

VOGEL ENGINEERING + TIMMONS GROUP

3300 N. Ridge Rd. Ellicott City, MD 21043
P 410.461.7666 F 410.461.8961 www.timmons.com

January 20, 2021

Mr. Derrick Jones
Division of Land Development
Howard County Department
of Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Cascade Ridge
SP-19-004
Scenic Road

Dear Mr. Jones,

In accordance with your email dated January 19, 2021, we are providing the attached additional materials and narrative in conjunction with information required for Planning Board. Specifically, this submittal addresses Section 16.125(c)(4)(iii) C-E. Items a and b were previously provided.

1. There are approximately 33 trees 12" dbh or greater located in the 100' scenic road buffer. The location and size of trees are shown on the attached exhibit. These trees are predominately Tulip Poplar located in and adjacent to the existing wetland/stream system. Other trees include Red Maple in addition to Black Cherry, Green Ash and Black Gum. The shrub layer predominately consists of Japanese Barberry with Multiflora Rose and Wineberry also notable. The understory is impacted by invasives including Japanese Stiltgrass, English Ivy, Japanese Honeysuckle and Oriental Bittersweet. There are no proposed impacts to the 100' scenic road buffer.
2. Cascade Ridge is located approximately 850' east of Ilchester Road on the north side of Landing Road. There are several residential subdivisions located west and east of the subject property. We have provided an exhibit which includes the various views from Landing Road in the vicinity of these developments. Some of the homes in the newer developments are directly visible from the road without any meaningful screening or buffering. However, there are several projects that have retained existing vegetation or provided plantings to buffer the homes. There are also several older homes and farmettes which have direct access to Landing Road which utilize little or no screening. The more recent developments provide landscaping as a buffer or screen to the scenic road although the width of the buffers vary greatly. The proposed 100' vegetative retention buffer for the Cascade Ridge project will be consistent with the largest Landing Road buffers and will exceed a majority of the existing buffers. In addition to the new residential

structures there are several locations where stormwater management facilities are in full view from the road.

3. The Cascade Ridge project has been designed to protect the environmental resources which are adjacent to Landing Road. This results in the homes being located away from the right-of-way and therefore should not be visible from the scenic road considering the retention of all existing vegetation within 225' of Landing Road. The closest house will be located over 400' from the Landing Road right-of-way.

There are no direct driveway connections or proposed road accesses to Landing Road further protecting the natural elements and viewshed. Although the houses should not be visible from the scenic road, there are no rear facades oriented toward Landing Road.

The scenic visual character of Landing Road should not be impacted by the proposed subdivision due to the location of the homes and the extent of vegetative retention.

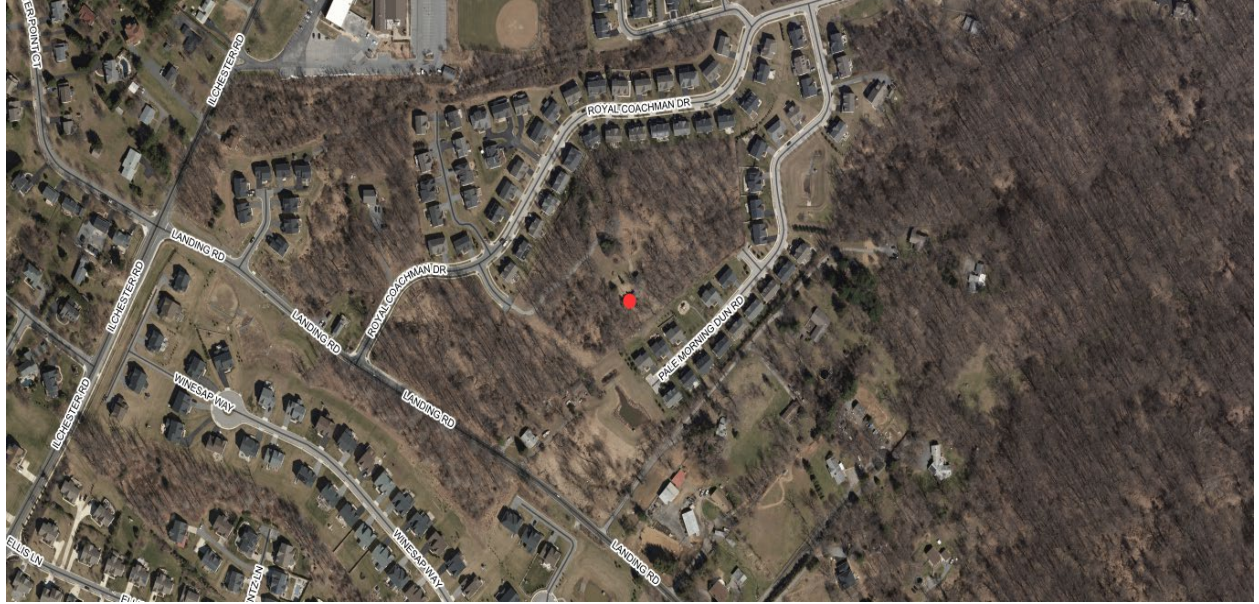
Should you have any questions regarding this matter, please do not hesitate to contact this office.

