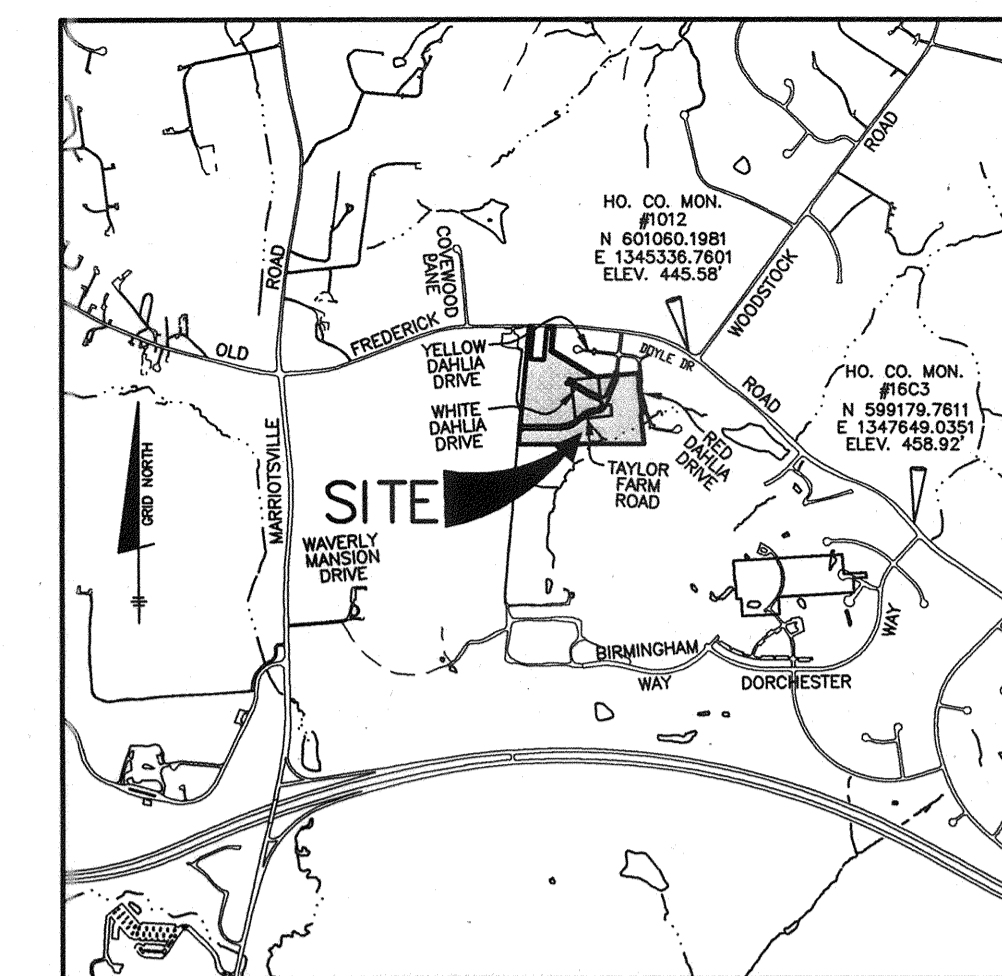


PRELIMINARY PLAN TAYLOR FARM SECTION THREE, PHASE ONE LOTS 54, 55 AND OPEN SPACE LOT 56

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	600897.1729	1344666.8267
2	600804.2930	1344676.5364
3	600788.9564	1344674.0986
4	600753.1711	1344668.4103
5	600698.3426	1344674.1421
6	600592.0445	1344699.5522
7	644548.8878	1344716.0495
8	600533.4415	1344717.8502
9	600497.4001	1344721.3884
10	600489.3950	1344724.4484
11	600457.9481	1344691.0236
12	600152.7186	1344722.9325
13	600147.0929	1343420.6147
14	601373.3649	1343527.1727
15	601373.8009	1343574.9447
16	601044.1239	1343546.2977
17	601032.0039	1343685.7717
18	601374.8409	1343715.5627
19	601374.4783	1343765.7243
20	601117.9235	1343743.4303
21	600847.2414	1344189.2275
22	600823.9617	1343966.5411
23	600406.1287	1344010.2216
24	600445.8987	1344390.6484
25	600565.2483	1344378.1716
26	600554.8509	1344278.7136
27	900853.3344	1344247.5099



LEGEND

- EXISTING CONTOURS
- EXISTING FOREST
- EXISTING HEDGEROW, SCATTERED TREES & BRUSH
- EXISTING 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING WETLANDS
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT RETENTION

