

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. IN MAY, 2000. THE EXISTING TOPOGRAPHY SHOWN ON THE ADJACENT TAYLOR FARM SUBDIVISION WAS TAKEN FROM SDP-99-138 AND SDP-01-197.
- 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 NOS. 1012 AND 16C3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL FOR THIS SITE WAS PROVIDED UNDER F-95-174 (GTW'S WAVER).
- EXISTING UTILITIES ARE BASED UPON FIELD SURVEY LOCATIONS AND RECORD DRAWINGS.
- THE FLOODPLAIN STUDY WAS PERFORMED UNDER F-89-235.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. IN FEBRUARY, 2003.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. IN MAY, 2003 AND APPROVED UNDER SKETCH PLAN S-03-19.
- THE NOISE LINE SHOWN ON THESE PLANS ARE AN EXTENSION OF THE NOISE LINE SHOWN ON THE RECORD PLATS FOR TAYLOR FARM SECTION ONE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- THERE SHALL BE NO DISTURBANCE WITHIN THE 100-YR FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE PROPOSED STREAM CROSSING HAS BEEN DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING TO BE "NECESSARY" IN ACCORDANCE WITH SECTION 16.116.C.1.(f) SUBJECT TO WHATEVER CONDITIONS TO APPROVAL OR DESIGN REQUIREMENTS MAY BE SPECIFIED BY H.S.C.D. AND DEER WITH THIS PLAN OR FUTURE FINAL PLANS.
- BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING FEBRUARY, 2003 BY BENCHMARK ENGINEERING, INC.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2003.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- APPLICABLE DPZ FILE REFERENCE NUMBERS: F-89-235, F-99-125, S-03-19, P-04-16, F-05-162.
- 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.
- THE EXISTING WELLS AND SEPTIC LOCATED ONSITE SHALL BE PROPERLY ABANDONED ONCE CONNECTION TO THE PUBLIC WATER AND SEWER LINES ARE CONSTRUCTED.



COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	600897.1729	1344666.8267
2	600804.2930	1344676.5364
3	600803.5942	1344676.5942
4	600790.2902	1344548.5239
5	600788.2212	1344674.1421
6	600739.4501	1344528.2759
7	600699.8082	1344543.7960
8	600713.2715	1344672.5814
9	600698.3426	1344674.1421
10	600592.0445	1344699.5522
11	644548.8878	1344716.0495
12	600533.4415	1344717.6502
13	600522.6634	1344716.7736
14	600491.3129	1344652.3449
15	600319.4029	1344670.3156
16	600311.2351	1344658.5269
17	600152.5120	1344675.1199
18	600147.0929	1343420.6147
19	601373.3649	1343527.1727
20	601373.8009	1343574.9447
21	601044.1239	1343546.2977
22	601032.0039	1343685.7717
23	601374.8409	1343715.5627
24	601374.0806	1343790.7817
25	601131.2348	1343769.6789
26	600851.5376	1344230.3236
27	600.853.3343	1344247.5099
28	600894.9267	1344645.3416

