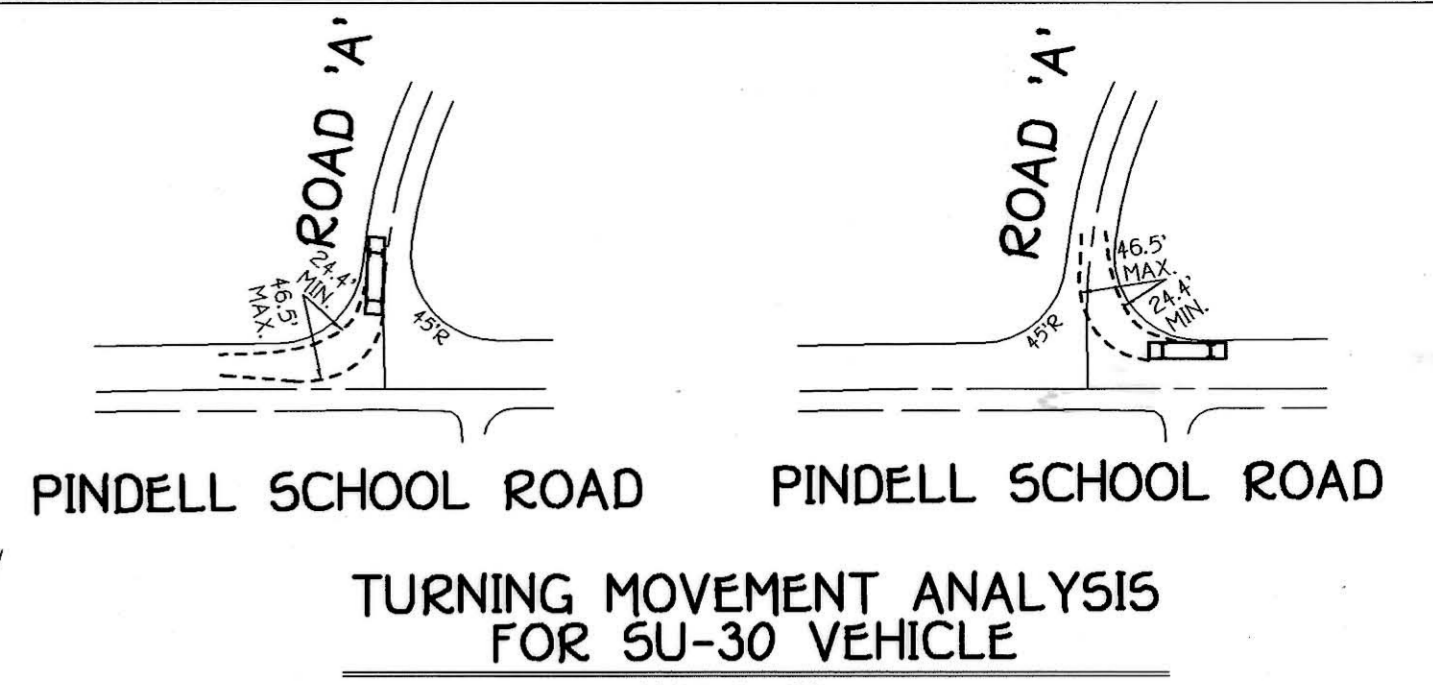




SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERRY (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO ROADWAY	B	342'	NO	NO	7 9 -
P-1a	ADJACENT TO PERIMETER	A	814'	NO	NO	14 0 -
P-2	ADJACENT TO ROADWAY	B	1058'	NO	NO	22 27 -
P-3	ADJACENT TO PERIMETER	A	636'	NO	NO	11 - -
P-4	ADJACENT TO PERIMETER	A	1042'	YES 1042' (FCE)	NO	0 - -
P-5	ADJACENT TO PERIMETER	A	718'	YES 99' (FCE)	NO	11 - -
P-6	ADJACENT TO PERIMETER	A	1968'	NO	NO	33 - -

