

COORDINATES

Table with 3 columns: NORTH, EAST, and coordinate values for points 1 through 28.

CENTERLINE CURVE DATA

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curve data for C-1 through C-15.

OWNER

BERWIN JOINT VENTURE
c/o WINCHESTER HOMES, INC.
818 WEST DIAMOND AVE., SUITE 300
GAITHERSBURG, MARYLAND 20878
(301)670-1010

DEVELOPER

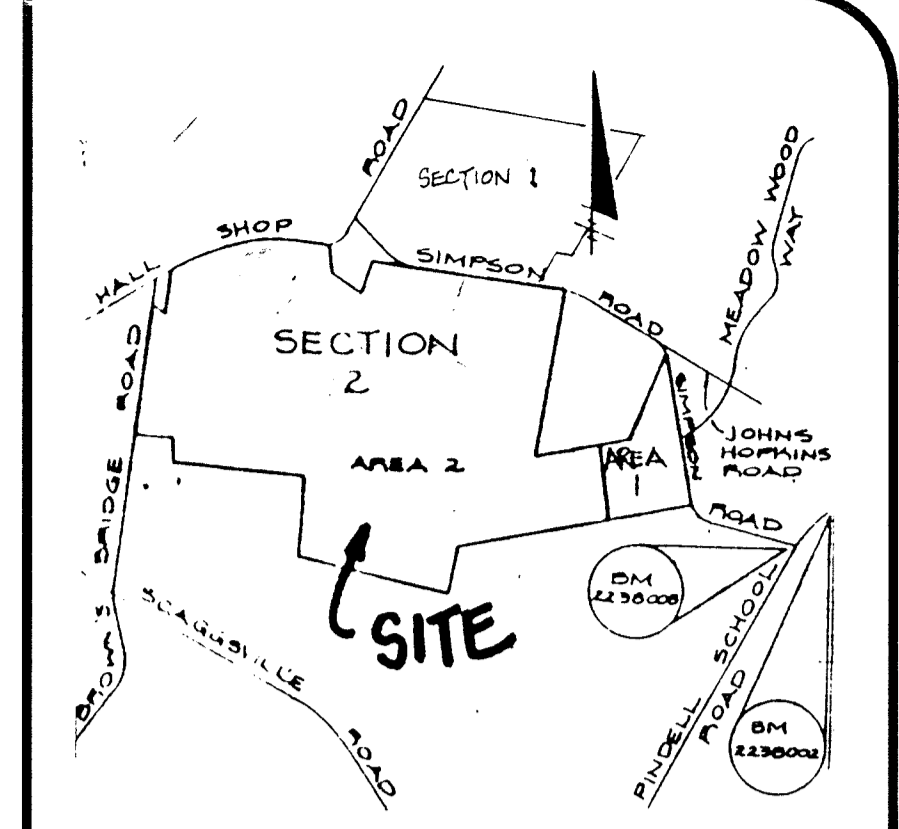
WINCHESTER HOMES, INC.
818 WEST DIAMOND AVE., SUITE 300
GAITHERSBURG, MARYLAND 20878
(301)670-1010

ENGINEER

MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 NORTH RIDGE ROAD, SUITE 235
ELLCOTT CITY, MARYLAND, 21043
(410)461-0078

MINIMUM LOT SIZING TABULATION

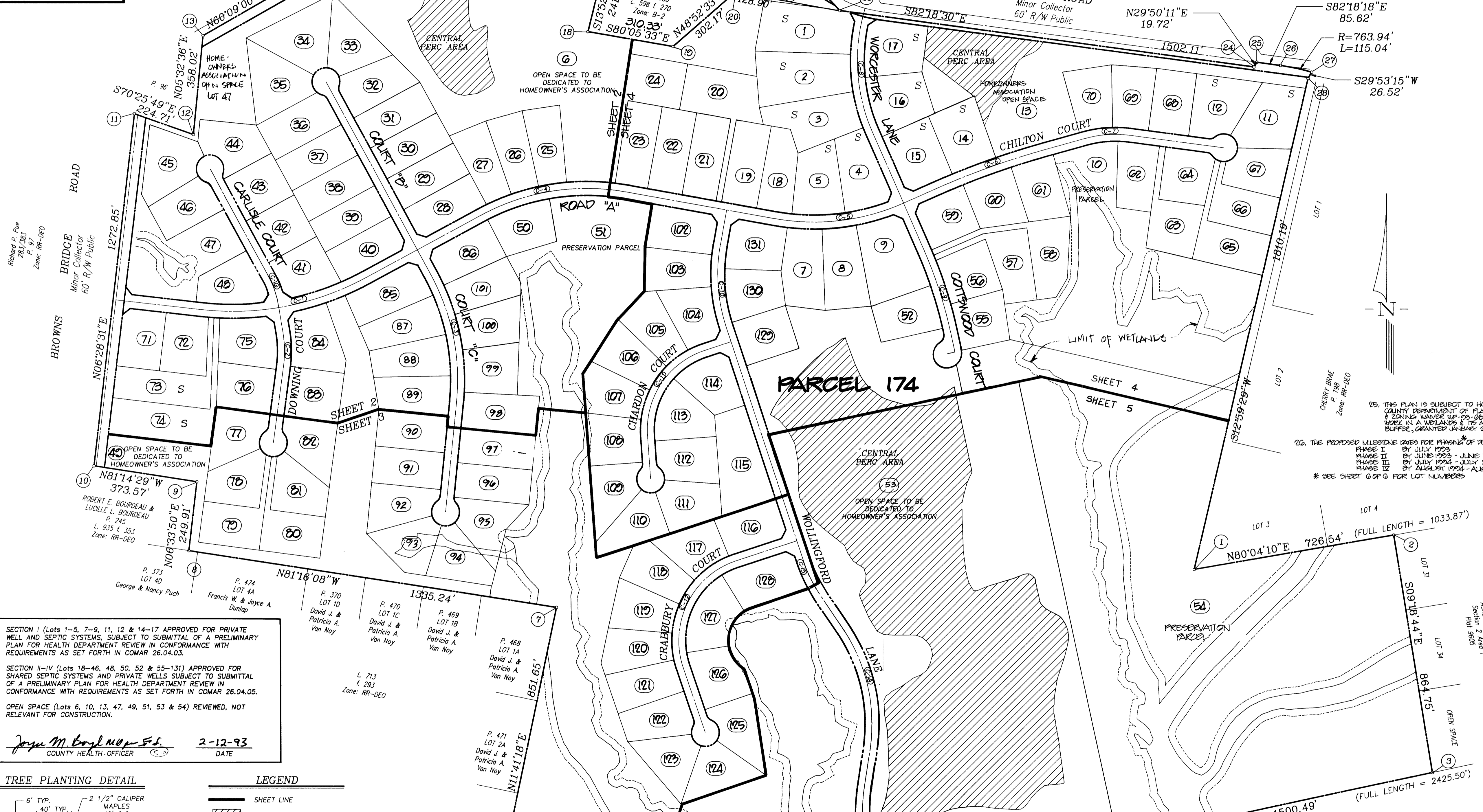
Table with 6 columns: LOT #, GROSS AREA (sq. ft.), PIPESTEM AREA (sq. ft.), REMAINING AREA (sq. ft.), 100 YR FLOODPLAIN (sq. ft.), 25% SLOPES (sq. ft.), MINIMUM LOT SIZE (sq. ft.). Lists data for lots 20 through 74.



