

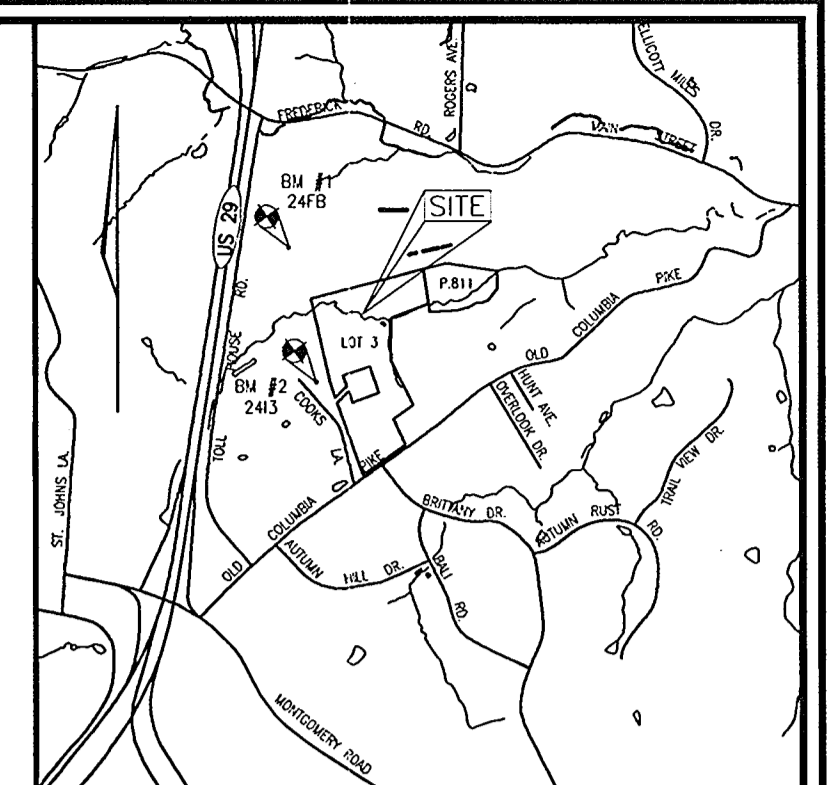
# PRELIMINARY EQUIVALENT SKETCH PLAN THE WOODS OF TIBER BRANCH II LOTS 1-63 HOWARD COUNTY, MARYLAND

## SITE DATA

LOCATION: 2ND ELECTION DISTRICT  
 EXISTING ZONING: R-ED  
 GROSS AREA OF PARCEL '264', LOT 3: 29.79 AC.  
 GROSS AREA OF PARCEL '811': 7.04 AC.  
 GROSS AREA OF PROJECT: 36.83 AC.  
 AREA OF 100-YEAR FLOODPLAIN & UTILITY EASEMENT: 4.24 AC.  
 AREA OF STEEP SLOPES OUTSIDE OF 100-YR. FLOODPLAIN: 3.72 AC.  
 NET AREA OF PROJECT: 28.87 AC.  
 AREA OF BQ&E EASEMENT: 5.27 AC.  
 AREA OF CREDITED OPEN SPACE REQUIRED: 50% x 31.56 AC. = 15.78 AC.  
 AREA OF CREDITED OPEN SPACE PROVIDED: 16.91 AC. (54%)  
 AREA OF NON-CREDITED OPEN SPACE PROVIDED: 5.45 AC.  
 TOTAL AREA OF OPEN SPACE PROVIDED (CREDITED AND NON-CREDITED): 22.36 AC. (71% OF 31.56 AC.)  
 AREA OF RECREATIONAL OPEN SPACE REQUIRED: 16,200 SF (300 SF PER BUILDABLE LOT)  
 AREA OF RECREATIONAL OPEN SPACE PROVIDED: 16,200 SF  
 AREA OF PROPOSED RIGHT-OF-WAY: 2.77 AC.  
 AREA OF PROPOSED UTILITY EASEMENT: 11.70 AC.  
 NUMBER OF LOTS/PARCELS ALLOWED (2 PER NET ACRE): 57 BUILDABLE LOTS  
 NUMBER OF LOTS/PARCELS PROPOSED: 54 BUILDABLE LOTS  
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 18.97 AC.

## GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: WURTZER PROPERTY, LOT 3-L. 4778/F. 613; PARCEL 181-L. 2866/F. 682
- DENSITY TABULATION:  
 GROSS AREA OF PROJECT: 36.83 AC.  
 AREA OF 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 4.24 AC.  
 AREA OF STEEP SLOPES OUTSIDE OF 100-YR FLOODPLAIN: 3.72 AC.  
 NET AREA OF PROJECT: 28.87 AC.  
 DWELLING UNITS PER NET ACRE ALLOWED: 2 UNITS PER NET ACRE (2 x 28.87 AC. = 57 BUILDABLE LOTS)  
 DWELLING UNITS PROPOSED: 54 UNITS
- THE PROJECT BOUNDARY FOR THE WURTZER PROPERTY, LOT 3, IS BASED ON A DEED REFERENCE (L. 4778/F. 613) AND THE RECORD PLAT FOR WURTZER PROPERTY, LOTS 2 AND 3 (F-98-130). THE PROJECT BOUNDARY FOR PARCEL 811 IS BASED ON A DEED REFERENCE (L. 2866/F. 682).
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS INC., DATED MAY 2003.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED BY PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 11-W. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 680-S AND CONTRACT NO. 14-1642-D.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY A MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 44 AND TWO POCKET PONDS LOCATED IN LOT 17 AND LOT 26. ALL FACILITIES ARE HAZARD CLASS 'A' AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- STREAMS AND WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED NOVEMBER 2003.
- THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2004.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED JUNE 2004.
- FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2004.
- THE EXISTING FOREST CONSERVATION EASEMENT SHOWN ON F-98-130 TO BE ABANDONED. AN ABANDONMENT FEE OF \$1.00 PER SF (\$34,848.00) TO BE PAID TO HOWARD COUNTY.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 5.47 AC. AND REFORESTATION OF 3.69 AC. A FEE-IN-LIEU TO BE PAID FOR THE ADDITIONAL REQUIRED 0.12 AC. OF REFORESTATION. TOTAL REFORESTATION OBLIGATION IS 3.81 AC.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2004.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- WP-04-20: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED DECEMBER 18, 2003, TO WAIVE SECTION 16.115(c) TO PERMIT CLEARING, GRADING, AND CONSTRUCTION OF A PUBLIC ROAD WITHIN A 100-YR FLOODPLAIN; SECTIONS 16.115(c)(1) AND 16.115(c)(2) TO PERMIT CLEARING, GRADING, AND THE CONSTRUCTION OF A PUBLIC ROAD WITHIN THE 25' WETLAND BUFFERS AND THE 50' AND 75' STREAM BUFFERS, AND SECTION 16.116(b) TO PERMIT CLEARING, GRADING, AND THE CONSTRUCTION OF A PUBLIC ROAD ON STEEP SLOPE AREAS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. THE EXISTING RETENTION FEE OF 0.80 ACRES ON LOT 3 MUST BE RELOCATED TO ANOTHER HIGH PRIORITY AREA ON THIS SITE, AND IT IS IN ADDITION TO THE FOREST CONSERVATION OBLIGATION FOR THIS PROPOSED RESUBDIVISION OF LOT 3, WURTZER PROPERTY, PER GENERAL NOTE 18 ON F-98-130.  
 2. ALL IMPACTS TO THE ENVIRONMENTALLY SENSITIVE FEATURES MUST BE MINIMIZED. GRADED AREAS MUST BE RE-STABILIZED AND RE-VEGETATED.  
 3. THE DEVELOPER MUST OBTAIN ANY REQUIRED PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YR FLOODPLAIN, WETLANDS, STREAMS, OR TIBER BUFFER, EXCEPT THOSE AREAS SPECIFIED IN WP-04-20. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
- LOTS 27-30, LOTS 48-51, AND LOTS 55-56 WILL UTILIZE USE-IN-COMMON DRIVEWAYS. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 27-30, LOTS 48-51, AND LOTS 55-56 SHALL BE PROVIDED AT THE JUNCTION OF EACH PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF PROP. ROAD.
- OLD COLUMBIA PIKE IS A SCENIC ROAD. HOUSES ON LOT 1 AND LOT 2 SHALL BE ORIENTED TO FACE OLD COLUMBIA PIKE.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- ALL EXISTING HOUSES, SHEDS, DRIVEWAYS, FENCES, AND MISC. STRUCTURES LOCATED ON WURTZER PROPERTY (PARCEL 264, LOT 3) AND PARCEL 811 ARE TO BE REMOVED.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE LOT 9, LOT 34, AND LOT 43 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 17, 26, 44, 53 & 63 ARE TO BE OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 62 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE - 3' LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.



VICINITY MAP  
SCALE 1"=200'

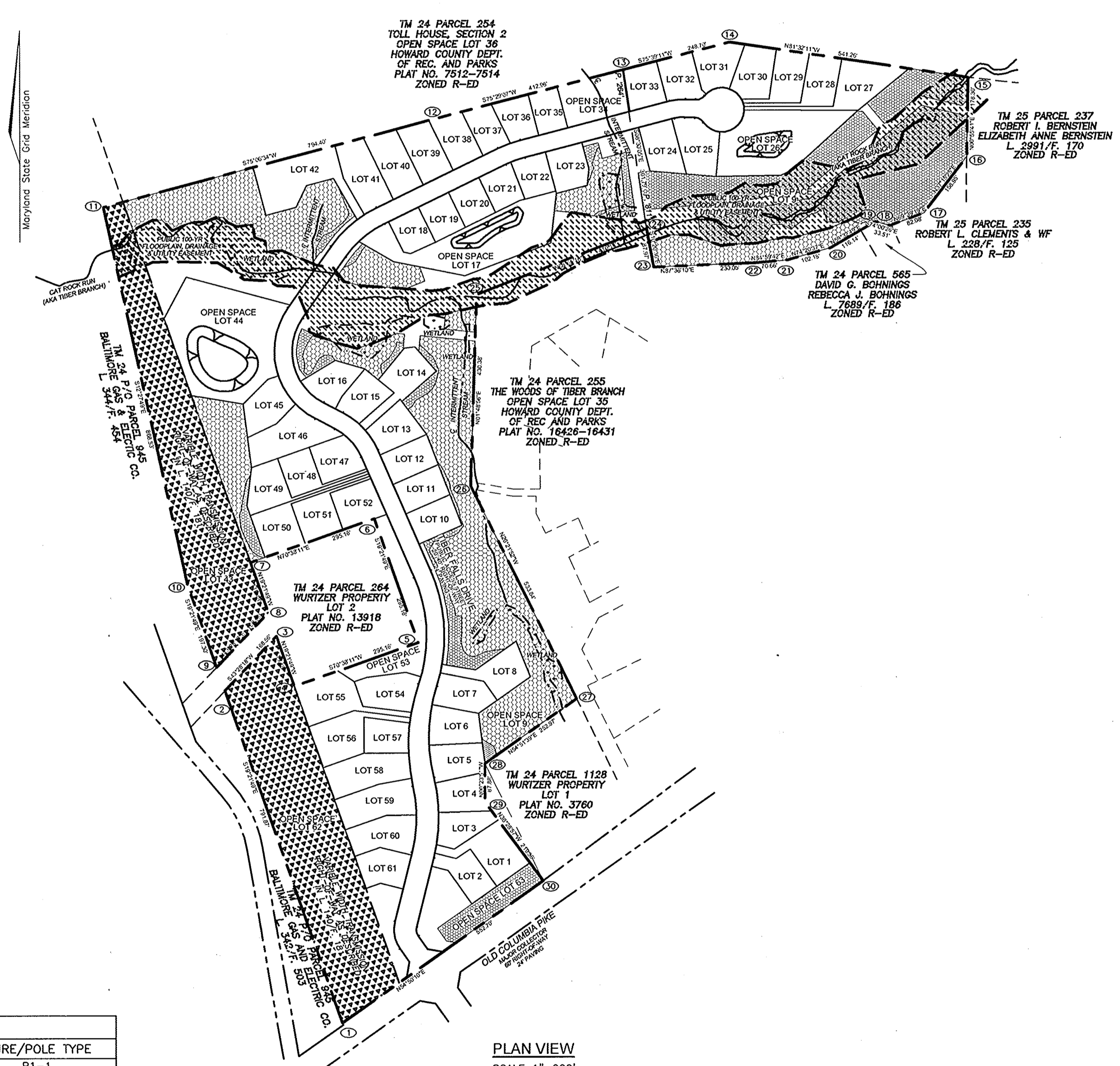
BENCHMARK NO. 1; COUNTY CONTROL #24FB  
 N 582652.103 E 1364255.930  
 ELEV. = 423.282

