

PRELIMINARY EQUIVALENT SKETCH PLAN

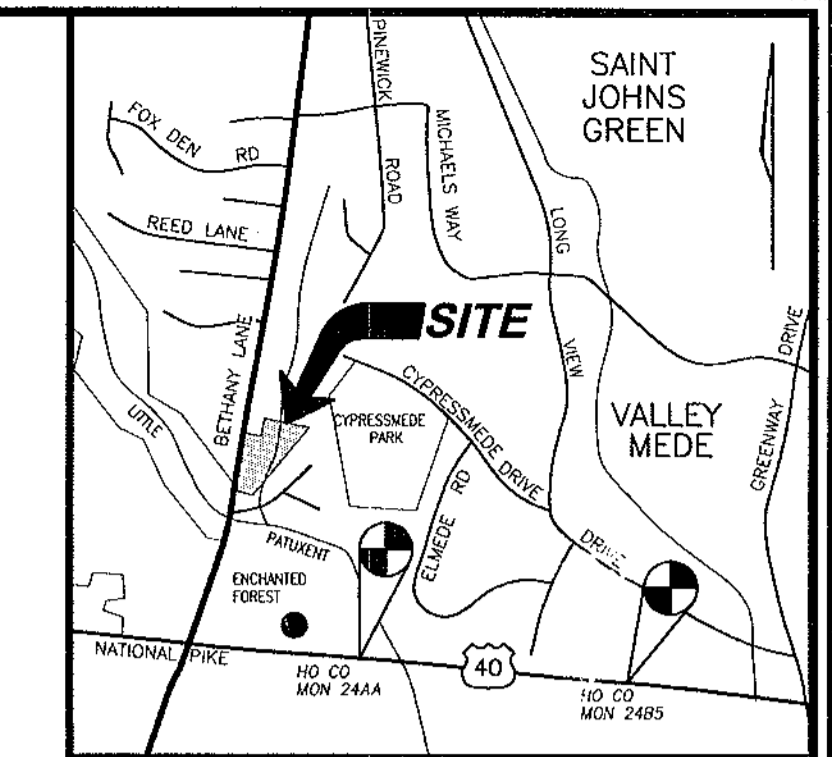
BETHANY BROOK II

LOTS 6-11, OPEN SPACE LOT 12, AND NON-BUILDABLE BULK PARCEL 'A'

A RESUBDIVISION OF LOTS 1-4 OF THE CHILDS PROPERTY

SITE DATA

LOCATION: TAX MAP 17, PARCEL 138
 DEED REFERENCE: 4864/462
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-20
 GROSS AREA OF PARCEL: 303,613.2 SF (6.97 AC)
 AREA OF RIGHT OF WAY: 0.00 AC
 AREA OF FLOODPLAIN: 0.59 AC
 AREA OF STEEP SLOPES: 0.26 AC
 NET AREA OF PROJECT: 6.12 AC
 NUMBER OF RESIDENTIAL LOTS PROPOSED: 6 LOTS
 AREA OF PROPOSED RESIDENTIAL LOTS: 2.84 AC
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 20,002 SF
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 LOT (LOT 12)
 NUMBER OF NON-BUILDABLE BULK PARCELS: 1
 O.S. REQUIRED UNDER PREVIOUSLY RECORDED SUBDIVISION, F-99-177
 8.014 ACRES X 6% = 0.4808 ACRES
 OPEN SPACE PROVIDED (EX. O.S. LOT 5): 0.7108 ACRES
 OPEN SPACE PROPOSED UNDER THIS PLAN: 1.21 AC
 TOTAL OPEN SPACE PROVIDED FOR THIS PARCEL: 1.9208 AC



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK INFORMATION		
NUMBER	NORTHING	EASTING
24AA	587380.458	1352603.488
24B5	586956.233	1356570.840

