

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Cs	COMUS SILT LOAM	B
DeB2	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Hs	HATBORO SILT LOAM	D
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
Ms	MIXED ALLUVIAL LAND	B

COORDINATE CHART		
No.	Northing	Easting
1	566,469.5477	1,320,552.74
2	566,469.2409	1,320,552.967
3	566,733.7363	1,321,171.7936
4	567,099.004	1,321,811.777
5	566,856.5755	1,321,922.4317
6	566,469.2592	1,321,718.1789
7	567,718.3717	1,320,833.7646
8	567,566.3029	1,320,478.4355
9	567,81.9222	1,320,490.733
10	567,814.262	1,320,527.3257
11	567,140.1771	1,320,924.9194
12	566,746.254	1,320,951.7674

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	622LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	
SHADE TREES 1:50	12 SHADE TREES
EVERGREEN TREES 1:40	15 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	12 SHADE TREES
EVERGREEN TREES	15 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	

SCHEDULE A PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES				
		1	2	3	4	5
Perimeter/Frontage Designation		A	A	A	A	A
Landscape Type						
Linear Feet of Roadway		595	685	644	825	767
Frontage/Perimeter						
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)		*Yes	*Yes	*Yes	*Yes	**NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)						
Number of Plants Required		1:60	1:60	1:60	1:60	1:60
Shade Trees						13
Evergreen Trees						
Number of Plants Provided						13
Shade Trees						
Evergreen Trees						
Other Trees (2:1 Substitution)						
Shrubs (10:1 Substitution)						
Describe Plant Substitution Credits Below if needed						

\* Existing Woods to Remain  
\*\* The required trees will be relocated on-site.

CURVE TABLE				
CURVE LENGTH	RADIUS	TANGENT CHORD	BEARING	DELTA
12.53	122.00	104.13	91.26	144.90
12.53	122.00	104.13	91.26	144.90

MINIMUM LOT SIZE CHART				
Lot No.	Gross Area (SF)	Pipe Stem Area (SF)	Net Lot Area (SF)	Other
1	8,900.00	263.00	8,637.00	



**LEGEND**

Existing Contour: ---362---

Existing Trees to Remain: [Symbol]

Proposed Street Tree: [Symbol]

Perimeter Landscape Edge: [Symbol]

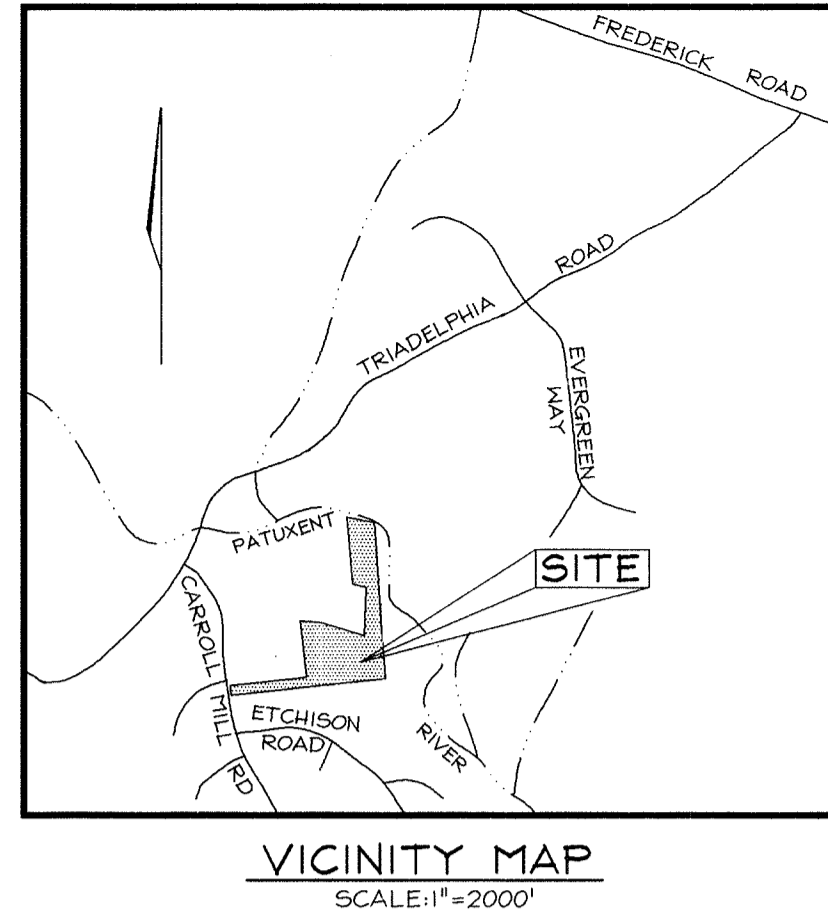
Proposed Forest Conservation Area: [Symbol]

