

GENERAL NOTES

- PROJECT BACKGROUND:
LOCATION: TAX MAP 42, BLOCK 24, PARCELS 136 AND 138-140
ZONING: R-12
SUBDIVISION: NORDAU SUBDIVISION - LOTS 2-5 & 8-9
SECTION/AREA: SECTION E-4
DPZ REFERENCES: PB.3 FOLIO 51, CONT # 24-0944-D, 20-4108, F-11-040, WP-15-098, ECP-17-032.
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 TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY 2014. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON JAN. 31, 2015.
- 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. 42A AND 42B WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-12" 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. 24-0944-D.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-4108-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.
- THERE IS A 100 YEAR FLOODPLAIN LOCATED ON-SITE.
- NO STEEP SLOPES OVER 20.00% CONTIGUOUS 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/PLAN TITLED "WETLAND DELINEATION & FOREST STAND DELINEATION REPORT" PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 16, 2016 MR. JOHN CANOLES IDENTIFIED THE ON-SITE FOREST, WETLANDS AND STREAMS.
- MR. CANOLES IDENTIFIED TWO (2) SPECIMEN TREES. PER PROJECT PROPOSAL, THE TREES SHALL BE REMOVED. GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE FUTURE PRELIMINARY PLAN PACKAGE.
- A NOISE STUDY IS NOT REQUIRED.
- JONES ROAD IS CLASSIFIED AS A LOCAL PUBLIC ROAD.
- THE PROPOSED ROAD IS PUBLIC ACCESS STREETS
- 10' 401' X 31' LOTS = 310 ADT
- THERE ARE 4 PROPOSED PRIVATE USE-IN-COMMON DRIVEWAYS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY DOES NOT CONTAIN A CEMETERY PER THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THE SUBJECT PROPERTY IS NOT A HISTORIC SITE PER THE HOWARD COUNTY HISTORIC SITE MAP.
- 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-BIORETENTION (M-6), PERVIOUS PAVING (A-2), AND DRYWELLS (M-5).
- THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JANUARY 6, 2016 AT THE NORTH LAUREL RECREATION CENTER.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-17-032) WAS APPROVED ON APRIL 10, 2017.
- IN ACCORDANCE WITH SECTION 108.0.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MINIMUM 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 4 UNITS (10% OF 31 UNITS).
- TRAFFIC CONTROL DEVICES:
A. THE R-12 (R-12) 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" (MUTCD).
D. ALL SIGN POST LEGS FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE CURB 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.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS 40% OF GROSS AREA (12.29 AC. GROSS AREA X 40% = 4.918 AC.). REFER TO PROPOSED OPEN SPACE TABULATION HEREON.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-12 PROJECT IS 200 SF / UNIT (31 X 200 = 6,200 SF). SEE TABULATION HEREON.
- THIS PROJECT IS SUBJECT TO WP-15-098, ON JULY 1, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.147 AND SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT A FINAL PLAT IS THE OFFICIAL RECORD OF THE DIVISION OF LAND. THE APPLICANT IS REQUESTING TO ALLOW THE DIVISION OF PROPERTY VIA AN ADJOINER DEED INSTEAD OF A FINAL PLAT.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE ADJOINER DEEDS MUST BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WITHIN 60 DAYS OF THE DATE OF THE WAIVER APPROVAL LETTER (ON OR BEFORE AUGUST 30, 2015), AND THE ADJOINER DEED MUST REFERENCE THIS WAIVER PETITION FILE NUMBER. IMMEDIATELY FOLLOWING ITS RECORDATION, A COPY OF THE ADJOINER DEEDS MUST BE FORWARDED TO THIS DEPARTMENT.
2. APPROVAL OF THIS WAIVER IS TO ALLOW THE REAR 10 FEET OF LOTS 6 & 7 TO BE TRANSFERRED AND ADJOINED TO THE HOWARD COUNTY HOUSING COMMISSION LOTS (LOTS 8 & 9 AND LOTS 3 - 5). NO OTHER TRANSFERS ARE BEING ENDORSED. NO ADDITIONAL LOTS WILL BE CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.
3. LOTS 8 & 9, AND THE 10' WIDE STRIP OF LAND APPROVED UNDER THIS REQUEST, SHALL BE INCLUDED IN THE FUTURE SUBDIVISION PLAT FOR LOTS 3 - 5.
4. AT A MINIMUM, UPON FUTURE SUBDIVISION AND DEVELOPMENT OF THE HOUSING COMMISSION PROPERTY (LOTS 3 - 5), A SIDEWALK MUST BE CONSTRUCTED ON JONES ROAD ALONG THE FRONTSIDES OF LOTS 3-9. FURTHER REVIEW OF THE SIDEWALK REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE SIDEWALK SPECIFICATIONS, AND THE EXTENSION AND LOCATION OF THE SIDEWALKS, WILL BE REVIEWED IN COMPLETE COMPLIANCE DURING THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN PHASE.
- THE PROJECT COMPLETES WITH SECTION 16.127 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RESIDENTIAL INFILL DEVELOPMENT. SINCE THE BLOCK FACE CONSISTS OF VACANT LOTS, THE REQUIRED "R-12" ZONING DISTRICT FRONT YARD SETBACK HAS BEEN APPLIED (SECTION 16.127(C)(4)).
- THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:
a. MD-104.02-02 - SHOULDER WORK/2 LANE, 2 WAY - EQL/LESS THAN 40 MPH
b. MD-104.02-10 - RIGHT LANE CLOSURE/2 LANE, 2 WAY - EQL/LESS THAN 40 MPH
-FOR ALL STANDARDS REFERRED TO ON THIS PLAN THE CONTRACTOR MUST GO TO THE BOOK OF STANDARDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ACCESSED AT:
[HTTP://APPS.ROADS.MARYLAND.GOV/BUSINESSWITHSHA/BIZZSTDSPESCS/DESMANUALSTD/PUB/UPUBLICATIONS/ONLINE/OHD/BOOKSTD/INDEX.ASP](http://apps.roads.maryland.gov/businesswithsha/bizzstdspecs/desmanualstdpub/upublicationsonline/ohd/bookstd/index.asp)
-ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT EACH DRIVEWAY ACCESS POINT ONTO CARDO DRIVE AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- THIS PROJECT IS SUBJECT TO WP-18-015, ON AUGUST 30, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.120(C)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES. TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE 2 SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EVENT, THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
2. THE DEVELOPER SHALL PLANT FOUR 2-1/2" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE TWO SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON S-17-009 AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.

