

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN DETAILS

COORDINATE CHART		
POINT	NORTH	EAST
469	536081.9818	1336624.5896
601	536670.3094	1335570.4666
617	536567.8081	1335720.1123
651	536819.2798	1335811.6113
696	537037.3423	1337085.2111
697	536712.2282	1336715.6297
698	536696.1947	1338517.2075
699	536344.9517	1338247.4748
700	536937.5473	1337459.3153
712	536720.3018	1336936.7503
716	536654.9269	1337166.9628
800	536274.3090	1336665.2361
802	535882.4295	1336333.0408
803	535585.0215	1336038.3476
804	535544.6030	1336082.5177
805	535045.0898	1335578.6233
806	535333.3901	1334652.1713
807	536164.5512	1336024.2495
809	536540.0431	1336661.1352
814	535867.6835	1335729.4292
817	536123.9701	1336572.1582
843	537016.9266	1337538.6107
852	537608.9597	1337562.1363
854	537336.7189	1337335.3422
2223	536885.0595	1336912.1010
2224	536746.0043	1337261.1765

SUMMARY TABLE AREA 1A					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.06 AC.FT.	BIORETENTION	0.06 AC.FT.	
2	RECHARGE VOLUME REV	0.02 AC.FT.	GRASS SIDE DITCH AND BIORETENTION	0	
3	CHANNEL PROTECTION VOLUME CPV	N/A		0	* 1 YEAR RUNOFF LESS THEN 2 CFS
4	OVERHEAD FLOOD PROTECTION Q10P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME Q100P	N/A	N/A	N/A	

NOTE: SWM PROVIDED BY A BIORETENTION FACILITY(F-B)

SUMMARY TABLE AREA 1B					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.02 AC.FT.	SW PROVIDED BY INFILTRATING DRYWELLS AND/OR GRASS CHANNELS	0.02 AC.FT.	
2	RECHARGE VOLUME REV	0.01 AC.FT.	GRASS CHANNELS	0	
3	CHANNEL PROTECTION VOLUME CPV	N/A		0	* 1 YEAR RUNOFF LESS THEN 2 CFS
4	OVERHEAD FLOOD PROTECTION Q10P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME Q100P	N/A	N/A	N/A	

NOTE: SWM PROVIDED BY INFILTRATING DRYWELLS AND/OR GRASS SWALES

SUMMARY TABLE AREA 2					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.40 AC.FT.	SW PROVIDED BY INFILTRATING DRYWELLS AND/OR GRASS CHANNELS	0	
2	RECHARGE VOLUME REV	0.10 AC.FT.	GRASS CHANNELS	0	
3	CHANNEL PROTECTION VOLUME CPV	0.35 AC.FT.		0	* 1 YEAR RUNOFF LESS THEN 2 CFS
4	OVERHEAD FLOOD PROTECTION Q10P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME Q100P	N/A	N/A	N/A	

