

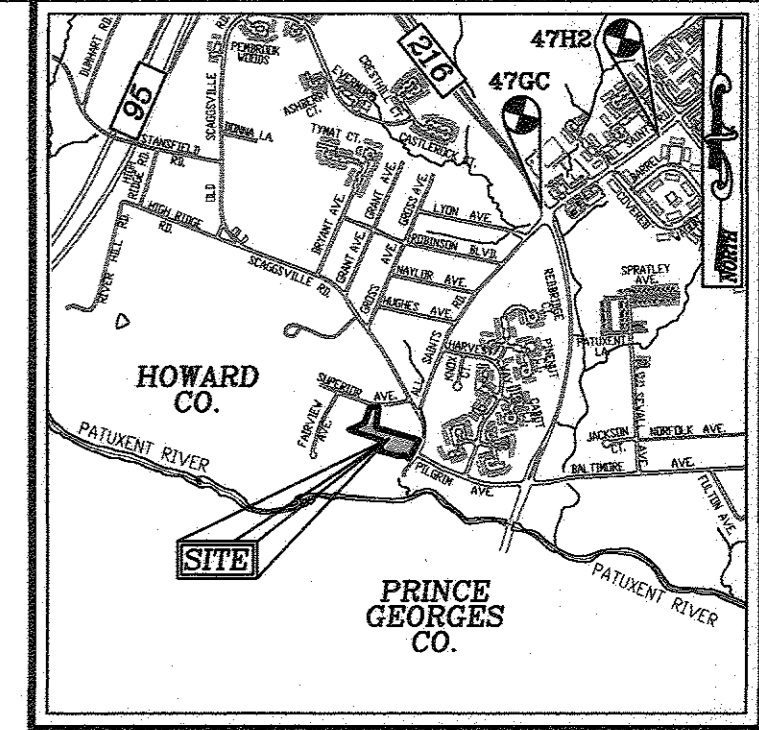
SKETCH PLAN FALCON CREST

LOTS 1-10 AND OPEN SPACE LOTS 11 & 12 HOWARD COUNTY, MD

BENCHMARKS

HOWARD COUNTY BENCHMARK 47GC (CONC. MON.)
N 5289.59.75 E 1.354223.59 ELEV. 226.32
LOCATION: ISLE AT INTERSECTION OF RT. 216 AND
ALL SAINTS RD.

HOWARD COUNTY BENCHMARK 47H2 (CONC. MON.)
N 529706.44 E 1.355445.38 ELEV. 256.12
LOCATION: ISLE AT INTERSECTION OF RT. 216 AND
WHISKEY BOTTOM RD.



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE: 40, GRID: A8

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- 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
- EXISTING SPECIMEN TREES
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- PROPOSED TREELINE
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PRIVATE ACCESS EASEMENT

SHEET INDEX	
DESCRIPTION	SHEET NO.
LAYOUT PLAN	1 OF 3
SOILS MAP AND GRADING PLAN	2 OF 3
FOREST CONSERVATION PLAN	3 OF 3

SITE DATA

LOCATION: WEST SIDE OLD SCAGGSVILLE ROAD
SOUTH SIDE SUPERIOR AVENUE
EXISTING ZONING: R-SC
EXISTING GROSS AREA: 2.96 AC +/-
AREA OF 100 YEAR FLOODPLAIN: 0.00 AC +/-
AREA OF STEEP SLOPES (25% & GREATER): 0.44 AC
NET AREA (GROSS-STEEL SLOPES & FLOODPLAIN): 2.52 ACRES +/-
AREA OF RIGHT OF WAY DEDICATION: TBD
TOTAL NUMBER OF UNITS ALLOWED: 10 (2.52 X 4/ACRE)
TOTAL NUMBER OF UNITS PROPOSED: 10
PARKING SPACES: REFER TO PARKING TABULATION
PUBLIC ACCESS ROAD: SUPERIOR AVENUE
INTERIOR ROADS: PRIVATE ROADWAY
BUILDING AREA: 0.14 AC +/-
OPEN SPACE REQUIRED: 0.74 ACRES +/- (25% X 2.96)
OPEN SPACE PROVIDED: SEE TABULATION
PROPOSED USE OF SITE: RESIDENTIAL, SINGLE FAMILY ATTACHED DWELLING
PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	101.55'	210.00'	51.79'	27°42'21"	S14°43'32"W 100.56'
C1	157.02'	88.00'	109.13'	102°14'03"	S22°32'19"E 137.00'
C1	70.69'	45.00'	45.00'	90°00'00"	S28°39'21"E 63.64'

