

**GENERAL NOTES**

- PROJECT BACKGROUND:  
LOCATION: TAX MAP 47, BLOCK 19, PARCELS 163 AND 465  
ZONING: R-SC  
SUBDIVISION: GIDDINGS PROPERTY - LOTS 1-4 (PLAT 9114)  
SECTION/AREA: SECTION 1, AREA 1- LOTS 1-4  
1977 REFERENCES: WP-40-34, F-88-153, ECP-17-005, WP-17-058.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A HOWARD COUNTY DS.
- THE PROJECT BOUNDARY IS BASED ON PLAT 9114 AND DEED Mosaic AS COMPILED BY ROBERT H. VOGEL ENGINEERING, INC.
- 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. 47GD AND 47GE WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 24-1943-D AND 1-W.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 24-1943-D.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO FLOODPLAIN IS LOCATED 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 A SUBDIVISION OR SITE DEVELOPMENT PLAN.
- IN A REPORT/TITLE "WETLAND DELINEATION & SIMPLIFIED FOREST STAND DELINEATION" REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 16, 2016 AND UPDATED ON NOVEMBER 16, 2016, MR. CANDLES IDENTIFIED THE ON-SITE FOREST, WETLANDS AND STREAMS.
- MR. CANDLES NOTED: SPECIMEN TREES ARE PRESENT WITHIN THE WETLANDS AND BUFFERS ON THE SITE. GIVEN THEIR PROTECTED POSITION WITHIN THESE RESOURCES THEIR SPECIFIC LOCATION WAS NOT DETERMINED.
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE FUTURE PRELIMINARY PLAN PACKAGE.
- A NOISE STUDY IS NOT REQUIRED.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD.  
- PROPOSED ROADS ARE PUBLIC ACCESS STREETS  
- 3 PROPOSED DRIVEWAYS ARE PRIVATE USE-IN-COMMON DRIVEWAYS.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THERE ARE EXISTING HOMES ON LOT 1, 2 AND 3 OF PARCEL 163 AND ON PARCEL 465  
THE HOME ON LOT 1 IS TO BE REMOVED  
THE HOME ON LOT 2 IS TO REMAIN  
THE HOME ON LOT 3 IS TO REMAIN  
THE HOME ON PARCEL 465 IS TO BE REMOVED  
- THE HOMES TO BE REMOVED ARE NOT LISTED ON THE HISTORIC SITES INVENTORY.  
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIOTRETENTION (M-B), PERVIOUS PAVING (A-2), A GRAVEL TRENCH AND DRAINAGE (M-5). THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 7, 2016.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-17-005) WAS APPROVED ON DECEMBER 15, 2016.
- 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 MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 7 UNITS (10% OF 61 UNITS).
- TRAFFIC CONTROL DEVICES:  
A. THE T-1(5109) SIGNS AND STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.  
B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.  
C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD).  
D. 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.
- THIS PLAN IS SUBJECT TO WP-17-058, ON MARCH 29, 2017; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS:  
-SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS- FOREST RETENTION PRIORITIES, STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. THE REQUEST IS TO ALLOW FOR THE REMOVAL OF FOUR SPECIMEN TREES, (ST#1, ST#5, ST#7 AND ST#17)  
-SECTION 16.116(A) STREAMS & WETLANDS - TO ALLOW APPROXIMATELY 3,500 SQUARE FEET OF DISTURBANCE WITHIN 25' WETLANDS BUFFER FOR CONSTRUCTION OF LAURENS WAY.  
-SECTION 16.120(9)(4)(ii) LOT LAYOUT, USEABLE DESIGN. RESIDENTIAL LOTS SHALL BE DESIGNED TO BE USABLE IN TERMS OF: NOT BEING ENCUMBERED BY ENVIRONMENTALLY SENSITIVE FEATURES. TO ALLOW ENVIRONMENTAL BUFFER ON A LOT LESS THAN 10 ACRES FOR EXISTING HOUSE LOT 50.  
-SECTION 16.134 SIDEWALKS AND WALKWAYS - REQUIRING A SIDEWALK ON BOTH SIDES OF LAURENS WAY FOR A MULTIFAMILY DEVELOPMENT.

