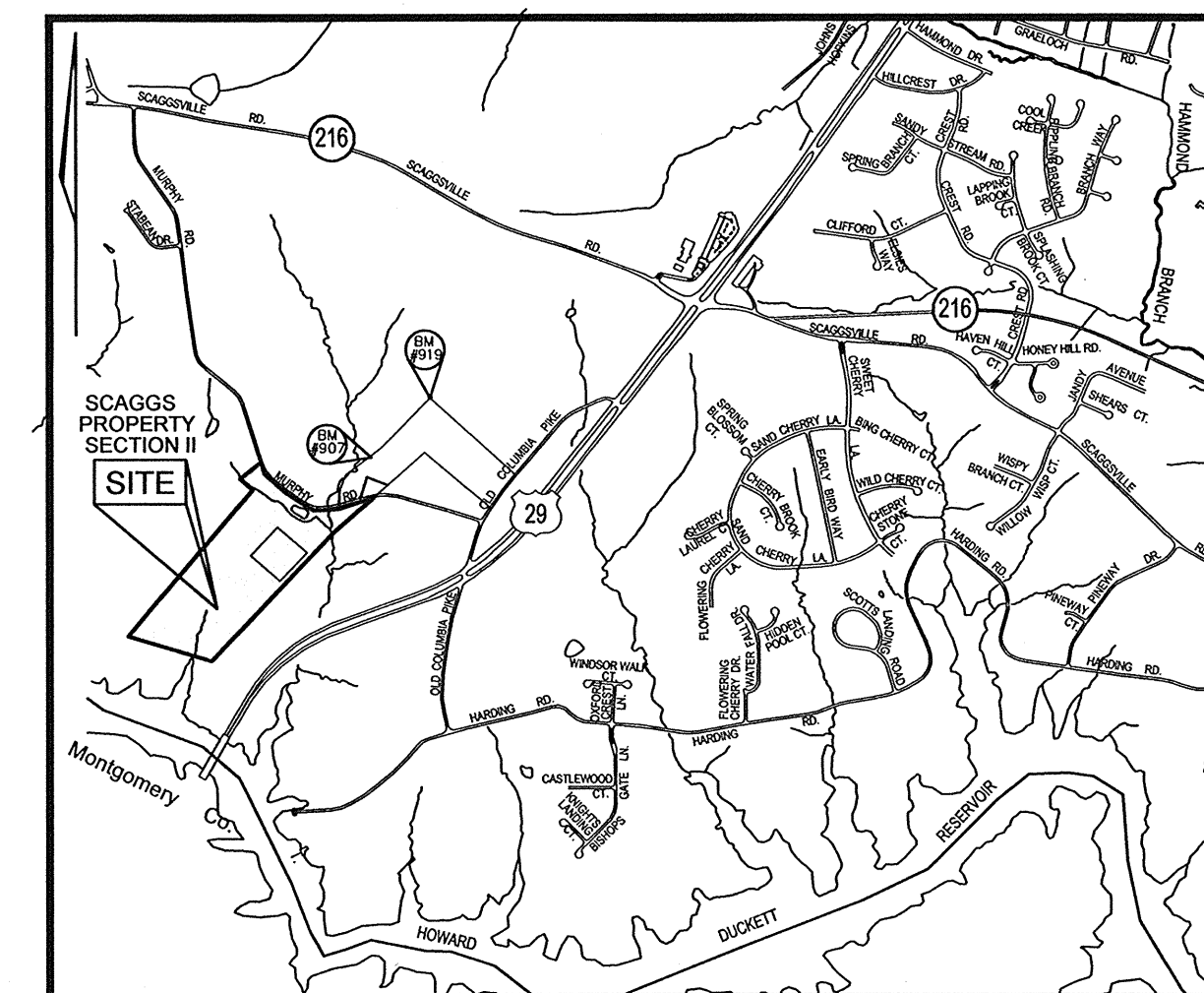


SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
6	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN & DETAILS

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



VICINITY MAP
SCALE: 1"=200'

COORDINATE CHART		
POINT	NORTH	EAST
469	536081.9618	1336624.5896
601	536670.3094	1335570.4666
617	536567.8081	1335720.1123
651	536819.2798	1335811.6113
696	537037.3423	1337085.2111
697	536712.2262	1336715.6297
698	536696.1947	1338517.2075
699	536344.9517	1338247.4748
700	536937.5473	1337450.3153
712	536720.3018	1336936.7503
716	536654.9269	1337166.9628
800	536274.3090	1336665.2361
802	535882.4295	1336333.0408
803	535985.0215	1336038.3476
804	535944.6030	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	1337536.6107
852	537608.9597	1337562.1363
854	537336.7189	1337335.3422
2223	536885.0595	1336912.1010
2224	536746.0043	1337261.1765

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°51'25"	4334.28'	443.06'	221.72'	S 37°31'19"W	442.86'

LINE TABLE		
POINT	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'

GENERAL NOTES (CONTINUED):