BENCHMARK NO. 2; COUNTY CONTROL #2413  
 N 580648.911 E 1364974.459  
 ELEV. =

## MILESTONE CHART

THE DECISION AND ORDER FOR PB-371 WAS SIGNED BY THE PLANNING BOARD ON 11/10/05. THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED 12/22/05 GRANTED TENTATIVE ALLOCATIONS FOR THESE SUBDIVISIONS WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	FINAL PLAN SUBMISSION MILESTONES
PHASE 1	9	2008	FOLLOWING THE SIGNATURE DATE OF THE SP-04-14 PLAN ORIGINALS BUT BEFORE 04-22-06
PHASE 2	26	2009	BETWEEN 7/1/06 AND 11/1/06
PHASE 3	17	2010	BETWEEN 07/1/07 AND 11/1/07



### COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	580237.10	1365030.92	16	582218.73	1366437.82
2	581020.18	1364768.37	17	582092.22	1366341.60
3	581142.50	1364884.34	18	582063.68	1366264.64
4	581029.78	1364923.95	19	582072.91	1366232.42
5	581127.65	1365222.42	20	582014.85	1366132.31
6	581406.11	1365104.55	21	581986.47	1366033.92
7	581308.25	1364826.09	22	581980.31	1365963.54
8	581195.52	1364865.70	23	581970.69	1365933.68
9	581073.20	1364749.73	24	582057.21	1365917.89
10	581259.33	1364684.32	25	581909.70	1365935.19
11	582107.40	1364496.87	26	581479.54	1365321.56
12	582311.54	1365264.60	27	581001.22	1365558.63
13	582415.04	1365664.40	28	580855.62	1365351.76
14	582476.67	1365905.35	29	580767.74	1365352.37
15	582397.00	1366440.71	30	580591.42	1365482.76

### SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 10
PRELIMINARY EQUIVALENT SKETCH PLAN	2 OF 10
PRELIMINARY EQUIVALENT SKETCH PLAN	3 OF 10
PRELIMINARY EQUIVALENT SKETCH PLAN	4 OF 10
GRADING AND SEDIMENT & EROSION CONTROL PLAN	5 OF 10
GRADING AND SEDIMENT & EROSION CONTROL PLAN	6 OF 10
GRADING AND SEDIMENT & EROSION CONTROL PLAN	7 OF 10
LANDSCAPE AND FOREST CONSERVATION PLAN	8 OF 10
LANDSCAPE AND FOREST CONSERVATION PLAN	9 OF 10
LANDSCAPE AND FOREST CONSERVATION PLAN	10 OF 10

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 11/10/05  
 PB 371

TENTATIVE APPROVED  
 DEPT. OF PLANNING AND ZONING  
 DATE: 11/10/05  
 PB 371

### STREET LIGHT LOCATION CHART

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 10	TIBER FALLS DRIVE	0+30	50' RIGHT	150-WATT PREMIER POST-TOP FIXTURE
2 OF 10	TIBER FALLS DRIVE	1+15	15' LEFT	150-WATT PREMIER POST-TOP FIXTURE
2 OF 10	TIBER FALLS DRIVE	3+90	15' RIGHT	100-WATT PREMIER POST-TOP FIXTURE
2 OF 10	TIBER FALLS DRIVE	7+12	15' RIGHT	100-WATT PREMIER POST-TOP FIXTURE
2 OF 10	TIBER FALLS DRIVE	8+85	21' RIGHT	100-WATT PREMIER POST-TOP FIXTURE
3 OF 10	TIBER FALLS DRIVE	12+96	15' RIGHT	100-WATT PREMIER POST-TOP FIXTURE
3 OF 10	TIBER FALLS DRIVE	15+05	15' LEFT	100-WATT PREMIER POST-TOP FIXTURE
3 OF 10	TIBER FALLS DRIVE	16+42	15' LEFT	100-WATT PREMIER POST-TOP FIXTURE
3 OF 10	TIBER FALLS DRIVE	18+85	15' LEFT	100-WATT PREMIER POST-TOP FIXTURE
4 OF 10	TIBER FALLS DRIVE	24+40	20' LEFT	100-WATT PREMIER POST-TOP FIXTURE
4 OF 10	TIBER FALLS DRIVE	LP 1+48	3'	100-WATT PREMIER POST-TOP FIXTURE

NOTE: A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

### SIGNAGE LOCATION CHART

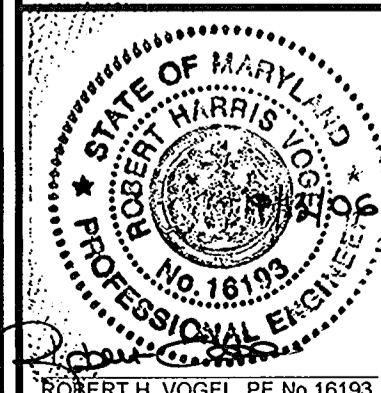
DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 10	TIBER FALLS DRIVE	0+34	28' LEFT	R1-1 "STOP"
2 OF 10	TIBER FALLS DRIVE	2+05	15' RIGHT	R2-1 "SPEED LIMIT 25 MPH"
2 OF 10	TIBER FALLS DRIVE	2+00	15' RIGHT	W3-1 "STOP AHEAD"
3 OF 10	TIBER FALLS DRIVE	11+79	18' LEFT	D3 "ST. NAME SIGN ASSEMBLY"
2 OF 10	TIBER FALLS DRIVE	2+96	15' RIGHT	"STREET NUMBER SIGN"
2 OF 10	TIBER FALLS DRIVE	5+88	15' LEFT	"TIBER FALLS ROAD"
2 OF 10	TIBER FALLS DRIVE	7+16	15' RIGHT	
3 OF 10	TIBER FALLS DRIVE	12+78	15' RIGHT	
3 OF 10	TIBER FALLS DRIVE	19+06	15' LEFT	
4 OF 10	TIBER FALLS DRIVE	LP 1+70	3'	
2 OF 10	TIBER FALLS DRIVE	8+62	--	R4-7 "KEEP RIGHT"
2 OF 10	TIBER FALLS DRIVE	9+40	--	
3 OF 10	TIBER FALLS DRIVE	24+03	--	
4 OF 10	TIBER FALLS DRIVE	24+78	--	
3 OF 10	TIBER FALLS DRIVE	13+55	15' RIGHT	W1-TR WARNING SIGN W/ W13-1 "15 MPH"

\*STREET NAME SIGNS SHALL BE FABRICATED BY HOWARD COUNTY

COVER SHEET  
**THE WOODS OF TIBER BRANCH II**  
 A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
 AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY  
 LOTS 1-63

TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 REF.: F-98-130, WP-04-20 PB 371

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410.461.6666 FAX: 410.461.6666



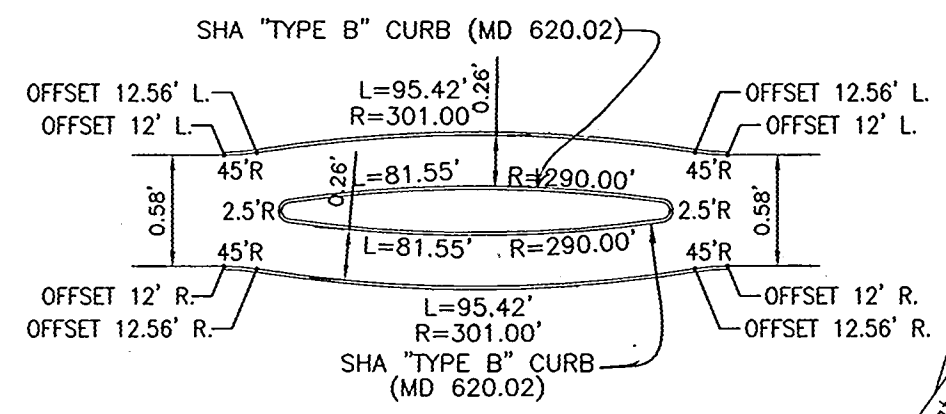
OWNERS  
 PARCEL '264', LOT 3  
 MARY K. WURTZER  
 4020 OLD COLUMBIA PIKE  
 ELLICOTT CITY, MARYLAND 21043

PARCEL '811'  
 EDWARD F. & ELIZABETH A. MCGINTY  
 3937 OLD COLUMBIA PIKE  
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER  
 TRINITY QUALITY HOMES  
 3675 PARK AVE., STE. 301  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 480-0023

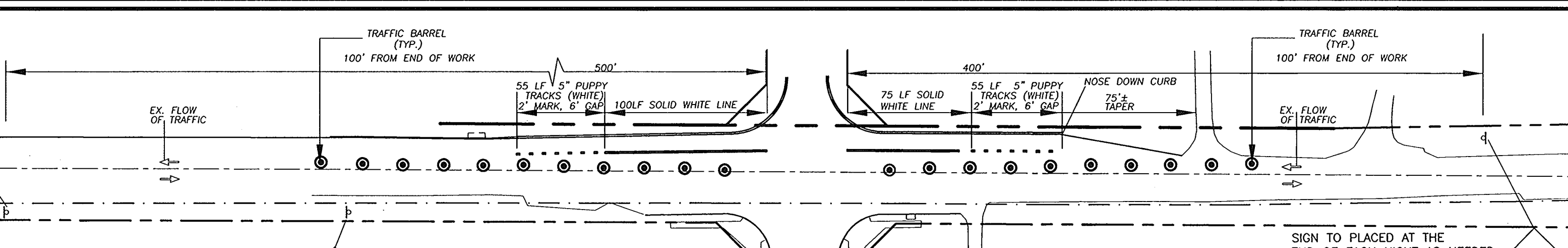
DESIGN BY: RHW  
 DRAWN BY: CMH  
 CHECKED BY: RHW  
 DATE: JANUARY 2006  
 SCALE: 1"=50'  
 W.O. NO.: 03-43.00