**SITE DATA**

LOCATION: EAST SIDE OLD SCAGGSVILLE ROAD  
EXISTING ZONING: R-SC  
EXISTING GROSS AREA: 15.33 AC +/-  
PLAT 9114: 14.33 AC +/-  
PARCEL 465: 1.00 AC +/-  
AREA OF 100 YEAR FLOODPLAIN: 0.00 AC +/-  
AREA OF STEEP SLOPES (25% & GREATER): 0.00 AC  
ON-SITE = 270 SF @ 0.006 AC  
NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN): 15.32 ACRES +/-  
AREA OF RIGHT OF WAY DEDICATION: TBD  
TOTAL NET AREA: 15.32 AC +/-  
TOTAL NUMBER OF UNITS ALLOWED: 61.3 @ 4/ACRE  
TOTAL NUMBER OF UNITS PROPOSED: 61  
- 59 PROPOSED HOMES  
- 44 SINGLE FAMILY ATTACHED HOMES  
- 15 SINGLE FAMILY DETACHED HOMES  
- 2 EXISTING DWELLINGS TO REMAIN  
PARKING SPACES: REFER TO PARKING TABULATION  
PUBLIC ACCESS ROAD: OLD SCAGGSVILLE ROAD  
INTERIOR ROADS: PRIVATE USE-IN-COMMON DRIVEWAY  
PUBLIC ACCESS STREET  
BUILDING AREA: 1.34 AC +/-  
OPEN SPACE REQUIRED: 3.83 ACRES +/-  
OPEN SPACE PROVIDED: 7.51 AC +/- SEE TABULATION  
PROPOSED USE OF SITE: RESIDENTIAL, SINGLE FAMILY ATTACHED DWELLING  
RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING  
PROPOSED WATER SYSTEM: PUBLIC  
PROPOSED SEWER SYSTEM: PUBLIC

**PARKING TABULATION:**

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 61  
SINGLE FAMILY ATTACHED (SFA) = 44 LOTS  
SINGLE FAMILY ATTACHED (SFD) = 2 LOTS EXISTING  
SINGLE FAMILY DETACHED (SFD) = 15 LOTS

- OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT  
61 x 2 = 122 SPACES REQUIRED

PARKING SPACES PROVIDED:  
20' SFA = 1 GARAGE / 1 DRIVEWAY  
1 SPACE IN GARAGE = 44 SPACES (FOR 44 UNITS)  
1 SPACES ON DRIVEWAY = 44 SPACES (FOR 44 UNITS)  
SFD = 2 GARAGE / 2 DRIVEWAY  
2 SPACE IN GARAGE = 34 SPACES (FOR 17 UNITS)  
2 SPACES ON DRIVEWAY = 34 SPACES (FOR 17 UNITS)  
TOTAL OFF STREET PARKING SPACES PROVIDED: = 156 SPACES  
OFF-STREET

- VISITOR PARKING REQUIRED:  
SFA - 44 UNITS @ 0.5 SPACES PER UNIT  
44 x 0.5 = 22 SPACES REQUIRED  
22 ON-STREET INDENTED SPACES PROVIDED
- SFD - 17 UNITS @ 0.5 SPACES PER UNIT  
17 x 0.5 = 9 SPACES REQUIRED  
REFER TO 34 OFF-STREET EXCESS FOR SFD