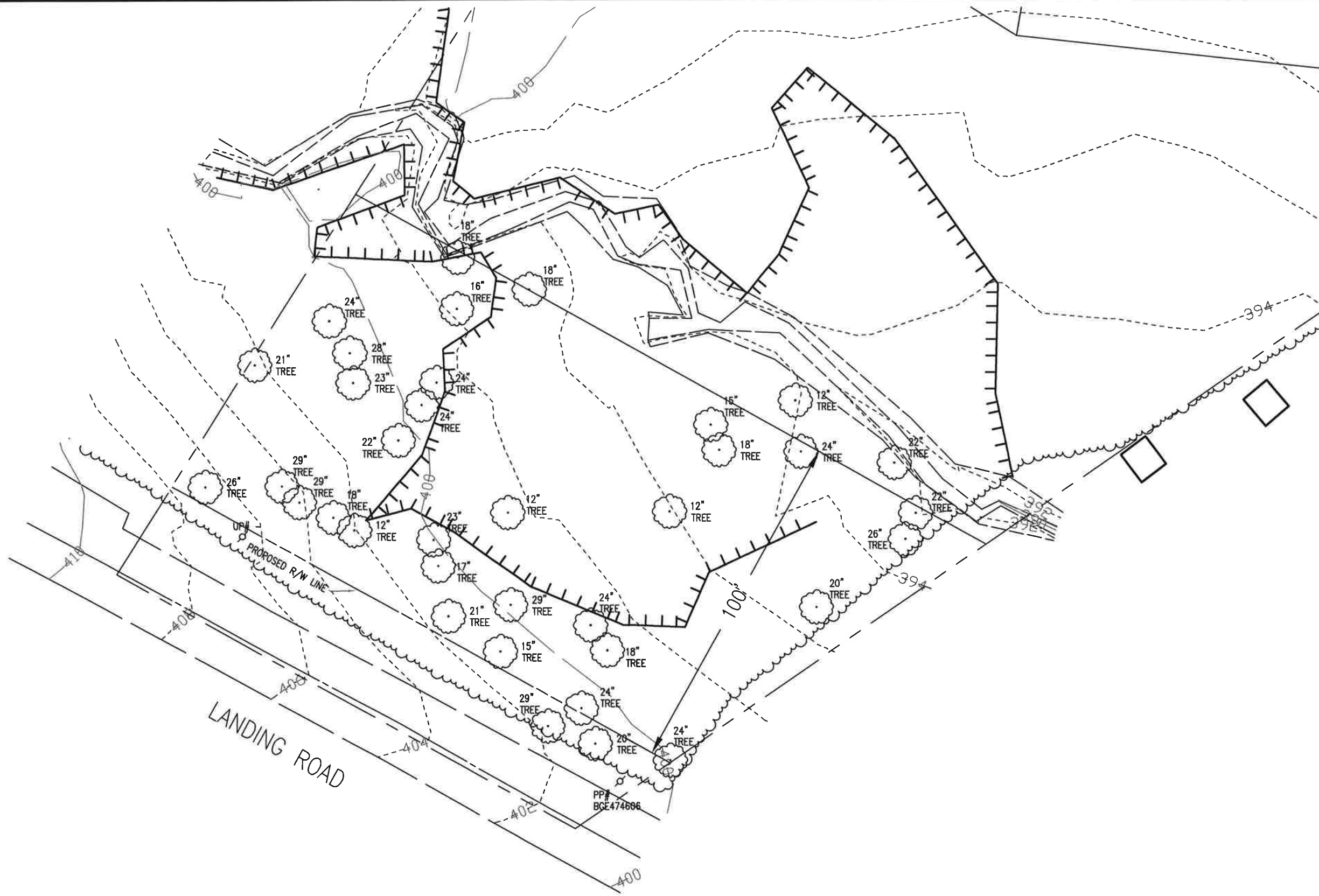
Sincerely,

VOGEL ENGINEERING + TIMMONS GROUP



Robert H. Vogel, P.E.





VOGEL ENGINEERING



TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELlicOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

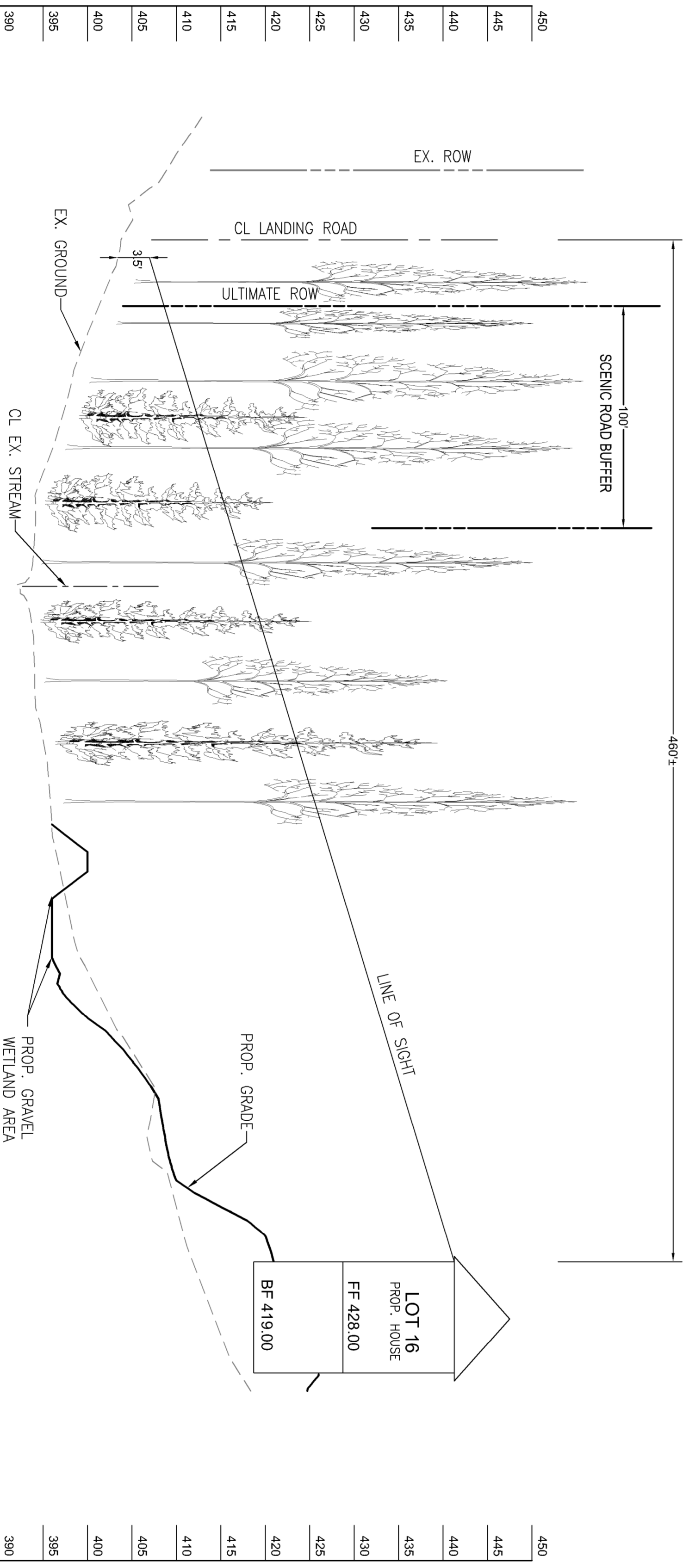
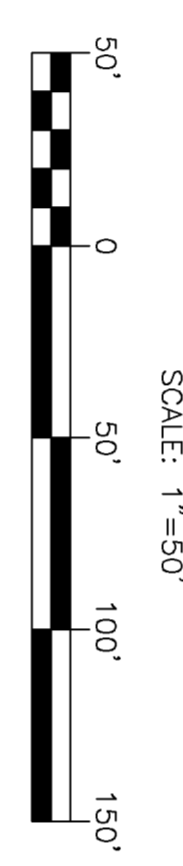
**TREE LOCATION DRAWING
 CASCADE RIDGE**