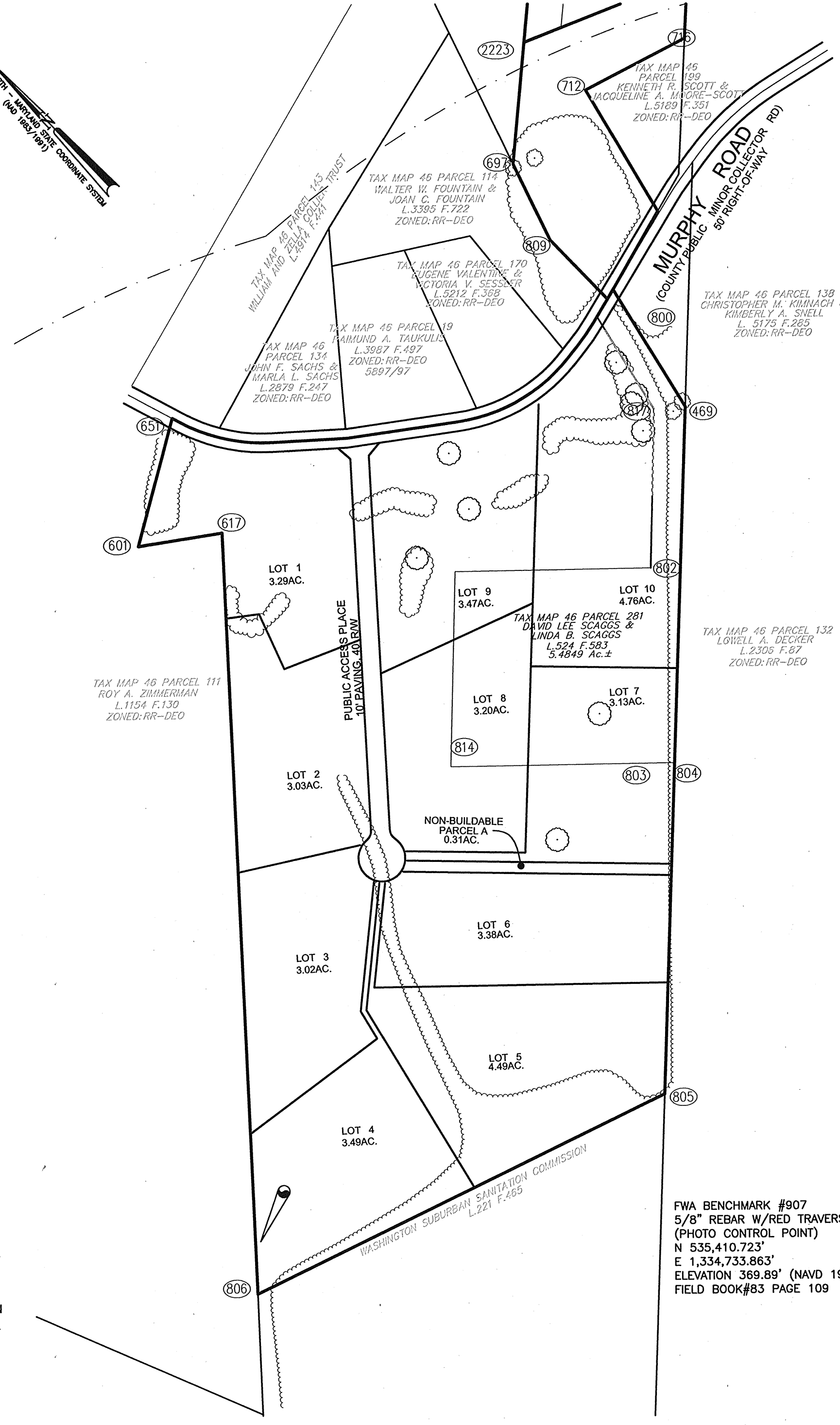
31. REFERENCE WP-05-04 TO ALLOW ENVIRONMENTAL FEATURES ON BUILDABLE LOTS LESS THAN 10 ACRES AND DISTURBANCE TO STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS TO CONSTRUCT A PUBLIC ROAD, SEPTEMBER 10, 2004.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. ALL DISTURBANCES IN THE ENVIRONMENTAL AREAS ARE TO BE MINIMIZED. 2. THE STREAM CROSSING SHALL BE DESIGNED WITH A BOTTOMLESS ARCH CULVERT AND ANY OTHER DESIGN RESTRICTIONS CONTAINED IN THE SCD COMMENTS. 3. THE DISTURBANCE ASSOCIATED WITH ANY IMPROVEMENTS REQUIRED BY THE DEED FOR THE EXISTING DRIVEWAY SERVING THE HOME ON LOT 11, IS HEREBY AUTHORIZED BY THIS WAIVER PETITION. ANY SUCH REQUIRED IMPROVEMENTS SHALL BE DONE IN SUCH A WAY AS TO MINIMIZE DISTURBANCE TO ENVIRONMENTAL AREAS SUCH AS FLOODPLAIN, STREAMS, STREAM BUFFERS, WETLANDS, WETLAND BUFFERS, AND FORESTED AREAS. 4. THE RESTRICTED ENVIRONMENTAL AREAS LOCATED ON LOTS 1, 10, AND 11 (AND POTENTIALLY LOTS 4 AND 6, BASED ON WAIVER DENIAL FOR LOT 5) AREA TO BE REGARDED AS PRIORITY LOCATIONS FOR MEETING THE FOREST CONSERVATION OBLIGATIONS ASSOCIATED WITH THIS SUBDIVISION. THESE AREAS AND THEIR BUFFERS ARE TO BE ENCUMBERED WITH FOREST CONSERVATION EASEMENTS (RETENTION AND/OR REFORESTATION PLANTING) TO MAXIMUM EXTENT POSSIBLE TO AFFORD SUPERIOR PROTECTION TO THESE AREAS. THE FOREST CONSERVATION EASEMENTS MAY NOT, HOWEVER, EXTEND BEYOND THE ENVIRONMENTAL BUFFERS. 5. THE BUILDING RESTRICTION LINES (BRL'S) ON LOTS CONTAINING ENVIRONMENTAL FEATURES MUST BE ESTABLISHED AS 35' FROM THOSE FEATURES AND/OR THEIR BUFFERS, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS. AS OF THE DATE OF THIS LETTER, THE PLANNING DIRECTOR DENIED YOUR REQUEST TO WAIVE SECTION 16.120.4 (b) TO ALLOW ENVIRONMENTAL FEATURES OR BUFFERS ON LOT 5. DENIAL IS BASED ON THE FOLLOWING: 1. ONCE THE REQUIRED 35' SETBACKS FROM THE ENVIRONMENTAL FEATURES AND/OR THEIR BUFFERS ARE IMPOSED ON LOT 5, THE LOT WILL NOT BE BUILDABLE. THE ACREAGE CURRENTLY PROPOSED FOR THIS LOT MUST BE REDISTRIBUTED INTO ADJACENT LOT 4 AND/OR LOT 6. NOVEMBER 3, 2004

AFTER RECONSIDERING THE INFORMATION YOU PROVIDED, THIS DIVISION HEREBY REAFFIRMS THE PRIOR ACTION OF DENIAL FOR THE REQUEST TO ALLOW ENVIRONMENTAL FEATURES ON PROPOSED LOT 5. THE REASONS FOR THIS ACTION ARE AS FOLLOWS: 1. THE LOT LAYOUT SHOWN DOES NOT FACTOR IN THE REQUIREMENT TO PROVIDE A FEE-SIMPLE ACCESS CONNECTION TO THE ADJOINING PARCEL (PARCEL 132) ALTHOUGH THERE IS AN EXISTING ACCESS EASEMENT FOR THE ADJOINING PARCEL, THAT EASEMENT IS LOCATED IN AN AREA THAT MIGHT NOT HAVE ACCEPTABLE SIGHT DISTANCE, AND WOULD REQUIRE EXTENSIVE DISTURBANCE TO ENVIRONMENTAL AREAS IN ORDER TO BUILD A DRIVEWAY. IN ADDITION, THE PROVISION OF AN ACCESS EASEMENT IS NOT SUFFICIENT TO FULFILL FEE-SIMPLE FRONTAGE REQUIREMENTS. IN ORDER TO PROVIDE A NEW, FEE-SIMPLE ACCESS TO PARCEL 132, THE PROPOSED LOT LAYOUT WILL HAVE TO BE ALTERED, WHICH MAY ULTIMATELY IMPACT LOT 5. BASED ON THE INFORMATION PROVIDED BY THE CONSULTANT, IT IS NOT POSSIBLE TO DETERMINE IF LOT 5 COULD BE A VIABLE LOT. 2. IF CLUSTER LOTS WERE CREATED, THE ENVIRONMENTAL FEATURES COULD BE PROTECTED WITHIN A PRESERVATION PARCEL, THIS AFFORDING THEM SUPERIOR PROTECTION. THEREFORE, APPROVAL OF THE WAIVER FOR LOT 5 WOULD NULLIFY THE PURPOSE AND INTENT OF THE REGULATIONS, WHICH IS NOT PERMISSIBLE. 3. THE SOIL CONSERVATION DISTRICT STAFF CONDUCTED A SITE EVALUATION REGARDING THE STREAM CLASSIFICATION. THAT STAFF AGREED THAT THE STREAM ON LOT 5 IS INTERMITTENT, WITH A 50' BUFFER, BUT STAFF ALSO DETERMINED THAT THERE IS A WETLAND AREA THAT HAS NOT BEEN SHOWN ON THE SUBDIVISION PLAN, NOR ON THE WAIVER EXHIBIT. THE LOCATION OF THIS WETLAND AND THE ASSOCIATED BUFFER COULD FURTHER RESTRICT THE BUILDABLE AREA ON LOT 5.