GENERAL NOTES

- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL AND ASSOCIATES, ON OR ABOUT MAY 15, 1999.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY VOGEL AND ASSOCIATES, DATED APRIL, 1999.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL PROVIDED THROUGH CONTRACT NO. 71W. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 412-2-1. 1-YEAR RUNOFF FROM LOTS 8 AND 10 IS LESS THAN 2.0 cfs. Rev AND WCV ARE PROVIDED BY LEVEL SPREADERS.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED AUGUST 2002.
- THE 100-YEAR FLOODPLAIN WAS ESTABLISHED BY THE STUDY APPROVED IN CONJUNCTION WITH F-99-177, CHILDS PROPERTY, LOTS 1-4.
- FOREST RETENTION OF 1.14 AC WILL BE PROVIDED IN AN EASEMENT ON SITE. THE REMAINING FOREST CONSERVATION REQUIREMENTS OF 0.30 AC OR 13,068 SF OF REFORESTATION WILL BE FULFILLED THROUGH A FEE-IN-LIEU PAYMENT OF \$6,534.00.
- THE NOISE STUDY FOR THIS PROPERTY WAS CONDUCTED BY FREDERICK WARD ASSOCIATES IN MARCH 2004. THE NOISE CONTOUR LINE SHOWN HEREON IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NON-BUILDABLE PARCEL 'A' IS SUBJECT TO RESUBDIVISION.
- WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES. PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
- ON JUNE 18, 2003 A WAIVER PETITION FOR SECTIONS 16.120(C)(2) REQUIRING FRONTAGE ON A PUBLIC ROAD TO CONCORD WITH ACCESS TO RESIDENTIAL LOTS AND 16.145 REGARDING THE SUBMISSION OF THE SKETCH AND PRELIMINARY PLANS FOR A MAJOR SUBDIVISION, IN CONJUNCTION WITH WP 03-103, CHILDS PROPERTY WAS APPROVED.
- UNDER THE CONDITIONS OF THE APPROVAL RENDERED IN WP 03-103: AN OPEN SPACE LOT IS TO BE CREATED (OPEN SPACE LOT 12) THAT SHALL BE ACCEPTED BY AND DEDICATED TO RECREATION AND PARKS.
- NON-BUILDABLE BULK PARCEL A MAY BE ELIGIBLE FOR RESUBDIVISION OR CONVERSION TO A BUILDABLE LOT IF AND WHEN ACCESS AND FRONTAGE TO THE PARCEL ARE AVAILABLE THROUGH ONE OF THE ADJACENT PROPERTIES TO THE EAST OR NORTH OF THE PARCEL.
- THE PORTION OF NON-BUILDABLE BULK PARCEL A CONTAINING ENVIRONMENTALLY SENSITIVE BUFFERS SHALL BE INCORPORATED INTO A FUTURE OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY UPON RECORDED OF A RESUBDIVISION PLAN FOR NON-BUILDABLE BULK PARCEL A.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, LOTS 6 AND 11 ARE EXEMPT FROM PERIMETER LANDSCAPING SINCE THEY CONTAIN RESIDENCES WHICH ARE TO REMAIN. ALL OTHER LOTS CONTAIN EXISTING VEGETATION THAT QUALIFY AS CREDIT TOWARD THE LANDSCAPE PERIMETERS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED WITH THE DEVELOPER'S AGREEMENT AT THE TIME OF FINAL PLAN APPROVAL IN THE AMOUNT OF 1,050 (\$800.00 FOR THE REQUIRED 2 STREET TREES AND \$450 FOR 15 SHRUBS).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL 45-2003).
- "DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE APPROVAL CONDITIONS FOR WP-03-103 AS SPECIFIED IN THE LETTER DATED JUNE 18, 2003, HAVE BEEN MODIFIED BY THE DEPARTMENT OF PLANNING AND ZONING AS A CONSEQUENCE OF CHANGES TO THE DESIGN MANUAL. A PRIVATE ACCESS PLACE AND A TURNAROUND HAVE BEEN DETERMINED TO BE UNNECESSARY. TRASH PAD AND ITS PROPOSED LANDSCAPING TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- CHILDS PROPERTY WAS PREVIOUSLY RECORDED FOR LOTS 1-4 AND O.S. LOTS UNDER PLAT #14468.
- STREET LIGHTS ARE REQUIRED FOR THIS DEVELOPMENT AND WILL BE SHOWN ON THE FINAL PLANS. THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE LOTS 1-4 CHILDS PROPERTY INTO 6 SINGLE FAMILY LOTS AND PROVIDE 1 OPEN SPACE LOT AND 1 NON-BUILDABLE BULK PARCEL.