NOTE: SWM PROVIDED BY INFILTRATING DRYWELLS AND/OR GRASS SWALES

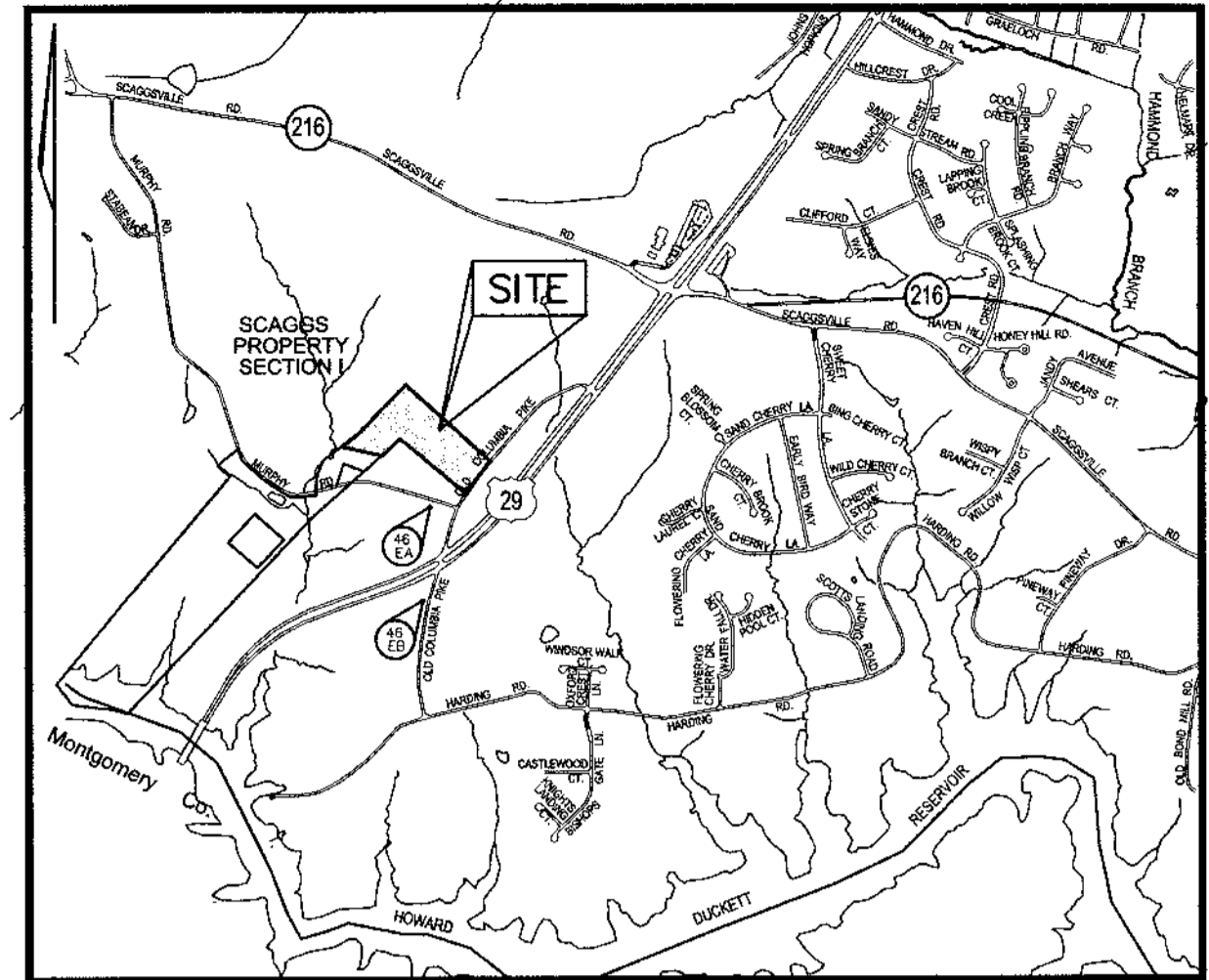
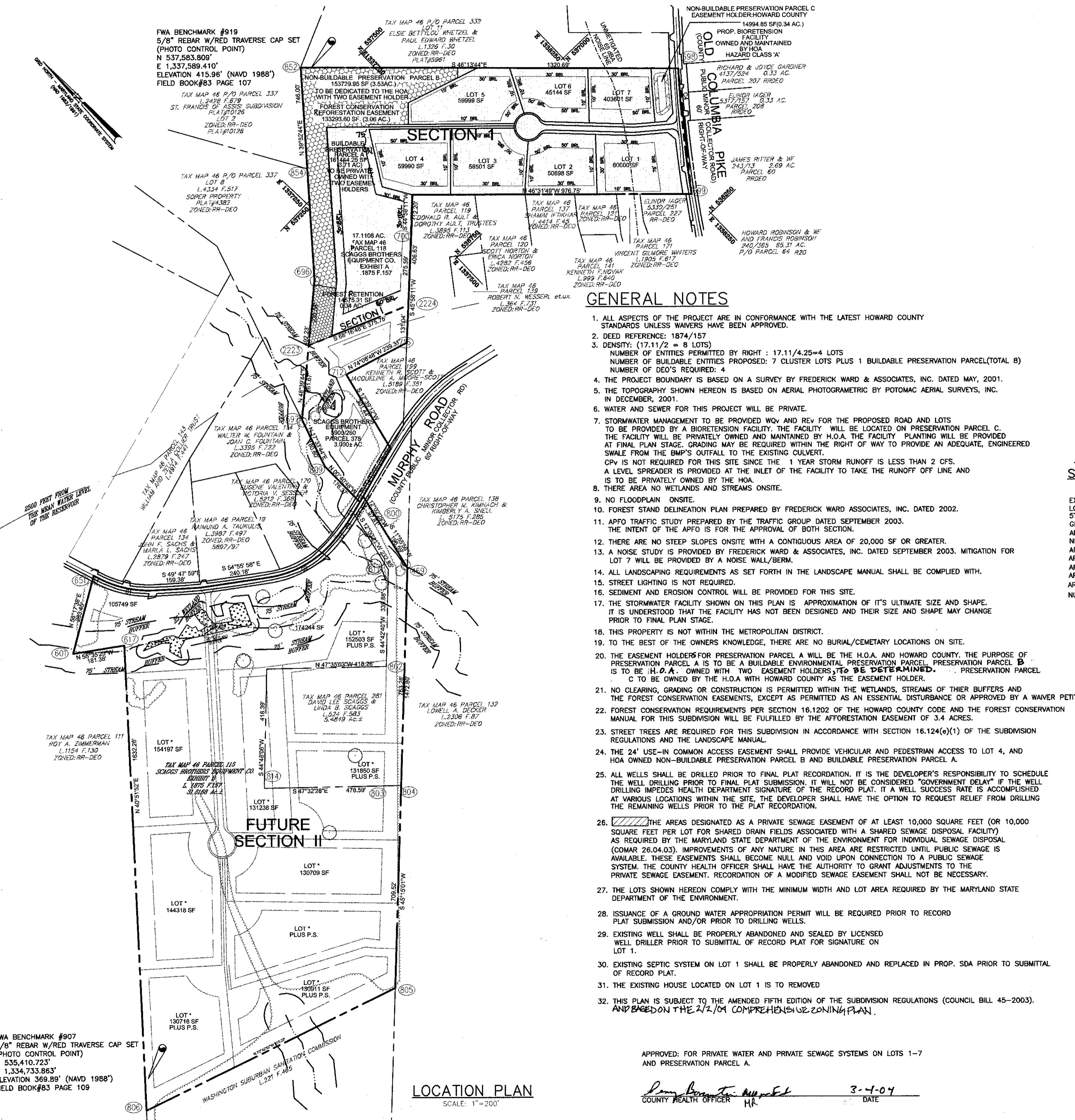
SUMMARY TABLE AREA 3					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.04 AC.FT.	NO DEVELOPMENT	0	
2	RECHARGE VOLUME REV	0.01 AC.FT.	NO DEVELOPMENT	0	
3	CHANNEL PROTECTION VOLUME CPV	0.11 AC.FT.	NO DEVELOPMENT	0	
4	OVERHEAD FLOOD PROTECTION Q10P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME Q100P	N/A	N/A	N/A	

NOTE: SWM IS NOT REQUIRED(NO DEVELOPMENT)

