

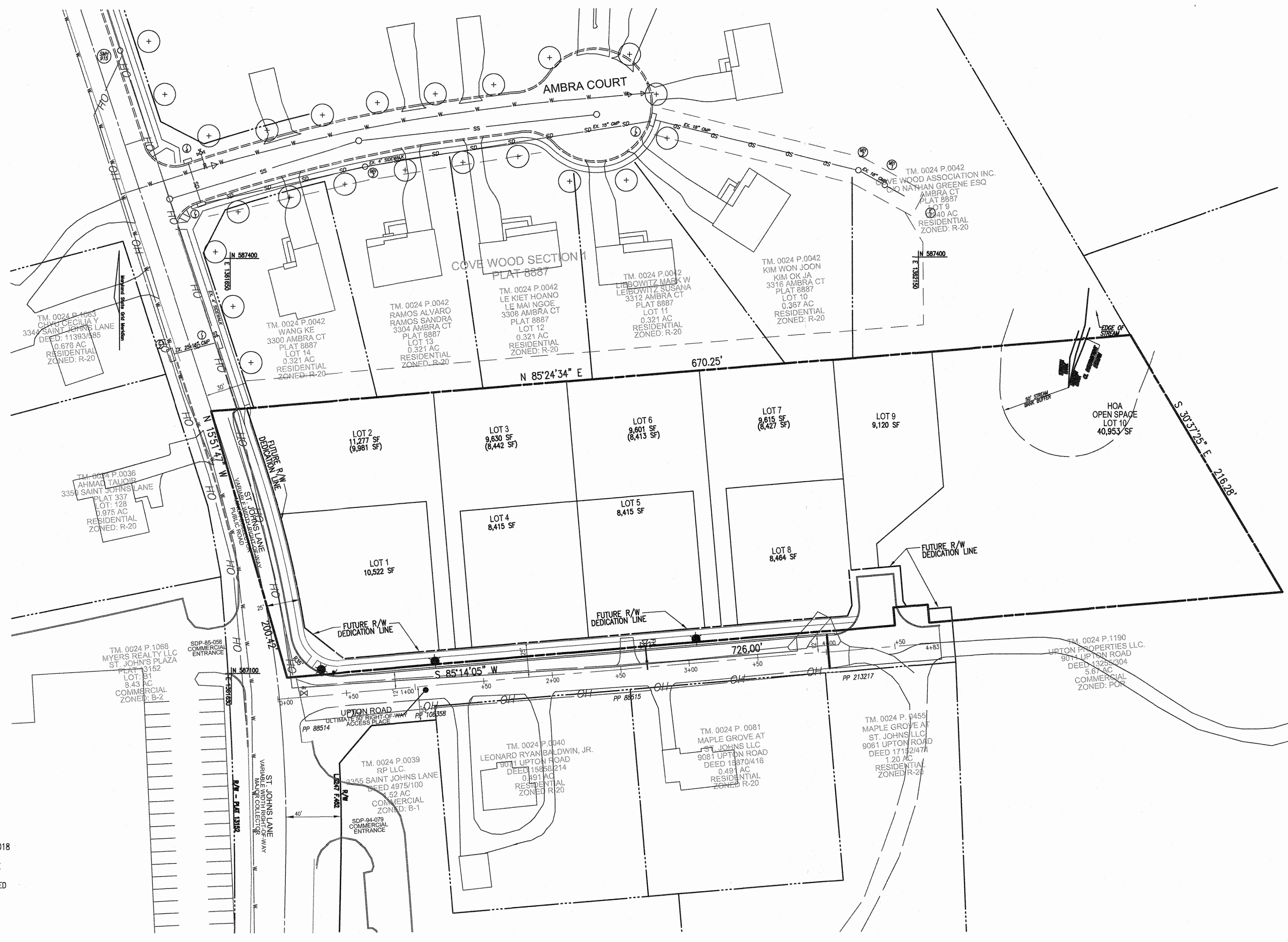
GENERAL NOTES

- PROJECT BACKGROUND:
LOCATION: TAX MAP 24, BLOCK 41, PARCEL 14
ZONING: R-12
SUBDIVISION: N/A
SECTION/AREA: N/A
DPZ REFERENCE: ECP-15-011
- 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 JUNE 2014 UPDATED JANUARY 2016.
- 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. 248A AND 24CA 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. 14-4106.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 14-4106.
- EXISTING UTILITIES LOCATED FROM HOWARD COUNTY GIS 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 ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH THE PRELIMINARY PLAN.
- A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 2014.
MR. CANOLES NOTED 3 SPECIMEN TREES ON THE PROJECT SITE. THIS PROPOSAL REQUIRES THE REMOVAL OF SPECIMEN TREES #1 & #3. THE REQUIRED WAIVER PETITION SHALL BE REQUESTED UNDER THE WITH A FUTURE SUBDIVISION PLAN.
- GEOTECHNICAL INVESTIGATIONS SHALL BE COMPLETED AS PART OF THE FUTURE PRELIMINARY PLAN PACKAGE.
- IN ACCORDANCE WITH DESIGN MANUAL VOLUME III, CHAPTER 5, SECTION 5.2.F.2, A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. IN ACCORDANCE WITH THE HOWARD COUNTY - PLAN HOWARD 2030 - MAP 7-3 FUNCTIONAL ROAD CLASSIFICATION MAP - US ROUTE 29 - PRINCIPAL ARTERIAL - IS LOCATED OVER 500 FEET FROM THE PROPOSED PROJECT BUILDINGS OR THEIR CURTAGES. MD ROUTE 40 - INTERMEDIATE ARTERIAL - IS LOCATED OVER 500 FEET FROM THE PROPOSED PROJECT BUILDINGS OR THEIR CURTAGES. UPTON ROAD IS CLASSIFIED AS A PUBLIC ACCESS PLACE / LOCAL ROAD.
- EXISTING ROAD IS A PUBLIC ACCESS PLACE.
- SFD LOTS 1, 4, 5, 6, 7 ACCESS UPTON ROAD VIA A USE-IN-COMMON DRIVEWAY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THE SITE IS W/OUT.
- 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), RAIN GARDEN (M-7) AND DRYWELL (M-5) PRACTICES. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THE PRIVATE LOT OWNER. REFERENCE 2010 MD - STORMWATER DESIGN MANUAL, CHAPTER 5.