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 10
SINGLE FAMILY ATTACHED (SFA) = 10 UNITS
1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT
10 X 2 = 20 SPACES REQUIRED
PARKING SPACES PROVIDED:
16' SFA = 1 GARAGE / 1 DRIVEWAY
1 SPACE IN GARAGE = 10 SPACES (FOR 10 UNITS)
1 SPACES ON DRIVEWAY = 10 SPACES (FOR 10 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: = 20 SPACES OFF-STREET
2. VISITOR PARKING REQUIRED:
SFA - 10 UNITS @ 0.5 SPACES PER UNIT
10 X 0.5 = 5 SPACES REQUIRED
12 ON-STREET INDENTED SPACES PROVIDED

OWNER
NORMAN E. GIDDINGS
JANET E. GIDDINGS
9063 OLD SCAGGSVILLE RD.
LAUREL, MD 20723
(410) 480-0023

DEVELOPER
TRINITY PARK HOMES, INC.
3675 PARK AVE., SUITE 301
ELlicOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE

SKETCH PLAN LAYOUT PLAN

FALCON CREST

LOTS 1-10 AND OPEN SPACE LOTS 11 & 12
A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428

TAX MAP: 50, GRID: 2
5TH ELECTION DISTRICT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET, ELlicOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

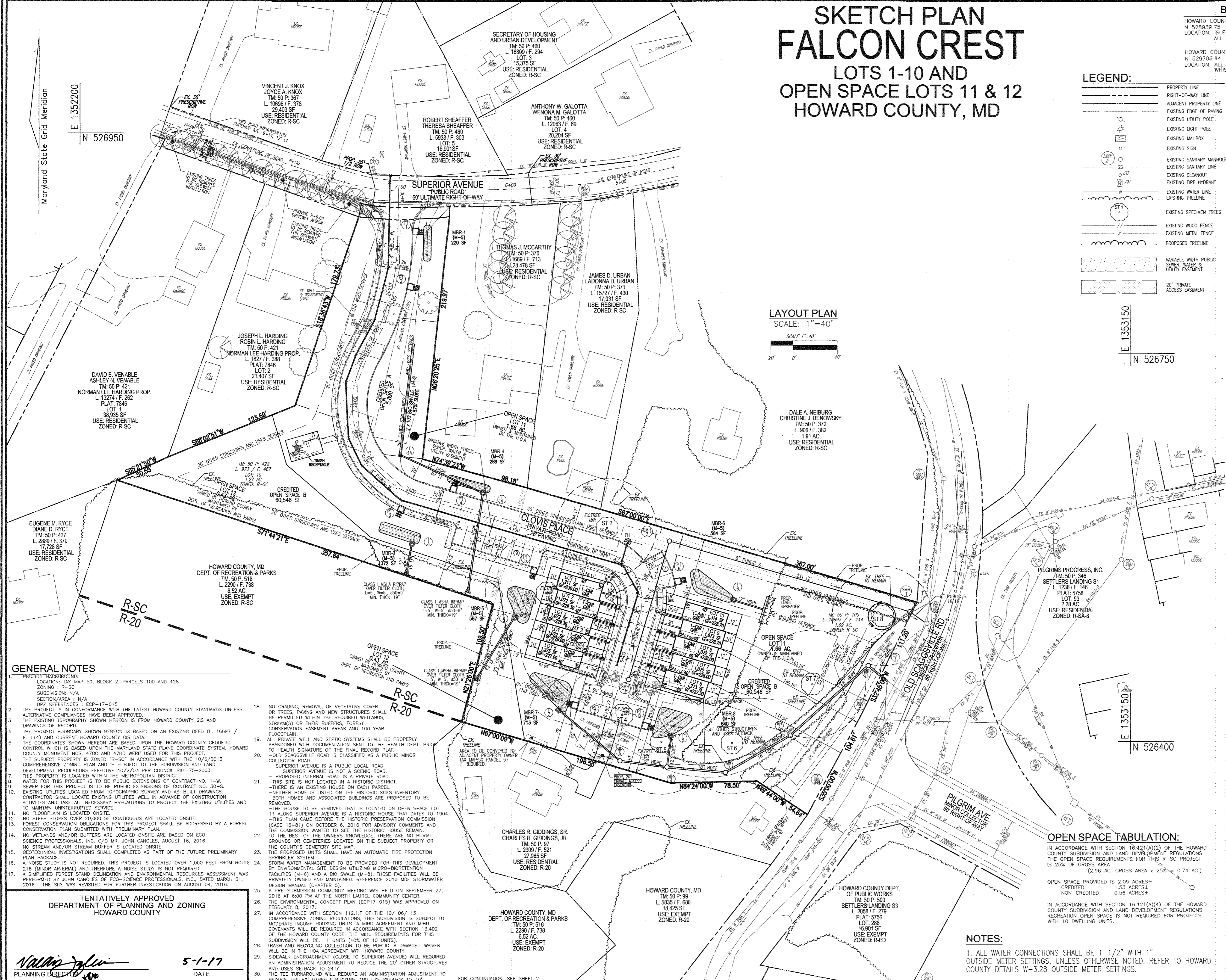
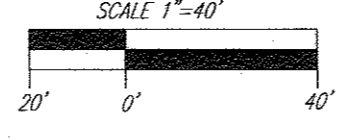
DESIGN BY: RHV
DRAWN BY: JMR/EDS
CHECKED BY: RHV
DATE: APRIL 2017
SCALE: AS SHOWN
W.O. NO.: 16-15