SITE DATA :
LOCATION: NORTHEAST SIDE JONES ROAD
TAX MAP: 42 GRID: 24 PARCELS: 136, 138-140
EXISTING ZONING: R-12
EXISTING GROSS AREA: 12,290 AC +/-
PARCELS 138-140 (PB. 3 F. 51): 8.73 AC +/-
PARCEL 136 (PLAT 21417): 3.57 AC +/-
AREA OF 100 YEAR FLOODPLAIN: 36,663.16 SF OR 0.84 AC.
AREA OF STEEP SLOPES (25% & GREATER): 0.00 AC.
NET AREA (GROSS - STEEP SLOPES & FLOODPLAIN): 11,456 AC +/-
AREA OF RIGHT OF WAY DEDICATION: 180
TOTAL NUMBER OF UNITS PROPOSED: 31 SINGLE FAMILY DETACHED HOMES
PARKING SPACES: REFER TO PARKING TABULATION
PUBLIC ACCESS ROAD: JONES ROAD
INTERIOR ROADS: 4 PRIVATE USE-IN-COMMON DRIVEWAY
PUBLIC ACCESS STREET
AREA OF PROPOSED BUILDING LOTS: 5.95 AC.
OPEN SPACE REQUIRED: 4.918 ACRES +/- (40%)
OPEN SPACE PROVIDED: 5.11 AC. +/- - SEE TABULATION
PROPOSED USE: RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING
PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC

PARKING TABULATION:
TOTAL NUMBER OF DWELLING UNITS PROPOSED: 31
SINGLE FAMILY DETACHED (SFD) = 31 UNITS
1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT
PARKING SPACES PROVIDED:
31 X 2 = 62 SPACES REQUIRED
2 SPACES IN GARAGE = 62 SPACES (FOR 31 UNITS)
2 SPACES ON DRIVEWAY = 62 SPACES (FOR 31 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: = 124 SPACES
OFF-STREET
2. OVERFLOW / GUEST PARKING SPACES REQUIRED:
SFD - 31 UNITS @ 0.5 SPACES PER UNIT = 15.50 SPACES REQUIRED
TOTAL GUEST PARKING SPACES PROVIDED: = 16 SPACES
REFER TO OFF-STREET EXCESS