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING			
LINEAR FEET OF TYPE 'B' PERIMETER	D1: 647'	D2: 643'	D3: 612'
NUMBER OF TREES REQUIRED: SHADE TREES (150) EVERGREEN TREES (140)	13 17	13 17	13 16
CREDIT FOR EXISTING VEGETATION (NO, YES AND D)	NO NO	NO NO	NO NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND D)	NO NO	NO NO	NO NO
NUMBER OF TREES PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION)	13 17 ---	13 17 ---	13 16 ---

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ROAD 'A'	0+35.49 TO 1+57.87	275.00'R	122.38'	25°29'51"
ROAD 'A'	8+02.65 TO 13+72.91	500.00'R	570.26'	65°20'51"



Study Point #	Re. Required	Re. Provided	WQ <sub>2</sub> Required	WQ <sub>2</sub> Provided	Cp. Required	Cp. Provided
Study Point #1	0.1787 acre-feet	0.1787 acre-feet	0.1787 acre-feet @ elev. 474.18 in BMP #3 - Micropond Extended Detention Pond	0.1787 acre-feet @ elev. 474.18 in BMP #3 - Micropond Extended Detention Pond	0.3116 acre-feet	0.3116 acre-feet @ elev. 475.20 in BMP #3 - Micropond Extended Detention Pond
Study Point #2	0.84 acres to grass channels (non-structural) and 4.224 cu ft provided in BMP #4 - Dry Swale (structural)	0.0327 acre-feet	0.0327 acre-feet	Grass Channel Credit	0.0378 acre-feet	N/A < 2.0 cfs
Study Point #3	2.10 acres of 7,005 cu ft	0.1860 acre-feet	0.1860 acre-feet	0.1860 acre-feet @ elev. 471.10 in BMP #1 - Micropond Extended Detention Pond	0.3111 acre-feet	0.3111 acre-feet @ elev. 471.91 in BMP #1 - Micropond Extended Detention Pond
Study Point #4		0.1905 acre-feet	0.1905 acre-feet	0.1905 acre-feet @ elev. 477.38 in BMP #2 - Micropond Extended Detention Pond	0.3199 acre-feet	0.3199 acre-feet @ elev. 478.70 in BMP #2 - Micropond Extended Detention Pond
Study Point #5		0.2593 acre-feet	0.2593 acre-feet	WQ <sub>2</sub> met using Natural Area Conservation Credit and Sheet Flow to Buffer Credit	0.156 acre-feet	N/A < 2.0 cfs

Study Point #	Existing		Proposed		Existing		Proposed	
	1-Year Storm (cfs)	10-Year Storm (cfs)	1-Year Storm (cfs)	10-Year Storm (cfs)	100-Year Storm (cfs)	100-Year Storm (cfs)	100-Year Storm (cfs)	100-Year Storm (cfs)
Study Point #1	1.28	5.61	17.46	28.97	37.66	64.87	54.87	54.87
Study Point #2	0.16	0.78	2.15	3.41	4.62	6.23	6.23	6.23
Study Point #3	0.95	6.56	12.68	27.16	27.37	50.99	50.99	50.99
Study Point #4	0.95	5.79	12.64	33.90	27.42	65.22	65.22	65.22
Study Point #5	1.94	1.94	26.36	20.78	57.26	42.87	42.87	42.87

1-Year Storm Management	
Study Point #1	0.125 acre-feet @ elevation 471.94 in BMP #3
Study Point #2	Less than 2.0 cfs of runoff
Study Point #3	0.175 acre-feet @ elevation 475.71 in BMP #1
Study Point #4	0.194 acre-feet @ elevation 479.19 in BMP #2
Study Point #5	Less than 2.0 cfs of runoff (after SWM credits are taken)

Both Q<sub>1</sub> (Overbank Flood Protection or 10-year storm) and Q<sub>2</sub> (Extreme Flood Volume or 100-year storm) are not required for this site since the Patuxent River watershed is not classified as one of the sensitive watershed areas for Howard County.