1 SHEET OF 10

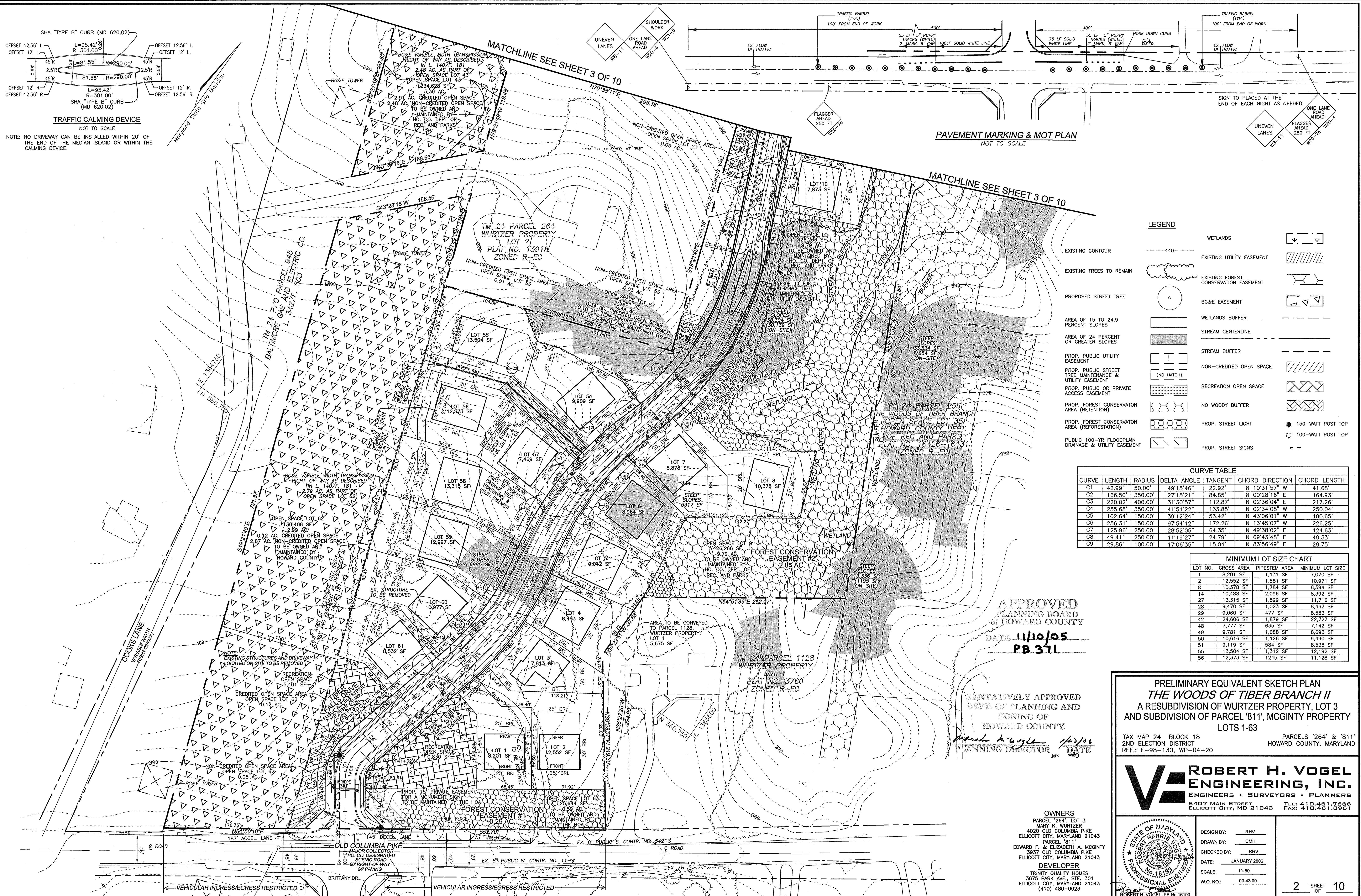


**TRAFFIC CALMING DEVICE**  
NOT TO SCALE

NOTE: NO DRIVEWAY CAN BE INSTALLED WITHIN 20' OF THE END OF THE MEDIAN ISLAND OR WITHIN THE CALMING DEVICE.



**PAVEMENT MARKING & MOT PLAN**  
NOT TO SCALE



**LEGEND**

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PUBLIC UTILITY EASEMENT
- PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
- PROP. PUBLIC OR PRIVATE ACCESS EASEMENT
- PROP. FOREST CONSERVATION AREA (RETENTION)
- PROP. FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- EXISTING UTILITY EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- BG&E EASEMENT
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- NON-CREDITED OPEN SPACE
- RECREATION OPEN SPACE
- NO WOODY BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	42.99'	50.00'	49°15'46"	22.92'	N 10°31'57" W	41.68'
C2	166.50'	350.00'	27°15'21"	84.85'	N 00°28'16" E	164.93'
C3	220.02'	400.00'	31°30'57"	112.87'	N 02°36'04" E	217.26'
C4	255.68'	350.00'	41°51'22"	133.85'	N 02°34'08" W	250.04'
C5	102.64'	150.00'	39°12'24"	53.42'	N 43°06'01" W	100.65'
C6	256.31'	150.00'	97°54'12"	172.26'	N 13°45'07" W	226.25'
C7	125.96'	250.00'	28°52'05"	64.35'	N 49°38'02" E	124.63'
C8	49.41'	250.00'	11°19'27"	24.79'	N 69°43'48" E	49.33'
C9	29.86'	100.00'	17°06'35"	15.04'	N 83°56'49" E	29.75'

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	8,201 SF	1,131 SF	7,070 SF
2	12,552 SF	1,581 SF	10,971 SF
8	10,378 SF	1,784 SF	8,594 SF
14	10,488 SF	2,096 SF	8,392 SF
27	13,315 SF	1,599 SF	11,716 SF
28	9,470 SF	1,023 SF	8,447 SF
29	9,060 SF	477 SF	8,583 SF
42	24,606 SF	1,879 SF	22,727 SF
48	7,777 SF	635 SF	7,142 SF
49	9,781 SF	1,088 SF	8,693 SF
50	10,616 SF	1,126 SF	9,490 SF
51	9,119 SF	584 SF	8,535 SF
55	13,504 SF	1,312 SF	12,192 SF
56	12,373 SF	1,245 SF	11,128 SF

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 11/10/05  
PB 371

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
DATE: 1/23/06  
PLANNING DIRECTOR

**OWNERS**  
PARCEL 264, LOT 3  
MARY K. WURTZER  
4020 OLD COLUMBIA PIKE  
ELLCOTT CITY, MARYLAND 21043

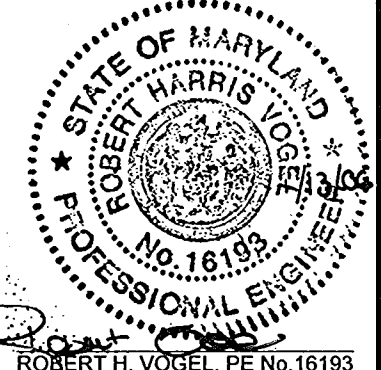
**DEVELOPER**  
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ELLCOTT CITY, MARYLAND 21043  
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A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY  
LOTS 1-63

TAX MAP 24, BLOCK 18  
2ND ELECTION DISTRICT  
REF.: F-98-130, WP-04-20

PARCELS '264' & '811'  
HOWARD COUNTY, MARYLAND

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TEL: 410.461.7666  
FAX: 410.461.8961



DESIGN BY: RHW  
DRAWN BY: CMH  
CHECKED BY: RHW  
DATE: JANUARY 2006  
SCALE: 1"=50'  
W.O. NO.: 03-43.00



MATCHLINE SEE SHEET 4 OF 10

MATCHLINE SEE SHEET 4 OF 10

MATCHLINE SEE SHEET 2 OF 10

MATCHLINE SEE SHEET 2 OF 10

**LEGEND**

- EXISTING CONTOUR  ---440---
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
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- STREAM CENTERLINE
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- RECREATION OPEN SPACE
- NO WOODY BUFFER
- PROP. STREET LIGHT  150'-WAIT POST TOP
- PROP. STREET SIGNS  100'-WAIT POST TOP

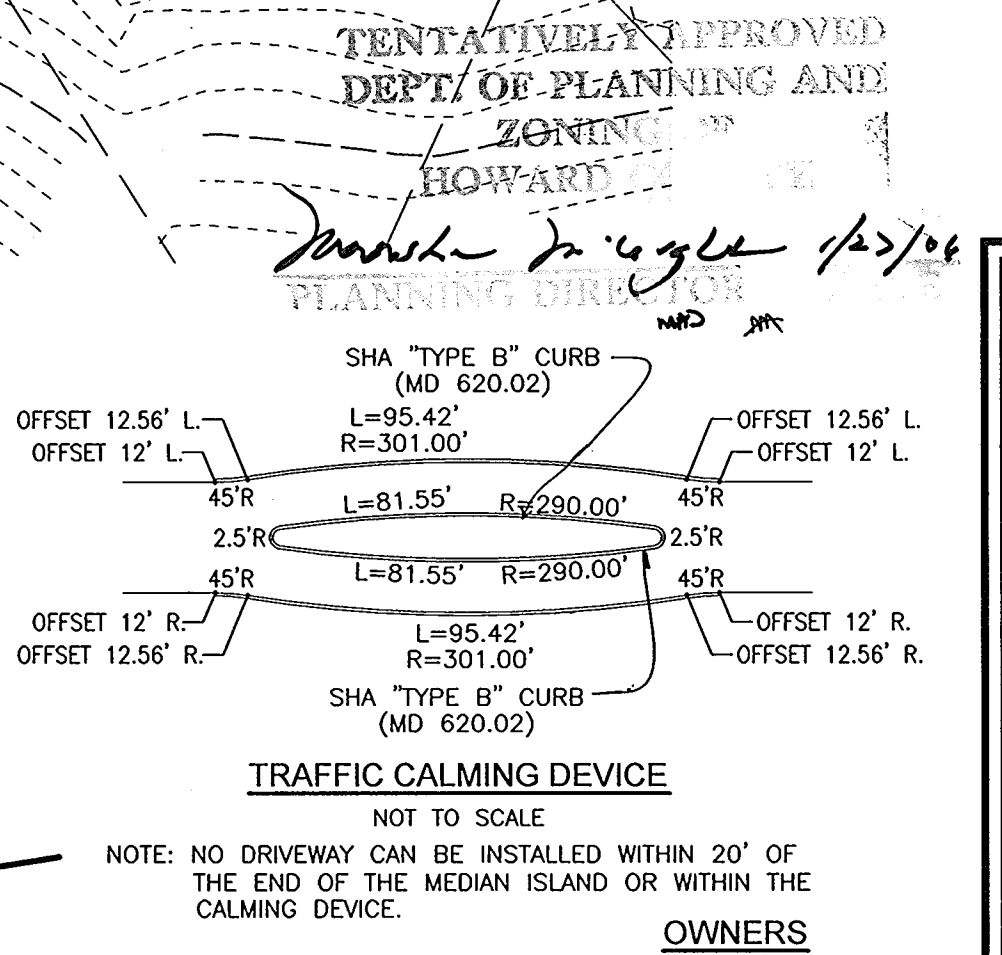
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**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	8,201 SF	1,131 SF	7,070 SF
2	12,552 SF	1,581 SF	10,971 SF
8	10,378 SF	1,784 SF	8,594 SF
14	10,488 SF	2,096 SF	8,392 SF
27	13,315 SF	1,599 SF	11,716 SF
28	9,470 SF	1,023 SF	8,447 SF
29	9,060 SF	477 SF	8,583 SF
42	24,606 SF	1,879 SF	22,727 SF
48	7,777 SF	635 SF	7,142 SF
49	9,781 SF	1,088 SF	8,693 SF
50	10,616 SF	1,126 SF	9,490 SF
51	9,119 SF	584 SF	8,535 SF
55	13,504 SF	1,312 SF	12,192 SF
56	12,373 SF	1,245 SF	11,128 SF

DATE 11/10/05  
PB 371



**TRAFFIC CALMING DEVICE**  
NOT TO SCALE  
NOTE: NO DRIVEWAY CAN BE INSTALLED WITHIN 20' OF THE END OF THE MEDIAN ISLAND OR WITHIN THE CALMING DEVICE.