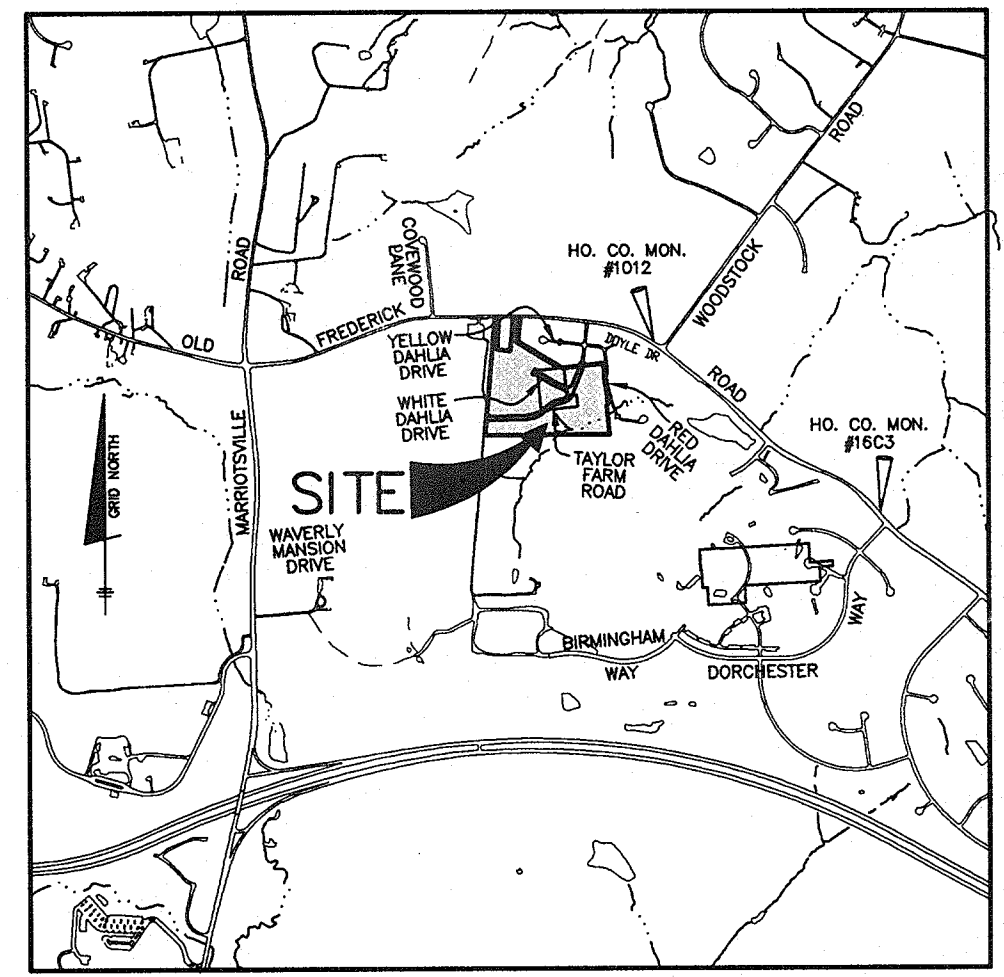
CENTER LINE CURVE DATA							
STREET NAME	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD	
TAYLOR FARM DRIVE	STA. 4+53.04 TO 4+79.94	100.00'	40.41'	172°13'39"	199.55'	S14°44'52"W	26.90'
	STA. 7+72.77 TO 8+04.24	100.00'	132.26'	149°12'32"	192.82'	S53°14'34"W	102.38'
	STA. 9+09.48 TO 10+38.33	200.00'	222.20'	198°27'26"	—	S65°34'29"W	126.64'
	STA. 11+21.47 TO 13.07.50	250.00'	256.12'	158°40'57"	491.37'	S68°26'06"W	181.77'
WHITE DAHLIA DRIVE	STA. 1+30.31 TO 2+45.66	750.00'	176.71'	175°35'38"	1498.89'	S63°08'26"W	115.24'

PLAN VIEW
SCALE: 1" = 200'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM ARE	MINIMUM LOT AREA
64	13855 SF	1790 SF	12065 SF
65	13099 SF	1099 SF	12000 SF
75	13689 SF	1457 SF	12232 SF
78	15666 SF	3666 SF	12000 SF
79	13845 SF	1302 SF	12543 SF
86	13245 SF	1245 SF	12000 SF
87	14401 SF	2401 SF	12000 SF
88	13037 SF	1037 SF	12000 SF
89	13576 SF	691 SF	12885 SF
90	12885 SF	346 SF	12539 SF

SHEET INDEX	
NO.	DESCRIPTION
1	PRELIMINARY PLAN TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
5	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
6	PRELIMINARY LANDSCAPE PLAN
7	PRELIMINARY LANDSCAPE PLAN
8	PRELIMINARY FOREST CONSERVATION PLAN
9	PRELIMINARY FOREST CONSERVATION PLAN