VICINITY MAP
Scale: 1" = 2000'

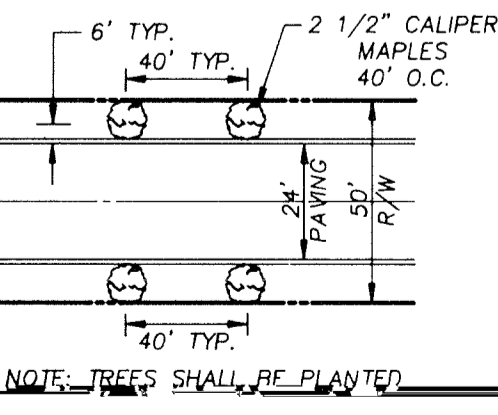
GENERAL NOTES

- 1. The project is in conformance with the latest Howard County standards unless otherwise noted.
2. Existing Zoning: R-R per 18/92 comprehensive zoning plan.
3. Density Tabulation: Total lot area = 982.95 Ac. Gross area = 265.51 Ac. Floodplain = 104.1 Ac.
4. Area Tabulation: Gross area of Section 2/Area 2 = 265.51 Ac. Net area of tract = 254.99 Ac.
5. Open Space: Required Open Space = 66.99 Ac.
6. Wetland: No. of proposed lots = 131. No. of suitable lots = 121.
7. Deed Reference: Tax Map 41 Part of Parcel 177 Part of Parcel 131.
8. Property shown herein is tied into Maryland State Plan Grid System.
9. Public water and sewer systems are not available.
10. This area designs a private sewage treatment of 10000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal.
11. For fire or pipestem lots, refuse collection, snow removal and road maintenance is to be provided at the junction of the fire or pipestem and the road right of way and not into the fire or pipestem driveway.
12. Wetland information prepared by Environmental Systems Analysis, Inc., 308 Melvin Avenue, Annapolis, Maryland, 21401, October 1990.
13. Floodplain information prepared by Mildenberg, Mochi & Associates, Inc., 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043, November 1992.
14. Vegetation Analysis prepared by Landscape Development Planning & Environmental Studies, 2601 Rosa Road, Suite 208, Annapolis, Maryland dated January 1989.
15. Field map prepared by Development Consultants Group, 17041 Georgia Avenue # 602, Chevy Chase, Maryland 20832.
16. Boundary information taken from the boundary survey of the "Master Hunt Partnership Property" prepared by D-Development Consultants Group, Inc., 17041 Georgia Avenue # 602, Chevy Chase, Maryland 20832, in February 1989.
17. This plan is subject to the Traffic Study prepared by Lee Cunningham & Associates, Inc., 9801 Broken Land Parkway, Suite 500, Columbia, Maryland 21046 dated December 1992.
18. No steep slopes (15% and greater) found within the limits of this submission.
19. An eligible sending parcel which provides the necessary development rights will be approved prior to approval of the final subdivision plan for the 131 lots.
20. A final plan and permanent conservation easement for the sending parcel(s) and final plans for the receiving parcel(s) will be recorded at the same time.
21. Since the receiving parcel is to be recorded in sections, the initial final plan will include bulk parcels for future sections, to establish the exact number of lots to be created.
22. See sheet 6 of 6 for Phasing Plan.
23. Stormwater management ponds proposed under this plan will be extended detention.
24. Parcels 1 and 2 for the individual septic fields proposed in Phase A are shown on sheet 4 of 6 and are designated as follows:
- Filled 1988
- Filled 1988
- Filled Wet Season 1991
- Filled Wet Season 1991
- Filled - Marginal Wet Season 1991