32. THIS PROJECT IS LOCATED WITHIN 2500' OF THE WSSC RESERVOIR, THEREFORE THIS SITE IS NOT ELIGIBLE TO RECEIVE DENSITY UNDER THE CLUSTER SUBDIVISION REGULATIONS.

33. THE PURPOSE OF NON-BUILDABLE PARCEL A IS FOR A FEE SIMPLE CONNECTION TO ADJACENT PARCEL 132 SHOULD THAT PARCEL BE SUBDIVIDED. THE TRANSFER WILL BE FREE OF CHARGE TO THE OWNER OF PARCEL 132 FOLLOWING RECORDATION OF THE PLAT FOR THIS SUBMISSION.



LOCATION PLAN
SCALE: 1"=200'

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:
 - NUMBER OF ENTITIES PERMITTED BY RIGHT : 37.30/3=12 LOTS
 - NUMBER OF BUILDABLE ENTITIES PROPOSED: 10 LOTS
 - NUMBER OF DEO'S REQUIRED: NONE
- 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 W/OV AND REV FOR THE PROPOSED ROAD AND LOTS. TO BE PROVIDED BY ROAD SIDE DITCHES, ROOFTOP DISCONNECTS AND RAINGARDENS.
- THERE ARE WETLANDS AND STREAMS ONSITE.
- THERE IS A FLOODPLAIN ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED SEPT. 2003.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED SEPTEMBER 2003.
- THERE ARE STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- A NOISE STUDY IS NOT REQUIRED.
- 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 IT'S 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. STORMWATER MANAGEMENT W/OV AND REV TO BE PROVIDED BY GRASS CHANNELS AND RAINGARDENS. CIV IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS. STORMWATER MANAGEMENT COMPUTATIONS FOR THE LOTS ARE PRELIMINARY ONLY, SINCE A SITE DEVELOPMENT PLAN IS NOT REQUIRED FOR DEVELOPMENTS IN THE NO PLANNED SERVICE AREA, STORMWATER MANAGEMENT FOR EACH LOT SHALL BE PROVIDED AT BUILDING PERMIT.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OF THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS, EXCEPT AS PERMITTED OR APPROVED BY A WAIVER PETITION, OR IF DETERMINED TO BE AN ESSENTIAL DISTURBANCE IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN POSTED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. TOTAL FOREST CONSERVATION OBLIGATION IS 5.84 AC. AREA OF RETENTION EASEMENTS WILL BE 1.17 AC. AND 5.74 ACRES WILL BE PLANTED IN REFORESTATION EASEMENTS. FEE-IN-LIEU FOR THE REMAINING 0.20AC(\$4,356.00) WILL BE PAID WITH FUTURE PLANS. SURETY FOR THE WILL BE POSTED IN THE AMOUNT OF \$137,251.30 WITH FUTURE PLANS. (RETENTION - 61169 SF X 0.20)=\$12,233.80 + (AFFORESTATION - 250035 SF X 0.50)=\$125,017.50
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- APPLICATION NO.A516098. PERC LOCATIONS ARE BASED ON PERC TESTING DATED FEB. 5-7, 2002, FEB. 11-13, 2002, MAY 1, MAY 7 & 8, 2002 AND ARE FIELD LOCATED.
- EXISTING HOUSE, SEPTIC SYSTEM AND WELL ON LOT 10 TO REMAIN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING STRUCTURES ON LOT 1 TO BE REMOVED.
- A GROUNDWATER APPROPRIATION PERMIT WILL BE REQUIRED PRIOR TO SUBMITTAL OF A RECORD PLAT FOR SIGNATURE.
- ALL WELLS SHALL BE DRILLED AND DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING IMPEDES HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- 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 HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

BENCH MARK

FWA 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

FWA BENCHMARK #907
5/8" REBAR W/RED TRAVERSE CAP SET
(PHOTO CONTROL POINT)
N 535,410.723'
E 1,334, 733.963'
ELEVATION 369.89' (NAVD 1988')
FIELD BOOK#83 PAGE 109

SITE ANALYSIS

SCAGGS PROPERTY/SECTION II)

EXISTING ZONING: RR-DEO PER COMPREHENSIVE ZONING PLAN DATED 2/2/04
LOCATION: TAX MAP 46, GRIDS 3 & 9, PARCELS 115 & 281
5TH ELECTION DISTRICT

GROSS AREA OF PROJECT: 37.30 AC.
AREA OF STEEP SLOPES : 1.59 AC.
AREA OF FLOODPLAIN : 2.26 AC.
NET AREA OF PROJECT: 33.45 AC.
AREA OF PROPOSED BUILDABLE LOTS: 35.26 AC.
AREA OF PROPOSED NON-BUILDABLE PARCEL: 0.31 AC.
AREA OF PROPOSED RIGHT-OF-WAY: 1.73 AC.
AREA OF OPEN SPACE REQUIRED: NONE
NUMBER OF BUILDABLE LOTS PROPOSED: 10

OWNERS/DEVELOPER

SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLCOTT CITY, MD 21042

**PRELIMINARY EQUIVALENT SKETCH PLAN
COVER SHEET
SCAGGS PROPERTY
LOTS 1 THRU 10
SECTION II**

TAX MAP #46 GRID 3 & 9 PARCEL 115 & 281
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410-461-7666
ELLCOTT CITY, MD 21043 FAX: 410-461-8961