Percolation Test Holes: [Symbol]

**BENCHMARKS**

Benchmark No. 1 : 22R1  
N 584,643.362  
E 1,330,331.235  
Elev. : 404.511

Benchmark No. 2 : 23R1  
N 583,336.053  
E 1,331,824.747  
Elev. : 366.978



- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - DEED REFERENCE: L.4526 / F.118
  - DENSITY:  
NUMBER OF ENTITIES PERMITTED BY RIGHT : 4(10.74AC./4.25=4)  
NUMBER OF BUILDABLE ENTITIES PROPOSED(6S CLUSTER LOTS PLUS 1 BUILDABLE PRESERVATION PARCEL).  
NUMBER OF DEOS REQUIRED: 2(6 PROPOSED MINUS 4 BY-RIGHT=2)
  - THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMETRIC MAP AND A FIELD RUN SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
  - COORDINATE DATUM IS BASED ON THE HAYWARD COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HO.CO. GEODETIC CONTROL STATIONS: 22R1 & 23R1
  - WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
  - STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION.
  - WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 1999.
  - FLOODPLAIN SHOWN ON SITE IS BASED ON HOWARD COUNTY FLOODPLAIN STUDY 32-37, MIDDLE PATUXENT RIVER.
  - FOREST STAND DELINEATION PLAN PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 1999.
  - APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM DATED DECEMBER, 1998 AND APPROVED UNDER S-94-13.
  - THERE ARE NO STEEP SLOPES ON SITE.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
  - ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
  - STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
  - SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
  - THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
  - THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
  - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
  - PRIVATE SEWERAGE EASEMENTS OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL ARE SHOWN ON THIS PLAN (SEE LEGEND). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY AND ARE NOT ELIGIBLE FOR CONSTRUCTION.
  - THE EASEMENT HOLDERS FOR PRESERVATION PARCELS A & B WILL BE A HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
  - OPEN SPACE LOTS 6 & 7 ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
  - STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY HERBST, BENSON AND ASSOCIATES, DATED MAY, 1999.
  - ALL WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL.
  - Preservation Parcel A to be owned privately with HOA & Howard Co. holding easements.  
Preservation Parcel B to be owned by the HOA with Howard Co. as the easement holder.

**SITE DATA**

LOCATION: TAX MAP 22, # 23 BLOCK 6 # 1 PARCELS 553  
3RD ELECTION DISTRICT  
EXISTING ZONING: RR-DEO  
GROSS AREA OF PROJECT: 18.74 AC.  
AREA OF PROPOSED LOTS: 5.37 AC.  
AREA OF PROPOSED PRESERVATION PARCEL A : 10.33 AC.  
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCEL B : 0.69 AC.  
AREA OF PROPOSED ROAD: 1.25 AC.  
AREA OF CREDITED OPEN SPACE : 0.937 AC.(5%)  
AREA OF NON-CREDITED OPEN SPACE : 0.18 AC.  
OPEN SPACE REQUIRED: 5X (0.937 AC.)  
NUMBER OF LOTS/PARCELS PROPOSED: 5 + 2 PRESERVATION PARCELS

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR [Signature] 11/10/99 DATE

OWNER/DEVELOPER  
NORTHTRIDGE DEVELOPMENT  
14045 GARED DRIVE  
GLENWOOD, MARYLAND 21738

PRELIMINARY PLAN  
EAGLE RIDGE  
TAX MAP #22 & 23 BLOCK No. 6 PARCEL #553  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
Reference No. : S-99-13

