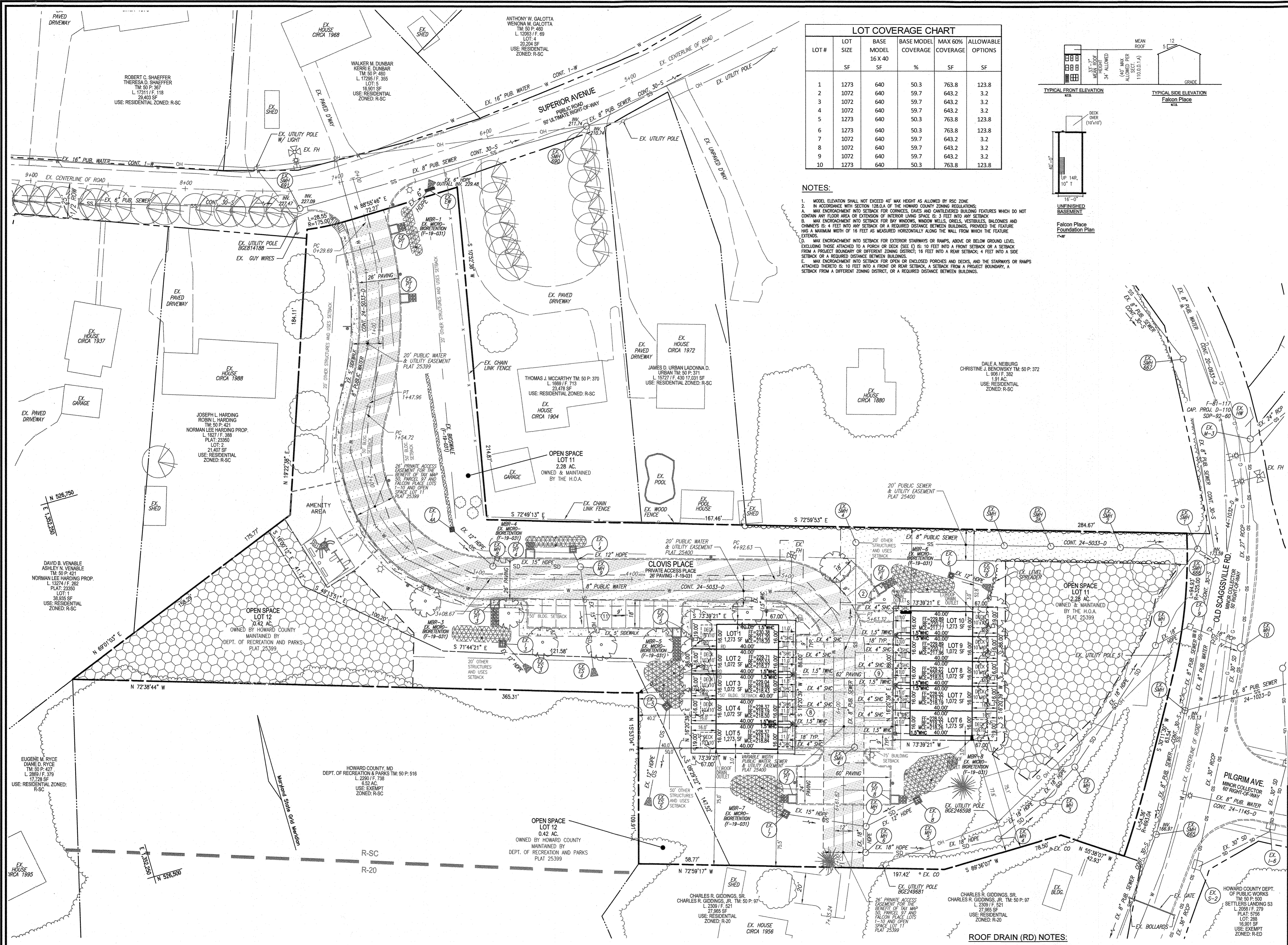
TAX MAP: 50 GRID: 02  
6TH ELECTION DISTRICT  
REF: ECP-17-015, S-17-001, WP-17-067, P-18-001, CONTRACT NO. 24-5033-D, AA-18-002, F-19-031, F-21-011  
PARCELS 100 & 428 HOWARD COUNTY, MARYLAND