DESIGN BY: RJ/JCO
DRAWN BY: RJ/JCO
CHECKED BY: RHV
DATE: MAY, 2005
SCALE: AS SHOWN
W.O. NO.: 2014031.00

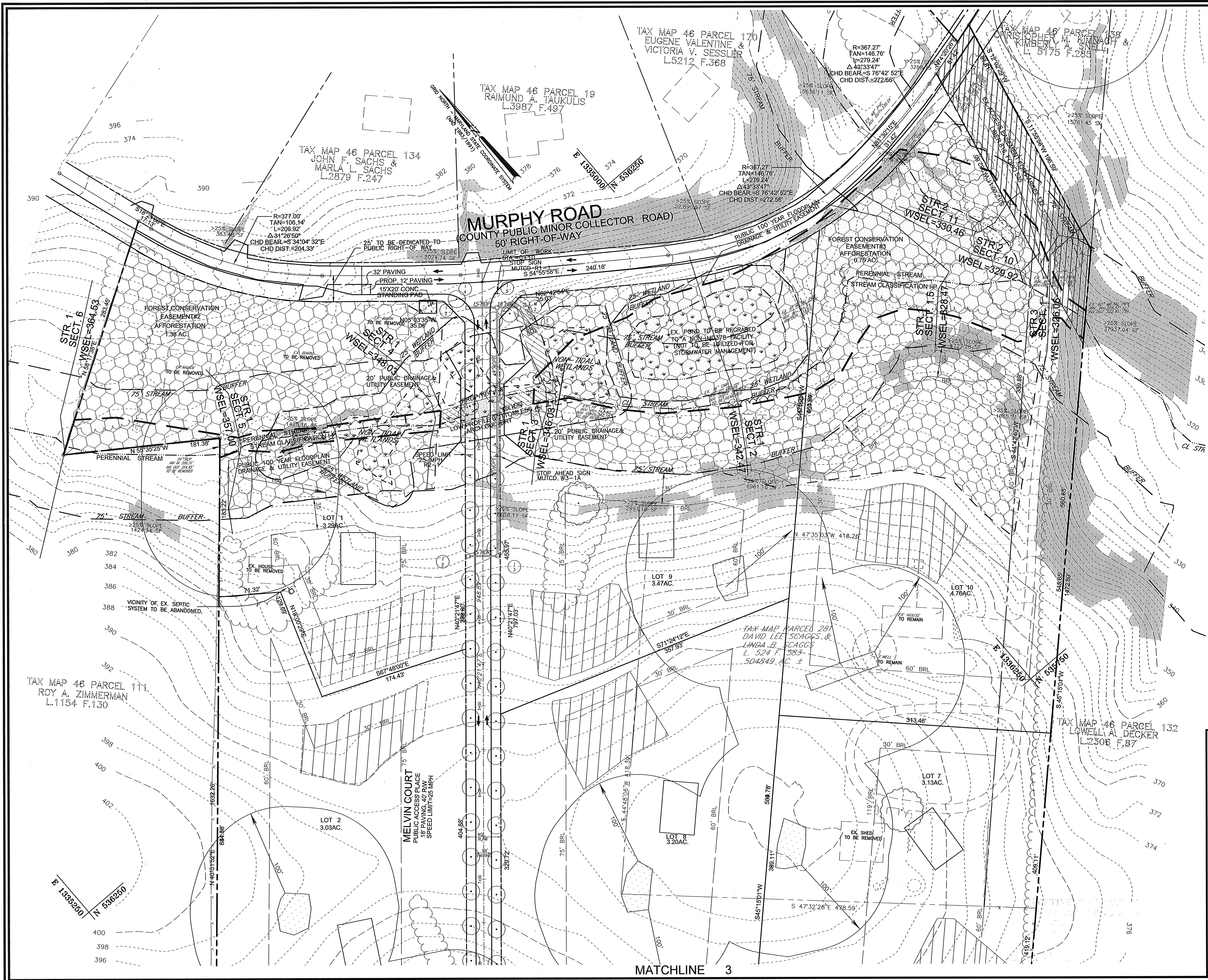
1 SHEET OF 6

INITIATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Robert H. Vogel 5/26/05
PLANNING OFFICER

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-10.

Robert J. Weber 5/18/05
COUNTY HEALTH OFFICER



- 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
 - 100 YEAR FLOODPLAIN
 - NON-TIDAL WETLANDS
 - SOIL BORING
 - PROPOSED STREET TREE
 - PROPOSED FLOODPLAIN
 - CL STREAM
 - STREAM BUFFER
 - WETLAND BUFFER

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	1981	50	50

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
March 2, 2005
COUNTY HEALTH OFFICER

PLAN
SCALE: 1"=50'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-10.

Robert J. Walter 5/8/05
COUNTY HEALTH OFFICER DATE

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

PRELIMINARY EQUIVALENT SKETCH PLAN
SCAGGS PROPERTY
LOTS 1 THRU 10
SECTION II

TAX MAP #46 GRID 3 & 9 PARCEL 115 & 281
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

	DESIGN BY: RJJCO
	DRAWN BY: RJ
	CHECKED BY: RHV
	DATE: MAY, 2005
	SCALE: 1"=50'
W.O. NO.: 2014031.00	2 SHEET OF 6

MATCHLINE 3

MATCHLINE SEE SHEET 2

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
- NON-TIDAL WETLANDS
- SOIL BORING
- PROPOSED STREET TREE
- CL STREAM
- STREAM BUFFER
- WETLAND BUFFER

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

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-10.

Robert J. Wald
COUNTY HEALTH OFFICER KN 5/18/05
DATE

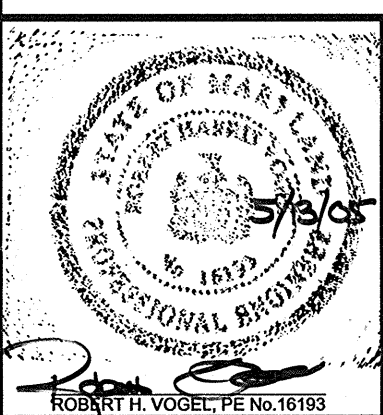
OWNERS/DEVELOPER
SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLCOTT CITY, MD 21042