- THIS PROJECT IS SUBJECT TO COUNCIL RESOLUTION NO. 123-2019. THIS PLAN PROVIDES A QUANTITY MANAGEMENT POND STRUCTURE / WATER QUALITY SURFACE SAND FILTER. THIS FACILITY PROVIDES MANAGEMENT OF THE 10, 100-YEAR AND THE 3.55 HOUR, 6.6-INCH STORM EVENT TO PRE-DEVELOPMENT CONDITIONS MODELED AS WOOD IN GOOD CONDITION.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON APRIL 10TH, 2018 AT THE MILLER BRANCH LIBRARY.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-15-011) WAS APPROVED ON NOVEMBER 3, 2014 AND SIGNED ON FEBRUARY 20, 2015.
- IN ACCORDANCE WITH SECTION 109.0.E 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 THE MHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 1 UNITS (10% OF 9 UNITS).
- TRAFFIC CONTROL DEVICES:
A. THE "STOP" 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 USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON 60# 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
- THIS PROJECT PROPOSES TO UTILIZE A MINIMUM LOT SIZE OF 8,400 SF.
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 30% OF GROSS AREA (3,124 AC. GROSS AREA X 30% = 0.938 AC.). REFER TO PROPOSED OPEN SPACE TABULATION HEREON.
- IN ACCORDANCE WITH SECTION 16.121(A)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-12 PROJECT NOT REQUIRED. THE PROJECT HAS FEWER THAN 10 UNITS.
- THE FOLLOWING STANDARDS (CONSTRUDRY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:
a. MD-104.02-02 - SHOULDER WORK/2 LANE, 2 WAY - EQ./LESS THAN 40 MPH
b. MD-104.02-10 - RIGHT LANE CLOSURE/ 2 LANE, 2 WAY - EQ./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: <https://apps.roads.maryland.gov/businesswithhva/bvz2stdspcs/DESIGNMANUALSTDPUB/PUBLICATIONSONLINE/OHD/BOOKSTO/INDEX.ASP>
-ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.
- THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND 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 TO BE FULFILLED BY:
1. THE PURCHASE OF THE EQUIVALENT OF 0.50 ACRES OF AFFORESTATION CREDIT IN THE ESTATES AT RIVER HILL - FOREST BANK (F-18-064).
- APPROVAL OF THIS SKETCH PLAN BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE AN APPROVAL OF THE SEDIMENT CONTROLS SHOWN HEREON.