SECTION I (Lots 1-5, 7-9, 11, 12 & 14-17 APPROVED FOR PRIVATE WELL AND SEPTIC SYSTEMS, SUBJECT TO SUBMITTAL OF A PRELIMINARY PLAN FOR HEALTH DEPARTMENT REVIEW IN CONFORMANCE WITH REQUIREMENTS AS SET FORTH IN COMAR 26.04.03.
SECTION II-IV (Lots 18-46, 48, 50, 52 & 55-131) APPROVED FOR SHARED SEPTIC SYSTEMS AND PRIVATE WELLS SUBJECT TO SUBMITTAL OF A PRELIMINARY PLAN FOR HEALTH DEPARTMENT REVIEW IN CONFORMANCE WITH REQUIREMENTS AS SET FORTH IN COMAR 26.04.05.
OPEN SPACE (Lots 6, 10, 13, 47, 49, 51, 53 & 54) REVIEWED, NOT RELEVANT FOR CONSTRUCTION.
Date: 2-12-93

TREE PLANTING DETAIL



LEGEND

- SHEET LINE
PROPOSED SEPTIC AREA
APPROXIMATE LOCATION OF DWELLING
APPROXIMATE LOCATION OF WELL
25' WETLANDS BUFFER
LIMIT OF WETLANDS AS FLAGGED BY E.S.A. 10/92

Project information table with columns: project, date, illustration, scale, approval, R/M.

REVIEWED PER DEP COMMENTS 10/20/92
REVIEWED PER DEP COMMENTS 11/14/92
REVIEWED PER DEP COMMENTS 12/29/92
REVIEWED PER DEP COMMENTS 1/16/93

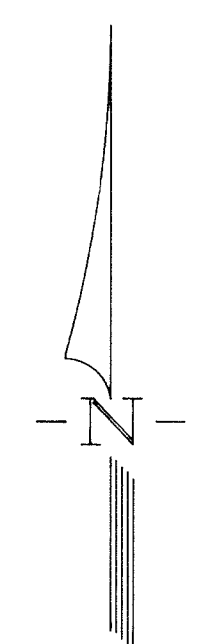
Formerly Ashleigh Greene, Sect. 2, Area 2
ASHLEIGH KNOLLS
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, MOCHI & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
1855/857
Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(410) 461-0078 Fax: (410) 750-6340

PRELIMINARY EQUIVALENT SKETCH PLAN
ASHLEIGH KNOLLS

PRELIMINARY EQUIVALENT SKETCH PLAN
ASHLEIGH KNOLLS

E 815750
N 489250



E 815750
N 487750



E 818250
N 489250

PERC TABULATION

Old Lot Number	New Lot Number	Avg. Perc Time in Min. Per Sec. Inch	Pipe to enter sewer disposal area at its highest elevation with reference to existing grade at the time of Perc testing	Perc Application Number
25	73			A-41342
26	74			A-41342

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Joseph M. Boyd, M.P.H., F.S.E. 2-12-93
COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Marsha J. Langley 2/11/93
Acting PLANNING DIRECTOR DATE



PRELIMINARY EQUIVALENT SKETCH PLAN
ASHLEIGH KNOLLS
(Formerly Ashleigh Greene, Sect. 2, Area 2)
Lots 1 - 131
Current Zoning: R-R
5th Election District Howard County, Maryland
Tax Map 41 P/O Parcels 137 & 174
Scale: 1" = 100' December 5, 1992
DPZ File No: S-88-80
P-88-25
S-93-04

project	89027.03	date	DEC. 1992
illustration	TUP	engineering	TUP
scale	1" = 100'	approval	RMM

no.	3	2/24/93	date	2/24/93
description	REV'D PER DPZ COMMENTS	description	REV'D PER DPZ COMMENTS	description
revisions	2	2/15/93	revisions	2/15/93
	1	1/14/93		1/14/93
	0	12/16/92		12/16/92

Formerly Ashleigh Greene, Sect. 2, Area 2
ASHLEIGH KNOLLS
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, MOCH & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 North Ridge Road, Suite 235, Ellicott City, Maryland, 21043-3350
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340



* NOTE: THE AREA IN LOTS 23, 24 & 25 CALLED OUT AS POTENTIAL WATERS OF THE UNITED STATES IS CURRENTLY UNDER REVIEW BY THE U.S. ARMY CORPS OF ENGINEERS, PENDING THE OUT COME OF THE JURISDICTIONAL DETERMINATION ALL REQUIRED WAIVERS & PERMITS WILL BE APPLIED FOR BY THE DEVELOPER.

