GENERAL NOTES

1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

2.) THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY WITH 2-FOOT CONTOUR INTERVALS PREPARED BY WINGS AERIAL MAPPING CO., INC. FLOWN ON APRIL 6, 2004.

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 MONUMENT NOS. 21A AND 27CA WERE USED FOR THIS PROJECT.

4.) WATER IS PRIVATE.

5.) SEWER IS PRIVATE.

6.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN EXTENDED DETENTION FACILITIES WITH MICRO-POOLS, RAINGARDENS AND GRASSED CHANNEL CREDITS.

7.) EXISTING UTILITIES ARE BASED UPON FIELD SURVEY LOCATIONS.

8.) THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED JULY, 2004.

9.) THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. IN MARCH, 2004.

10.) THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. IN NOVEMBER, 2004.

11.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

12.) THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN NOVEMBER, 2004.

13.) THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. ALL ADJACENT PROPERTIES ARE ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.

14.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.

15.) 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.

16.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING JULY, 2004 BY BENCHMARK ENGINEERING, INC.

17.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2004.

18.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.

19.) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF LOTS ALLOCATED FOR THIS DEVELOPMENT.

20.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003.

21.) ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.

22.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCELS 'A' AND 'B' ARE PROPOSED AS NON-BUILDABLE PARCELS THAT SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAINS, UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS THEY WILL BE PRIVATELY OWNED. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCEL 'C' IS PROPOSED AS A NON-BUILDABLE PARCEL TO PRESERVE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING STEEP SLOPES, STREAM BUFFERS, WETLANDS, FLOODPLAIN AND EXISTING FOREST. IT WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCELS 'D', 'E', 'F', AND 'G' ARE PROPOSED AS NON-BUILDABLE PARCELS FOR STORMWATER MANAGEMENT FACILITIES AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF. THEY WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCEL 'H' IS PROPOSED AS NON-BUILDABLE PARCEL FOR A SHARED SEPTIC FIELD IN ORDER TO PROVIDE SEWAGE DISPOSAL FOR LOTS 39-43, 46, 50 AND 51. IT WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

23.) THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 26.7 ACRES SHALL BE MET BY THE ON-SITE RETENTION OF 11.2 AC. OF NET TRAC AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT, THE ON-SITE AFFORESTATION OF 13.1 AC. WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON-SITE REFORESTATION OF 2.4 AC. WITHIN A FOREST CONSERVATION EASEMENT.

24.) LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.

25.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN WETLANDS, STREAMS OF THEIR REQUIRED BUFFERS, 100 YEAR FLOODPLAIN AREA AND FOREST CONSERVATION EASEMENTS.

26.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

27.) WELLS SHALL BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO DRILL THE WELLS. IT WILL NOT BE CONSIDERED TO BE GOVERNMENTAL DELAY IF THE WELLS ARE NOT COMPLETED PRIOR TO THE SUBMISSION'S MILESTONE DATE.

28.) GROUNDWATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO THE SUBMITTAL OF THE RECORD PLAT FOR SIGNATURE.

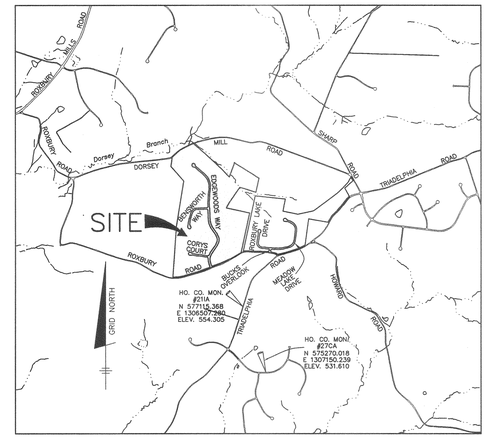
29) THE MAXIMUM NUMBER OF BEDROOMS FOR EACH HOUSE ON LOTS 39-43, 46 AND 50 - 51 SHALL BE FOUR (4).

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber for HOWARD COUNTY HEALTH OFFICER — 6/20/05 DATE

SHEET INDEX

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



21IA - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3' DEEP). LOCATED 4' FROM WEST EDGE OF TRIADELPHIA ROAD 99' FROM BGE POLE #134679.

27CA - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3' DEEP). LOCATED 2.8' FROM PK NAIL IN MACADAM CURB ON NORTH SIDE OF MICHELLE DRIVE. (APPROX. 158' FROM SAPLING DRIVE).

VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

1.) PRESENT ZONING: RC-DEO
2.) APPLICABLE DPZ FILE REFERENCES: N/A
3.) PROPOSED USE OF SITE: RESIDENTIAL (SFD)
4.) PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

AREA TABULATION

1.) GROSS TRACT AREA 131.87 AC.±
2.) AREA WITHIN 100-YEAR FLOODPLAIN 4.28 AC.±
3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES 7.07 AC.±
AREA NOT IN FLOODPLAIN (FOR NTA CALC) 6.97 AC.±
4.) NET TRACT AREA 120.62 AC.±
5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING
1 UNIT PER 4.25 GROSS ACRES 31
1 UNIT PER 2 NET ACRES (MAX) 60
6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION 60
7.) AREA OF CLUSTER LOTS 64.29 AC.±
8.) AREA OF NON-BUILDABLE PRESERVATION PARCELS (PARCELS A - H) 61.16 AC.±
9.) AREA OF BUILDABLE PRESERVATION PARCELS N/A
10.) AREA OF NON-BUILDABLE BULK PARCELS N/A
11.) AREA OF BUILDABLE BULK PARCELS N/A
12.) AREA OF ROAD RIGHT-OF-WAY 6.42 AC.±
13.) OPEN SPACE ON-TOTAL SITE* N/A
14.) AREA OF RECREATIONAL OPEN SPACE REQUIRED N/A

* 5% OF GROSS REQUIRED (6.59 AC.±) OR NONE IF THE PRES. PARCEL IS DEDICATED TO THE HOMEOWNERS ASSOCIATION OR HOWARD COUNTY. (PRESERVATION PARCEL 'C' SHALL BE DEDICATED TO HOWARD COUNTY)

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES No.	NORTH	EAST	BOUNDARY COORDINATES No.	NORTH	EAST
1	577928.5511	1304556.8617	13	581150.8204	1306278.8360
2	579376.7725	1304661.5467	14	580724.4625	1306966.2236
3	580645.4966	1304865.5457	15	580331.8549	1306881.8089
4	581051.3392	1304504.0212	16	580470.4609	1306428.2448
5	581336.6264	1304549.6183	17	580040.7676	1306135.3904
6	581383.0808	1304588.7574	18	579889.7178	1306055.8500
7	581475.6267	1304699.5764	19	579750.0124	1306705.6118
8	581679.4426	1305077.0682	20	578630.7808	1306464.9655
9	581699.1685	1305122.0020	21	578475.3803	1306204.9556
10	581398.1605	1305472.7671	22	578361.1155	1305946.6832
11	580995.4153	1305902.0474	23	578128.2584	1305420.2927
12	580761.8082	1306135.7813	24	577946.3488	1304820.2611

DENSITY EXCHANGE CHART

GROSS AREA	131.87 AC.±
100-YEAR FLOODPLAIN AREA & STEEP SLOPES	11.25 AC.±
NET TRACT AREA	120.62 AC.±
DWELLING UNITS ALLOWED (as matter of right)	131.87 AC.± @ 1 DU per 4.25 GROSS ACRES = 31
MAXIMUM DWELLING UNITS ALLOWED W/ CEO's	120.62 AC.± @ 1 DU per 2.00 NET ACRES = 60
PROPOSED DWELLING UNITS	60
NUMBER OF CEO UNITS TO BE RECEIVED	60 - 31 (base density) = 29
SENDING PARCEL INFORMATION*	29 CEO's; TAX MAP ___ GRID ___ PARCEL ___ L. / F.