**OWNERS**  
PARCEL 264, LOT 3  
MARY K. WURTZER  
4020 OLD COLUMBIA PIKE  
ELLICOTT CITY, MARYLAND 21043  
PARCEL '811'  
EDWARD F. & ELIZABETH A. MCGINTY  
3937 OLD COLUMBIA PIKE  
ELLICOTT CITY, MARYLAND 21043  
**DEVELOPER**  
TRINITY QUALITY HOMES  
3675 PARK AVE., STE. 301  
ELLICOTT CITY, MARYLAND 21043  
(410) 480-0023

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**THE WOODS OF TIBER BRANCH II**  
A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY  
LOTS 1-63

TAX MAP 24 BLOCK 18  
2ND ELECTION DISTRICT  
REF.: F-98-130, WP-04-20

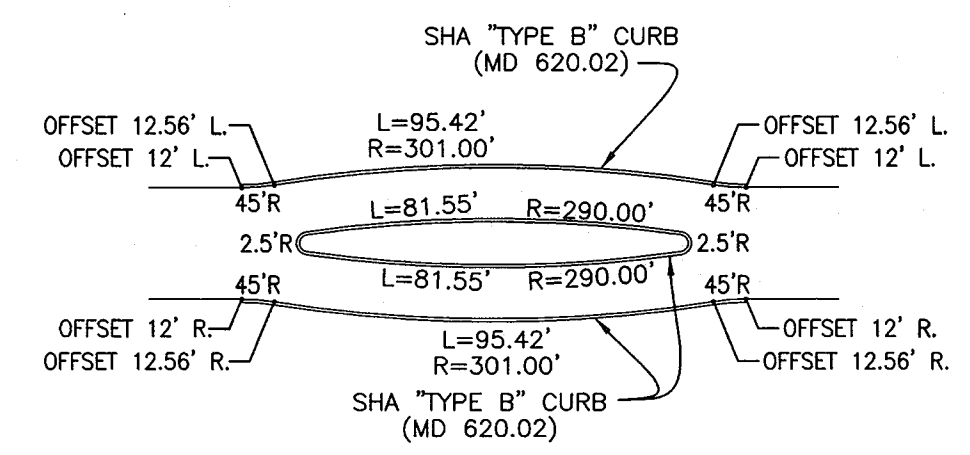
**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

DESIGN BY: RHW  
DRAWN BY: CMH  
CHECKED BY: RHW  
DATE: JANUARY 2006  
SCALE: 1"=50'  
W.O. NO.: 03-43.00

3 SHEET OF 10

Maryland State Grid Meridian

N 582,750  
E 1366250



NOTE: NO DRIVEWAY CAN BE INSTALLED WITHIN 20' OF THE END OF THE MEDIAN ISLAND OR WITHIN THE CALMING DEVICE.  
**TRAFFIC CALMING DEVICE**  
 NOT TO SCALE

- LEGEND**
- EXISTING CONTOUR
  - EXISTING TREES TO REMAIN
  - PROPOSED STREET TREE
  - AREA OF 15 TO 24.9 PERCENT SLOPES
  - AREA OF 24 PERCENT OR GREATER SLOPES
  - PROP. PUBLIC UTILITY EASEMENT
  - PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
  - PROP. PUBLIC OR PRIVATE ACCESS EASEMENT
  - PROP. FOREST CONSERVATION AREA (RETENTION)
  - PROP. FOREST CONSERVATION AREA (REFORESTATION)
  - PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
  - WETLANDS
  - EXISTING UTILITY EASEMENT
  - EXISTING FOREST CONSERVATION EASEMENT
  - BG&E EASEMENT
  - WETLANDS BUFFER
  - STREAM CENTERLINE
  - STREAM BUFFER
  - NON-CREDITED OPEN SPACE
  - RECREATION OPEN SPACE
  - NO WOODY BUFFER
  - PROP. STREET LIGHT
  - PROP. STREET SIGNS

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	42.99'	50.00'	49°15'46"	22.92'	N 10°31'57" W	41.68'
C2	166.50'	350.00'	27°15'21"	84.85'	N 00°28'16" E	164.93'
C3	220.02'	400.00'	31°30'57"	112.87'	N 02°36'04" E	217.26'
C4	255.68'	350.00'	41°51'22"	133.85'	N 02°34'08" W	250.04'
C5	102.64'	150.00'	39°12'24"	53.42'	N 43°06'01" W	100.65'
C6	256.31'	150.00'	97°54'12"	172.26'	N 13°45'07" W	226.25'
C7	125.96'	250.00'	28°52'05"	64.35'	N 49°38'02" E	124.63'
C8	49.41'	250.00'	11°19'27"	24.79'	N 69°43'48" E	49.33'
C9	29.86'	100.00'	17°06'35"	15.04'	N 83°56'49" E	29.75'

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	8,201 SF	1,131 SF	7,070 SF
2	12,552 SF	1,581 SF	10,971 SF
8	10,378 SF	1,784 SF	8,594 SF
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51	9,119 SF	584 SF	8,535 SF
55	13,504 SF	1,312 SF	12,192 SF
56	12,373 SF	1,245 SF	11,128 SF

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 11/10/05  
 PB 371

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 Planning Director *David H. Wurtzer* DATE 11/27/05

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**THE WOODS OF TIBER BRANCH II**  
 A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
 AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY  
 LOTS 1-63

TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 REF.: F-98-130, WP-04-20

**ROBERT H. VOGEL**  
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DESIGN BY: RHV  
 DRAWN BY: CMH  
 CHECKED BY: RHV  
 DATE: JANUARY 2006  
 SCALE: 1"=50'  
 W.O. NO.: 03-43.00

4 SHEET OF 10

**OWNERS**  
 PARCEL '264', LOT 3  
 MARY K. WURTZER  
 4020 OLD COLUMBIA PIKE  
 ELLICOTT CITY, MARYLAND 21043  
 PARCEL '811'  
 EDWARD F. & ELIZABETH A. MCGINTY  
 3937 OLD COLUMBIA PIKE  
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**DEVELOPER**  
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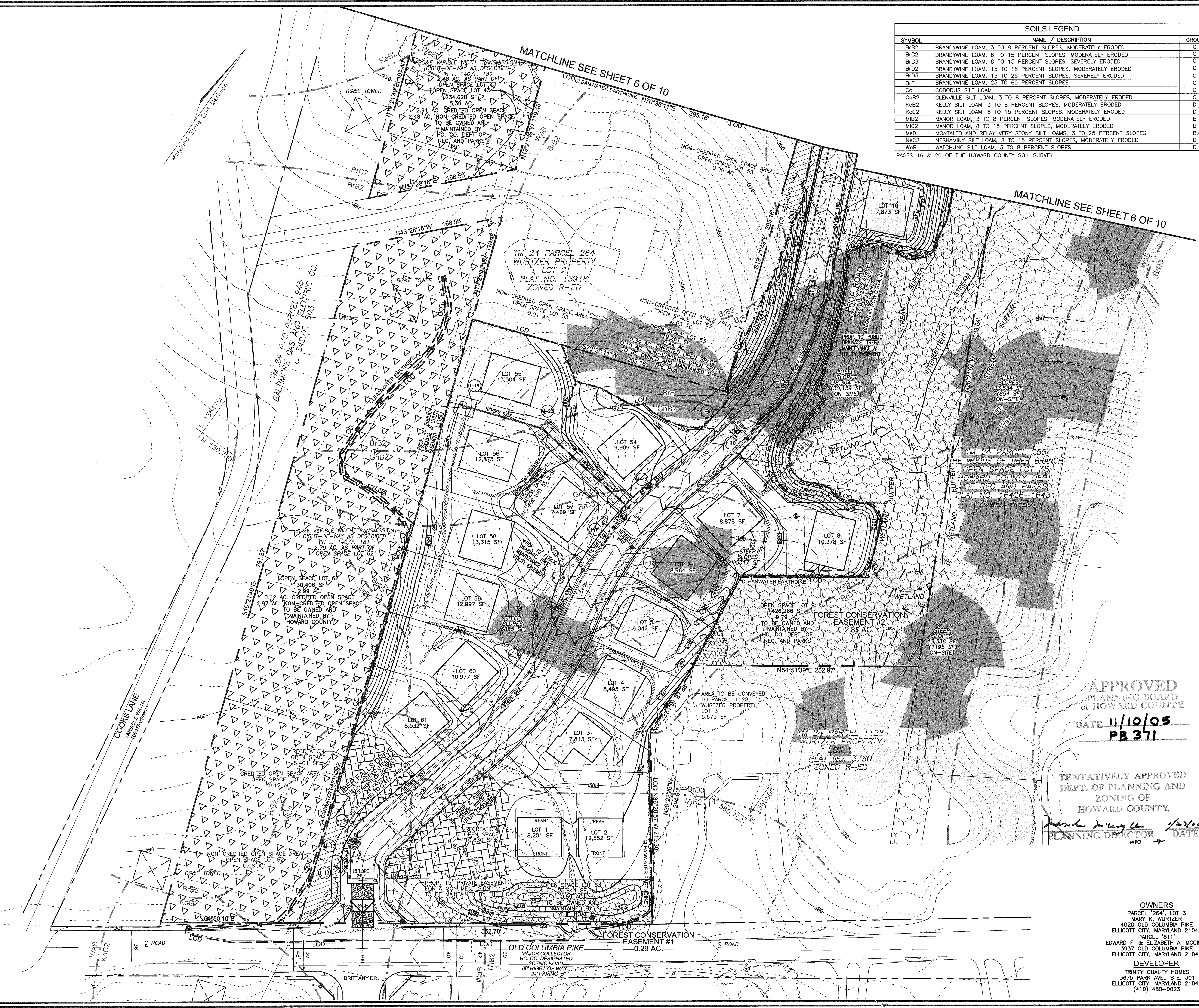
E 1365500  
N 581,750