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Jaya M. Boyd *per S.S.*
COUNTY HEALTH OFFICER (C) DATE 2-12-93

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
Manish J. D. Singh 2/11/93
PLANNING COMMISSIONER DATE



PRELIMINARY EQUIVALENT SKETCH PLAN
ASHLEIGH KNOLLS
(Formerly Ashleigh Greene, Sect. 2, Area 2)
Lots 1 - 131
Current Zoning: R-R
5th Election District Howard County, Maryland
Tax Map 41 P/O Parcels 137, 139 & 174
Scale: 1" = 100' October 10, 1992
DPZ File No: S-88-80
P-89-025
S-93-04

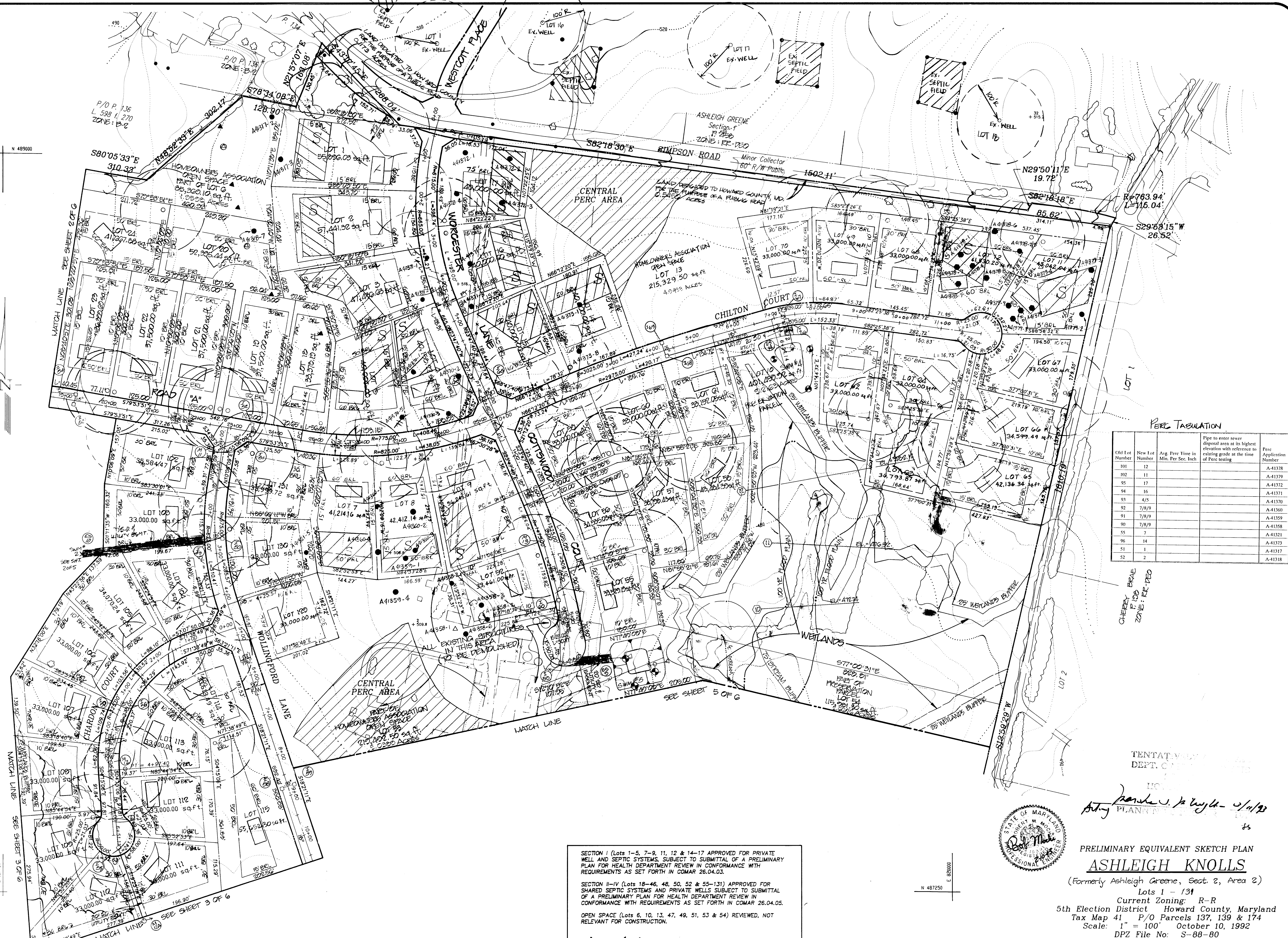
project	89027.03	date	OCT '92
illustration	TJP	engineering	TJP
scale	1" = 100'	approval	RAM

02/02/93	1/14/93	12/16/92	10/19/92
4	4	4	0
REVISED PER DPZ COMMENTS	REVISED PER DPZ COMMENTS	REVISED PER DPZ COMMENTS	SUBMITTED TO DPZ
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
REVISIONS	REVISIONS	REVISIONS	REVISIONS

Formerly Ashleigh Greene, Sect. 2, Area 2
ASHLEIGH KNOLLS
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, MOCH & ASSOCIATES, INC.
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3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(410) 461-0078 D.C. Metro: (301) 621-5788 Fax: (410) 730-6340

3 OF 6



PERC TABULATION

Old Lot Number	New Lot Number	Avg. Perc. Time in Min. Per Sec. Inch	Perc. Application Number
101	12		A-41378
102	11		A-41379
95	17		A-41372
94	16		A-41371
93	4/5		A-41370
92	7/8/9		A-41360
91	7/8/9		A-41359
90	7/8/9		A-41358
55	7		A-41321
96	14		A-41373
51	1		A-41317
52	2		A-41318

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Joseph M. Badgley, ES 2-12-93
COUNTY HEALTH OFFICER (C) DATE