BENCH MARKS NAD'83 HORIZONTAL	
HO. CO. #1012 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. N 601060.1981 E 1345336.7601 ELEV. 445.58'	
HO. CO. #16C3 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. N 59979.7611 E 1347649.0351 ELEV. 458.92'	



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: F-89-235, S-03-19, F-99-125, P-04-16, F-05-162
DEED REFERENCE 2144/499, 4448/535
 - PROPOSED USE OF SITE: RESIDENTIAL
 - PROPOSED WATER AND SEWER SYSTEMS: (SFD) PUBLIC
- AREA TABULATION**
- GROSS TRACT AREA: 23.30± AC.
 - AREA WITHIN 100-YEAR FLOODPLAIN: 2.37± AC.
 - TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 0.00 AC±
AREA NOT IN FLOODPLAIN (FOR NTA CALC.): 0.00 AC±
 - NET TRACT AREA: 20.93± AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 11.92± AC
AREA OF PROPOSED OPEN SPACE LOTS: 9.47± AC
AREA OF PROPOSED PUBLIC ROAD R/W: 1.55± AC
NON-BUILDABLE BULK PARCEL 'A': 0.36± AC
- LOT TABULATION**
- TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 41
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 4
- OPEN SPACE DATA**
- MINIMUM RESIDENTIAL LOT SIZE SELECTED: 12,000 S.F.
 - OPEN SPACE REQUIRED (40% OF 23.94* AC.): 9.58± AC
 - OPEN SPACE PROVIDED (40%): 9.47± AC PHASE II, 0.36AC± PHASE I, TOTAL: 9.83AC±
NON-CREDITED (LESS THAN 35' IN WIDTH): 0.00± AC
AREA OF EXISTING R/W: 0.0± AC
CREDITED: 9.47± AC PHASE II, 0.36AC± PHASE I, TOTAL: 9.83AC±
 - AREA OF RECREATION OPEN SPACE REQUIRED: 41 UNITS X 200 SF/UNIT = 8,200 SF.
 - AREA OF RECREATION OPEN SPACE PROVIDED: 8,712 S.F.
- * 23.94± AC. IS THE TOTAL ACREAGE OF PHASE I AND PHASE II

BENCHMARK ENGINEERING, INC.

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Donald Mason

5/3/06

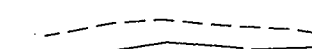

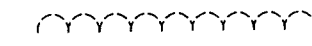

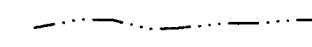
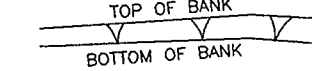
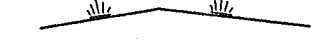
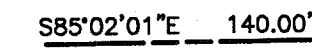
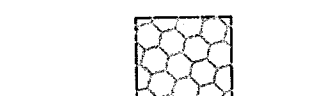
<p>OWNER:</p> <p>JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163</p> <p>TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047</p>	<p>PROJECT:</p> <p>TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF FRIENDLY FARMS (PLAT NO. 9220-9227)</p> <p>LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 16 GRID: 5 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
<p>CONTRACT PURCHASER:</p> <p>SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>TITLE:</p> <p>PRELIMINARY PLAN TITLE SHEET</p>
<p>DESIGN: MAN DRAFT: MAN CHECK: DAM</p>	<p>DATE: NOVEMBER, 2005 MAY, 2006</p> <p>PROJECT NO. 1585 SHEET 1 OF 9</p>

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul A. Wagle
PLANNING DIRECTOR

