

# APPLICATION

05, 96, 99, 98, 114

PERCOLATION TESTING

A 5189104-X

F \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT 4TH

DATE 5/13/03  
5/22/03

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER EDGEWOOD FARM, INC.

ADDRESS 14919 ROXBURY RD GLENELG MD 21737 PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER TOLL BROTHERS, INC.

7164 COLUMBIA GATEWAY DR SUITE 230  
ADDRESS COLUMBIA, MD 21046 PHONE (410) 872-9105

PROPERTY LOCATION:

SUBDIVISION EDGEWOOD FARM LOT NO. 24 27

ROAD AND DESCRIPTION ROXBURY RD

TAX MAP 21 PARCEL # 90

SIZE OF LOT 1 Ac ± TYPE BLDG. SINGLE FAMILY  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Bruce R. O'Neil  
BRUCE R. O'NEIL (SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

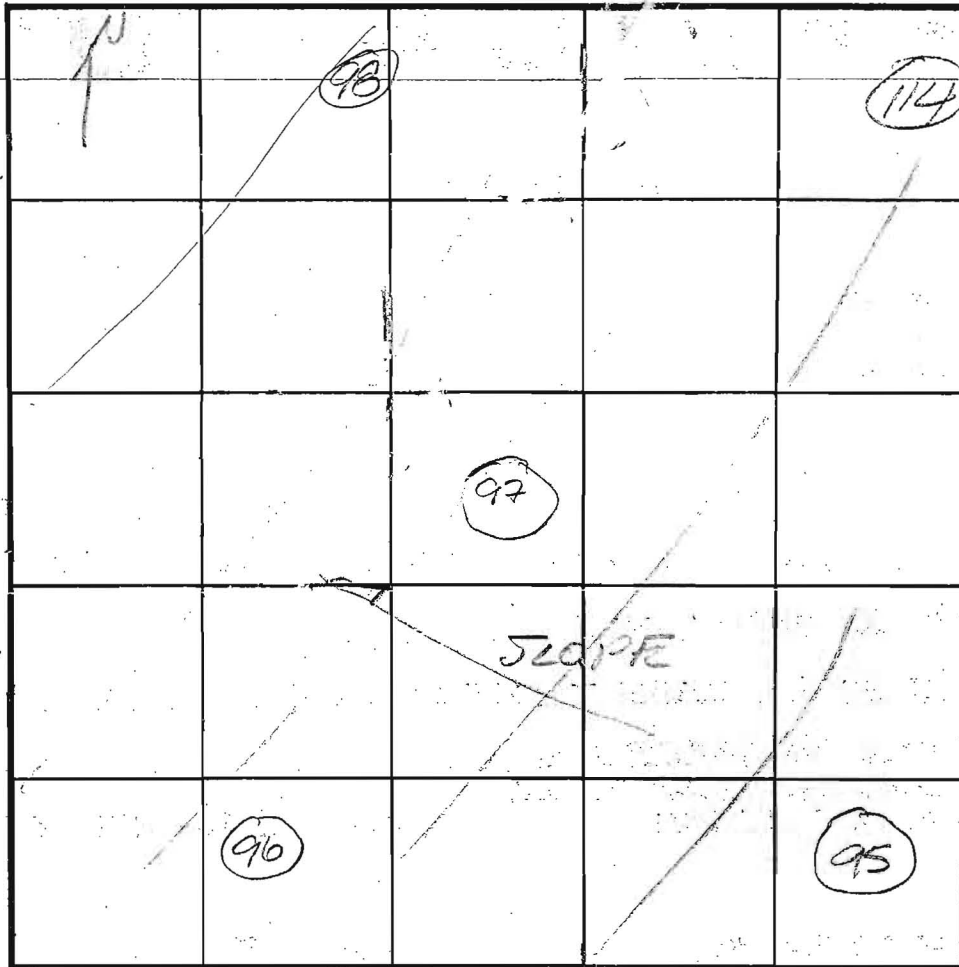
SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

COUNTY#

SOIL PROFILE

SOIL PROFILE



96  
 DE Brown Loam 1 1/2'  
 Yellow Brown Loam 4'  
 Red Brown Silty loam 6'  
 Red/Yellow Silty loam 12 1/2'

98  
 Brown Loam 1'  
 Yellow Brown Heavy Loam 3 1/2'  
 Red Silty loam 4'  
 Yellow Brown Silty loam  
 Silty loam  
 LS Rock  
 Hard SS  
 Mica 1 1/2'

97  
 DE Brown Loam 1'  
 Yellow Brown Loam 3 1/2'  
 Red Brown Silty loam 5 1/2'  
 Yellow Brown Silty loam  
 Brown Silty loam 1 1/2'

95  
 Brown Loam 1 1/2'  
 Yellow Brown Loam 5'  
 Brown Silty loam

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
7/11/03	96	6 1/2' / 11 1/2'	9 00	9 02	9 02	9 07	5min	P
	97	7' / 12 1/2'	9 03	9 07	9 07	9 12	5min	P
	95	Rock @ 9 1/2'						F
	98	5 1/2' / 11 1/2'	9 31	9 35	9 35	9 40	5min	
	114	6 1/2' / 11 1/4'	9 25	9 32	9 32	9 39	7min	

REMARKS

TYPE OF SOIL

TESTED BY FA ALSO PRESENT Bob Shorsley Mark Johnson

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME TRENCH WIDTH

INLET DEPTH MAXIMUM BOTTOM DEPTH SQ FT/REDDROOM

# APPLICATION

## PERCOLATION TESTING

A 5189104XX

F \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT 4TH

DATE 5/13/03

5/23/03  
11/4/03

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER EDGEWOOD FARM, INC.

ADDRESS 14919 ROXBURY RD GLENELG MD 21737 PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER TOLL BROTHERS, INC.

ADDRESS 7164 COLUMBIA GATEWAY DR SUITE 230  
COLUMBIA, MD 21046 PHONE (410) 872-9105

PROPERTY LOCATION:

SUBDIVISION EDGEWOOD FARM LOT NO. 50 LOT 27

hole # 340

ROAD AND DESCRIPTION ROXBURY RD LOT 27

TAX MAP 21 PARCEL # 20

SIZE OF LOT 1 Ac ± TYPE BLDG. SINGLE FAMILY  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Bruce R. O'Neil  
BRUCE R. O'NEIL (SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