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: 08-27-2018

1 SHEET OF 3

LAYOUT PLAN

SCALE: 1"=40'



GENERAL NOTES

- PROJECT BACKGROUND:
LOCATION: TAX MAP 50, BLOCK 2, PARCELS 100 AND 428
ZONING: R-SC
SUBDIVISION: N/A
SECTION/AREA: N/A
- DATE: 10/17/16
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS AND DRAWINGS OF RECORD.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON AN EXISTING DEED (L. 16697 / F. 114) AND CURRENT HOWARD COUNTY GIS DATA.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 4702 AND 4710 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/16/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/22/03 PER COUNCIL BILL 75-2003.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 1-W. SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 30-S.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO FLOODPLAIN IS LOCATED ON-SITE.
- NO STEEP SLOPES OVER 20.00% ARE LOCATED ON-SITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH PRELIMINARY PLAN.
- NO WETLANDS AND/OR BUFFERS ARE LOCATED ON-SITE AS BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 16, 2016.
- NO STREAM AND/OR STREAM BUFFER IS LOCATED ON-SITE.
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE FUTURE PRELIMINARY PLAN PACKAGE.
- A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS LOCATED OVER 1,000 FEET FROM ROUTE 216 (MINOR ARTERIAL) AND THEREFORE A NOISE STUDY IS NOT REQUIRED.
- A SIMPLIFIED FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 31, 2016. THE SITE WAS REVISITED FOR FURTHER INVESTIGATION ON AUGUST 04, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REDUCED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- ALL PRIVATE WELL AND SEPTIC SYSTEMS SHALL BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPT. PRIOR TO HEALTH SIGNATURE OF THE FINAL RECORD PLAN.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A PUBLIC MINOR COLLECTOR ROAD.
- SUPERIOR AVENUE IS A PUBLIC LOCAL ROAD.
- SUPERIOR AVENUE IS NOT A SCENIC ROAD.
- PROPOSED INTERNAL ROAD IS A PRIVATE ROAD.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS AN EXISTING HOUSE ON EACH PARCEL.
- NEITHER HOME IS LISTED ON THE HISTORIC SITES INVENTORY.
- BOTH HOMES AND ASSOCIATED BUILDINGS ARE PROPOSED TO BE REMOVED.
- THE HOUSE TO BE REMOVED THAT IS LOCATED ON OPEN SPACE LOT 11 ALONG SUPERIOR AVENUE IS A HISTORIC HOUSE THAT DATES TO 1904. THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION (CASE 16-81) ON OCTOBER 6, 2016 FOR ADVISORY COMMENTS AND THE COMMISSION WANTED TO SEE THE HISTORIC HOUSE REMAIN TO THE BEST OF THE OWNERS KNOWLEDGE. THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6) AND A BID SWALE (M-8). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. REFERENCE 2010 MDE STORMWATER DESIGN MANUAL (CHAPTER 5).
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON SEPTEMBER 27, 2016 AT 8:00 PM AT THE NORTH LAUREL COMMUNITY CENTER.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP17-015) WAS APPROVED ON FEBRUARY 8, 2017.
- IN ACCORDANCE WITH SECTION 112.1.F OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MHU AGREEMENT AND MHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE: 1 UNITS (10% OF 10 UNITS).
- TRASH AND RECYCLING COLLECTION TO BE PUBLIC. A DAMAGE WAIVER WILL BE IN THE HOA AGREEMENT WITH HOWARD COUNTY.
- SIDEWALK ENCROACHMENT (CLOSE TO SUPERIOR AVENUE) WILL REQUIRE AN ADMINISTRATION ADJUSTMENT TO REDUCE THE 20' OTHER STRUCTURES AND USES SETBACK TO 24.5'.
- THE TREE TURNAROUND WILL REQUIRE AN ADMINISTRATION ADJUSTMENT TO REDUCE THE 50' OTHER STRUCTURE AND USES SETBACK TO 40'