- IF ANY WELL OR SEPTIC SYSTEMS ARE FOUND DURING ANY STAGE OF THE PROCESS THE HEALTH DEPARTMENT MUST BE NOTIFIED AND THE SYSTEMS MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO SIGNATURE OF THE RECORD PLAT.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS / OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- THIS PROJECT HAS RECEIVED A DESIGN ADVISORY PANEL (DAP) ADMINISTRATIVE WAIVER ON JUNE 12, 2018, TO THE ROUTE 40 CORRIDOR REQUIREMENT. THE CHIEF OF THE DIVISION OF COMPREHENSIVE AND COMMUNITY PLANNING RECOMMENDED THE WAIVER NOTING "AS THE PROPERTY IS ZONED R-12 AND HAS NO FRONTAGE ON ROUTE 40, THE ROUTE 40 DESIGN MANUAL HAS MINIMAL APPLICABILITY." COMMENTS RELATED TO LANDSCAPING AND FRONTAGE TREATMENT WILL BE MADE AS PART OF THE SKETCH AND SITE DEVELOPMENT PLAN REVIEW PROCESS.
- IN A LETTER DATED AUGUST 21, 2019, HOWARD COUNTY NOTIFIED THE OWNER THAT S-18-005 WAS PLACED ON HOLD DUE TO COUNCIL BILL 56-2018 IN AN EMAIL DATED OCTOBER 30, 2019, HOWARD COUNTY NOTIFIED THE OWNER THAT CB20-2019 AND CB56-2018 HAD EXPIRED AND PLAN PROCESSING IN COMPLIANCE WITH CB9123-2019 MAY RESUME. THE EMAIL ALSO ISSUED A 90-DAY EXTENSION (UNTIL JANUARY 28, 2020) FOR THE RESUBMISSION OF S-18-005 AND WP-19-033.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON NOVEMBER 7, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION DEFERRED THE WAIVER REQUEST UNTIL THE MORATORIUM IS LIFTED FROM THE TIBER AND PLUM TREE BRANCH WATERSHEDS AND UNTIL MORE INFORMATION IS AVAILABLE ON THE DEVELOPMENT OF THE COMMERCIAL PARCEL AT THE END OF UPTON ROAD.
THE REVISED SUBMISSION OF THIS DESIGN MANUAL WAIVER REQUESTING RELIEF OF:
A. DESIGN MANUAL VOLUME III, SECTION 2.5.B.
B. DESIGN MANUAL VOLUME III, SECTION 2.3.3.1.a. (LANDSCAPING STRIPS)
SHALL BE SUBMITTED WITH THE FUTURE PRELIMINARY PLAN SUBMISSION.
- THIS PROJECT IS SUBJECT TO WP-19-033, ON NOVEMBER 7, 2018, THE CHIEF OF THE DIVISION OF LAND DEVELOPMENT PLACED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE ON HOLD UNTIL THE EXPIRATION DATE OF CB56-2018 WHICH "TEMPORARILY PROHIBITS ISSUING CERTAIN PERMITS, DEVELOPMENT PLAN APPROVALS AND ZONING CHANGES FOR PROPERTIES LOCATED WITHIN THE TIBER BRANCH AND PLUMTREE BRANCH WATERSHEDS FOR ONE YEAR."
THE REVISED SUBMISSION OF WP-19-033 SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE LETTER DATED FEBRUARY 6, 2020, WITH THE PRELIMINARY PLAN SUBMISSION.