PRELIMINARY EQUIVALENT SKETCH PLAN
SCAGGS PROPERTY
LOTS 1 THRU 10
SECTION II

TAX MAP #46 GRID 3 & 9
5TH ELECTION DISTRICT

PARCEL 115 & 281
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

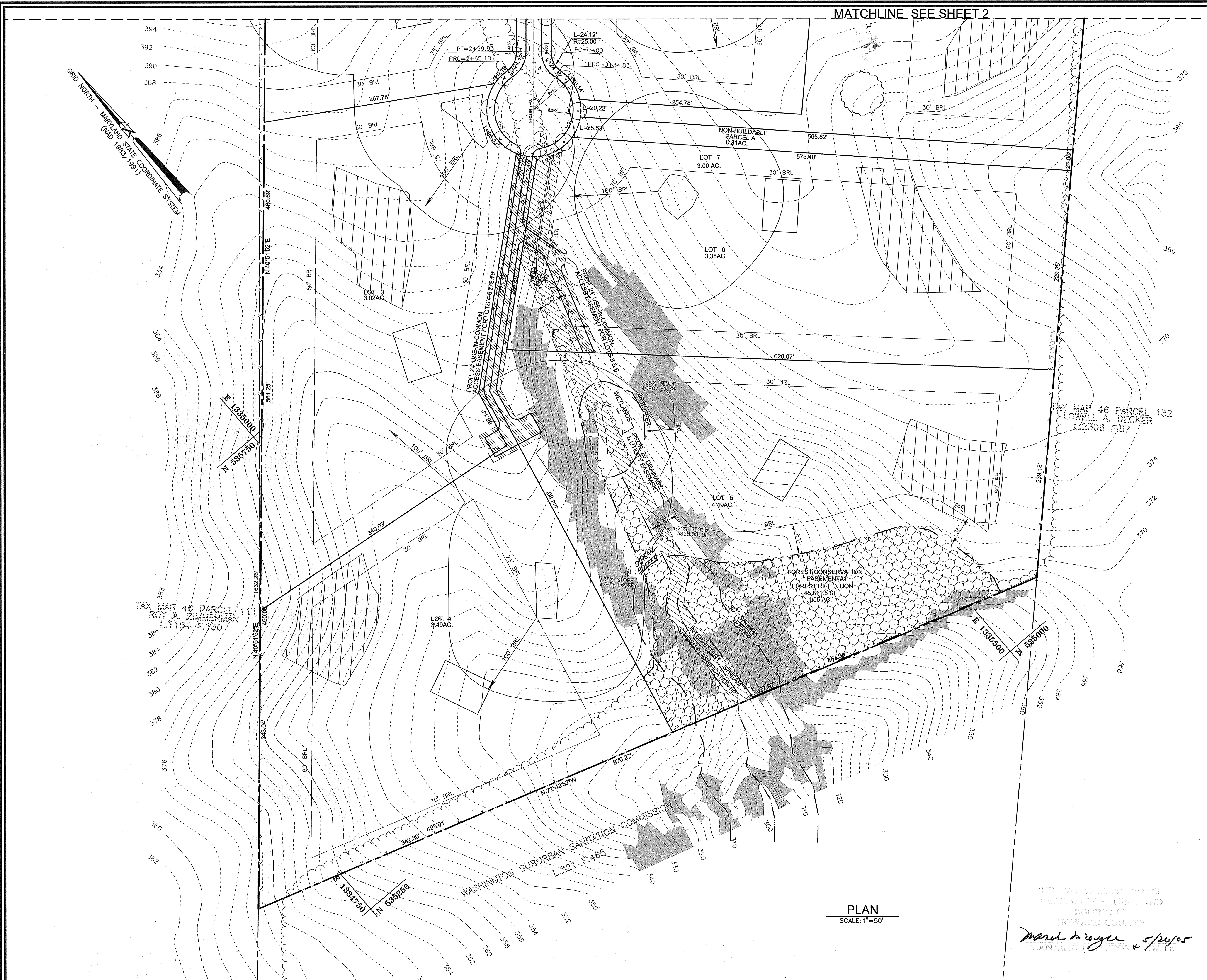
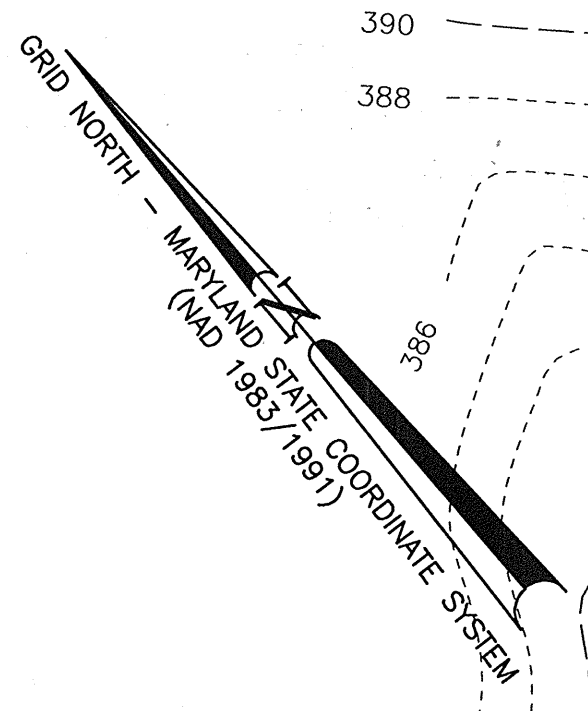


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DRAWN BY: RJ
CHECKED BY: RHV
DATE: MAY, 2005
SCALE: 1"=50'
W.O. NO.: 2014031.00

3 SHEET OF 6

PLAN
SCALE: 1"=50'

THE TOWN AND VILLAGE OF
BETHESDA, MARYLAND
PLANNING BOARD
Mark A. Vogel
5/18/05





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
- 100 YEAR FLOODPLAIN
- NON-TIDAL WETLANDS
- SOIL BORING
- PROPOSED STREET TREE
- PROPOSED FLOODPLAIN
- CL STREAM
- STREAM BUFFER
- WETLAND BUFFER
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- LOD - LIMIT OF DISTURBANCE
- ESF - SUPER SILT FENCE
- ECM - EROSION CONTROL MATTING

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

PLAN
 SCALE: 1"=50'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-10.

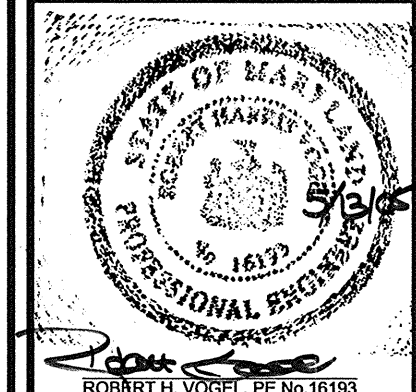
for Robert H. Vogel
 COUNTY HEALTH OFFICER KN 5/18/05
DATE

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

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
SCAGGS PROPERTY
LOTS 1 THRU 10
SECTION II

TAX MAP #46 GRID 3 & 9 PARCEL 115 & 281
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