TENTATIVE
DEPT. OF HEALTH
PLANNING

Robert M. Mochi 2/12/93

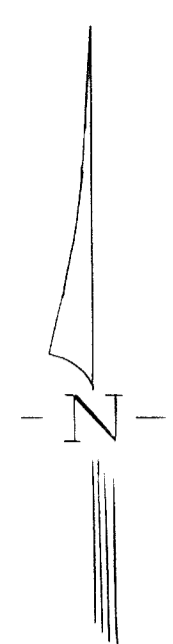
PRELIMINARY EQUIVALENT SKETCH PLAN
ASHLEIGH KNOLLS
(Formerly Ashleigh Greene, Sect. 2, Area 2)
Lots 1 - 131
Current Zoning: R-R
District: Howard County, Maryland
Tax Map: 41 P/O Parcels 137, 139 & 174
Scale: 1" = 100' October 10, 1992
DPZ File No: S-88-80
P-89-025
S-93-04

project	date	description
89027.03	OCT. '92	engineering
91049	1/14/93	TIP
91493	12/16/92	TIP
91493	10/19/92	score
91493	10/19/92	approval
91493	10/19/92	RAM

no.	description	date
4	REVISION PER DPZ COMMENTS	1/14/93
3	REVISION PER DPZ COMMENTS	1/14/93
2	REVISION PER DPZ COMMENTS	12/16/92
1	REVISION PER DPZ COMMENTS	10/19/92
0	SUBMITTED TO DPZ	10/19/92

Formerly Ashleigh Greene, Sect. 2, Area 2
ASHLEIGH KNOLLS
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, MOCHI & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(410) 461-0078 Fax: (410) 750-6340



N 487250
E 818250

N 485500
E 818250

MATCH LINE - SHEET 4 OF 6

MATCH LINE - SHEET 4 OF 6

MATCH LINE - SHEET 3 OF 6

MATCH LINE - SHEET 3 OF 6

MATCH LINE - SHEET 3 OF 6

MATCH LINE - SHEET 3 OF 6

WOLLINGFORD LANE
MATCH LINE SHEET 3 OF 6
MATCH LINE SHEET 4 OF 6

PART OF HOMEOWNERS ASSOCIATION OPEN SPACE
LOT 53
1,479,550.05 sq.ft.
33.2250 ACRES

PART OF PRESERVATION PARCEL
LOT 54
1,454,444.77 sq.ft.
33.2805 ACRES

PART OF PRESERVATION PARCEL
LOT 51
624,988.86 sq.ft.
14.3478 ACRES

FLORENCE J. BOARMAN
P. 62
190/306
ZONE: RR-020

MAPLE LAWN FARMS, INC.
L. 1855 P. 657
P. 59
ZONE: RR-120

CENTRAL PERC AREA
+ 453.0

CHERRY BRAE
FLYBO
ZONE: RR-120

ASHLEIGH GREENE
Section 2 Area 1
PLAT 9005

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

David J. M. Wright 2/12/93
PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN ASHLEIGH KNOLLS

(Formerly Ashleigh Greene, Sect. 2, Area 2)
Lots 1 - 131
Current Zoning: R-R
5th Election District Howard County, Maryland
Tax Map 41 P/O Parcels 137 & 174
Scale: 1" = 100' January 12, 1993
DPZ File No: S-88-80
P-88-25
S-93-04



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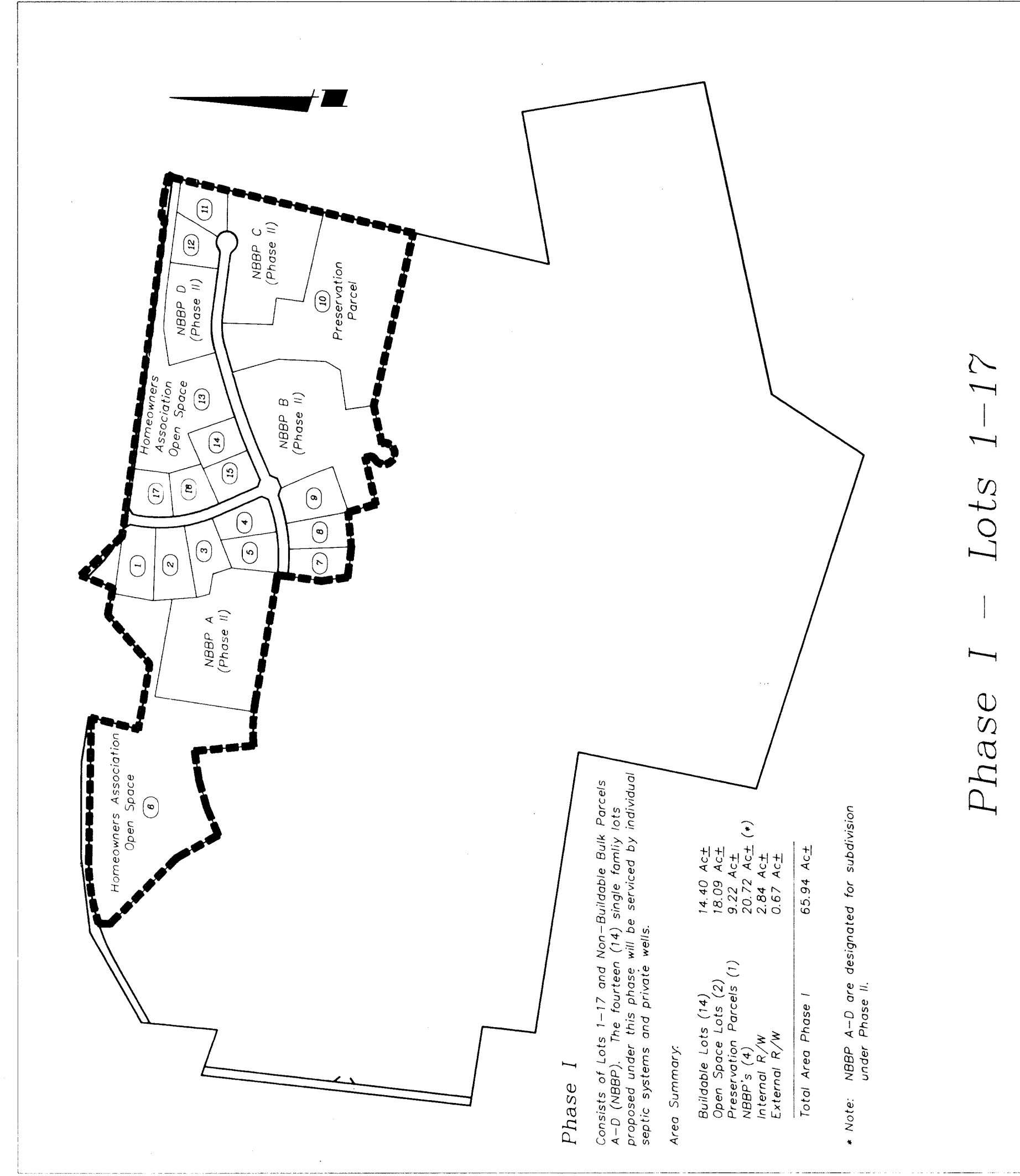
Joyce M. Boardman S.S. 2-12-93
COUNTY HEALTH OFFICER (62) DATE