PRELIMINARY EQUIVALENT SKETCH PLAN SCAGGS PROPERTY SECTION I HOWARD COUNTY, MARYLAND

CURVE DATA TABLE						
CURVE NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	31°26'50"	377.00'	206.92'	106.14'	S 34°04'32"E	204.33'
2	43°33'47"	367.27'	279.24'	146.76'	S 76°42'52"E	272.56'
3	7°09'49"	500.00'	62.51'	31.30'	N 77°55'20"E	62.47'
4	5°51'28"	4334.28'	443.06'	221.72'	S 37°31'19"W	442.86'

LINE TABLE			
LINE NO.	BEARING	DISTANCE	
L1	S 18°21'06" E		17.13'
L2	N 81°30'15" E		31.42'
L3	N 74°20'26" E		81.42'



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
46 EA	536,185.423'	1,338,091.710	415.087
46 EB	534,750.221'	1,337,742.796	413.235

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 1874/157
- DENSITY: (17.11/2 = 8 LOTS)
NUMBER OF ENTITIES PERMITTED BY RIGHT : 17.11/4.25=4 LOTS
NUMBER OF BUILDABLE ENTITIES PROPOSED: 7 CLUSTER LOTS PLUS 1 BUILDABLE PRESERVATION PARCEL(TOTAL 8)
NUMBER OF DEOS REQUIRED: 4
- THE PROJECT BOUNDARY IS BASED ON A SURVEY BY FREDERICK WARD & ASSOCIATES, INC. DATED MAY, 2001.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC BY POTOMAC AERIAL SURVEYS, INC. IN DECEMBER, 2001.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT TO BE PROVIDED WQV AND REV FOR THE PROPOSED ROAD AND LOTS TO BE PROVIDED BY A BIORETENTION FACILITY. THE FACILITY WILL BE LOCATED ON PRESERVATION PARCEL C. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY H.O.A. THE FACILITY PLANTING WILL BE PROVIDED AT FINAL PLAN STAGE. GRADING MAY BE REQUIRED WITHIN THE RIGHT OF WAY TO PROVIDE AN ADEQUATE, ENGINEERED SWALE FROM THE BMP'S OUTFALL TO THE EXISTING CULVERT.
CPV IS NOT REQUIRED FOR THIS SITE SINCE THE 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. A LEVEL SPREADER IS PROVIDED AT THE INLET OF THE FACILITY TO TAKE THE RUNOFF OFF LINE AND IS TO BE PRIVATELY OWNED BY THE HOA.
- THERE ARE NO WETLANDS AND STREAMS ONSITE.
- NO FLOODPLAIN ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED 2002.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED SEPTEMBER 2003. THE INTENT OF THE APFO IS FOR THE APPROVAL OF BOTH STAGES.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- A NOISE STUDY IS PROVIDED BY FREDERICK WARD & ASSOCIATES, INC. DATED SEPTEMBER 2003. MITIGATION FOR LOT 7 WILL BE PROVIDED BY A NOISE WALL/BERM.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- THE EASEMENT HOLDERS FOR PRESERVATION PARCEL A WILL BE THE H.O.A. AND HOWARD COUNTY. THE PURPOSE OF PRESERVATION PARCEL A IS TO BE A BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL B IS TO BE H.O.A. OWNED WITH TWO EASEMENT HOLDERS, TO BE DETERMINED. PRESERVATION PARCEL C TO BE OWNED BY THE H.O.A. WITH HOWARD COUNTY AS THE EASEMENT HOLDER.
- NO CLEARINGS, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OF THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS, EXCEPT AS PERMITTED AS AN ESSENTIAL DISTURBANCE OR APPROVED BY A WAIVER PETITION.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE AFFORESTATION EASEMENT OF 3.4 ACRES.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- THE 24' USE-IN COMMON ACCESS EASEMENT SHALL PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO LOT 4, AND HOA OWNED NON-BUILDABLE PRESERVATION PARCEL B AND BUILDABLE PRESERVATION PARCEL A.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING IMPEDES HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IT A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO THE PLAT RECORDATION.
- THE AREAS DESIGNATED AS A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ISSUANCE OF A GROUND WATER APPROPRIATION PERMIT WILL BE REQUIRED PRIOR TO RECORD PLAT SUBMISSION AND/OR PRIOR TO DRILLING WELLS.
- EXISTING WELL SHALL BE PROPERLY ABANDONED AND SEALED BY LICENSED WELL DRILLER PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE ON LOT 1.
- EXISTING SEPTIC SYSTEM ON LOT 1 SHALL BE PROPERLY ABANDONED AND REPLACED IN PROP. SDA PRIOR TO SUBMITTAL OF RECORD PLAT.
- THE EXISTING HOUSE LOCATED ON LOT 1 IS TO BE REMOVED
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL 45-2003), AND BASED ON THE 2/2/04 COMPREHENSIVE ZONING PLAN.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-7 AND PRESERVATION PARCEL A.

[Signature]
COUNTY HEALTH OFFICER
DATE: 3-4-04

Mark D. ...
SITE ANALYSIS
SCAGGS PROPERTY/SECTION I)

EXISTING ZONING: RR-DEO
LOCATION: TAX MAP 46, GRIDS 3 & 9, PARCEL 118
5TH ELECTION DISTRICT
GROSS AREA OF PROJECT: 17.11 AC.
AREA OF STEEP SLOPES = 0 AC.
NET AREA OF PROJECT: 17.11 AC.
AREA OF PROPOSED BUILDABLE LOTS: 374,892.86 (8.61 AC.)
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS: 168,708 SF (3.87 AC.)
AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL: 161,444.25 SF (3.71 AC.)
AREA OF PROPOSED RIGHT-OF-WAY: 4,007.52 (0.92 AC.)
AREA OF OPEN SPACE REQUIRED: NONE
NUMBER OF BUILDABLE LOTS/PARCELS PROPOSED: 7 + 1 BUILDABLE PRESERVATION PARCELS(TOTAL 8)

OWNERS/DEVELOPER
SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLCOTT CITY, MD 21042