**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: JPT  
CHECKED BY: RHV  
DATE: SEPTEMBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 16-15

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 09-27-2022

1 SHEET OF 4

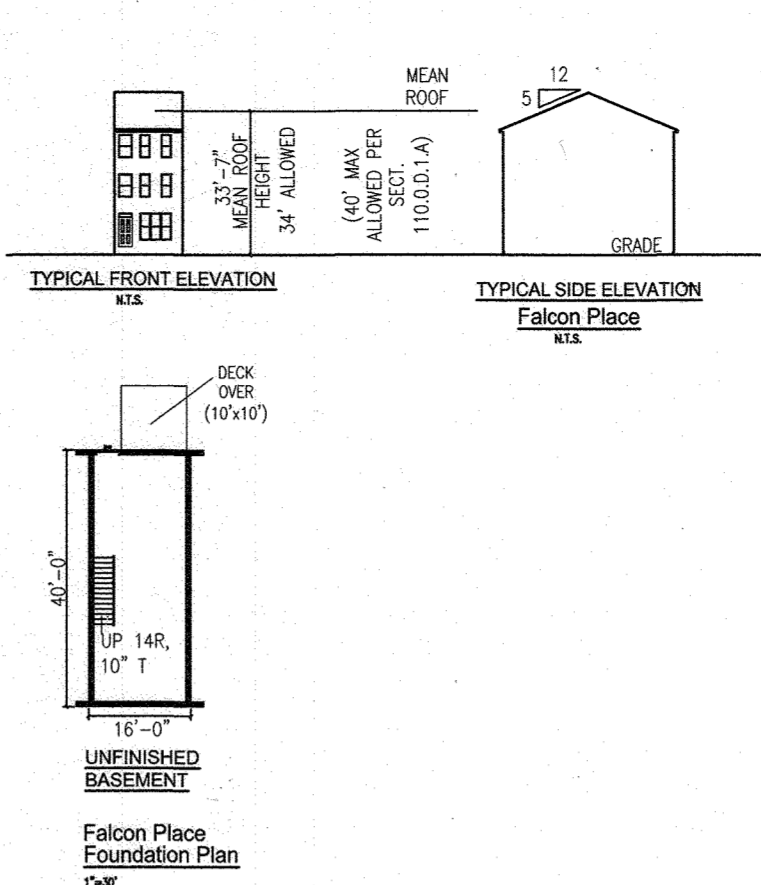


### LOT COVERAGE CHART

LOT #	LOT SIZE SF	BASE MODEL 16 X 40 SF	BASE COVERAGE %	MAX 60% COVERAGE SF	ALLOWABLE OPTIONS SF
1	1273	640	50.3	763.8	123.8
2	1072	640	59.7	643.2	3.2
3	1072	640	59.7	643.2	3.2
4	1072	640	59.7	643.2	3.2
5	1273	640	50.3	763.8	123.8
6	1273	640	50.3	763.8	123.8
7	1072	640	59.7	643.2	3.2
8	1072	640	59.7	643.2	3.2
9	1072	640	59.7	643.2	3.2
10	1273	640	50.3	763.8	123.8

**NOTES:**

- MODEL ELEVATION SHALL NOT EXCEED 40' MAX HEIGHT AS ALLOWED BY RSC ZONE.
- IN ACCORDANCE WITH SECTION 12B.04 OF THE HOWARD COUNTY ZONING REGULATIONS:
  - MAX ENCROACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANTILEVERED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS 3 FEET INTO ANY SETBACK.
  - MAX ENCROACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHANGIERS IS 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
  - MAX ENCROACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL, EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
  - MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERE TO, IS 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.



### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CLUSTER BOX UNIT (F-19-031)
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM DRAIN
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING CONCRETE SIDEWALK
- EXISTING RIPRAP (F-19-031)
- EXISTING STORMWATER FACILITY (F-19-031)
- EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT - PLAT 25400
- EXISTING 26' PRIVATE ACCESS PLAZA LOTS 1-10 AND OPEN SPACE LOT 11 - PLAT 25399
- EXISTING FOREST CONSERVATION EASEMENT PLAT 25399
- INTERNAL SFA PLANTINGS & PARKING LOT PLANTINGS (F-19-031)

### CENTERLINE ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
0+29.69 - 1+47.96	118.26'	210.00'	32°16'00"	60.75'	S 15°13'22" W	116.71'
1+54.72 - 3+06.67	151.96'	84.00'	105°00'43"	109.49'	S 2°10'00" E	153.29'
4+42.63 - 5+43.32	70.69'	45.00'	97°00'00"	45.00'	S 28°59'21" E	63.64'

- NOTES:**
- 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.
  - ALL WATER CONNECTIONS NOTED AS 1.5" TWIC SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.32 OUTSIDE METER SETTINGS.
  - HOUSE TYPES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
  - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
  - A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. IF TREES ARE PLANTED PRIOR TO STREET LIGHT INSTALLATION, CONTACT HOWARD COUNTY TRAFFIC ENGINEERING AT (410) 313-5752 TO HAVE STREET LIGHT LOCATIONS MARKED.
  - NO ON-LOT STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.
  - NO DRIVEWAYS ARE PROPOSED.

**OWNER**  
 MAGNOLIA MANOR, LLC  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MD 21043  
 (410) 480-0023

**DEVELOPER**  
 TRINITY HOMES MARY LAND, LLC  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MD 21043  
 (410) 480-0023

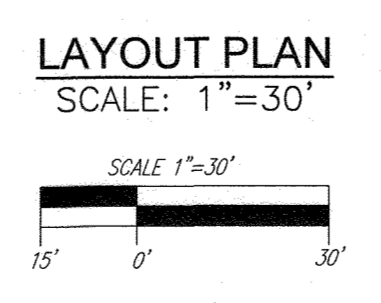
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/23/20  
 DATE

11/6/20  
 DATE

11-18-20  
 DATE

**DMV2-18-009 NOTE:**  
 DESIGN MANUAL WAIVER DMV2-18-009 WAS FORMALLY DENIED THROUGH WRITTEN NOTIFICATION IN A LETTER DATED MARCH 5, 2018. THE WAIVER SOUGHT TO CONSTRUCT THE WATER AND SEWER HOUSE CONNECTIONS SUCH THAT THE EDGE OF THE PUBLIC WATER, SEWER, AND UTILITY EASEMENT WOULD BE APPROXIMATELY 5' FROM THE PROPOSED TOWNHOUSE UNITS. A WAIVER TO SECTION 5.4.8.5 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME II - WATER AND SEWER. ADDITIONALLY, THE REQUESTED PROPOSED DEPTH OF THE SEWER MAIN WOULD ONLY BE ABLE TO SERVE THE FIRST FLOOR WITH GRAVITY SEWER SERVICE. A WAIVER TO SECTION 4.3.B.3.d OF DESIGN MANUAL VOLUME II, BECAUSE THE SEWER MAIN IS ABLE TO BE CONSTRUCTED TO A DEPTH THAT WOULD ALSO BE ABLE TO SERVE THE BASEMENTS WITH GRAVITY SEWER SERVICE AND THE WATER AND SEWER HOUSE CONNECTIONS COULD BE RELOCATED SUCH THAT A REDUCTION IN THE PUBLIC EASEMENT'S STRUCTURE SETBACK WOULD NOT BE REQUIRED, THE COUNTY DENIED BOTH REQUESTS IN THE WAIVER.