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS  
3691 Park Avenue, Suite 101 • Elliott City/Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: PS  
DRAWN BY: PS  
CHECKED BY: JCO  
DATE: October 25, 1999  
SCALE: 1"=100'  
W.O. NO.: 98-063

1 SHEET OF 3

Approved: For Private Water and Private Sewage Systems  
[Signature] 10/28/99  
COUNTY HEALTH OFFICER DATE

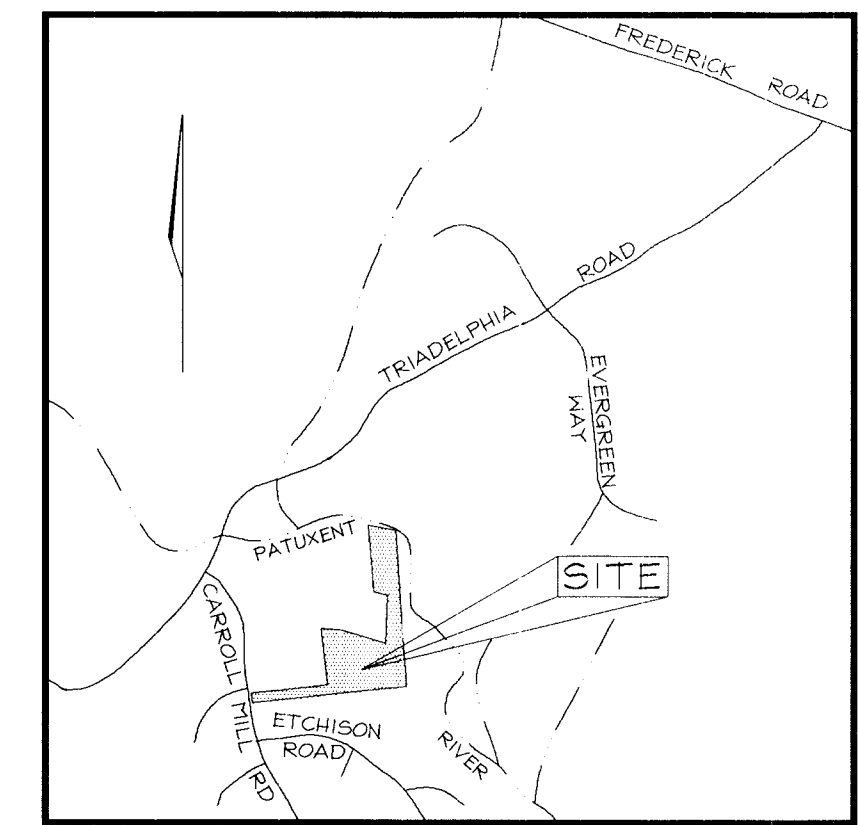
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Cs	COMUS SILT LOAM	B
Dnb2	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Hd	HATBORO SILT LOAM	D
Mgb2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Mgc2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
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MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
Mp	MIXED ALLUVIAL LAND	B

**LEGEND**

Existing Contour -----382  
Proposed Contour -----(5)  
Spot Elevation +82.53  
Direction of Flow   
Existing Trees to Remain 

