

PRELIMINARY EQUIVALENT SKETCH PLAN

BENEDICT FARM

**BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
NON-BUILDABLE BULK PARCELS 'E' THRU 'L'**

ZONING: RC-DEO

TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 28

GENERAL NOTES

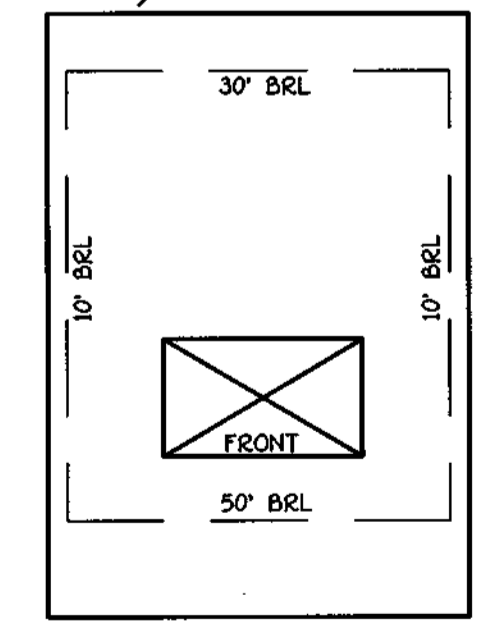
- AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER NOVEMBER 15, 2001, THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SUBJECT PROPERTY ZONED RC-DEO PER 10/28/92 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF TRACT = 306,762 AC.
a. AREA OF FLOODPLAIN = 57,332 AC.
b. AREA OF 25% OR GREATER SLOPES = 5,495 AC.
c. NET AREA OF TRACT = 244,135 AC.
- AREA OF PROPOSED ROAD ROW = 14,782 AC.
- AREA OF PROPOSED BUILDABLE LOTS = 86.35 AC.
a. AREA OF PROPOSED BUILDABLE PRESERVATION PARCELS = 1,600 AC.
b. AREA OF NON-BUILDABLE PRESERVATION PARCELS = 177,552 AC.
c. AREA OF NON-BUILDABLE BULK PARCELS = 28,533 AC.
- NUMBER OF LOTS PROPOSED:
a. BUILDABLE = 79
b. BUILDABLE PRESERVATION PARCELS = 1
c. NON-BUILDABLE PRESERVATION PARCELS = 3
d. NON-BUILDABLE BULK PARCELS = 9
- THERE ARE NO PRIOR CASE NUMBERS WITH THIS PROJECT AT THIS TIME.
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP No. 10 & 11, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1989, 8556.
- THIS AREA DESIGNATES A PRIVATE EASEMENT OF 1000 SQUARE FEET AS PROVIDED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL 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 PROPOSED EASEMENT SHALL NOT BE NECESSARY.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED APRIL, 2002.
- TOPOGRAPHIC CONTOURS BASED ON 30' L.C. FLOWN SURVEY DATED APRIL 14, 2001.
- THERE ARE AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 10.6.1.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 370 SPECIFICATIONS. REQUIRED VOLUME WILL BE PROVIDED THROUGH THE USE OF GRASS SWALES AND MICROPOOLS. EXTENDED DETENTION POND. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY TWO MICROPOOLS. EXTENDED DETENTION PONDS AND ONE POCKET POND. OVERSEEN FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY THE BENEDICT FARM HOMEOWNERS ASSOCIATION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT No. 29 AND MONUMENT 29 CO. WERE USED FOR THIS PROJECT.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JUNE 6, 2002 AND WAS APPROVED ON JULY 31, 2002.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. DATED MARCH 4, 2002 AND WAS APPROVED ON JULY 31, 2002.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY WILSON T. BALLARD CO., DATED JUNE, 2002 AND WAS APPROVED ON JULY 31, 2002.
- THE GEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLS-CARNE ENGINEERING ASSOC., INC. DATED JUNE 20, 2002 AND WAS APPROVED ON JULY 31, 2002.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE, 2002 AND WAS APPROVED ON JULY 31, 2002.
- THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD ROW LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE EASEMENT HOLDERS SHALL BE HOWARD COUNTY AND A LAND CONSERVATION ORGANIZATION.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.
HOWARD COUNTY MONUMENT No. 29 GA N 566,867.478 ELEV. = 450.73
E 1,333,325.606 ELEV. = 450.73
HOWARD COUNTY MONUMENT No. 29 GS N 568,342.223 ELEV. = 388.129
E 1,335,392.487
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 10.200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY ONE (1) 4.0-ACRE FLD. OF 7.5 AC. AREA OF FOREST.
- THE EXISTING FLOODPLAIN FOR MIDDLE PATUXENT RIVER WAS TAKEN FROM HOWARD COUNTY CAPITAL PROJECT No. D-1028.
- NON-BUILDABLE BULK PARCELS 'E' THRU 'L' RETAIN THE RIGHT TO BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE DEO CLUSTER REGULATIONS IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF SUBJECT PROPERTY HAVE BEEN SHOWN.
- GROUND WATER APPROPRIATIONS PERMIT SHALL BE OBTAINED FOR THE PROPERTY PRIOR TO FINAL RECORD PLAT SUBMITTAL FOR SIGNATURES.
- WELLS SHALL BE DRILLED ON LOTS 16, 20, 25, 31, 34, 35, 38, 41, 46, 54, 56, 57, 64, 66, 72, 74, AND 77. PRIOR TO RECORDATION OF THE FINAL RECORD PLAT.

DENSITY TABULATIONS

- BASE DENSITY: 306,762 ACRES / 4.25 = 72,179 UNITS OR 72 SINGLE FAMILY DETACHED HOMES
- MAXIMUM DENSITY (1 LOT PER 2 ACRES) 244,135 ACRES / 2 = 122,067 UNITS OR 122 SINGLE FAMILY DETACHED HOMES
- EIGHT (8) DEVELOPMENT RIGHTS WILL BE IMPORTED TO THIS SUBDIVISION AT THIS TIME PURSUANT TO THE DEO/CEO DENSITY TRANSFER PROVISION OF SECTION 106 OF THE ZONING REGULATIONS.

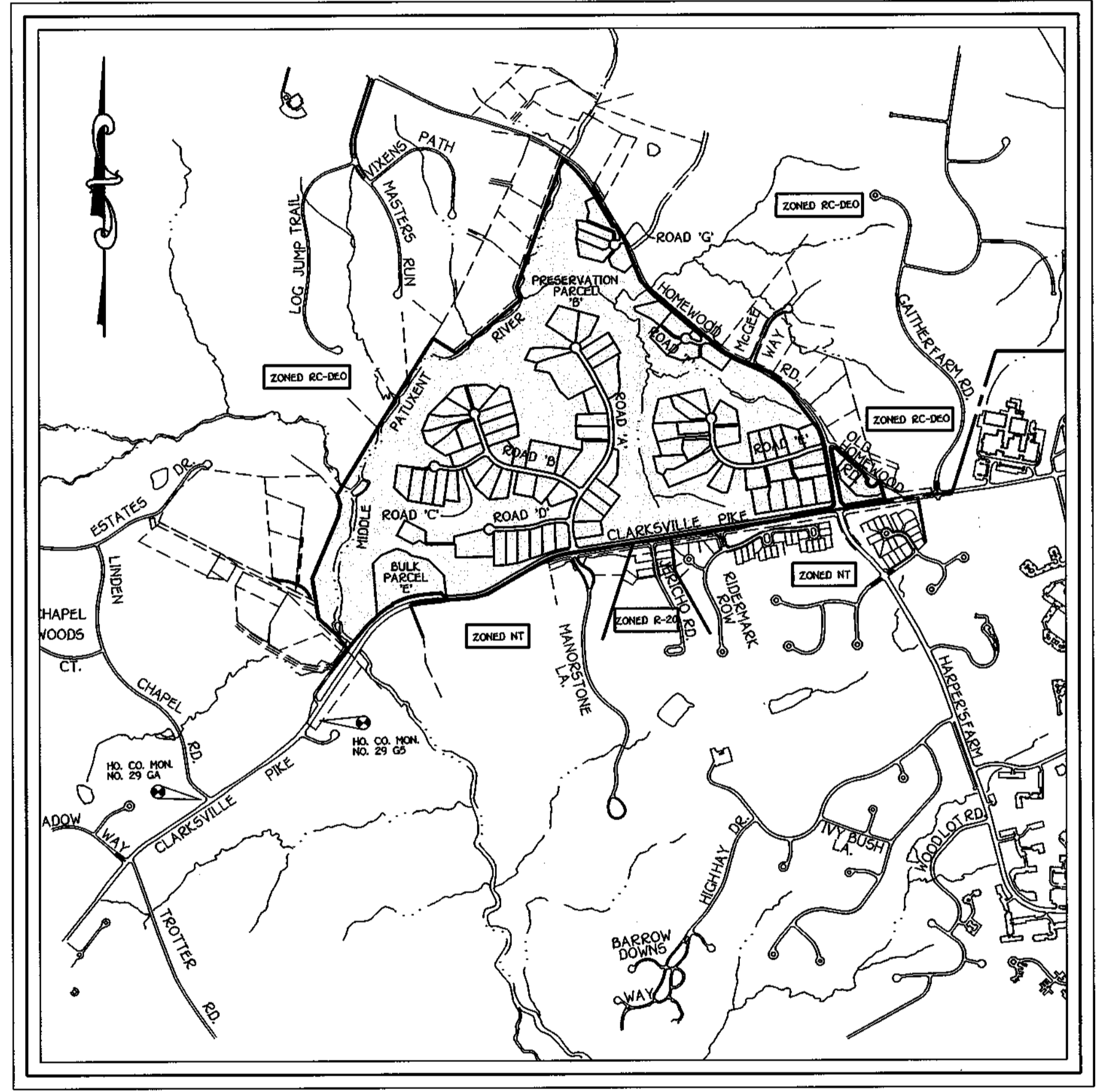
LOT NUMBER	SEPTIC AREA SIZE	LOT NUMBER	SEPTIC AREA SIZE
1	10,770 sq.ft.	41	10,040 sq.ft.
2	10,077 sq.ft.	42	10,006 sq.ft.
3	10,199 sq.ft.	43	10,095 sq.ft.
4	10,082 sq.ft.	44	10,060 sq.ft.
5	10,052 sq.ft.	45	10,007 sq.ft.
6	10,040 sq.ft.	46	10,008 sq.ft.
7	10,375 sq.ft.	47	10,032 sq.ft.
8	10,246 sq.ft.	48	10,094 sq.ft.
9	10,198 sq.ft.	49	10,082 sq.ft.
10	10,041 sq.ft.	50	10,006 sq.ft.
11	10,083 sq.ft.	51	10,202 sq.ft.
12	10,012 sq.ft.	52	10,431 sq.ft.
13	10,069 sq.ft.	53	10,009 sq.ft.
14	10,021 sq.ft.	54	10,473 sq.ft.
15	10,374 sq.ft.	55	10,242 sq.ft.
16	12,335 sq.ft.	56	10,190 sq.ft.
17	10,141 sq.ft.	57	10,250 sq.ft.
18	10,230 sq.ft.	58	10,149 sq.ft.
19	10,745 sq.ft.	59	10,944 sq.ft.
20	10,703 sq.ft.	59	10,754 sq.ft.
21	10,751 sq.ft.	60	10,287 sq.ft.
22	10,208 sq.ft.	61	10,208 sq.ft.
23	10,255 sq.ft.	62	10,790 sq.ft.
24	10,031 sq.ft.	63	10,045 sq.ft.
25	10,340 sq.ft.	64	10,220 sq.ft.
26	10,223 sq.ft.	65	10,276 sq.ft.
27	10,068 sq.ft.	66	10,276 sq.ft.
28	10,499 sq.ft.	67	10,072 sq.ft.
29	10,193 sq.ft.	68	10,072 sq.ft.
30	10,744 sq.ft.	69	10,382 sq.ft.
31	10,354 sq.ft.	70	10,097 sq.ft.
32	10,090 sq.ft.	71	10,099 sq.ft.
33	10,411 sq.ft.	72	10,292 sq.ft.
34	10,029 sq.ft.	73	10,603 sq.ft.
35	10,229 sq.ft.	74	10,079 sq.ft.
36	10,459 sq.ft.	75	10,301 sq.ft.
37	10,006 sq.ft.	76	10,212 sq.ft.
38	10,060 sq.ft.	77	10,027 sq.ft.
39	10,092 sq.ft.	78	10,086 sq.ft.
40	10,242 sq.ft.	79	10,555 sq.ft.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Charles J. Cipro 12/1/02
PLANNING DIRECTOR DATE



BULK REGULATIONS FOR LOTS & BUILDABLE PRESERVATION PARCEL 'A'
a) MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
b) SETBACKS: FRONT: 50'
SIDE: 30' FROM ROAD R/W
10' OTHER
REAR: 30'
COLLECTOR OR ARTERIAL ROADS: 75'