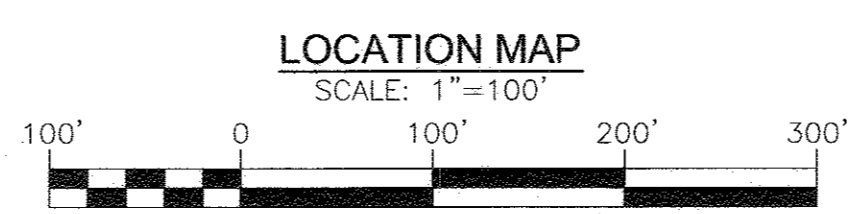
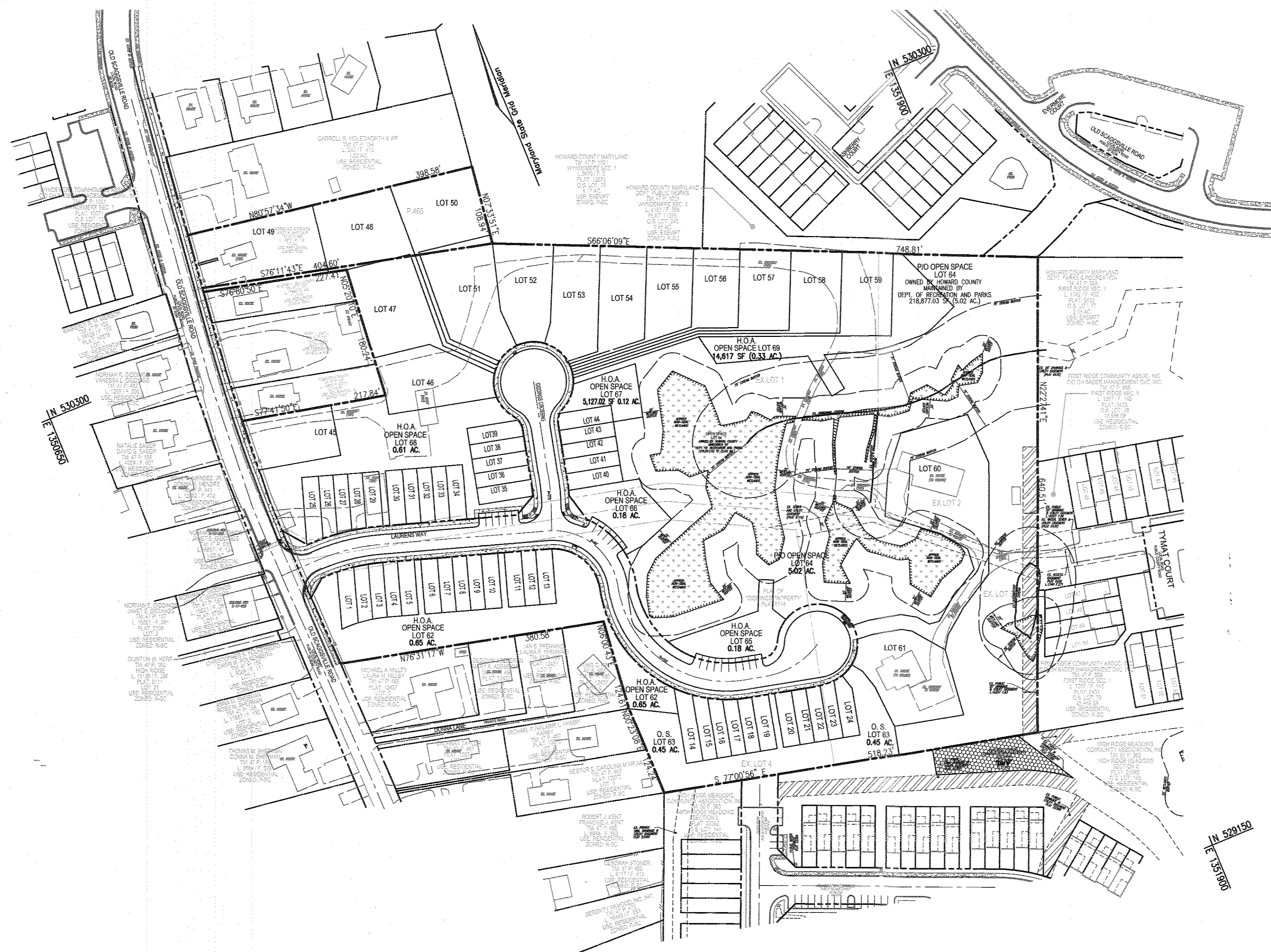
**OPEN SPACE TABULATION:**

IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF GROSS AREA.  
(15.33 AC. GROSS AREA x 25% = 3.83 AC.)

OPEN SPACE PROVIDED IS 7.54 ACRES +/-  
CREDITED: 7.25 ACRES +/-  
NON-CREDITED: 0.29 ACRES +/-

# SKETCH PLAN MAGNOLIA MANOR

LOTS 1 - 61 AND OPEN SPACE LOTS 62 - 69  
A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND  
A RESUBDIVISION OF TAX MAP 47 - PARCEL 163  
GIDDINGS PROPERTY - SECTION 1 AREA 1 - LOTS 1-4 (PLAT 9114)  
HOWARD COUNTY, MD