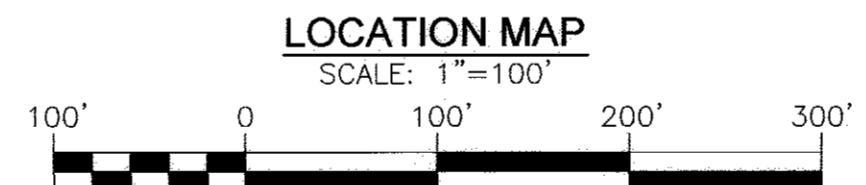
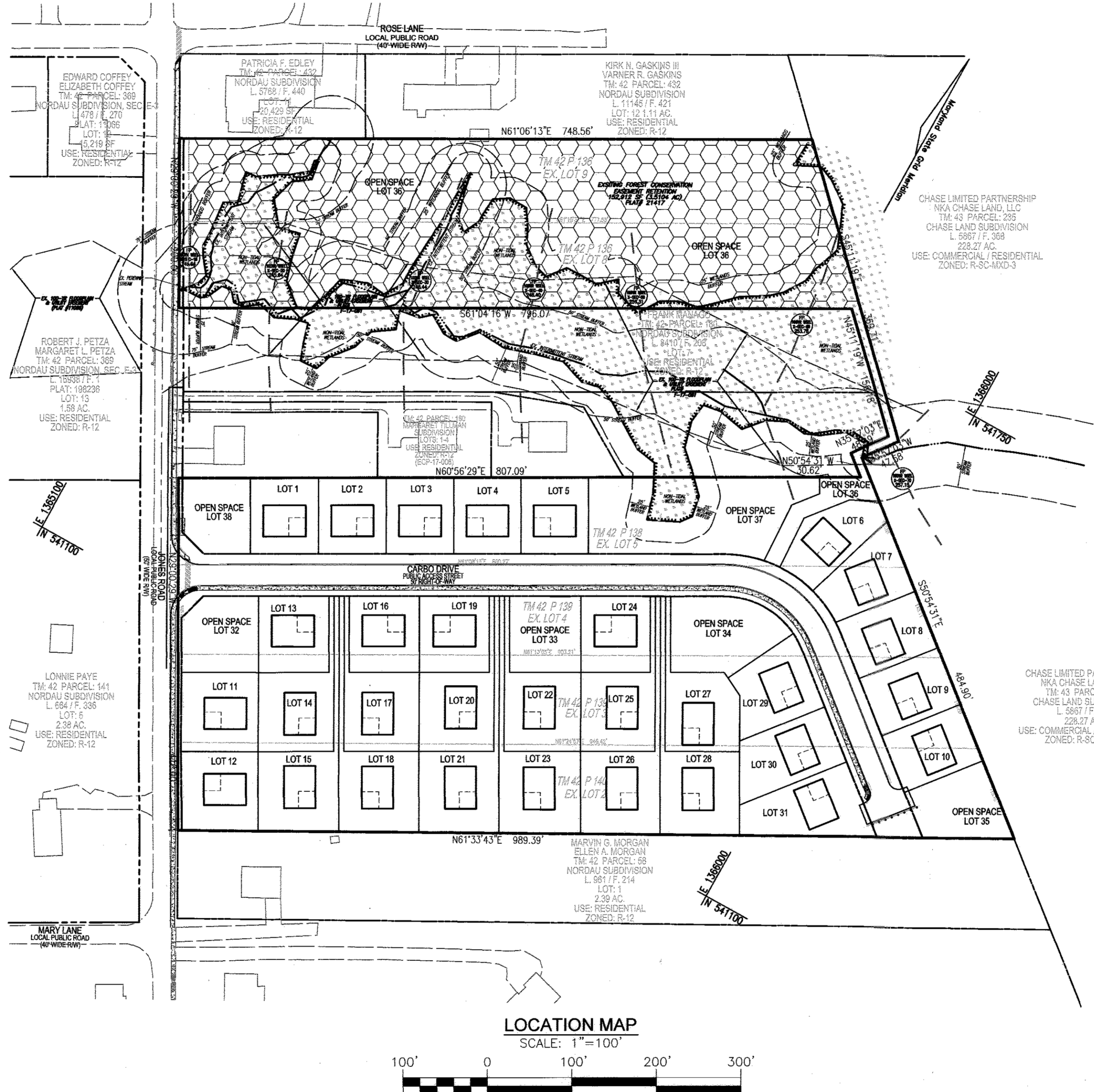
OPEN SPACE TABULATION:
IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS 40% OF GROSS AREA.
(12.29 AC. GROSS AREA X 40% = 4.918 AC.).
OPEN SPACE PROVIDED IS 5.11 AC +/-
CREDITED:
O.S. LOT 32 0.18 AC
O.S. LOT 33 0.17 AC
O.S. LOT 34 0.24 AC
O.S. LOT 35 0.18 AC
O.S. LOT 36 3.59 AC
O.S. LOT 37 0.50 AC
O.S. LOT 38 0.16 AC
NON-CREDITED 0.09 AC +/-
O.S. LOT 36 0.09 AC