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BENEDICT FARM**
BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
NON-BUILDABLE BULK PARCELS 'E' THRU 'L'
ZONING: RC-DEO
TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 28
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 10, 2002
SHEET 1 OF 13



VICINITY MAP
SCALE: 1" = 1200'

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PHASE	ALLOCATION YEAR	No. OF LOTS
1	2005	43
2	2006	36 AND BUILDABLE PRESERVATION PARCEL

I certify that the locations shown hereon are based on field locations done under my direct supervision, and are correct, to the best of my professional knowledge and belief.
Charles J. Cipro 12/1/02
Charles J. Cipro, Professional Land Surveyor No. 10763 DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Charles J. Cipro 1/3/03
COUNTY HEALTH OFFICER DATE

OWNER
CARTER, CARROLL, ZIEGLER ET AL.
C/O NATALIE ZIEGLER
1352 HOMWOOD ROAD
ELLICOTT CITY, MARYLAND 21042

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

Charles J. Cipro 12/3/02
CHARLES J. CIPRO, SK, P.E., L.S. DATE

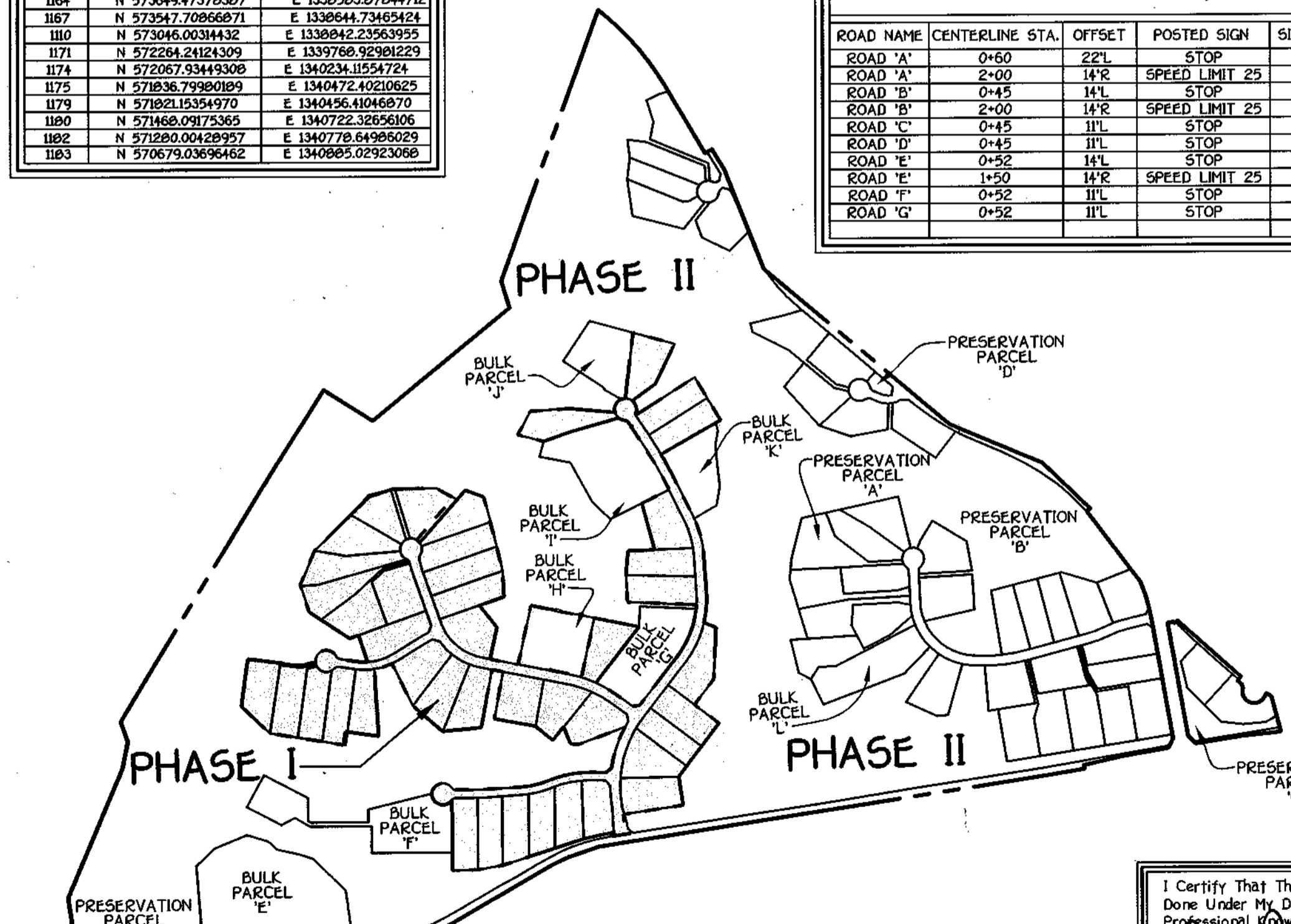
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2 - 5	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
6 - 9	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
10 - 13	PRELIMINARY FOREST CONSERVATION PLAN

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
16	49,116 SQ.FT.*	694 SQ.FT.*	48,422 SQ.FT.*
17	50,803 SQ.FT.*	2,156 SQ.FT.*	48,727 SQ.FT.*
20	51,824 SQ.FT.*	6,507 SQ.FT.*	45,317 SQ.FT.*
21	45,562 SQ.FT.*	1,605 SQ.FT.*	43,957 SQ.FT.*
45	44,492 SQ.FT.*	1,236 SQ.FT.*	43,254 SQ.FT.*
46	51,448 SQ.FT.*	3,843 SQ.FT.*	47,805 SQ.FT.*
47	48,889 SQ.FT.*	1,702 SQ.FT.*	47,187 SQ.FT.*
48	50,955 SQ.FT.*	1,315 SQ.FT.*	49,640 SQ.FT.*
50	52,342 SQ.FT.*	2,342 SQ.FT.*	50,000 SQ.FT.*
51	49,091 SQ.FT.*	2,641 SQ.FT.*	46,450 SQ.FT.*
54	54,922 SQ.FT.*	5,798 SQ.FT.*	49,124 SQ.FT.*
56	51,689 SQ.FT.*	9,065 SQ.FT.*	42,624 SQ.FT.*
57	56,199 SQ.FT.*	9,728 SQ.FT.*	46,381 SQ.FT.*
PARCEL 'A'	69,701 SQ.FT.*	3,331 SQ.FT.*	66,370 SQ.FT.*
74	59,475 SQ.FT.*	5,932 SQ.FT.*	53,543 SQ.FT.*
79	57,385 SQ.FT.*	7,662 SQ.FT.*	49,723 SQ.FT.*

Point	North	East	Point	North	East
1070	N 570623.71277825	E 1340861.25546894	1053	N 570712.25859000	E 134125.56556592
1074	N 570590.1041382	E 1340634.63084122	1054	N 570710.42307948	E 134144.20214584
1075	N 570546.3322584	E 1340439.24811829	1055	N 570691.3451529	E 134126.54750181
1076	N 570526.5506796	E 1340442.56733039	1056	N 570653.02804457	E 1340999.32278859
1077	N 570533.6094100	E 1340246.62550714	1057	N 570694.7495498	E 1340959.9583223
1078	N 570533.2009219	E 1339954.02315817	1058	N 570525.35417558	E 1340856.49998717
1079	N 570260.77174527	E 1336758.11618222	1059	N 571264.53274237	E 1340888.74518408
1080	N 57014.15439624	E 1330009.62094066	1060	N 571257.98657473	E 1340894.260773385
1081	N 570954.6121046	E 1337897.27788362	1061	N 571270.33373464	E 1340908.79765913
1082	N 570794.30952029	E 1337730.20031919	1062	N 570988.0307722	E 1341223.50940424
1083	N 569722.33450728	E 1337210.87841150	1063	N 570965.87283305	E 1341208.99233059
1084	N 569680.82899957	E 1337047.90887467	1064	N 570949.54869661	E 1341230.23442722
1085	N 569481.83221857	E 1336774.44189293	1065	N 570931.9211923	E 1341235.948888925
1086	N 569478.7950367	E 1336713.36757306	1066	N 570893.0373496	E 1341346.13772744
1086	N 569732.94353835	E 1336717.9074639	1067	N 570904.13089939	E 1341352.22752556
1035	N 569721.41173055	E 1336596.62411047	1068	N 570889.13247944	E 1341377.83448033
1034	N 569622.13661744	E 1336201.20790366			
1090	N 569609.0351375	E 1336205.00549462			
1099	N 569577.37883449	E 1336145.07586657			
1100	N 569519.8990366	E 1336068.30299048			
1114	N 569382.25874697	E 1335922.29584842			
1163	N 56922.8107870	E 1335187.98924624			
1164	N 56937.81055596	E 1335724.25249722			
836	N 569298.2821265	E 1335607.57242056			
1091	N 56918.34894949	E 1335470.08803090			
825	N 569465.8088770	E 1335444.87760356			
1029	N 569292.6744013	E 1335349.78280723			
788	N 57054.10562120	E 1335624.8896492			
786	N 570677.6697820	E 1335652.0775466			
784	N 570778.7528847	E 1335616.32735225			
781	N 57201.3871019	E 1335864.8328454			
1157	N 57244.5595803	E 1336336.5831376			
1158	N 572289.3983957	E 1336081.58221582			
1160	N 572894.53223254	E 1337988.8042384			
1161	N 572988.74787657	E 1338293.65388895			
1163	N 574353.07402473	E 1338015.57671993			
664	N 573967.92358017	E 1338350.28858814			
1052	N 573629.2048203	E 1338549.39412053			
1164	N 573847.3783807	E 1338983.87844712			
1167	N 573547.70866871	E 1338644.73465424			
1110	N 57306.00314432	E 1338442.23635955			
1171	N 572284.24121309	E 1337768.92881223			
1174	N 57207.33443808	E 1337348.11554724			
1175	N 57183.79880899	E 1340472.4020825			
1179	N 571821.15354570	E 1340456.41046870			
1180	N 571488.0872365	E 1340722.32658106			
1182	N 571280.04289257	E 134078.64486629			
1183	N 570879.38384622	E 1340885.02323688			

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS STREET	30 MPH.	50'
ROAD 'B'	PUBLIC ACCESS STREET	30 MPH.	50'
ROAD 'C'	PUBLIC ACCESS PLACE	25 MPH.	40'
ROAD 'D'	PUBLIC ACCESS STREET	30 MPH.	50'
ROAD 'E'	PUBLIC ACCESS PLACE	25 MPH.	40'
ROAD 'F'	PUBLIC ACCESS PLACE	25 MPH.	40'
ROAD 'G'	PUBLIC ACCESS PLACE	25 MPH.	40'