NOTES:

- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-328 OUTSIDE METER SETTINGS.

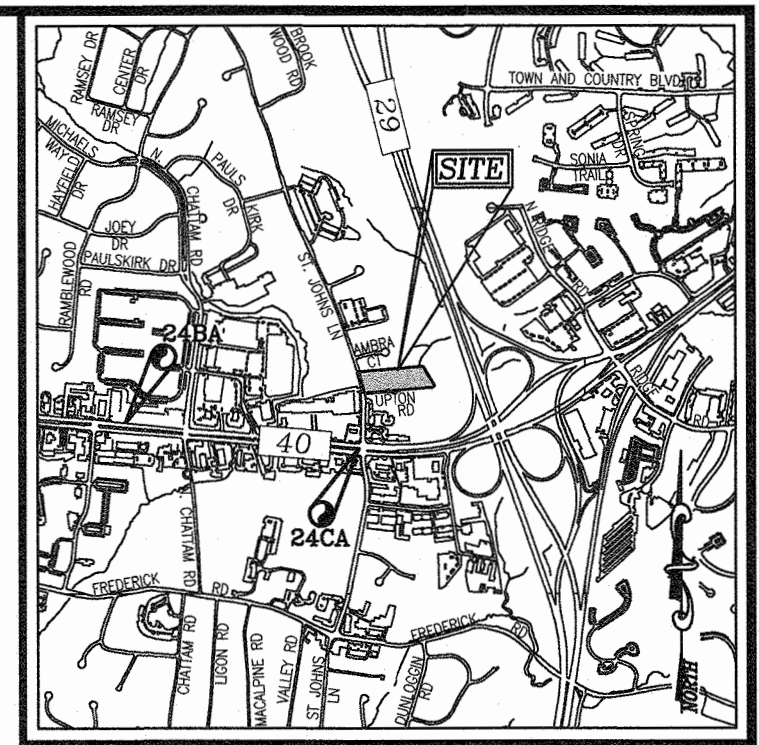
SKETCH PLAN
MAPLE GROVE
LOTS 1-9 AND OPEN SPACE LOT 10
ELLCOTT CITY, MARYLAND



BENCHMARKS

HOWARD COUNTY BENCHMARK - 248A
N 586783.2418 E 1359211.6558 ELEV. 385.66
LOCATION: MD ROUTE 40 NEAR PLUM TREE DR

HOWARD COUNTY BENCHMARK - 24CA
N 586506.1767 E 1361634.2891 ELEV. 398.314
LOCATION: MEDIAN ON MD ROUTE 40 AT ST JOHNS LANE



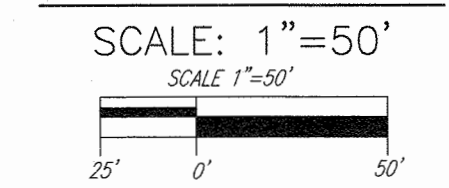
VICINITY MAP
SCALE: 1"=2000'
ADC MAP/GRID = 12/87

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SITE LAYOUT	2 OF 3
SOILS MAP & GRADING PLAN	3 OF 3

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN

LOCATION MAP



SITE DATA

LOCATION: TAX MAP 24	
EXISTING ZONING: R-12	3,127 AC±
EXISTING GROSS AREA:	3,127 AC±
PARCEL 41:	3,127 AC±
AREA OF 100 YEAR FLOODPLAIN:	0.00 AC±
AREA OF STEEP SLOPES (20% & GREATER):	0.00 AC±
NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN):	3,127 AC±
AREA OF PLAN SUBMISSION:	3.13 AC±
AREA OF WETLANDS AND BUFFERS:	0.0 AC±
AREA OF STREAM AND BUFFERS:	0.17 AC±
AREA OF FOREST:	0.00 AC. (REFER TO FSD)
ERODIBLE SOILS:	N/A
LIMIT OF DISTURBED AREA:	2.75 AC±
PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL SINGLE FAMILY DETACHED (SFD) HOMES
GREEN OPEN AREA:	2.19 AC.
PROPOSED IMPERVIOUS AREA:	0.94 AC. (INCLUDES ROAD WIDENING)
AREA OF RIGHT OF WAY DEDICATION:	0.23 AC.
TOTAL NUMBER OF UNITS ALLOWED:	NET AREA-OPEN SPACE REQUIREMENT
TOTAL NUMBER OF UNITS PROPOSED:	9 (8,400 SF LOTS)