**RECREATION OPEN SPACE TABULATION:**

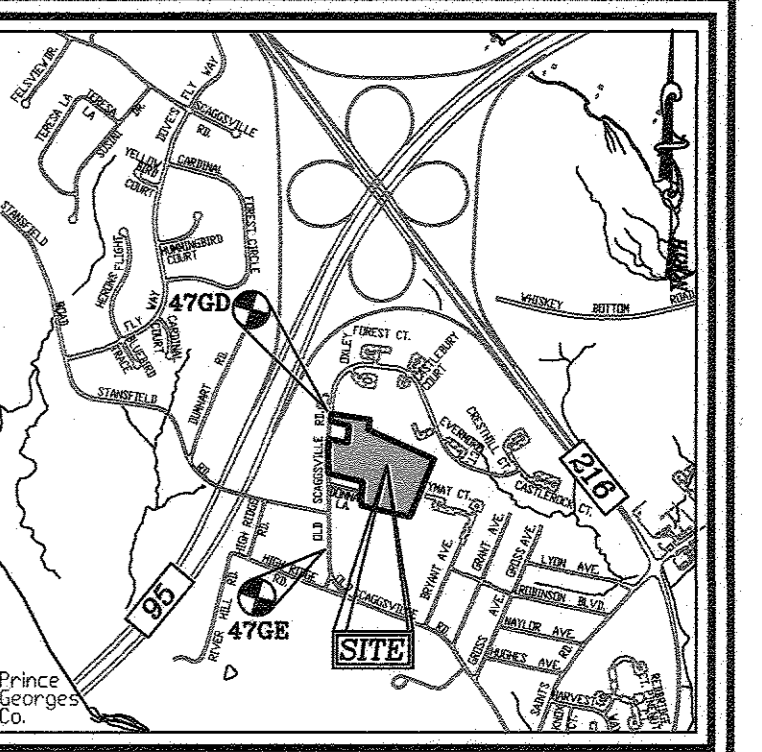
RECREATION OPEN SPACE REQUIRED PER SECTION 16.121(A)(4)(v)  
MAGNOLIA MANOR - SINGLE FAMILY HOMES STD  
= 300 SF/UNIT x 17 UNITS = 5,100 SF  
MAGNOLIA MANOR - SINGLE FAMILY ATTACHED SFA  
= 400 SF/UNIT x 44 UNITS = 17,600 SF  
TOTAL RECREATION OPEN SPACE REQUIRED = 22,700 SF  
TOTAL RECREATION OPEN SPACE TO BE PROVIDED FOR MAGNOLIA MANOR

LAND AREAS:  
1. 7/0 OPEN SPACE 68 = 9,140 SF  
PLUS AMENITIES: TBD  
2. 8/0 OPEN SPACE 67 = 2,450 SF  
PLUS AMENITIES: TBD

TOTAL LAND = 11,290 SF  
REQUIREMENT MET IN COMBINATION WITH THE JUNE 2012 POLICY REGARDING THE ALLOWANCE OF A MAXIMUM 50% CREDIT FOR RECREATIONAL OPEN SPACE IN LIEU OF LAND AREA.

AMENITIES:  
- POSSIBLE PLAY EQUIPMENT, BENCHES, ETC  
- NEIGHBORHOOD CONNECTION PATHWAY  
TOTAL = 11,350 SF CREDIT

**BENCHMARKS**  
HOWARD COUNTY BENCHMARK - 47GE  
N 529044.94 E 1350855.03 ELEV.: 337.61  
HOWARD COUNTY BENCHMARK - 47GD  
N 530494.49 E 1350872.35 ELEV.: 512.28



**SHEET INDEX**

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

**LEGEND**

[Symbol]	EXISTING CURB AND GUTTER	[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED CURB AND GUTTER	[Symbol]	EX. FOREST CONSERVATION EASEMENT (RESTORATION) PLAT# 23048-23055
[Symbol]	EXISTING UTILITY POLE	[Symbol]	EX. WETLANDS
[Symbol]	EXISTING LIGHT POLE	[Symbol]	EX. WETLAND BUFFER
[Symbol]	EXISTING MAILBOX	[Symbol]	EX. STREAM
[Symbol]	EXISTING SIGN	[Symbol]	EX. STREAM BUFFER
[Symbol]	EXISTING FENCE	[Symbol]	NON-CREDITED OPEN SPACE
[Symbol]	PROPERTY LINE		
[Symbol]	RIGHT-OF-WAY LINE		