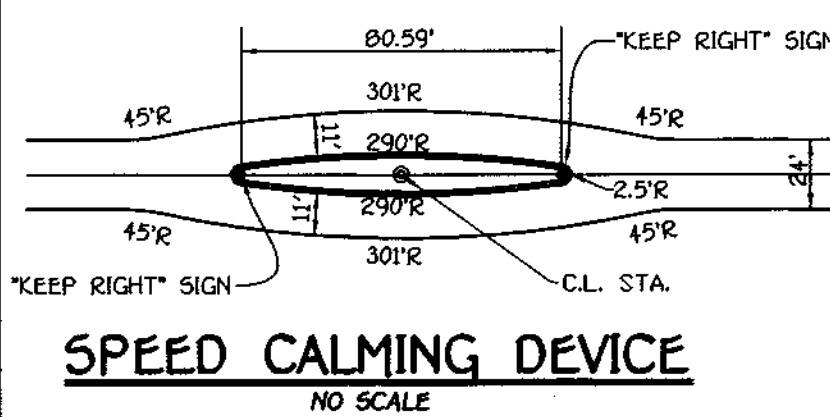
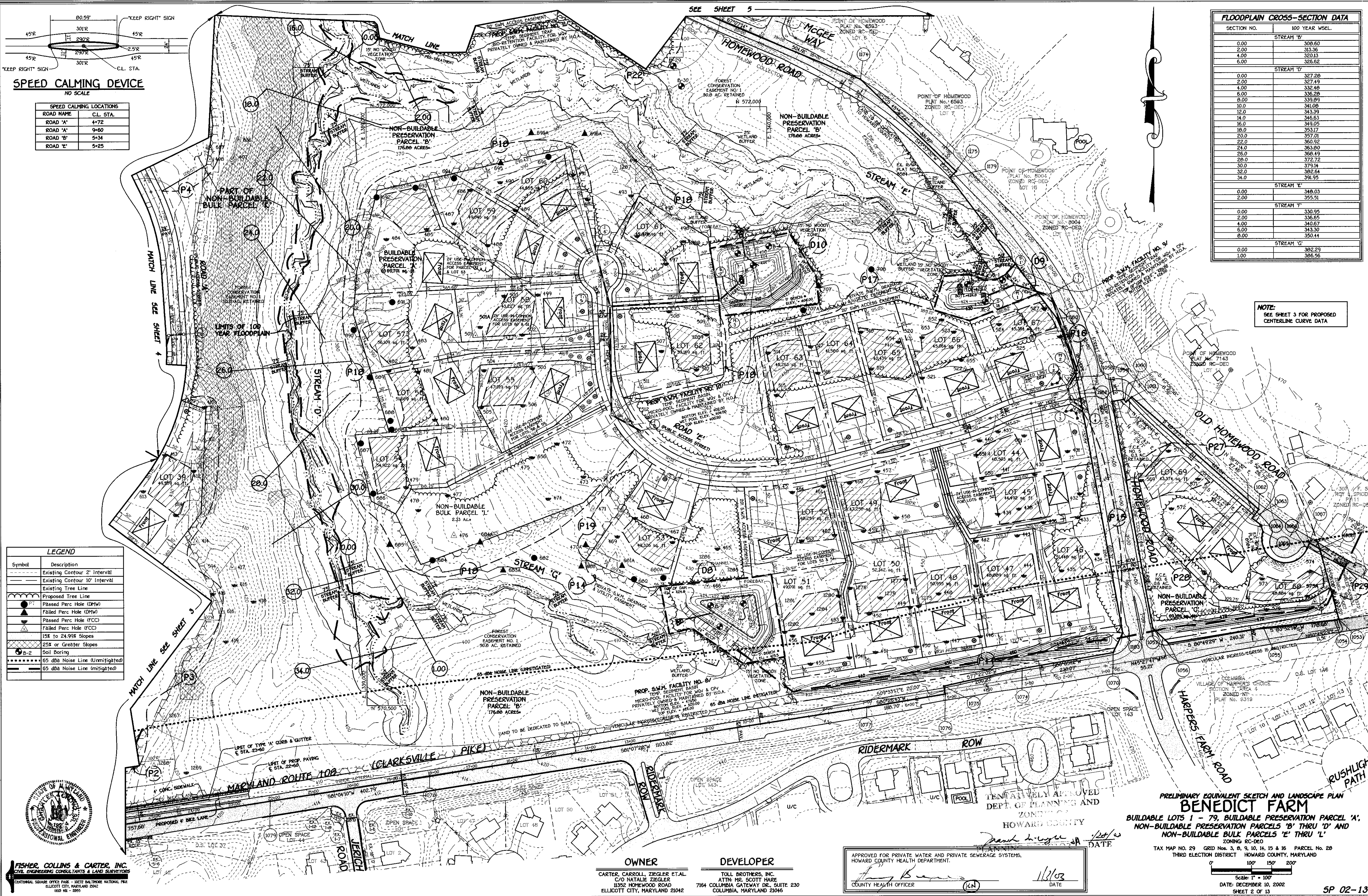
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+60	22FL	STOP	R-1
ROAD 'A'	2+00	14R	SPEED LIMIT 25	R-2
ROAD 'B'	0+45	14L	STOP	R-1
ROAD 'B'	2+00	14R	SPEED LIMIT 25	R-2
ROAD 'C'	0+45	11L	STOP	R-1
ROAD 'D'	0+45	11L	STOP	R-1
ROAD 'E'	0+52	11L	STOP	R-1
ROAD 'E'	1+50	14R	SPEED LIMIT 25	R-2
ROAD 'F'	0+52	11L	STOP	R-1
ROAD 'G'	0+52	11L	STOP	R-1



PHASING PLAN
SCALE: 1" = 600'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINGENT FEE OFFICE PARK - 1072 MILLIKEN NATIONAL PKZ
ELLICOTT CITY, MARYLAND 21042
4109 48 - 2895





SPEED CALMING LOCATIONS
NO SCALE

ROAD NAME	CL. STA.
ROAD 'A'	4+72
ROAD 'A'	9+60
ROAD 'B'	2+34
ROAD 'E'	5+25

FLOODPLAIN CROSS-SECTION DATA

SECTION NO.	100 YEAR WSEL
STREAM 'B'	
0.00	308.60
2.00	313.36
4.00	320.13
6.00	326.62
STREAM 'D'	
0.00	327.28
2.00	327.49
4.00	332.48
6.00	336.28
8.00	339.89
10.00	341.08
12.00	343.39
14.00	346.63
16.00	349.05
18.00	353.17
20.00	357.01
22.00	360.92
24.00	363.80
26.00	368.49
28.00	372.72
30.00	375.14
32.00	382.64
34.00	391.95
STREAM 'E'	
0.00	348.03
2.00	355.91
STREAM 'F'	
0.00	330.95
2.00	336.65
4.00	340.67
6.00	343.30
8.00	350.44
STREAM 'G'	
0.00	382.29
1.00	386.56

NOTE:
SEE SHEET 3 FOR PROPOSED CENTERLINE CURVE DATA

LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Existing Tree Line
---	Proposed Tree Line
●	Passed Perc Hole (DMW)
○	Failed Perc Hole (DMW)
●	Passed Perc Hole (FCC)
○	Failed Perc Hole (FCC)
△	15% to 24.99% Slopes
△	25% or Greater Slopes
○	B-2 Soil Boring
---	65 dba Noise Line (Unmitigated)
---	65 dba Noise Line (Mitigated)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
2000 W. BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-418-2895

OWNER
CARTER, CARROLL, ZIEGLER ETAL
C/O NATALIE ZIEGLER
11352 HOMERWOOD DR., SUITE 230
ELLCOTT CITY, MARYLAND 21042

DEVELOPER
TOLL BROTHERS, INC.
ATTN: MR. SCOTT HARE
7184 COLUMBIA GATEWAY DR., SUITE 230
COLUMBIA, MARYLAND 21046

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

[Signature]
COUNTY HEALTH OFFICER

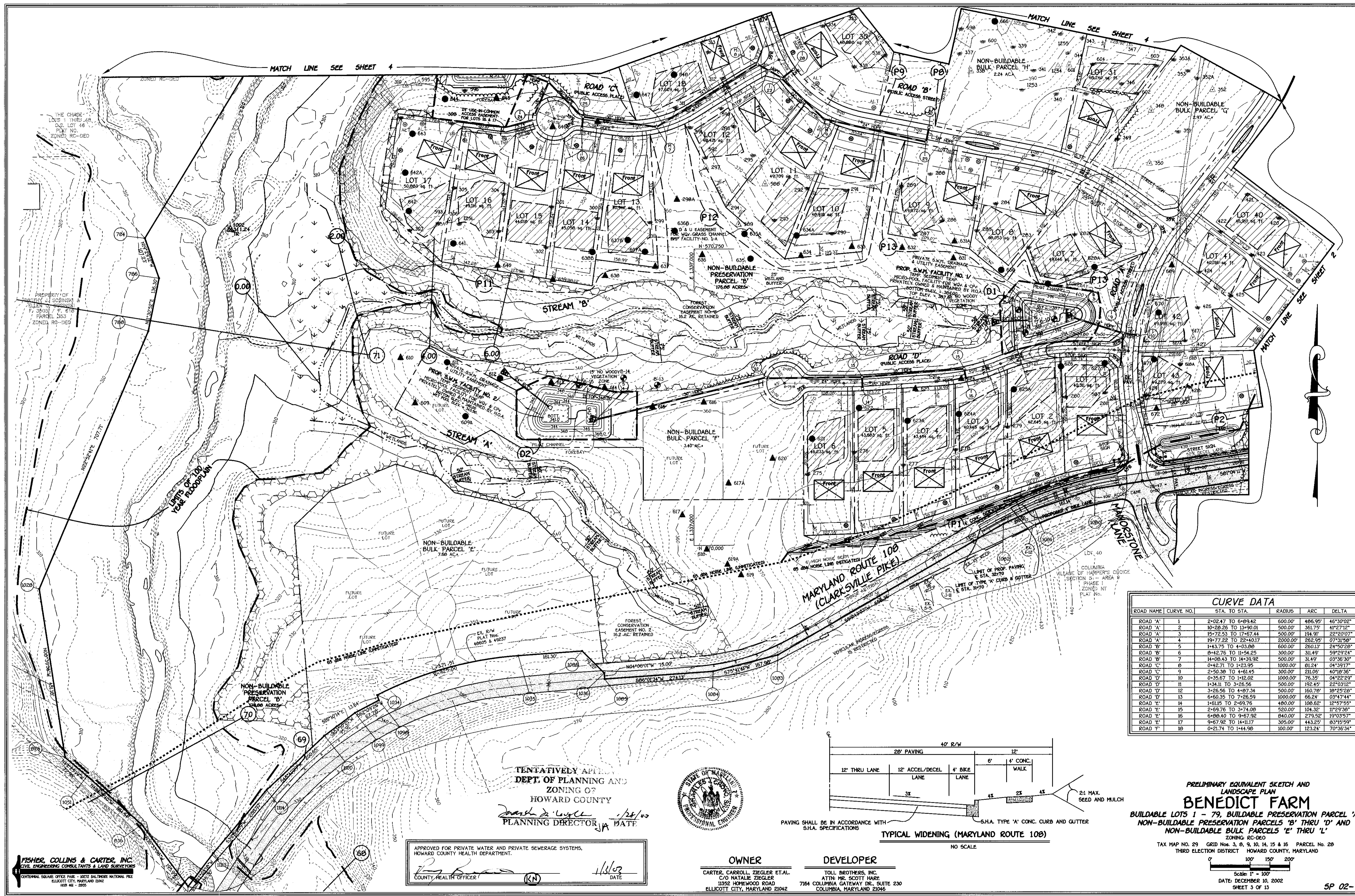
[Signature]
DATE 11/1/02

PRELIMINARY EQUIVALENT SKETCH AND LANDSCAPE PLAN
BENEDICT FARM
BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
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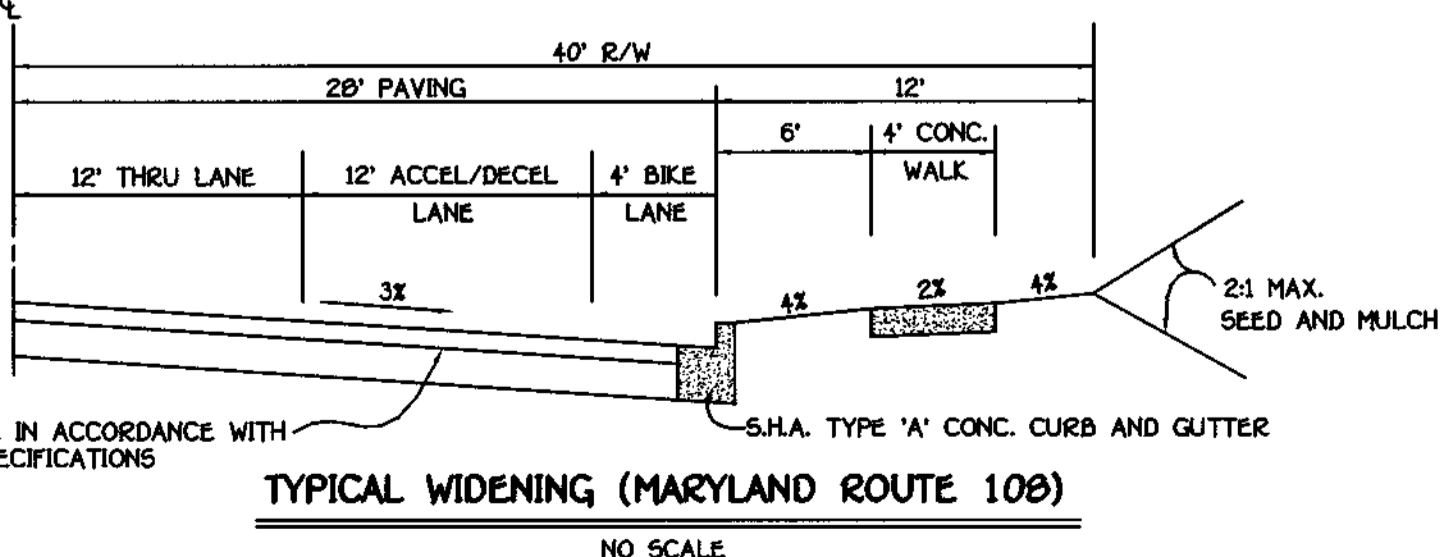
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY

TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL NO. 28
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: DECEMBER 10, 2002
SHEET 2 OF 13