**ROOF DRAIN (RD) NOTES:**

ROOF GUTTER DOWNSPOUT DRAIN (RD) LOCATIONS SHOWN HEREON

- LOTS 4 & 5 REAR ROOF GUTTERS SHALL COMBINE, DRAIN AND OUTLET TOWARD MBR 7 (F-19-031).
- LOTS 6 - 8 REAR ROOF GUTTERS SHALL COMBINE, DRAIN AND OUTLET TOWARD MBR 8 (F-19-031). GUTTER FROM LOT 8 WILL REQUIRE STEP DOWN.
- LOTS 9 & 10 REAR ROOF GUTTERS SHALL COMBINE, DRAIN AND OUTLET TOWARD MBR 6 (F-19-031).
- LOTS 9 & 10 FRONT ROOF GUTTERS SHALL COMBINE, DRAIN AND OUTLET TOWARD MBR 6 (F-19-031).

THE LOT 1-5 & 6-8 FRONT GUTTERS DOWNSPOUTS SHALL BE DIRECTED TOWARD THE PARKING AREA AND DRAIN TO F-19-031 INLET P77/MBR 7 & P78/MBR8 RESPECTIVELY.

REVISION \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DEVELOPMENT PLAN**  
**LAYOUT SHEET**  
**FALCON PLACE**  
**LOTS 1-10**

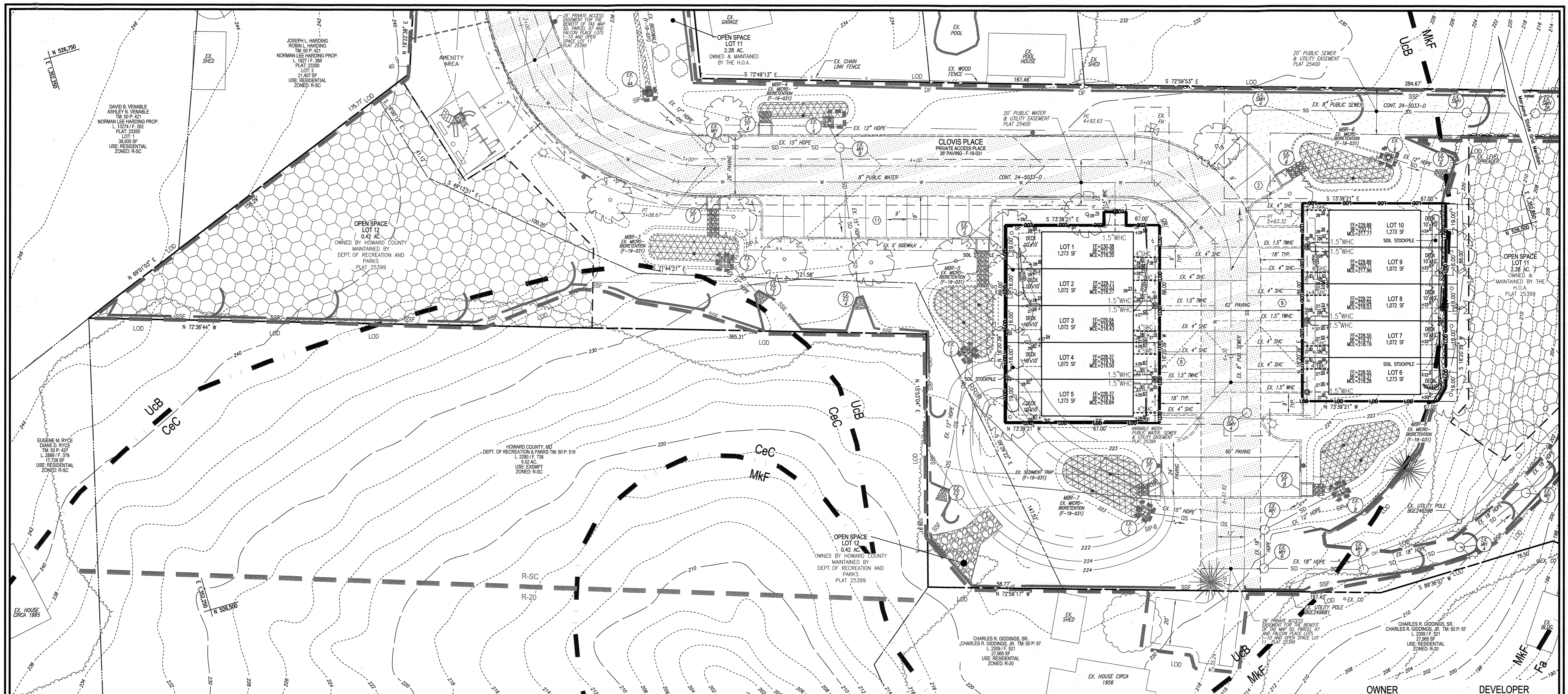
TAX MAP: 50 GRID: 02  
 8TH ELECTION DISTRICT  
 50-17-015 S-17-001, WP-17-067, PARCELS 100 & 428  
 F-18-001, CONTRACT NO. 24-5033-D, AA-18-002, F-19-031, F-19-031, F-19-031  
 HOWARD COUNTY, MARYLAND