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.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. Allen
PLANNING DIRECTOR

5-1-17
DATE

FOR CONTINUATION, SEE SHEET 2

GENERAL NOTES CONT

31. THIS PROJECT IS SUBJECT TO WP-17-067. ON FEBRUARY 28, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7) WHICH REQUIRES RETENTION AND PROTECTION OF STATE CHAMPION TREES. TREES 75 PERCENT OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30 INCH IN DIAMETER OR LARGER, SECTION 16.1205(C)(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 NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE 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 AND SECTION 16.134(C)(1) WHICH REQUIRES A DEVELOPER TO EXTEND SIDEWALK CONSTRUCTION UP TO 200 FEET BEYOND THE PROPOSED DEVELOPMENT TO THE NEAREST PUBLIC SIDEWALK OR PATHWAY OR PAY THE COST OF SUCH CONSTRUCTION IF THE CONTRIBUTION OF THE SIDEWALK IS NECESSARY TO PROVIDE SAFE PEDESTRIAN TRAVEL OR TO COMPLETE A SIDEWALK OR PATHWAY SYSTEM.

3. SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAN AND A SUPPLEMENTAL PLAN.
 4. THE PETITIONER SHALL IDENTIFY PRIVATE MEANS OF ACCESS AS A "PRIVATE STREET".
 5. 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.
 6. THE PRIVATE STREET SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNER'S ASSOCIATION.
 7. 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 A WAIVER OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.134(A)(2) WHICH REQUIRES THE OWNER CONSTRUCT UP TO ONE-HALF OF THE PAVEMENT WIDTH OR CONTRIBUTE TO A COUNTY FUND TOWARDS SUCH CONSTRUCTION THIS DIVISION HAS NO OBJECTION WAIVING 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."

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. 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 PERMETER LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A SUPPLEMENTAL PLAN WITH YOUR FINAL SUBDIVISION PLAN FOR THIS PROPERTY THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION MITIGATION.
 2. 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 CONSIDERED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE.

8. SIDEWALK AND ASSOCIATED CURB AND GUTTER SHALL BE PROVIDED ALONG SUPERIOR AVENUE FROM 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 ATTACHED DED AND OFFICE OF TRANSPORTATION COMMENTS WHICH STATES: "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING A WAIVER OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.134(C)(1) WHICH REQUIRES SIDEWALK ALONG PROPERTY FRONTAGE. THIS DIVISION HAS NO OBJECTION TO WAIVING THE SIDEWALK REQUIREMENT ALONG OLD SCAGGSVILLE ROAD SUBJECT TO PROVIDING SIDEWALK AND ASSOCIATED CURB AND GUTTER 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."

FENCING SHALL BE INSTALLED PARALLEL TO CONTOUR AT 35 FT INTERVALS FOR THE UTILITY INSTALLATION

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANDOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING SPECIMEN TREES
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING TREETRINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING STEEP SLOPES (25% SLOPES OR GREATER)
- EXISTING MODERATE SLOPES (15% TO 24.99% SLOPES)
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- MICRO-BIORETENTION
- SUPER SILT FENCE
- DIVERSION FENCE

OWNER
 NORMAN E. GIDDINGS
 JANET E. GIDDINGS
 9063 OLD SCAGGSVILLE RD.
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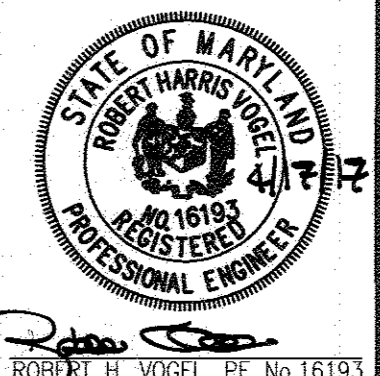
DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

NO.	REVISION	DATE

SKETCH PLAN
SOILS MAP & GRADING PLAN
FALCON CREST
 LOTS 1-10 AND OPEN SPACE LOTS 11 & 12
 A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428