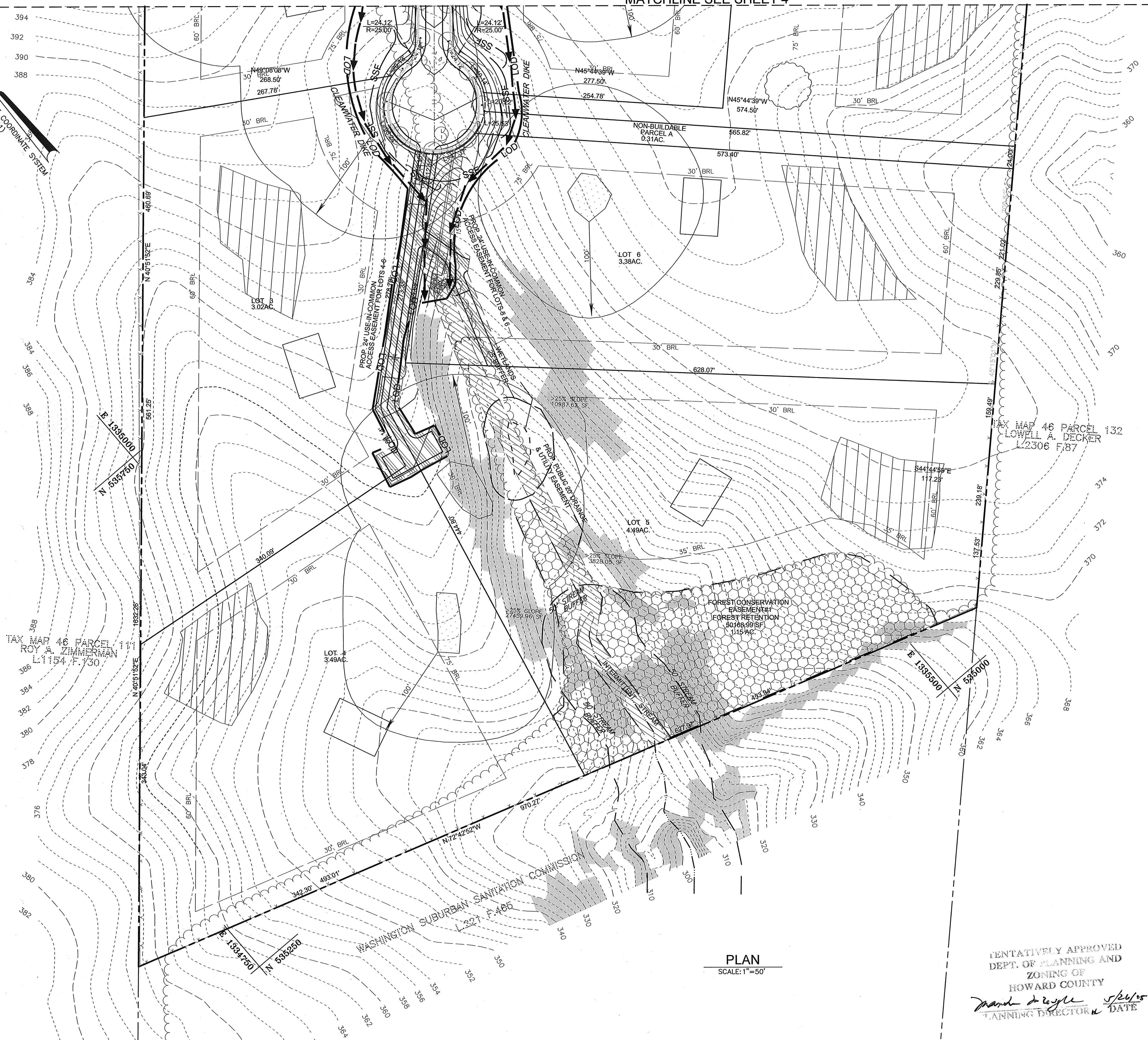
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 CHECKED BY: RHV
 DATE: MAY, 2005
 SCALE: 1"=50'
 W.O. NO.: 2014031.00

4 SHEET OF 6

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

GRID NORTH - MARYLAND STATE COORDINATE SYSTEM



- 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)
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 - SOIL BORING
 - PROPOSED STREET TREE
 - CL STREAM
 - STREAM BUFFER
 - WETLAND BUFFER
 - EARTH DIKE
 - STABILIZED CONSTRUCTION ENTRANCE
 - LOD - LIMIT OF DISTURBANCE
 - SSF - SUPER SILT FENCE
 - ECM - EROSION CONTROL MATTING

TAX MAP 46 PARCEL 132
ROY A. ZIMMERMAN
L/154 F/130

TAX MAP 46 PARCEL 132
LOWELL A. DECKER
L/2306 F/87

WASHINGTON SUBURBAN SANITATION COMMISSION
L/271 F/85

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-10.

Robert H. Vogel
COUNTY HEALTH OFFICER KN
5/18/05
DATE

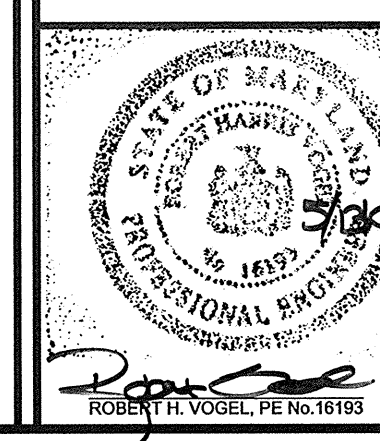
OWNERS/DEVELOPER
SCAGGS BROTHERS EQUIPMENT
3258 BETHANY LANE
ELLCOTT CITY, MD 21042