NO.	REVISION	DATE

COVER SHEET
PRELIMINARY EQUIVALENT SKETCH PLAN
SCAGGS PROPERTY
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
NON-BUILDABLE PRESERVATION PARCEL B & C
SECTION I

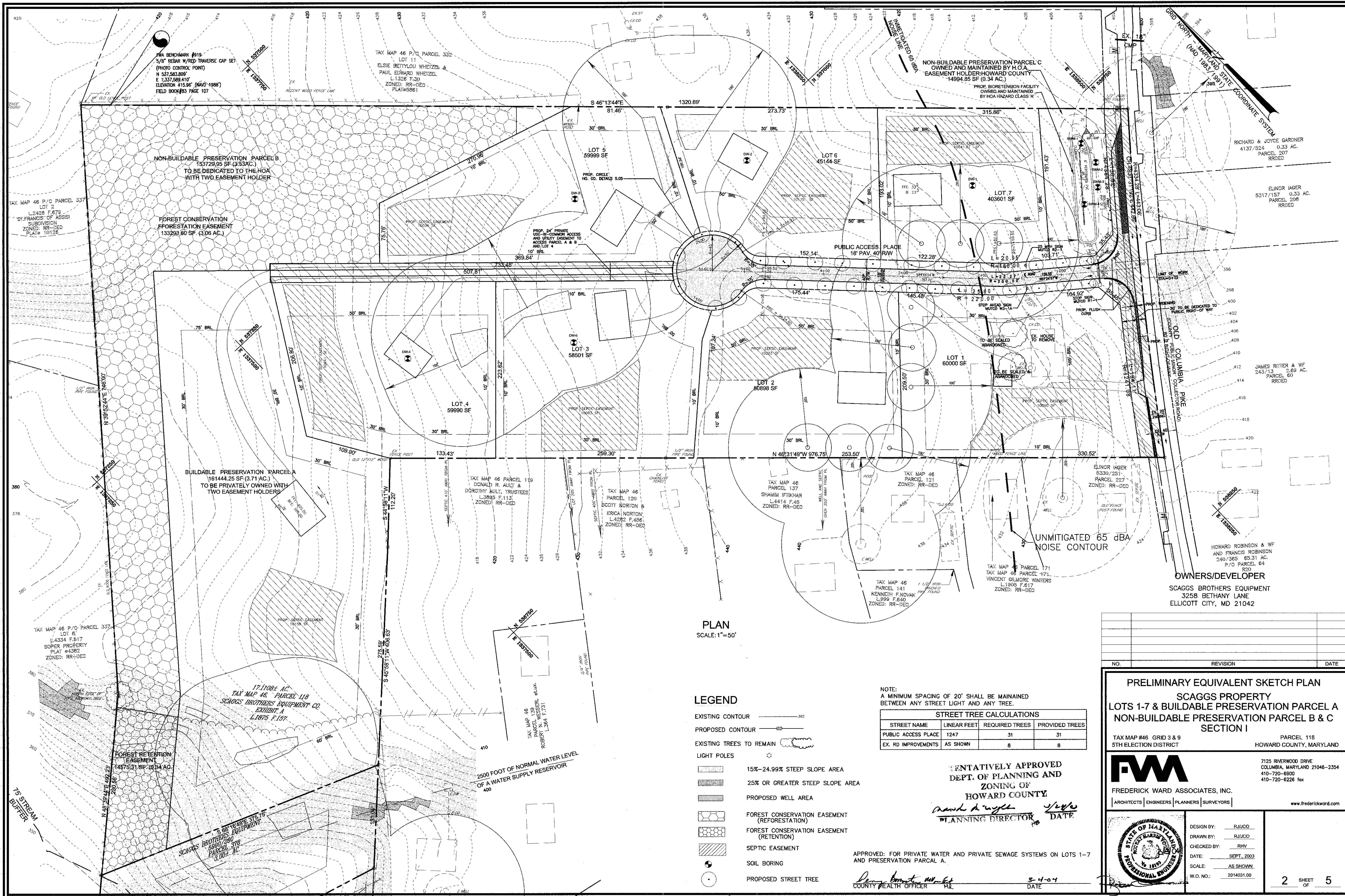
TAX MAP #46 GRID 3 & 9 PARCEL 118
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FWA
FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS |

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax
www.frederickward.com

DESIGN BY: RJJCO
DRAWN BY: RJJCO
CHECKED BY: RHV
DATE: SEPT. 2003
SCALE: AS SHOWN
W.O. NO.: 2014031.00

1 SHEET OF 5



TRM BENCHMARK #119
5/8" REBAR W/RED TRVERSE CAP SET
(PHOTO CONTROL POINT)
N 537,583.809'
E 1,337,589.410'
ELEVATION 415.96' (NAD 1988)
FIELD BOOK #3 PAGE 107

TAX MAP 46 P/O PARCEL 332
LOT 11
ELSIE BETTYLOU WHEITZEL &
PAUL EDWARD WHEITZEL
L 1326 F.30
ZONED: RR-DEC
PLAT #3881

NON-BUILDABLE PRESERVATION PARCEL C
OWNED AND MAINTAINED BY H.O.A.
EASEMENT HOLDER HOWARD COUNTY
14994.85 SF (0.34 AC.)