Impact Analysis for 10 and 100-Year Discharge onto Adjoining Property Allowable Discharge Per Pinzell Crossing Culvert Design (F-01-63)				
Study Point #	10-Year		100-Year	
	Allowable	Proposed	Allowable	Proposed
Study Point #3	26.4 cfs	27.16 cfs	45.8 cfs	50.99 cfs
Study Point #4	43.7 cfs	33.90 cfs	78.3 cfs	65.22 cfs

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Scott Hare*  
PLANNING DIRECTOR  
7/23/07  
DATE

PLAN  
SCALE: 1" = 100'

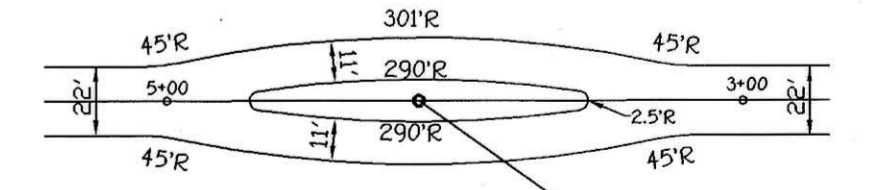
NON-BUILDABLE  
PRESERVATION PARCEL 'A'  
FOR STORMWATER MANAGEMENT  
PRIVATELY OWNED AND MAINTAINED  
EASEMENT HOLDERS TO BE  
H.O.A. AND HOWARD COUNTY  
0.46 AC.

OWNER/DEVELOPER  
TOLL BROTHERS, INC.  
ATTN: MR. SCOTT HARE  
7164 COLUMBIA GATEWAY DR., SUITE 230  
COLUMBIA, MARYLAND 21046

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*John Brown*  
COUNTY HEALTH OFFICER  
DATE

NOTE:  
THE ROAD IMPROVEMENTS TO PINDELL SCHOOL ROAD SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, DETAIL R-10.01.

LEGEND  
ACCEPTABLE PERC TEST LOCATION  
FAILED PERC TEST LOCATION



SPEED CONTROL DEVICE  
N.T.S.