*SENDING PARCEL SHALL BE DETERMINED AT FINAL PLAN STAGE.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	59,040	1,925	57,115*
6	51,632	2,582	49,050
7	51,471	1,570	49,901
8	49,697	664	49,033
25	53,858	3,496	50,362*
26	45,688	1,603	44,085
32	46,162	2,941	43,221
47	56,400	9,959	46,441
52	50,563	3,273	47,290
53	55,597	3,441	52,156*

* PERMISSION FROM HEALTH DEPT. & DPZ TO EXCEED 50,000 S.F. SHALL BE OBTAINED

CENTER LINE CURVE DATA

STREET NAME	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
EDGEWOODS WAY	1+18.29 TO 4+21.93	300.00'	303.64'	166.26'	57°59'27"	N04°46'04"E 290.84'
	7+32.79 TO 10+23.35	240.00'	290.55'	166.07'	69°21'52"	N00°55'09"W 273.13'
	12+92.35 TO 14+69.57	300.00'	177.23'	91.28'	33°50'52"	N18°40'39"W 174.66'
	20+32.98 to 21+99.19	1000.00'	166.21'	83.30'	09°31'23"	N03°00'29"E 166.02'
	24+01.58 TO 27+98.60	400.00'	397.02'	216.59'	56°52'08"	N20°39'53"W 380.92'
CORYS COURT	0+66.64 TO 1+54.44	400.00'	87.79'	44.07'	12°34'31"	N82°09'21"W 87.62'
	1+78.95 TO 3+11.25	800.00'	132.31'	66.31'	09°28'34"	N83°42'20"W 132.16'
BENSWORTH WAY	3+63.41 TO 4+75.05	100.00'	111.64'	62.44'	63°57'54"	S56°15'50"W 105.93'
	5+64.11 TO 6+96.29	500.00'	132.18'	66.48'	15°08'49"	S16°42'28"W 131.80'
	8+71.37 TO 9+31.12	100.00'	59.75'	30.80'	34°13'58"	S07°58'55"E 58.86'

STORMWATER MANAGEMENT GENERAL STORAGE REQUIREMENT SUMMARY TABLES

DRAINAGE AREA 2A

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.9208 ac-ft (40,103 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY
RECHARGE VOLUME (REV)	2.48 acres (10,026 cf)	PROVIDED IN THE ROADSIDE SWALES
CHANNEL PROTECTION VOL. (CPV)	0.9981 ac-ft (43,477 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY

DRAINAGE AREA 2B

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.2487 ac-ft (10,832 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY
RECHARGE VOLUME (REV)	0.71 acres (2,816 cf)	PROVIDED IN THE ROADSIDE SWALES AND SWALE IN REAR OF LOTS 34-39
CHANNEL PROTECTION VOL. (CPV)	0.2308 ac-ft (10,052 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY

DRAINAGE AREA 2C

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.0298 ac-ft (1,296 cf)	NO NEW IMPERVIOUS PROPOSED. WQv NOT PROVIDED.
RECHARGE VOLUME (REV)	0.17 acres (1,600 cf)	PROVIDED IN THE ROADSIDE SWALES IN DRAINAGE AREA 2B
CHANNEL PROTECTION VOL. (CPV)	0.2163 ac-ft (9,421 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITIES IN DRAINAGE AREAS 2A & 2B

DRAINAGE AREA 3A

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.5020 ac-ft (21,866 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY
RECHARGE VOLUME (REV)	1.49 acres (5,842 cf)	PROVIDED IN ROADSIDE SWALES
CHANNEL PROTECTION VOL. (CPV)	0.5108 ac-ft (22,248 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY

DRAINAGE AREA 3B

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.0060 ac-ft (262 cf)	NO NEW IMPERVIOUS AREA PROPOSED WQv NOT PROVIDED
RECHARGE VOLUME (REV)	0.0 acres	NO NEW IMPERVIOUS AREA PROPOSED REv NOT REQUIRED
CHANNEL PROTECTION VOL. (CPV)	N/A	NOT REQUIRED FOR THIS AREA
1-YEAR MANAGEMENT	1.03 CFS EXISTING 10.31 CFS PROPOSED	DEVELOPED DISCHARGE SHALL BE EQUAL TO OR LESS THAN EXISTING DISCHARGE. THIS WILL BE ACHIEVED VIA ROUTING THE FACILITIES AT FINAL DESIGN.

DRAINAGE AREA 4A

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.1758 ac-ft (7,659 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY
RECHARGE VOLUME (REV)	0.62 acres (2,603 cf)	PROVIDED IN ROADSIDE SWALES AND DRAINAGE SWALE TO FACILITY
CHANNEL PROTECTION VOL. (CPV)	0.5073 (22,047 cf)	PROVIDED IN THE EXTENDED DETENTION FACILITY

DRAINAGE AREA 4B

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.134 ac-ft (584 cf)	NO NEW IMPERVIOUS AREA PROPOSED WQv NOT PROVIDED
RECHARGE VOLUME (REV)	0.03 acres (1,363 cf)	PROVIDED IN ROADSIDE SWALES IN DRAINAGE AREA 4A.
CHANNEL PROTECTION VOL. (CPV)	N/A	NOT REQUIRED FOR THIS AREA

DRAINAGE AREA 5

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.0	NO NEW IMPERVIOUS AREA PROPOSED WQv NOT PROVIDED.
RECHARGE VOLUME (REV)	0.0	NO NEW IMPERVIOUS AREA PROPOSED WQv NOT PROVIDED.
CHANNEL PROTECTION VOL. (CPV)	N/A	NOT REQUIRED FOR THIS AREA

DRAINAGE AREA 6

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQv)	0.0504 ac-ft (2,196 cf)	NO NEW IMPERVIOUS PROPOSED. WQv NOT PROVIDED.
RECHARGE VOLUME (REV)	0.31 acres (2,006 cf)	PROVIDED IN THE ROADSIDE SWALES IN DRAINAGE AREA 2B
CHANNEL PROTECTION VOL. (CPV)	N/A	NOT REQUIRED FOR THIS AREA

1-YEAR STORM SUMMARY TABLE

DRAINAGE AREA	EXISTING	PROPOSED w/out SWM	NOTES
2 (2A, 2B, 2C)	3.31 CFS	22.42 CFS	
3 (3A, 3B)	1.03 CFS	10.31 CFS	DEVELOPED DISCHARGE SHALL BE EQUAL TO OR LESS THAN EXISTING DISCHARGE. THIS WILL BE ACHIEVED VIA ROUTING THE FACILITIES AT FINAL DESIGN.
4 (4A, 4B)	5.76 CFS	10.30 CFS	
5	1.18 CFS	0.93 CFS	DEVELOPED DISCHARGE IS LESS THAN EXISTING DISCHARGE.
6	0.50 CFS	1.56 CFS	OVERMANAGEMENT SHALL BE PROVIDED IN THE FACILITY IN D.A. 3A TO LIMIT THE DEVELOPED 1-YEAR STORM DISCHARGE TO 0.50 CFS. THE DEVELOPED DISCHARGE IS LESS THAN EXISTING. ALL THESE D.A.'s DRAIN TO SAME TRIBUTARY.