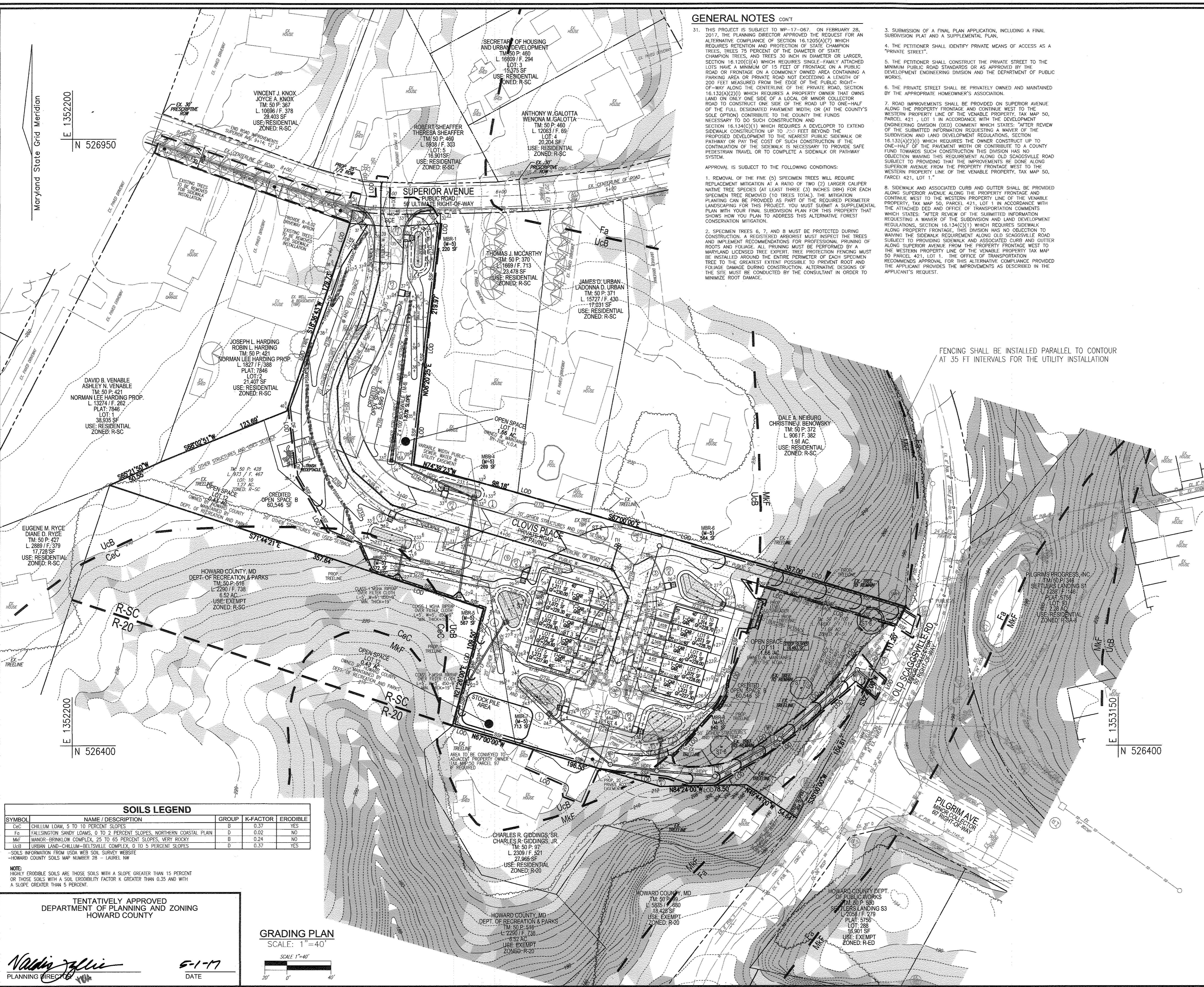
TAX MAP: 50 GRID: 2 PARCEL: R-SC
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.9361



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: 09-27-2018

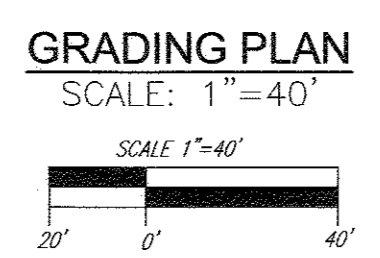
DESIGN BY: RHW
 DRAWN BY: JMR/EDS
 CHECKED BY: RHW
 DATE: APRIL 2017
 SCALE: AS SHOWN
 W.O. NO.: 16-15



SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
C&C	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	B	0.37	YES
Fg	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN	D	0.02	NO
M&F	MANOR-BRENKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B	0.24	NO
U&B	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.37	YES

SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 -HOWARD COUNTY SOILS MAP NUMBERS 28 - LAUREL, MD



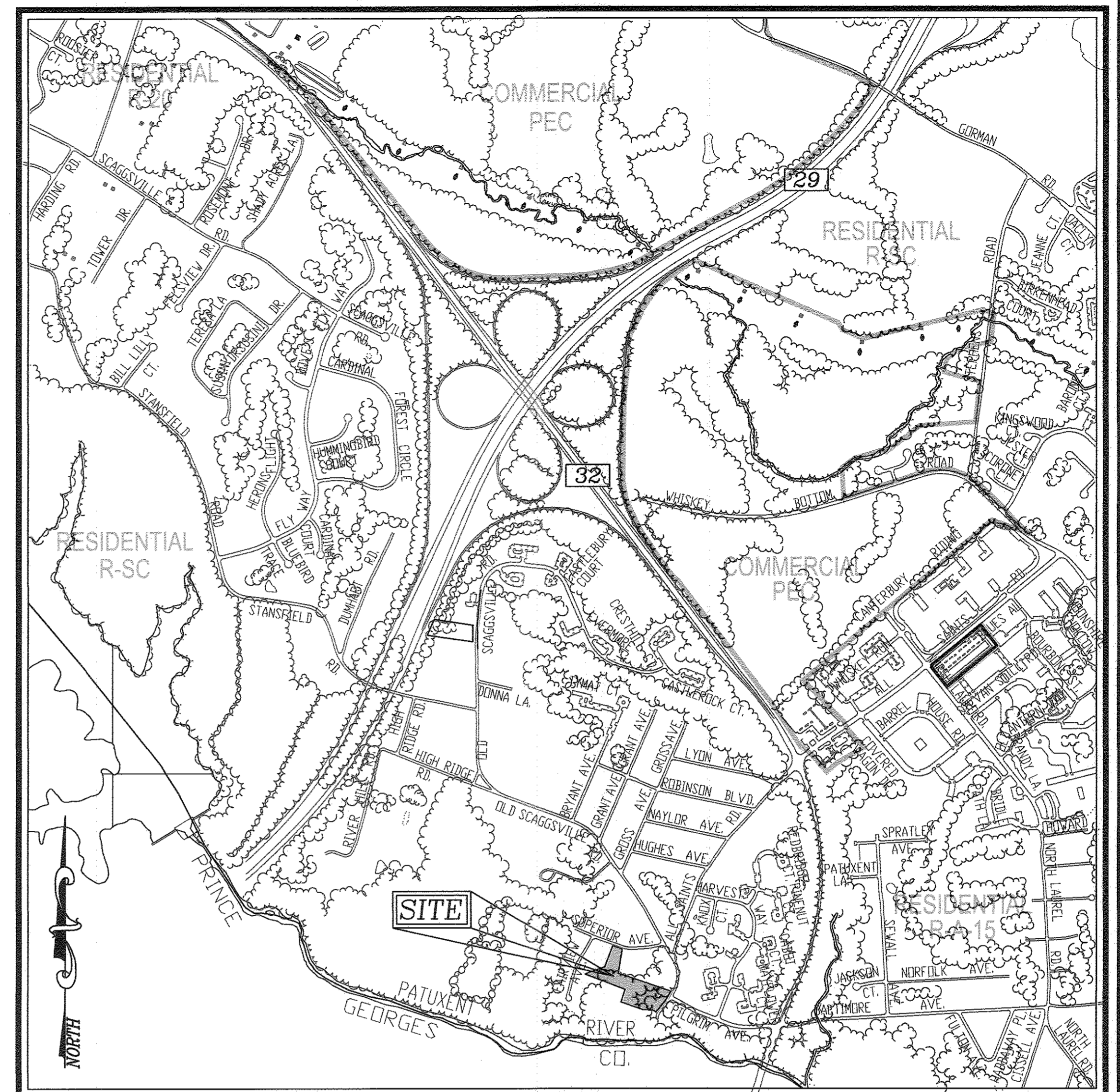