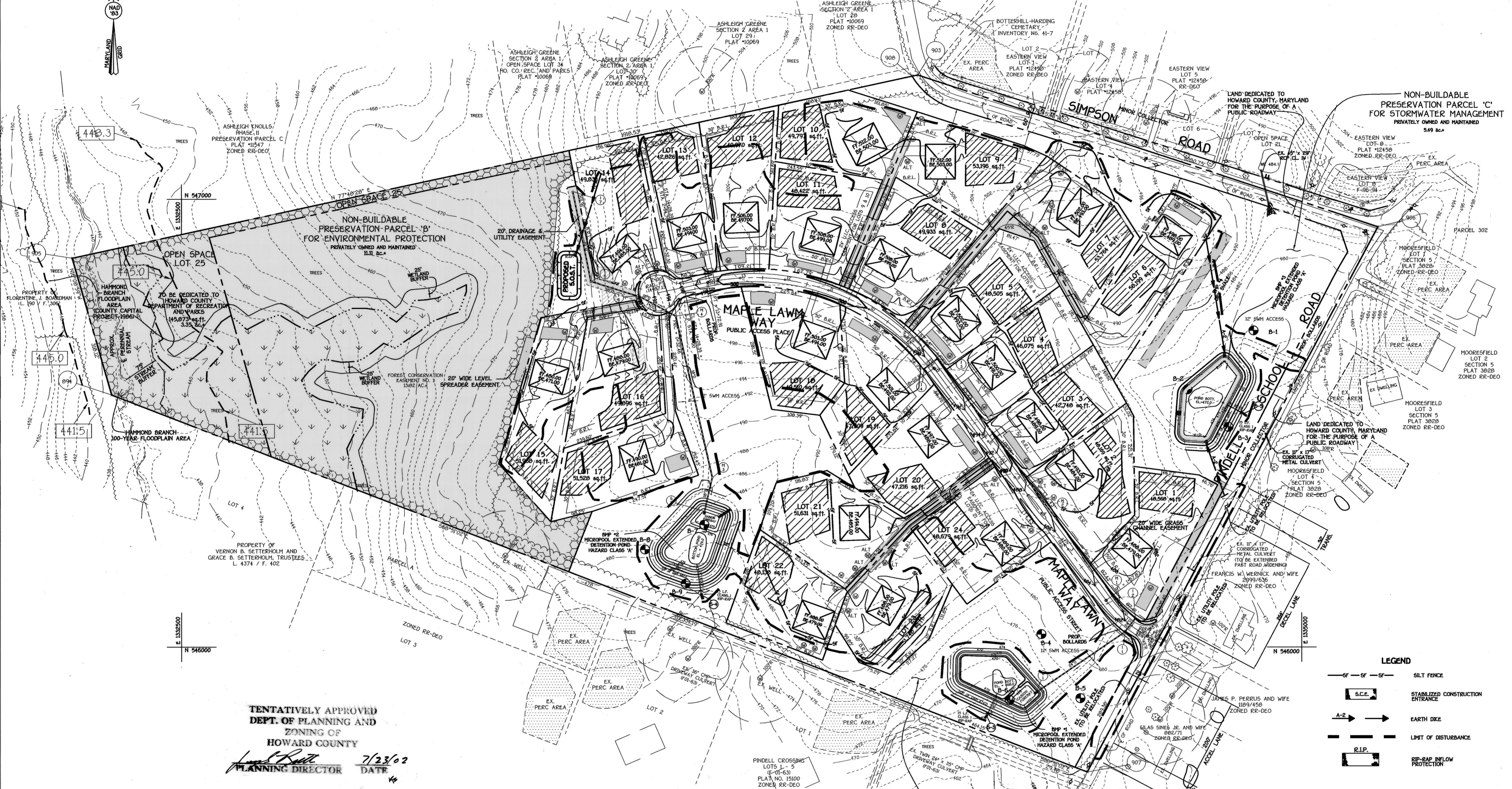
PRELIMINARY PLAN & LANDSCAPE PLAN  
PINDELL CHASE  
BUILDABLE LOTS 1 - 24, OPEN SPACE LOT 25 AND  
NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'C'  
ZONING: RR-DEO  
TAX MAP NO. 41 GRID No. 7, 8, 13 & 14 PARCEL NO. 59  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JULY 2, 2002  
SHEET 2 OF 4





⊘ CURVE DATA  
 RADIUS = 500'  
 LENGTH = 570.26'  
 Δ = 65°29'51"  
 TANGENT = 320.67'  
 CHORD = N69°11'56" W 539.85'

⊘ CURVE DATA  
 RADIUS = 275'  
 LENGTH = 122.30'  
 Δ = 29°29'51"  
 TANGENT = 62.22'  
 CHORD = N49°16'26" W 121.37'



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*[Signature]* 7/23/02  
 PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 7/23/02  
 COUNTY HEALTH OFFICER DATE

PLAN  
 SCALE: 1" = 100'

NON-BUILDABLE  
 PRESERVATION PARCEL 'A'  
 FOR STORMWATER MANAGEMENT  
 PRIVATELY OWNED AND MAINTAINED  
 0.46 ac.