TAX MAP 31 PARCEL 474
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE 1" = 30'	DATE 01/20/2021
DRAWN BY B.D.A.	CHECKED BY E.R.Q.
PLAT NUMBER	JOB NUMBER 42148

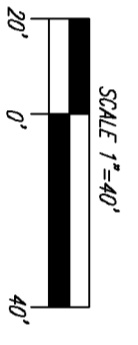


LANDING ROAD SCENIC ROAD EXHIBIT



LANDING ROAD SCENIC ROAD SECTION

SCALE: HORIZ. 1"=40'
SCALE: VERT. 1"=10'



LANDING ROAD SCENIC ROAD NOTE:

RIGHT-OF-WAY DEDICATION SHALL OCCUR UNDER FUTURE F-PLAN SUBMISSION.

NO WIDENING OR ROAD IMPROVEMENTS ARE PROPOSED.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EXISTING PAVING
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING TIELINE
- EXISTING OF EXISTING STREAM
- ST10
- EXISTING SPECIMEN TREE
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- EX. PUBLIC 100-YEAR FLOOD PLAIN
- EXISTING FOREST CONSERVATION EASEMENT (FCAI 1982)
- PROPOSED STRONGHOLD
- PROPOSED TIELINE
- PROPOSED CURB
- PROPOSED 2' CONTOUR
- PROPOSED MICRO-BIOREMEDIATION FACILITY
- EXISTING EASEMENT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
SCENIC ROAD EXHIBIT
CASCADE RIDGE
LOTS 1-18 AND OPEN SPACE LOTS 19 & 20
7300 GREEN DRAGON ROAD
ELICOTT CITY, MD 21053

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N. RIDGE ROAD, SUITE 110 TEL: 410.461.7666
ELICOTT CITY, MD 21053 FAX: 410.461.8961

PARCEL: 474
TAX MAP: 51 ORDR. 11
1ST ELECTION DISTRICT

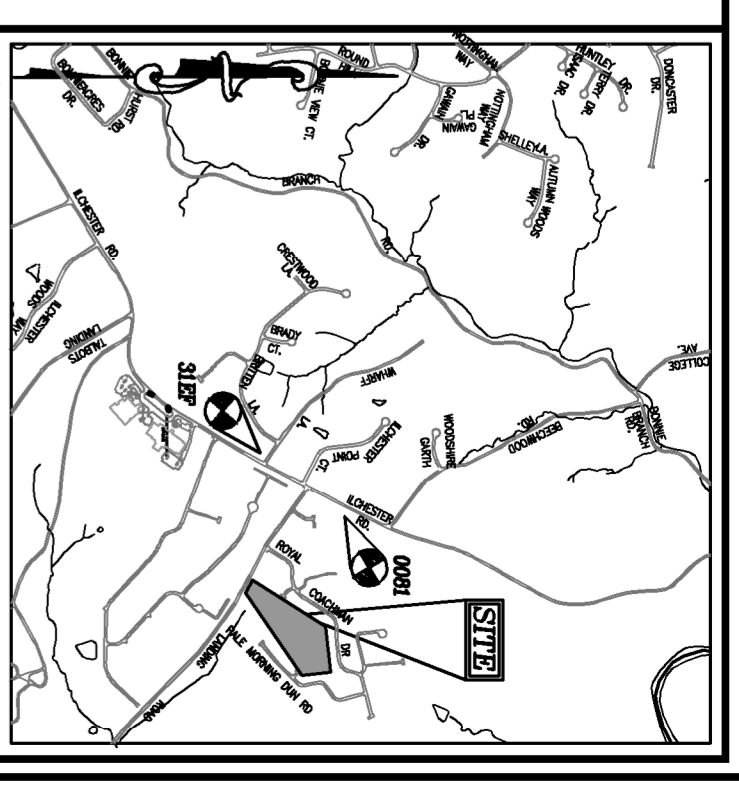
ZONED: R-40
L 362 / F 260
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE No. 18193