Project	date
89027.03	JAN. 1993
Illustration	engineering
TJP	TJP
scale	1" = 100'
approval	RMM

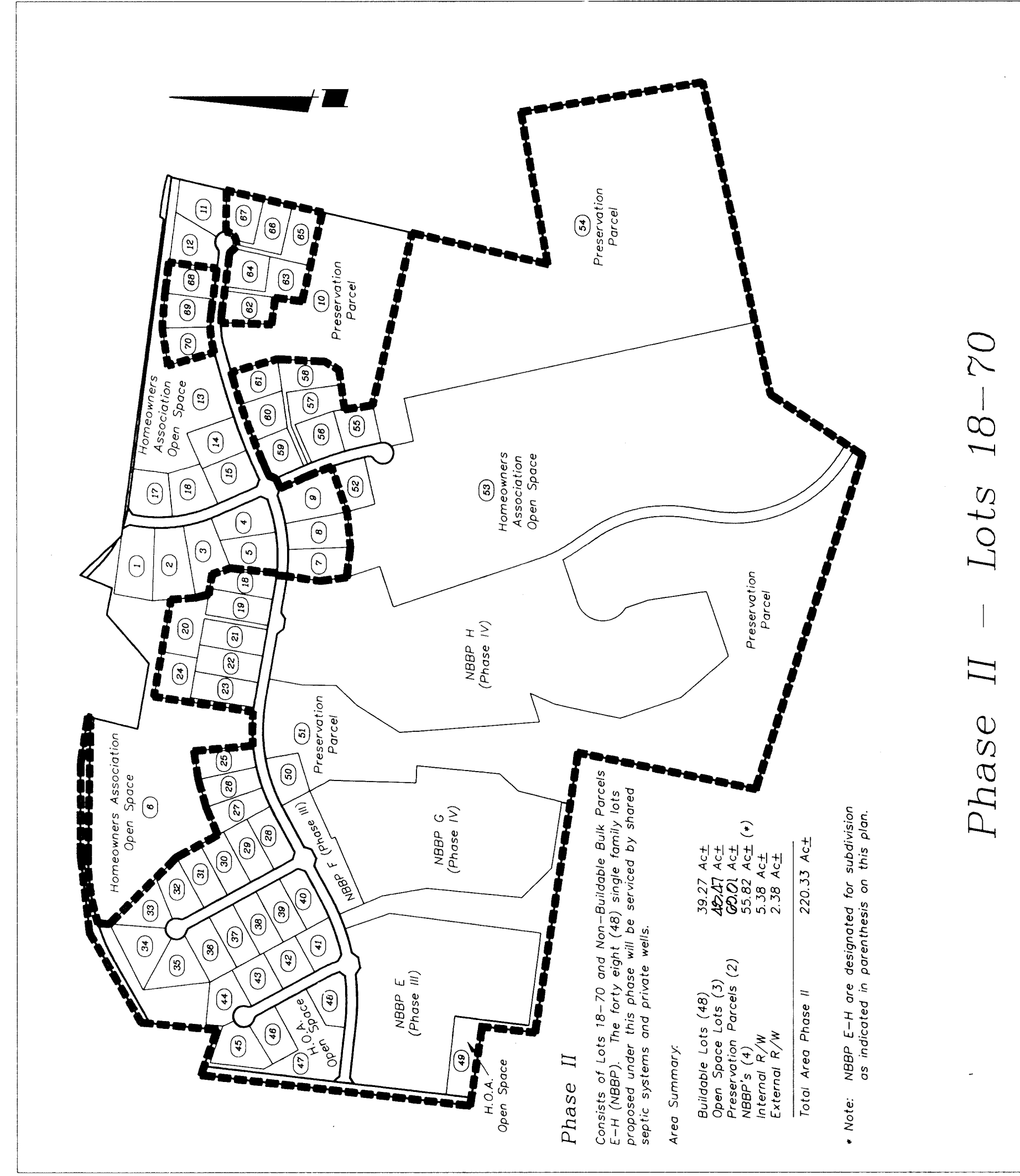
no.	description	revisions	date
4	REVISED PER DPZ COMMENTS		2/12/93
3	REVISED PER DPZ COMMENTS		2/10/93
2	REVISED PER DPZ COMMENTS		2/9/93
1	Revised per Howard County DPZ, DPW, HSCD & Health Dept. Comments		1/12/93

