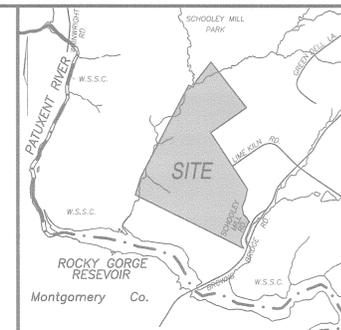


PRELIMINARY EQUIVALENT SKETCH PLAN

LIME KILN VALLEY II

LOTS 1 - 39

HOWARD COUNTY MARYLAND



SWM SUMMARY TABLE AREA					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.78 AC.FT.	0.5970 AC.FT. WITHIN GRASS CHANNEL ALONG ROAD	0.1929 AC.FT.	MICROPOOL POND(P-1)
2	RECHARGE VOLUME REV	0.19 AC.FT. OR 2.07 AC.	2.27 AC. IMP. AREA TO GRASS CHANNELS ALONG ROAD	0	
3	CHANNEL PROTECTION VOLUME CPV	0.73 AC.FT.	N/A	0.73 AC.FT.	MICROPOOL POND(P-1)
4	OVERHEAD FLOOD PROTECTION, Q10P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME, Q100P	N/A	N/A	N/A	

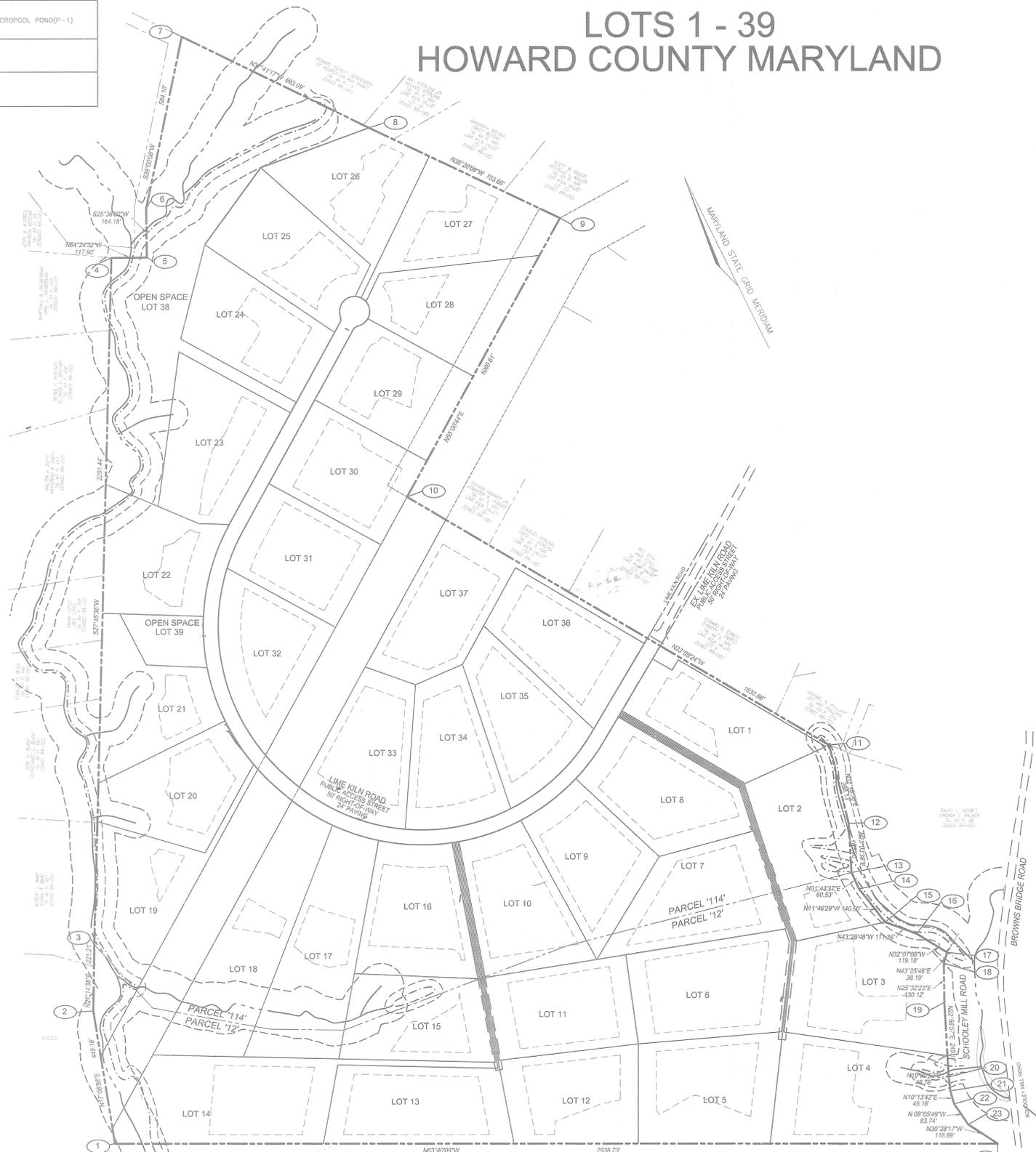
NOTE: SWM PROVIDED BY A MICROPOOL POND(P-1) FACILITY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED YOUR REQUEST FOR A WAIVER FROM THE SECTION 16.120B(4)(H)(B) WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE AND SECTION 16.121(A)(2) WHICH REQUIRES THE PAYMENT OF A FEE - IN-LIEU INSTEAD OF THE CREATION OF OPEN SPACE.