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
WWW.BEI-CIVILENGINEERING.COM

Donald Mason 6/23/05

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

DEVELOPER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410-872-9105

PROJECT: EDGEWOOD FARM
LOTS 1 - 60 AND
NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'H'

LOCATION: TAX MAP: 21, GRID: 22
PARCEL: 90
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN
TITLE SHEET

DESIGN: DBT | DRAFT: DBT | CHECK: DAM

DATE: JUNE, 2005 | PROJECT NO. 1550

SCALE: AS SHOWN | SHEET 1 OF 9

SP-05-014

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MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 3
NON-BUILDABLE PRESERVATION PARCEL D
DEDICATED TO HOMEOWNERS ASSOCIATION
PRESERVATION EASEMENT
PRIVATE STORMWATER MANAGEMENT EASEMENT
HOWARD COUNTY EASEMENT HOLDER
0.22 AC. (this sheet)
3.20 AC. (total)
PRIVATE STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT
N 579,500
E 1,304,500
GRID NORTH
LOT 29 45,659 S.F.
LOT 28 42,989 S.F.
LOT 27 47,733 S.F.
LOT 26 45,688 S.F.
LOT 25 53,858 S.F.
LOT 24 45,091 S.F.
LOT 23 56,208 S.F.
BENSWORTH WAY
LOT 21 43,363 S.F.
LOT 20 42,012 S.F.
LOT 19 42,735 S.F.
LOT 18 45,225 S.F.
LOT 17 49,356 S.F.
LOT 16 46,755 S.F.
LOT 15 49,277 S.F.
LOT 14 42,182 S.F.
LOT 13 45,334 S.F.
LOT 12 58,229 S.F.
LOT 11 46,581 S.F.
LOT 10 49,146 S.F.
LOT 9 47,221 S.F.
LOT 8 49,697 S.F.
LOT 7 51,477 S.F.
LOT 6 51,632 S.F.
LOT 5 59,040 S.F.
LOT 4 47,761 S.F.
LOT 3 45,254 S.F.
LOT 2 44,812 S.F.
LOT 1 41,108 S.F.
LOT 50 48,838 S.F. SHARED SEPTIC LOT
LOT 51 46,405 S.F. SHARED SEPTIC LOT
LOT 52 50,563 S.F.
LOT 53 55,597 S.F.
LOT 54 41,000 S.F.
LOT 55 41,286 S.F.
LOT 56 44,695 S.F.
LOT 57 45,521 S.F.
LOT 58 42,384 S.F.
LOT 59 47,794 S.F.
LOT 60 42,086 S.F.
NON-BUILDABLE PRESERVATION PARCEL A
HOWARD COUNTY EASEMENT HOLDER
HOMEOWNERS ASSOCIATION EASEMENT HOLDER
2.21 AC.
NON-BUILDABLE PRESERVATION PARCEL B
HOWARD COUNTY EASEMENT HOLDER
HOMEOWNERS ASSOCIATION EASEMENT HOLDER
4.78 AC.
NON-BUILDABLE PRESERVATION PARCEL C
DEDICATED TO HOWARD COUNTY, MARYLAND
PRESERVATION EASEMENT
HOMEOWNERS ASSOCIATION EASEMENT HOLDER
42.85 AC.
NON-BUILDABLE PRESERVATION PARCEL G
DEDICATED TO HOMEOWNERS ASSOCIATION
PRESERVATION EASEMENT
PRIVATE STORMWATER MANAGEMENT EASEMENT
HOWARD COUNTY EASEMENT HOLDER
2.08 AC.
NON-BUILDABLE PRESERVATION PARCEL A
NON-BUILDABLE PRESERVATION PARCEL B
NON-BUILDABLE PRESERVATION PARCEL C
NON-BUILDABLE PRESERVATION PARCEL D
PARCEL 30 JOHN A. WINDROCK AND CHARLOTTE WILDRICK 5633/227 ZONED: RC-DEO
PARCEL 28 LEON BUTLER & WIFE AND FRANCES B. DEVLIN 521/412 ZONED: RC-DEO
PARCEL 58 LOT 1 DALE E. HAYLETT, JR AND JOSEPHINE H. ZIMMERMAN T/C 3941/554 PLAT NO. 14354 ZONED: RC-DEO
PARCEL 58 PARCEL A DALE E. HAYLETT, JR AND JOSEPHINE H. ZIMMERMAN T/C 3941/554 PLAT NO. 14354 ZONED: RC-DEO
PARCEL 59 DEBORAH L. HALL 7763/158 ZONED: RC-DEO
PARCEL 37 LOT 6 KAREN B. NOVAK AND LAWRENCE WOHLBERG 4306/270 ZONED: RC-DEO
PARCEL 38 LOT 5 J. HALL 7763/158 ZONED: RC-DEO
WILLIAM F. BLOOMER & WF LOT 8 328/495 ZONED: RC-DEO
PARCEL 34 LOT 1 RANDOLPH S. CLARK AND ESTALENE K. CLARK T/E 2415/510 ZONED: RC-DEO
PARCEL 35 WILLIAM L. BIRIN AND KAREN L. BIRIN T/E 4663/210 ZONED: RC-DEO
PARCEL 36 LOT 1 DAVID J. RIZZELLO AND PAULA M. RIZZELLO 4312/67/81 ZONED: RC-DEO
PARCEL 60 DAVID R. EWING AND DOROTHY F. EWING T/C ZONED: RC-DEO
PARCEL 61 TODD M. PAVUK, TRUSTEE 5810/0496 ZONED: RC-DEO
RANDLEPHIA CROSSING LOT 1 ZONED: RC-DEO
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
ROXBURY LAKE DRIVE
ROXBURY ROAD (SCENIC ROAD) (50' ULTIMATE R/W)
CORYS COURT PUBLIC ROAD R/W PVMT
EDGEWOOD WAY PUBLIC ROAD R/W PVMT
EDGEWOOD WAY NORTH PUBLIC ROAD R/W PVMT
PROPOSED 8" PUBLIC WATER MAIN
PROPOSED 8" PUBLIC SEWER MAIN
EXISTING 8" PUBLIC SEWER MAIN
EXISTING 12" PUBLIC WATER MAIN
EXISTING 16" PUBLIC WATER MAIN
EXISTING 24" PUBLIC WATER MAIN
EXISTING 30" PUBLIC WATER MAIN
EXISTING 36" PUBLIC WATER MAIN
EXISTING 42" PUBLIC WATER MAIN
EXISTING 48" PUBLIC WATER MAIN
EXISTING 54" PUBLIC WATER MAIN
EXISTING 60" PUBLIC WATER MAIN
EXISTING 72" PUBLIC WATER MAIN
EXISTING 84" PUBLIC WATER MAIN
EXISTING 96" PUBLIC WATER MAIN
EXISTING 108" PUBLIC WATER MAIN
EXISTING 120" PUBLIC WATER MAIN
EXISTING 132" PUBLIC WATER MAIN
EXISTING 144" PUBLIC WATER MAIN
EXISTING