518764

# Proposed Lot 24

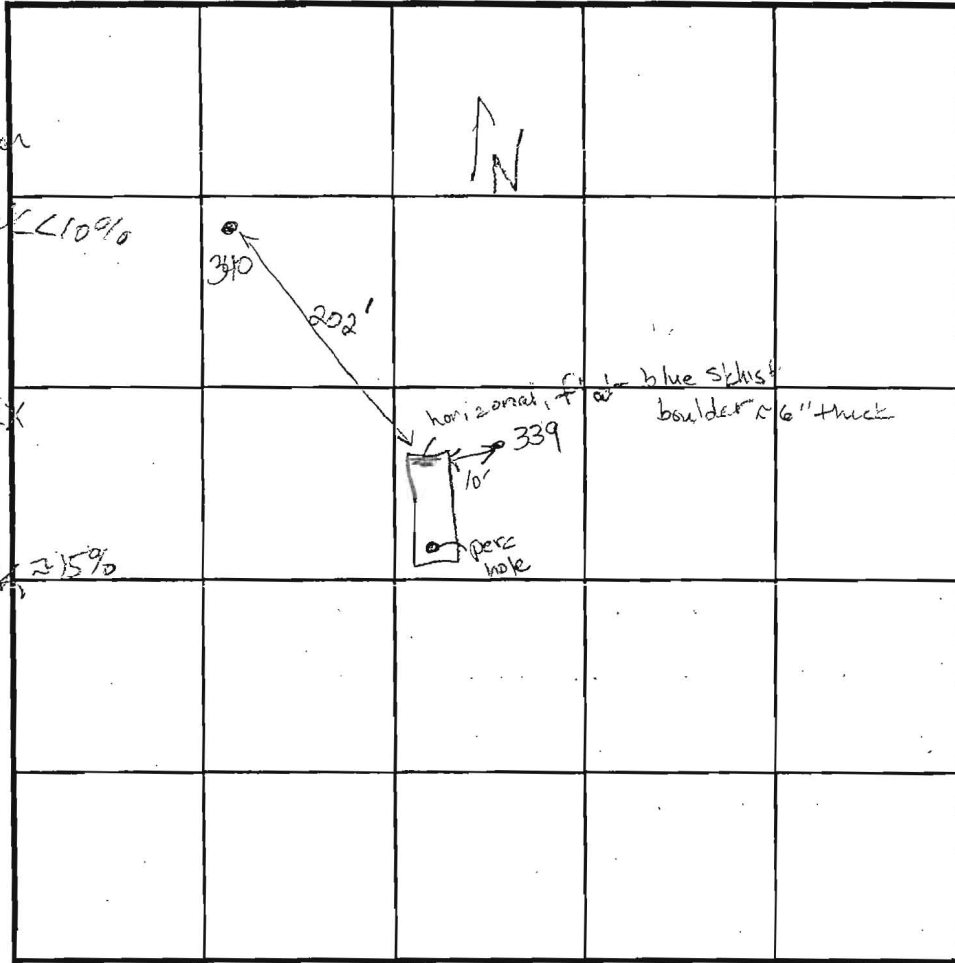
COUNTY #

SOIL PROFILE  
339

0' DK brn boulder  
 2' Choc brn  
 2' CLL Rock < 10%  
 Ribbons 2'  
 3' Chocolate brn  
 md gr SAND 4'  
 rd s:l Trace  
 compacted 7'  
 md grain  
 Sand Rock ~ 15%  
 2' brn  
 rd pr black  
 12' Bottom

SOIL PROFILE

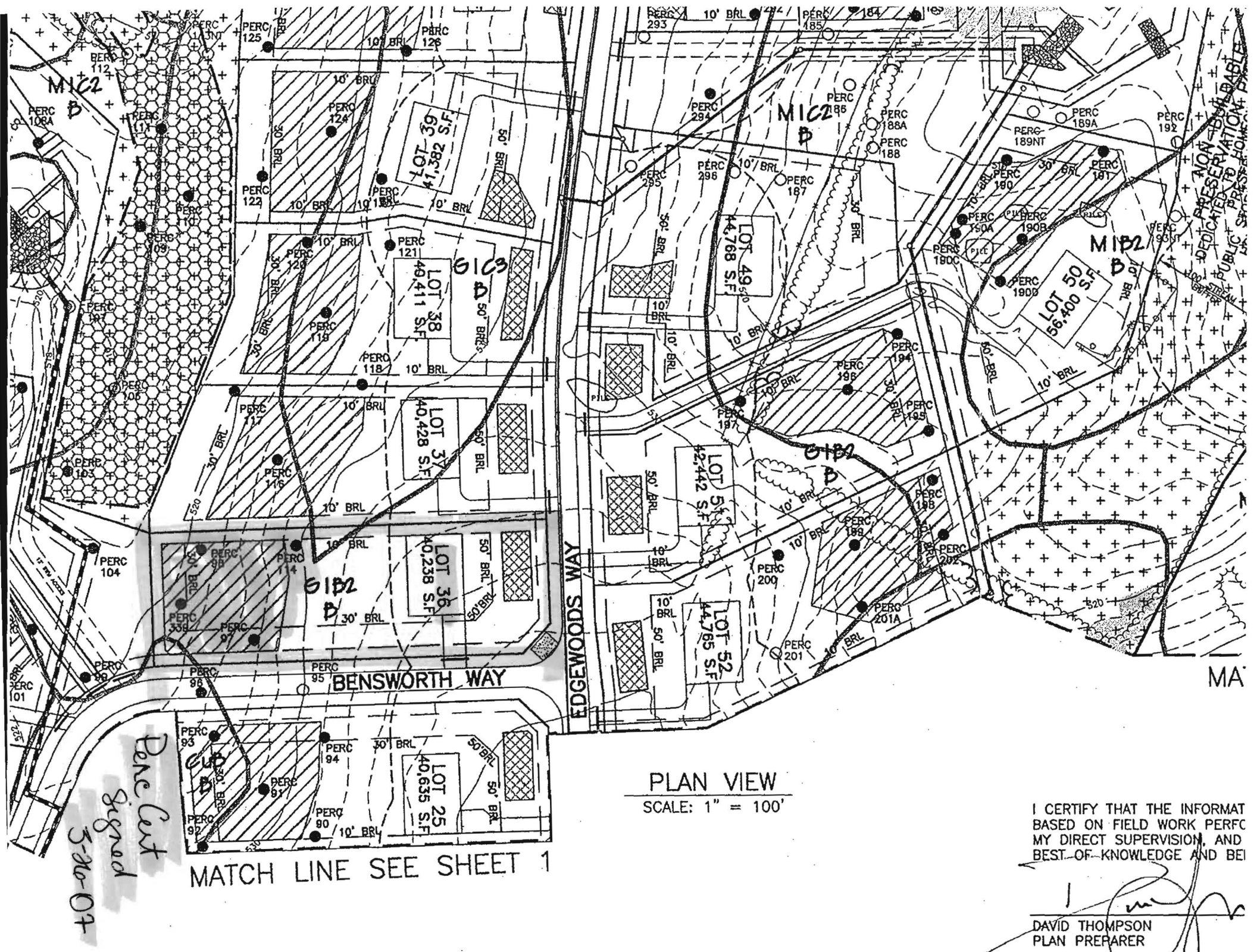
0'



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/4/03	339	7'5" 12'	11:35	11:43	11:43	11:51	8min
		Slow at 5'		Pulled peg		2 dig deeper	