**PRELIMINARY GRADING
& SEDIMENT CONTROL PLAN**
SCAGGS PROPERTY
LOTS 1 THRU 10
SECTION II

TAX MAP #46 GRID 3 & 9
5TH ELECTION DISTRICT

PARCEL 115 & 281
HOWARD COUNTY, MARYLAND

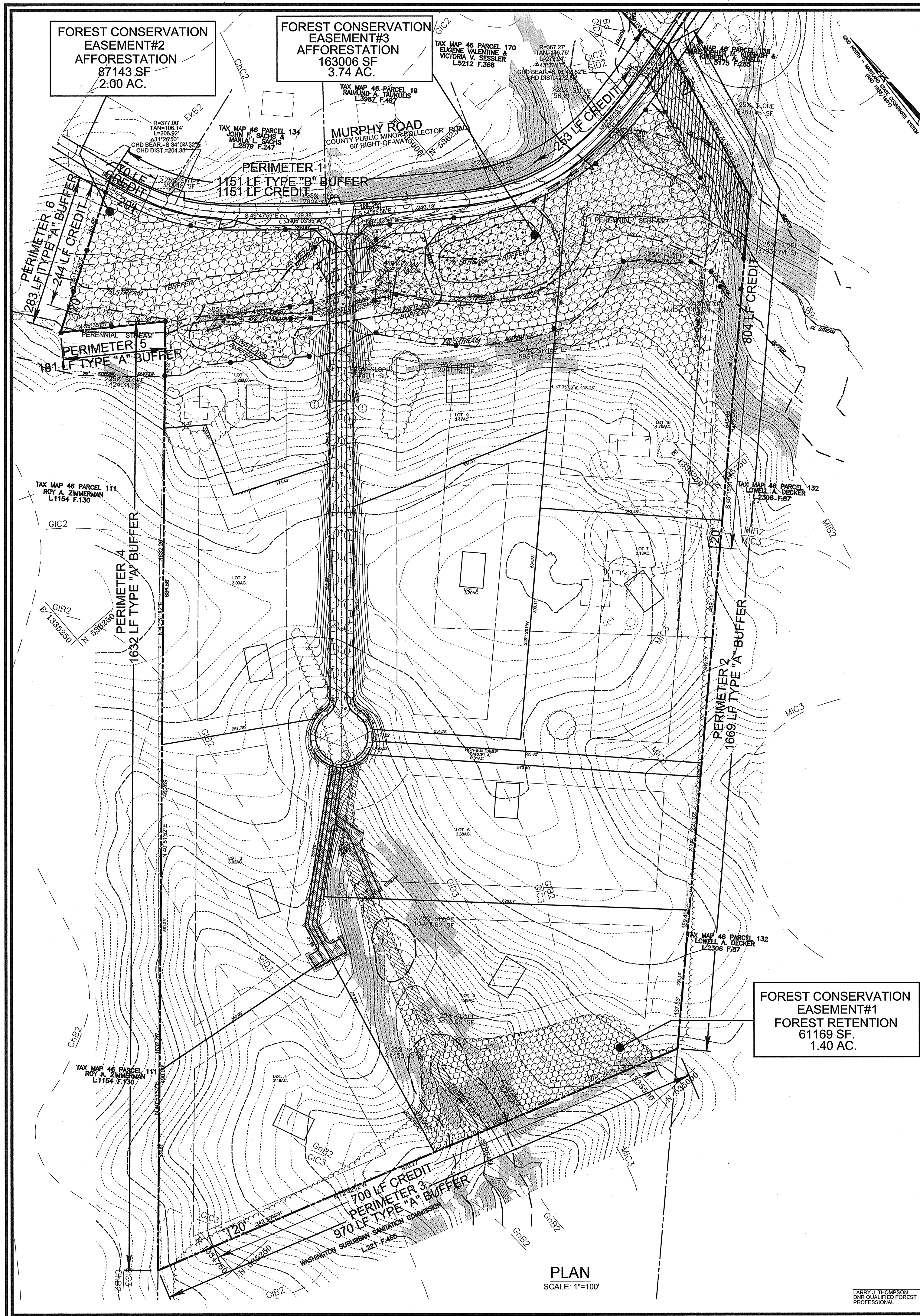
**ROBERT H. VOGEL
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DESIGN BY: RJUCO
DRAWN BY: RJUCO
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DATE: MAY, 2005
SCALE: AS SHOWN
W.O. NO.: 2014031.00

DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY
Mark A. Vogel
PLANNING DIRECTOR
5/24/05
DATE

PLAN
SCALE: 1"=50'



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 TOTAL TRACT AREA (SECTION II) 37.30 AC
 AREA WITHIN 100 YEAR FLOODPLAIN 2.26 AC
 AREA TO REMAIN IN AGRICULTURAL PRODUCTION 0.00 AC
 NET TRACT AREA (SECTION II) 35.04 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 = 7.01 AC
 F. CONSERVATION THRESHOLD 25% X D = 8.76 AC

EXISTING FOREST COVER:
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 1.17 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 = 1.17 AC
 K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:
 L. TOTAL AREA OF FOREST TO BE CLEARED = 0.00 AC
 M. TOTAL AREA OF FOREST TO BE RETAINED = 1.17 AC

PLANTING REQUIREMENTS:
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.00 AC
 P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
 Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.00 AC
 R. TOTAL REFORESTATION REQUIRED = 0.00 AC
 S. TOTAL AFFORESTATION REQUIRED = 5.84 AC
 T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 5.84 AC

NET REQUIRED FOREST CONSERVATION OBLIGATION IS 5.84 ACRES.
 COST ESTIMATE: (For bonding purposes, only)
 RETENTION OF 1.17 ACRES (61169 SF X 0.20) \$12,233.80
 AFFORESTATION ON SITE 5.74 ACRES (250035 SF X 0.50) \$125,017.50
 FEE-IN-LIEU 0.20 ACRES (8712 SF X 0.50) \$4,356.00

SURETY NOTE
 FINANCIAL SURETY IN THE AMOUNT OF \$137,251.30 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT. THE SURETY AMOUNT IS SUBJECT TO THE FINAL PLAN APPROVAL.

LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING TREES TO REMAIN

LIGHT POLES

15%-24.99% STEEP SLOPE AREA

25% OR GREATER STEEP SLOPE AREA

FOREST CONSERVATION EASEMENT (REFORESTATION)

FOREST CONSERVATION EASEMENT (RETENTION)

NON-TIDAL WETLANDS

PROPOSED STREET TREE

CL STREAM

STREAM BUFFER

WETLAND BUFFER

AFFORESTATION EASEMENT AREA-3 1.89 AC = 376 TREES

SYMBOL	QUAN	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
	94	Acer Rubrum	Red Maple	3'-4'	11' O.C.	CONTAINER
	94	Fraxinus pennsylvanica	Green Ash	3'-4'	11' O.C.	CONTAINER
	94	Platanus occidentalis	Sycamore	3'-4'	11' O.C.	CONTAINER
	94	Quercus palustris	Pin oak	3'-4'	11' O.C.	CONTAINER

AFFORESTATION EASEMENT AREA-2 2.05 AC = 718 TREES

SYMBOL	QUAN	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
	180	Acer Rubrum	Red Maple	3'-4'	11' O.C.	CONTAINER
	180	Fraxinus pennsylvanica	Green Ash	3'-4'	11' O.C.	CONTAINER
	179	Platanus occidentalis	Sycamore	3'-4'	11' O.C.	CONTAINER
	179	Quercus palustris	Pin oak	3'-4'	11' O.C.	CONTAINER