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- LIMIT OF 100-YR FLOODPLAIN
- EXISTING SLOPES 25% OR GREATER
- EXISTING SLOPES 15% – 24.99%
- 100-YR FLOODPLAIN LIMIT
- WELL BOX — 1500 S.F. WELL BOX
- SEWAGE DISPOSAL AREA
- FOREST CONSERVATION EASEMENT
- NATURAL AREA CONSERVATION CREDIT EASEMENT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 7/6/05

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER — DATE 6/20/05

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
WWW.BEI-CIVILENGINEERING.COM

6/23/05

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

DEVELOPER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410-872-9105

PROJECT: EDGEWOOD FARM
LOTS 1-60 AND
NON-BUILDABLE PRESERVATION PARCELS 'A' – 'H'

LOCATION: TAX MAP: 21, GRID: 22
PARCEL: 90
ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN

DESIGN: DBT	DRAFT: DBT	CHECK: DAM	DATE: JUNE, 2005	PROJECT NO. 1550
			SCALE: AS SHOWN	SHEET 3 OF 9

SP-05-014

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MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

N 579,500

E 1,304,500

N 579,500

E 1,306,800

GRID NORTH

N 577,750

BENSWORTH WAY

CORYS COURT

EDGEWOODS WAY

ROXBURY LAKE DRIVE

ROXBURY ROAD
(SCENIC ROAD)
(LOCAL ROAD)
60' ULTIMATE R/W

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
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LOT 52
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LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60

NON-BUILDABLE PRESERVATION PARCEL A
PRIVATELY OWNED
HOWARD COUNTY EASEMENT HOLDER
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL B
PRIVATELY OWNED
HOWARD COUNTY EASEMENT HOLDER
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL C
DEDICATED TO HOWARD COUNTY, MARYLAND
PRESERVATION EASEMENT
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL D
DEDICATED TO HOMEOWNERS ASSOCIATION
PRESERVATION, EASEMENT
PRIVATE STORMWATER MANAGEMENT EASEMENT
HOWARD COUNTY EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL E
DEDICATED TO HOWARD COUNTY, MARYLAND
PRESERVATION EASEMENT
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL A

NON-BUILDABLE PRESERVATION PARCEL B

NATURAL AREA CONSERVATION CREDIT EASEMENT

SHARED SEPTIC LOT

SWM #1
EXTENDED DETENTION W/ MICROPOOL
PRIVATELY OWNED AND MAINTAINED

EXISTING HOUSE TO BE REMOVED

EXISTING WELL TO BE ABANDONED

PARCEL 28
LEON BUTLER & WIFE AND FRANCES B. DEVLIN
5217/412
ZONED: RC-DEO

PARCEL 32
JOHN J. WIEDRICK AND CHARLOTTE WIEDRICK
3633/277
ZONED: RC-DEO

PARCEL 33
WILLIAM F. BLUM
LOT 1
328/
ZONED:

PARCEL 34
LOT 1
RANDOLPH S. CLARK AND ESTALENE R. CLARK T/E
243/310
ZONED: RC-DEO

PARCEL 35
LOT 2
WILLIAM L. BROWN AND KAREN L. BROWN T/E
1665/270
ZONED: RC-DEO

PARCEL 36
LOT 3
SAVERIO JOHN RIZZELLO AND GIULIA A. RIZZELLO
1041/261
ZONED: RC-DEO

PARCEL 37
LOT 4
MARILYN B. NO
LAURA A. P

PARCEL 58
LOT A
DALE E. HAYLETT, JR AND JOSEPHINE H. ZIMMERMAN T/C
3941/554
PLAT NO. 14554
ZONED: RC-DEO

PARCEL 59
PARCEL A
DALE E. HAYLETT, JR AND JOSEPHINE H. ZIMMERMAN T/C
3941/554
PLAT NO. 14554
ZONED: RC-DEO

PARCEL 60
DAVID R. EWING AND DOROTHY E. EWING T/E
ZONED: RC-DEO

PARCEL 61
TODD M. PAYUK, TRUSTEE
5810/269
ZONED: RC-DEO

TRIADELPHIA CROSSING
F-04-178
ZONED: RC-DEO

STREAM A
CH 133.17
WSEL=516.74

STREAM B
CH 133.17
WSEL=516.83

STREAM C
CH 133.17
WSEL=528.19

PLAN VIEW
SCALE: 1" = 100'

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING SLOPES 25% OR GFREATER
- EXISTING SLOPES 15% - 24.99%
- STABILIZED CONST. ENTRANCE
- SF — SF — SILT FENCE
- SSF — SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- CLEANWATER DIVERSION DIKE
- PROPOSED SEWAGE DISPOSAL AREA
- 1500 S.F. WELL AREA
- PROPOSED HOUSE AND DRIVEWAY
- FOREST CONSERVATION EASEMENT
- NATURAL AREA CONSERVATI CREDIT EASEMENT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 5/6/05

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER — DATE 6/20/05

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
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ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

D. Todd Mason 6/28/05

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

DEVELOPER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410-872-9105

PROJECT:
EDGEWOOD FARM
LOTS 1-60 AND
NON-BUILDABLE PRESERVATION PARCELS 'A' - 'H'

LOCATION:
TAX MAP: 21, GRID: 22
PARCEL: 90
ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN

DESIGN: DBT	DRAFT: DBT	CHECK: DAM

DATE:	JUNE, 2005	PROJECT NO.	1550
SCALE:	AS SHOWN	SHEET	4 OF 9

SP-05-014

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PLAN VIEW
SCALE: 1" = 100'

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING SLOPES 25% OR GFREATER
- EXISTING SLOPES 15% – 24.99%
- STABILIZED CONST. ENTRANCE
- SF — SF SILT FENCE
- SSF SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- CLEANWATER DIVERSION DIKE
- PROPOSED SEWAGE DISPOSAL AREA
- 1500 S.F. WELL AREA
- PROPOSED HOUSE AND DRIVEWAY
- FOREST CONSERVATION EASEMENT
- NATURAL AREA CONSERVATION CREDIT EASEMENT

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber, Jr. 6/20/05
HOWARD COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

David W. Lyons 7/5/05
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
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ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

Donald Mann 6/20/05

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

DEVELOPER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410-872-9105

PROJECT:
EDGEWOOD FARM
LOTS 1-60 AND
NON-BUILDABLE PRESERVATION PARCELS 'A' – 'H'

LOCATION:
TAX MAP: 21, GRID: 22
PARCEL: 90
ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN

DESIGN: DBT	DRAFT: DBT	CHECK: DAM	DATE: JUNE, 2005	PROJECT NO. 1550
			SCALE: AS SHOWN	SHEET 5 OF 9

SP-05-014

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MATCH LINE SEE SHEET 7

NON-BUILDABLE PRESERVATION PARCEL D
DEDICATED TO HOMEOWNERS ASSOCIATION
PRESERVATION EASEMENT
PRIVATE STORMWATER MANAGEMENT EASEMENT
HOWARD COUNTY EASEMENT HOLDER