STREET TREES	
NUMBER OF STREET TREES REQUIRED	15
NUMBER OF STREET TREES PROVIDED	**2

** EX. STREET TREES WERE UTILIZED AS CREDIT TOWARD THE REQUIREMENT AS WELL AS EXISTING TREELINES AT THE NORTH AND SOUTH ENDS OF THE ROAD FRONTAGE.

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

LEGEND

	EXISTING WETLANDS		EX. TREELINE
	EXISTING 100 YEAR FLOODPLAIN		PROPOSED TREELINE
	EXISTING FOREST CONSERVATION (RETENTION) EASEMENT		STREET TREES
	EXISTING 20' SEWAGE EASEMENT		LIMIT OF DISTURBANCE
	EXISTING USE-IN-COMMON ACCESS EASEMENT		SOILS
	PROPOSED USE-IN-COMMON ACCESS EASEMENT		PROPERTY LINE
	EXISTING 15% SLOPES		EX CONTOUR
	EXISTING 25% SLOPES		PROPOSED CONTOUR

SCHEDULE A PERIMETER LANDSCAPE EDGE

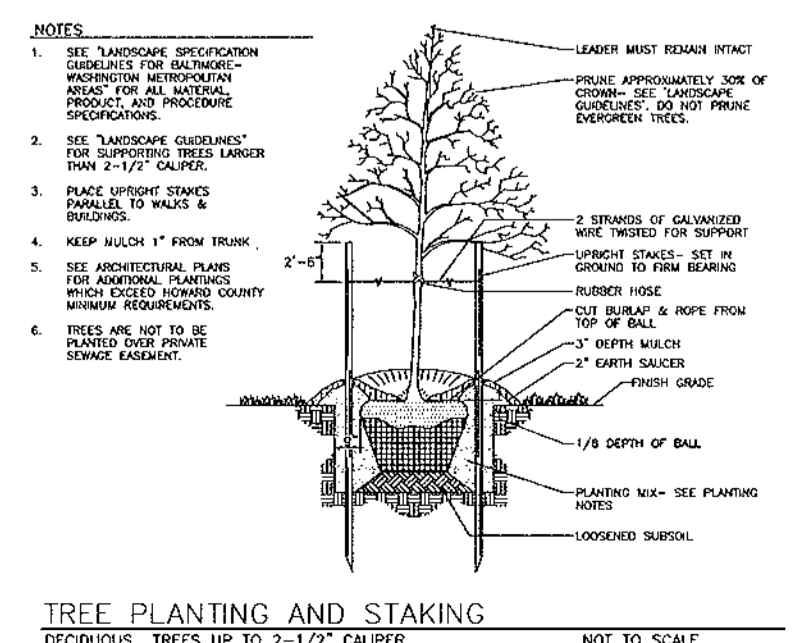
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	3	4	5
Perimeter/Frontage Designation		3	4	5
Landscape Type		A	A	A
Linear Feet of Roadway Frontage/Perimeter		620'	483'	306'
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)		Yes 483'	Yes 483'	Yes 306'
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)		No	No	No
Number of Plants Required (L Remaining)		No	No	No
Shade Trees		1:60	1:60	1:60
Evergreen Trees		-	-	-
Shrubs		-	-	-
Number of Plants Provided		-	-	-
Shade Trees		-	-	-
Evergreen Trees		-	-	-
Other Trees (2:1 Substitution)		-	-	-
Shrubs (10:1 Substitution)		-	-	-
Describe Plant Substitution Credits Below if needed		-	-	-