AS OF APRIL 15, 2005, THE PLANNING DIRECTOR APPROVED YOUR REQUEST TO WAIVE SECTIONS 16.120B(4)(H)(B) AND 16.121(A)(2).

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- PENDING THE APPROVAL OF A REGULATORY AMENDMENT TO PERMIT 2 ACRE LOTS WITHIN 2500 FEET OF THE RESERVOIR, THE AREA DESIGNATED ON THE WAIVER EXHIBIT AS "OPEN SPACE LOT 38" MUST BE LABELED AS A PUBLIC EASEMENT HELD BY THE COUNTY (DEPARTMENT OF RECREATION AND PARKS). IF THIS AMENDMENT IS APPROVED, THE AREA SHOWN ON THE WAIVER EXHIBIT ON LOTS 14 AND 19-38 AS AN EASEMENT AND/OR OPEN SPACE SHALL BE DESIGNATED AS AN OPEN SPACE (LOTS) FOR DEDICATION TO THE COUNTY. THIS OPEN SPACE WILL BE SUFFICIENTLY SIZED TO FULFILL THE OPEN SPACE OBLIGATION ASSOCIATED WITH THIS 142+ ACRE SUBDIVISION. SHOULD THIS REGULATORY AMENDMENT NOT BE APPROVED, THE DEVELOPER MUST PAY A FEE-IN-LIEU OF OPEN SPACE CREATION (\$1500 PER LOT) PRIOR TO PLAT RECORDATION.
- ADD A NOTE TO SP-05-099 STATING THAT IF A REGULATORY AMENDMENT IS APPROVED WHICH ALLOWS LOT SIZES TO BE REDUCED TO 2 ACRES, THE LOT YIELD SHOWN ON THIS PRELIMINARY EQUIVALENT SKETCH PLAN MAY NOT BE INCREASED.
- THE LOCATION OF THE PROPOSED FOREST CONSERVATION EASEMENTS MAY NOT IMPOSE UNREASONABLE RESTRICTIONS UPON THE LOT OWNERS. DO THE FOLLOWING:
 - ON LOT 23, ELIMINATE THE FOREST CONSERVATION EASEMENT AREA NORTH OF THE SEPTIC EASEMENT.
 - ON LOT 22, ELIMINATE THE FOREST CONSERVATION EASEMENT AREA SOUTH OF THE PROPOSED HOUSE LOCATION.
 - ON LOT 2, PULL THE FOREST CONSERVATION EASEMENT BACK TO ALIGN WITH THE WESTERN EDGE OF THE STREAMBANK BUFFER AND/OR THE WETLANDS BUFFER. MAKE FOREST CONSERVATION EASEMENT #1 ADJOIN WITH FOREST CONSERVATION EASEMENT #2.
 - THE CENTRAL PORTION OF THE RETENTION EASEMENT ON LOT 13 APPEARS TO BE DEVOID OF TREES. ELIMINATE EASEMENT.
 - DUE TO CONSTRAINED BUILDING ENVELOPES AND THE LOCATIONS OF THE SEPTIC EASEMENTS ON LOTS 2, 15, 17, 19, 21-23 THE DEVELOPER IS ADVISED THE NO FUTURE WAIVERS WILL BE GRANTED BY THIS DEPARTMENT FOR ENCROACHMENT INTO THE FOREST CONSERVATION EASEMENTS OR THEIR SETBACKS.
 - A 35' SETBACK MUST BE DELINEATED FROM THE MOST RESTRICTIVE EDGE OF ANY ENVIRONMENTAL FEATURE (INCLUDING FOREST CONSERVATION EASEMENTS, WETLANDS BUFFERS AND STREAMBANK BUFFERS) LOCATED ON ANY RESIDENTIAL LOT.
 - THE MAXIMUM FEE-IN-LIEU OF FOREST CONSERVATION WILL BE ACCEPTED BY THIS DEPARTMENT FOR THIS SUBDIVISION IS ONE ACRE. ANY OBLIGATION IN EXCESS OF ONE ACRE WHICH CANNOT BE ACCOMMODATED ON-SITE MUST BE ADDRESS AT AN OFF-SITE LOCATION.
- POST THE FOREST CONSERVATION SIGNAGE DURING THE CONSTRUCTION OF THE ROADS AND PROVIDE EACH LOT OWNER A COPY OF THE EDUCATION DOCUMENT PRIOR TO OCCUPANCY OF THE HOME.