PROP. BIOTRENSON FACILITY
OWNED AND MAINTAINED
BY HOA HAZARD CLASS 'A'

RICHARD & JOYCE GARDNER
4137/524 0.33 AC.
PARCEL 207
RRDEC

ELINOR LAGER
5317/157 0.33 AC.
PARCEL 208
RRDEC

JAMES RITNER & WF
243/13 2.69 AC.
PARCEL 60
RRDEC

HOWARD ROBINSON & WF
AND FRANCIS ROBINSON
240/365 65.31 AC.
P/O PARCEL 64
RRDEC

OWNERS/DEVELOPER
SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLICOTT CITY, MD 21042

PLAN
SCALE: 1"=50'

LEGEND

- EXISTING CONTOUR ——— 382
- PROPOSED CONTOUR ——— 620
- EXISTING TREES TO REMAIN
- LIGHT POLES
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- PROPOSED WELL AREA
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- SEPTIC EASEMENT
- SOIL BORING
- PROPOSED STREET TREE

NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED
BETWEEN ANY STREET LIGHT AND ANY TREE.

STREET TREE CALCULATIONS			
STREET NAME	LINEAR FEET	REQUIRED TREES	PROVIDED TREES
PUBLIC ACCESS PLACE	1247	31	31
EX. RD IMPROVEMENTS	AS SHOWN	8	8

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David A. Rygle *J. J. [Signature]*
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-7
AND PRESERVATION PARCEL A.

Debra [Signature] *3-4-04*
COUNTY HEALTH OFFICER DATE

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
SCAGGS PROPERTY
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
NON-BUILDABLE PRESERVATION PARCEL B & C
SECTION I

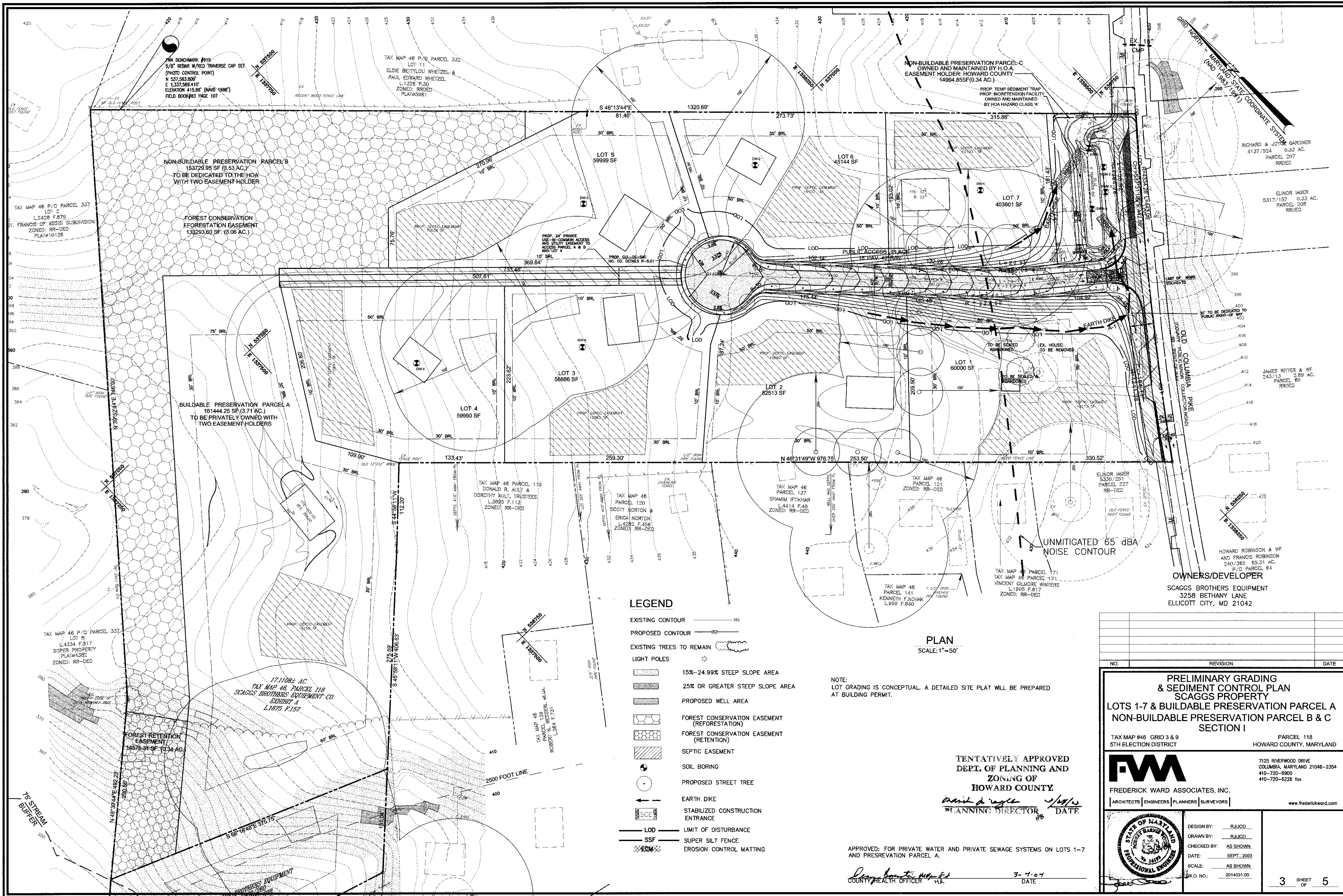
TAX MAP #46 GRID 3 & 9 PARCEL 118
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FREDERICK WARD ASSOCIATES, INC.
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DESIGN BY: RJJICO
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PMA BENCHMARK #919
5/8" REBAR W/RED TRAVERSE CAP SET
(PHOTO CONTROL POINT)
N 537,583.809'
E 1,337,589.410'
ELEVATION 415.96' (NAVD 1988)
FIELD BOOK#83 PAGE 107

TAX MAP 46 P/O PARCEL 332
LOT 11
ELSIE BRITLYOU WHEITZEL &
PAUL EDWARD WHEITZEL
L 326 F.30
ZONED: RR-DEC
PLAT#9981

NON-BUILDABLE PRESERVATION PARCEL C
OWNED AND MAINTAINED BY H.O.A.
EASEMENT HOLDER: HOWARD COUNTY
14984.85SF (0.34 AC.)