6/5/06
DATE

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

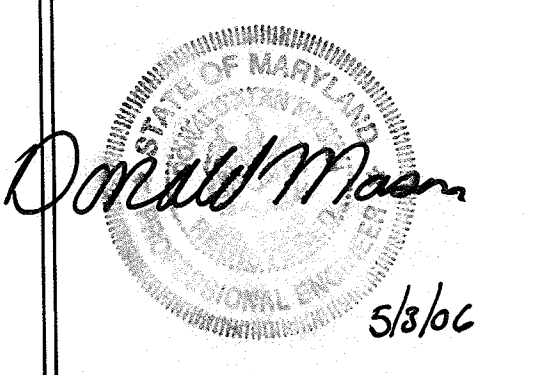


PLAN VIEW
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Donna D. Gault
PLANNING DIRECTOR

6/8/06
DATE

<p align="center">BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 • FAX: 410-465-8644 EMAIL: bel@benchmark-engineering.com</p>			
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<p>SCALE: AS SHOWN SHEET 2 OF 9</p>		<p>SCALE: AS SHOWN SHEET 2 OF 9</p>	



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

PLAN VIEW
SCALE: 1" = 50'

WAVERLY WOODS DEVELOPMENT CORP.
PARCEL 406
4200/472
ZONED: PEC

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Debra Dwyer
PLANNING DIRECTOR
DATE: 5/5/06

<p>BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21163 PHONE: 410-465-6105 • FAX: 410-465-6644 EMAIL: bel@benchmark-engineering.com</p>		
<p>OWNER: JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163 TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047</p>	<p>PROJECT: TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF FRIENDLY FARMS (PLAT NO. 9220-9227)</p>	
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<p>TITLE: PRELIMINARY PLAN</p>		<p>DATE: NOVEMBER, 2005 MAY, 2006</p>
<p>DESIGN: MAN DRAFT: MAN CHECK: DAM</p>		<p>PROJECT NO.: 1585 SHEET: 3 OF 9</p>

LEGEND

- EXISTING CONTOURS
- EXISTING FOREST
- EXISTING HEDGEROW, SCATTERED TREES & BRUSH
- EXISTING 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING WETLANDS
- SOILS
- SOILS TEXT
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT RETENTION
- EARTH DIKE
- SUPER SILT FENCE



PLAN VIEW
SCALE: 1" = 50'

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
GlC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GhB2	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

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OWNER: JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163	PROJECT: TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF TRENOLY FARM (PLAT NO. 9220-9227)
TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047	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 GRADING, SEDIMENT AND EROSION CONTROL PLAN
DESIGN: MAN DRAFT: MAN CHECK: DAM	DATE: NOVEMBER, 2005 PROJECT NO. 1585 MAY, 2006
SCALE: AS SHOWN	SHEET 4 OF 9

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Joseph D. Laugel 6/8/06
PLANNING DIRECTOR DATE



- LEGEND**
- EXISTING CONTOURS
 - EXISTING FOREST
 - EXISTING HEDGEROW, SCATTERED TREES & BRUSH
 - EXISTING 100-YR FLOODPLAIN
 - EXISTING STREAM
 - EXISTING STREAM BANK
 - EXISTING WETLANDS
 - SOILS
 - SOILS TEXT
 - LIMIT OF SUBMISSION
 - FOREST CONSERVATION EASEMENT RETENTION
 - EARTH DIKE
 - SUPER SILT FENCE

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
B-C2	A	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
B-C3	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 1986) MAP NO. 9

PLAN VIEW
 SCALE: 1" = 50'

WAVERLY WOODS DEVELOPMENT CORP.
 PARCEL 406
 4200/472
 ZONED: PEC

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark K. Ceylan
 PLANNING DIRECTOR

5/1/06
 DATE

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

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Donald Mann
 5/1/06

<p>OWNER:</p> <p>JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163</p> <p>TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047</p>	<p>PROJECT:</p> <p>TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF FRIENDLY FARMS (PLAT NO. 9220-9227)</p> <p>LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 16 GRID: 5 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
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<p>DESIGN: MAN DRAFT: MAN CHECK: DAM</p>	<p>DATE: NOVEMBER, 2005 MAY, 2006</p> <p>PROJECT NO.: 1585</p> <p>SHEET 5 OF 9</p>