OWNER/DEVELOPER  
 TOLL BROTHERS, INC.  
 ATTN: MR. SCOTT HARE  
 7164 COLUMBIA GATEWAY DR., SUITE 230  
 COLUMBIA, MARYLAND 21046



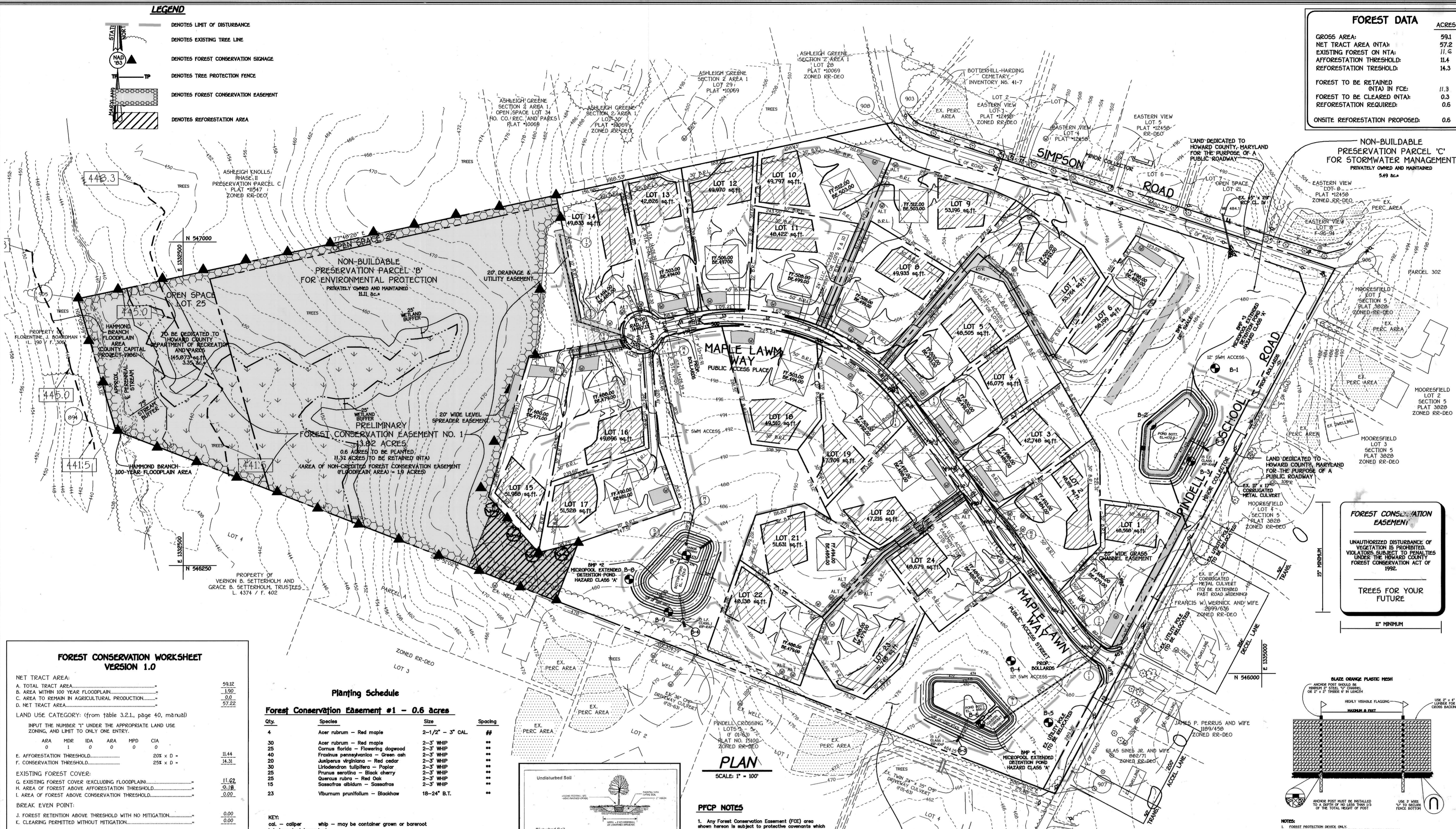
- LEGEND
- S-S-S- SILT FENCE
  - [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
  - A-A- EARTH DIKE
  - - - - - LIMIT OF DISTURBANCE
  - [R.I.P.] RIP-RAP INFLOW PROTECTION