PRIVATE STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT

N 579,500
E 1,304,500
GRID NORTH

BENSWORTH WAY

LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
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LOT 17
LOT 16
LOT 15
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LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 50
SHARED SEPTIC LOT
LOT 51
SHARED SEPTIC LOT
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60

NON-BUILDABLE PRESERVATION PARCEL C
DEDICATED TO HOWARD COUNTY, MARYLAND
PRESERVATION EASEMENT
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL C
DEDICATED TO HOMEOWNERS ASSOCIATION
PRESERVATION EASEMENT
PRIVATE STORMWATER MANAGEMENT EASEMENT
HOWARD COUNTY EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL B
DEDICATED TO HOWARD COUNTY, MARYLAND
PRESERVATION EASEMENT
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL A
PRIVATELY OWNED
HOWARD COUNTY
HOMEOWNERS ASSOCIATION EASEMENT HOLDER

NON-BUILDABLE PRESERVATION PARCEL A

PARCEL 32
JOHN J. WILDRICK AND CHARLOTTE WILDRICK
3833/272
ZONED: RC-DEO

PARCEL 28
LEOW BUILER & WIFE AND FRANCES B. DEVLIN
521/412
ZONED: RC-DEO

PARCEL 58
LOT 1
DALE E. HAYLETT, JR AND JOSEPHINE H. ZIMMERMAN T/C
3641/554
PLAT NO. 14354
ZONED: RC-DEO

PARCEL 58
PARCEL A
DALE E. HAYLETT, JR AND JOSEPHINE H. ZIMMERMAN T/C
3641/554
PLAT NO. 14354
ZONED: RC-DEO

PARCEL 61
TODD M. PAVUK, TRUSTEE
5800/600
ZONED: RC-DEO

PARCEL 60
DAVID R. EWING AND DOROTHY F. EWING T/E
ZONED: RC-DEO

PARCEL 34
LOT 1
RANDOLPH S. CLARK AND ESTALENE K. CLARK T/E
241/310
ZONED: RC-DEO

PARCEL 35
LOT B
WILLIAM L. BOLIN AND KAREN L. BOHM, T/E
1643/270
ZONED: RC-DEO

PARCEL 37
LOT 4
MARTIN B. NOVAK AND LAURIE WOHLBERG
356/270
ZONED: RC-DEO

PARCEL 38
LOT 5
JOHN J. HALL
7923/185
ZONED: RC-DEO

PARCEL 39
LOT 6
328/485
ZONED: RC-DEO

PARCEL 16
LOT 3
SAVERIO JOHN RIZZELLO AND PAULA A. RIZZELLO
1206/161
ZONED: RC-DEO

DEBORAH M. HALL T/C ET AL

WILLIAM F. BLOOMER & WF

TRIADELPHIA CROSSING
F-04-118
ZONED: RC-DEO

ROXBURY LAKE DRIVE

BENSWORTH WAY

EDGEWOODS WAY

CORYS COURT

ROXBURY ROAD
(SCENIC ROAD)
(LOCAL ROAD)
(80' ULTIMATE R/W)

SWM ACCESS

SWM4

STORMWATER MANAGEMENT FACILITY #4 - EXTENDED DETENTION W/ MICROPOOL

PRIVATELY OWNED & MAINTAINED

15' MD WOODY ZONE

SWM ACCESS BOULDERS

EXISTING TRAIL TO BE ABANDONED

EXISTING BELL ATLANTIC MARYLAND, INC. 3419/485

EXISTING 15' EASEMENT FOR INGRESS & EGRESS 3419/485

PROPOSED ENTRANCE FOR ENTRANCE DRIVING AS SHOWN ON SDP-03-053

EXISTING FOREST CONSERVATION EASEMENT F-04-118

EXISTING 6' WIRE FENCE

EX. 12"CMP

N 578,500
E 1,306,800

N 579,500
E 1,306,800

PLAN VIEW
SCALE: 1" = 100'

THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

TENTATIVELY APPROVED
DEPT OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 7/5/05

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- LIMIT OF 100-YR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- (5) LANDSCAPE PERIMETER DESIGNATION
- 240' CREDIT — LANDSCAPE CREDIT PERIMETER
- STREET TREES
- NATURAL AREA CONSERVATION CREDIT EASEMENT

SCHEDULE D
SWM AREA LANDSCAPING

	SWM1	SWM2	SWM3	SWM4
LINEAR FEET OF PERIMETER	1244'	939'	958'	898'
LINEAR FEET OF EXISTING WOODS LINE	321'	433'	254'	0'
LINEAR FEET OF REQUIRED PLANTING	923'	506'	704'	898'
BUFFER TYPE	"B"	"B"	"B"	"B"
NUMBER OF TREES REQUIRED SHADE TREES	19	11	15	18
EVERGREEN TREES	23	13	18	23
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 25.8%	YES 46.1%	YES 26.5%	NO 0.0%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO

STREET TREE SCHEDULE

ROAD NAME	PERIMETER	TREES REQ.
EDGEWOODS WAY	6330'	159
CORYS COURT	1163'	29
BENSWORTH WAY	1984'	50
ROXBURY ROAD	1960'	49

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO SCENIC ROADWAY (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 SCENIC ROADWAY (7)
LANDSCAPE TYPE	C	A	A	A	A	A	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	992'	2363'	421'	1468'	296'	2845'	283'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	YES* 1170'	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	992'	2363'	421'	298'	296'	2845'	283'
SHADE TREES	25	40	7	5	5	48	7
EVERGREEN TREES	50	–	–	–	–	–	14
OTHER TREES (2:1 SUBSTITUTE)	–	–	–	–	–	–	–
SHRUBS	–	–	–	–	–	–	–

*EXISTING WOODS 20' OR GREATER IN WIDTH.

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
WWW.BEI-CIVILENGINEERING.COM

Donald Mann 6/28/05

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

DEVELOPER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410-872-9105

PROJECT: EDGEWOOD FARM
LOTS 1-60 AND
NON-BUILDABLE PRESERVATION PARCELS 'A' - 'H'