REMARKS: Hole per plan / magnum w/ plan measurement  
 TYPE OF SOIL: Holes dug per plan  
 TESTED BY: KNIFA ALSO PRESENT: Willie, Mark, John, etc.  
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_  
 INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT/BEDROOM \_\_\_\_\_



*Pine Cut  
signed  
5-20-07*

MATCH LINE SEE SHEET 1

PLAN VIEW  
SCALE: 1" = 100'

I CERTIFY THAT THE INFORMATION IS BASED ON FIELD WORK PERFORMED BY MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
DAVID THOMPSON  
PLAN PREPARER

DEDICATED TO PUBLIC USE  
 PRESERVATION  
 MAINTENANCE  
 REPAIRS  
 HOME

MA

**GENERAL NOTES**

- CONCRETE CONCRETE FOUNDATION TO BE SET UNDER F-06-108.
- CONCRETE FROM PIPE TO BE SET UNDER F-06-108.
- COORDINATES BASED ON MD 1140 MARIAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY ZONING CONTROL STATIONS 2114 AND 2174.
- SUBJECT PROPERTY ZONED RC-DCO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LATE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7-29-2004.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY IS SHOWN ON THIS PLAN OF SUBDIVISION. SUCH EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHICH MAINTENANCE SHALL BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY WHICH MAINTENANCE FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF STREET LIGHTS LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURES OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAN ARE "WORE OR LESS".
- BOUNDARY IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED DURING JULY, 2004 BY BENCHMARK ENGINEERING, INC.
- THERE IS NO 100-FT FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20.00' OF CONTIGUOUS AREA ON THESE LOTS.
- DRYWELLS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WITHIN 12' (12' SERVING MORE THAN ONE RESIDENCE)
  - SUBJECT TO A 6" COMPACT CONCRETE BURN BASE WITH LAR AND CHIP COATING
  - COURTESY - MAY THE GRADE MAY BE GRADE CHANGED A MIN 4" TURNING RADIUS
  - STRUCTURE CLEARANCE - MINIMUM 10' CLEARANCE TO CROSS OVER (SEE LOTS)
  - DRAINAGE (TYPICAL) - CAPABLE OF SAFELY PASSING 100 YEAR FLOODING AND NO MORE THAN 1'500 (DEPTH) OVER BOUNDARY.
  - STRUCTURE CLEARANCE - MINIMUM 12' FEET
  - MAINTENANCE - SHALL BE MAINTAINED BY THE WEATHER USER.
- THE DEVELOPER RESUMES UNDER STUDY ITS SUCCESSIONS AND ASSOCIATED EASEMENTS SHOWN ON THE PLAN FOR SEWER, STORM DRAINAGE, OVER PUBLIC UTILITIES AND POWER CONDUITS AS DEVELOPER CONSTRUCTION (EASEMENT) LOCATED IN, ON, OVER AND THROUGH LOTS 8-10 AND PARCELS 1-4. ANY CONSTRUCTION OF SUCH EASEMENTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN DESCRIBED UNDER OR NOT EXPRESSLY SHOWN IN THE (EASEMENT) CONVEYING SAID LOTS AND APPLICABLE DEVELOPER SHALL OBTAIN AND OBTAIN THE DEEDS FOR THE EASEMENTS HEREIN DESCRIBED BY HOWARD COUNTY AND A LETTER FROM THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT DESCRIBED BY THE DEVELOPER AND HOWARD COUNTY AND RELEASE OF A DEVELOPER'S SWEET PLOT WITH SAID AGREEMENT TO HOWARD COUNTY. THE DEVELOPER AND HOWARD COUNTY SHALL OBTAIN THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-06-108 BY A DEDICATED DRAINAGE FACILITIES (WITH MAINTENANCE) AND BY NATURAL AREA CONSERVATION AND SHEETLOAD TO BUFFER CREEKS.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON THESE LOTS.
- MARIAND DELINEATION WAS PREPARED BY ECO-SYSTEMS PROFESSIONALS IN MARCH 2004.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED MAY, 2004 AND APPROVED UNDER F-06-108.
- THIS AREA BECOMES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 1000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISCHARGES OF ANY NATURE IN THIS AREA IS RESTRICTED. LAND PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON COMPLETION OF A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MAINTENANCE EASEMENT PLAN SHALL NOT BE NECESSARY.
- THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 27.0 ACRES WAS MET BY THE ON-SITE RESTORATION OF 10.3 AC. OF NET TRACT FOREST WITHIN A FOREST CONSERVATION EASEMENT, THE ON-SITE RESTORATION OF 10.3 AC. WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON-SITE RESTORATION OF 6.4 AC. WITHIN A FOREST CONSERVATION EASEMENT WITH A OPEN DEVELOPER'S AGREEMENT WITH SUBJECT IN THE TOTAL AMOUNT OF 145,618.00 UNDER F-06-108.
- LANDSCAPE FOR THE SUBDIVISION WAS PROVIDED IN ACCORDANCE WITH A DEDICATED LANDSCAPE PLAN INCLUDING WITHIN THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MAINTENANCE WITH AN OPEN DEVELOPER'S AGREEMENT WITH SUBJECT IN THE AMOUNT OF \$87,500.00 UNDER F-06-108.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE SUBJECT PROPERTY AND IS ATTACHED TO THIS PLAN UNDER 12/15/04 10 DEVELOPER UNDER F-06-108.
- THERE ARE NO BURIAL GROUNDS, CEMETRIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY AND ASSESSMENT AND TAXATION ON 12/15/04 10 DEVELOPER UNDER F-06-108.
- OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCEL 'C' SHALL BE DEDICATED TO HOWARD COUNTY, MARYLAND UNDER F-06-108.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OVERSIGHT WIDTH AND LOT AREA AS REQUIRED BY THE MARIAND DEPARTMENT OF THE ENVIRONMENT (MDE).
- THIS PROJECT IS SUBJECT TO THE ADOPTED FIRM EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER CODE TITLE 10-20-00 AND THE ZONING REGULATIONS AS AMENDED BY CODES, BUT NO 30-FOOT DEVELOPER OR CONSTRUCTION ON RICE LOTS MUST COMPLY WITH ZONING AND BUILDING REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS.
- THE BIVENT GROUP FOR THIS PROJECT WAS PREPARED BY THE BIVENT GROUP, INC. IN NOVEMBER 2004.
- A SOIL STUDY IS NOT REQUIRED FOR THIS PROJECT.

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	55
BUILDABLE	53
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	56.70± AC.
BUILDABLE	56.70± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	3.87± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	60.67± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS AND SEWERAGE OF THE SHARED SEWERAGE SYSTEM IS CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

*Howard County Health Officer* 6/18/07

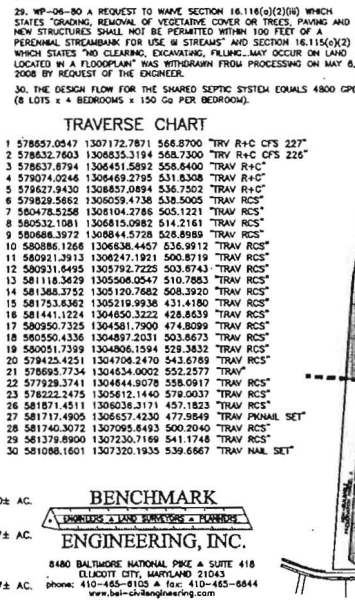
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 7/6/07

*Director* 7/20/07

- THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
  - PRESERVATION PARCEL 'Y' IS PROPOSED AS NON-BUILDABLE PARCELS FOR A SHARED SEPTIC SYSTEM AS A REQUIREMENT TO PROVIDE SEWER FOR LOTS 42-48, 49, 53 & 54. IT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. IT IS ENCLUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENHANCES THE USES PERMITTED ON THE PROPERTY.
  - PRESERVATION PARCEL 'Z' IS PROPOSED AS A NON-BUILDABLE PARCEL THAT MAY INCLUDE BUT NOT BE LIMITED TO STORM DRAINAGE, UTILITY EASEMENTS, AND NATURAL AREA CONSERVATION CREDIT. IT WILL BE PRIVATELY OWNED. IT IS ENCLUMBERED 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 ENHANCES THE USES PERMITTED ON THE PROPERTY.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS GROUPS ENGINEERING ASSOCIATES, INC. IN NOVEMBER, 2004 AND SUPPLEMENTED IN APRIL, 2005.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT OVER THE PIPESTEM LOT DRIVEWAY.
- USING THE CLUSTER EXCHANGE OPTION PROCESS AS DESCRIBED IN SECTION 10B OF THE ZONING REGULATIONS, 29 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM THE CARROLL-ZIEGLER PROPERTY TO THIS PROPERTY TO SATISFY THE DENSITY ALLOWED REQUIREMENT FOR 29 OF THE PROPOSED LOTS.
- LOTS 42-48, 49, 53 & 54 OF THIS SHARED SEWERAGE SYSTEM ARE CONNECTED TO THE SHARED SEWERAGE DISPOSAL FACILITY GOVERNED BY SECTION 18.1200 (4) OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE SHARED SEWERAGE DISPOSAL FACILITY IN ACCORDANCE WITH THE AGREEMENT NUMBER 10-27-2002 AND A BUILDING PERMIT FOR LOTS 42-48, 49, 53 & 54 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHTS-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWERAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 42-48, 49, 53 & 54 SHALL BE ASSESSED SHARED SEWERAGE DISPOSAL FACILITY CHARGES AND ASSESSMENTS PURSUANT TO SECTION 20.800 (4) OF THE HOWARD COUNTY CODE.
- WP-08-00-A REQUEST TO WAIVE SECTION 18.116(2)(i)(ii) WHICH STATES "NO REMOVAL OF VEGETATIVE COVER OR TREES, PAVED AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 100 FEET OF A PERMANENT STREAMBANK FOR USE IN STREAMS" AND SECTION 18.116(3)(2) WHICH STATES "NO CLEARING, EXCAVATING, FILLING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN" WAS WITHDRAWN FROM PROCESSING ON MAY 4, 2008 BY REQUEST OF THE ENGINEER.
- THE DESIGN FLAG FOR THE SHARED SEPTIC SYSTEM EQUALS 4800 GPD (8 LOTS x 4 BEDROOMS x 150 GPD PER BEDROOM).

- TRAVESSE CHART
- 578857.0547 1307172.7871 568.8700 "TRV R+C CFS 227"
- 578832.7603 1308835.3194 568.7300 "TRV R+C CFS 226"
- 578837.8794 1308451.5892 558.8400 "TRAV R+C"
- 579074.0246 1308469.2795 531.8308 "TRAV R+C"
- 579627.9430 1308857.0894 536.5702 "TRAV R+C"
- 579829.5692 1306059.4736 538.5005 "TRAV R+C"
- 580478.9258 1308104.2788 505.1221 "TRAV R+C"
- 580532.1081 1306815.0982 514.2161 "TRAV R+C"
- 580686.3972 1306844.5728 528.8989 "TRAV R+C"
- 580885.7628 1306638.4457 535.9912 "TRAV R+C"
- 580911.3913 1308247.1921 500.8719 "TRAV R+C"
- 580931.6495 1305792.7225 503.8743 "TRAV R+C"
- 581118.3629 1305506.0247 510.7683 "TRAV R+C"
- 581168.2782 1305120.7862 508.3920 "TRAV R+C"
- 581573.8362 1305219.9938 431.4180 "TRAV R+C"
- 581441.1224 1304650.3222 428.8633 "TRAV R+C"
- 580950.2326 1304581.7900 474.8099 "TRAV R+C"
- 580504.4336 1304897.2031 503.6763 "TRAV R+C"
- 580051.7399 1304006.1994 529.3832 "TRAV R+C"
- 579425.4251 1304706.2470 543.6789 "TRAV R+C"
- 578965.7724 1304645.0002 522.2377 "TRAV R+C"
- 579228.3741 1304844.9078 558.0917 "TRAV R+C"
- 578222.2475 1305812.1440 579.0037 "TRAV R+C"
- 581871.4511 1306035.3171 457.1823 "TRAV R+C"
- 581717.4905 1306657.4230 477.9849 "TRAV PKONAL SET"
- 581470.3072 1307095.8493 500.2040 "TRAV R+C"
- 581379.8900 1307320.7158 541.1748 "TRAV R+C"
- 580108.1601 1307320.1935 539.6667 "TRAV NAL SET"



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT I AM THE LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 10477 AT FOLIO 464 AND THAT THE INSTRUMENTS SET FORTH IN THIS PLAN ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

MDR PLAT NO. 19266 RECEIVED JUL 27 2007 FOR RECORD

*William A. Mason* 5/14/07  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21330

**DENSITY EXCHANGE CHART**

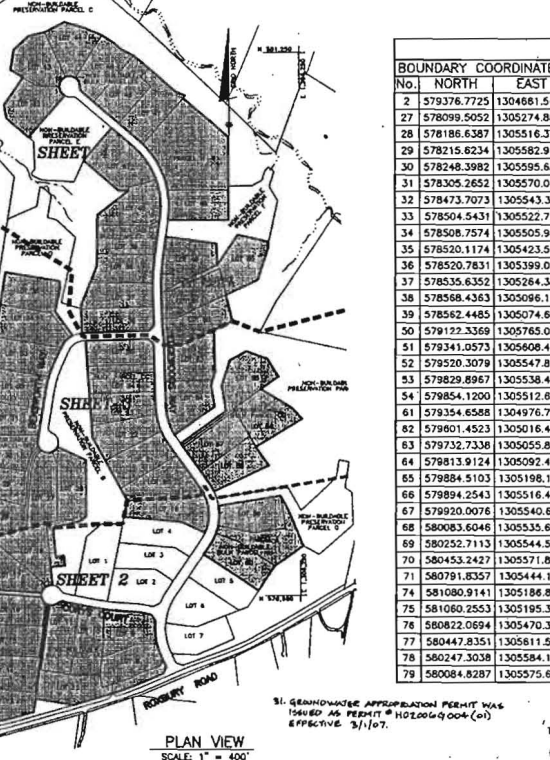
GROSS AREA	131.87 AC ±
100-YEAR FLOODPLAIN & STEEP SLOPE AREA	11.25 AC ±
NET TRACT AREA	120.62 AC ±
DWELLING UNITS ALLOWED (as matter of right)	131.87 AC ± @ 1 DU per 4.25 GROSS ACRES = 31
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	120.62 AC ± @ 1 DU per 2.00 NET ACRES = 60
PROPOSED DWELLING UNITS	80
NUMBER OF CEO UNITS TO BE RECEIVED	80 - 31 (base density) = 49
29 CEO UNITS	
CARROLL-ZIEGLER PROPERTY	
PARCEL 130	
TAX MAP 23, GRID 10	
F-06-28	
PLAN NUMBER: 19400	
RECORDED: 11-17-2006	