Formerly Ashleigh Greene, Sect. 2, Area 2
ASHLEIGH KNOLLS
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND
PRELIMINARY EQUIVALENT SKETCH PLAN

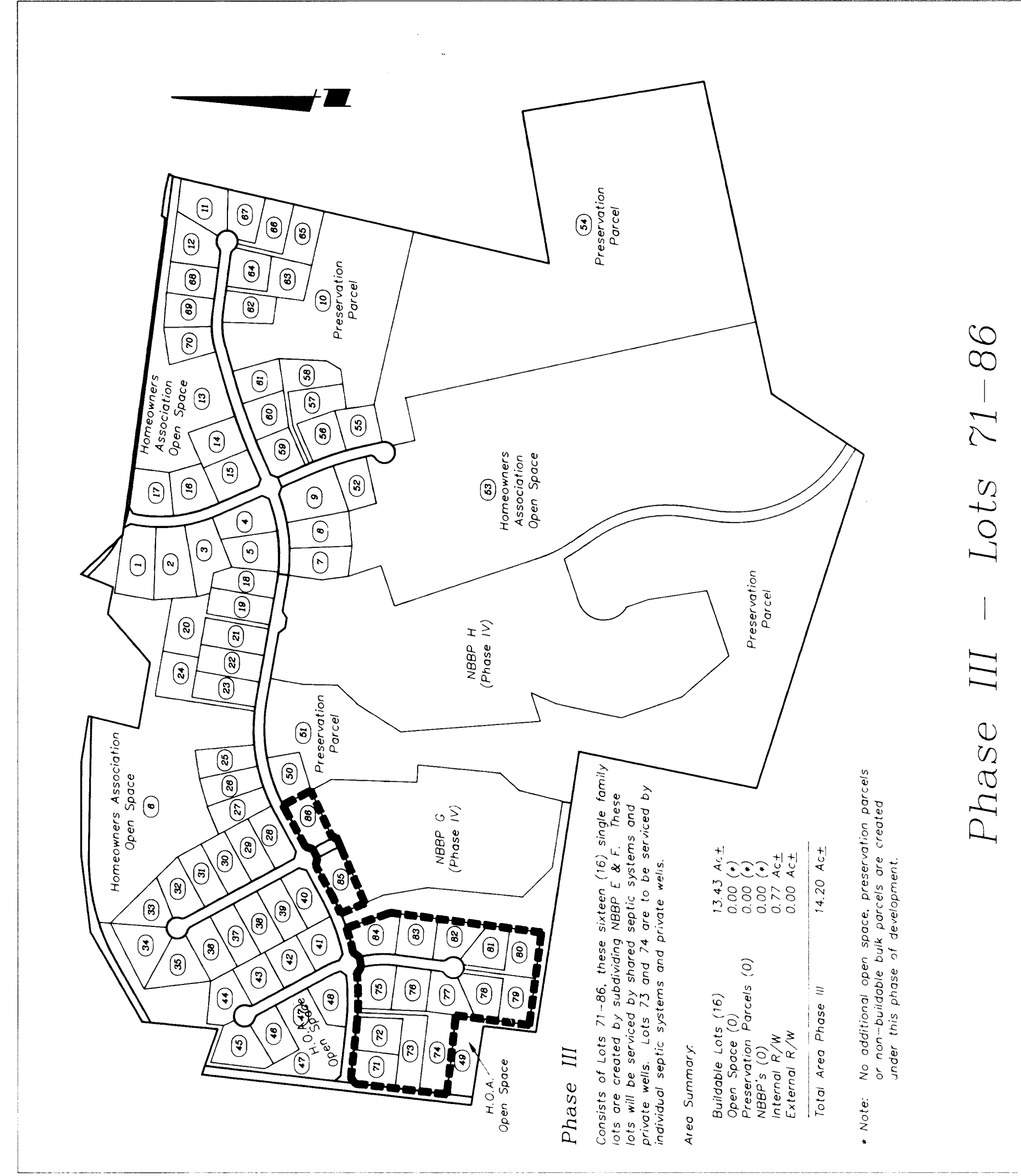
MILDENBERG MOCHI & ASSOCIATES, INC.
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3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
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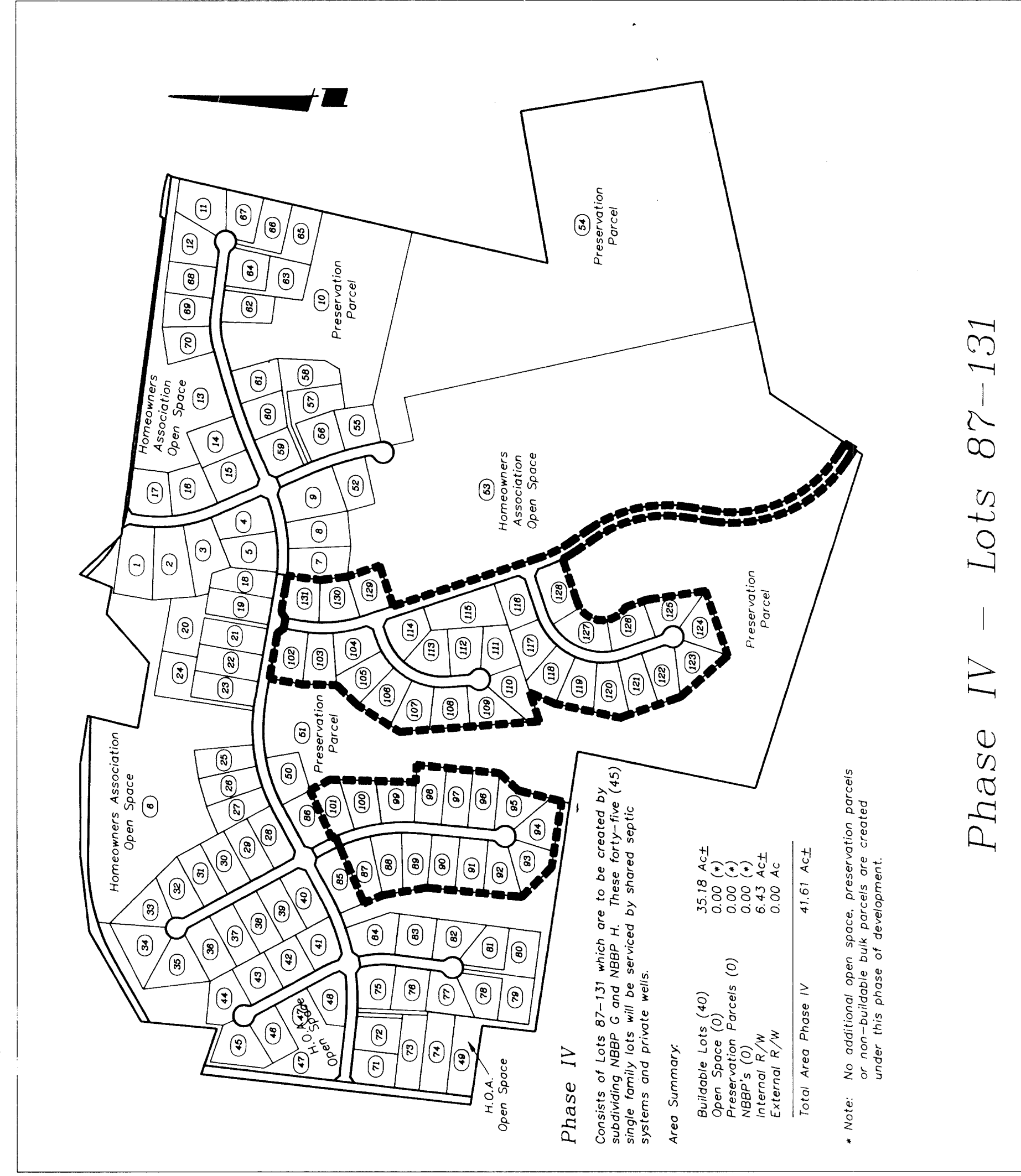
Phase I - Lots 1-17