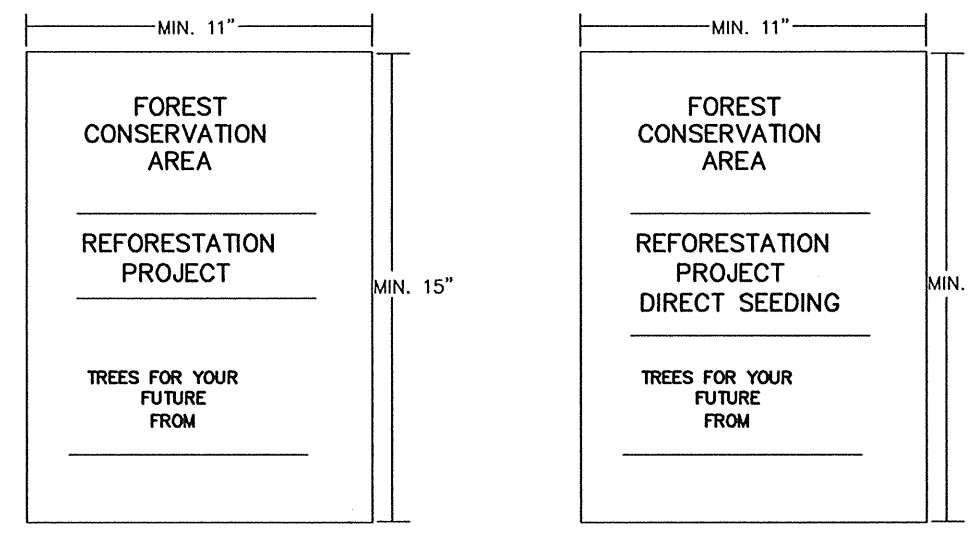
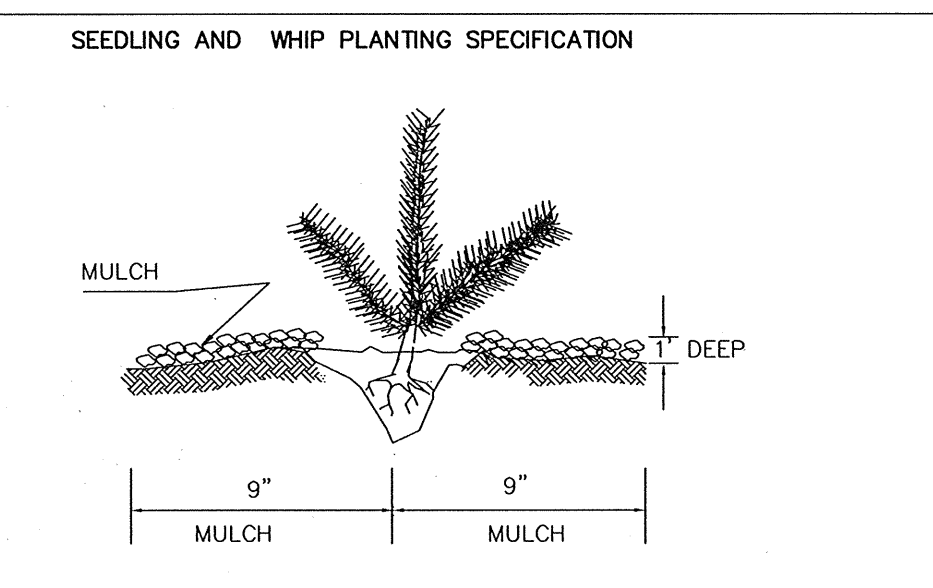
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS A PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$14,400.00 WITH FUTURE PLANS.

FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$15,000.00 WITH FUTURE PLANS.

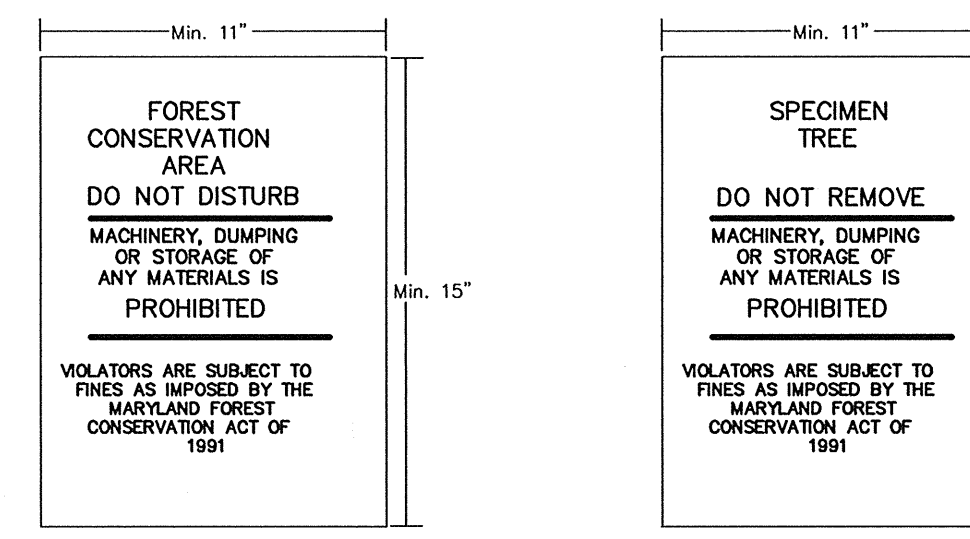
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES		
	1	2	3	4	5	6
PERIMETER FRONTAGE DESIGNATION	B	A	A	A	A	A
LANDSCAPE TYPE	1	2	3	4	5	6
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1151	1669	970	1632	181	283
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES*	YES*	YES*	No	No	YES*
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	No	No
NUMBER OF PLANTS REQUIRED (LF)	0	865	270	1632	181	44
SHADE TREES	-	1:60 14	1:60 4	1:60 3	1:60 0	-
EVERGREEN TREES	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	-	14	4	27	3	0
SHADE TREES	-	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-	-	-

* EXISTING WOODS



NOTE:
 1. THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREE'S SURVIVAL RATES.
 2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.



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

LANDSCAPE PLANT LIST

SYMBOL	QTL	BOTANICAL NAME	SIZE	REMARKS
	63	ACER RUBRUM/RED MAPLE	2.5-3" CAL.	B & B
	21	PINUS STROBUS/EASTERN WHITE PINE	6'-8" HT.	B & B

STREET TREE PLANT LIST

SYMBOL	QTL	BOTANICAL NAME	SIZE	REMARKS
	50	ACER RUBRUM/RED MAPLE	2.5-3" CAL.	B & B

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Mark H. Taylor, Planning Director
 OWNERS/DEVELOPER
 SCAGGS BROTHERS EQUIPMENT
 3258 BETHANY LANE
 ELLICOTT CITY, MD 21042

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+
EKB2	ELIOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	C	20+
GIBZ	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+

PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN & DETAILS
 SCAGGS PROPERTY
 LOTS 1 THRU 10
 SECTION II

TAX MAP #46 GRID 3 & 9
 5TH ELECTION DISTRICT

PARCEL 115 & 281
 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: RJ
 DRAWN BY: RJ
 CHECKED BY: LJT
 DATE: MAY, 2005
 SCALE: AS SHOWN
 W.O. NO.: 2014031.00

6 SHEET OF 6