PROP. TEMP SEDIMENT TRAP
PROP. BORENSEN FACILITY
OWNED AND MAINTAINED
BY HOA HAZARD CLASS 'A'

NON-BUILDABLE PRESERVATION PARCEL B
138229.95 SF (3.53 AC.)
TO BE DEDICATED TO THE HOA
WITH TWO EASEMENT HOLDER

FOREST CONSERVATION
REFORESTATION EASEMENT
138293.60 SF (3.06 AC.)

BUILDABLE PRESERVATION PARCEL A
161444.25 SF (3.71 AC.)
TO BE PRIVATELY OWNED WITH
TWO EASEMENT HOLDERS

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- LIGHT POLES
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- PROPOSED WELL AREA
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- SEPTIC EASEMENT
- SOIL BORING
- PROPOSED STREET TREE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- LOD - LIMIT OF DISTURBANCE
- SSF - SUPER SILT FENCE
- ECM - EROSION CONTROL MATTING

PLAN
SCALE: 1"=50'

NOTE:
LOT GRADING IS CONCEPTUAL. A DETAILED SITE PLAT WILL BE PREPARED
AT BUILDING PERMIT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David A. Ragle 2/29/10
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-7
AND PRESERVATION PARCEL A.

Robert Messer 3-7-07
COUNTY HEALTH OFFICER DATE

OWNERS/DEVELOPER
SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLCOTT CITY, MD 21042

NO.	REVISION	DATE

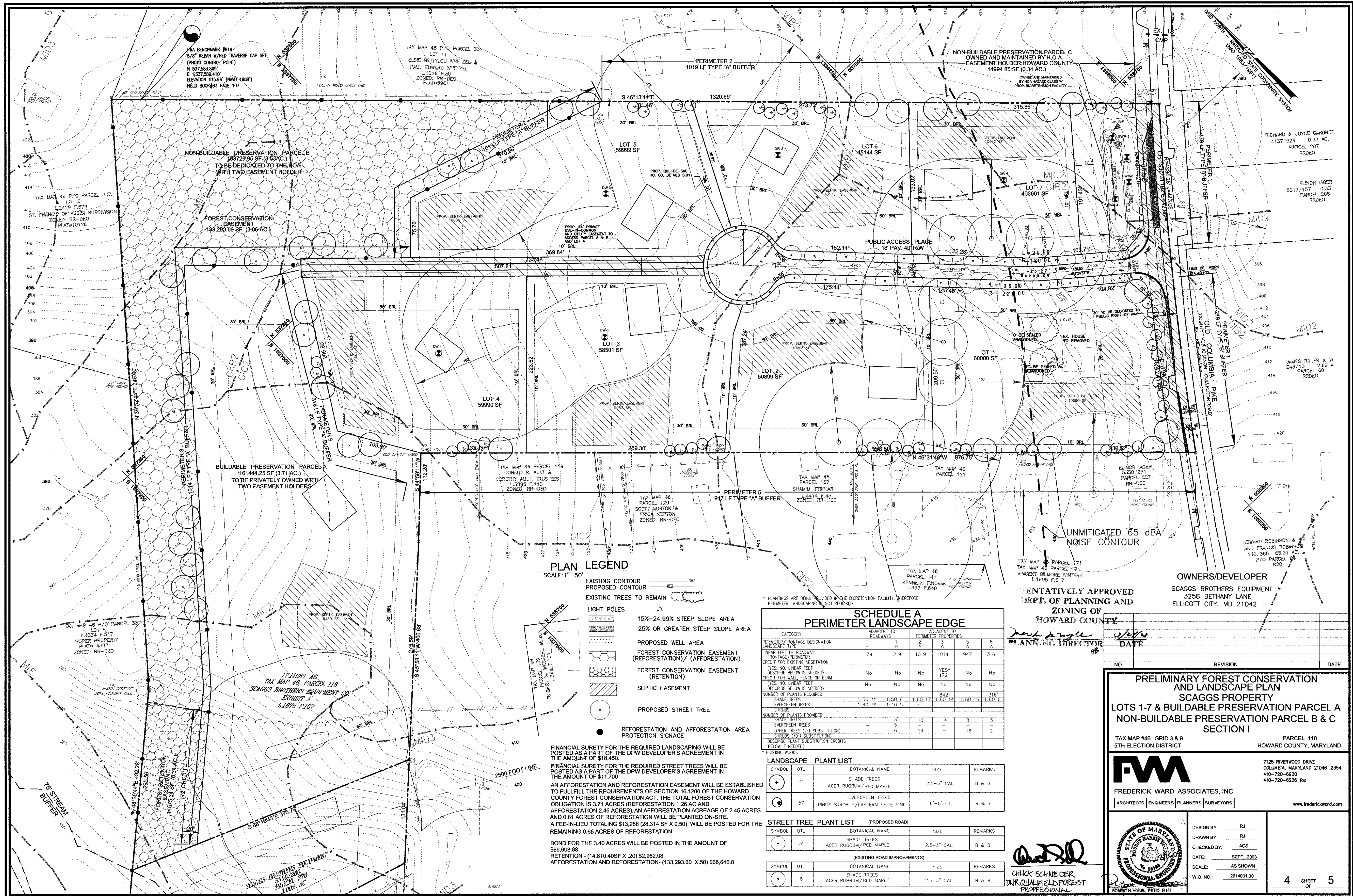
**PRELIMINARY GRADING
& SEDIMENT CONTROL PLAN**
SCAGGS PROPERTY
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
NON-BUILDABLE PRESERVATION PARCEL B & C
SECTION I