PARKING SPACES: REFER TO PARKING TABULATION	- 9 SINGLE FAMILY DETACHED HOMES
PUBLIC ACCESS ROAD: UPTON ROAD	
INTERIOR ROADS:	PRIVATE DRIVEWAY
	2 PRIVATE USE-IN-COMMON DRIVEWAY
	PUBLIC ACCESS PLACE
AREA OF BUILDING LOTS:	1.97 AC±
OPEN SPACE PROVIDED:	SEE TABULATION
PROPOSED WATER SYSTEM:	PUBLIC
PROPOSED SEWER SYSTEM:	PUBLIC

MODERATE INCOME HOUSING UNITS (MHU) ALLOCATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	9 SFD
Number of MHU Required	1 SFD (9 X 10%)
Number of MHU Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	9
MHU Fee-in-Lieu (Include lot/unit numbers)	1 SFD

OPEN SPACE TABULATION:

THIS PROJECT PROPOSES TO UTILIZE A MINIMUM LOT SIZE OF 8,400 SF. 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 30% OF GROSS AREA (3,127 AC. GROSS AREA x 30% = 0.938 AC.).
8,400 SF MIN. LOT SIZE
OPEN SPACE PROVIDED IS 0.938 ACRES±
CREDITED 0.938 ACRES±

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 9
SINGLE FAMILY DETACHED (SFD) = 9 LOTS
1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT
9 x 2 = 18 SPACES REQUIRED
PARKING SPACES PROVIDED:
SFD = 2 GARAGE / 2 DRIVEWAY
2 SPACE IN GARAGE = 18 SPACES (FOR 9 UNITS)
2 SPACES ON DRIVEWAY = 18 SPACES (FOR 9 UNITS)
TOTAL OFF STREET PARKING SPACES PROVIDED: = 36 SPACES
OFF-STREET
2. VISITOR PARKING REQUIRED:
SFD - 9 UNITS @ 0.5 SPACES PER UNIT
9 x 0.5 = 4.5 SPACES REQUIRED
REFER TO OFF STREET EXCESS (18 SPACES)

NO.	REVISION	DATE

DEVELOPER		OWNER	
TRINITY HOMES MARY LAND, LLC	MICHAEL PFAU - MEMBER	MAPLE GROVE AT ST. JOHNS, LLC	3675 PARK AVE. SUITE 301
ELLIOTT CITY, MD 21043	(410) 480-0023	ELLIOTT CITY, MD 21043	(410) 480-0023
C/O MR. TIM KEANE		C/O MR. TIM KEANE	

SKETCH PLAN
COVER SHEET
MAPLE GROVE
LOTS 1-9 AND OPEN SPACE LOT 10
PROPERTY ADDRESS: 9060 UPTON ROAD
ELLIOTT CITY, MD - 21042

TAX MAP 24, BLOCK 5
2ND ELECTION DISTRICT
PREVIOUS DPZ FILES: SEE GENERAL NOTE 1

PARCEL 41
HOWARD COUNTY, MARYLAND
ZONED: R-12

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

PROFESSIONAL CERTIFICATE

1. 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 16193 AND MY EXPIRATION DATE IS 09-21-2020.