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 42-48, 49, 53 & 54. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY PART OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*William A. Mason* 5/14/07  
TOLL MD V LIMITED PARTNERSHIP

*Donald A. Mason* 5/16/07  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21330

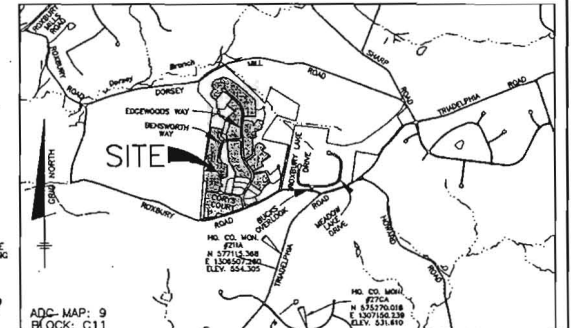
*William A. Mason* 5/14/07  
TOLL MD V LIMITED PARTNERSHIP



**OWNER'S CERTIFICATE**

TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNDER HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER NECESSARY UTILITIES AND SERVICES, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE SEIZES OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND UPRANGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14th DAY OF MAY, 2007.

*William A. Mason* 5/14/07  
TOLL MD V LIMITED PARTNERSHIP



**COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES			RIGHT-OF-WAY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST
1	579376.7725	1304661.5467	80	579921.2317	1305580.6234
2	579809.5052	1305274.8827	81	579856.4151	1305587.8131
3	579186.6387	1305516.3726	82	579592.7242	1304991.5000
4	579215.6234	1305562.9887	83	579521.8380	1305595.7566
5	579248.3982	1305589.8326	84	579151.4440	1305805.8250
6	579305.2652	1305570.0425	85	578849.8994	1305810.5824
7	579473.7073	1305543.3151	86	578950.6191	1304976.2712
8	578504.5431	1305522.7235	87	578613.2969	1304686.8502
9	578508.7574	1305505.9852	88	577996.3473	1304838.3420
10	578520.1174	1305523.5282	89	577969.1186	1304676.0549
11	578520.7831	1305539.0296	90	578003.4825	1304871.6578
12	578535.6352	1305284.3634	91	578027.3038	1304853.8633
13	578568.4363	1305096.1458	92	578091.3659	1304962.9517
14	578562.4485	1305074.6018	93	578062.1429	1305145.9484
15	579122.3369	1305765.0707	94	578106.7286	1304975.6801
16	579124.0573	1305608.4745	95	578132.7802	1304694.0312
17	579250.2079	1305547.8800	96	578175.7010	1304713.0523
18	579289.8967	1305538.4016	97	578282.0093	1304625.7826
19	579854.1200	1305512.6483	98	578402.4784	1304665.6801
20	579354.6588	1304976.7352	99	578397.9207	1304695.3324
21	579901.4523	1305016.4173	100	578178.9493	1304820.9146
22	579732.7338	1305055.8232	101	578136.6446	1305084.0180
23	579813.9124	1305092.4448	102	578139.5158	1304859.5407
24	579884.5103	1305198.1571	103	578139.5158	1305015.7748
25	579894.2543	1305516.4219	104	578139.5158	1305112.2131
26	579920.0076	1305040.6451	105	578139.5158	1305128.3733
27	580083.6046	1305535.6364	106	578139.5158	1305292.9199
28	580252.7113	1305544.5225	107	578139.5158	1305354.7657
29	580453.2427	1305571.8834	108	578139.5158	1305382.0129
30	580791.8357	1305444.1771	109	578139.5158	1305417.1028
31	581080.9141	1305486.8179	110	578139.5158	1305462.7010
32	581060.2553	1305195.3876	111	580141.0320	1305695.7560
33	580822.0694	1305470.3672	112	580128.9436	1305685.2659
34	580447.8351	1305811.5182	113	580393.4415	1305904.0800
35	580247.3038	1305584.1553	114	580438.4858	1305909.9677
36	580084.8287	1305575.6177	115	580354.9307	1305598.8241
37			116	579942.9667	1305448.8200
38			117	579821.6797	1305489.3643
39			118	579624.1747	1305891.0351
40			119	579490.9985	1305921.0482
41			120	579388.8925	1305831.3768
42			121	579289.7374	1305837.7803
43			122	579165.1645	1305817.8897
44			123	579033.8001	1305835.8240
45			124	578933.7081	1305840.0324
46			125	578834.7643	1305846.7684
47			126	578750.5645	1305890.5451
48			127	578672.1147	1305896.2309
49			128	578597.8477	1305908.0505
50			129	578529.5117	1305918.1081
51			130	578462.2941	1305928.1706
52			131	578393.3139	1305938.8240
53			132	578328.3446	1305948.8200
54			133	578269.1186	1305958.4607
55			134	578216.4171	1305965.7560
56			135	578165.4171	1305972.1147
57			136	578115.4171	1305978.4607
58			137	578065.4171	1305984.8200
59			138	578015.4171	1305991.1816
60			139	577965.4171	1305997.5425
61			140	577915.4171	1306003.9034
62			141	577865.4171	1306010.2643
63			142	577815.4171	1306016.6252
64			143	577765.4171	1306022.9861
65			144	577715.4171	1306029.3470
66			145	577665.4171	1306035.7079
67			146	577615.4171	1306042.0688
68			147	577565.4171	1306048.4297
69			148	577515.4171	1306054.7906
70			149	577465.4171	1306061.1515
71			150	577415.4171	1306067.5124
72			151	577365.4171	1306073.8733
73			152	577315.4171	1306080.2342
74			153	577265.4171	1306086.5951
75			154	577215.4171	1306092.9560
76			155	577165.4171	1306099.31