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- LANDSCAPE PERIMETER DESIGNATION
- LANDSCAPE CREDIT PERIMETER
- STREET TREES
- EXISTING TREES



PLAN VIEW
SCALE: 1" = 50'

STREET TREE SCHEDULE	
ROAD NAME	PERIMETER TREES REQ.
TAYLOR FARM ROAD	2306 LF 58
WHITE DAHLIA DRIVE	894 LF 22

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE								
	ADJ. TO PERIMETER PROP. (1)	ADJ. TO PERIMETER PROP. (2)	ADJ. TO PERIMETER PROP. (3)	ADJ. TO PERIMETER PROP. (4)	ADJ. TO PERIMETER PROP. (5)	ADJ. TO PERIMETER PROP. (6)	ADJ. TO PERIMETER PROP. (7)	LOT 80 ADJ. TO ROADWAY (B)	LOT 96 ADJ. TO ROADWAY (C)
LANDSCAPE TYPE	A	A	A	A	A	A	A	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	418'	1254'	1231'	705'	970'	209'	75'	45'	102'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 294'	YES 576'	YES 407'	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	124'	678'	824'	705'	970'	209'	75'	45'	102'
SHADE TREES	2	11	14	12	16	4	2	1	3
EVERGREEN TREES	-	-	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-	-	-	-	-	-	-	-

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Wolfe
PLANNING DIRECTOR

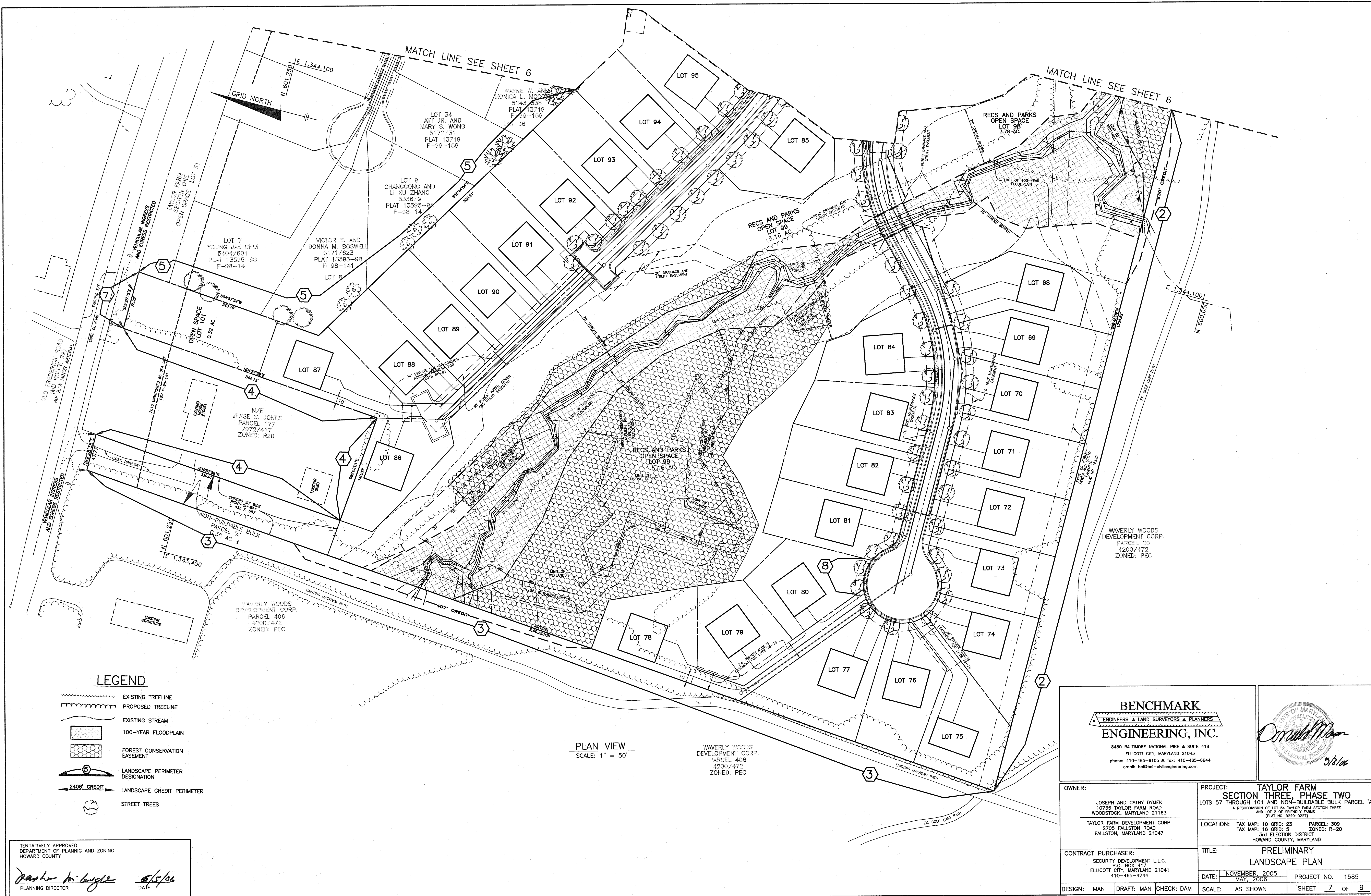
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ELLCOTT CITY, MARYLAND 21043
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email: bel@bel-civilengineering.com