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
10-2-17
DATE

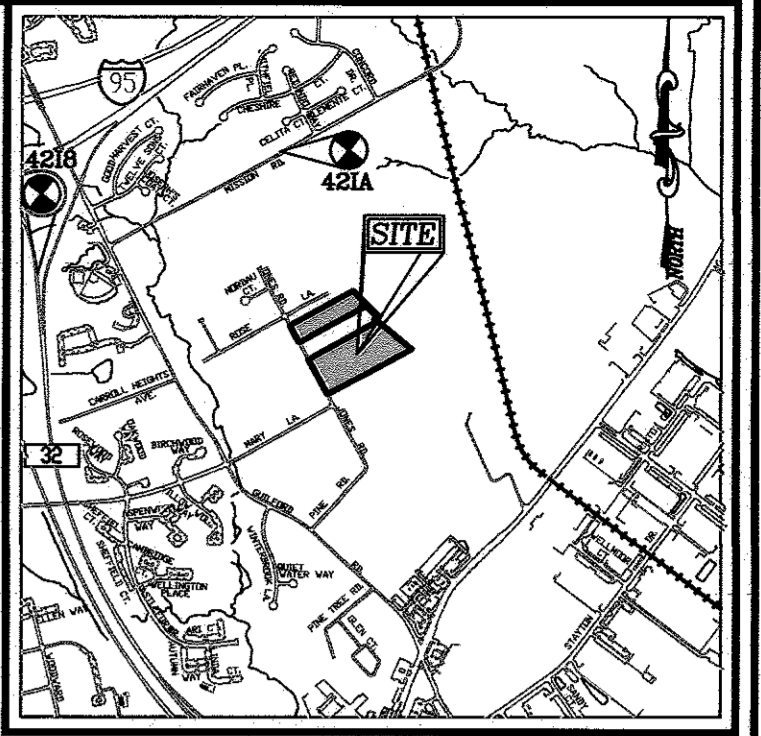
SKETCH PLAN GREENWOOD VILLAGE

PHASES 1 AND 2 PHASE 1 LOTS 1-4 AND OPEN SPACE LOTS 32-38 PHASE 2 LOTS 5-31

A RE-SUBDIVISION OF THE "NORDAU SUBDIVISION" - SECTION E-4- LOTS 2-5 & 8-9 HOWARD COUNTY, MARYLAND



BENCHMARKS
HOWARD COUNTY BENCHMARK 421A
N 543,390.41 E 1,364,912.66 ELEV. 312.01
3/4" REBAR - NORTH EAST SIDE OF MISSION ROAD,
74.3' NORTH OF BG& E#297906
HOWARD COUNTY BENCHMARK 4218
N 542,107.89 E 1,362,386.04 ELEV. 301.47
CONCRETE MONUMENT - BETWEEN RT 32 WEST BOUND
AND RT. 95 NORTH RAMP



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: PAGE: 41 BLOCK: A2

SHEET INDEX

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

LEGEND

EXISTING CURB AND GUTTER	PROPOSED CURB AND GUTTER	EXISTING UTILITY POLE	EXISTING LIGHT POLE	EXISTING MAILBOX	EXISTING SIGN	EXISTING FENCE	PROPERTY LINE	RIGHT-OF-WAY LINE	PROPOSED SIDEWALK	EX. FOREST CONSERVATION EASMENT (REFORESTATION) PLATS# 21417	EX. WETLANDS	EX. WETLAND BUFFER	EX. STREAM	EX. STREAM BUFFER	PROPOSED STREET LIGHT
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APFO PHASING CHART

PHASE	PHASE YEAR	TOTAL NO. OF ALLOCATIONS
1		27
2		
TOTAL		27

OWNER/DEVELOPER
HOWARD COUNTY HOUSING COMMISSION
9770 PATUXENT WOODS DR., SUITE 100
COLUMBIA, MD 21046
ATTN: PETER ENGEL
(410) 313-6316

NO.	REVISION	DATE

SKETCH PLAN
COVER SHEET
GREENWOOD VILLAGE
PHASES 1 AND 2
PHASE 1 LOTS 1-4 AND OPEN SPACE LOTS 32-38
PHASE 2 LOTS 5-31

T.M. - 42 - P. 138-140 - NORDAU SUBDIVISION - SECTION E-4 - LOTS 2-5 (PB. 3 F. 51)
T.M. 42 - P. 136 - NORDAU SUBDIVISION - SECTION E-4 - LOTS 8 & 9 (PLAT 21417) ZONED: R-12
TAX MAP 42 GRID: 24 PARCELS: 136, 138-140
6TH ELECTION DISTRICT