N 581,750  
E 1366250

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BrC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
Co	CODORUS SILT LOAM	C
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
KsB2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
KsC2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MsD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B/C
NsC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WnB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

PAGES 16 & 20 OF THE HOWARD COUNTY SOIL SURVEY

LEGEND	
EXISTING CONTOUR	--- 440 ---
PROPOSED CONTOUR	--- 410 ---
SPOT ELEVATION	+82.53
DIRECTION OF FLOW	→
EXISTING TREES TO REMAIN	
PROPOSED STREET TREE	
SOILS	
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 24 PERCENT OR GREATER SLOPES	
PROP. PUBLIC UTILITY EASEMENT	
PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT	(NO HATCH)
PROP. PUBLIC OR PRIVATE ACCESS EASEMENT	
PROP. FOREST CONSERVATION AREA (RETENTION)	
PROP. FOREST CONSERVATION AREA (REFORESTATION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
WETLANDS	
EXISTING UTILITY EASEMENT	
EXISTING FOREST CONSERVATION EASEMENT	
BO&E EASEMENT	
WETLANDS BUFFER	---
STREAM CENTERLINE	---
STREAM BUFFER	---
NON-CREDITED OPEN SPACE	
RECREATION OPEN SPACE	
NO WOODY BUFFER	
PROP. STREET LIGHT	★ 150-WATT POST TOP ☆ 100-WATT POST TOP
PROP. STREET SIGNS	+ +
SUPER SILT FENCE	---SSF---
LIMIT OF DISTURBANCE	---LOD---
EARTHDIKE	---
STABILIZED CONSTRUCTION ENTRANCE	
EROSION CONTROL MATTING	

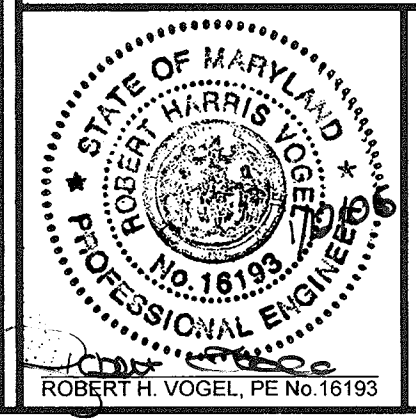


APPROVED  
PLANNING BOARD  
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DATE 11/10/05  
PB 371

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

GRADING AND SEDIMENT AND EROSION CONTROL PLAN  
**THE WOODS OF TIBER BRANCH II**  
A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY  
LOTS 1-62  
TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: F-98-130, WP-04-20

**ROBERT H. VOGEL**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410-461-7566  
ELICOTT CITY, MD 21043 FAX: 410-461-8561



DESIGN BY: RHV  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: JANUARY 2006  
SCALE: 1"=50'  
W.O. NO.: 03-43.00



MATCHLINE SEE SHEET 7 OF 10

MATCHLINE SEE SHEET 7 OF 10

MATCHLINE SEE SHEET 5 OF 10

MATCHLINE SEE SHEET 5 OF 10

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- SOILS
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PUBLIC UTILITY EASEMENT
- PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
- PROP. PUBLIC OR PRIVATE ACCESS EASEMENT
- PROP. FOREST CONSERVATION AREA (RETENTION)
- PROP. FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- EXISTING UTILITY EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- B&E EASEMENT
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- NON-CREDITED OPEN SPACE
- RECREATION OPEN SPACE
- NO WOODY BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EARTHDIKE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
BfB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BfC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BfD3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BfD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BfD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
Co	CODORUS SILT LOAM	C
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
KeB2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
KeC2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
MfB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MfC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MfD	MONTAIO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B/C
Nec2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WfB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

PAGES 16 & 20 OF THE HOWARD COUNTY SOIL SURVEY

**APPROVED**  
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DATE: 11/10/05  
PB 371

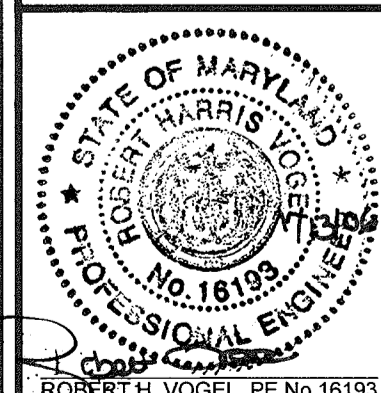
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ZONING OF  
HOWARD COUNTY  
*David M. Goyette* 1/10/06  
PLANNING DIRECTOR DATE

**OWNERS**  
PARCEL '264', LOT 3  
MARY K. WURTZER  
4020 OLD COLUMBIA PIKE  
ELLCOTT CITY, MARYLAND 21043  
PARCEL '811'  
EDWARD F. & ELIZABETH A. MCGINTY  
3937 OLD COLUMBIA PIKE  
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**DEVELOPER**  
TRINITY QUALITY HOMES  
3875 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND 21043  
(410) 480-0023

**GRADING AND SEDIMENT AND EROSION CONTROL PLAN**  
**THE WOODS OF TIBER BRANCH II**  
A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY  
LOTS 1-63

TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: F-98-130, WP-04-20

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DATE: JANUARY 2006  
SCALE: 1"=50'  
W.O. NO.: 03-43.00

6 SHEET OF 10

Maryland State Grid Meridian

N 582,750  
E 1366250



MATCHLINE SEE SHEET 6 OF 10

MATCHLINE SEE SHEET 6 OF 10

E 1365500  
N 581,750

N 581,750  
E 1366250

**LEGEND**

- EXISTING CONTOUR: ---440---
- PROPOSED CONTOUR: (17)
- SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: (arrow)
- EXISTING TREES TO REMAIN: (cloud symbol)
- PROPOSED STREET TREE: (circle with 'o')
- SOILS: (SB2, SCE)
- AREA OF 15 TO 24.9 PERCENT SLOPES: (light gray box)
- AREA OF 24 PERCENT OR GREATER SLOPES: (dark gray box)
- PROP. PUBLIC UTILITY EASEMENT: (I I I)
- PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT: (NO HATCH)
- PROP. PUBLIC OR PRIVATE ACCESS EASEMENT: (diagonal lines)
- PROP. FOREST CONSERVATION AREA (RETENTION): (hatched box)
- PROP. FOREST CONSERVATION AREA (REFORESTATION): (hatched box)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: (hatched box)
- WETLANDS: (wavy lines)
- EXISTING UTILITY EASEMENT: (hatched box)
- EXISTING FOREST CONSERVATION EASEMENT: (hatched box)
- BG&E EASEMENT: (hatched box)
- WETLANDS BUFFER: (dashed line)
- STREAM CENTERLINE: (dashed line)
- STREAM BUFFER: (dashed line)
- NON-CREDITED OPEN SPACE: (hatched box)
- RECREATION OPEN SPACE: (hatched box)
- NO WOODY BUFFER: (hatched box)
- PROP. STREET LIGHT: (star symbol)
- PROP. STREET SIGNS: (square symbol)
- SUPER SILT FENCE: (SSF)
- LIMIT OF DISTURBANCE: (LOD)
- EARTHDIKE: (arrow)
- STABILIZED CONSTRUCTION ENTRANCE: (hatched box)
- EROSION CONTROL MATTING: (dotted pattern)

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BrC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BvF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
Co	CODORUS SILT LOAM	C
GvB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
KeB2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
KeC2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
MiB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MiC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Md	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B/C
Nec2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WvB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

PAGES 16 & 20 OF THE HOWARD COUNTY SOIL SURVEY

**APPROVED**  
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DATE 11/10/05  
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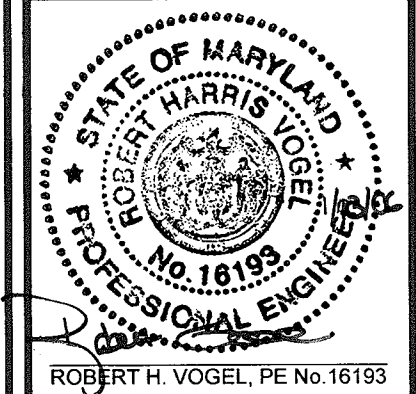
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*Robert H. Vogel* 1/27/06  
PLANNING DIRECTOR DATE

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LOTS 1-63

TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
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REF.: F-98-130, WP-04-20

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7 SHEET OF 10

**LEGEND**

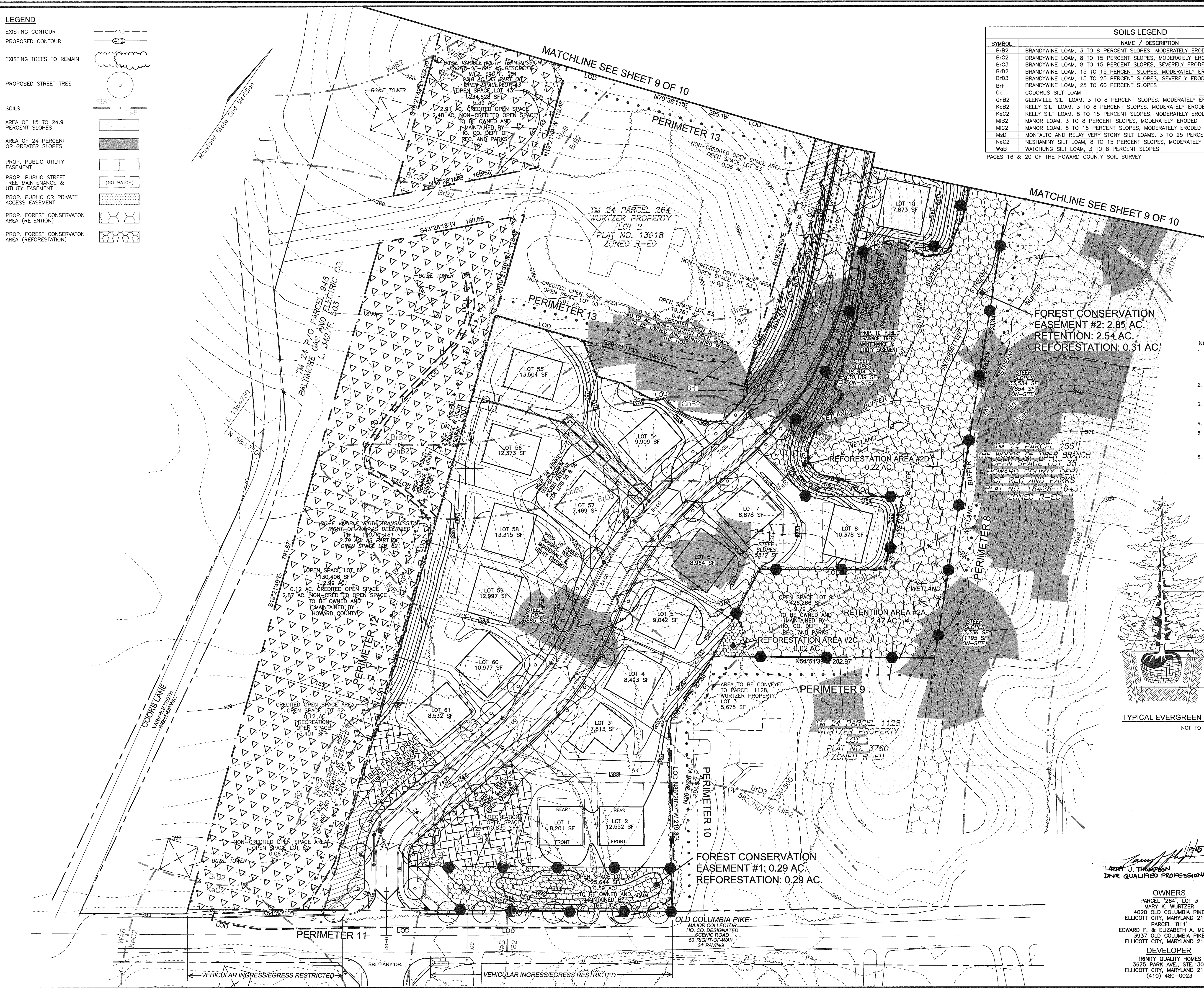
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- SOILS
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PUBLIC UTILITY EASEMENT
- PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT
- PROP. PUBLIC OR PRIVATE ACCESS EASEMENT
- PROP. FOREST CONSERVATION AREA (RETENTION)
- PROP. FOREST CONSERVATION AREA (REFORESTATION)