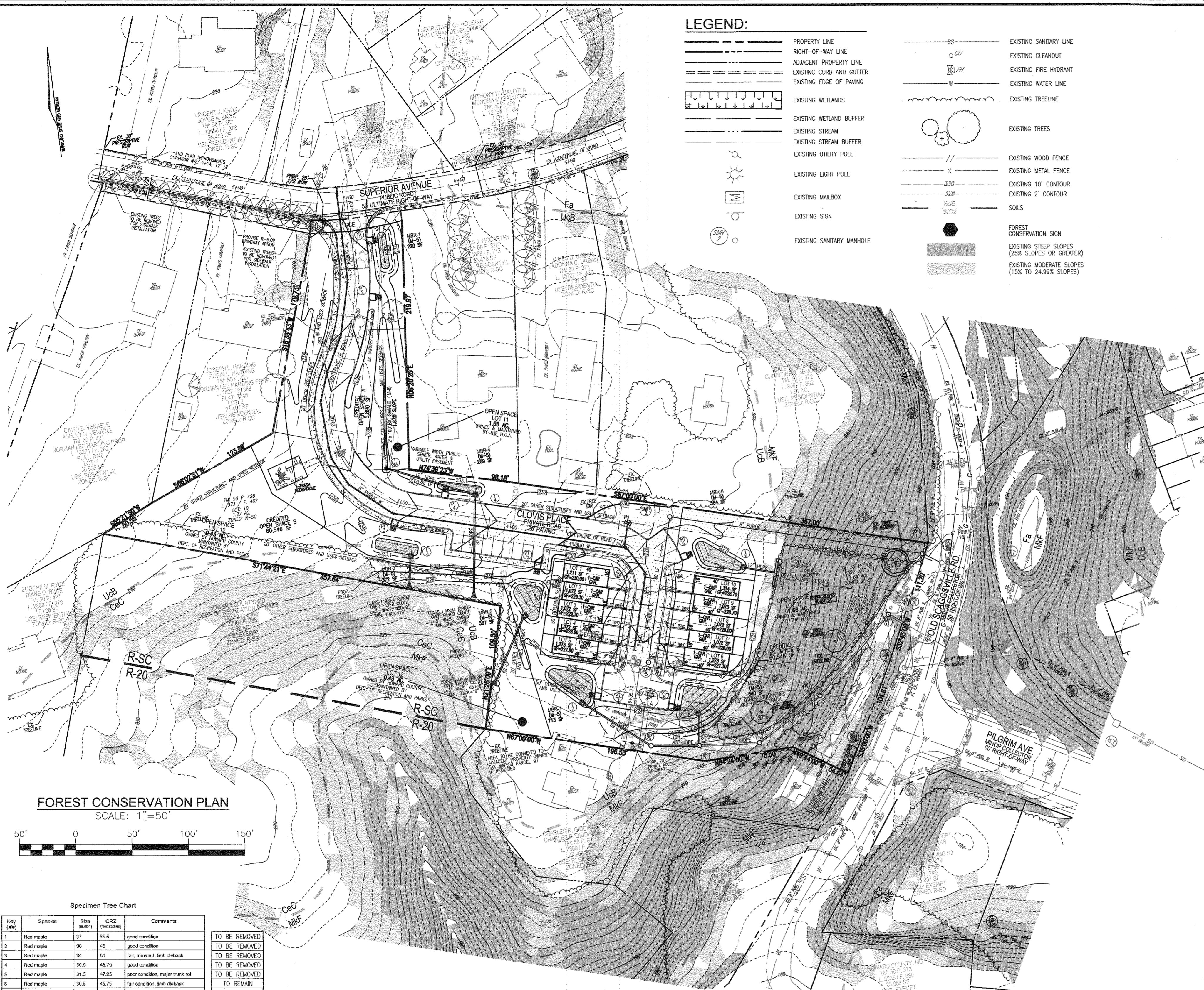
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nadine J. Jellie
 PLANNING DIRECTOR