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
27-28	2000.00'	256.91'	07°21'35"	128.63'	N70°09'35"E 256.73'
31-32	325.00'	172.57'	30°25'23"	88.37'	N09°00'58"E 170.55'
34-35	380.00'	83.40'	12°34'31"	41.87'	N82°09'21"W 83.24'
36-37	820.00'	135.62'	09°28'34"	67.96'	N63°42'20"W 135.46'
38-39	25.00'	23.18'	53°07'48"	12.50'	S74°28'03"W 22.36'
39-100	50.00'	108.43'	124°15'10"	94.54'	N69°58'16"W 88.40'
104-105	920.00'	198.99'	12°23'33"	99.88'	N80°02'09"E 198.60'
129-130	50.00'	65.07'	79°08'48"	41.32'	S55°18'24"W 63.71'
150-135	215.00'	226.10'	60°15'14"	124.77'	S05°28'28"E 215.82'
85-193	265.00'	198.62'	45°56'37"	104.24'	N12°17'29"E 194.00'

MAGNETIC STATE FACTORS

PLAT FOR A  
PARTIAL  
REVISION  
DATE: JUL 27 2007  
BY: DONALD A. MASON

GRID NORTH

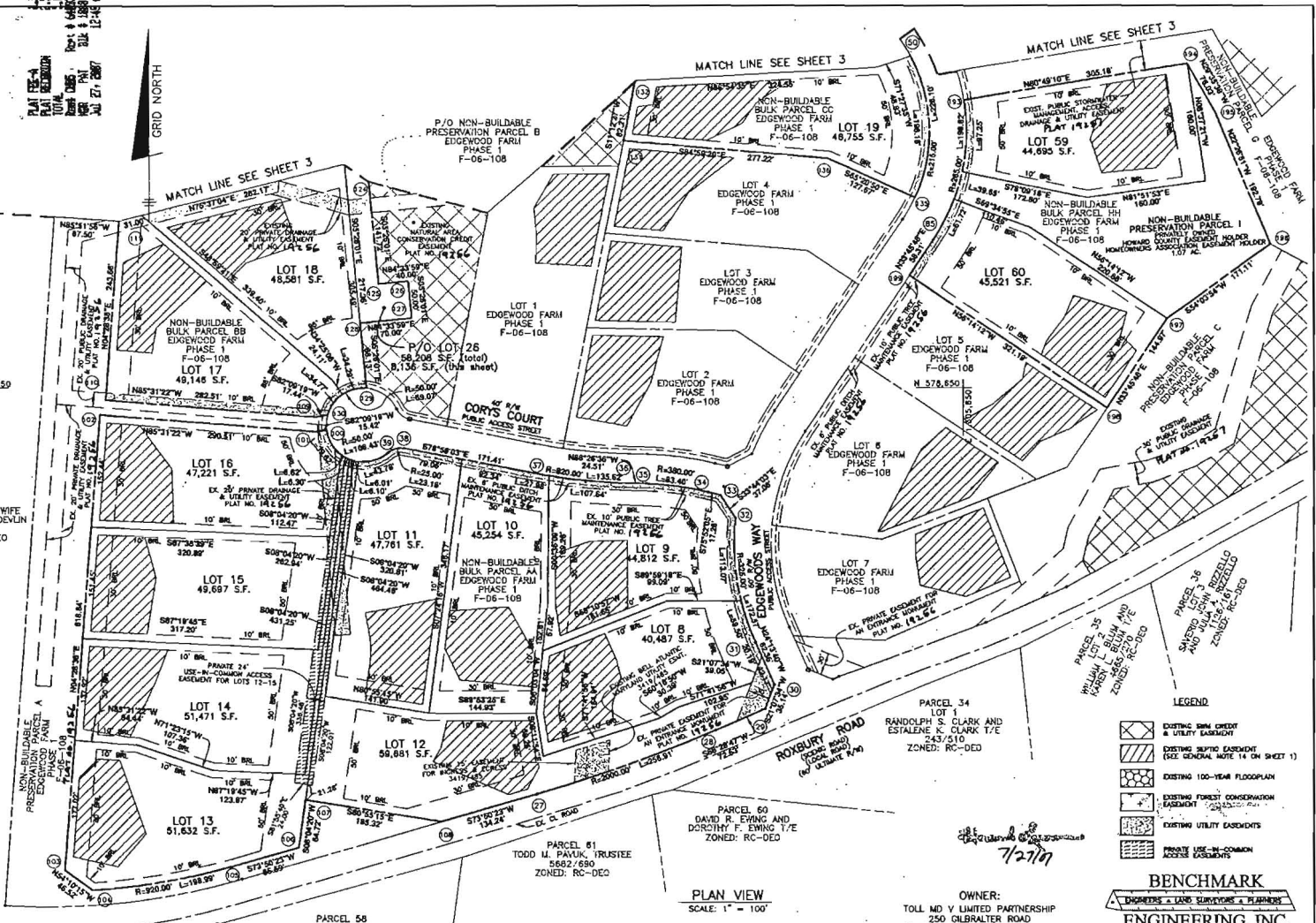
PARCEL 28  
LEON BUILER & WIFE  
AND FRANCES B. DEVLIN  
S21°41'  
ZONED: RC-DEO

THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 5/16/07  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
*William M. Hahn* 5/14/07  
TOLL MD V LIMITED PARTNERSHIP  
DATE:

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14 and P/O 1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	15.58± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.07± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.65± AC.



- LEGEND**
- EXISTING SEWER EASEMENT
  - EXISTING UTILITY EASEMENT
  - EXISTING 100-YEAR FLOODPLAIN
  - EXISTING FOREST CONSERVATION EASEMENT
  - EXISTING UTILITY EASEMENTS
  - PRIVATE USE IN COMMON AREAS EASEMENTS

PLAN VIEW  
SCALE: 1" = 100'

OWNER:  
TOLL MD V LIMITED PARTNERSHIP  
250 GILBERT ROAD  
HORSHAM, PENNSYLVANIA 19044

**BENCHMARK**  
ENGINEERING, INC.  
DIAGRAMS - LOTS, SURVEYS & PLANNING

8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELKLOTT CITY, MARYLAND 21043  
PHONE: 410-485-6105 & FAX: 410-465-5644  
www.bci-engineering.com

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	59,661	1,925	57,736
13	51,632	2,582	49,047
14	51,471	1,570	49,901
15	49,897	664	49,033

RECORDED AS PLAT NO. \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN. HOWARD COUNTY HEALTH DEPARTMENT

*Barbara Peter Beilman* MD 6/8/2007  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles J. ...* 7/16/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Patrick ...* 7/26/07  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007, AND RECORDED IN LIBER 104-77 AT FOLIO 44-1 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

MDR PLAT NO. 19267  
RECEIVED JUL 27 2007  
FOR RECORD  
*Donald A. Mason* 5/16/07  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

**OWNER'S CERTIFICATE**

TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, AND IN UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN HIS HANDS THIS 14th DAY OF MAY, 2007.