SITE DATA

LOCATION: TAX MAP 40 & 45, GRID 21 & 4, PARCELS 114 & 12
 5TH ELECTION DISTRICT
 EXISTING ZONING: RR-DEO
 GROSS AREA OF PROJECT: 142.65 AC (DOES NOT INCLUDE 7.64 AC. OF PEPCO RIGHT-OF-WAY)
 AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 6.82 AC.
 AREA OF STEEP SLOPES ON-SITE OUTSIDE OF FLOODPLAIN: 9.17 AC
 NET AREA OF PROJECT: 125.66 AC
 AREA OF PROPOSED BUILDABLE LOTS: 127.39 AC
 AREA OF PROPOSED OPEN SPACE LOTS: 11.49 AC
 AREA OF PROPOSED RIGHT-OF-WAY: 3.94 AC. (INCLUDES 0.17 AC. OF PEPCO RIGHT-OF-WAY)
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 9.97 AC.

VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 4600/302 & 8403/532
- DENSITY TABULATION:
 GROSS AREA OF PROJECT: 142.65 AC
 AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 6.82 AC.
 AREA OF STEEP SLOPES ON-SITE OUTSIDE FLOODPLAIN: 9.17 AC.
 NET AREA OF PROJECT: 125.66 AC
 DWELLING UNITS PROPOSED: 37 SINGLE FAMILY UNITS
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED SEPTEMBER 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED OCTOBER 2004.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY GRASS SWALE CREDIT TO PROVIDE WQV AND REV. CPV IS PROVIDED BY A MICROPOOL FACILITY LOCATED ON OPEN SPACE LOT 39. THE FACILITY IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2004.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- 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 RETENTION OF 34.26 AC. (3298-4173-12) AND OFF-SITE MITIGATION FOR THE REQUIRED 20.18 AC. OF REFORESTATION.
- A TRAFFIC STUDY WAS PREPARED BY THE MARS GROUP DATED OCTOBER 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. FINANCIAL SURETY FOR THE REQUIRED PLANTINGS WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A NOISE STUDY IS NOT REQUIRED.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR THE PIPESTEN LOTS SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF LIME KILN ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- PRIOR TO OR AT THE TIME OF RECORD PLAT REVIEW, THE APPLICANT IS REQUESTED TO SUBMIT DOCUMENTATION OF THE LOCATIONS OF EXISTING WELLS AND SEPTIC SYSTEMS ON THE PROPERTY.
- A FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED NOVEMBER 2004.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A GROUNDWATER APPROPRIATION PERMIT WILL BE REQUIRED PRIOR TO SUBMITTAL OF A RECORD PLAT FOR SIGNATURE.
- ALL WELLS TO BE DRILLED PRIOR TO RECORD PLAT SIGNATURE.
- STORMWATER MANAGEMENT FOR WQV AND REV FOR THE LOTS NOT DRAINING TO THE PROPOSED FACILITY (LOTS 1-28) WILL BE REQUIRED AT BUILDING PERMIT STAGE SHOULD HOUSE TYPES, SIZES OR LOCATIONS VARY FROM THE PRELIMINARY PLAN.
- DRIVEWAY TO BE LOCATED A MINIMUM OF 10' FROM ANY WELL.
- THIS AREA DESIGNATED AS A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- A GROUNDWATER APPROPRIATION PERMIT WILL BE REQUIRED PRIOR TO SUBMITTAL OF A RECORD PLAT FOR SIGNATURE.
- THE LOCATION AND NUMBER OF THE FOREST CONSERVATION SIGNS ARE CONCEPTUAL. THE LOCATION OF THE SIGNS WILL BE EVALUATED AT THE FINAL PLAN STAGE AS PART OF THE APPROVAL FOR THE FOREST CONSERVATION PLAN.
- AT THE FINAL PLAN PHASE, A LIMIT OF DISTURBANCE WILL BE PROVIDED FOR LOT 2 DEMONSTRATING THE IMPACT OF THE FOREST CONSERVATION EASEMENT AS IT RELATES TO THE WELL AND SEPTIC CONNECTION TO THE DWELLING.

COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	541009.25	1321422.67	13	540732.63	1324021.76
2	541438.54	1321554.87	14	540672.12	1324019.94
3	541635.20	1321656.13	15	540534.18	1324048.69
4	543662.90	1322723.43	16	540453.40	1324125.35
5	543611.98	1322829.77	17	540352.46	1324188.71
6	543760.04	1322900.71	18	540324.72	1324162.46
7	544220.30	1323260.33	19	540207.32	1324106.36
8	543671.82	1323684.06	20	539977.93	1324009.07
9	543119.88	1324120.52	21	539933.85	1323993.45
10	542511.73	1323251.59	22	539889.41	1323985.43
11	541146.41	1324143.56	23	539806.51	1323997.23
12	540884.44	1324086.39	24	539705.76	1324056.50

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-37.

Robert J. Walker
 PLANNING DIRECTOR
 DATE: 6/20/05

LOCATION MAP

1"=2000'

COVER SHEET

LIME KILN VALLEY II

LOTS 1 - 39
 (FORMERLY RAUTH & EASTER PROPERTY, LOTS 1-38)

TAX MAPS 40 AND 45 PARCELS 114 AND 12
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
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 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: JCO
 DRAWN BY: JCO
 CHECKED BY: RHV
 DATE: JUNE 2005
 SCALE: AS SHOWN
 W.O. NO.: 04-21.00

1 SHEET OF 5

OWNER
 DOROTHY J. RAUTH-TRUSTEE
 JOHN S. RAUTH-TRUSTEE
 P.O. BOX 146
 HIGHLAND, MARYLAND 20777

OWNER
 JAMES H. EASTER
 CLARE N. EASTER
 13099 CLARKSVILLE PIKE
 HIGHLAND, MARYLAND 20777

DEVELOPER
 BRANTLEY DEVELOPMENT GROUP
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 (410) 730-0810



LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	4.05 AC.	0.26 AC.	3.79 AC.
3	4.50 AC.	0.09 AC.	4.41 AC.
4	4.78 AC.	0.12 AC.	4.66 AC.
5	3.84 AC.	0.12 AC.	3.72 AC.
6	3.90 AC.	0.09 AC.	3.81 AC.
7	3.60 AC.	0.06 AC.	3.54 AC.
11	3.19 AC.	0.05 AC.	3.14 AC.
12	3.19 AC.	0.09 AC.	3.10 AC.
13	3.55 AC.	0.09 AC.	3.46 AC.
14	4.82 AC.	0.33 AC.	4.49 AC.
15	3.08 AC.	0.05 AC.	3.03 AC.
19	3.74 AC.	0.15 AC.	3.59 AC.
26	6.62 AC.	0.05 AC.	6.57 AC.
27	3.20 AC.	0.05 AC.	3.15 AC.
37	3.51 AC.	0.23 AC.	3.28 AC.

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 5	LIME KILN ROAD	2+64	23' LEFT	R1-1 "STOP"
2 OF 5	LIME KILN ROAD	9+65	23' LEFT	
2 OF 5	LIME KILN ROAD	0+15	16' RIGHT	STREET NUMBER SIGN "###" LIME KILN ROAD
2 OF 5	LIME KILN ROAD	2+54	16' LEFT	
3 OF 5	LIME KILN ROAD	9+55	16' LEFT	
4 OF 5	LIME KILN ROAD	18+92	16' LEFT	
4 OF 5	LIME KILN ROAD	LP 1+42	3' LEFT	
4 OF 5	LIME KILN ROAD	LP 1+64	3' LEFT	

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
C9	COMUS SILT LOAM, NEARLY LEVEL FLOODPLAIN	C
EXB2	EUDAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GID2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GnC2	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
H9	HATBORO SILT LOAM, NEARLY LEVEL FLOODPLAIN	D
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MI6	MANOR LOAM, 25 TO 45 PERCENT SEVERE SLOPES	B
MnF	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SEVERE SLOPES	B

PAGES 28 & 32 OF THE HOWARD COUNTY SOIL SURVEY

LEGEND	
EXISTING CONTOUR	---440---
PROPOSED CONTOUR	---(17)---
EXISTING TREELINE	
PROPOSED STREET TREE	
SOILS	SIB2 GIB2
AREA OF 24 PERCENT OR GREATER SLOPES	
NATURAL AREA CONSERVATION CREDIT (SWM) AND PROP. FOREST CONSERVATION EASEMENT (RETENTION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
SUPER SILT FENCE	---SSF---
LIMIT OF DISTURBANCE	---LOD---
EARTHDIKE	
STABILIZED CONSTRUCTION ENTRANCE	
TREE PROTECTION SIGN	
PROPOSED WELL AREA	
SWM CREDITS	RG (RAINGARDEN) LS (LEVEL SPREADER)

NATURAL AREA CONSERVATION CREDIT EASEMENT AND FOREST CONSERVATION EASEMENT #3 RETENTION 7.34 AC.