5-1-17
 DATE

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
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- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREETRINE
- EXISTING TREES
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- FOREST CONSERVATION SIGN
- EXISTING STEEP SLOPES (20% SLOPES OR GREATER)
- EXISTING MODERATE SLOPES (15% TO 24.99% SLOPES)



PRELIMINARY FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Falcon Crest
Date: August 15, 2016

NET TRACT AREA	Acres
A. Total tract area	2.96
B. Area within 100 Year Floodplain	0
C. Area of existing impervious surface/unchanged use	0
D. Net Tract Area	2.96

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	Acres
E. Afforestation Threshold (percentage) 15	0.44
F. Conservation Threshold (percentage) 20	0.59

EXISTING FOREST COVER:	Acres
G. Existing forest cover (excluding floodplain)	0.36
H. Area of forest above afforestation threshold	0
I. Area of forest above conservation threshold	0

BREAK EVEN POINT:	Acres
J. Forest retention above threshold with no mitigation	NA
K. Clearing permitted without mitigation	Break Even Point

PROPOSED FOREST CLEARING	Acres
L. Total area of forest to be Cleared or Retained Outside FCE	0
M. Total area of forest to be Retained in FCE	0.36

PLANTING REQUIREMENTS	Acres
N. Reforestation for clearing above Conservation Threshold	0
O. Reforestation for clearing below Conservation Threshold	0
P. Credit for retention above conservation threshold	0
Q. Total reforestation required	0
R. Total reforestation required	0
S. Total afforestation required	0.08
T. Total afforestation and afforestation required	0.08

VICINITY MAP
SCALE: 1"=1,000'

BENCHMARKS

HOWARD COUNTY BENCHMARK 47GC (CONC. MON.)
N 528939.75 E 135423.59 ELEV. 226.32
LOCATION: ISLE AT INTERSECTION OF RT. 216 AND ALL SAINTS RD.

HOWARD COUNTY BENCHMARK 47H2 (CONC. MON.)
N 529706.44 E 1359445.38 ELEV. 256.12
LOCATION: ALL SAINTS RD. 0.4 MI. SOUTH OF WHISKEY BOTTOM RD.

OWNER
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DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
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FOREST CONSERVATION PLAN
SCALE: 1"=50'



Specimen Tree Chart

Key (DBH)	Species	Size (in DBH)	CRZ (percentages)	Comments	Action
1	Red maple	27	55.5	good condition	TO BE REMOVED
2	Red maple	30	45	good condition	TO BE REMOVED
3	Red maple	34	51	fair, trimmed, limb decay	TO BE REMOVED
4	Red maple	30.6	45.75	good condition	TO BE REMOVED
5	Red maple	31.5	47.25	poor condition, major trunk rot	TO BE REMOVED
6	Red maple	30.5	45.75	fair condition, limb decay	TO REMAIN
7	Title/poor	32.5	48.75	good condition	TO REMAIN
8	Styanoone	30	45	fair condition, leaning, narrow crown	TO REMAIN

Forest Stand Data

Key	Community Type	Acreage	Dominant Vegetation	General Condition	Priority
F1	Successional	0.36	Acer rubrum, Acer glaberrimum, Prunus serotina, Rubia, pennisetum acacia, Liriodendron tulipifera, Quercus rubra, Platanus occidentalis	Good	8-25 slopes

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
CaC	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	B	0.37	YES
Fa	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN	D	0.02	NO
M&F	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B	0.24	NO
U&B	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.37	YES

SOILS LEGEND

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.

GENERAL NOTES

- WATERSHED NAME: PATUXENT RIVER UPPER
WATERSHED NUMBER: 2131104
- A. GROSS SITE AREA: 2.96 AC.
 - B. NET SITE AREA: 2.52 AC.
 - C. AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
 - D. AREA OF WETLANDS AND BUFFERS(ONSITE): 0.00 AC.
 - E. AREA OF STREAM AND BUFFERS(ONSITE): 0.00 AC.
 - F. AREA OF > 25% STEEP SLOPES: 0.44 AC.
 - G. EXISTING FOREST (FSD): 0.36 AC.
 - H. ZONED: R-SC
 - I. EXISTING USE: RESIDENTIAL
 - J. PROPOSED USE: RESIDENTIAL
 - K. AFFORESTATION: 0.08 AC.

SFSD NOTES:

1. No rare, threatened or endangered species or their appropriate habitat were observed on the property.
2. Surrounding land use is medium-high density residential development.
3. All forest on the site is within Stand F-1. Approximately 0.8 acres of forest is present within 100 feet of the property.
4. No wetlands, streams, buffers or 100 year floodplain is present on the property.
5. Steep slopes are present on the property.
6. Specimen trees are present on the property.
7. The property is located in the Use I watershed of the Patuxent River (02-13-11)
8. No cemeteries or historic elements were noted on the property.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nathan J. Allen
PLANNING DIRECTOR
6-1-17
DATE

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5066 Glen Arm, Maryland 21057
Telephone (410) 832-2468 Fax (410) 832-2468

MD DNR Qualified Professional
USASCOE Wetland Delineator
Certification # WDCP93MD0610044B2
John P. Canoles

SKETCH PLAN
FOREST CONSERVATION PLAN
FALCON CREST
LOTS 1-10 AND OPEN SPACE LOTS 11 & 12
A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428

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

PROFESSIONAL CERTIFICATE

DESIGN BY: RHW
DRAWN BY: JMR/EDS
CHECKED BY: RHW
DATE: APRIL 2017
SCALE: AS SHOWN
W.O. NO.: 16-15

3 SHEET OF 3