VICINITY MAP
SCALE: 1" = 2000'

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-20
 - b. APPLICABLE DPZ FILE REFERENCES: F-89-235, S-03-19
 - c. DEED REFERENCES: 2144/499, 4448/535
 - d. PROPOSED USE OF SITE: RESIDENTIAL - SFD HOMES (1 EXISTING, 1 PROPOSED)
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. GROSS AREA OF SITE (LOT 3, 20,391 AC; BULK PARCEL B, 0.932 AC)
 - b. AREA OF 100 YEAR FLOODPLAIN: 2.24± AC
 - c. AREA OF STEEP SLOPES (25% OR GREATER): N/A
 - d. NET AREA OF SITE: 18.24± AC
 - e. AREA OF THIS PLAN SUBMISSION: 20.48± AC
 - f. AREA OF PROPOSED BUILDABLE LOTS: 20.12± AC
 - g. AREA OF PROPOSED OPEN SPACE LOTS: 0.36± AC
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.00± AC
- 3) LOT TABULATION
 - a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 2
 - b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 1
- 4) OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE SELECTED: 12,000 S.F.
 - b. OPEN SPACE REQUIRED (40% OF 0.28 AC): 0.11± AC*
 - c. OPEN SPACE PROVIDED (128.5%): 0.36± AC
 - NON-CREDITED (LESS THAN 35' IN WIDTH): 0.00± AC
 - CREDITED (128.5%): 0.36± AC
 - d. AREA OF RECREATION OPEN SPACE REQUIRED: 0 S.F.**
 - e. AREA OF RECREATION OPEN SPACE PROVIDED: 0 S.F.

* OPEN SPACE REQUIRED BASED ON THE ACREAGE OF LOT 55 (0.28 AC.) THE ADDITIONAL 0.25 ACRES OF OPEN SPACE BEING PROVIDED SHALL BE CREDITED TOWARD THE OPEN SPACE REQUIREMENT FOR PHASE 2.

** RECREATIONAL OPEN SPACE NOT REQUIRED FOR LESS THAN 10 LOTS. 8,400 S.F. SHALL BE REQUIRED AFTER RESUBDIVISION OF LOT 54 AND EXISTING LOT UNDER PHASE 2 (42 UNITS x 200 S.F./UNIT).

PHASING TABULATION

ALLOCATION YR.	NO. OF RESIDENTIAL LOTS	PHASE
2006	1	1
2007	41	2

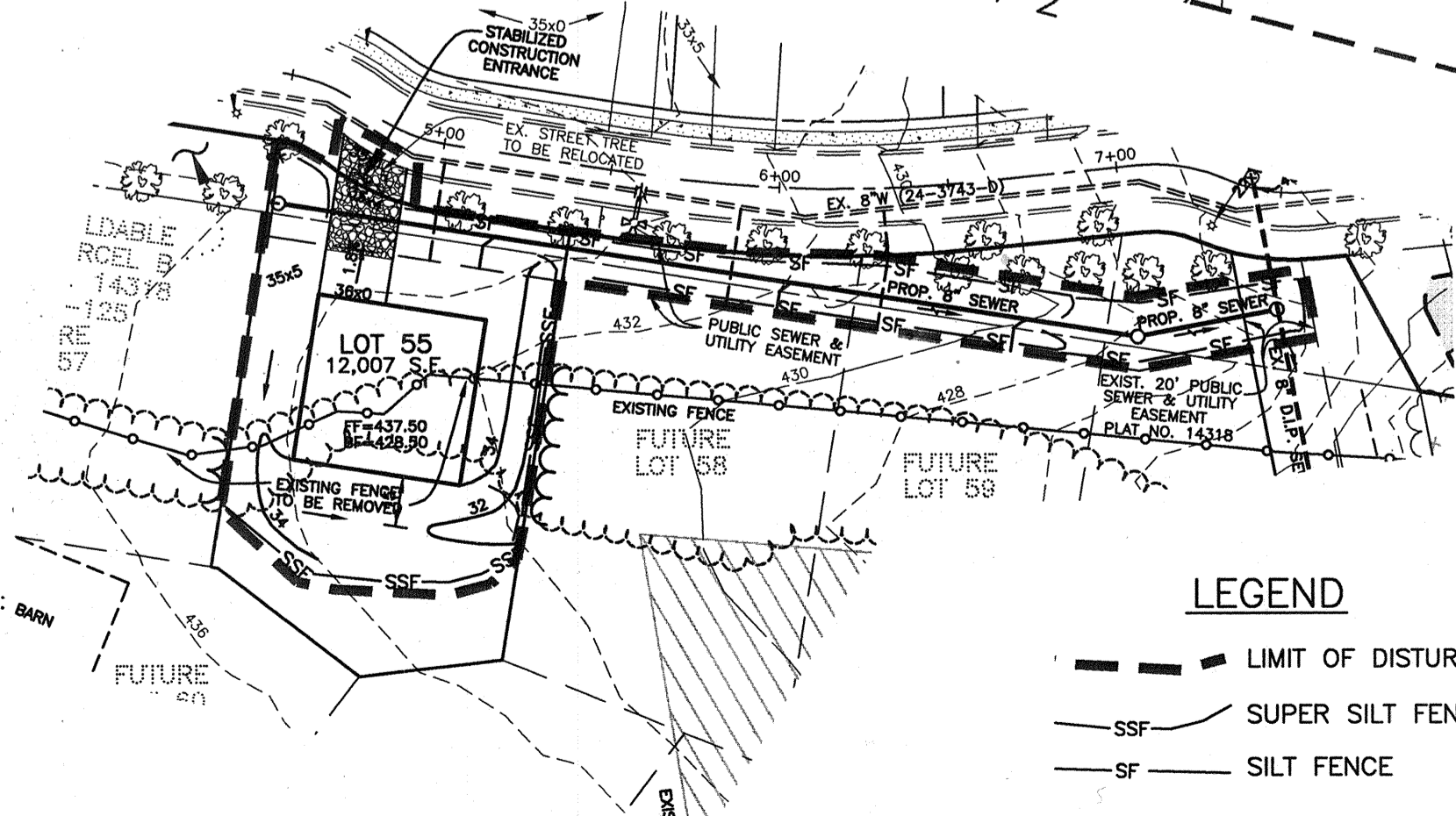
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
Stegula 11/28/04