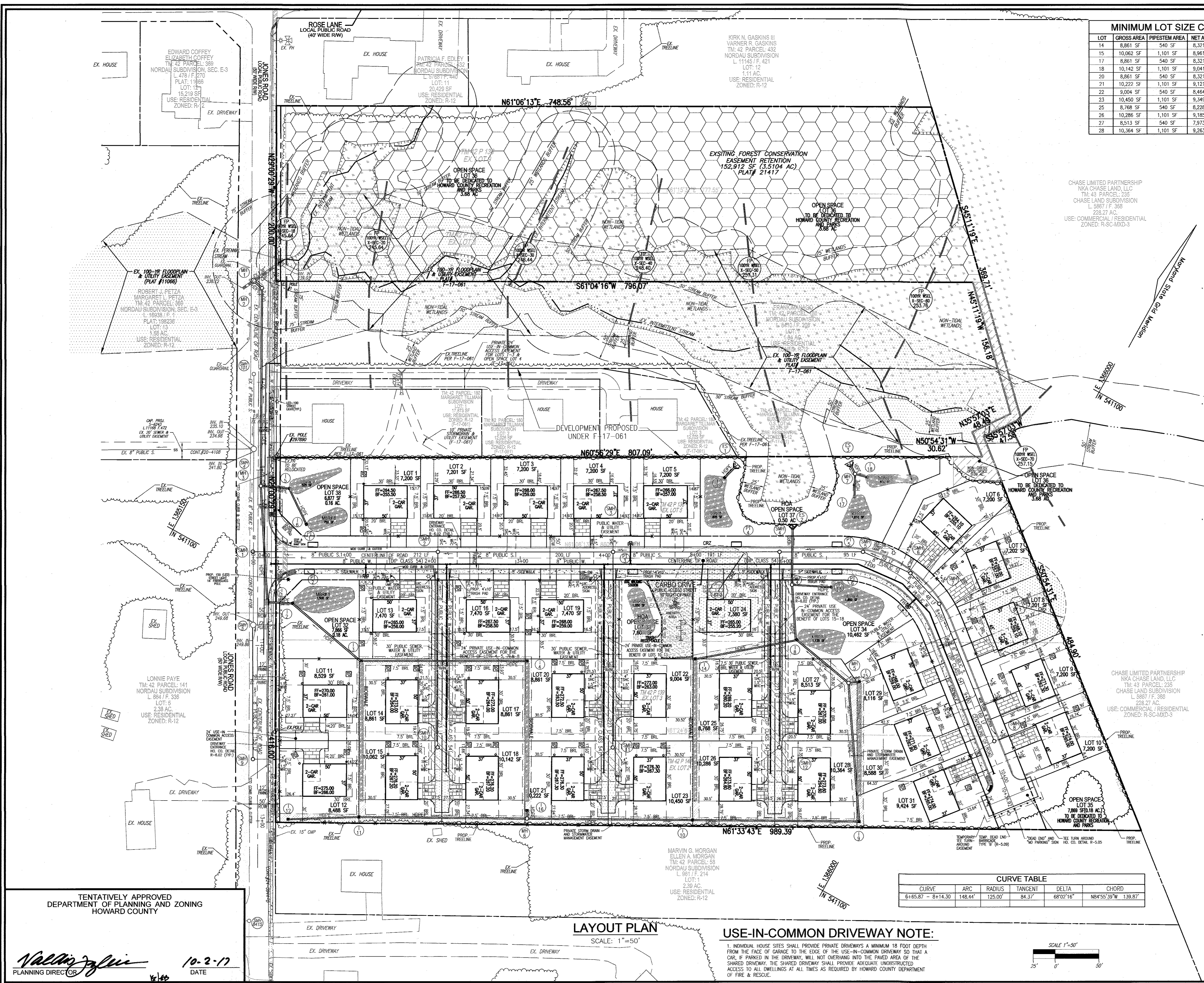
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8991

DESIGN BY: RHW
DRAWN BY: JMR/KG
CHECKED BY: RHW
DATE: SEPTEMBER 2017
SCALE: AS SHOWN
W.O. NO.: 12-05

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. MY LICENSE NUMBER IS 158-140 AND MY EXPIRATION DATE IS 09-27-2018.