CURVE DATA					
ROAD NAME	CURVE NO.	STA. TO STA.	RADIUS	ARC	DELTA
ROAD 'A'	1	2+02.47 TO 6+09.42	600.00'	486.95'	46°30'02"
ROAD 'A'	2	10+28.26 TO 13+90.01	500.00'	361.75'	41°27'12"
ROAD 'A'	3	15+72.53 TO 17+67.44	500.00'	194.91'	22°20'07"
ROAD 'A'	4	19+77.22 TO 22+40.17	2000.00'	262.95'	07°31'08"
ROAD 'B'	5	1+43.75 TO 4+03.98	600.00'	280.13'	24°52'28"
ROAD 'B'	6	8+42.76 TO 11+54.25	300.00'	311.49'	59°29'24"
ROAD 'B'	7	14+08.43 TO 14+39.92	500.00'	31.49'	03°36'30"
ROAD 'C'	8	0+42.71 TO 1+23.95	1000.00'	81.24'	04°39'17"
ROAD 'C'	9	2+50.38 TO 4+61.45	300.00'	211.05'	40°18'36"
ROAD 'D'	10	0+35.67 TO 1+12.02	1000.00'	76.35'	04°22'29"
ROAD 'D'	11	1+34.11 TO 3+26.56	500.00'	192.45'	22°33'12"
ROAD 'D'	12	3+26.56 TO 4+87.34	500.00'	160.78'	18°23'28"
ROAD 'D'	13	6+60.35 TO 7+26.59	1000.00'	66.24'	03°47'44"
ROAD 'E'	14	1+61.15 TO 2+69.76	480.00'	108.62'	12°57'55"
ROAD 'E'	15	2+69.76 TO 3+74.08	520.00'	104.32'	11°29'38"
ROAD 'E'	16	6+08.40 TO 9+67.92	840.00'	279.92'	19°03'57"
ROAD 'E'	17	9+67.92 TO 14+11.17	305.00'	443.25'	83°19'59"
ROAD 'F'	18	0+21.74 TO 1+44.98	100.00'	123.24'	70°36'34"



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 March 2, 2002
 PLANNING DIRECTOR J.A. BATE



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: [Signature] (KN) DATE: 1/16/02

OWNER: CARTER, CARROLL, ZIEGLER ET AL.
 C/O NATALIE ZIEGLER
 11552 HOMEWOOD ROAD
 ELLICOTT CITY, MARYLAND 21042

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

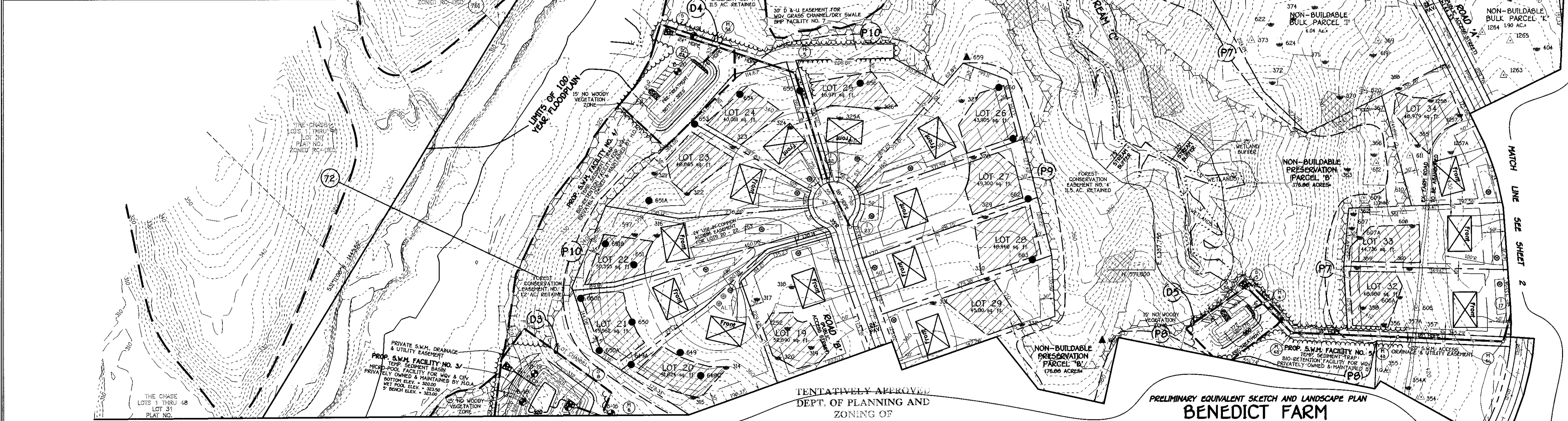
PRELIMINARY EQUIVALENT SKETCH AND
 LANDSCAPE PLAN
BENEDICT FARM
 BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
 NON-BUILDABLE BULK PARCELS 'E' THRU 'F'
 ZONING: RC-DEO
 TAX MAP NO. 29 GRID NOS. 3, 8, 9, 10, 14, 15 & 16 PARCEL NO. 28
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 Scale: 1" = 100'
 DATE: DECEMBER 10, 2002
 SHEET 3 OF 13

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 4100 461 - 2899

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 BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	SHADE TREES	NUMBER OF PLANTS REQUIRED (EVERGREEN TREES, SHRUBS)
P-1	ADJACENT TO ROADWAY	B	838.33'	NO	YES (838.33' BERM)	14	21
P-2	ADJACENT TO ROADWAY	B	303.29'	YES 44'	YES (259.29' BERM)	4	7
P-3	ADJACENT TO PERIMETER	A	1122.75'	YES 485'	NO	11	-
P-4	ADJACENT TO PERIMETER	A	1180'	YES 940'	NO	6	-
P-5	ADJACENT TO PERIMETER	A	1046'	YES 242'	NO	13	-
P-6	ADJACENT TO PERIMETER	A	360'	NO	NO	6	-
P-7	ADJACENT TO PERIMETER	A	1385'	YES 885'	NO	8	-
P-8	ADJACENT TO PERIMETER	A	900'	YES 400'	NO	8	-
P-9	ADJACENT TO PERIMETER	A	1049.85'	YES 350'	NO	14	-
P-10	ADJACENT TO PERIMETER	A	1381.00'	YES 221'	NO	19	-
P-11	ADJACENT TO PERIMETER	A	1471.93'	YES 780'	NO	12	-
P-12	ADJACENT TO PERIMETER	A	924.79'	NO	NO	15	-
P-13	ADJACENT TO ROADWAY	B	1028.00'	NO	NO	21	26
P-14	ADJACENT TO ROADWAY	B	989.55'	NO	YES (989.55' BERM)	15	22
P-15	ADJACENT TO ROADWAY	B	522.45'	YES 452'	NO	2	3
P-16	ADJACENT TO ROADWAY	B	230.51'	NO	NO	5	6
P-17	ADJACENT TO PERIMETER	A	782.95'	YES 782.95'	NO	0	-
P-18	ADJACENT TO PERIMETER	A	3259.17'	YES 3050'	NO	3	-
P-19	ADJACENT TO PERIMETER	A	291.92'	YES 291.92'	NO	0	-
P-20	FRONT TO ROADWAY	N/A	285.32'	NO	NO	0	0
P-21	ADJACENT TO ROADWAY	B	678.30'	YES 678.30'	NO	0	17
P-22	ADJACENT TO PERIMETER	A	1395.89'	YES 1395.89'	NO	0	-
P-23	ADJACENT TO ROADWAY	B	232.94'	NO	NO	5	6
P-24	FRONT TO ROADWAY	N/A	504.56'	NO	NO	0	0
P-25	ADJACENT TO PERIMETER	A	822.15'	NO	NO	14	-
P-26	ADJACENT TO PERIMETER	A	495.14'	NO	NO	8	-
P-27	FRONT TO ROADWAY	N/A	553.56'	NO	NO	0	0
P-28	ADJACENT TO ROADWAY	B	789.76'	YES 500.76'	YES (289' BERM)	5	20
P-29	ADJACENT TO ROADWAY	B	139.89'	YES 139.89'	NO	0	4

NOTE: CREDIT HAS BEEN TAKEN FOR THE PROPOSED BERMS ALONG P-1, P-2, P-14 & P-28. ONE (1) SHADE TREE PER 60 LINEAR FEET WILL BE PROVIDED ALONG THESE PERIMETERS.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING												
PERIMETER	D1	D2	D3	D4	D5	D6	D8	D9	D10	D11	D12	
LINEAR FEET OF PERIMETER	761'	892'	925'	764'	533'	934'	932'	615'	821'	700'	719'	
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	NO	YES 379'	YES 400'	YES 450'	NO	YES 417'	YES 289'	YES 395'	YES 477'	NO	
NUMBER OF TREES REQUIRED (SHADE TREES, EVERGREEN TREES)	15 19	18 22	11 14	7 9	2	19 23	10 13	7 4	9 11	5 6	14 18	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	



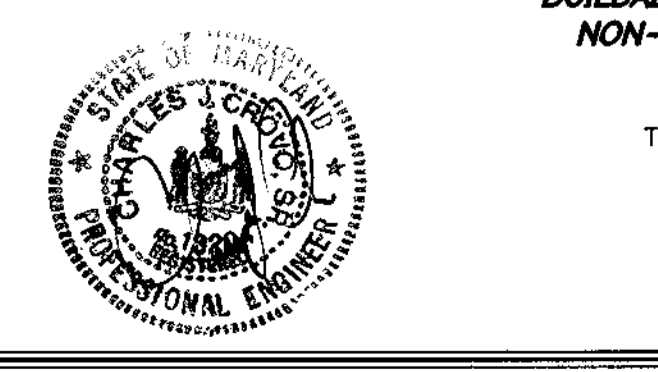
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 S. QUAKER STREET, SUITE 200, ELICOTT CITY, MARYLAND 21042
 TEL: 410-326-1234 FAX: 410-326-1235

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature]
 COUNTY HEALTH OFFICER
 DATE: 1/3/03