DESIGN BY: _____ RLV
DRAWN BY: _____ WDL
CHECKED BY: _____ RLV
DATE: _____ JANUARY 2021
SCALE: _____ AS SHOWN
W.O. NO.: _____ 42146

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME OR UNDER MY
SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL
ENGINEER IN THE STATE OF MARYLAND.
EXPIRES: APR 08-27-2022

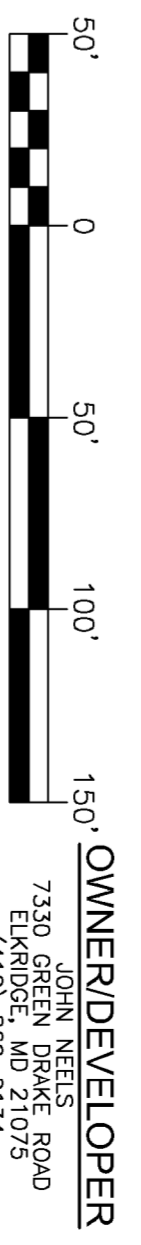
1 SHEET OF 1



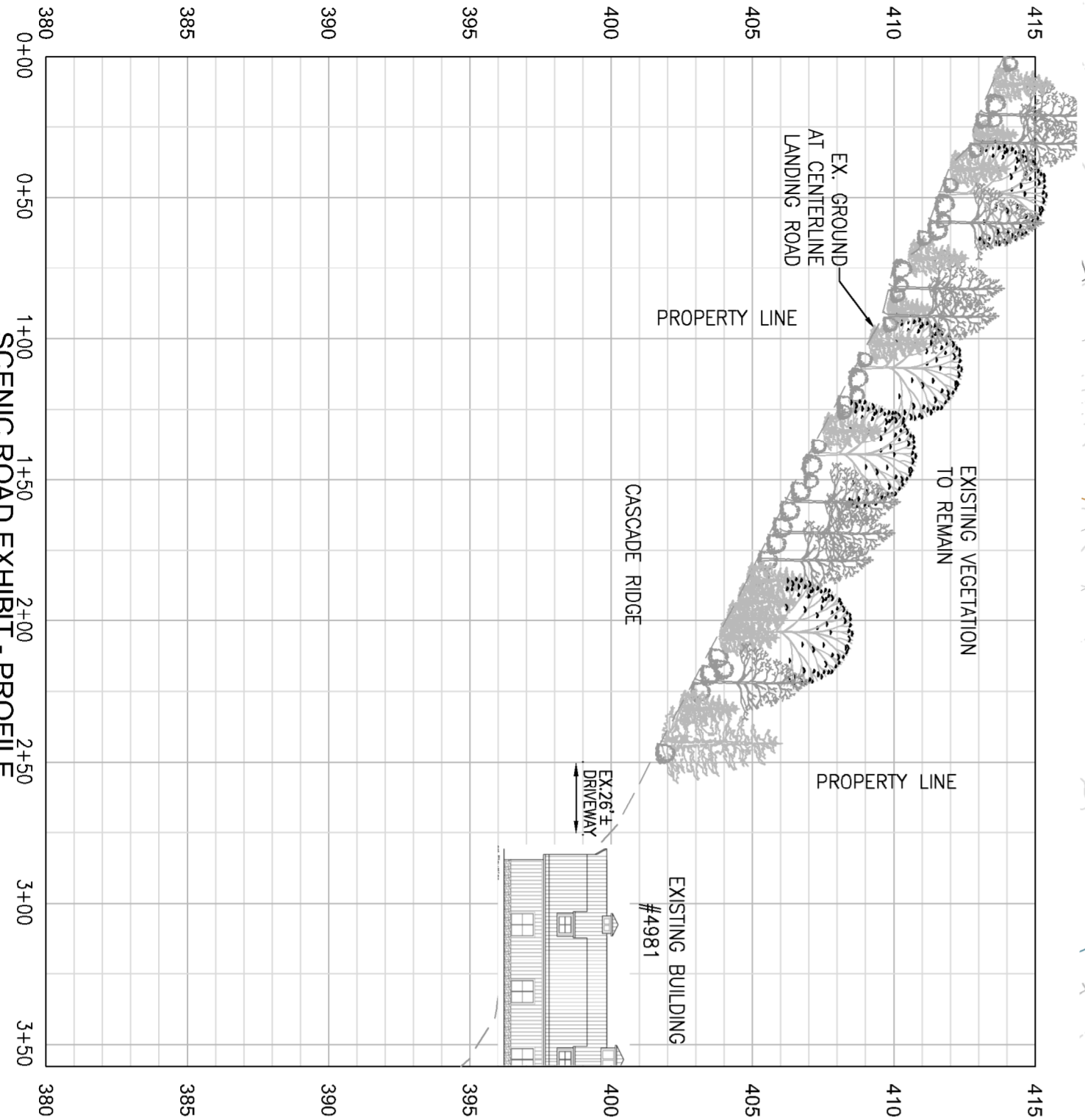
LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING UTILITY POLE
- EXISTING 1" CONTOUR
- EXISTING 2" CONTOUR
- EXISTING TREELINE
- CONVERGENCE OF EXISTING STREAM
- EXISTING STREAM
- ST10
- EXISTING WETLANDS
- EXISTING WETLANDS
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- PROPOSED 1" CONTOUR
- PROPOSED 2" CONTOUR
- PROPOSED WALK-BIKERESTRICTION FACILITY
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN

LANDING ROAD SCENIC ROAD NOTE:
 NO WIDENING OR ROAD IMPROVEMENTS ARE PROPOSED.

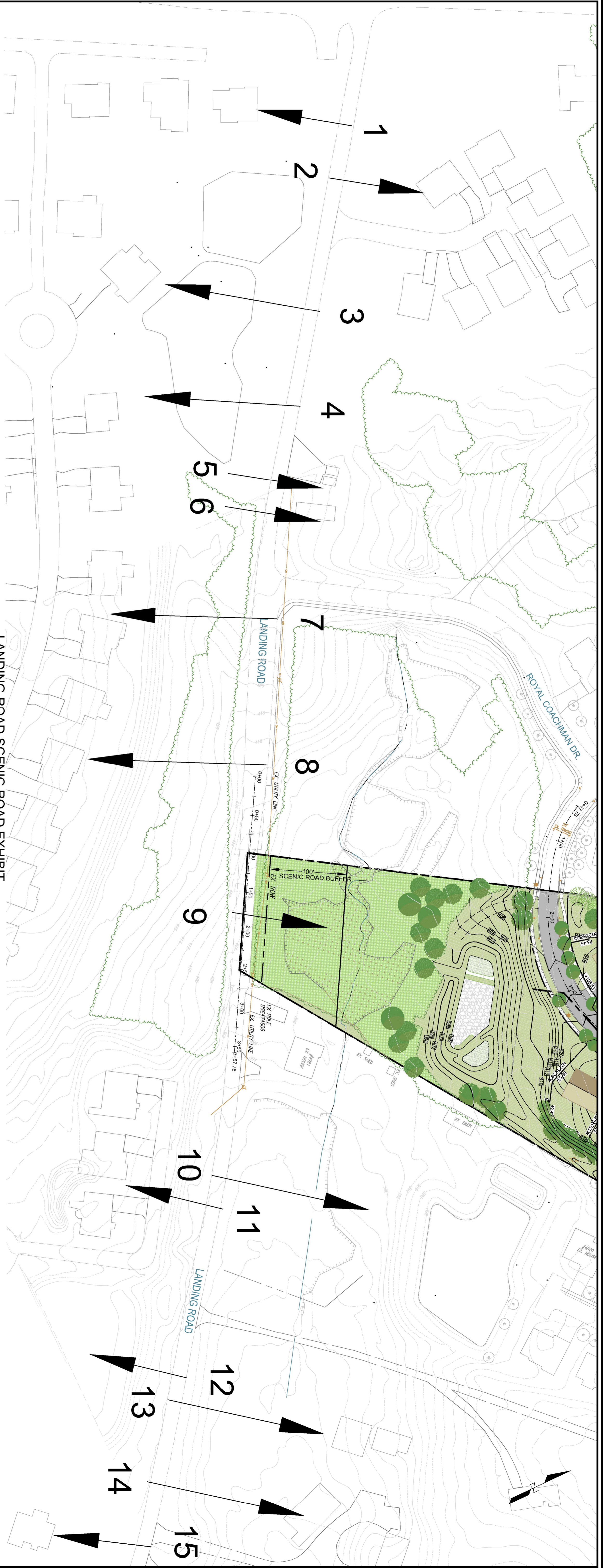


LANDING ROAD SCENIC ROAD EXHIBIT
 SCALE: 1"=50'



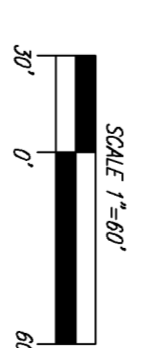
SCENIC ROAD EXHIBIT - PROFILE
 SCALE: 1"=50' HORIZ.
 1"=5' VERT.

<p>NO. _____ REVISION _____ DATE _____</p>	
<p>PRELIMINARY EQUIVALENT SKETCH PLAN SCENIC ROAD EXHIBIT CASCADE RIDGE LOTS 1-18 AND OPEN SPACE LOTS 19 & 20 7330 GREEN DRAKE ROAD ELMWOOD, MD 21079</p>	
<p>OWNER/DEVELOPER JOHN NEELS 7330 ELMWOOD, MD 21079 (410) 869-0134</p>	
<p>DESIGN BY: RHV DRAWN BY: MP / KC CHECKED BY: RHV DATE: DECEMBER, 2022 SCALE: AS SHOWN W.D. NO.: 42148</p>	
<p>TIMMONS GROUP 3300 NORTH RIDGE ROAD, SUITE 110, BELLEFONTAINE, OH 45115 P: 614.883.7666 F: 614.883.1893 WWW.TIMMONSGROUP.COM</p>	
<p>VOGEL ENGINEERING 14809 CENTER MAN THESE COASTS THE PARKWAY AT LONDON PARTS DEPOT CENTER MAN THESE COASTS LONDON, OH 43041 P: 614.883.7666 F: 614.883.1893 WWW.VOGEL-ENGINEERING.COM</p>	
<p>PROFESSIONAL CERTIFICATE</p>	