DESIGN BY: RHV
DRAWN BY: IMH
CHECKED BY: RHV
DATE: MARCH 2020
SCALE: AS SHOWN
W.O. NO.: 14-25

ROBERT H. VOGEL, PE No. 16193

1 SHEET OF 3

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR

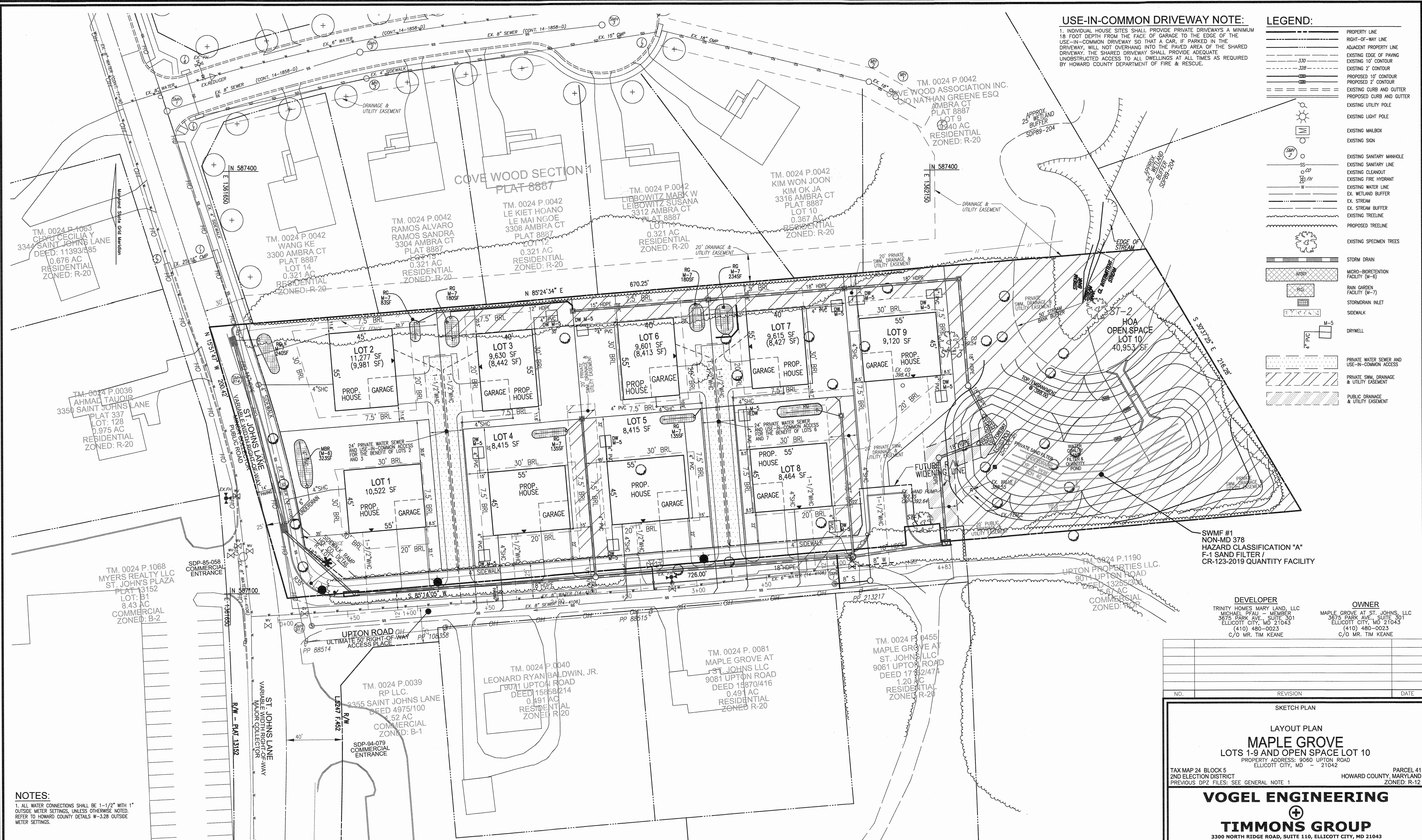
5-4-2020
DATE

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 UNOBSTRUCTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 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
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING SPECIMEN TREES
- STORM DRAIN
- MICRO-BIORETENTION FACILITY (A-6)
- RAIN GARDEN FACILITY (A-7)
- STORMDRAIN INLET
- SIDEWALK
- DRYWELL
- PRIVATE WATER SEWER AND USE-IN-COMMON ACCESS
- PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT



SWMF #1
NON-MID 378
HAZARD CLASSIFICATION "A"
F-1 SAND FILTER /
CR-123-2019 QUANTITY FACILITY

DEVELOPER
TRINITY HOMES MARY LAND, LLC
MICHAEL PFAU - MEMBER
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023
C/O MR. TIM KEANE

OWNER
MAPLE GROVE AT ST. JOHNS, LLC
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NO.	REVISION	DATE

SKETCH PLAN
LAYOUT PLAN
MAPLE GROVE
LOTS 1-9 AND OPEN SPACE LOT 10
PROPERTY ADDRESS: 9060 UPTON ROAD
ELLCOTT CITY, MD - 21042