SHEET INDEX

NO.	DESCRIPTION
1	PRELIMINARY PLAN
2	PRELIMINARY PLAN
3	PRELIMINARY FOREST CONSERVATION PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

- GENERAL NOTES**
1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 2. THE EXISTING TOPOGRAPHY SHOWN ON-SITE WAS FIELD RUN BY BENCHMARK ENGINEERING, INC. IN MAY, 2004. THE EXISTING TOPOGRAPHY SHOWN ON ADJACENT TAYLOR FARM SUBDIVISION WAS TAKEN FROM SDP-99-138 AND SDP-01-97.
 3. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 1012 AND 16C3 WERE USED FOR THIS PROJECT.
 4. WATER IS PUBLIC.
 5. SEWER IS PUBLIC.
 6. STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL FOR THIS SITE WAS PROVIDED UNDER F-95-174 (GTW'S WAVERLY).
 7. EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 8. THE FLOODPLAIN STUDY WAS PERFORMED UNDER F-89-235.
 9. THE WETLANDS DELINEATION STUDY WAS COMPILED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2003.
 10. THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN MAY, 2003 AND APPROVED UNDER THE SKECH PLAN.
 11. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 12. NO GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT.
 13. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
 14. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
 15. THIS PLAN IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION REGULATIONS, AS AMENDED BY COUNCIL BILL CB-45-2003, AND THE 1993 ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL CB-50-2001.

16. THERE IS NO LANDSCAPING REQUIRED FOR LOT 55 AS IT FRONTS ON AN EXISTING ROAD.
17. THE FOREST CONSERVATION OBLIGATION SHALL BE MET VIA THE ON-SITE RETENTION OF 0.23 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT. ONLY 0.12 ACRES OF RETENTION IS NEEDED TO SATISFY THE FOREST CONSERVATION OBLIGATION; HOWEVER, THE MINIMUM FOREST CONSERVATION EASEMENT SIZE IS 10,000 S.F. OR 0.23 ACRES. THUS, THE ADDITIONAL 0.11 ACRES OF RETENTION PROVIDED UNDER THIS PRELIMINARY PLAN SHALL BE CREDITED TOWARD THE FOREST CONSERVATION OBLIGATION FOR PHASE 2 OF THIS PROJECT.
18. THE EXISTING HOUSES ON LOT 54 AND EXISTING LOT 2 FRIENDLY FARM SHALL REMAIN ON PRIVATE WATER AND SEWER SYSTEMS UNTIL THE RESUBDIVISION OF THOSE LOTS UNDER PHASE 2 OF THIS PROJECT. AT THAT TIME THE EXISTING HOUSE ON LOT 54 SHALL BE CONNECTED TO PUBLIC WATER AND SEWER AND THE EXISTING HOUSE ON EXISTING LOT 2 FRIENDLY FARM SHALL BE REMOVED.