**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

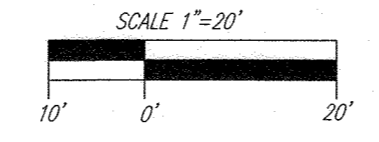
DESIGN BY: RHV  
 DRAWN BY: JPT  
 CHECKED BY: RHV  
 DATE: SEPTEMBER 2020  
 SCALE: AS SHOWN  
 W.O. NO.: 18-15

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 09-27-2022

2 SHEET OF 4



**GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1"=20'



**NOTE:**  
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 25 FEET APART  
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

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

**NOTE:**  
REFER TO SHEET 4 FOR STANDARD DETAILS, STABILIZATION NOTES, AND SEQUENCE OF CONSTRUCTION.

**NOTE:**  
STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
CeC	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	B	0.43	YES
Fo	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN	D	0.24	NO
Maf	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B	0.32	YES
UcB	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.37	NO

-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE  
-HOWARD COUNTY SOILS MAP NUMBER 28 - LAUREL NW  
NOTE:  
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL CROSBURY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

**LEGEND**

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- LOT LINE
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- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
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- EXISTING VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT - PLAT 25400
- EXISTING 26' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TAX MAP 50, PARCELS 97 AND FALCON PLACE LOTS 1-10 AND OPEN SPACE LOT 11 - PLAT 25399
- EXISTING FOREST CONSERVATION EASEMENT PLAT 25399
- EXISTING TREE
- INTERNAL SFA PLANTINGS & PARKING LOT PLANTINGS (F-19-031)
- EXISTING INLET PROTECTION
- LIMIT OF DISTURBANCE
- SILT FENCE

REVISION	DATE

**SITE DEVELOPMENT PLAN  
GRADING AND SOIL EROSION &  
SEDIMENT CONTROL PLAN SHEET  
FALCON PLACE  
LOTS 1-10**

TAX MAP: 50 GRID: 02  
6TH ELECTION DISTRICT  
PROPERTY REF: CDP-17-015, S-17-001, WP-17-067, PARCELS: 100 & 428  
F-18-001, CONTRACT NO. 24-5033-D, AA-18-002, F-19-031, F-21-019, 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

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DESIGN BY: RHV  
DRAWN BY: JPT  
CHECKED BY: RHV  
DATE: SEPTEMBER 2020  
SCALE: AS SHOWN  
W.O. NO.: 16-15

3 SHEET OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION 10/23/20  
CHIEF, DIVISION OF LAND DEVELOPMENT 11/6/20  
DIRECTOR 11-18-20

**OWNER/DEVELOPER CERTIFICATION:**  
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR THE:

Michael J. Vogel 9/24/20  
Michael J. Vogel

**DESIGN CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ROBERT H. VOGEL 9/24/20  
ROBERT H. VOGEL  
MD REGISTRATION NO. 16193  
P.E., R.L.S., OR R.L.A. (circle one)

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John A. Blanton 10/21/20  
HOWARD S.C.D.