TAX MAP 24 BLOCK 5
2ND ELECTION DISTRICT
PREVIOUS DPZ FILES: SEE GENERAL NOTE 1

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3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
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DESIGN BY: RHW
DRAWN BY: IMH
CHECKED BY: RHW
DATE: MARCH 2020
SCALE: AS SHOWN
W.O. NO.: 14-25

ROBERT H. VOGEL, PE No. 16193

NOTES:
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-328 OUTSIDE METER SETTINGS.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 5-4-2020

Specimen Tree Chart

Key	Species	Size (in dbh)	CRZ (feet radius)	Comments
1	Red oak	40	60	good
2	Black walnut	37	55.5	good
3	Black walnut	31	48.5	good

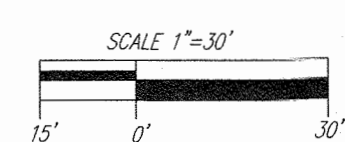
LAYOUT PLAN
SCALE: 1"=30'

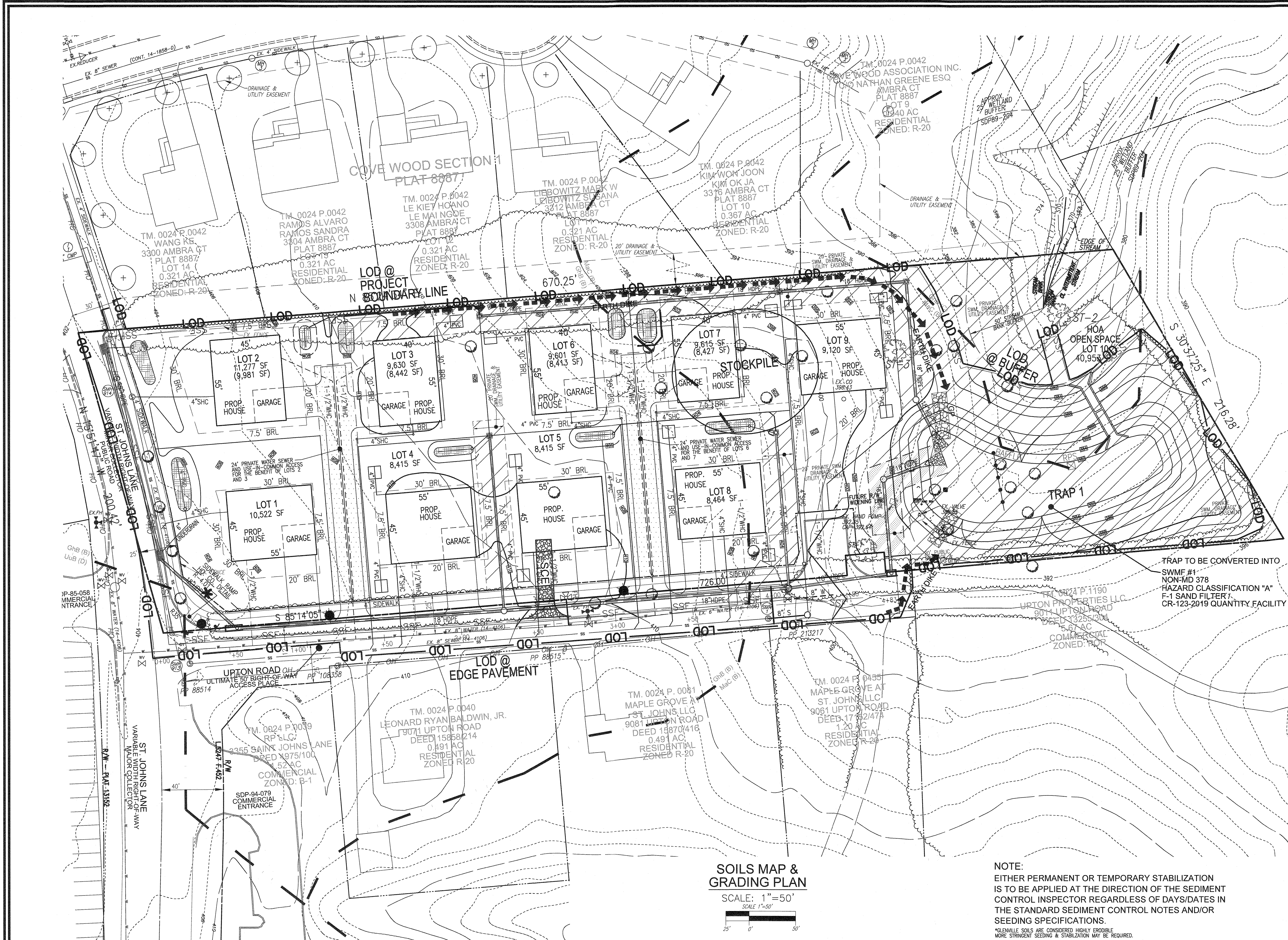
STREET LIGHT LOCATIONS

SYMBOL*	ROAD NAME	STATION	OFFSET	FIXTURE/POLE TYPE
●	UPTON ROAD	0+33.2	18.7' L	LED-100 WATT COLONIAL FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
●	UPTON ROAD	3+06.5	17.4' L	

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
2	11,277 SF	1,296 SF	9,981 SF	8,400 SF
3	9,630 SF	1,188 SF	8,442 SF	8,400 SF
6	9,601 SF	1,188 SF	8,413 SF	8,400 SF
7	9,615 SF	1,188 SF	8,427 SF	8,400 SF
9	9,120 SF	345 SF	8,775 SF	8,400 SF





LEGEND:

[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EDGE OF PAVING
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	PROPOSED 10' CONTOUR
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING MAILBOX
[Symbol]	EXISTING SIGN
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[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER LINE
[Symbol]	EX. WETLAND BUFFER
[Symbol]	EX. STREAM
[Symbol]	EX. STREAM BUFFER
[Symbol]	EXISTING TREELINE
[Symbol]	TREELINE
[Symbol]	SOILS
[Symbol]	EXISTING SPECIMEN TREES
[Symbol]	STORM DRAIN
[Symbol]	MICRO-BIORETENTION FACILITY (M-6)
[Symbol]	STORMDRAIN INLET
[Symbol]	SIDEWALK
[Symbol]	M-5
[Symbol]	DRYWELL
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	SUPER SILT FENCE