**OWNER P.465 & P.163-LOTS 1&4**  
NORMAN E. GIDDINGS  
9063 OLD SCAGGSVILLE RD  
LAUREL, MD 20723  
(410) 480-0023

**OWNER-P.163-Lot 2**  
RICHARD & MARY GIDDINGS  
9146 TYMAT COURT  
LAUREL, MD 20723  
(410) 480-0023

**OWNER-P.163-Lot 3**  
WILLIAM & KAREN GIDDINGS  
9141 TYMAT COURT  
LAUREL, MD 20723  
(410) 480-0023

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

REVISION	DATE

SKETCH PLAN  
COVER SHEET  
**MAGNOLIA MANOR**  
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6TH ELECTION DISTRICT  
BLOCK: 19 ZONING: R-SC  
HOWARD COUNTY, MARYLAND

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

**PROFESSIONAL CERTIFICATE**

DESIGN BY: RHV  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: APRIL 2017  
SCALE: AS SHOWN  
W.O. NO.: 18-15

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: 09-27-2019

1 SHEET OF 3

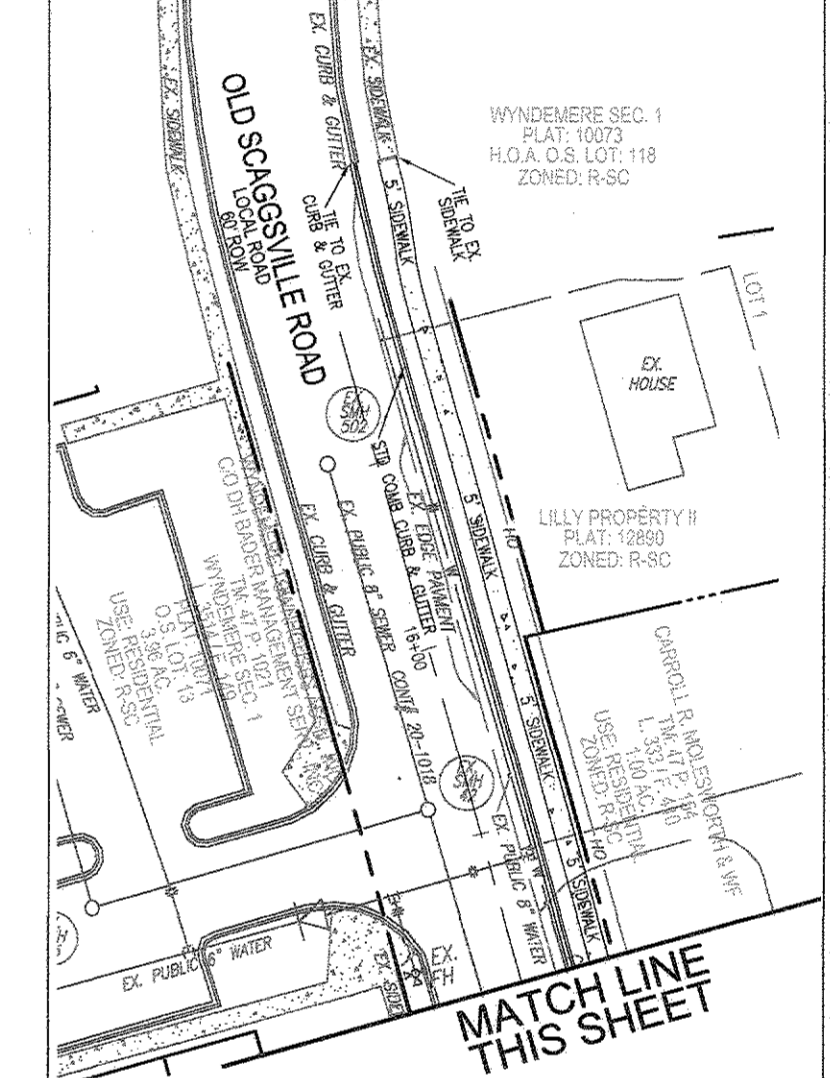
TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*William J. Giddings*  
PLANNING DIRECTOR  
5-2-17  
DATE



**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	MICRO-BORE-TRENCHMENT
	PROPOSED SIDEWALK
	PROPOSED TREE LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING FOREST CONSERVATION EASEMENT (RESTORATION) PLATS 2304-2305
	EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	EXISTING WETLANDS
	WETLAND BUFFER
	STREAM
	STREAM BUFFER
	NON-CREDITED OPEN SPACE
	SPECIMEN TREE REMOVAL
	AMENITY AREA