<p>ROBERT H. VOGEL, P.E. NO. 18193</p>	
<p>ZONE: R-20 L: 302 / F: 280 1ST ELECTION DISTRICT HANCOCK COUNTY, MARYLAND</p>	
<p>1 SHEET OF 2</p>	



LANDING ROAD SCENIC ROAD EXHIBIT

SCALE: 1"=60'



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- 14
- 15

OWNER/DEVELOPER
 JOHN NEELS ROAD
 ELKROGEN, MD 21075
 (410) 869-0134

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
SCENIC ROAD EXHIBIT
CASCADE RIDGE
 LOTS 1-18 AND OPEN SPACE LOTS 19 & 20
 7399 GREEN LAKE ROAD
 ELKROGEN, MD 21075

Vogel Engineering
 3308 NORTH RIDGE ROAD, SUITE 110, ELKLOTT CTR., MD 21043
 P: 410.461.7666 F: 410.461.8993 WWW.VOGELENGINEERING.COM

Timmons Group
 3308 NORTH RIDGE ROAD, SUITE 110, ELKLOTT CTR., MD 21043
 P: 410.461.7666 F: 410.461.8993 WWW.TIMMONSGROUP.COM

Professional Engineer
 ROBERT H. VOGEL, PE, No. 18193

DESIGN BY: RHV
 DRAWN BY: MP / KJC
 CHECKED BY: RHV
 DATE: DECEMBER 2020
 SCALE: AS SHOWN
 W.D. NO.: 42148

PROJECT: 474, SHEET 11
 TOWN MAP: 31
 153 ELECTION DISTRICT

2 SHEET OF 2