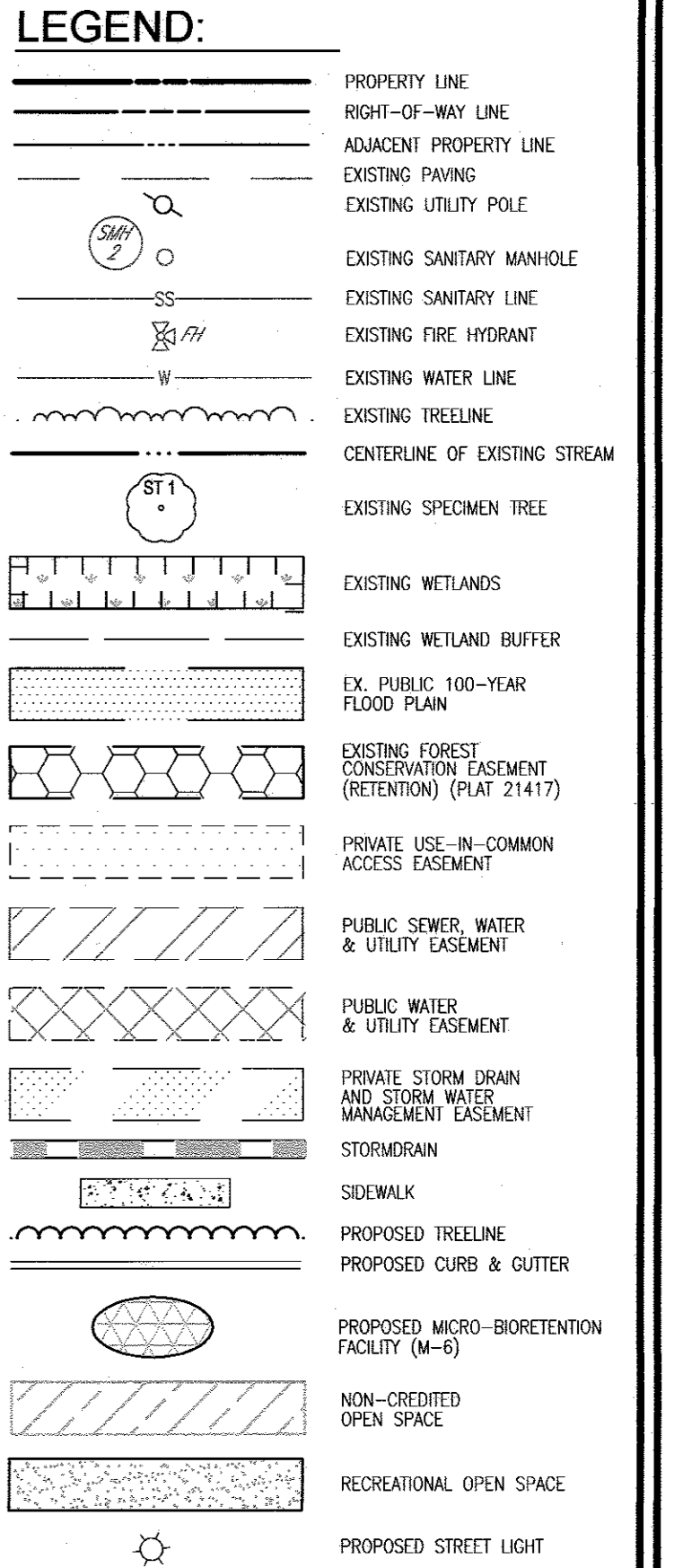
1 SHEET OF 3

NOTES:
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.



MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN LOT SIZE
14	8,861 SF	540 SF	8,321 SF	7,200 SF
15	10,062 SF	1,101 SF	8,961 SF	7,200 SF
17	8,861 SF	540 SF	8,321 SF	7,200 SF
18	10,142 SF	1,101 SF	9,041 SF	7,200 SF
20	8,861 SF	540 SF	8,321 SF	7,200 SF
21	10,222 SF	1,101 SF	9,121 SF	7,200 SF
22	9,004 SF	540 SF	8,464 SF	7,200 SF
23	10,450 SF	1,101 SF	9,349 SF	7,200 SF
25	8,768 SF	540 SF	8,228 SF	7,200 SF
26	10,286 SF	1,101 SF	9,185 SF	7,200 SF
27	8,513 SF	540 SF	7,973 SF	7,200 SF
28	10,364 SF	1,101 SF	9,263 SF	7,200 SF



SPECIMEN TREE CHART

NO.	SIZE (IN. DBH)	CRZ	COMMON NAME	CONDITION	COMMENTS
ST 1	36.5"	54.75'	AMERICAN BEECH	GOOD CONDITION	TO BE REMOVED
ST 2	34.5"	51.75'	WHITE OAK	FAIR CONDITION, SOME LIMB DIEBACK NOTED, A DEER FEED STATION HAS BEEN ATTACHED TO THE TRUNK.	TO BE REMOVED

NOTE: THE DEVELOPER SHALL PLANT FOUR 2-1/2" MINIMUM CALIBER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE TWO SPECIMEN TREES PER WF-18-016 APPROVED ON AUGUST 30, 2017. THE ADDITIONAL TREES ON ALL FUTURE SUBSEQUENT PLANS WILL BE INCLUDED. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.