**BENCHMARKS**

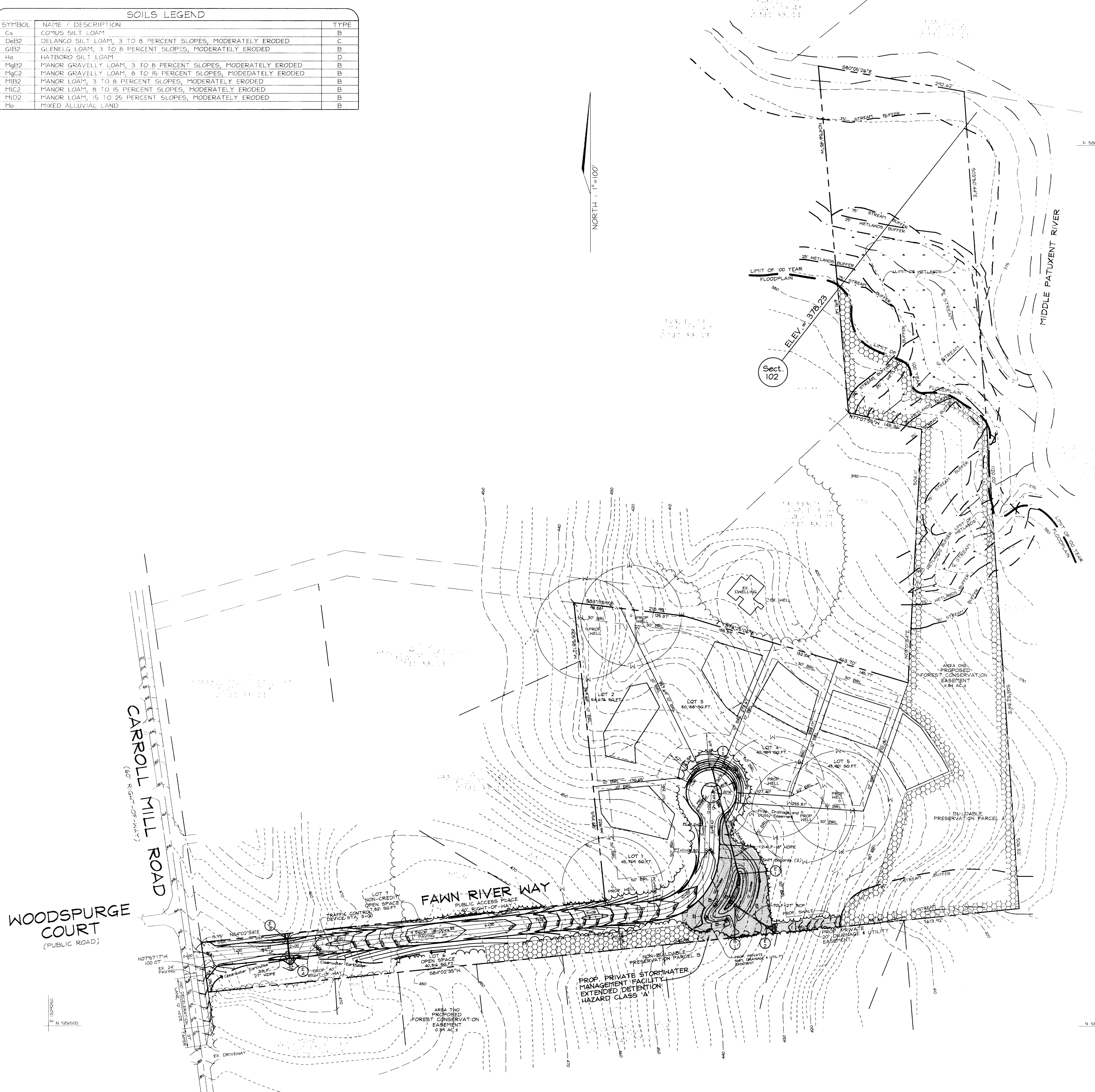
Benchmark No. 1 : 22RI  
N 584,643.362  
E 1,330,331.235  
Elev. : 404.511  
  
Benchmark No. 2 : 23RI  
N 583,336.053  
E 1,331,824.747  
Elev. : 366.975



VICINITY MAP  
SCALE: 1"=2000'

**SITE DATA**

LOCATION: TAX MAP 22 & 23 BLOCK 6 & 1 PARCELS 553  
3RD ELECTION DISTRICT  
EXISTING ZONING: RR-DEO  
GROSS AREA OF PROJECT: 18.74 AC.  
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OPEN SPACE REQUIRED: 5% (0.937 AC.)  
NUMBER OF LOTS/PARCELS PROPOSED: 5 + 2 PRESERVATION PARCELS



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James Smith* 11/16/99  
PLANNING DIRECTOR JA DATE