LOCATION: TAX MAP: 21, GRID: 22
PARCEL: 90
ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH LANDSCAPE PLAN

DATE: JUNE, 2005 | PROJECT NO. 1550

DESIGN: DBT | DRAFT: DBT | CHECK: DAM | SCALE: AS SHOWN | SHEET 6 OF 9

SP-05-014

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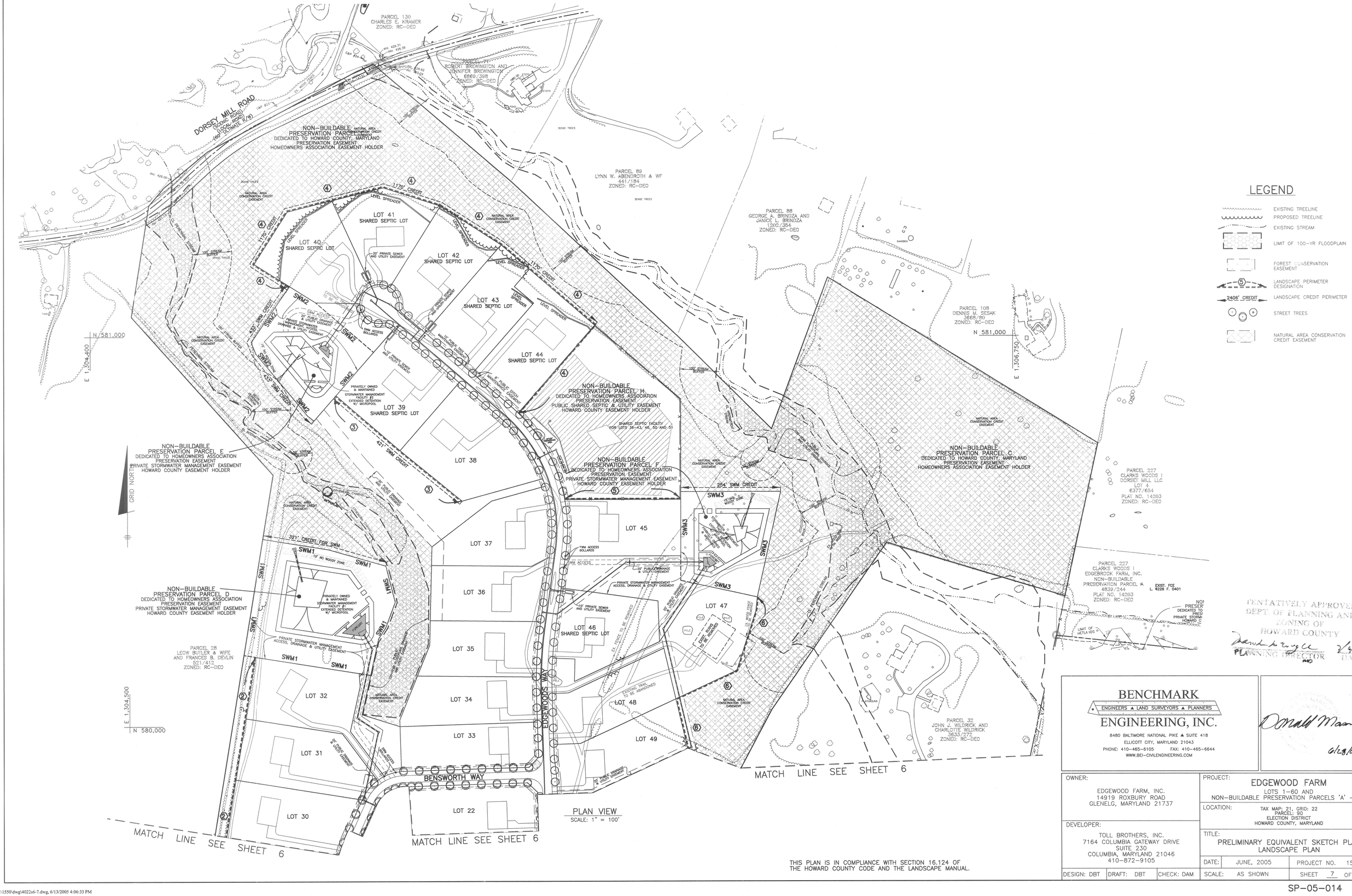

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- LIMIT OF 100-YR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- LANDSCAPE PERIMETER DESIGNATION
- 240' CREDIT — LANDSCAPE CREDIT PERIMETER
- STREET TREES
- NATURAL AREA CONSERVATION CREDIT EASEMENT

PLAN VIEW
SCALE: 1" = 100'

THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/4/05

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
WWW.BEI-CIVILENGINEERING.COM

6/29/05

OWNER: EDGEWOOD FARM, INC. 14919 ROXBURY ROAD GLENELG, MARYLAND 21737	PROJECT: EDGEWOOD FARM LOTS 1-60 AND NON-BUILDABLE PRESERVATION PARCELS 'A' - 'H'
DEVELOPER: TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE SUITE 230 COLUMBIA, MARYLAND 21046 410-872-9105	LOCATION: TAX MAP: 21, GRID: 22 PARCEL: 90 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE PLAN
DESIGN: DBT DRAFT: DBT CHECK: DAM	DATE: JUNE, 2005 PROJECT NO. 1550
	SCALE: AS SHOWN SHEET 7 OF 9

SP-05-014

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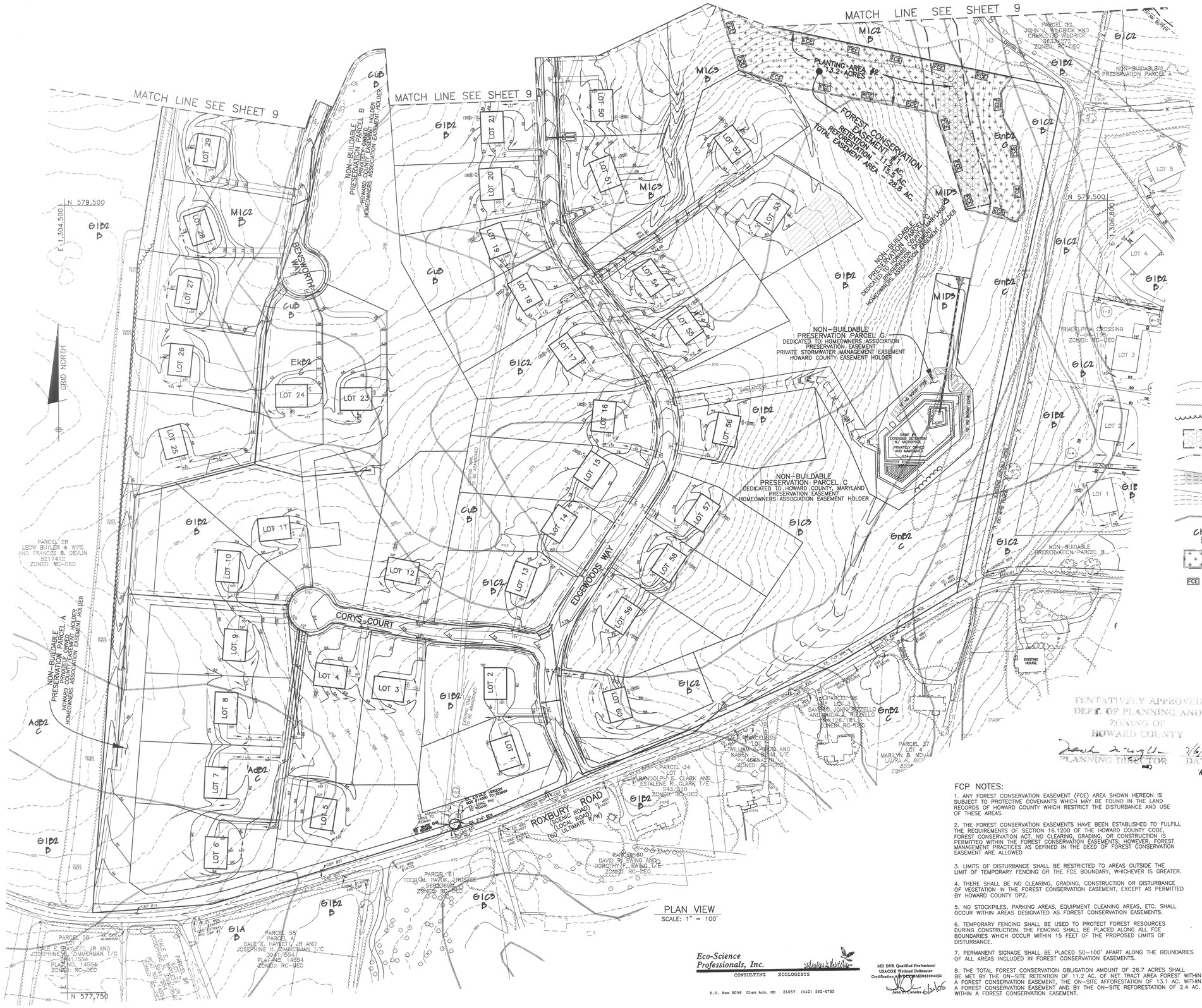