RALPH L. NESBITT VIRGINIA V. WALKERS TR. AS EX. 30' ZONED BR-DEE
IMMEDIATELY PROVIDE RE-VEGETATION AREA OF EX. GRAVEL DRIVE TO BE REMOVED. RUPH ENVIRONMENTAL

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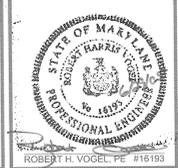
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-37.
Robert H. Vogel 6/30/05
COUNTY HEALTH OFFICER DATE

PRELIMINARY LAYOUT PLAN, GRADING PLAN, SEDIMENT AND EROSION CONTROL PLAN, LANDSCAPE PLAN AND FOREST CONSERVATION PLAN
LIME KILN VALLEY II
LOTS 1 - 39
(FORMERLY RAUTH & EASTER PROPERTY, LOTS 1-38)
TAX MAPS 40 AND 45 PARCELS 114 AND 12
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

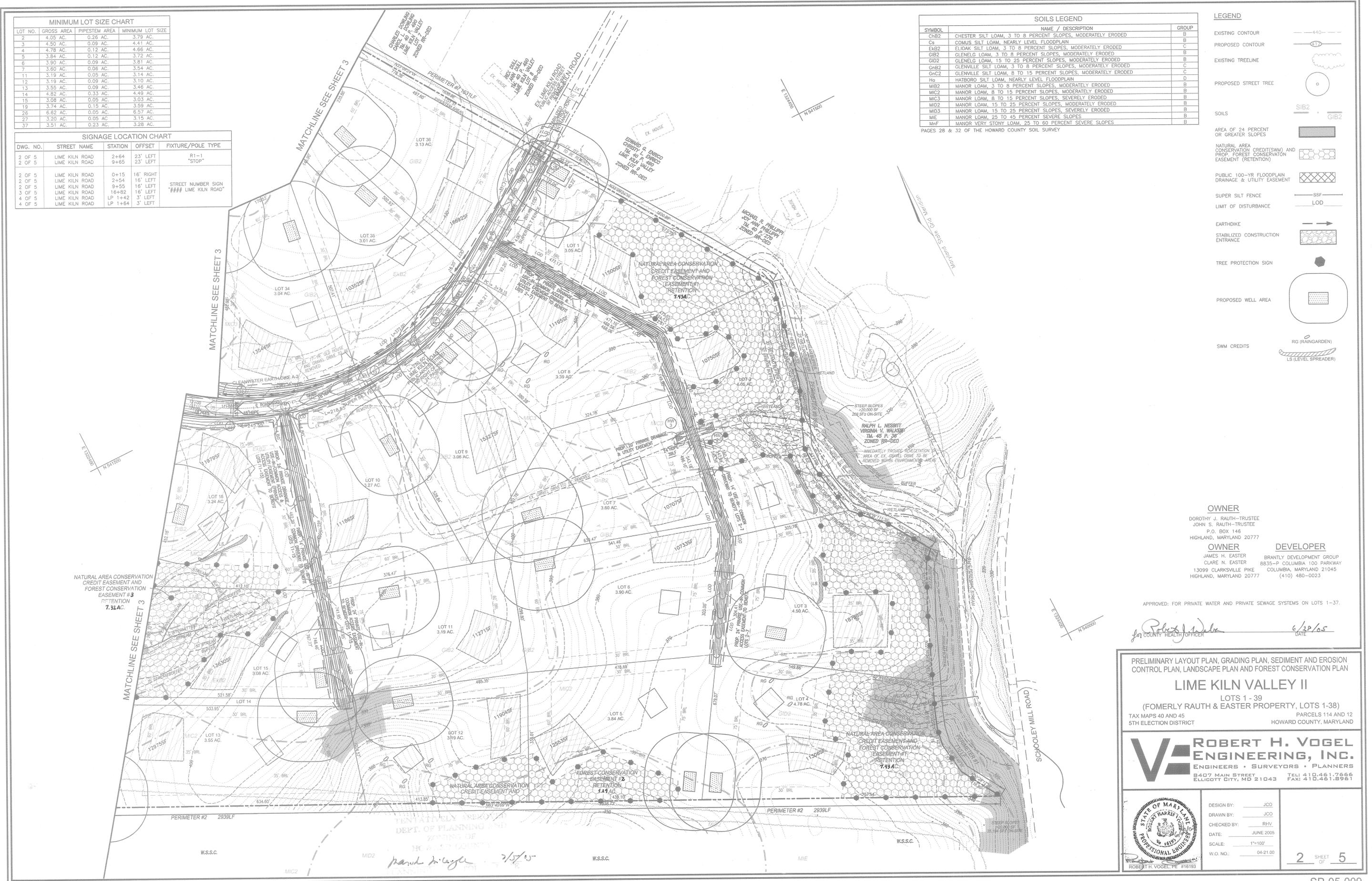
ROBERT H. VOGEL, INC.
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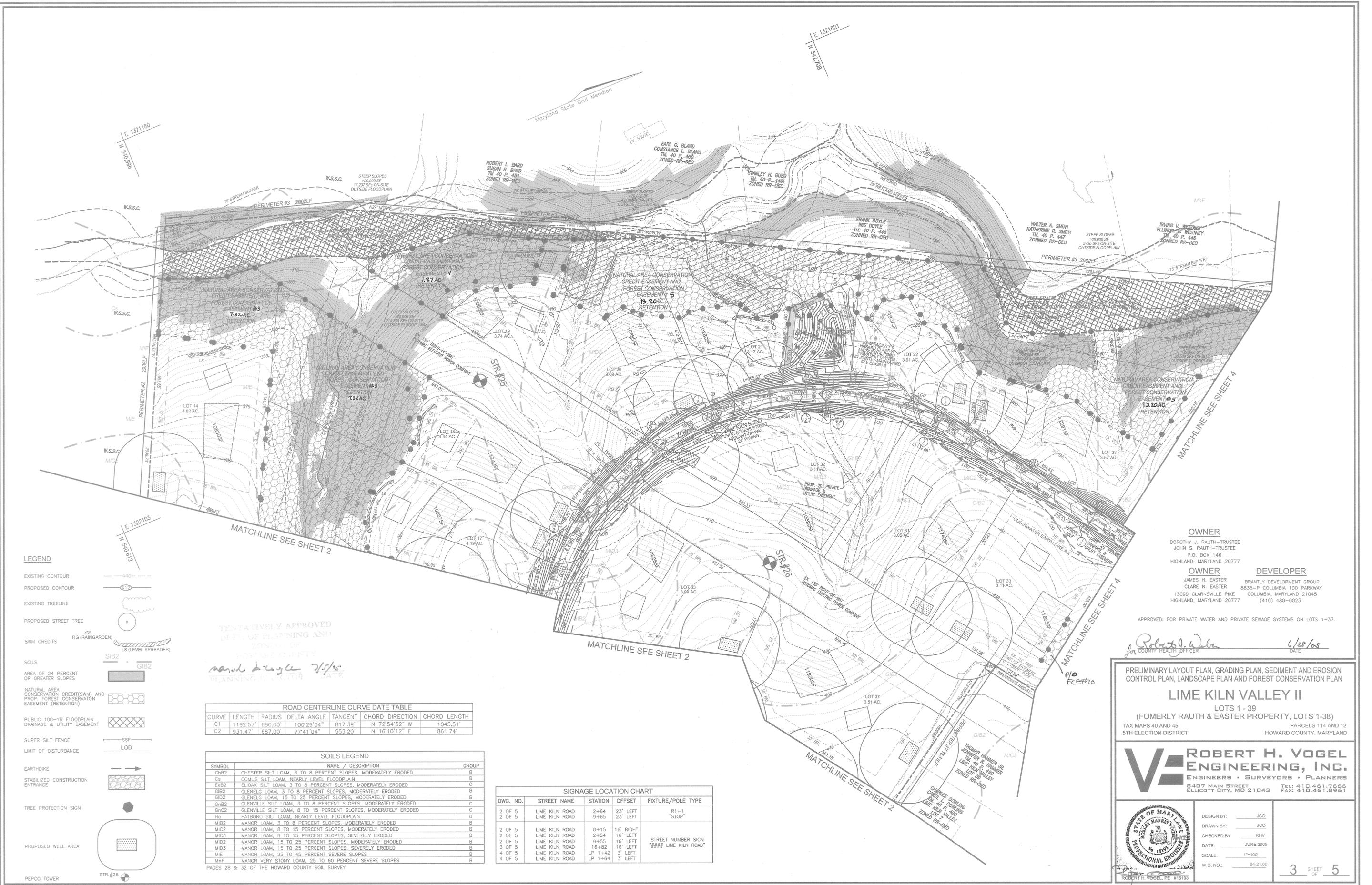
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DATE: JUNE 2005
SCALE: 1"=100'
W.O. NO.: 04-21.00