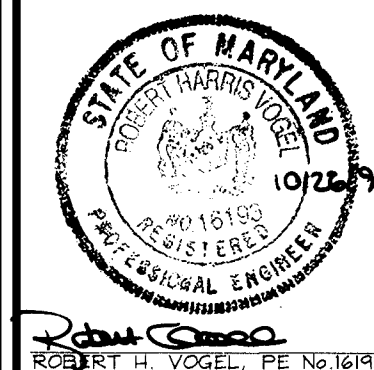
OWNER/DEVELOPER  
NORTH RIDGE DEVELOPMENT  
14045 GARED DRIVE  
GLENWOOD, MARYLAND 21738

**PRELIMINARY GRADING PLAN  
EAGLE RIDGE**

TAX MAP #22 & 23 BLOCK No. 6 PARCEL #553  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
Reference No. : 9-99-13

**VOGEL &  
ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS

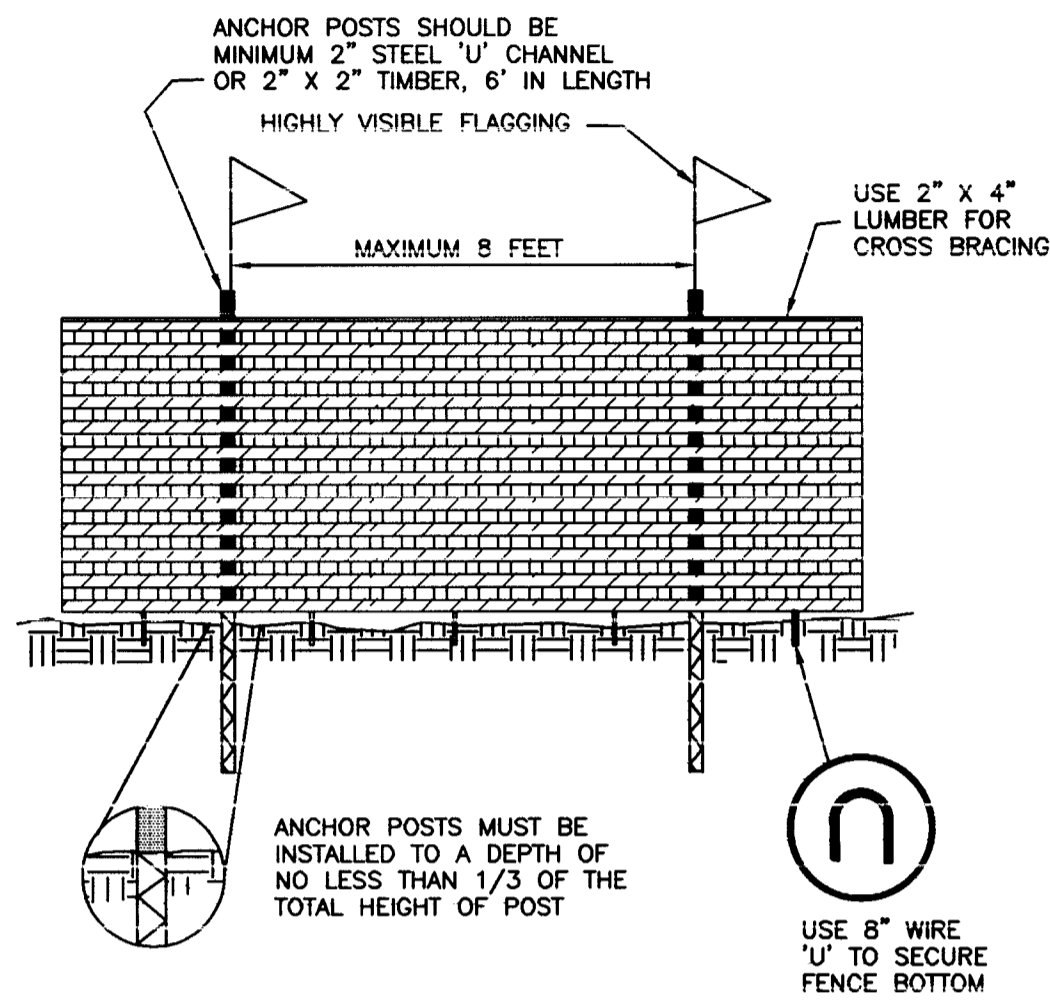
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: JCO  
DRAWN BY: PS  
CHECKED BY: JCO  
DATE: OCTOBER 25, 1999  
SCALE: 1"=100'  
W.O. NO.: 98-063