SCHMATIC GRADING AND SEDIMENT CONTROL PLAN  
**PINDELL CHASE**  
 LOTS 1 - 25 AND NON-BUILDABLE  
 PRESERVATION PARCELS 'A' THRU 'C'  
 ZONING RR-DEO  
 TAX MAP NO. 41 GRID NO. 7, 8, 13 & 14 PARCEL NO. 59  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: JULY 2, 2002  
 SHEET 3 OF 4

**LEGEND**

- DENOTES LIMIT OF DISTURBANCE
- DENOTES EXISTING TREE LINE
- DENOTES FOREST CONSERVATION SIGNAGE
- DENOTES TREE PROTECTION FENCE
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES REFORESTATION AREA

FOREST DATA		ACRES
GROSS AREA:		59.1
NET TRACT AREA (NTA):		57.2
EXISTING FOREST ON NTA:		11.6
AFFORESTATION THRESHOLD:		11.4
REFORESTATION THRESHOLD:		14.3
FOREST TO BE RETAINED (NTA) IN FCE:		
FOREST TO BE CLEARED (NTA):		0.3
REFORESTATION REQUIRED:		0.6
ONSITE REFORESTATION PROPOSED:		0.6



**NON-BUILDABLE PRESERVATION PARCEL 'C' FOR STORMWATER MANAGEMENT**  
PRIVATELY OWNED AND MAINTAINED  
5.49 ac.

**FOREST CONSERVATION EASEMENT**  
UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992.  
**TREES FOR YOUR FUTURE**

**FOREST CONSERVATION WORKSHEET VERSION 1.0**

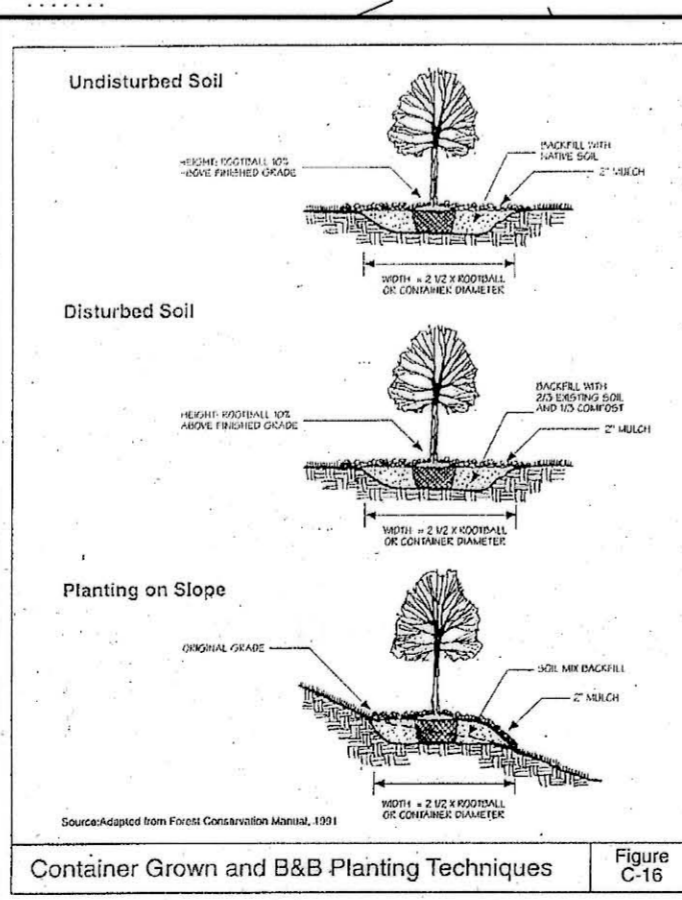
NET TRACT AREA:	59.12
A. TOTAL TRACT AREA:	19.0
B. AREA WITHIN 100 YEAR FLOODPLAIN:	0.0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION:	0.0
D. NET TRACT AREA:	57.22
LAND USE CATEGORY: (from table 3.2.1, page 40, manual)	
INPUT THE NUMBER '1' UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.	
APA MDR IDA ARA MPD CIA	0 1 0 0 0 0
E. AFFORESTATION THRESHOLD:	20X x D = 11.44
F. CONSERVATION THRESHOLD:	25X x D = 14.31
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN):	11.62
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD:	0.18
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD:	0.00
BREAK EVEN POINT:	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION:	0.00
K. CLEARING PERMITTED WITHOUT MITIGATION:	0.00
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED:	0.30
M. TOTAL AREA OF FOREST TO BE RETAINED:	11.32
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD:	0.00
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD:	0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD:	0.00
R. TOTAL REFORESTATION REQUIRED:	0.00
S. TOTAL AFFORESTATION REQUIRED:	0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED:	0.00