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 DATE: 1/21/03

OWNER
 CARTER, CARROLL ZIEGLER ET AL.
 C/O NATALIE ZIEGLER
 11552 HOMEWOOD ROAD
 ELLICOTT CITY, MARYLAND 21042

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

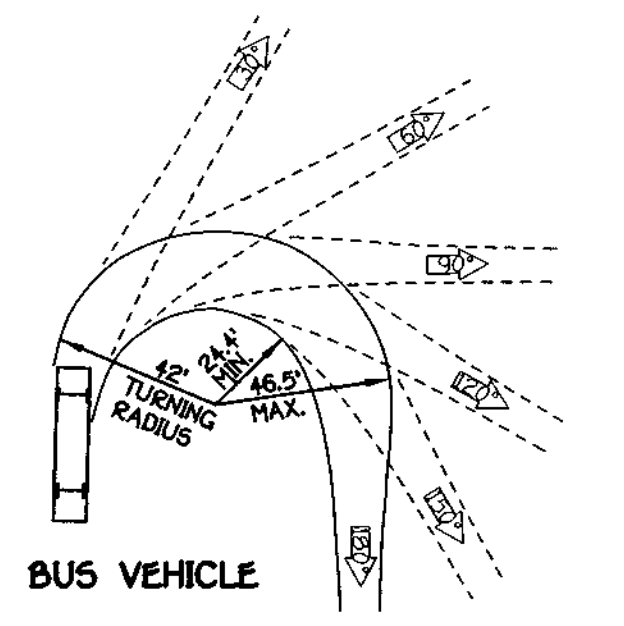
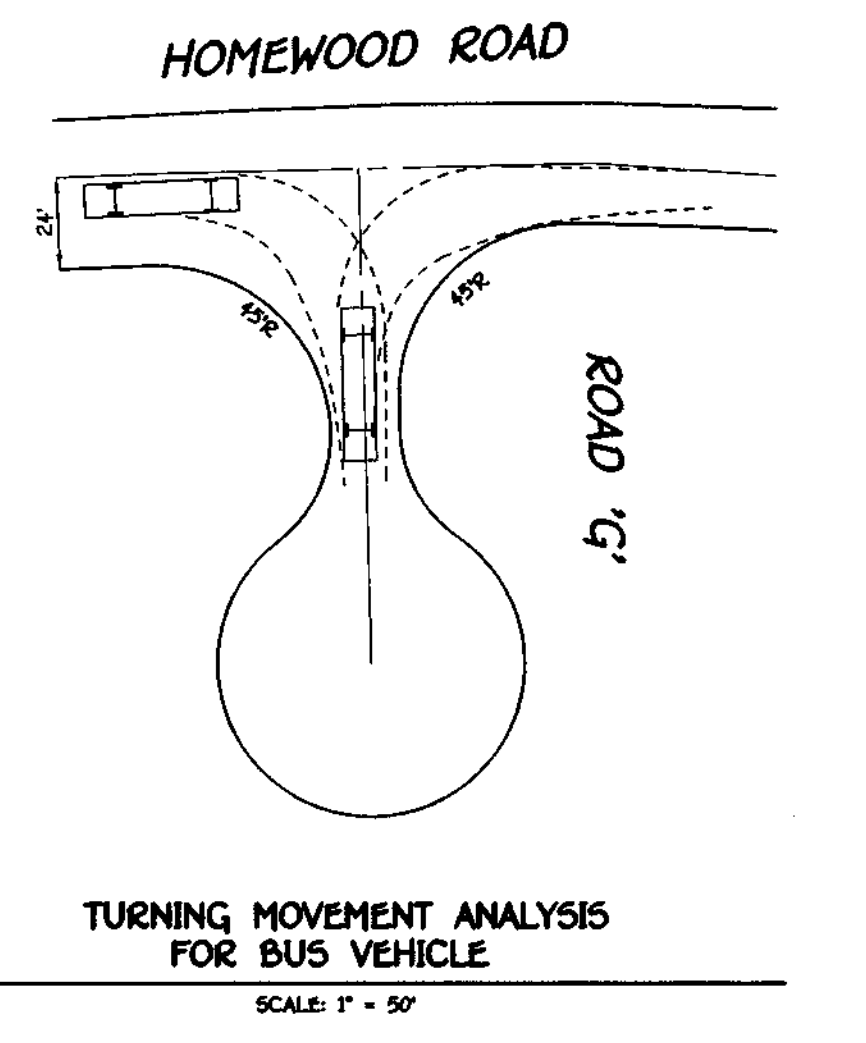
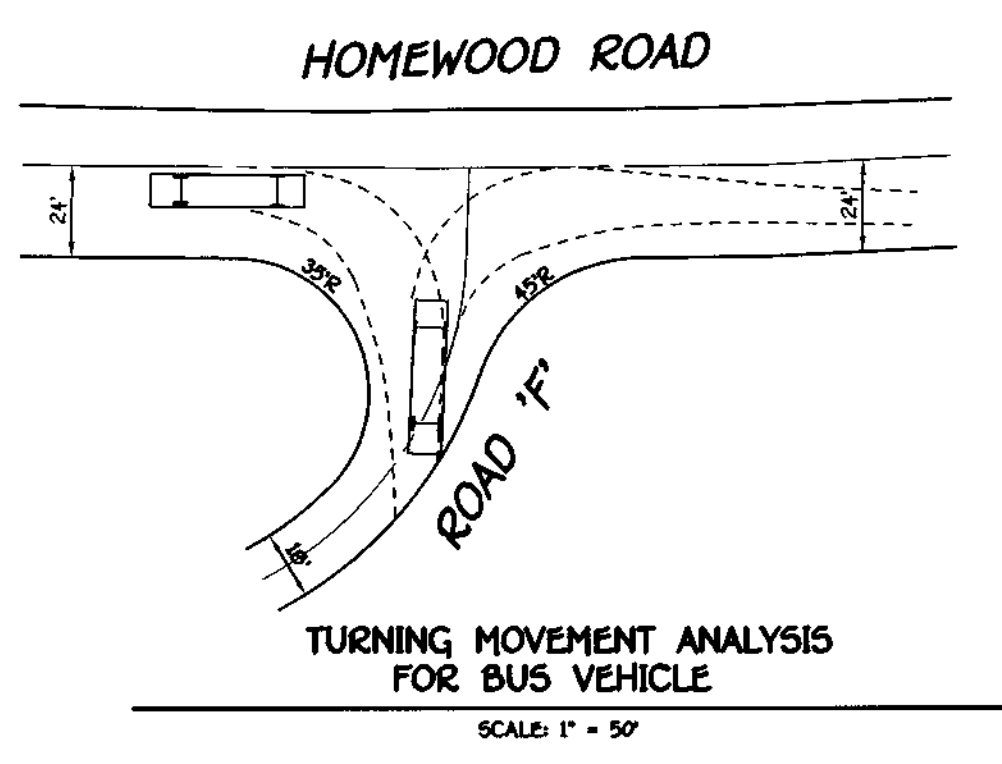
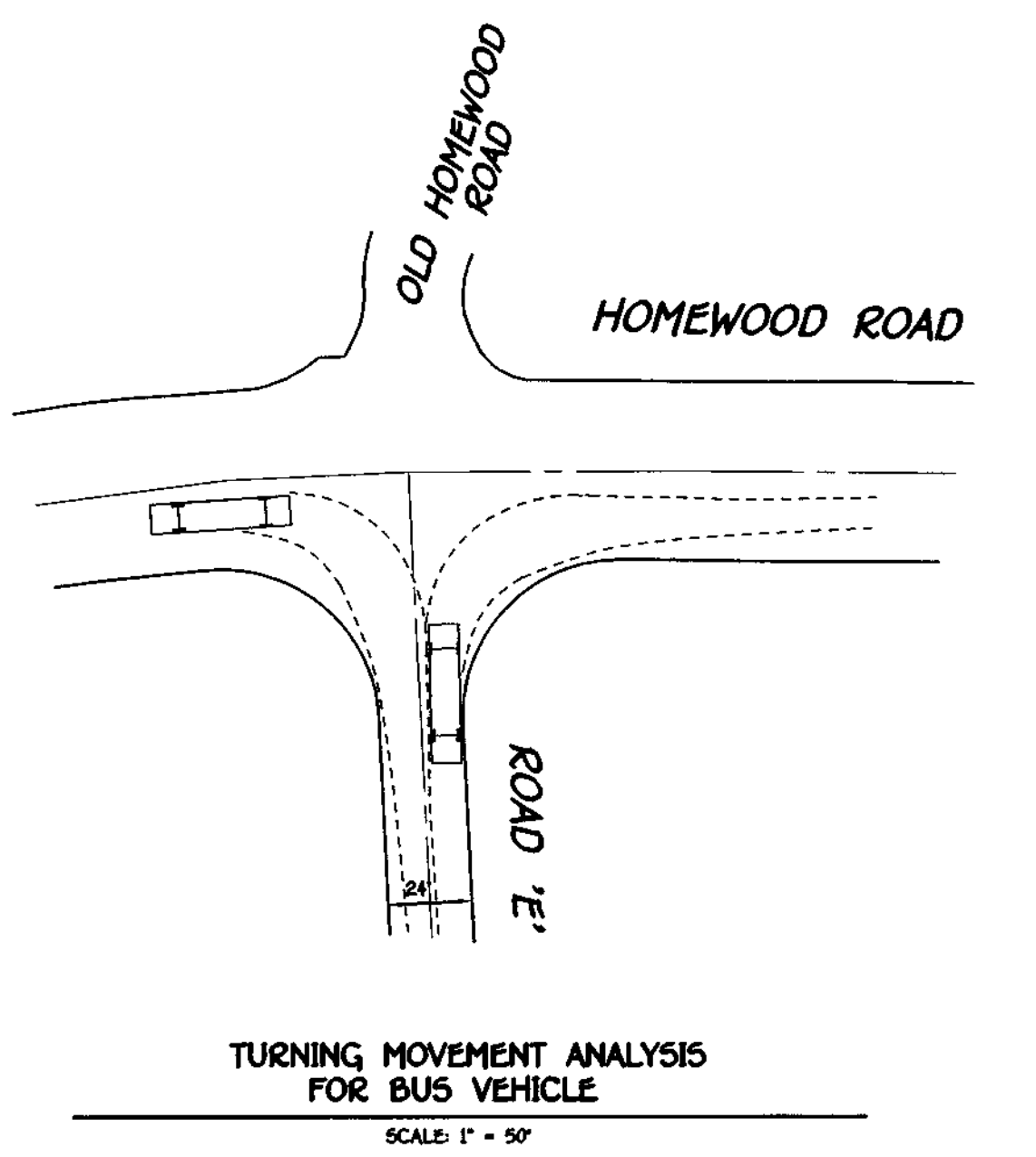
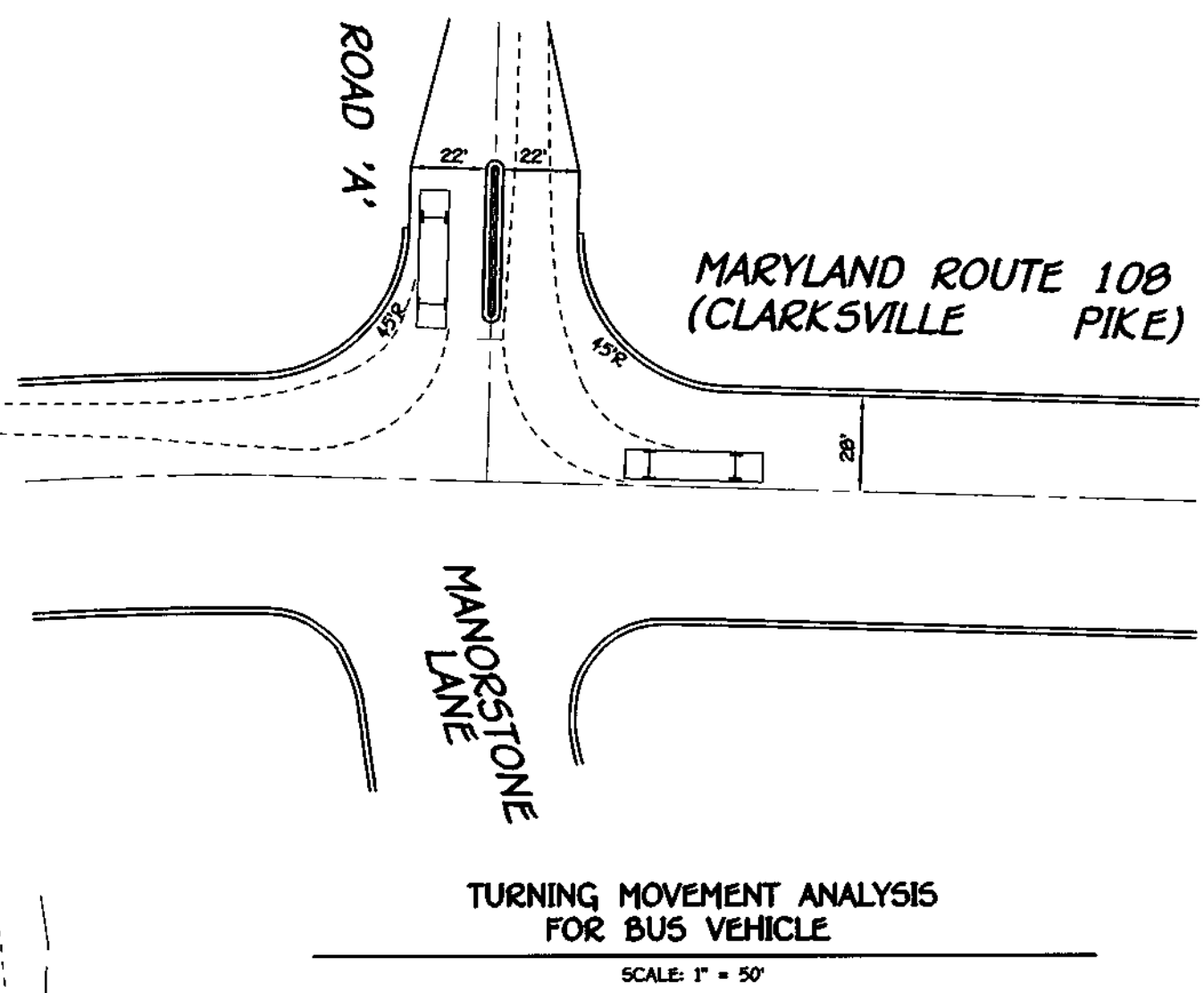
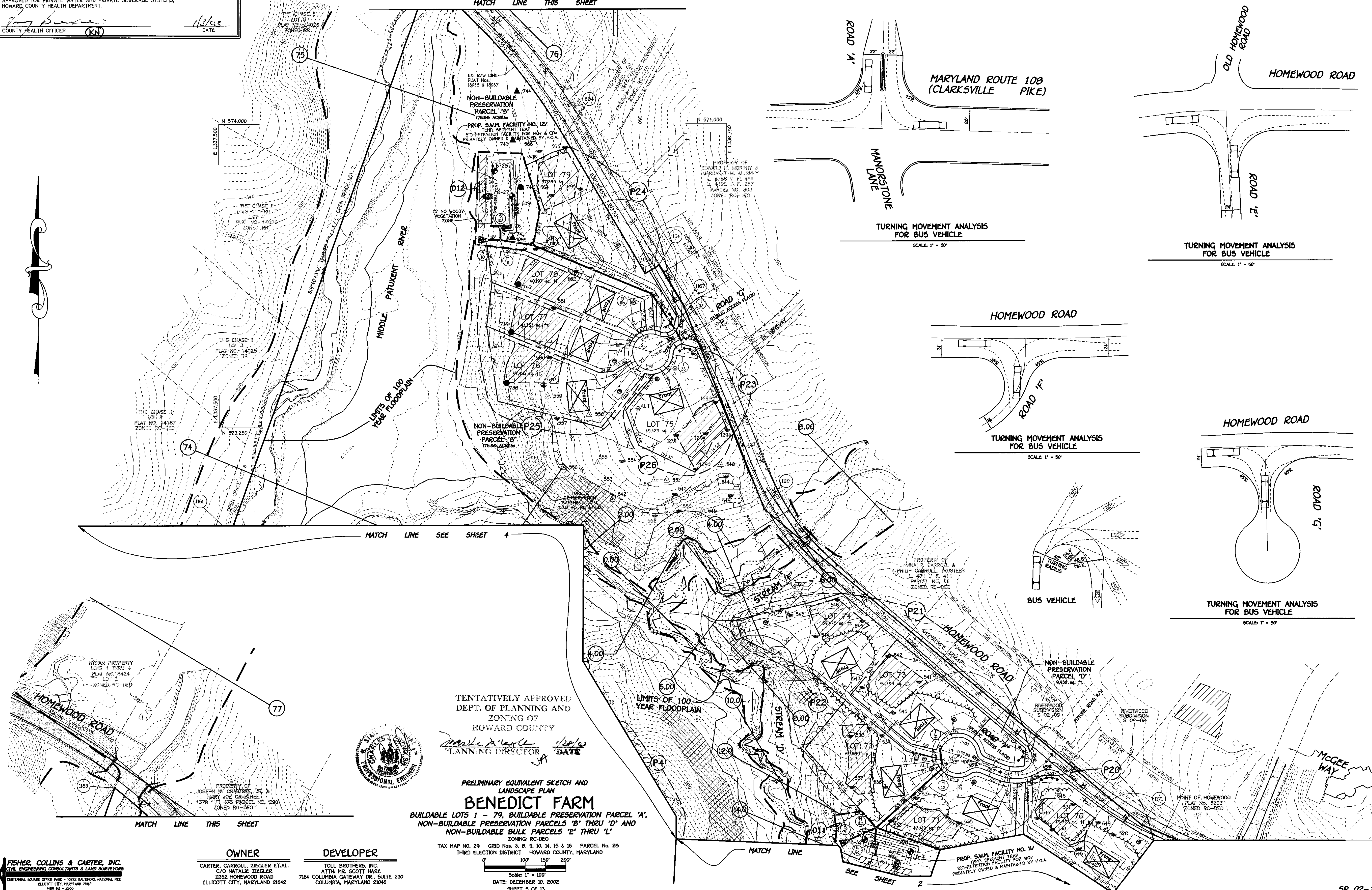
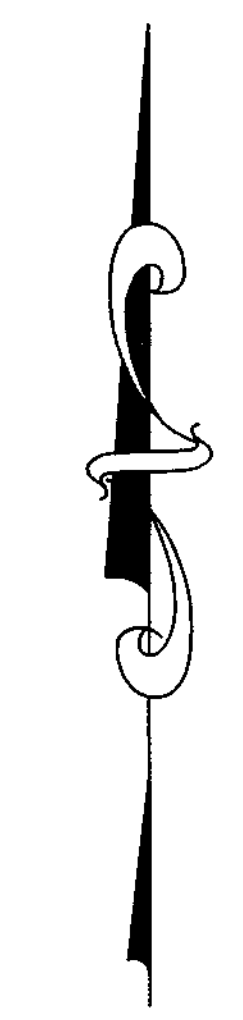