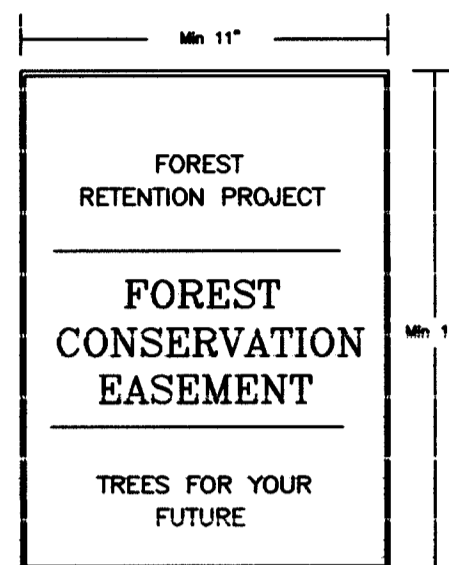
2 SHEET OF 3

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
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DeB2	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
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Ms	MIXED ALLUVIAL LAND	B

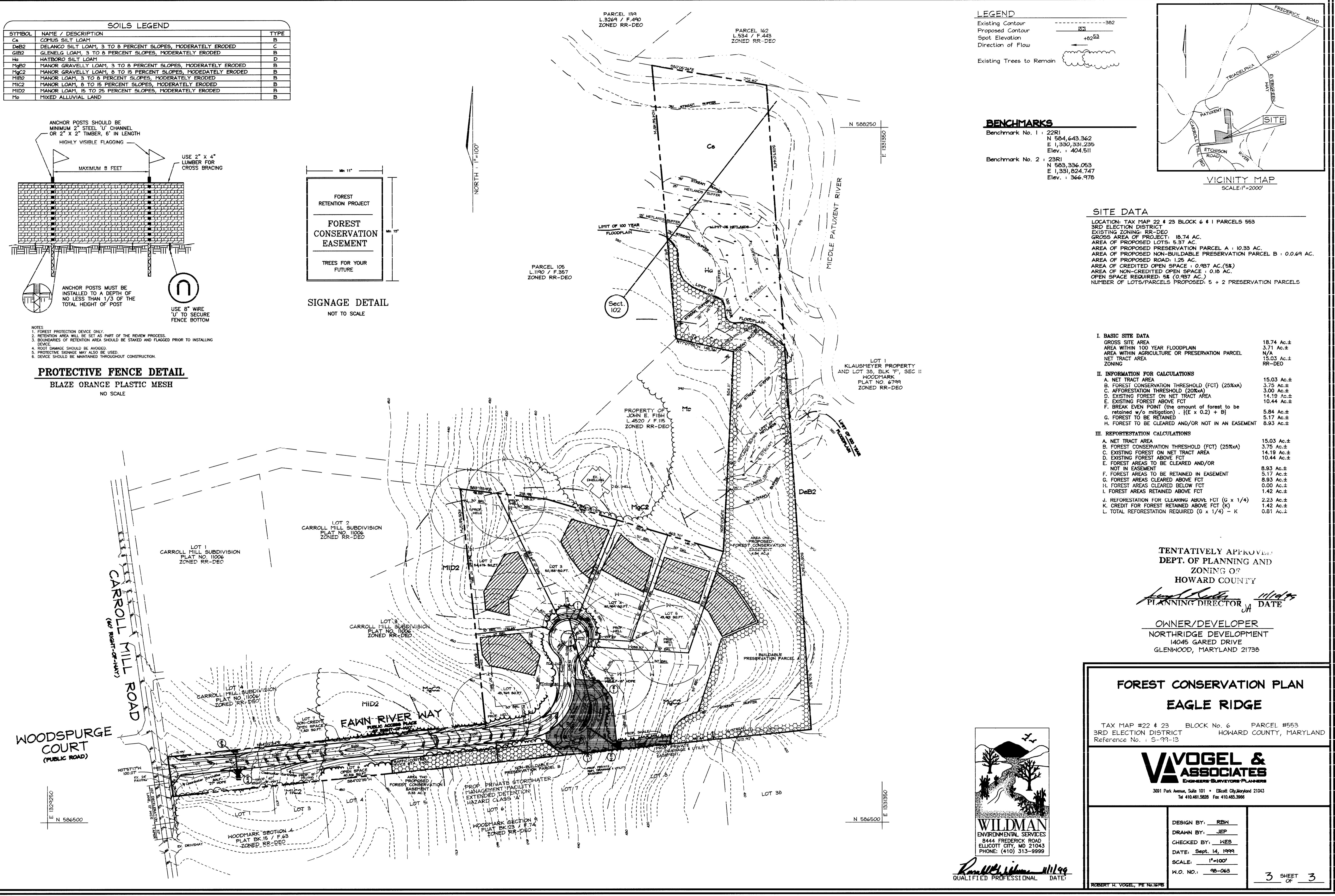


- NOTES
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  - ROOT DAMAGE SHOULD BE AVOIDED.