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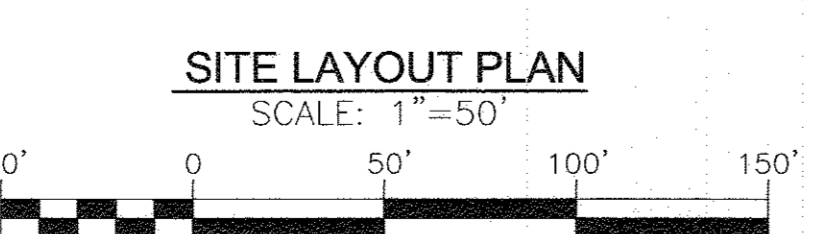
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**CURVE TABLE**

ROAD	STATIONS	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
LAURENS WAY	0+53.72-1+42.97	89.25'	270.00'	18°30'03"	45.04'	S81°30'03"E	88.85'
LAURENS WAY	3+78.43-5+07.71	129.28'	90.00'	82°18'12"	78.65'	S27°40'55"E	118.45'
LAURENS WAY	5+12.46-7+48.71	236.26'	150.00'	90°14'40"	150.64'	S31°39'09"E	212.58'
LAURENS WAY	7+77.49-8+64.31	86.82'	112.00'	44°24'49"	45.72'	S81°01'00"W	84.66'
GIDDINGS CROSSING	0+38.22-0+66.43	28.21'	210.00'	07°41'48"	14.13'	S17°19'05"W	28.19'



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*William Vogel*  
 PLANNING DIRECTOR

5-277  
 DATE

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

SKETCH PLAN  
 SITE LAYOUT PLAN  
**MAGNOLIA MANOR**  
 LOTS 1 - 61 AND OPEN SPACE LOTS 62 - 69  
 A SUBDIVISION OF TAX MAP 47 - PARCEL 465 AND A RESUBDIVISION OF  
 TAX MAP 47 - PARCEL 163 - GIDDINGS PROPERTY - SECTION 1 AREA 1 - LOTS 1-4 (PLAT 9114)

TAX MAP: 47 PARCELS: 163 & 465 BLOCK: 19 ZONING: R-SC  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

**PROFESSIONAL CERTIFICATE**

STATE OF MARYLAND  
 ROBERT H. VOGEL  
 REGISTERED PROFESSIONAL ENGINEER  
 EXPIRATION DATE: 07-31-18

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

2 SHEET OF 3

**LEGEND (GRADING PLAN)**

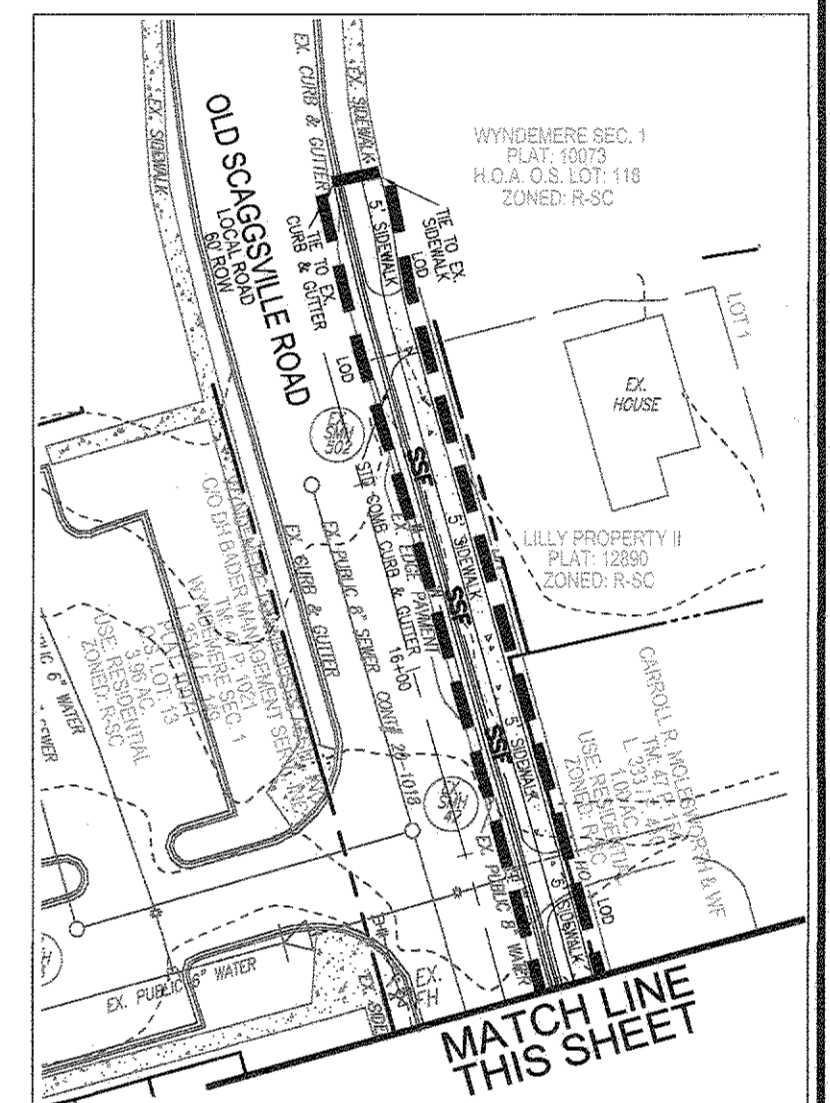
- MODERATE SLOPES (15% - 24.99%)
- STEP SLOPE (>25%)
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- CIP CURB INLET PROTECTION
- AGIP AT GRADE INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