**LEGEND (CONT.)**

- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- EXISTING UTILITY EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- B&E EASEMENT
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- NON-CREDITED OPEN SPACE
- RECREATION OPEN SPACE
- NO WOODY BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- LIMIT OF DISTURBANCE
- LANDSCAPE PERIMETER
- FOREST CONSERVATION SIGN

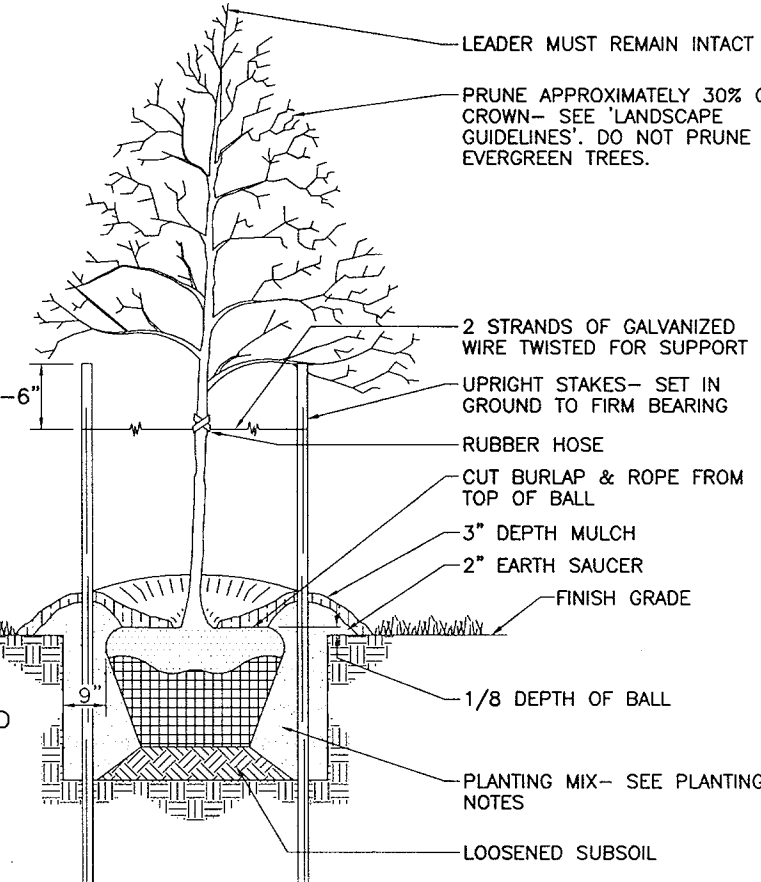
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BfB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BcC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BcD3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BfD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
Co	CODORUS SILT LOAM	C
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
KeB2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
KeC2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
MbB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MbC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MbD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B/C
Nec2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

PAGES 16 & 20 OF THE HOWARD COUNTY SOIL SURVEY



**NOTES**

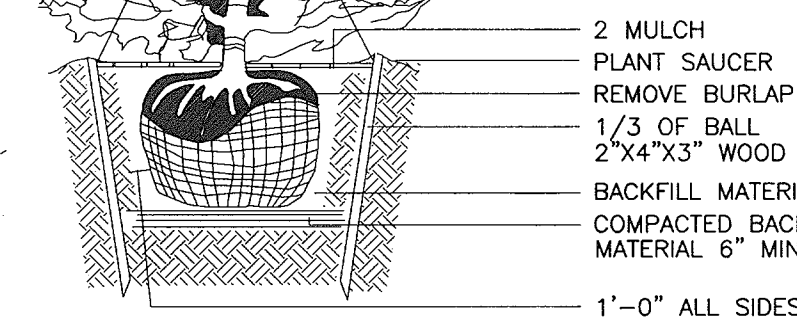
1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
4. KEEP MULCH 1" FROM TRUNK.
5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



**TREE PLANTING AND STAKING**

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

NOTE: ALL MATERIALS AS SPECIFIED



TYPICAL EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE 11/10/05  
PB 371

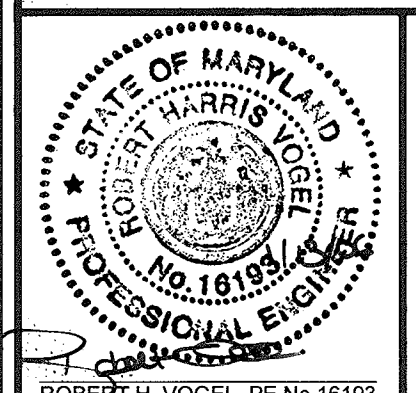
TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*David J. Gyle* 1/2/06  
PLANNING DIRECTOR & DATE

**LANDSCAPE AND FOREST CONSERVATION PLAN**  
**THE WOODS OF TIBER BRANCH II**  
A RESUBDIVISION OF WURTZER PROPERTY, LOT 3 AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY LOTS 1-63

TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: F-98-130, WP-04-20

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



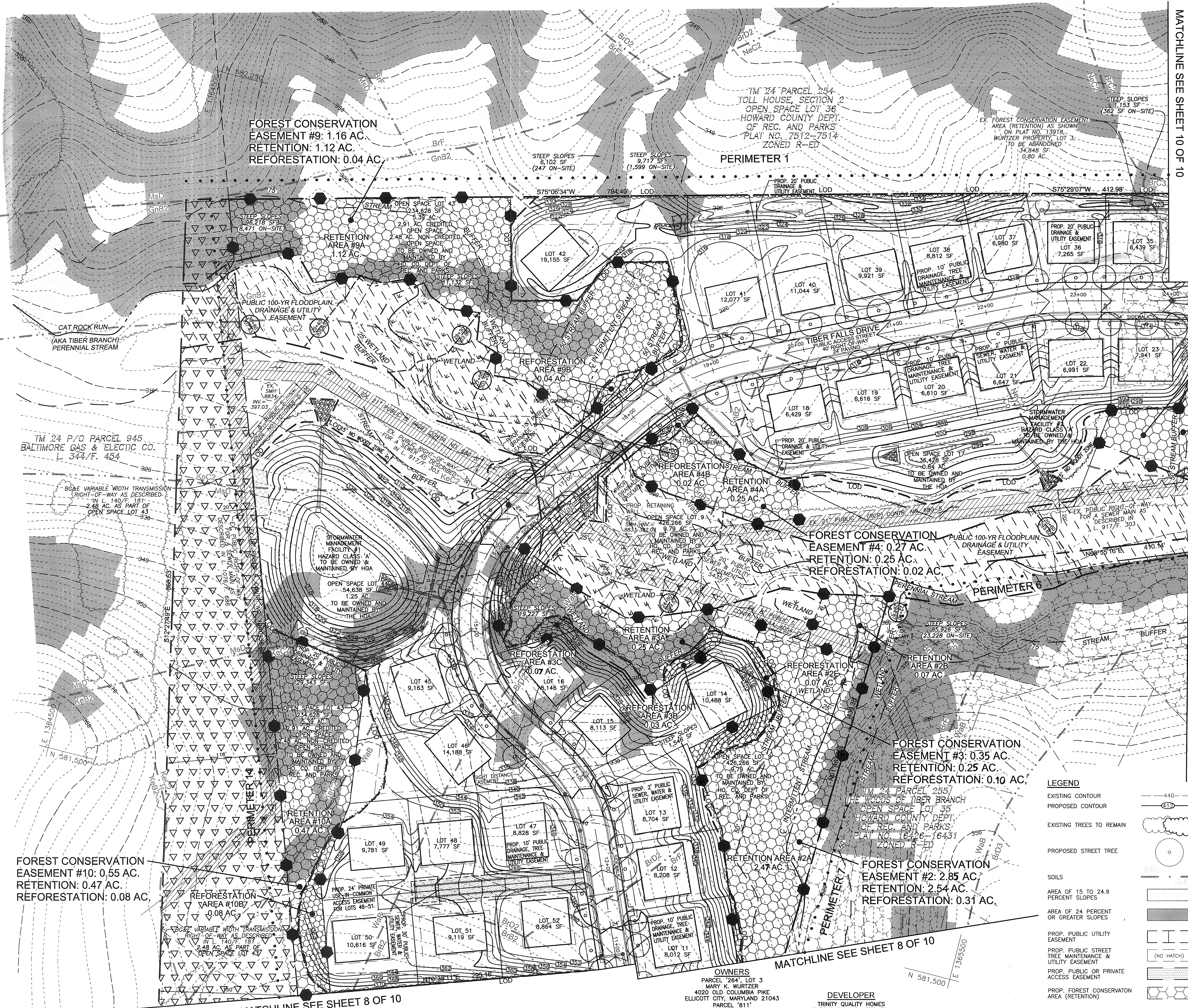
DESIGN BY: RHV  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: JANUARY 2006  
SCALE: 1"=50'  
W.O. NO.: 03-43.00

8 SHEET OF 10

*Larry J. Thompson* 1/15  
DNR QUALIFIED PROFESSIONAL

**OWNERS**  
PARCEL '264', LOT 3  
MARY K. WURTZER  
4020 OLD COLUMBIA PIKE  
ELLICOTT CITY, MARYLAND 21043  
PARCEL '811'  
EDWARD F. & ELIZABETH A. MCGINTY  
3937 OLD COLUMBIA PIKE  
ELLICOTT CITY, MARYLAND 21043  
**DEVELOPER**  
TRINITY QUALITY HOMES  
3675 PARK AVE., STE. 301  
ELLICOTT CITY, MARYLAND 21043  
(410) 480-0023