PRELIMINARY EQUIVALENT SKETCH AND LANDSCAPE PLAN
BENEDICT FARM
 BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
 NON-BUILDABLE BULK PARCELS 'E' THRU 'L'

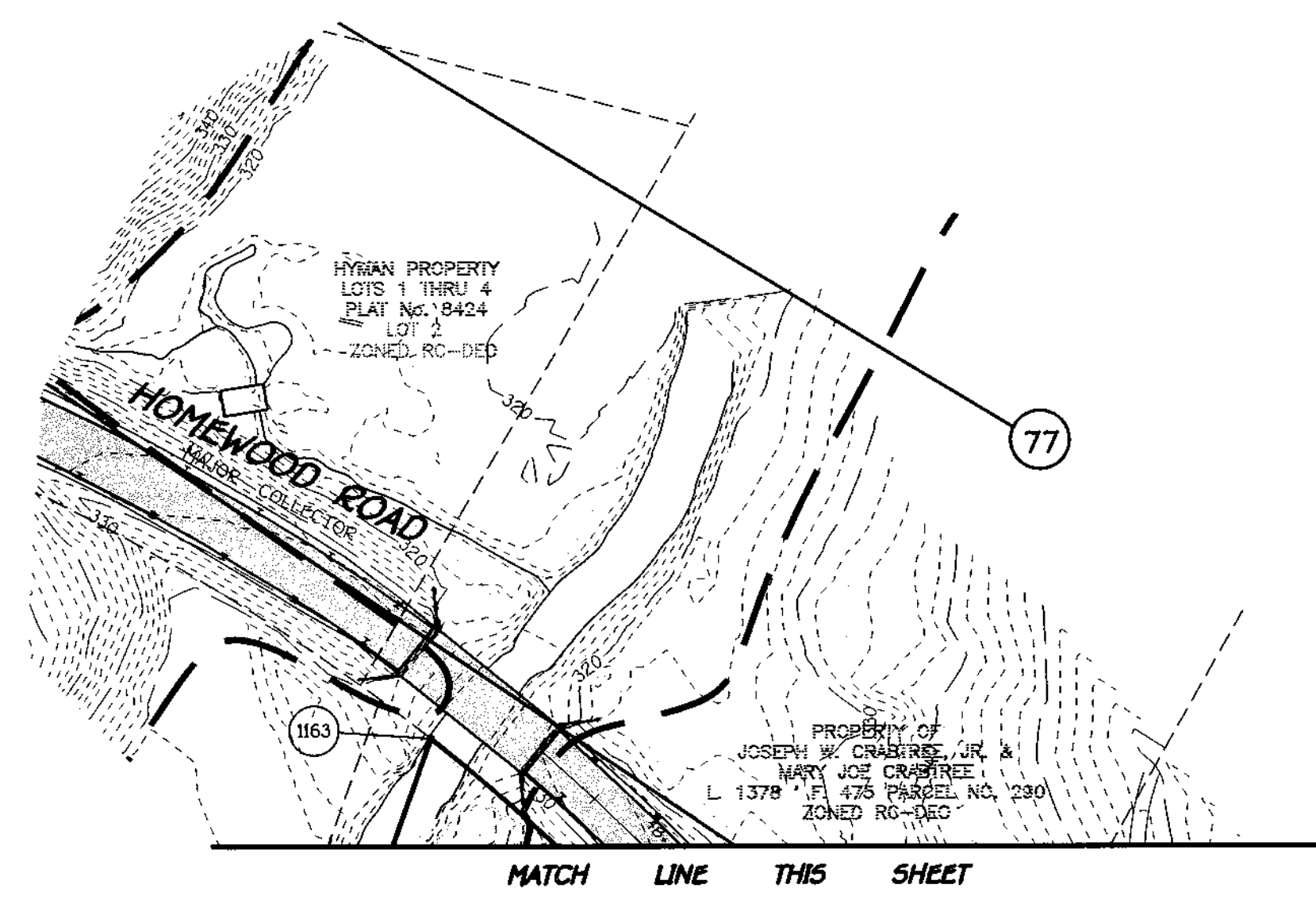
TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 28
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONING RC-800
 SCALE: 1" = 100'
 DATE: DECEMBER 10, 2002
 SHEET 4 OF 13

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER *[Signature]* DATE 1/3/03

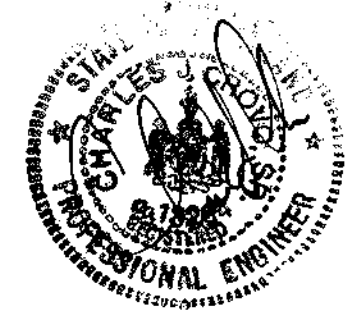
MATCH LINE THIS SHEET



MATCH LINE SEE SHEET 4



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
[Signature] DATE 1/20/03
 PLANNING DIRECTOR



PRELIMINARY EQUIVALENT SKETCH AND LANDSCAPE PLAN
BENEDICT FARM
 BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
 NON-BUILDABLE BULK PARCELS 'E' THRU 'L'
 ZONING: RC-DEO
 TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL NO. 29
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
 DATE: DECEMBER 10, 2002
 SHEET 5 OF 13

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 481-2855

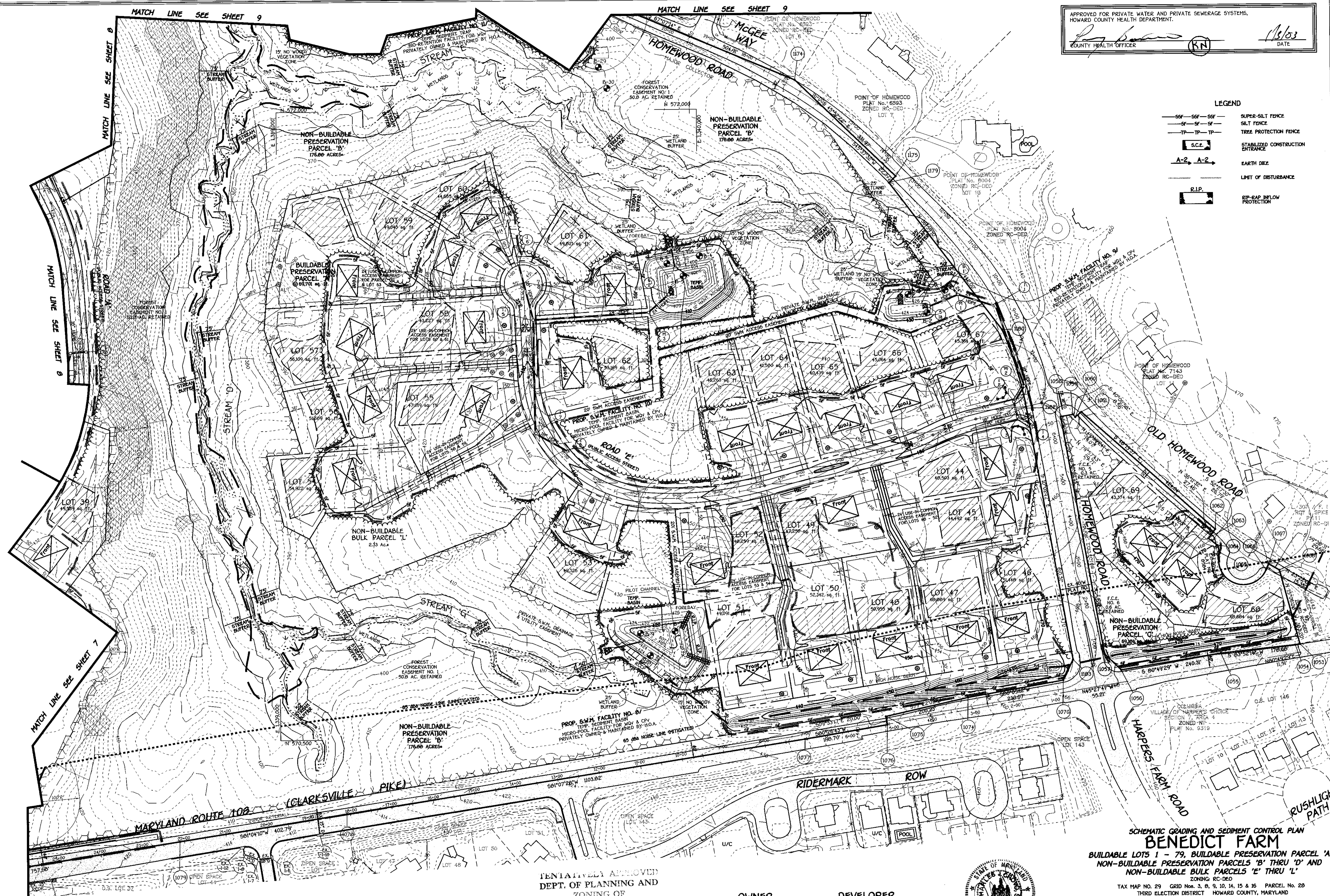
OWNER
 CARTER, CARROLL, ZIEGLER ET AL.
 C/O NATALIE ZIEGLER
 11352 HOMWOOD ROAD
 ELLICOTT CITY, MARYLAND 21042

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.
 COUNTY HEALTH OFFICER *[Signature]* **KN** DATE **12/10/02**

LEGEND

	SUPER-SILT FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	LIMIT OF DISTURBANCE
	RIP-RAP BELOW PROTECTION



SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
BENEDICT FARM
 BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A';
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
 NON-BUILDABLE BULK PARCELS 'E' THRU 'L'

TAX MAP No. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 29
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONING RC-360
 Scale: 1" = 100'
 DATE: DECEMBER 10, 2002
 SHEET 6 OF 13