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	RAIN GARDEN FACILITY (M-7)

DEVELOPER
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NO.	REVISION	DATE

SKETCH PLAN

SOILS MAP & GRADING PLAN
MAPLE GROVE
LOTS 1-9 AND OPEN SPACE LOT 10
PROPERTY ADDRESS: 9060 UPTON ROAD
ELLCOTT CITY, MD - 21042

TAX MAP 24 BLOCK 5
2ND ELECTION DISTRICT
PREVIOUS DPZ FILES: SEE GENERAL NOTE 1

HOWARD COUNTY, MARYLAND
PARCEL 41
ZONED: R-12

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

PROFESSIONAL CERTIFICATE

DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: MARCH 2020
SCALE: AS SHOWN
W.O. NO.: 14-25

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

3 SHEET OF 3

SOILS MAP & GRADING PLAN
SCALE: 1"=50'
SCALE 1"=50'

NOTE:
EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
*GLENVILLE SOILS ARE CONSIDERED HIGHLY ERODIBLE. MORE STRINGENT SEEDING & STABILIZATION MAY BE REQUIRED.

NOTES:

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

1. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING.
2. THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
3. THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS.
4. THE FINAL PLAN SUBMISSION SHALL PROVIDE COMPUTATIONS TO VERIFY VELOCITIES ALONG DIKES, SWALES AND AT DIKES OUTLET LOCATIONS.

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL NAME / DESCRIPTION	GROUP	HYDRIC	HYDRIC INQUIRIES	K FACTOR	PERCENT PAVEMENT	PERCENT PROTECTION
GhB1 GLENVILLE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO	NO	0.28	NO	NO
GhB2 GLENVILLE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	C	PARTIAL	PARTIAL	0.43	NO	PARTIAL
MdC MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.28	YES	NO
UuB1 URBAN LAND - UDDERTON'S COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO	NO	N/A	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
*GLENVILLE SOILS ARE CONSIDERED HIGHLY ERODIBLE. MORE STRINGENT SEEDING & STABILIZATION MAY BE REQUIRED.
NOTE:
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

5-4-2020
DATE

PLANNING DIRECTOR