*William M. Hahn* 5/14/07  
TOLL MD V LIMITED PARTNERSHIP  
DATE

**EDGEWOOD FARM**  
PHASE 2  
LOTS 8 - 60 AND  
NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'  
A RESUBDIVISION OF  
NON-BUILDABLE BULK PARCELS 'AA'-'HH'  
PLAT NOS. 19255 - 19261  
SP-05-014 F-06-108 RE-06-10  
FOURTH ELECTION DISTRICT OF HOWARD COUNTY  
TAX MAP: 21  
GRID: 22  
PARCEL: 90  
ZONED: RC-DEO  
SCALE: AS SHOWN  
DATE: MAY, 2007  
SHEET: 2 OF 4

CURVE DATA TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
51-52	325.00'	192.00'	33°50'52"	98.89'	N18°40'39"W	189.22'
120-61	50.00'	143.47'	164°24'08"	365.06'	N73°04'00"W	99.08'
62-63	520.00'	137.47'	15°08'49"	69.14'	N16°42'28"E	137.07'
64-118	120.00'	81.18'	38°45'35"	42.21'	S43°39'40"W	79.64'
82-178	275.00'	146.15'	30°26'58"	74.84'	S16°58'42"E	144.43'
84-192	265.00'	48.36'	10°27'22"	24.25'	S30°22'24"W	48.29'

PLAT RECORDED  
 TOTAL AREA 23,444 SQ FT  
 DATE 5/14/07  
 BY DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

PARCEL 28 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 29 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 30 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 31 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 32 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 33 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 34 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 35 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC

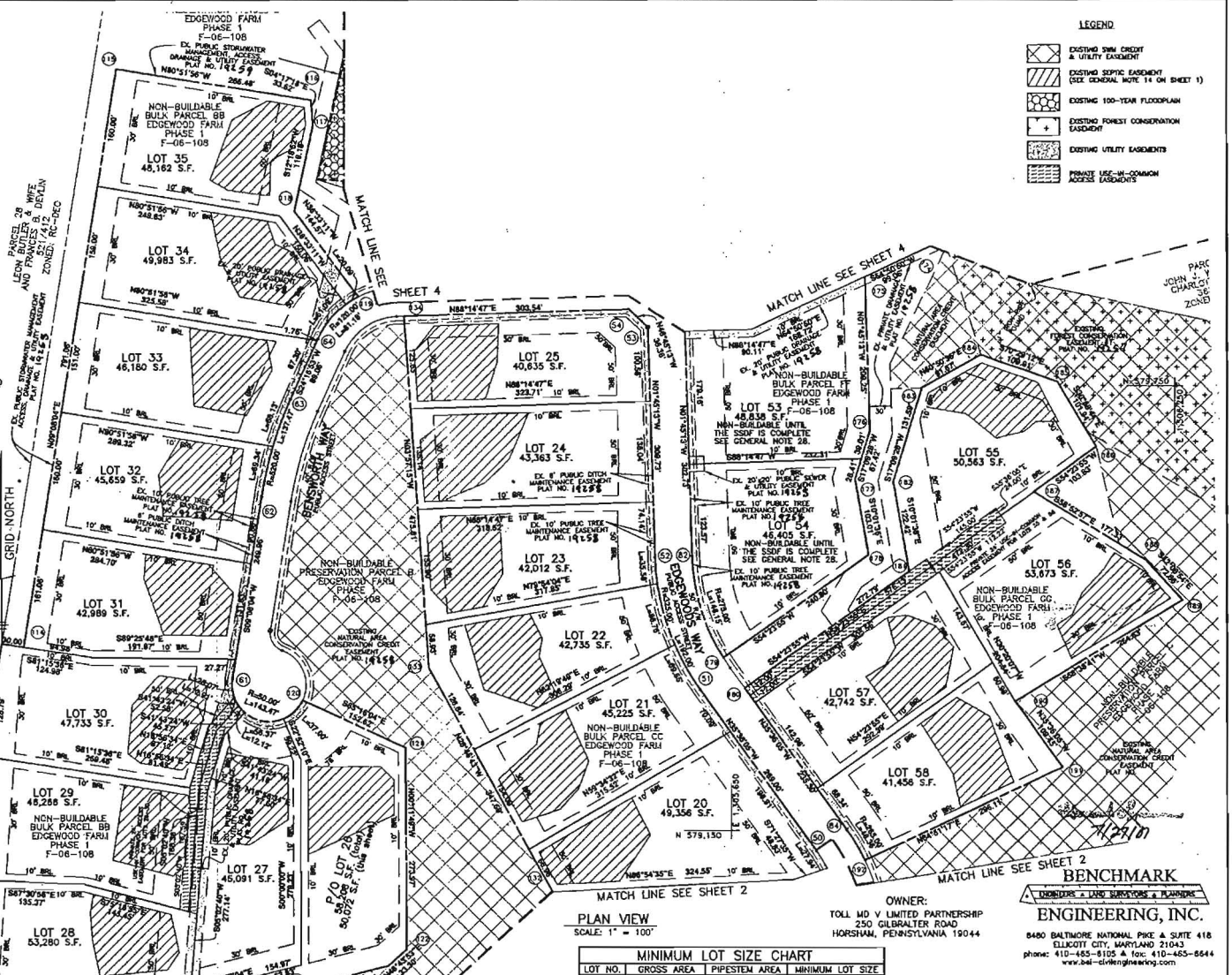
GRID NORTH  
 N 578.750  
 E 1,304.600

PARCEL 28 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 29 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 30 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 31 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 32 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 33 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 34 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 35 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC

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 PARCEL 35 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC

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 PARCEL 32 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 33 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 34 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC  
 PARCEL 35 A WIFE AND FRANKIE B. BELIN ZONED RC-DEC



LEGEND

[Symbol]	EXISTING SHADY CROFT & UTILITY EASEMENT
[Symbol]	EXISTING SEPTIC EASEMENT (SEE GENERAL NOTE 14 ON SHEET 1)
[Symbol]	EXISTING 100-YEAR FLOODPLAIN
[Symbol]	EXISTING FOREST CONSERVATION EASEMENT
[Symbol]	EXISTING UTILITY EASEMENTS
[Symbol]	PRIVATE USE-IN-COMMON ACCESS EASEMENTS

THE REQUIREMENTS § 3-106 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 5/14/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*William M. Johnson* 5/14/07  
 WILLIAM M. JOHNSON  
 TOLL MD V LIMITED PARTNERSHIP

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	21 and P/O 1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	450,911 S.F.
BUILDABLE	23,444 AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING MIDDING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	23,444 AC.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEIN AREA	MINIMUM LOT SIZE
28	53,280	3,498	49,784
29	48,268	1,603	44,863
35	48,162	2,941	43,221
55	50,563	3,273	47,290
56	53,673	3,674	49,999

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

*Brian Peter Beilenson* 5/14/07  
 BRIAN PETER BEILENSEN  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Perla K. Ayer* 5/14/07  
 PERLA K. AYER  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Donald A. Mason* 5/14/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 106-177 AT FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

MDR PLAT NO. 19268  
 RECEIVED JUL 27 2007  
 FOR RECORD

*Donald A. Mason* 5/14/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

OWNER'S CERTIFICATE

TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OF SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14th DAY OF MAY, 2007.