**MATCH LINE - THIS SHEET**



**DRAINAGE IMPACTS @ PROPERTY LINE STUDY POINT SUMMARY**

EXISTING CONDITIONS	2 YEAR	10 YEAR	100 YEAR
PROPOSED CONDITIONS	14 CFS	54 CFS	94 CFS
ECF-17-002 / S-17-002	16 CFS	62 CFS	104 CFS



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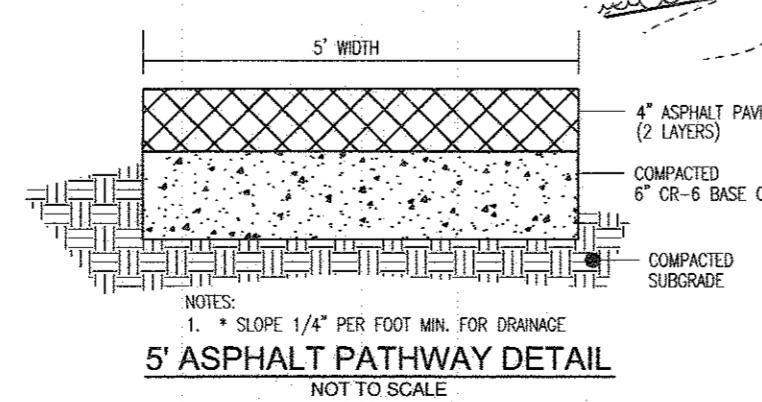
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- EX. FOREST CONSERVATION EASEMENT (REFORESTATION) PLANT# 23046-23055
- EX. PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EX. WETLANDS
- EX. WETLAND BUFFER
- EX. STREAM
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TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Robert H. Vogel*  
 PLANNING DIRECTOR

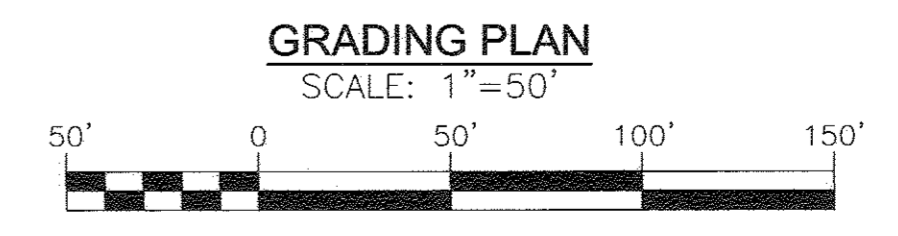
5-17-17  
 DATE



**SOILS LEGEND**  
 HOWARD COUNTY SOILS MAP #14

SYMBOL	NAME / DESCRIPTION	GROUP	K	FACTOR	ERODIBLE
Fs(a)	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN	C/D			NO
Ch	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	C	0.24		NO
SfB	SASSAFRAS GRAVELLY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	0.20		NO
Sd	SASSAFRAS AND CROOK SOILS, 10 TO 15 PERCENT SLOPES	B	0.32		NO

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL EROSION FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



REVISION	DATE
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SKETCH PLAN  
 GRADING PLAN  
**MAGNOLIA MANOR**  
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BLOCK: 19 ZONING: R-SC  
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PROFESSIONAL CERTIFICATE

STATE OF MARYLAND  
 ROBERT H. VOGEL, P.E. No. 16193

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

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3 SHEET OF 3