5/18/06

<p>OWNER:</p> <p>JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163</p> <p>TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047</p> <p>CONTRACT PURCHASER:</p> <p>SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT:</p> <p>TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF FRIENDLY FARM (PLAT NO. 9220-9227)</p> <p>LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 18 GRID: 5 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE:</p> <p>PRELIMINARY LANDSCAPE PLAN</p> <p>DATE: NOVEMBER, 2005 MAY, 2006</p> <p>PROJECT NO. 1585</p>
<p>DESIGN: MAN DRAFT: MAN CHECK: DAM</p>	<p>SCALE: AS SHOWN SHEET 6 OF 9</p>



LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- 100-YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- LANDSCAPE PERIMETER DESIGNATION
- LANDSCAPE CREDIT PERIMETER
- STREET TREES

PLAN VIEW
SCALE: 1" = 50'

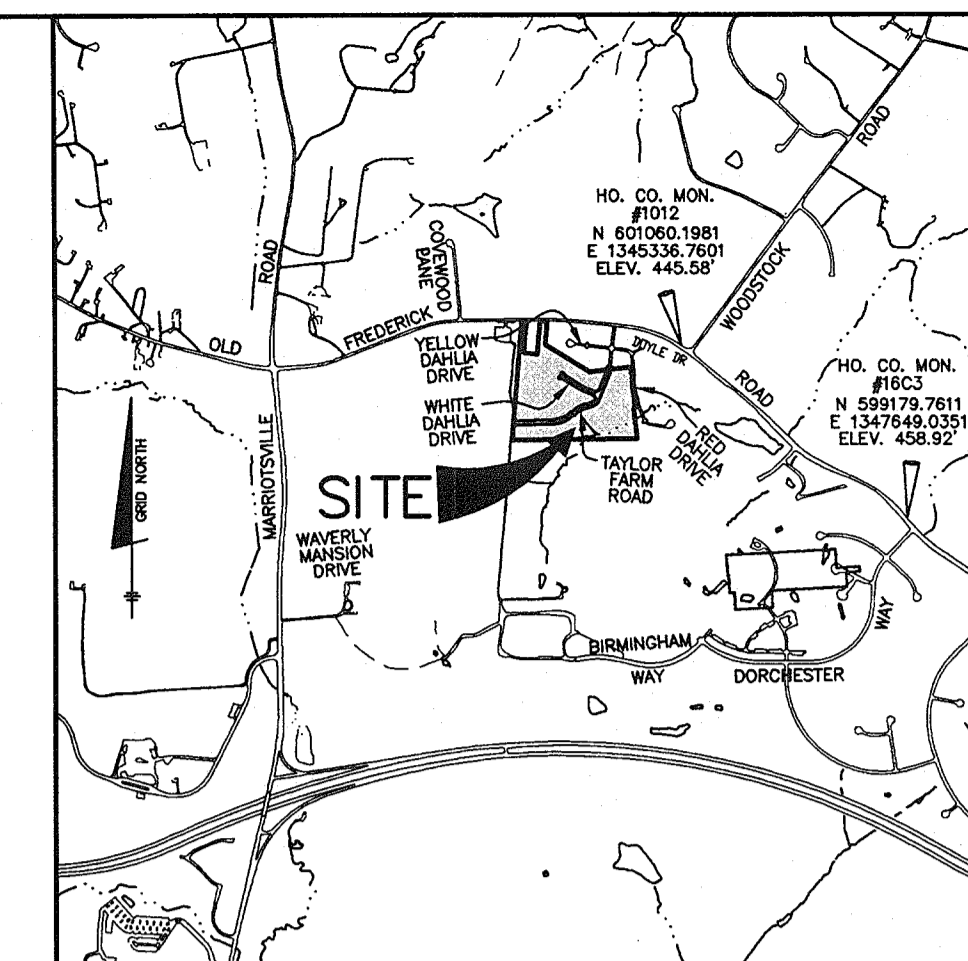
WAVERLY WOODS DEVELOPMENT CORP.
PARCEL 406
4200/472
ZONED: PEC

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 A fax: 410-465-6644 email: bel@bci-civilengineering.com		
OWNER: JOSEPH AND CATHY D'YMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163 TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047	PROJECT: TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF FRIENDLY FARMS (PLAT NO. 9220-9227)	
CONTRACT PURCHASER: SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 16 GRID: 5 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY LANDSCAPE PLAN
DESIGN: MAN DRAFT: MAN CHECK: DAM	DATE: NOVEMBER, 2005 MAY, 2006	PROJECT NO. 1585 SHEET 7 OF 9

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Patrick P. ...
PLANNING DIRECTOR

6/5/06
DATE



VICINITY MAP
SCALE: 1" = 2000'

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



FOREST CONSERVATION WORKSHEET					
VERSION 1.0					
NET TRACT AREA:					
A. Total tract area	23.30				
B. Area within 100 year floodplain	2.37				
C. Area to remain in agricultural production	0.00				
D. Net tract area	20.93				
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.					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0
E. Afforestation Threshold	15% x D =	3.14			
F. Conservation Threshold	20% x D =	4.19			
EXISTING FOREST COVER:					
G. Existing forest cover (excluding floodplain)	1.67				
H. Area of forest above afforestation threshold	0.00				
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	0.00				
M. Total area of forest to be retained	1.67				
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	1.49				
T. Total reforestation and afforestation required	1.49				

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
GlC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GhB2	C*	GLENAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1988) MAP NO. 9

FCP NOTES:

1. 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.
2. 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.
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
6. 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.
7. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
8. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF THE EXISTING 1.67 ACRES OF ONSITE FOREST AND THE ONSITE PLANTING OF 1.51 ACRES TO MEET THE AFFORESTATION THRESHOLD REQUIREMENTS.

Forest Conservation Area

AFFORESTATION PROJECT

Trees for Your Future

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

PLAN VIEW
SCALE: 1" = 50'

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.