**Planting Schedule**  
**Forest Conservation Easement #1 - 0.6 acres**

Qty.	Species	Size	Spacing
4	Acer rubrum - Red maple	2-1/2" - 3" CAL.	##
30	Acer rubrum - Red maple	2-3" WHIP	**
25	Cornus florida - Flowering dogwood	2-3" WHIP	**
40	Fraxinus pennsylvanica - Green ash	2-3" WHIP	**
20	Juniperus virginiana - Red cedar	2-3" WHIP	**
30	Liriodendron tulipifera - Poplar	2-3" WHIP	**
25	Prunus serotina - Black cherry	2-3" WHIP	**
25	Quercus rubra - Red Oak	2-3" WHIP	**
15	Sassafras albidum - Sassafras	2-3" WHIP	**
23	Viburnum prunifolium - Blackhaw	18-24" B.T.	**

**KEY:**  
cal. - caliper whip - may be container grown or bareroot  
b.t. branched transplant  
## - 2-1/2 to 3 inch caliper trees shall be planted within FCE in locations shown by

Species may be randomly mixed in planting locations shown  
\*\* - whips and shrubs shall be planted, on average, at a spacing of 11 feet on center. Grid pattern or row planting may be used to facilitate maintenance. Limited clumping of shrubs is permitted.

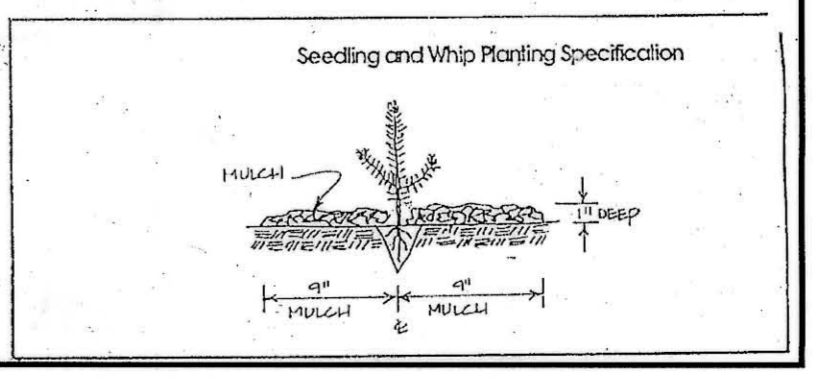


**PLAN**  
SCALE: 1" = 100'

**PCFP NOTES**

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- The Forest Conservation Easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code, Forest Conservation Act. No clearing, grading, or construction is permitted within the Forest Conservation Easements; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.

**NON-BUILDABLE PRESERVATION PARCEL 'A' FOR STORMWATER MANAGEMENT**  
PRIVATELY OWNED AND MAINTAINED  
8.46 ac.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR 1/2/02 DATE

**PRELIMINARY FOREST CONSERVATION PLAN**  
**PINEDELL CHASE**  
LOTS 1 - 25 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'C'  
ZONING RR-DEO  
TAX MAP NO. 41 GRID No. 7, B, 13 & 14 PARCEL NO. 59  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JULY 2, 2002  
SHEET 4 OF 4 P-02-06

**TREE PROTECTION DETAIL**  
NOT TO SCALE