TAX MAP #46 GRID 3 & 9 PARCEL 118
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	DESIGN BY: <u>RJICO</u>	3 SHEET OF 5
	DRAWN BY: <u>RJICO</u>	
	CHECKED BY: <u>AS SHOWN</u>	
	DATE: <u>SEPT. 2003</u>	
	SCALE: <u>AS SHOWN</u>	
	W.O. NO.: <u>2014031.00</u>	



PLAN LEGEND

SCALE: 1"=50'

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREES TO REMAIN
	LIGHT POLES
	15%-24.99% STEEP SLOPE AREA
	25% OR GREATER STEEP SLOPE AREA
	PROPOSED WELL AREA
	FOREST CONSERVATION EASEMENT (REFORESTATION) (AFFORESTATION)
	FOREST CONSERVATION EASEMENT (RETENTION)
	SEPTIC EASEMENT
	PROPOSED STREET TREE
	REFORESTATION AND AFFORESTATION AREA PROTECTION SIGNAGE

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4	5	6
PERIMETER FRONTAGE DESIGNATION	B	B	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	179	219	1019	1014	947	316
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	YES* 172	No	No
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	No	No
NUMBER OF PLANTS REQUIRED	1:50 **	3:50 B	1:60 17	1:60 14	1:60 18	3:60 B
SHRUBS	1:40 **	3:40 5	-	-	-	-
NUMBER OF PLANTS PROVIDED	-	5	10	14	8	5
SHADE TREES	-	5	-	-	-	-
EVERGREEN TREES	-	5	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	5	14	-	16	2
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED						

LANDSCAPE PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	SIZE	REMARKS
(+)	41	SHADE TREES ACER RUBRUM/RED MAPLE	2.5-3" CAL.	B & B
(●)	57	EVERGREEN TREES PINUS STROBUS/EASTERN WHITE PINE	6'-8" HT	B & B

STREET TREE PLANT LIST (PROPOSED ROAD)

SYMBOL	QTY	BOTANICAL NAME	SIZE	REMARKS
(+)	31	SHADE TREES ACER RUBRUM/RED MAPLE	2.5-3" CAL.	B & B

(EXISTING ROAD IMPROVEMENTS)

SYMBOL	QTY	BOTANICAL NAME	SIZE	REMARKS
(+)	8	SHADE TREES ACER RUBRUM/RED MAPLE	2.5-3" CAL.	B & B

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS A PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$18,450.

FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$11,700.

AN AFFORESTATION AND REFORESTATION EASEMENT WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. THE TOTAL FOREST CONSERVATION OBLIGATION IS 3.71 ACRES (REFORESTATION 1.26 AC AND AFFORESTATION 2.45 ACRES). AN AFFORESTATION ACREAGE OF 2.45 ACRES AND 0.61 ACRES OF REFORESTATION WILL BE PLANTED ON-SITE. A FEE-IN-LIEU TOTALING \$13,286 (28,314 SF X 0.50) WILL BE POSTED FOR THE REMAINING 0.65 ACRES OF REFORESTATION.

BOND FOR THE 3.40 ACRES WILL BE POSTED IN THE AMOUNT OF \$69,608.88

RETENTION - (14,810.40SF X .20) \$2,962.08

AFFORESTATION AND REFORESTATION - (133,293.60 X.50) \$66,646.8

OWNERS/DEVELOPER
SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLCOTT CITY, MD 21042

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY.

PLANNING DIRECTOR: *[Signature]* DATE: *[Signature]*

NO.	REVISION	DATE

PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN
SCAGGS PROPERTY
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
NON-BUILDABLE PRESERVATION PARCEL B & C
SECTION I

TAX MAP #46 GRID 3 & 9 5TH ELECTION DISTRICT PARCEL 116 HOWARD COUNTY, MARYLAND

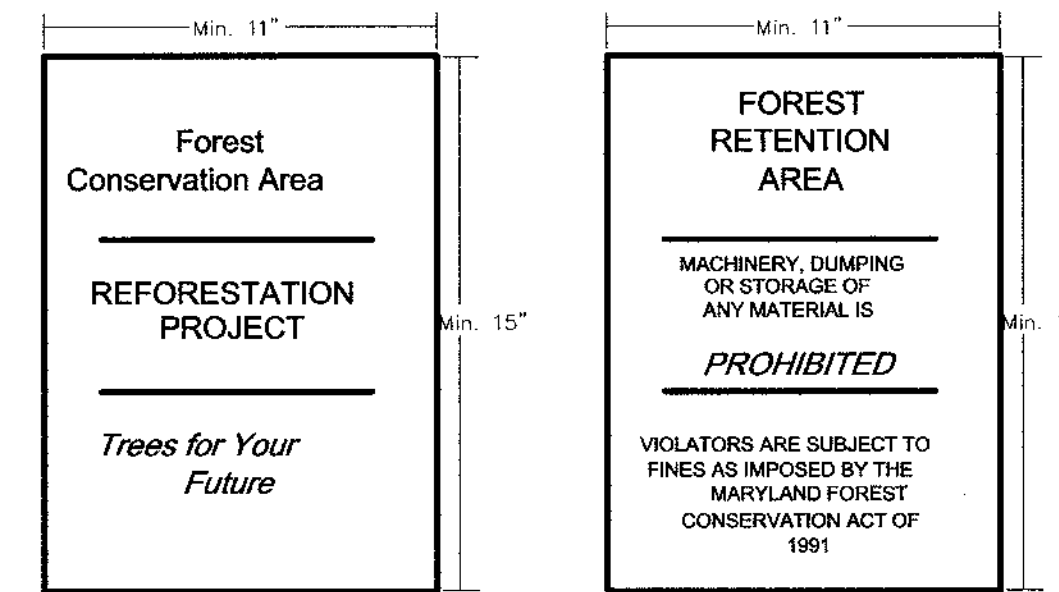
F.W.
FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax

www.frederickward.com

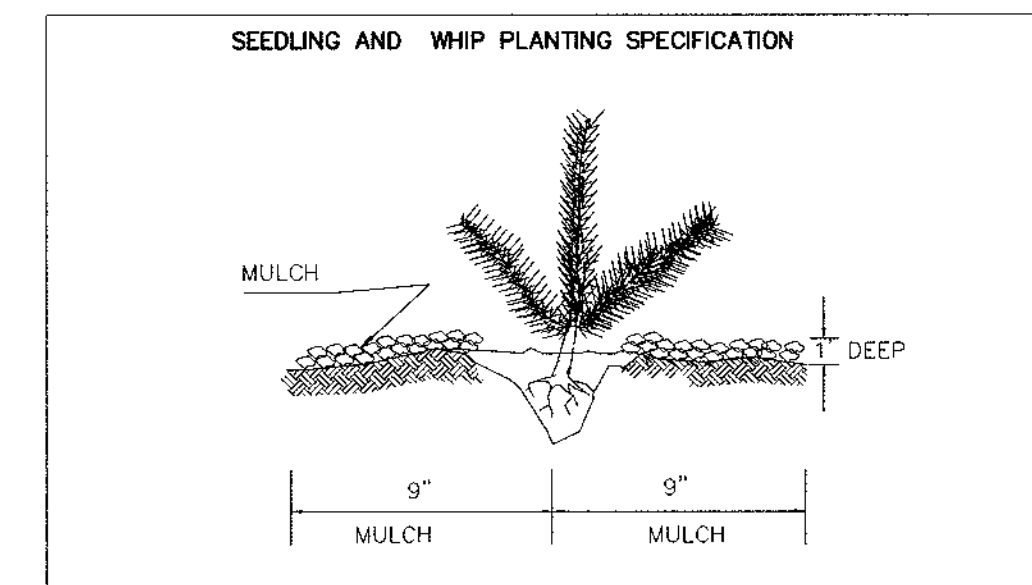
DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: ACS
DATE: SEPT., 2003
SCALE: AS SHOWN
W.O. NO.: 2014031.00

4 SHEET OF 5



REFORESTATION AND AFFORESTATION AREA PROTECTION SIGNAGE

- NOTE: NTS
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 2. SIGNS TO BE PLACED APPROXIMATELY 100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



AFFORESTATION AND REFORESTATION EASEMENT AREA: 3.40 AC = 1190 TREES						
SYMBOL	QUAN.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
	297	Acer Rubrum	Red Maple	3-4'	11' O.C.	CONTAINER
	297	Fraxinus pennsylvanica	Green Maple	3-4'	11' O.C.	CONTAINER
	297	Platanus occidentalis	Sycamore	3-4'	11' O.C.	CONTAINER
	299	Quercus palustris	Pin oak	3-4'	11' O.C.	CONTAINER

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

TOTAL TRACT AREA (PHASE II)	17.1108 AC
AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC
AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC
NET TRACT AREA (PHASE II)	17.1108 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	1	0	0	0	0

E. AFFOREST THRESHOLD = 20% X D = 3.4 AC
 F. CONSERVATION THRESHOLD = 25% X D = 4.3 AC

EXISTING FOREST COVER:
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 0.97 AC
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 0.00 AC
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

BREAK EVEN POINT:
 J. FOREST RETENTION WITH NO MITIGATION REQUIRED = 0.34 AC
 K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:
 L. TOTAL AREA OF FOREST TO BE CLEARED = 0.83 AC
 M. TOTAL AREA OF FOREST TO BE RETAINED = 0.34 AC

PLANTING REQUIREMENTS:
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.00 AC
 P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 1.26 AC
 Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.00 AC
 R. TOTAL REFORESTATION REQUIRED = 1.26 AC
 S. TOTAL AFFORESTATION REQUIRED = 2.45 AC
 T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 3.71 AC

HOWARD COUNTY MAP NO. 32

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	K VALUE	SOIL GROUP	WATER TABLE (FEET)
Ba	BAILE SILT LOAM	.43	D	0 - 1
ChB2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	C	20+
ChC2	CHESTER SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	.32	B	20+
ERB2	ELIOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	C	20+
GIB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	B	20+
GIC2	GLENELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	.32	B	20+
GIC3	GLENELG LOAM, 8% TO 15% SLOPES, SEVERELY ERODED	.32	B	20+
GID2	GLENELG LOAM, 15% TO 25% SLOPES, MODERATELY ERODED	.32	B	20+
GID3	GLENELG LOAM, 15% TO 25% SLOPES, SEVERELY ERODED	.32	B	20+
GnA	GLENVILLE SILT LOAM, 0% TO 3% SLOPES	.32	B	1.5 - 3
GnB2	GLENVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	C	1.5 - 3
MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.37	B	20+
MIC2	MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	.37	B	20+
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED	.37	B	20+
MID2	MANOR LOAM, 15% TO 25% SLOPES, MODERATELY ERODED	.37	B	20+
MID3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED	.37	B	20+
MIE	MANOR LOAM, 25% TO 45% SLOPES	.37	B	20+

OWNERS/DEVELOPER
 SCAGGS BROTHERS EQUIPMENT
 3258 BETHANY LANE
 ELLICOTT CITY, MD 21042

NO.	REVISION	DATE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Mark A. Ruppel 3/24/03
 PLANNING DIRECTOR DATE

Chuck Schnepfer
 CHUCK SCHNEPFER
 DNR QUALIFIED FOREST PROFESSIONAL

PRELIMINARY FOREST CONSERVATION DETAILS
SCAGGS PROPERTY
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
NON-BUILDABLE PRESERVATION PARCEL B & C
SECTION I

TAX MAP #46 GRID 3 & 9 PARCEL 118
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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