2 SHEET OF 5



PROPOSED TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Paul D. Doyle 7/5/05





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED STREET TREE
- SWM CREDITS
- SOILS
- AREA OF 24 PERCENT OR GREATER SLOPES
- NATURAL AREA CONSERVATION CREDIT (SWM) AND PROP. FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EARTHDIKE
- STABILIZED CONSTRUCTION ENTRANCE
- TREE PROTECTION SIGN
- PROPOSED WELL AREA
- PEPCO TOWER

TENTATIVELY APPROVED
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DEPARTMENT
DATE: 7/5/05

ROAD CENTERLINE CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1192.57'	680.00'	100°29'04"	817.39'	N 72°54'52" W	1045.51'
C2	931.47'	687.00'	77°41'04"	553.20'	N 16°10'12" E	861.74'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Cs	COMUS SILT LOAM, NEARLY LEVEL FLOODPLAIN	B
EkB2	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GnC2	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
Ho	HATBORO SILT LOAM, NEARLY LEVEL FLOODPLAIN	D
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MI2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MI3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MI2	MANOR LOAM, 25 TO 45 PERCENT SEVERE SLOPES	B
MnF	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SEVERE SLOPES	B

PAGES 28 & 32 OF THE HOWARD COUNTY SOIL SURVEY

SIGNAGE LOCATION CHART

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 5	LIME KILN ROAD	2+64	23' LEFT	R1-1 "STOP"
2 OF 5	LIME KILN ROAD	9+65	23' LEFT	R1-1 "STOP"
2 OF 5	LIME KILN ROAD	0+15	16' RIGHT	"###" LIME KILN ROAD"
2 OF 5	LIME KILN ROAD	2+54	16' LEFT	"###" LIME KILN ROAD"
2 OF 5	LIME KILN ROAD	9+55	16' LEFT	"###" LIME KILN ROAD"
3 OF 5	LIME KILN ROAD	16+82	16' LEFT	"###" LIME KILN ROAD"
4 OF 5	LIME KILN ROAD	LP 1+42	3' LEFT	"###" LIME KILN ROAD"
4 OF 5	LIME KILN ROAD	LP 1+64	3' LEFT	"###" LIME KILN ROAD"

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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-37.

Robert H. Vogel
COUNTY HEALTH OFFICER
DATE: 6/28/05

PRELIMINARY LAYOUT PLAN, GRADING PLAN, SEDIMENT AND EROSION CONTROL PLAN, LANDSCAPE PLAN AND FOREST CONSERVATION PLAN

LIME KILN VALLEY II

LOTS 1 - 39
(FORMERLY RAUTH & EASTER PROPERTY, LOTS 1-38)

TAX MAPS 40 AND 45 PARCELS 114 AND 12
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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DRAWN BY: JCO
CHECKED BY: RHY
DATE: JUNE 2005
SCALE: 1"=100'
W.O. NO.: 04-21.00

E 1322300
N 543500



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED STREET TREE
- SOILS
- AREA OF 24 PERCENT OR GREATER SLOPES
- NATURAL AREA CONSERVATION CREDIT(SWM) AND PROP. FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
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- STABILIZED CONSTRUCTION ENTRANCE
- TREE PROTECTION SIGN
- PROPOSED WELL AREA
- SWM CREDITS

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-37.

Robert J. Wala
COUNTY HEALTH OFFICER
6/29/05
DATE

PRELIMINARY LAYOUT PLAN, GRADING PLAN, SEDIMENT AND EROSION CONTROL PLAN, LANDSCAPE PLAN AND FOREST CONSERVATION PLAN
LIME KILN VALLEY II
LOTS 1 - 39
(FORMERLY RAUTH & EASTER PROPERTY, LOTS 1-38)
TAX MAPS 40 AND 45 PARCELS 114 AND 12
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

DESIGN BY: JCO
DRAWN BY: JCO
CHECKED BY: RHV
DATE: JUNE 2005
SCALE: 1"=100'
W.O. NO.: 04-21-00

4 SHEET OF 5

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
David A. Eagle 6/15/05
DATE

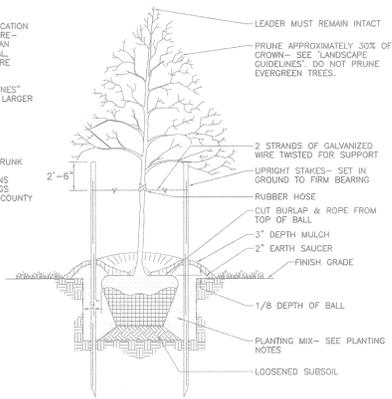
OWNER
DOROTHY J. RAUTH-TRUSTEE
JOHN S. RAUTH-TRUSTEE
P.O. BOX 146
HIGHLAND, MARYLAND 20777