LEGEND

- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE

GRADING, SEDIMENT AND EROSION CONTROL VIEW
SCALE: 1" = 50'

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 & fax: 410-465-6644
email: bel@bel-civilengineering.com

OWNER: JOSEPH AND CATHY DYMEK
10735 TAYLOR FARM ROAD
WOODSTOCK, MARYLAND 21163
TAYLOR FARM DEVELOPMENT CORP.
2705 FALLSTON ROAD
FALLSTON, MARYLAND 21047

PROJECT: TAYLOR FARM SECTION THREE, PHASE ONE
LOTS 54, 55 AND OPEN SPACE LOT 56
A RESUBDIVISION OF LOT 3 OF FRIENDLY FARMS (PLAT NO. 9220-21) AND NON-BUILDABLE BULK PARCEL B OF THE TAYLOR FARM SUBDIVISION (PLAT NO. 14318)

LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309
TAX MAP: 16 GRID: 5 PARCEL: 309
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

CONTRACT PURCHASER: SECURITY DEVELOPMENT L.L.C.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

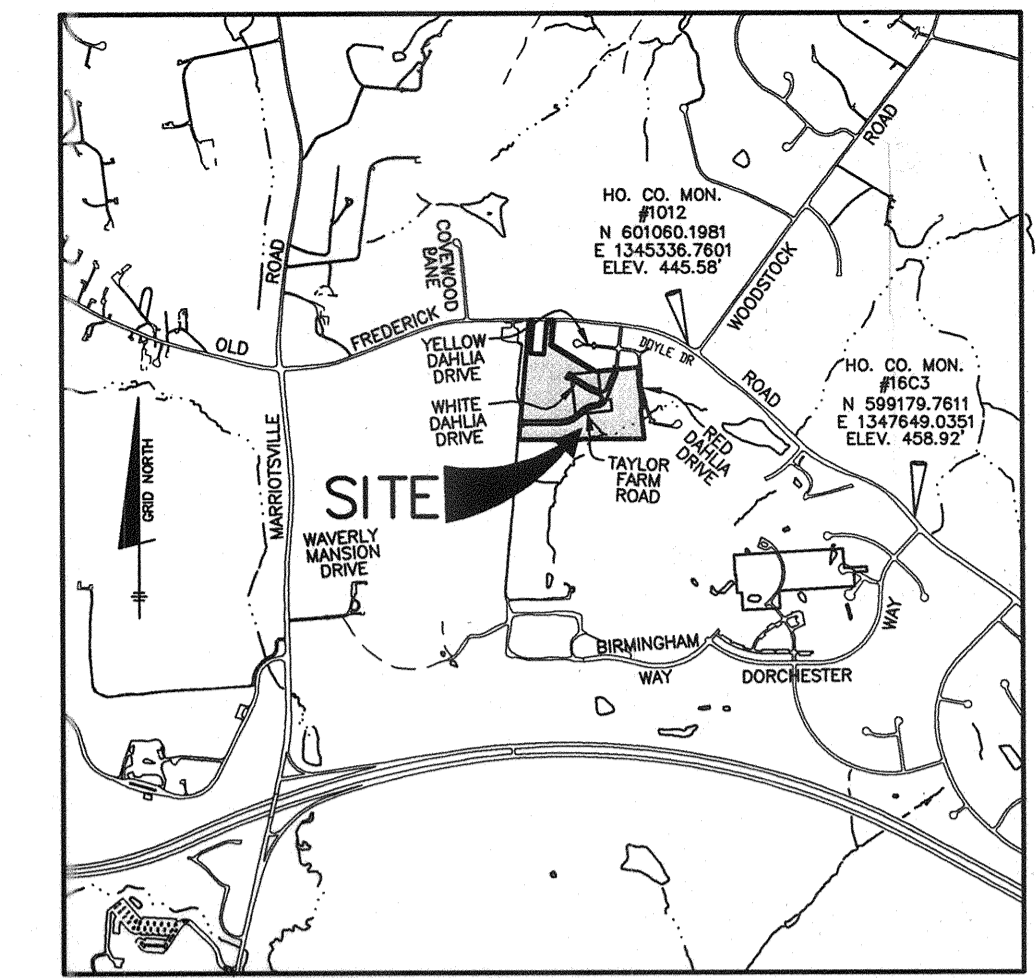
TITLE: PRELIMINARY PLAN

DATE: NOVEMBER, 2004 **PROJECT NO.:** 1585

DESIGN: DBT **DRAFT:** DBT **CHECK:** CAM **SCALE:** AS SHOWN **SHEET** 1 **OF** 4

LEGEND

- EXISTING CONTOURS
- EXISTING FOREST
- EXISTING HEDGEROW, SCATTERED TREES & BRUSH
- EXISTING 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING WETLANDS
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT RETENTION
- SOILS DELINEATION LINE
- SOILS TYPE
- SIGNAGE