Phase II - Lots 18-70



Phase III - Lots 71-86



Phase IV - Lots 87-131

Area Tabulation for Phasing Plan

Phase	Lot Area (Ac.)	Open Space Area (Ac.)	Preservation Parcel Area (Ac.)	NBBP Area (Ac.)	Internal R/W (Ac.)	External R/W (Ac.)	Total Area of Phase (Ac.)
I	14.40	18.09	9.22	20.72	2.84	0.67	65.94
II	39.27	45.47	22.01	55.82	5.38	2.38	220.33
III	13.43	0.00	0.00	0.00	0.77	0.00	14.20
IV	35.18	0.00	0.00	0.00	6.43	0.00	41.61
TOTALS	102.28	63.56	31.23	76.54	15.42	3.05	342.08
TOTAL AREA OF NBBD'S SUBDIVIDED IN PHASES II-IV							-76.54
TOTAL AREA OF SITE							265.54

- LESS AREA OF NBBD'S SUBDIVIDED IN PHASES II-IV

PHASING PLAN
 PRELIMINARY EQUIVALENT SKETCH PLAN
ASHLEIGH KNOLLS
 (Formerly Ashleigh Greene, Sect. 2, Area 2)
 Lots 1 - 131
 Current Zoning: R-R
 5th Election District Howard County, Maryland
 Tax Map 41 P/O Parcels 137 & 174
 Scale: 1" = 500' January 13, 1993
 DPZ File No: S-88-80
 P-88-25
 S-93-04

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 1/15/93

STATE OF MARYLAND
 DEPARTMENT OF PLANNING AND ZONING

SECTION I (Lots 1-5, 7-9, 11, 12 & 14-17) APPROVED FOR PRIVATE WELL AND SEPTIC SYSTEMS. SUBJECT TO SUBMITTAL OF A PRELIMINARY PLAN FOR HEALTH DEPARTMENT REVIEW IN CONFORMANCE WITH REQUIREMENTS AS SET FORTH IN COMAR 26.04.03.

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for *Wm. Regal*
 COUNTY HEALTH OFFICER
 DATE 2-12-93