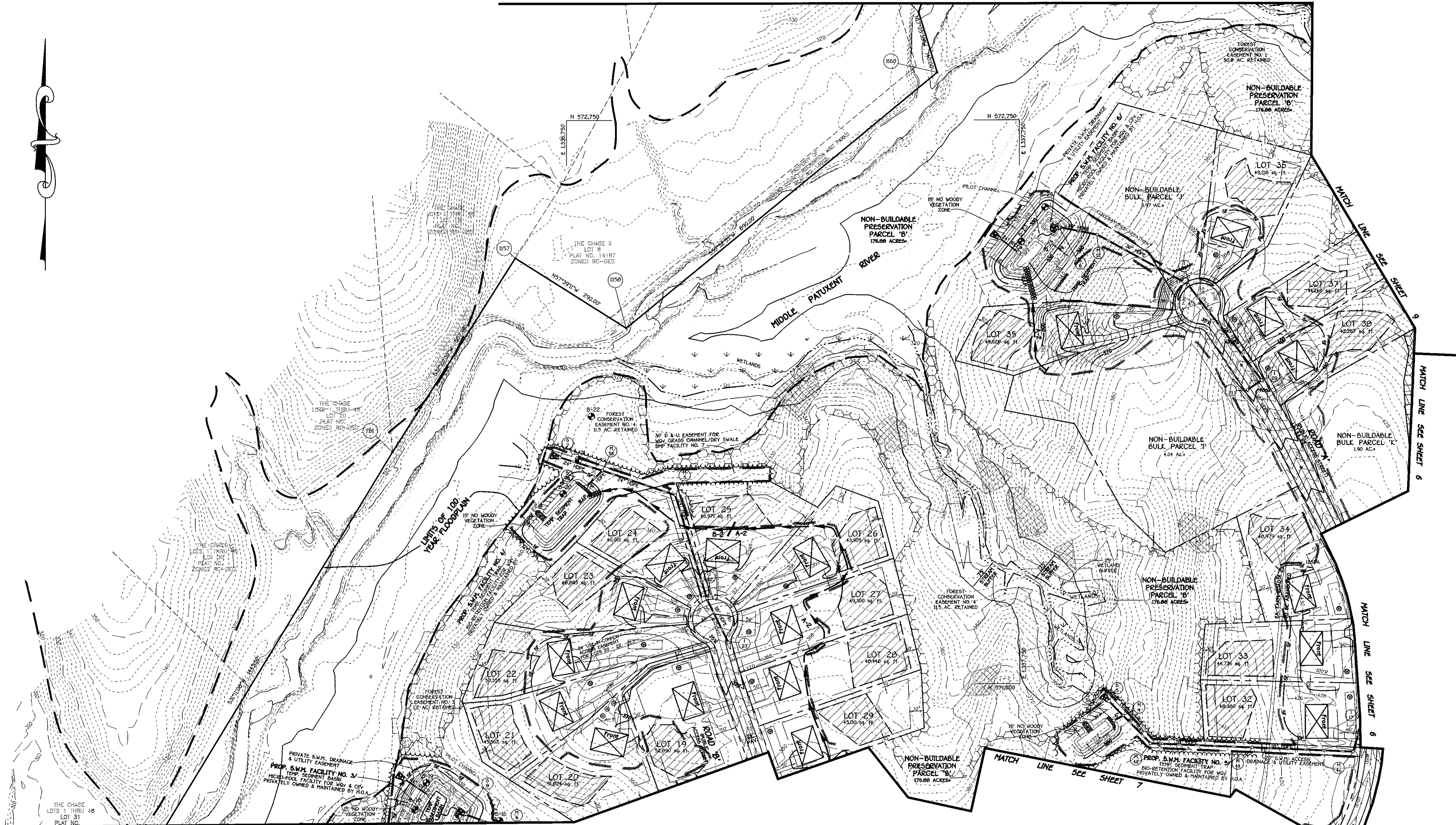
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 8122 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21117
 410 461-2295

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
[Signature]
 PLANNING DIRECTOR DATE **12/10/02**

OWNER
 CARTER, CARROLL, ZIEGLER ET AL.
 C/O NATALIE ZIEGLER
 11352 HOMWOOD ROAD
 ELLICOTT CITY, MARYLAND 21042

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





MATCH LINE SEE SHEET 7

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Ziegler / 12/10/02
PLANNING DIRECTOR / DATE
JA

SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
BENEDICT FARM
BUILDABLE LOTS 1 - 39, BUILDABLE PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
NON-BUILDABLE BULK PARCELS 'E' THRU 'L'
ZONING: RC-DEO

TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 29
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: DECEMBER 10, 2002
SHEET 8 OF 13

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10721 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4100 462 - 2899



OWNER
CARTER, CARROLL, ZIEGLER ET AL.
C/O NATALIE ZIEGLER
11352 HORNWOOD ROAD
ELICOTT CITY, MARYLAND 21042

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.
[Signature] / 12/10/02
COUNTY HEALTH OFFICER / DATE

MATCH LINE THIS SHEET

HOUSE ELEVATIONS					
LOT NUMBER	BASEMENT ELEVATIONS	FIRST FLOOR ELEVATIONS	LOT NUMBER	BASEMENT ELEVATIONS	FIRST FLOOR ELEVATIONS
1	419.30	428.30	49	449.00	458.00
2	411.00	420.00	50	437.00	446.00
3	403.00	412.00	51	430.00	439.00
4	397.00	406.00	52	435.00	444.00
5	389.00	398.00	53	435.00	444.00
6	379.00	388.00	54	395.00	404.00
7	415.00	424.00	55	427.00	436.00
8	399.00	408.00	56	399.00	408.00
9	389.00	398.00	57	393.00	402.00
10	377.00	386.00	58	415.00	424.00
11	377.00	386.00	59	407.00	416.00
12	373.00	382.00	60	405.00	414.00
13	351.00	360.00	61	409.00	418.00
14	343.00	352.00	62	427.00	436.00
15	337.00	346.00	PARCEL A	388.00	397.00
16	339.00	348.00	63	451.00	460.00
17	339.00	348.00	64	452.00	461.00
18	367.00	376.00	65	445.00	454.00
19	369.00	378.00	66	439.00	448.00
20	363.00	372.00	67	439.00	448.00
21	357.00	366.00	68	460.00	471.00
22	354.00	363.00	69	460.00	471.00
23	353.00	362.00	70	388.00	397.00
24	352.00	363.00	71	373.00	382.00
25	343.00	352.00	72	373.00	382.00
26	353.00	362.00	73	379.00	388.00
27	361.00	370.00	74	369.00	378.00
28	368.00	377.00	75	367.00	376.00
29	373.00	382.00	76	359.00	368.00
30	379.00	388.00	77	359.00	368.00
31	403.00	412.00	78	355.00	364.00
32	421.00	430.00	79	340.00	349.00
33	425.00	434.00			
34	424.00	433.00			
35	353.00	362.00			
36	371.00	380.00			
37	391.00	400.00			
38	401.00	410.00			
39	425.00	434.00			
40	431.00	440.00			
41	431.00	440.00			
42	420.00	429.00			
43	420.00	429.00			
44	447.00	456.00			
45	455.00	464.00			
46	461.00	470.00			
47	453.00	462.00			
48	445.00	454.00			



MATCH LINE SEE SHEET 8

MATCH LINE THIS SHEET

MATCH LINE SEE SHEET 6

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 1/3/03
COUNTY HEALTH OFFICER (RD) DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 1/28/03
PLANNING DIRECTOR JR DATE



SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
BENEDICT FARM
BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
NON-BUILDABLE BULK PARCELS 'E' THRU 'L'

ZONING: RC-DEP
TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 28
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
DATE: DECEMBER 10, 2002
SHEET 9 OF 13

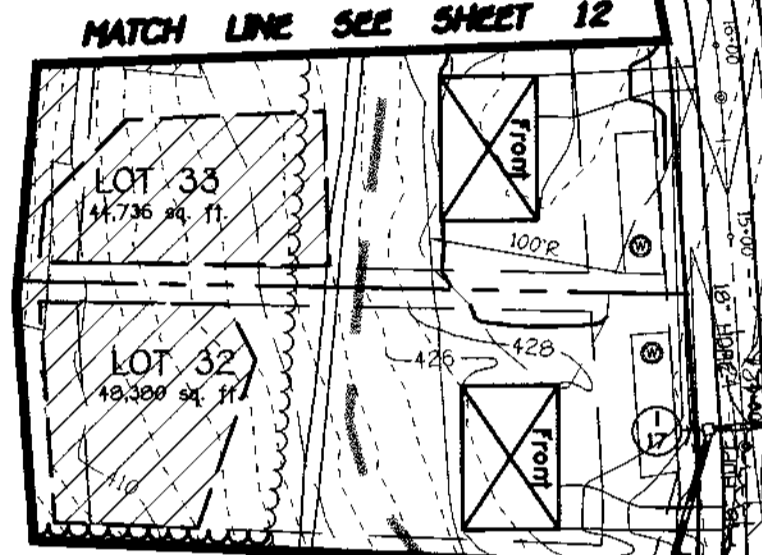
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-481-2899