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21104
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OWNER: JOSEPH AND CATHY D'YMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163 TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047	PROJECT: TAYLOR FARM SECTION THREE, PHASE TWO LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A' A RESUBDIVISION OF LOT 54 TAYLOR FARM SECTION THREE AND LOT 2 OF FRIENDLY FARMS (PLAT NO. 9220-9227)
CONTRACT PURCHASER: SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21104 410-465-4244	LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 16 GRID: 5 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT	DRAFT: MAN
CHECK: DAM	SCALE: AS SHOWN
TITLE: PRELIMINARY FOREST CONSERVATION PLAN	DATE: NOVEMBER, 2005 MAY, 2006
PROJECT NO.: 1585	SHEET: 8 OF 9

Eco-Science Professionals, Inc.

CONSULTING ECOLOGISTS

P.O. Box 5006 Glen Arm, MD 21157 (410) 592-6752

M.D. DNR Qualified Professional
USACO# Wetland Delinator
Certification # WTC9300060610044DZ
John P. Canale

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul H. Lingle
PLANNING DIRECTOR

DATE: 6/5/06



PLANTING SCHEDULE

FCE # 2 - 0.19 acres
 Planting units Required: 133
 Planting units Provided: 134

Qty	Species	Size	Spacing	Total FCA Units
15	Acer rubrum - Red maple	2-3' whip	11' o.c.	
15	Nyssa sylvatica - Black gum	2-3' whip	11' o.c.	
15	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
12	Ulmus rubra - Slippery Elm	2-3' whip	11' o.c.	
10	Quercus palustris - Pin oak	2-3' whip	11' o.c.	
67	Total whip plantings x 2 units/tree = FCA unit credit			134
				Total Unit Credit 134

FCE # 7 - 1.32 acres
 Planting units Required: 924
 Planting units Provided: 924

Qty	Species	Size	Spacing	Total FCA Units
8	Acer rubrum - Red maple	1" cal.	15' o.c.	
8	Liriodendron tulipifera - Tulip poplar **	1" cal.	15' o.c.	
8	Platanus occidentalis - Sycamore	1" cal.	15' o.c.	
6	Quercus palustris - Pin oak **	1" cal.	15' o.c.	
30	Total 1" caliper trees x 3.5 units/tree = FCA unit credit			105
95	Acer rubrum - Red maple	2-3' whip	11' o.c.	
10	Diospyros virginiana - Persimmon **	2-3' whip	11' o.c.	
95	Liriodendron tulipifera - Tulip poplar **	2-3' whip	11' o.c.	
40	Nyssa sylvatica - Black gum	2-3' whip	11' o.c.	
40	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
35	Prunus serotina - Black cherry **	2-3' whip	11' o.c.	
20	Quercus alba - White oak	2-3' whip	11' o.c.	
40	Ulmus rubra - Slippery Elm	2-3' whip	11' o.c.	
35	Viburnum prunifolium - Blackhaw **	2-3' whip	11' o.c.	
410	Total whip plantings x 2 units/tree = FCA unit credit			820
				Total Unit Credit 925

Planting Notes:

Planting density based on 700 planting units per acre. 2" caliper trees = 7 planting units, 1" caliper trees = 3.6 planting units, whips with shelter = 2 planting units.

** - These species should not be planted within the wetland limits.

1" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing.

Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.

Multiflora rose/heavy brush removal/control may be required prior to installation of planting.

LEGEND

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- EXISTING FOREST
- EXISTING HEDGEROW, SCATTERED TREES & BRUSH
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PLAN VIEW
 SCALE: 1" = 50'

WAVERLY WOODS DEVELOPMENT CORP.
 PARCEL 406
 4200/472
 ZONED: PEC

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACOE Wetland Delineator
 Certification # WTCF030061004432
 John P. Canoles

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 LOTS 57 THROUGH 101 AND NON-BUILDABLE BULK PARCEL 'A'
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 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, 2005
 MAY, 2006

PROJECT NO. 1585

DESIGN: DBT **DRAFT:** MAN **CHECK:** DAM **SCALE:** AS SHOWN **SHEET** 9 **OF** 9