**APPENDIX G
FOREST CONSERVATION WORKSHEET**

	ACRES (1/10 acre)
I. BASIC SITE DATA	
GROSS SITE AREA	0.64
AREA WITHIN 100-YEAR FLOODPLAIN	0.06
AREA WITHIN AGRICULTURAL USE OR PRESERVATION	
PARCEL (IF APPLICABLE)	N/A
NET TRACT AREA	0.58
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C/I/O, I)	R-20
II. INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	0.58
B. REFORESTATION THRESHOLD (25% x A)	0.15
C. AFFORESTATION MINIMUM (20% x A)	0.12
D. EXISTING FOREST ON NET TRACT AREA	0.23
E. FOREST AREAS TO BE CLEARED	0.00
F. FOREST AREAS TO BE RETAINED	0.23
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION	
1. Reforestation	

If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed, reforestation requirements may apply.

GO TO SECTION IV

If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.

NO CLEARING OF EXISTING FOREST IS PROPOSED AND EXISTING FOREST EXCEEDS THE AFFORESTATION MINIMUM; THEREFORE, NO REFORESTATION IS REQUIRED.

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.

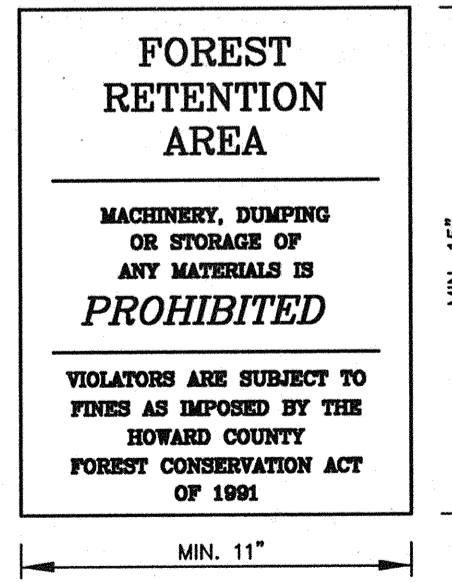
SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
BrC2	A	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
BrC3	A	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GnB2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 9



- 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.
 - 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.
 - 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 THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
 - THE FOREST CONSERVATION OBLIGATION SHALL BE MET VIA THE ON-SITE RETENTION OF 0.23 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT. ONLY 0.12 ACRES OF RETENTION IS NEEDED TO SATISFY THE FOREST CONSERVATION OBLIGATION; HOWEVER, THE MINIMUM FOREST CONSERVATION EASEMENT SIZE IS 10,000 S.F. OR 0.23 ACRES. THUS, THE ADDITIONAL 0.11 ACRES OF RETENTION PROVIDED UNDER THIS PRELIMINARY PLAN SHALL BE CREDITED TOWARD THE FOREST CONSERVATION OBLIGATION FOR PHASE 2 OF THIS PROJECT.



SIGNAGE
NOT TO SCALE

PLAN VIEW
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 12/28/04
PLANNING DIRECTOR DATE

**Eco-Science
Professionals, Inc.**
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOP by the Delaware
Certification # DC0303MD06104403

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

**BENCHMARK
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EMAIL: bel@bel-civilengineering.com

11/28/04

OWNER: JOSEPH AND CATHY DYMEK
10735 TAYLOR FARM ROAD
WOODSTOCK, MARYLAND 21163

PROJECT: TAYLOR FARM SECTION THREE PHASE ONE
LOTS 54, 55 AND OPEN SPACE LOT 56
A RESUBDIVISION OF LOT 3 OF FRIENDLY FARMS (PLAT NO. 9220-21)
AND NON-BUILDABLE BULK PARCEL B OF THE TAYLOR FARM SUBDIVISION (PLAT NO. 14310)

LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309
TAX MAP: 16 GRID: 5 ZONED: R-20
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

CONTRACT PURCHASER: SECURITY DEVELOPMENT L.L.C.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

TITLE: PRELIMINARY FOREST CONSERVATION PLAN

DATE: NOVEMBER, 2004 **PROJECT NO.:** 1585

DESIGN: DBT **DRAFT:** DBT **CHECK:** CAM **SCALE:** AS SHOWN **SHEET:** 3 **OF:** 4