PLAN VIEW
SCALE: 1" = 100'

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5026 Glen Arm, MD 21057 (410) 592-6752

MD DNR Qualified Professional
USACOE Wetland Delineator
Certificates #WD93MD0610944321
John A. Canales 6/14/05

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
6/16/05
DATE

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING SLOPES 25% OR GFREATER
- EXISTING SLOPES 15% – 24.99%
- SOILS DELINEATION
- ChB2 D — SOILS TYPE
- FOREST CONSERVATION EASEMENT
- FCE FCE — FOREST CONSERVATION SIGNAGE

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 TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 26.7 ACRES SHALL BE MET BY THE ON–SITE RETENTION OF 11.2 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT, THE ON–SITE AFFORESTATION OF 13.1 AC. WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON–SITE REFORESTATION OF 2.4 AC. WITHIN A FOREST CONSERVATION EASEMENT.

APPENDIX G
FOREST CONSERVATION WORKSHEET

NOTE: THIS SUBDIVISION PLAN IS USING "RURAL CLUSTER OPTION B" OF THE APPENDIX L OF THE FOREST CONSERVATION MANUAL BY INCLUDING THE ENTIRE SITE AREA IN THE CALCULATIONS TO SATISFY IT'S FOREST CONSERVATION REQUIREMENT.

	ACRES (1/10 acre)
I. BASIC SITE DATA	
GROSS SITE AREA	131.9
AREA WITHIN 100 YEAR FLOODPLAIN	4.3
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	N/A
NET TRACT AREA	127.6
LAND USE CATEGORY (R–RLD, R–RMD, R–S, C/I/O, I)	R–RMD
II. INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	127.6
B. REFORESTATION THRESHOLD (25% x A)	31.9
C. AFFORESTATION MINIMUM (20% x A)	25.5
D. EXISTING FOREST ON NET TRACT AREA	12.4
E. FOREST AREAS TO BE CLEARED	1.2
F. FOREST AREAS TO BE RETAINED	11.2

III. DETERMINIG 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.

2. Afforestation

If existing forest areas are less than the afforestation minimum (if D is less than C), afforestation requirements apply.

GO TO SECTION V

	ACRES (1/10 acre)
V. AFFORESTATION CALCULATIONS	
A. NET TRACT AREA	127.6
B. AFFORESTATION MINIMUM (20% x A)	25.5
C. EXISTING FOREST ON NET TRACT AREA	12.4
D. FOREST AREAS TO BE CLEARED	1.2
E. FOREST AREAS TO BE RETAINED	11.2

SELECT THE ALTERNATE THAT APPLIES:

1. No clearing below the minimum

If existing forests are less than the afforestation minimum (if C is less than B) and NO clearing is proposed, the following calculations apply:

TOTAL AFFORESTATION REQUIRED B – C ———

Afforestation must make total forest area equal the minimum required.

2. Clearing below the minimum

If existing forests are less than the afforestation minimum (if C is less than B) and clearing is proposed, the following calculations apply:

AFFORESTATION FOR UNFORESTED AREAS BELOW MINIMUM B – C	13.1
REFORESTATION FOR CLEARING BELOW MINIMUM D x 2	2.4
TOTAL AFFORESTATION + REFORESTATION REQUIRED (B – C) + (D x 2)	15.5

Afforestation requires the total forest area to be equal to the minimum and it requires compensation for clearing.

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
AdB2	C	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Co	C	CORODUS SILT LOAM
Ba	C	BAILE SILT LOAM
ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
CuB	B	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES
GlB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GlC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES. MODERATELY ERODED
EkB2	B	ELIOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
GlC3	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GnA	C	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
GnB2	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MORETATELY ERODED
MlB2	B	MANOR LOAM , 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MlD3	B	MANOR LOAM 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MlC2	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MlE	B	MANOR SILT, 25 TO 45 PERCENT SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 17 and 13

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Donald Mason 6/29/05

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

DEVELOPER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410–872–9105

PROJECT: EDGEWOOD FARM
LOTS 1–60 AND
NON–BUILDABLE PRESERVATION PARCELS 'A' – 'H'

LOCATION: TAX MAP: 21, GRID: 22
PARCEL: 90
ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN
FOREST CONSERVATION PLAN

DESIGN: DBT	DRAFT: DBT	CHECK: DAM	DATE: JUNE, 2005	PROJECT NO. 1550
			SCALE: AS SHOWN	SHEET 8 OF 9

SP–05–014

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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 1991

MIN. 15" × MIN. 11"

Forest Conservation Area

REFORESTATION PROJECT

Trees For Your Future

MIN. 15" × MIN. 11"

SIGNAGE
NOT TO SCALE

Seeding and Whip Planting Specification

Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects the seeding from compaction and storm injury.

Planting Specifications:
Container Grown and Balled and Burlapped Stock

TREE PROTECTION FENCE

BLAZE ORANGE PLASTIC MESH

NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

PLANTING NOTES:

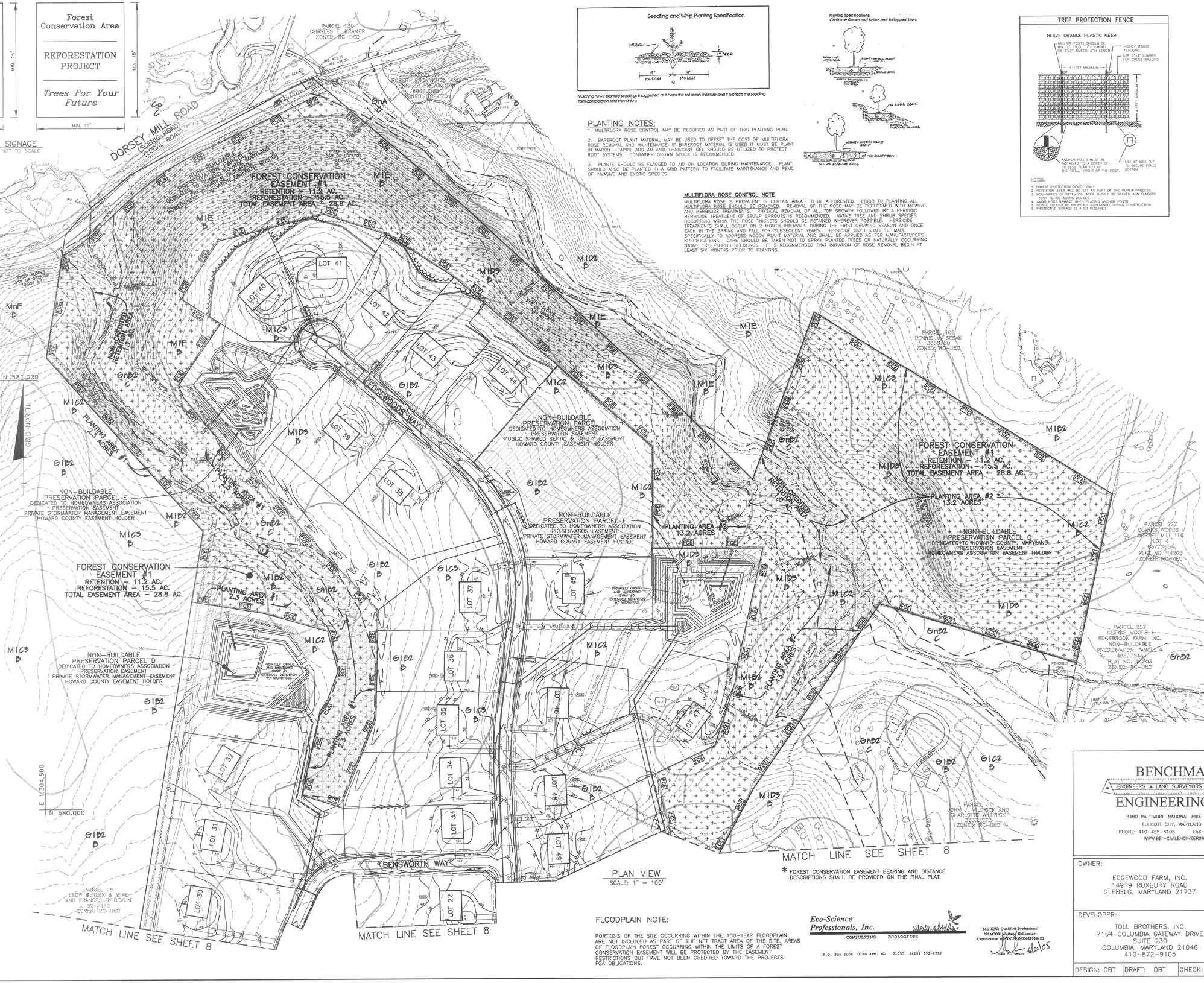
1. MULTIFLORA ROSE CONTROL MAY BE REQUIRED AS PART OF THIS PLANTING PLAN.

2. BAREROOT PLANT MATERIAL MAY BE USED TO OFFSET THE COST OF MULTIFLORA ROSE REMOVAL AND MAINTENANCE. IF BAREROOT MATERIAL IS USED IT MUST BE PLANT IN MARCH – APRIL AND AN ANTI–DESICCANT GEL SHOULD BE UTILIZED TO PROTECT ROOT SYSTEMS. CONTAINER GROWN STOCK IS RECOMMENDED.

3. PLANTS SHOULD BE FLAGGED TO AID ON LOCATION DURING MAINTENANCE. PLANTI SHOULD ALSO BE PLANTED IN A GRID PATTERN TO FACILITATE MAINTENANCE AND REMC OF INVASIVE AND EXOTIC SPECIES.

MULTIFLORA ROSE CONTROL NOTE

MULTIFLORA ROSE IS PREVALENT IN CERTAIN AREAS TO BE AFFORESTED. PRIOR TO PLANTING ALL MULTIFLORA ROSE SHOULD BE REMOVED. REMOVAL OF THE ROSE MAY BE PERFORMED WITH MOWING AND HERBICIDE TREATMENTS. PHYSICAL REMOVAL OF ALL TOP GROWTH FOLLOWED BY A PERIODIC HERBICIDE TREATMENT OF STUMP SPROUTS IS RECOMMENDED. NATIVE TREE AND SHRUB SPECIES OCCURRING WITHIN THE ROSE THICKETS SHOULD GE RETAINED WHEREVER POSSIBLE. HERBICIDE TREATMENTS SHALL OCCUR ON 2 MONTH INTERVALS DURING THE FIRST GROWING SEASON AND ONCE EACH IN THE SPRING AND FALL FOR SUBSEQUENT YEARS. HERBICIDE USED SHALL BE MADE SPECIFICALLY TO ADDRESS WOODY PLANT MATERIAL AND SHALL BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. CARE SHOULD BE TAKEN NOT TO SPRAY PLANTED TREES OR NATURALLY OCCURRING NATIVE TREE/SHRUB SEEDLINGS. IT IS RECOMMENDED THAT INITIATION OF ROSE REMOVAL BEGIN AT LEAST SIX MONTHS PRIOR TO PLANTING.



PLAN VIEW
SCALE: 1" = 100'

* FOREST CONSERVATION EASEMENT BEARING AND DISTANCE DESCRIPTIONS SHALL BE PROVIDED ON THE FINAL PLAT.

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.

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification #WD0793MD0610304433
John F. Canales 6/13/05

FCE Planting Area # 1 - 2.3 acres
Planting units required: 1610
Planting units proposed: 1611

Qty	Species	Size	Spacing	Total Units
15	Acer rubrum - Red maple	1" cal.	15' o.c.	
20	Acer saccharinum - Silver maple	1" cal.	15' o.c.	
25	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
15	Quercus alba - White oak	1" cal.	15' o.c.	
15	Quercus rubra - Red oak	1" cal.	15' o.c.	
90	Total 1" caliper trees (3.5 planting units per tree)	FCA unit credit		315
85	Acer rubrum - Red maple	2-3' whip	11' o.c.	
70	Acer saccharinum - Silver maple	2-3' whip	11' o.c.	
35	Cornus florida - Flowering dogwood	2-3' whip	11' o.c. *	
10	Diospyros virginiana - Persimmon	2-3' whip	11' o.c. *	
110	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
80	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
53	Prunus serotina - Black cherry	2-3' whip	11' o.c. *	
85	Quercus alba - White oak	2-3' whip	11' o.c. *	
85	Quercus rubra - Red Oak	2-3' whip	11' o.c.	
35	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c. *	
648	Total whip plantings (2 planting units per tree)	FCA unit credit	1296	
		Total Unit Credit		1611

FCE Planting Area # 2 - 13.2 acres
Planting units required: 9240
Planting units proposed: 9240

Qty	Species	Size	Spacing	Total Units
30	Acer rubrum - Red maple	1" cal.	15' o.c.	
30	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
30	Quercus alba - White oak	1" cal.	15' o.c.	
30	Quercus rubra - Red oak	1" cal.	15' o.c.	
120	Total 1" caliper trees (3.5 planting units per tree)	FCA unit credit		420
700	Acer rubrum - Red maple	2-3' whip	11' o.c.	
200	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
110	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
900	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
600	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
600	Quercus alba - White oak	2-3' whip	11' o.c.	
600	Quercus rubra - Red oak	2-3' whip	11' o.c.	
350	Sassafras albidum - Sassafras	2-3' whip	11'o.c.	
350	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
4410	Total whip trees (2 planting units per tree)	FCA unit credit		8820
		Total Unit Credit		9240

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF 100–YR FLOODPLAIN
- EXISTING STREAM
- EXISTING SLOPES 25% OR GFREATER
- EXISTING SLOPES 15% – 24.99%
- SOILS DELINEATION
- GnB2 D — SOILS TYPE
- FOREST CONSERVATION EASEMENT
- FCE FCE — FOREST CONSERVATION SIGNAGE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE
6/14/05

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