  - PROTECTIVE SIGNAGE MAY ALSO BE USED.
  - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

**PROTECTIVE FENCE DETAIL**  
BLAZE ORANGE PLASTIC MESH  
NO SCALE

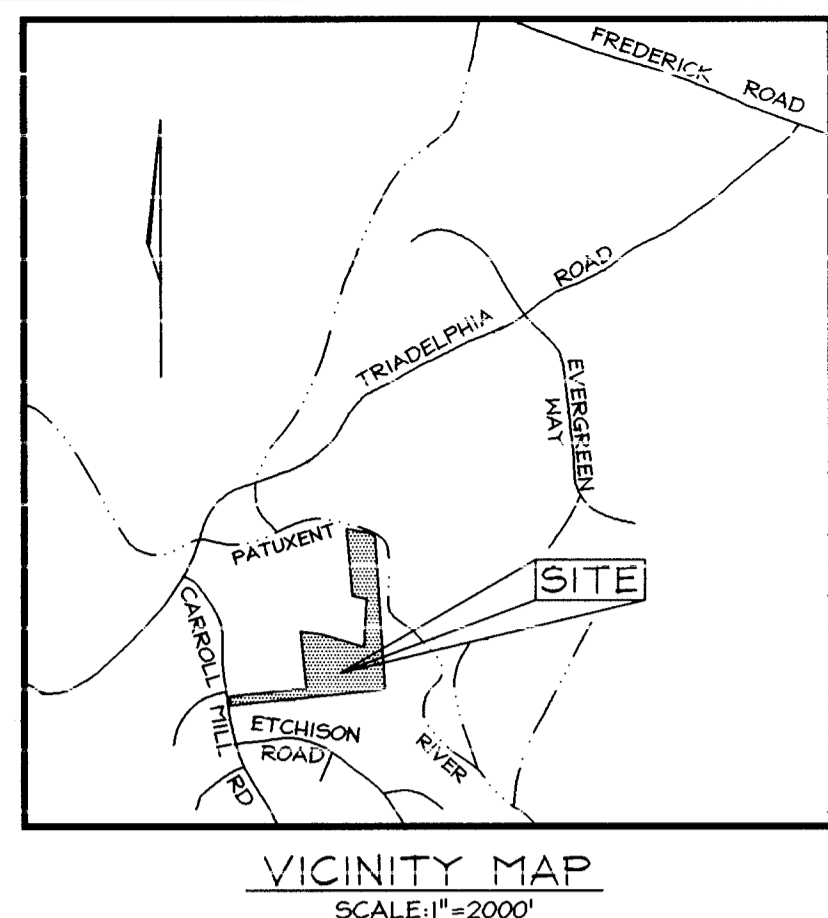


**SIGNAGE DETAIL**  
NOT TO SCALE



**LEGEND**

Existing Contour	-----382
Proposed Contour	-----382
Spot Elevation	+82.53
Direction of Flow	←
Existing Trees to Remain	