MATCHLINE SEE SHEET 10 OF 10

MATCHLINE SEE SHEET 10 OF 10

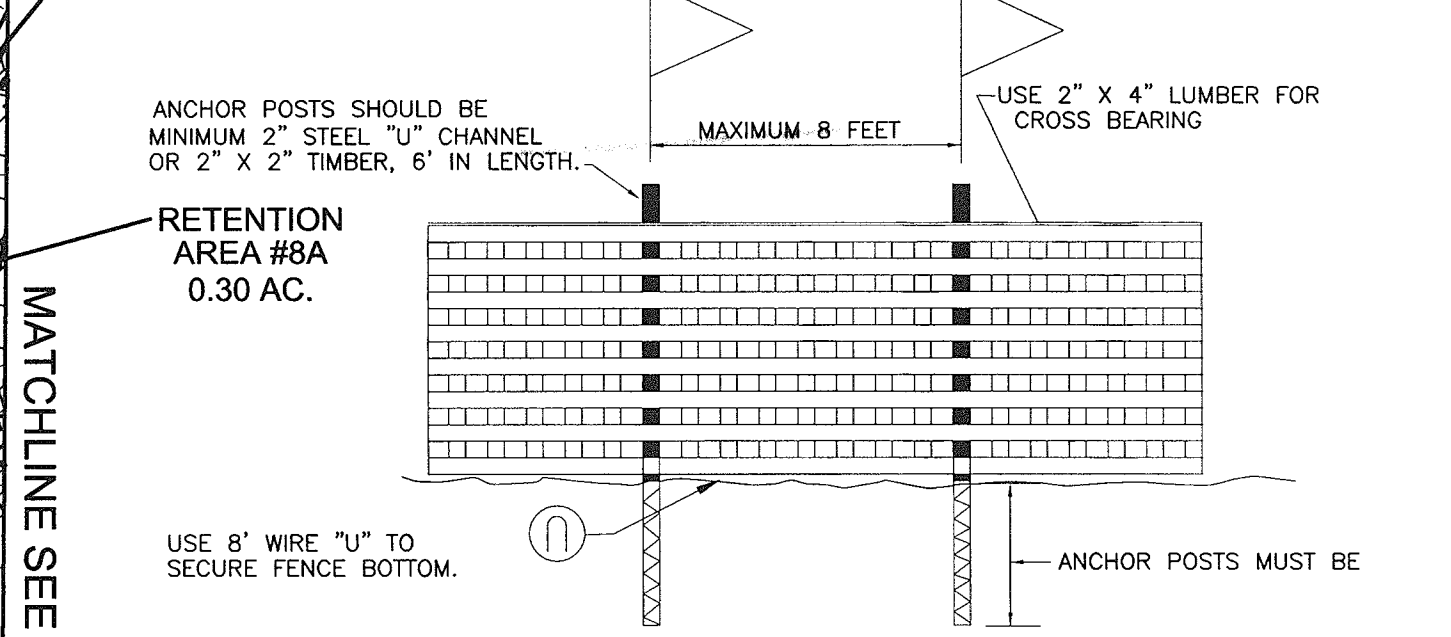
**LEGEND (CONT.)**

PROP. FOREST CONSERVATION AREA (REFORESTATION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
WETLANDS	
EXISTING UTILITY EASEMENT	
EXISTING FOREST CONSERVATION EASEMENT	
BG&E EASEMENT	
WETLANDS BUFFER	
STREAM CENTERLINE	
STREAM BUFFER	
NON-CREDITED OPEN SPACE	
RECREATION OPEN SPACE	
NO WOODY BUFFER	
PROP. STREET LIGHT	
PROP. STREET SIGNS	
LIMIT OF DISTURBANCE	
LANDSCAPE PERIMETER	
FOREST CONSERVATION SIGN	

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 11/10/05  
PB 371

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE 1/23/06

FOREST CONSERVATION  
EASEMENT #8: 0.40 AC.  
RETENTION: 0.30 AC.  
REFORESTATION: 0.10 AC.



- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  4. ROOF DAMAGE SHOULD BE AVOIDED.

**BLAZE ORANGE PLASTIC MESH  
TYPICAL TREE PROTECTION FENCE DETAIL**

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
Bx2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
Bx2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
Bx3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
Bx2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
Bx3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
Bx1	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
Co	CODDRUS SILT LOAM	C
Gn2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
Ke2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
Ke2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
Mb2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Mb2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B/C
Ms2	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B/C
Nc2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Wb2	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

PAGES 16 & 20 OF THE HOWARD COUNTY SOIL SURVEY

**LEGEND**

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING TREES TO REMAIN	
PROPOSED STREET TREE	
SOILS	
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 24 PERCENT OR GREATER SLOPES	
PROP. PUBLIC UTILITY EASEMENT	
PROP. PUBLIC STREET TREE MAINTENANCE & UTILITY EASEMENT	
PROP. PUBLIC OR PRIVATE ACCESS EASEMENT	
PROP. FOREST CONSERVATION AREA (RETENTION)	

FOREST CONSERVATION  
EASEMENT #10: 0.55 AC.  
RETENTION: 0.47 AC.  
REFORESTATION: 0.08 AC.

FOREST CONSERVATION  
EASEMENT #2: 2.85 AC.  
RETENTION: 2.54 AC.  
REFORESTATION: 0.31 AC.

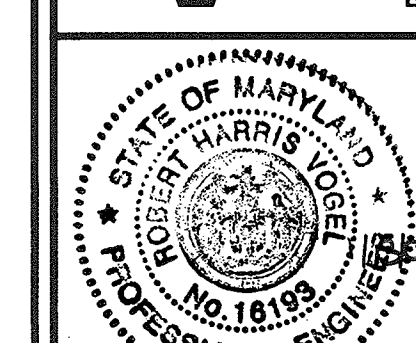
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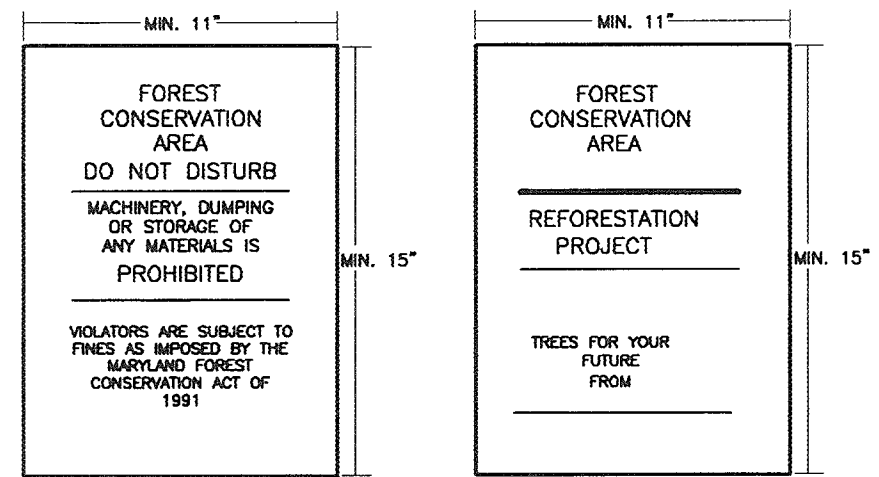
**FOREST CONSERVATION AND LANDSCAPE PLAN  
THE WOODS OF TIBER BRANCH II**  
A RESUBDIVISION OF WURTZER PROPERTY, LOT 3  
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TAX MAP 24 BLOCK 18 PARCELS '264' & '811'  
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DESIGN BY: RHV  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: JANUARY 2006  
SCALE: 1"=50'  
W.O. NO.: 03-43.00



**NOTES:**  
 1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.  
 2. SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 50-100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.  
 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

CATEGORY	SWMF 1	SWMF 2	SWMF 3
LINEAR FEET OF PERIMETER	553'	467'	380'
CREDIT FOR EXISTING VEGETATION (YES, NO, AND LINEAR FEET)	YES* 118'	-	-
CREDIT FOR OTHER LANDSCAPING (YES, NO, AND 2)	-	-	-
NUMBER OF TREES REQUIRED	435*	-	-
SHADE TREES 1:50	9	9	8
EVERGREEN TREES 1:40	11	12	10
NUMBER OF TREES PROVIDED	9	9	8
SHADE TREES	11	12	10
EVERGREEN TREES	-	-	-
SHRUBS	-	-	-
*EXISTING WOODS TO REMAIN			

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						
	1	2	3	4	5	6	7
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	6	7
LANDSCAPE TYPE	A	A	A	A	A	A	A
LINEAR FEET OF ROADWAY PERIMETER/FRONTAGE	1456'	541'	178'	794'	88'	410'	430'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 415'	-	-	YES* 485'	YES* 88'	YES* 410'	YES* 430'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED (LF REMAINING)	1041'	-	-	309'	88'	410'	430'
SHADE TREES	1:60 17	1:60 9	1:60 3	1:60 5	1:60 0	1:60 0	1:60 0
EVERGREEN TREES	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	17	9	3	5	0	0	0
EVERGREEN TREES	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						ADJ. TO ROADWAY
PERIMETER/FRONTAGE DESIGNATION	8	9	10	12	13	14	11
LANDSCAPE TYPE	A	A	A	A	A	A	A
LINEAR FEET OF ROADWAY PERIMETER/FRONTAGE	534'	253'	307'	710'	885'	880'	29'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 534'	YES* 219'	-	-	YES* 300'	YES* 441'	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED (LF REMAINING)	534'	34'	-	1:60 5	585'	419'	-
SHADE TREES	1:60 0	1:60 0	-	-	1:60 10	1:60 7	1:50 1
EVERGREEN TREES	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	0	0	5	12	10	7	1
EVERGREEN TREES	-	-	**22	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

\*EXISTING WOODS TO REMAIN  
 \*\*22 ADDITIONAL LEYLAND CYPRESS TO BE PLACED 7 LF APART TO PROVIDE ADDITIONAL BUFFERING FROM MR. WURTZER'S PROPERTY. (WURTZER PROPERTY, LOT 1)

**GENERAL NOTES**  
 1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LOAMY PLANTING SPECIFICATIONS.  
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.  
 3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.  
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**DEVELOPER'S AGREEMENT**  
 FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$36,600.00 FOR THE REQUIRED 95 SHADE TREES AND THE REQUIRED 56 EVERGREEN TREES.