CONTROL POINT COORDINATES

POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
1	589080.9460	1352409.7936	17	589116.2303	1352651.3929
2	589190.4438	1352429.0581	18	589091.8604	1352628.5278
3	589200.1343	1352430.9430	19	589079.0720	1352619.6462
4	589300.6890	1352450.5023	20	589049.0302	1352598.7821
5	589394.2605	1352468.7032	21	589143.4805	1352603.9414
6	589433.6555	1352476.3660	22	589164.4117	1352612.9275
7	589483.4689	1352486.9614	23	589260.6921	1352654.2622
8	589566.7963	1352504.6854	24	589352.5929	1352680.97.8
9	589650.9249	1352522.5798	25	589440.5959	1352705.3728
10	589612.4028	1352708.8264	26	589486.2460	1352726.5289
11	589911.4669	1352783.6082	27	589517.9179	1352753.6911
12	589829.8622	1353259.6361	28	589600.8521	1352777.6702
13	589708.9571	1353179.1558	29	589578.8726	1352889.6426
14	589540.8559	1353022.3932	30	589485.6194	1352846.8578
15	589406.2192	1352912.5903	31	589424.5174	1352819.3723
16	589317.6725	1352840.3760	32	589440.5824	1352737.5310

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
Co	CORDORUS SILT LOAM	C
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B



LANDSCAPE SCHEDULE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	○	2	ACER RUBRUM 'OCTOBER GLORY'	2 1/2"-3" Cal.	B & B
SHRUB	○	15	OSMANTHUS 'LUCIFERUS' 'GULF TIDE'	3' - 3 1/2" Cal.	B & B

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AW SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAM PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

OWNER/DEVELOPER
 MICHAEL L PFAU
 MARY T PFAU
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 410-480-0023

PRELIMINARY EQUIVALENT SKETCH PLAN
BETHANY BROOK II
LOTS 6-11,
OPEN SPACE LOT 12, AND
NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF LOTS 1-4 OF THE CHILDS PROPERTY

TAX MAP 17, GRID 20 PARCEL 138
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS

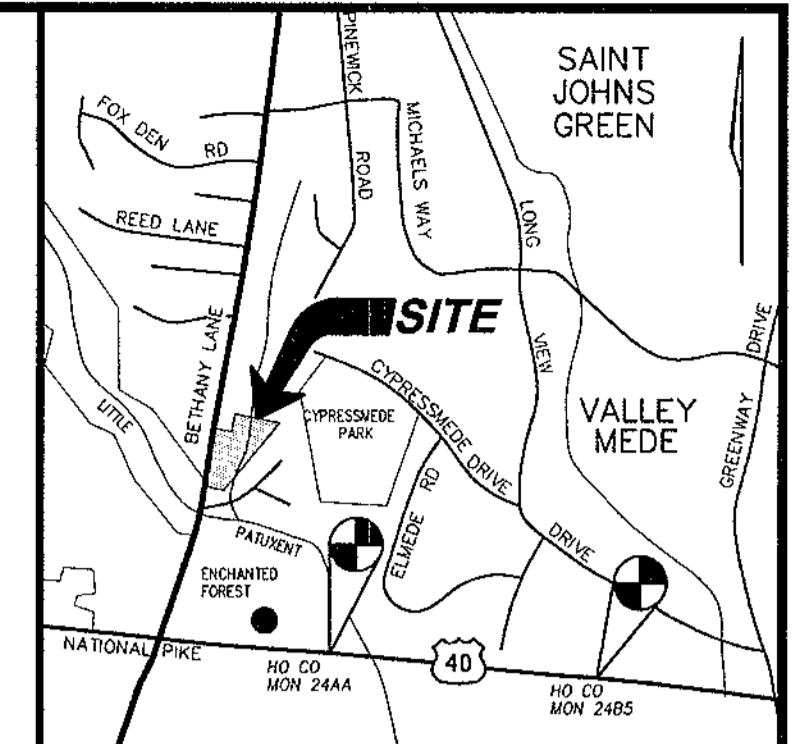
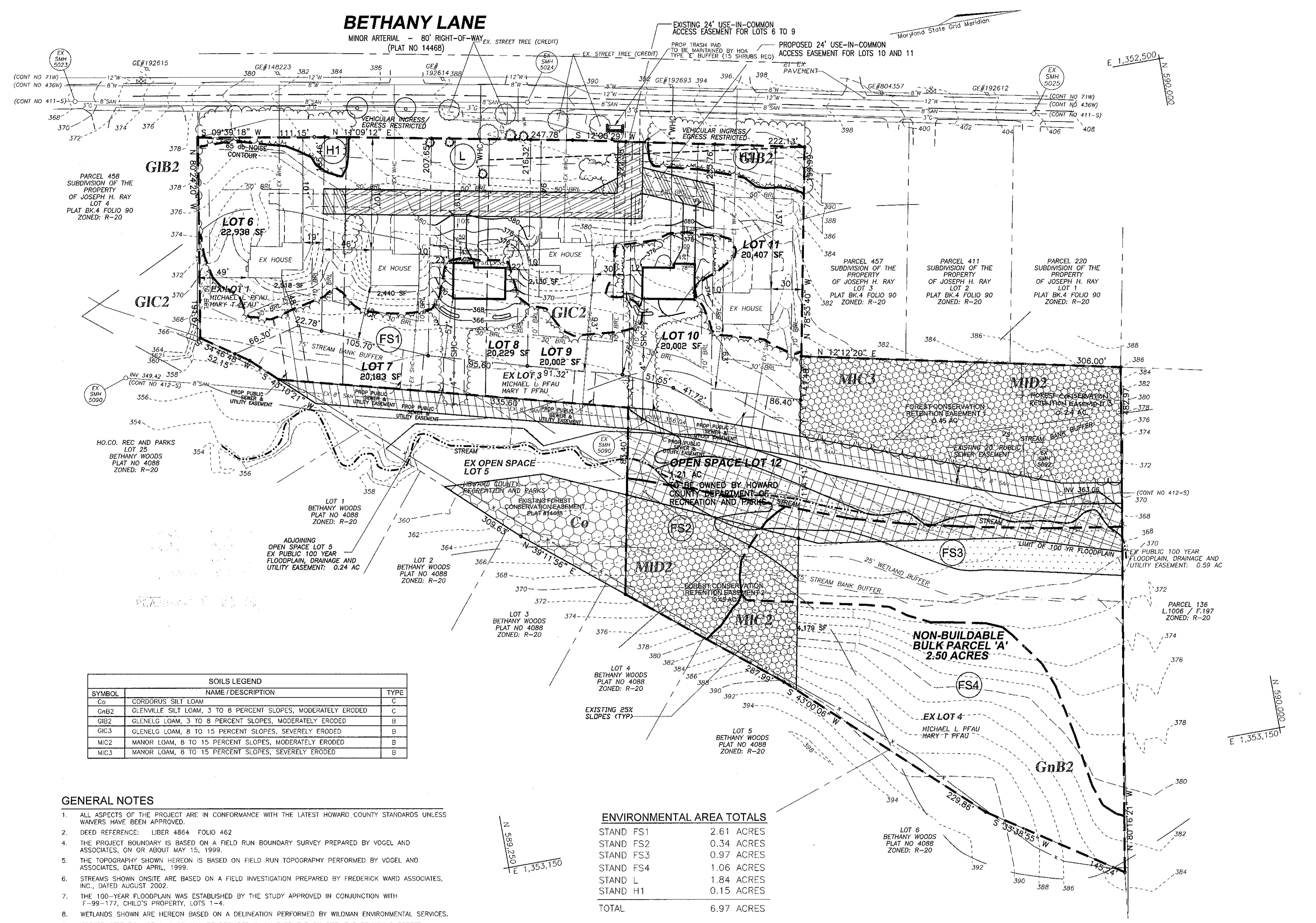
8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: JUNE, 2004
 SCALE: AS SHOWN
 W.O. NO.: 2019030