**BENCHMARKS**

Benchmark No. 1 :	22RI
	N 584,643.362
	E 1,330,331.235
	Elev. : 404.511
Benchmark No. 2 :	23RI
	N 583,336.053
	E 1,331,824.747
	Elev. : 366.978

**SITE DATA**

LOCATION:	TAX MAP #22 # 23 BLOCK # 1 PARCELS 553
BRD ELECTION DISTRICT	3RD ELECTION DISTRICT
EXISTING ZONING:	RR-DEO
GROSS AREA OF PROJECT:	18.74 AC.
AREA OF PROPOSED LOTS:	5.37 AC.
AREA OF PROPOSED PRESERVATION PARCEL A :	10.33 AC.
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCEL B :	0.049 AC.
AREA OF PROPOSED ROAD:	1.25 AC.
AREA OF CREDITED OPEN SPACE :	0.937 AC.(5%)
AREA OF NON-CREDITED OPEN SPACE :	0.10 AC.
OPEN SPACE REQUIRED: 5% (0.937 AC.)	
NUMBER OF LOTS/PARCELS PROPOSED:	5 + 2 PRESERVATION PARCELS

**I. BASIC SITE DATA**

GROSS SITE AREA	18.74 Ac.±
AREA WITHIN 100 YEAR FLOODPLAIN	3.71 Ac.±
AREA WITHIN AGRICULTURE OR PRESERVATION PARCEL	N/A
NET TRACT AREA	15.03 Ac.±
ZONING	RR-DEO

**II. INFORMATION FOR CALCULATIONS**

A. NET TRACT AREA	15.03 Ac.±
B. FOREST CONSERVATION THRESHOLD (FCT) (25%xA)	3.75 Ac.±
C. AFFORESTATION THRESHOLD (20%xA)	3.00 Ac.±
D. EXISTING FOREST ON NET TRACT AREA	14.19 Ac.±
E. EXISTING FOREST ABOVE FCT	10.44 Ac.±
F. BREAK EVEN POINT (the amount of forest to be retained w/o mitigation) - {(E x 0.2) + B}	5.84 Ac.±
G. FOREST TO BE RETAINED	5.17 Ac.±
H. FOREST TO BE CLEARED AND/OR NOT IN AN EASEMENT	8.93 Ac.±

**III. REFORESTATION CALCULATIONS**

A. NET TRACT AREA	15.03 Ac.±
B. FOREST CONSERVATION THRESHOLD (FCT) (25%xA)	3.75 Ac.±
C. EXISTING FOREST ON NET TRACT AREA	14.19 Ac.±
D. EXISTING FOREST ABOVE FCT	10.44 Ac.±
E. FOREST AREAS TO BE CLEARED AND/OR NOT IN EASEMENT	8.93 Ac.±
F. FOREST AREAS TO BE RETAINED IN EASEMENT	5.17 Ac.±
G. FOREST AREAS CLEARED ABOVE FCT	8.93 Ac.±
H. FOREST AREAS CLEARED BELOW FCT	0.00 Ac.±
I. FOREST AREAS RETAINED ABOVE FCT	1.42 Ac.±
J. REFORESTATION FOR CLEAREING ABOVE FCT (G x 1/4)	2.23 Ac.±
K. CREDIT FOR FOREST RETAINED ABOVE FCT (A)	1.42 Ac.±
L. TOTAL REFORESTATION REQUIRED (G x 1/4) - K	0.81 Ac.±

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR DATE

OWNER/DEVELOPER  
NORTHEDGE DEVELOPMENT  
14045 GARED DRIVE  
GLENWOOD, MARYLAND 21738

**FOREST CONSERVATION PLAN**  
**EAGLE RIDGE**  
TAX MAP #22 # 23 BLOCK No. 6 PARCEL #553  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
Reference No. : S-99-13

DESIGN BY:	RBW
DRAWN BY:	JEP
CHECKED BY:	WES
DATE:	Sept. 14, 1999
SCALE:	1"=100'
M.O. NO.:	98-063

3 SHEET OF 3