OWNER
CARTER, CARROLL, ZIEGLER ET AL.
C/O NATALIE ZIEGLER
11352 HOMEWOOD ROAD
ELLICOTT CITY, MARYLAND 21042

DEVELOPER
TOLL BROTHERS, INC.
ATTN: MR. SCOTT HARE
7184 COLUMBIA GATEWAY DR., SUITE 230
COLUMBIA, MARYLAND 21046

FCP LEGEND

- - - - - EXISTING CONTOURS
- — — — — LIMITS OF DISTURBANCE
- ~~~~~ FOREST TO BE RETAINED
- ▨ LIMITS OF FOREST CONSERVATION EASEMENT
- x-x-x- TEMPORARY PROTECTIVE FENCING
- ▲ PERMANENT PROTECTIVE SIGNAGE



FOREST CONSERVATION EASEMENT #5
0.3 ACRES TO BE RETAINED (NTA)

FOREST CONSERVATION EASEMENT #6
0.6 ACRES TO BE RETAINED (NTA)

FOREST CONSERVATION EASEMENT #1
50.6 ACRES TO BE RETAINED (NTA)

PRELIMINARY FOREST CONSERVATION PLAN
BENEDICT FARM
 BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
 NON-BUILDABLE BULK PARCELS 'E' THRU 'L'

TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 29
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
 DATE: DECEMBER 10, 2002
 SHEET 10 OF 13

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY

OWNER
 CARTER, CARROLL, ZIEGLER ET AL.
 C/O NATALIE ZIEGLER
 11352 HOMEROAD
 ELLICOTT CITY, MARYLAND 21042

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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 8100 461 - 2895

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACOE Wetland Delimitator
 Certification # WCP34006100418
 JOHN P. CANOLES



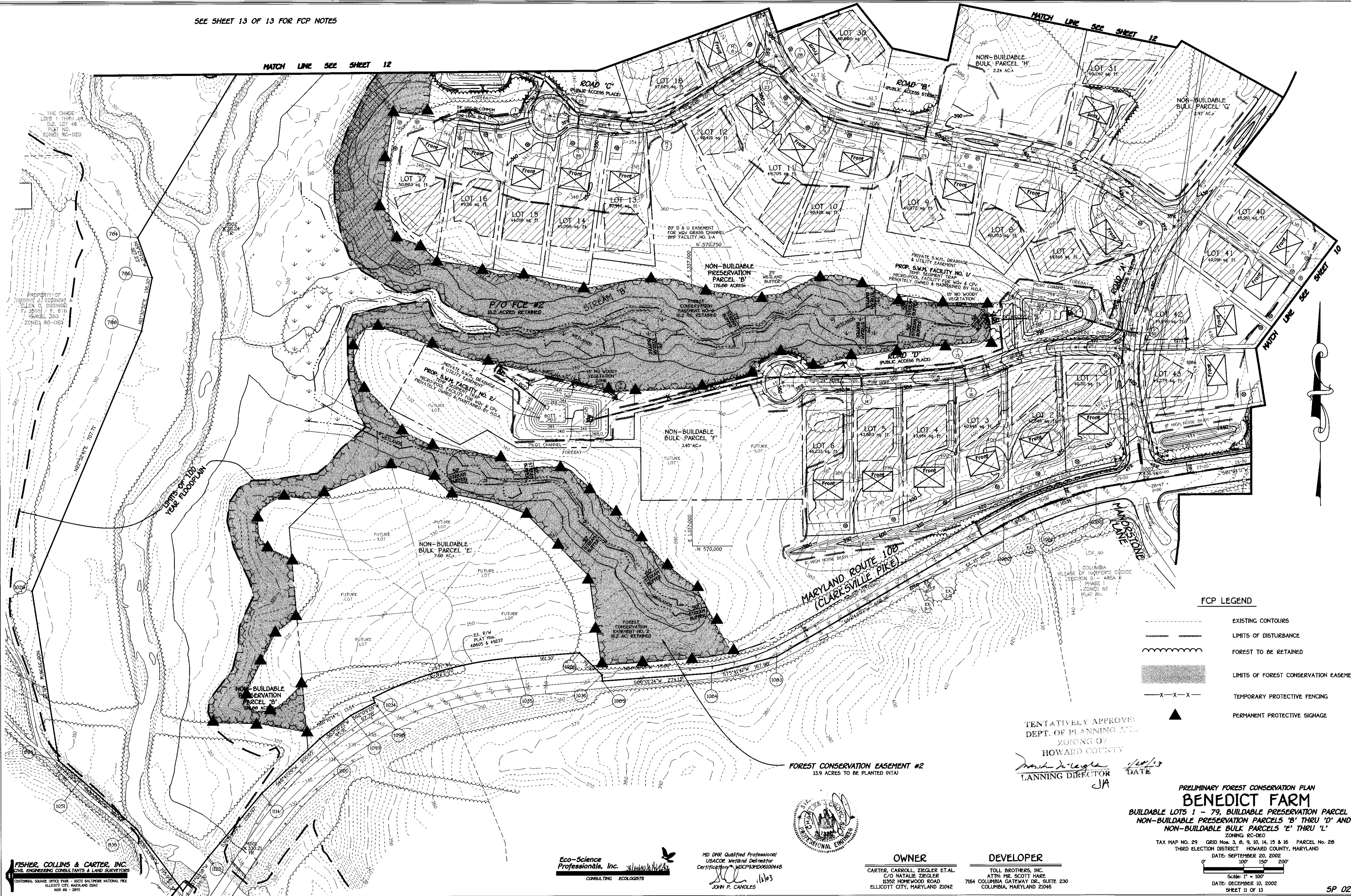
SEE SHEET 13 OF 13 FOR FCP NOTES

SEE SHEET 13 OF 13 FOR FCP NOTES

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 10



FCP LEGEND

	EXISTING CONTOURS
	LIMITS OF DISTURBANCE
	FOREST TO BE RETAINED
	LIMITS OF FOREST CONSERVATION EASEMENT
	TEMPORARY PROTECTIVE FENCING
	PERMANENT PROTECTIVE SIGNAGE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
David Deagle /12/13
 PLANNING DIRECTOR DATE
 JA

PRELIMINARY FOREST CONSERVATION PLAN
BENEDICT FARM
 BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
 NON-BUILDABLE BULK PARCELS 'E' THRU 'L'
 ZONING RC-DEO
 TAX MAP NO. 29 GRID Nos. 3, 6, 9, 10, 14, 15 & 16 PARCEL No. 28
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: SEPTEMBER 20, 2002
 Scale: 1" = 100'
 DATE: DECEMBER 10, 2002
 SHEET 11 OF 13

FOREST CONSERVATION EASEMENT #2
 13.9 ACRES TO BE PLANTED (NT)



MD DNR Qualified Professional
 USACE Wetland Delimitator
 Certification: MDCP94006000448
 16103
 JOHN R. CANOLES

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

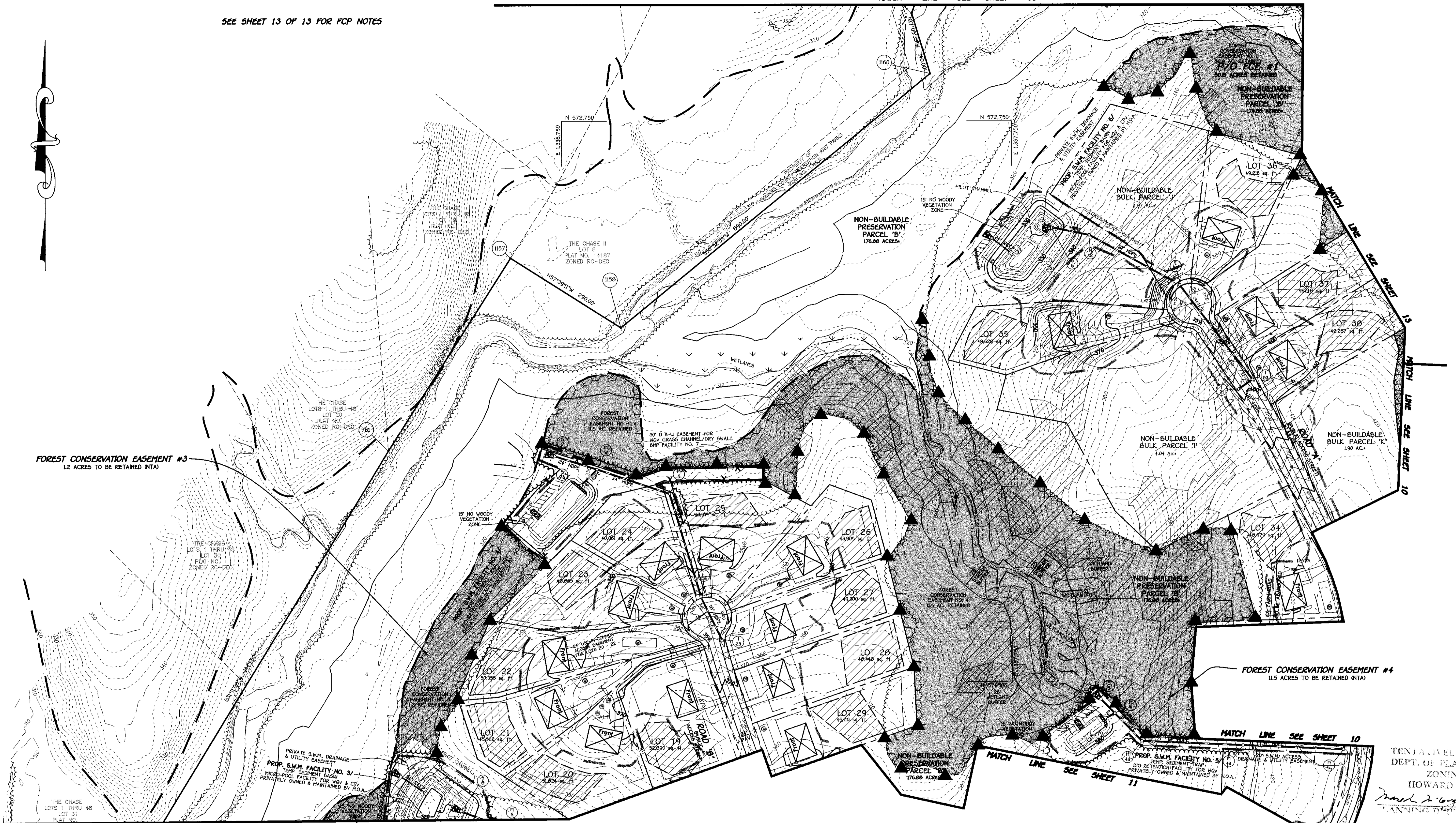
OWNER
 CARTER, CARROLL, ZIEGLER ET AL.
 C/O NATALIE ZIEGLER
 11352 HOMWOOD ROAD
 ELLICOTT CITY, MARYLAND 21042

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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410 461-2995

SEE SHEET 13 OF 13 FOR FCP NOTES

MATCH LINE SEE SHEET 13



FOREST CONSERVATION EASEMENT #3
1.2 ACRES TO BE RETAINED (NTA)

FOREST CONSERVATION EASEMENT #4
11.5 ACRES TO BE RETAINED (NTA)

PRIVATE S.W.M. DRAINAGE & UTILITY EASEMENT
PROP. S.W.M. FACILITY NO. 3/
TEMP. SEDIMENT BASIN
BIO-RETENTION FACILITY FOR WQV & CPV
PRIVATELY OWNED & MAINTAINED BY H.O.A.

PROP. S.W.M. FACILITY NO. 5/
TEMP. SEDIMENT TRAP
BIO-RETENTION FACILITY FOR WQV
PRIVATELY OWNED & MAINTAINED BY H.O.A.

P/O FCE #2
16.2 ACRES RETAINED

FCP LEGEND

- EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- FOREST TO BE RETAINED
- LIMITS OF FOREST CONSERVATION EASEMENT
- x-x-x- TEMPORARY PROTECTIVE FENCING
- ▲ PERMANENT PROTECTIVE SIGNAGE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

March 2, 2002
PLANNING DIRECTOR DATE
JK

PRELIMINARY FOREST CONSERVATION PLAN
BENEDICT FARM
BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
NON-BUILDABLE BULK PARCELS 'E' THRU 'L'

TAX MAP NO. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 28
ZONING: RC-DEO
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: DECEMBER 20, 2002
SHEET 12 OF 13

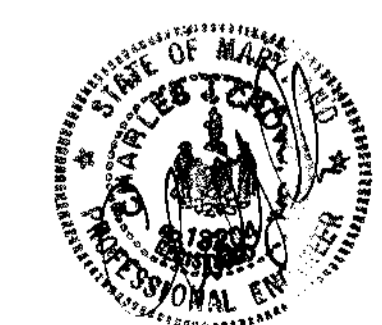
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CORNERMAN SQUARE OFFICE PARK 18722 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410 481-2899

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOG Wetland Designer
Certification # W07P93M200200448
John P. Canoles
11/10/03
JOHN P. CANOLES

OWNER
CARTER, CARROLL, ZIEGLER ET AL.
C/O NATALIE ZIEGLER
11922 HOMWOOD ROAD
ELICOTT CITY, MARYLAND 21042

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



FOREST CONSERVATION WORKSHEET

Project: Benedict Farm
Date: 11/15/02

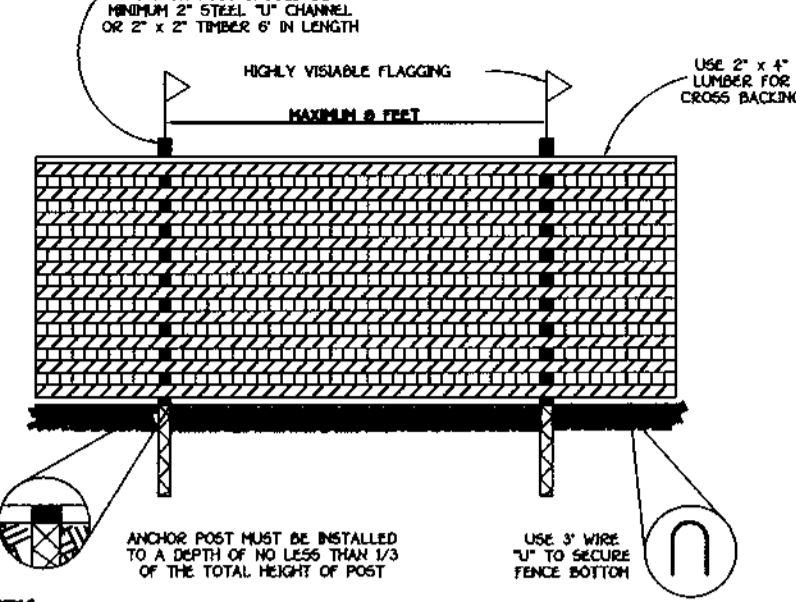
BASIC SITE DATA		Acres
Gross Site Acreage		306.8
Area within 100 Year Floodplain		57.1
Other Deductions to Gross Area		
Net Tract Area		249.7
Forest Conservation Threshold	(percentage)	.25 62.4
Afforestation Threshold	(percentage)	.2 49.9
Existing Forest on NTA		140.7
Break-Even Point		78.1
Forest to be Cleared or Retained Outside FCE		62.4
Forest to be Retained in FCE		78.3
AFFORESTATION CALCULATIONS		
No Forest Clearing		
Forest Clearing		
REFORESTATION CALCULATIONS		
Clearing Above Threshold		-0.3
Clearing Below Threshold		

FCP 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.
- FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- 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 CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS 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.
- PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 78.3 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT.

MATCH LINE THIS SHEET

BLAZE ORANGE PLASTIC MESH



- NOTES:**
- FOREST PROTECTION DEVICE ONLY.
 - SETBACK AREA SHALL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RESTORATION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - SOOT DAMAGE SHOULD BE MONITORED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992.

TREES FOR YOUR FUTURE

1" MINIMUM

FLOODPLAIN NOTE:

PORTIONS OF THE SITE OCCURRING WITHIN THE 100 YEAR FLOODPLAIN ARE NOT INCLUDED AS PART OF THE NET TRACT AREA OF THE SITE. AREAS OF FLOODPLAIN FOREST OCCURRING WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT WILL BE PROTECTED BY THE EASEMENT RESTRICTIONS BUT HAVE NOT BEEN CREDITED TOWARD THE PROJECTS FCA OBLIGATIONS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 12/03

SITE DATA		ACRES
GROSS AREA:		306.8
100 YEAR FLOODPLAIN:		57.1
NET TRACT AREA (NTA):		249.7
EXISTING FOREST (NTA):		140.7
AFFORESTATION THRESHOLD:		49.9
CONSERVATION THRESHOLD:		62.4
BREAK-EVEN POINT:		78.1
FOREST TO BE RETAINED IN FCE (NTA):		78.3

FCP LEGEND

- EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- FOREST TO BE RETAINED
- LIMITS OF FOREST CONSERVATION EASEMENT
- X-X-X- TEMPORARY PROTECTIVE FENCING
- ▲ PERMANENT PROTECTIVE SIGNAGE

FISHER, COLLINS & CARTER, INC.
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CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
410.461.2995



MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # WCP93MD00600448
JOHN P. CANOLES 11/2003

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DEVELOPER
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**PRELIMINARY FOREST CONSERVATION PLAN
BENEDICT FARM**
BUILDABLE LOTS 1 - 79, BUILDABLE PRESERVATION PARCEL 'A';
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D' AND
NON-BUILDABLE BULK PARCELS 'E' THRU 'L'

TAX MAP No. 29 GRID Nos. 3, 8, 9, 10, 14, 15 & 16 PARCEL No. 28
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
DATE: DECEMBER 10, 2002
SHEET 13 OF 13