OWNER/DEVELOPER
 HOWARD COUNTY HOUSING COMMISSION
 9770 PATRICK WOODS DR., SUITE 100
 COLUMBIA, MD 21046
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NO.	REVISION	DATE

SKETCH PLAN
SITE LAYOUT PLAN
GREENWOOD VILLAGE

PHASES 1 AND 2
 PHASE 1 LOTS 1-14 AND OPEN SPACE LOTS 32-38
 PHASE 2 LOTS 5-31

T.M. - 42-P. 138-140 - NORDAU SUBDIVISION - SECTION E-4 - LOTS 2-5 (P.B. 3 F. 51)
 T.M. - 42 - P. 136 - NORDAU SUBDIVISION - SECTION E-4 - LOTS 8 & 9 (PLAT 21417) ZONED: R-12
 TAX MAP: 42 GRID: 24 PARCELS: 136 & 138-140
 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: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
 DRAWN BY: JMR/KC
 CHECKED BY: RHV
 DATE: SEPTEMBER 2017
 SCALE: AS SHOWN
 W.O. NO.: 12-05

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. EXPIRATION DATE: 09-27-2018

2 SHEET OF 3

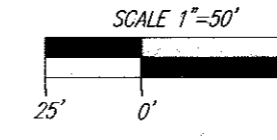
CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
6+65.87 - 8+14.30	148.44'	125.00'	84.37'	68°02'16"	N84°55'59"W 139.87'

USE-IN-COMMON DRIVEWAY NOTE:

1. INDIVIDUAL HOUSE SITES SHALL PROVIDE PRIVATE DRIVEWAYS A MINIMUM 18 FOOT DEPTH FROM THE FACE OF GARAGE TO THE EDGE OF THE USE-IN-COMMON DRIVEWAY SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PAVED AREA OF THE SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL PROVIDE ADEQUATE UNRESTRICTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.

LAYOUT PLAN
 SCALE: 1"=50'



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valley Forge
 PLANNING DIRECTOR

10-2-17
 DATE

- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING PAVING
 - EXISTING UTILITY POLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING TREE LINE
 - CENTERLINE OF EXISTING STREAM
 - EXISTING SPECIMEN TREE
 - EXISTING WETLANDS
 - EXISTING WETLAND BUFFER
 - EX. PUBLIC 100-YEAR FLOOD PLAN
 - EXISTING FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 21417)
 - PROP. PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
 - PROP. PUBLIC WATER & UTILITY EASEMENT
 - PRIVATE STORM DRAIN AND STORM WATER MANAGEMENT EASEMENT
 - PROPOSED STORM DRAIN
 - PROPOSED SIDEWALK
 - PROPOSED TREE LINE
 - PROPOSED CURB
 - PROPOSED MICRO-BIORETENTION FACILITY (M-B)
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - CURB INLET PROTECTION
 - STANDARD INLET PROTECTION
 - CLEAN WATER EARTH DIKE
 - STABILIZED CONSTRUCTION ENTRANCE
 - NON-CREDITED OPEN SPACE
 - PROPOSED DRY WELL (M-5)
 - NRCS/MDE/HSD HIGHLY ERODIBLE SOILS
 - RECREATIONAL OPEN SPACE
 - PROPOSED STREET LIGHT

SOILS LEGEND
HOWARD COUNTY SOILS MAP #24

SYMBOL	NAME / DESCRIPTION	HYDROIC GROUP	K FACTOR	C% SLOPE
CcC	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	NO	B	0.57
RuB	RUSSETT AND BELLSVILLE SOILS, 2 TO 5 PERCENT SLOPES	NO	C	0.40
RuC	RUSSETT AND BELLSVILLE SOILS, 5 TO 10 PERCENT SLOPES	NO	C	0.24
Fo	FALLSINGHAM SANDY LOAM, 0 TO 2 PERCENT SLOPES	YES	D	0.24
WoB	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	YES	C	0.24

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.
K-FACTOR = $K_v @ 0-4'$ DEPTH

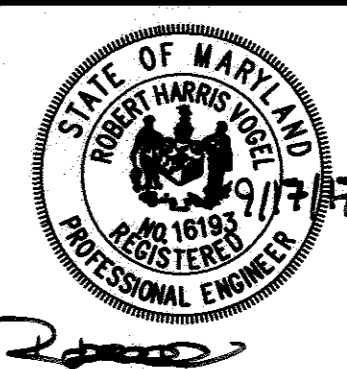
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NO.	REVISION	DATE