1 SHEET OF 2

BETHANY LANE

MINOR ARTERIAL - 80' RIGHT-OF-WAY
(PLAT NO 14468)



VICINITY MAP
SCALE: 1"=2000'

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED: R-20

NET TRACT AREA:

A. TOTAL TRACT AREA (EXISTING LOT 4)	4.72 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN (EXISTING LOT 4)	0.59 AC
C. NET TRACT AREA	4.13 AC

LAND USE CATEGORY:

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R20

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

D. AFFOREST THRESHOLD 15% X D = 0.62 AC
E. CONSERVATION THRESHOLD 20% X D = 0.83 AC

EXISTING FOREST COVER:

F. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	3.59 AC
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	2.76 AC

BREAK EVEN POINT:

H. BREAK EVEN POINT	1.38 AC
I. CLEARING PERMITTED WITHOUT MITIGATION	2.21 AC

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED	2.45 AC
K. TOTAL AREA OF FOREST TO BE RETAINED	1.14 AC

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.61 AC
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.31 AC
P. TOTAL REFORESTATION REQUIRED	0.30 AC
Q. TOTAL AFFORESTATION REQUIRED	0.00 AC
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.30 AC

SOILS LEGEND

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- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - DEED REFERENCE: LIBER 4864 FOLIO 462
 - THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL AND ASSOCIATES, ON OR ABOUT MAY 15, 1999.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY VOGEL AND ASSOCIATES, DATED APRIL, 1999.
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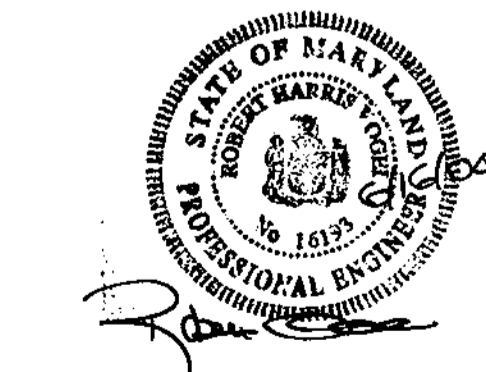
ENVIRONMENTAL AREA TOTALS

STAND FS1	2.61 ACRES
STAND FS2	0.34 ACRES
STAND FS3	0.97 ACRES
STAND FS4	1.06 ACRES
STAND L	1.84 ACRES
STAND H1	0.15 ACRES
TOTAL	6.97 ACRES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Paul D. Taylor
PLANNING DIRECTOR

6/14/04
DATE



OWNER/DEVELOPER
MICHAEL L PFAU
MARY T PFAU
3675 PARK AVE., STE. 301
ELLICOTT CITY, MARYLAND 21043
410-480-0023

**FOREST STAND AND FOREST CONSERVATION PLAN
BETHANY BROOK II
LOTS 6-11
OPEN SPACE LOT 12, AND
NON-BUILDABLE BULK PARCEL A**

A RESUBDIVISION OF LOTS 1-4 OF THE CHILDS PROPERTY
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SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

NO.	REVISION	DATE

DESIGN BY: ELG
DRAWN BY: ELG
CHECKED BY: LJT
DATE: JUNE, 2004
SCALE: 1"=50'
W.O. NO.: 2019030

2 SHEET OF 2