TOTAL RETENTION: 5.47 AC.		TOTAL REFORESTATION: 3.69 AC.	
FOREST CONSERVATION EASEMENT 1	0.29 AC. TOTAL	FOREST CONSERVATION EASEMENT 6	0.32 AC. TOTAL
RETENTION AREA FCE 1	0.29 AC.	REFORESTATION AREA FCE 6	0.32 AC.
FOREST CONSERVATION EASEMENT 2	2.47 AC. TOTAL	FOREST CONSERVATION EASEMENT 7	0.79 AC. TOTAL
RETENTION AREA 2A	2.47 AC.	REFORESTATION AREA 7A	0.79 AC.
RETENTION AREA 2B	0.07 AC.	REFORESTATION AREA 7B	0.07 AC.
RETENTION AREA 2C	0.02 AC.	REFORESTATION AREA 7C	0.02 AC.
RETENTION AREA 2D	0.22 AC.	REFORESTATION AREA 7D	0.07 AC.
RETENTION AREA 2E	0.07 AC.	REFORESTATION AREA 7E	0.07 AC.
RETENTION AREA 2F	0.31 AC. TOTAL	REFORESTATION AREA 7F	0.10 AC. TOTAL
RETENTION AREA 2G	2.85 AC.	REFORESTATION AREA 7G	0.10 AC.
FOREST CONSERVATION EASEMENT 3	0.25 AC. TOTAL	REFORESTATION AREA 8	0.40 AC. TOTAL
RETENTION AREA 3A	0.25 AC.	REFORESTATION AREA 8A	0.30 AC. TOTAL
FOREST CONSERVATION EASEMENT 4	0.25 AC. TOTAL	REFORESTATION AREA 8B	0.07 AC.
RETENTION AREA 4A	0.25 AC.	REFORESTATION AREA 8C	0.03 AC.
RETENTION AREA 4B	0.02 AC.	REFORESTATION AREA 8D	0.03 AC.
RETENTION AREA 4C	0.07 AC. TOTAL	REFORESTATION AREA 8E	0.10 AC. TOTAL
RETENTION AREA 4D	0.27 AC.	REFORESTATION AREA 8F	0.40 AC.
FOREST CONSERVATION EASEMENT 5	0.54 AC. TOTAL	REFORESTATION AREA 9	1.16 AC. TOTAL
RETENTION AREA 5A	0.54 AC.	REFORESTATION AREA 9A	1.12 AC. TOTAL
RETENTION AREA 5B	1.64 AC. TOTAL	REFORESTATION AREA 9B	0.04 AC. TOTAL
RETENTION AREA 5C	0.27 AC.	REFORESTATION AREA 9C	0.04 AC. TOTAL
RETENTION AREA 5D	0.27 AC.	REFORESTATION AREA 9D	1.16 AC.
RETENTION AREA 5E	0.54 AC. TOTAL	REFORESTATION AREA 10	0.47 AC. TOTAL
RETENTION AREA 5F	0.54 AC. TOTAL	REFORESTATION AREA 10A	0.08 AC.
RETENTION AREA 5G	1.64 AC. TOTAL	REFORESTATION AREA 10B	0.08 AC. TOTAL
RETENTION AREA 5H	2.18 AC.	REFORESTATION AREA 10C	0.55 AC.
RETENTION AREA 5I	0.54 AC. TOTAL	REFORESTATION AREA 10D	0.55 AC.
RETENTION AREA 5J	0.54 AC. TOTAL	REFORESTATION AREA 10E	0.55 AC.
RETENTION AREA 5K	0.54 AC. TOTAL	REFORESTATION AREA 10F	0.55 AC.
RETENTION AREA 5L	0.54 AC. TOTAL	REFORESTATION AREA 10G	0.55 AC.
RETENTION AREA 5M	0.54 AC. TOTAL	REFORESTATION AREA 10H	0.55 AC.
RETENTION AREA 5N	0.54 AC. TOTAL	REFORESTATION AREA 10I	0.55 AC.
RETENTION AREA 5O	0.54 AC. TOTAL	REFORESTATION AREA 10J	0.55 AC.

Maryland State Grid Meridian

N 582.750  
E 1366250

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 11/10/05  
 PB 371

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
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 HOWARD COUNTY  
 DATE 12/10/06  
 PLANNING DIRECTOR

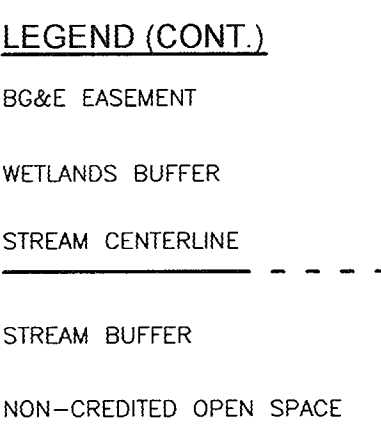
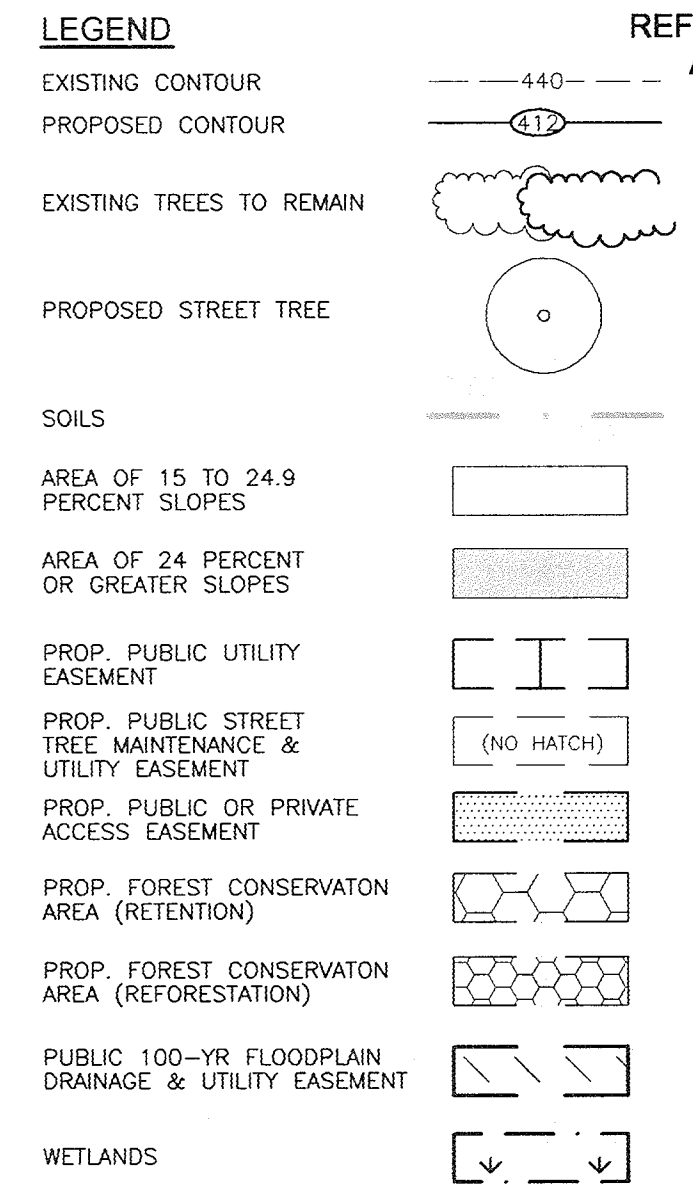
**FOREST CONSERVATION EASEMENT #6: 0.32 AC. REFORESTATION**

**FOREST CONSERVATION EASEMENT #5: 2.18 AC. REFORESTATION: 1.64 AC. RETENTION: 0.54 AC.**

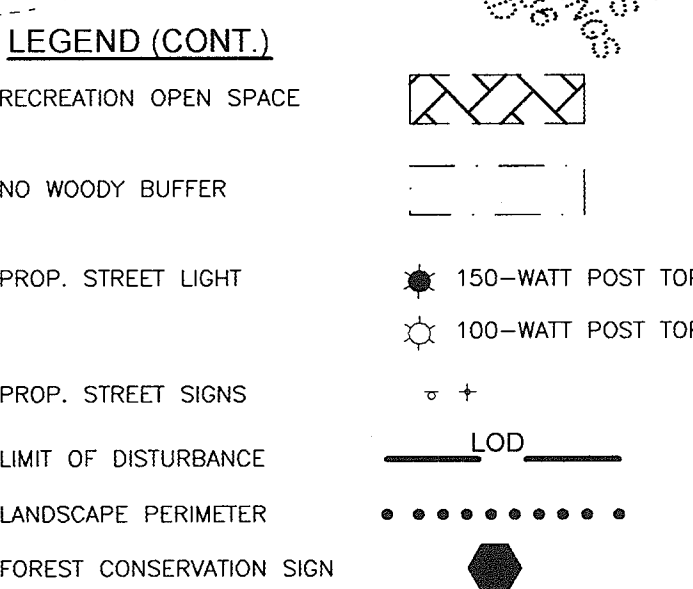
**FOREST CONSERVATION EASEMENT #8: 0.40 AC. RETENTION: 0.30 AC. REFORESTATION: 0.10 AC.**

**REFORESTATION AREA #8C 0.03 AC.**

**REFORESTATION AREA #8B 0.07 AC.**



SYMBOL	NAME / DESCRIPTION	GROUP
B/B2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
B/C2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
B/C3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
B/D2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
B/D3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
B/F	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
C0	CODORUS SILT LOAM	C
C/B2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
Kc/B2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
Kc/C2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
M/B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
M/C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B/C
M/D2	MONTALO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B
Nc/C2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B/C
Wc/B	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D



**ZONED R-20**  
 NET TRACT AREA:  
 A. TOTAL TRACT AREA 36.83 AC  
 B. AREA WITHIN 100 YEAR FLOODPLAIN 4.24 AC  
 C. AREA OF BG&E EASEMENT 5.27 AC  
 D. AREA TO REMAIN IN AGRICULTURAL PRODUCTION 0.00 AC  
 E. NET TRACT AREA 27.32 AC

**LAND USE CATEGORY**  
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.  
 ARA MDR IDA HDR MPD CIA  
 0 0 0 0 0 0  
 E. AFFOREST THRESHOLD 15% X D = 4.10 AC  
 F. CONSERVATION THRESHOLD 20% X D = 5.46 AC  
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) 20.73 AC  
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD 16.63 AC  
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD 15.27 AC  
 J. BREAK EVEN POINT 8.52 AC  
 K. CLEARING PERMITTED WITHOUT MITIGATION 12.21 AC  
 L. TOTAL AREA OF FOREST TO BE CLEARED 15.26 AC  
 M. TOTAL AREA OF FOREST TO BE RETAINED 5.47 AC  
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD 3.82 AC  
 O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD 0.00 AC  
 P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD 0.01 AC  
 Q. TOTAL REFORESTATION REQUIRED (N+P-O) 3.81 AC  
 R. TOTAL AFFORESTATION REQUIRED 0.00 AC  
 S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED 3.81 AC

OBLIGATION TO BE FULFILLED BY RETENTION OF 5.47 AC (\$47,654.64), REFORESTATION OF 3.69 AC (\$80,368.20) AND FEE-IN-LIEU PAYMENT FOR THE REMAINING 0.12 AC. OF REQUIRED 3.81 AC. OF REFORESTATION. (\$2,613.60)  
 TOTAL FINANCIAL SURETY OBLIGATION IS \$130,636.44 AC.  
 THE EXISTING FOREST CONSERVATION EASEMENT SHOWN ON F-98-130 TO BE ABANDONED. AN ABANDONMENT FEE OF \$1.00 PER SF (\$34,848.00) TO BE PAID TO HOWARD COUNTY.

**FOREST CONSERVATION AND LANDSCAPE PLAN**  
**THE WOODS OF TIBER BRANCH II**  
 A RESUBDIVISION OF WURTZER PROPERTY, LOT 3 AND SUBDIVISION OF PARCEL '811', MCGINTY PROPERTY LOTS 1-63  
 PARCELS '264' & '811' HOWARD COUNTY, MARYLAND  
 TAX MAP 24, BLOCK 18  
 2ND ELECTION DISTRICT  
 REF.: F-98-130, WP-04-20

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