SKETCH PLAN
GRADING PLAN
GREENWOOD VILLAGE
PHASES 1 AND 2
PHASE 1 LOTS 1-4 AND OPEN SPACE LOTS 32-38
PHASE 2 LOTS 5-31

T.M. - 42-P, 138-140 - NORDAU SUBDIVISION - SECTION E-4 - LOTS 2-5, (PB. 3, F. 51)
C.M. 42 - P. 136 - NORDAU SUBDIVISION - SECTION E-4 - LOTS 8 & 9 (PLAT 21417) ZONED: R-12
TAX MAP: 42 GRID 24 - PARCELS 136 & 138-140
8TH ELECTION DISTRICT

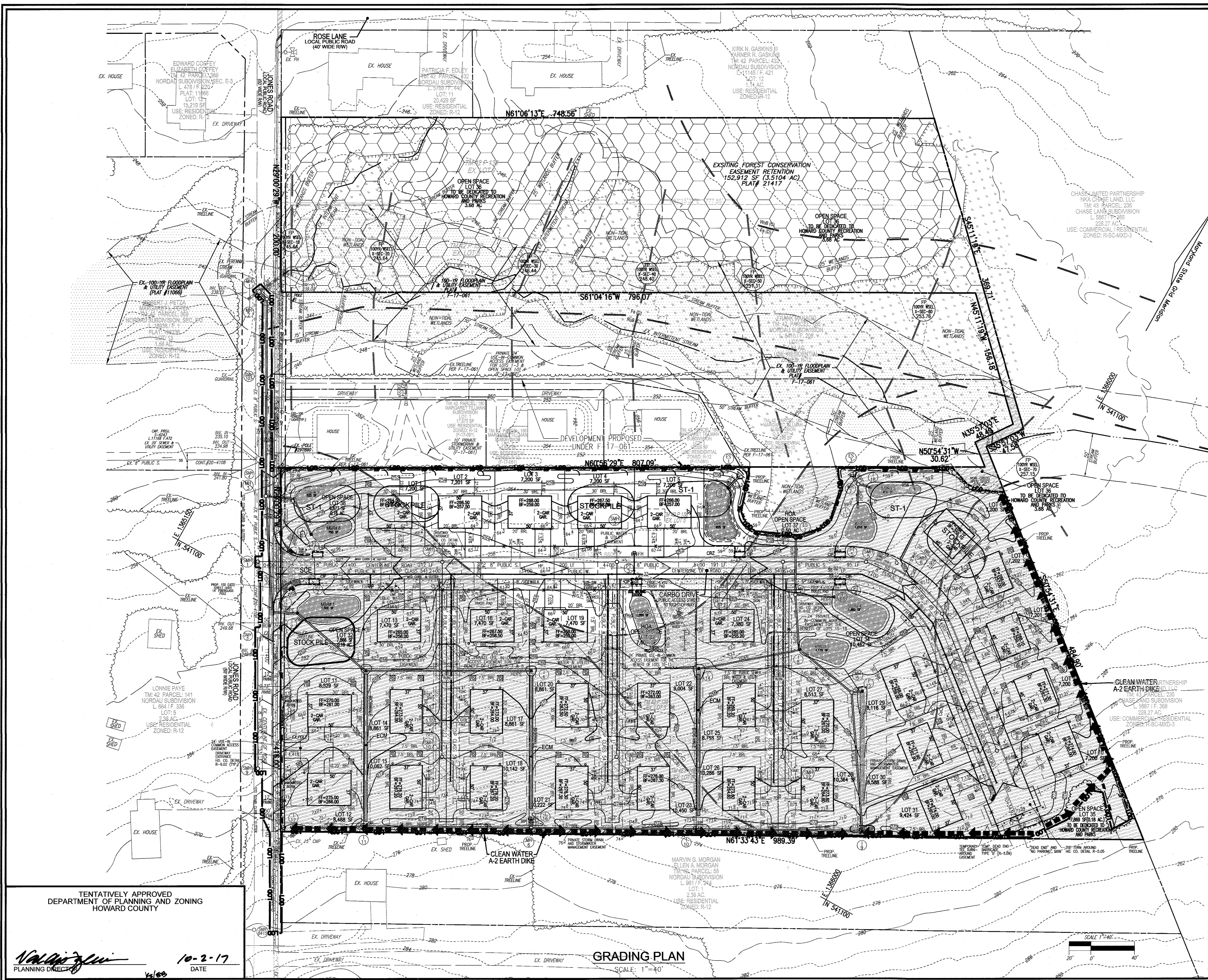
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
DESIGN BY: RHV
DRAWN BY: JMR/KG
CHECKED BY: RHV
DATE: SEPTEMBER 2017
SCALE: AS SHOWN
W.O. NO.: 12-05

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. MY LICENSE NO. IS 16193 AND MY EXPIRATION DATE IS 09-27-2018.

3 SHEET OF 3



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. Liu
PLANNING DIRECTOR

10-2-17
DATE

GRADING PLAN
SCALE: 1"=40'