OWNER
JAMES H. EASTER
CLARE N. EASTER
13099 CLARKSVILLE PIKE
HIGHLAND, MARYLAND 20777

DEVELOPER
BRANTLEY DEVELOPMENT GROUP
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045
(410) 730-0810

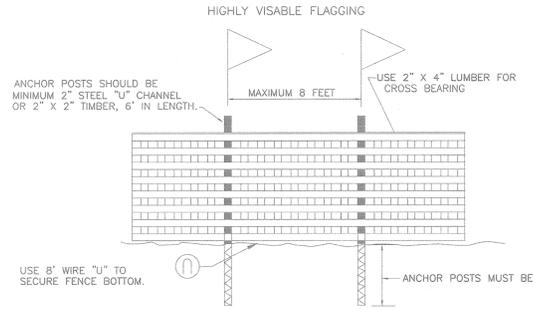
NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL PRODUCT AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- 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



NOTES:

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

**HOWARD COUNTY
FOREST CONSERVATION WORKSHEET**

ZONED R-SC
NET TRACT AREA:

A. TOTAL TRACT AREA	142.65 AC (DOES NOT INCLUDE PEPCO ROW)
B. AREA WITHIN 100 YEAR FLOODPLAIN	6.82 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC
D. NET TRACT AREA	135.83 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	1	0	0	0	0

E. AFFOREST THRESHOLD 20% X D = 27.17 AC
F. CONSERVATION THRESHOLD 25% X D = 33.96 AC
EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	116.20 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	89.03 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	82.24 AC

BREAK EVEN POINT:

J. BREAK EVEN POINT	50.41 AC
K. CLEARING PERMITTED WITHOUT MITIGATION	65.79 AC

PROPOSED FOREST CLEARINGS:

L. TOTAL AREA OF FOREST TO BE CLEARED	81.94 AC
M. TOTAL AREA OF FOREST TO BE RETAINED	34.26 AC

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	20.18 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.30 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q)	20.18 AC
S. TOTAL AFFORESTATION REQUIRED	0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	20.18 AC

OBLIGATION TO BE FULLFILLED BY RETENTION OF 34.26 AC (\$298,473.12)
AND OFF-SITE MITIGATION FOR THE REQUIRED 20.18 AC. OF REFORESTATION.

TOTAL FINANCIAL SURETY OBLIGATION IS \$298,473.12.

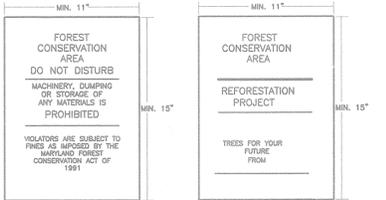
SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES							
		1	2	3	4	5	6	7	8
PERIMETER/FRONTAGE DESIGNATION	B	1	2	3	4	5	6	7	8
LANDSCAPE TYPE	710'	2939'	2962'	866'	1397'	1061'	1631'	865'	
LINEAR FEET OF ROADWAY PERIMETER/FRONTAGE									
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 710'	YES* 2710'	YES* 2962'	YES* 866'	YES* 1397'	YES* 1061'	YES* 516'	YES* 865'	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	--	--	--	--	--	--	--	--	
NUMBER OF PLANTS REQUIRED (LF REMAINING)		229'	--	--	--	--	1050'	--	
SHADE TREES	1:50 0	1:60 4	1:60 0	1:60 0	1:60 0	1:60 0	1:60 18	1:60 0	
EVERGREEN TREES	1:40 0	--	--	--	--	--	--	--	
SHRUBS	--	--	--	--	--	--	--	--	
NUMBER OF PLANTS PROVIDED									
SHADE TREES	0	4	0	0	0	0	18	0	
EVERGREEN TREES	0	--	--	--	--	--	--	--	
OTHER TREES (2:1 SUBSTITUTION)	--	--	--	--	--	--	--	--	
SHRUBS (10:1 SUBSTITUTION)	--	--	--	--	--	--	--	--	
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)									

- *EXISTING WOODS TO REMAIN
- GENERAL NOTES**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMM PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. 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.

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 \$6,600.00 FOR THE REQUIRED 22 SHADE TREES.



- NOTE:**
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - 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.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

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HOWARD COUNTY

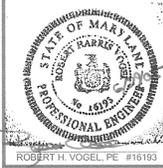
Robert H. Vogel 2/5/15

Karry J. Thompson DATE
KARRY J. THOMPSON DATE
DNR QUALIFIED PROFESSIONAL

OWNER
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JOHN S. RAUTH-TRUSTEE
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