*William M. Johnson* 5/14/07  
 WILLIAM M. JOHNSON  
 TOLL MD V LIMITED PARTNERSHIP

RECORDED AS PLAT NO. \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

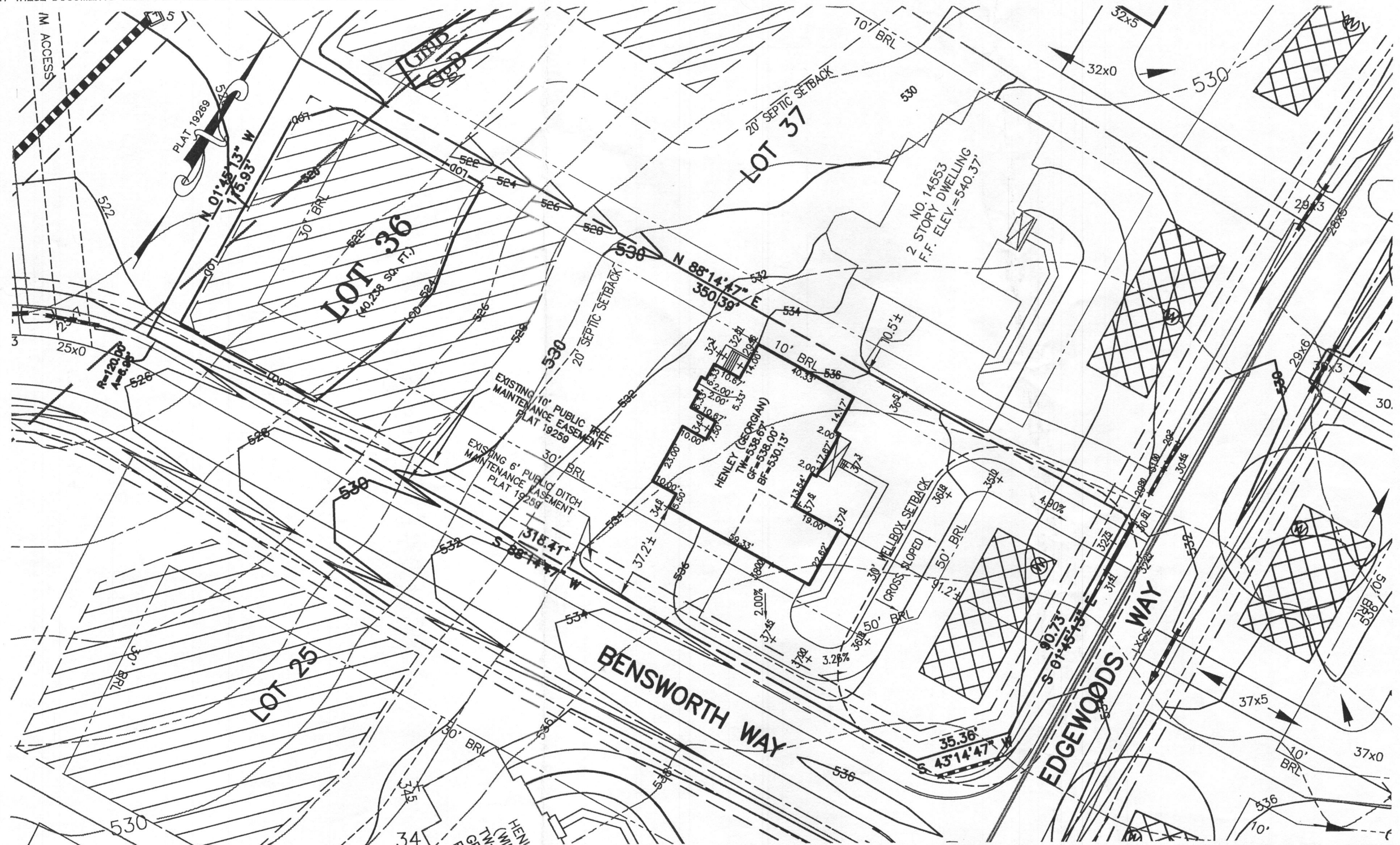
EDGEWOOD FARM  
 PHASE 2  
 LOTS 8 - 60 AND  
 NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'  
 A RESUBDIVISION OF  
 NON-BUILDABLE BULK PARCELS 'AA'-'HH'  
 PLAT NOS. 141.55 - 191.61  
 SP-05-014 F-06-108 RE-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 21  
 GRID: 22  
 PARCEL: 90  
 ZONED: RC-DEC

SCALE: AS SHOWN  
 DATE: MAY, 2007  
 SHEET: 3 OF 4

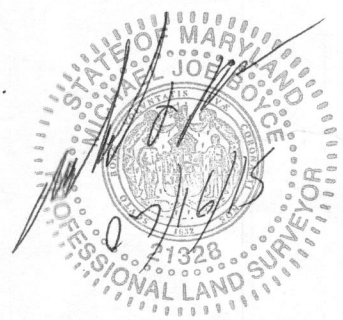


- LEGEND:**
- (W) WELL LOCATION
  - LOD- LIMITS OF DISTURBANCE
  - TW TOP OF WALL
  - GF GARAGE FLOOR
  - BF BASEMENT FLOOR
  - BRL BUILDING RESTRICTION LINE



7/21/15  
Site plan  
approved.  
H.O.

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPEMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.



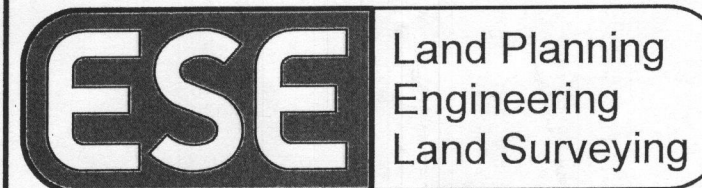
**HOUSE OPTIONS:**  
 TYPE: HENLEY (GEORGIAN)  
 DAYLIGHT BASEMENT  
 EXPANDED FAMILY ROOM/GREAT ROOM  
 ADD'L 1' TO HEIGHT OF BSMT FOUNDATION WALLS  
 SOLARIUM ADDITION

OPTION No. 018  
 OPTION No. 023  
 OPTION No. 070  
 OPTION No. 501

**WELL NUMBER:** (TO BE DRILLED AT NEW LOCATION SHOWN)

**ADDRESS:** 14302 BENS WORTH WAY  
 GLENELG, MD 21737

PLOT PLAN  
 LOT 36  
**EDGEWOOD FARM**  
 LIBER 10677, FOLIO 461  
 PLAT No. 19269  
 TAX No. 04-372646  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 ADDRESS: 14302 BENS WORTH WAY  
 GLENELG, MARYLAND



ESE Consultants Inc.  
 7164 Columbia Gateway Dr.  
 Suite 230  
 Columbia, MD 21046  
 TEL: 410-872-9105  
 FAX: 410-872-4870

DATE: 07/16/15  
 CHK'D: M.J.B

SCALE: 1"=40'  
 JOB NO: 1498

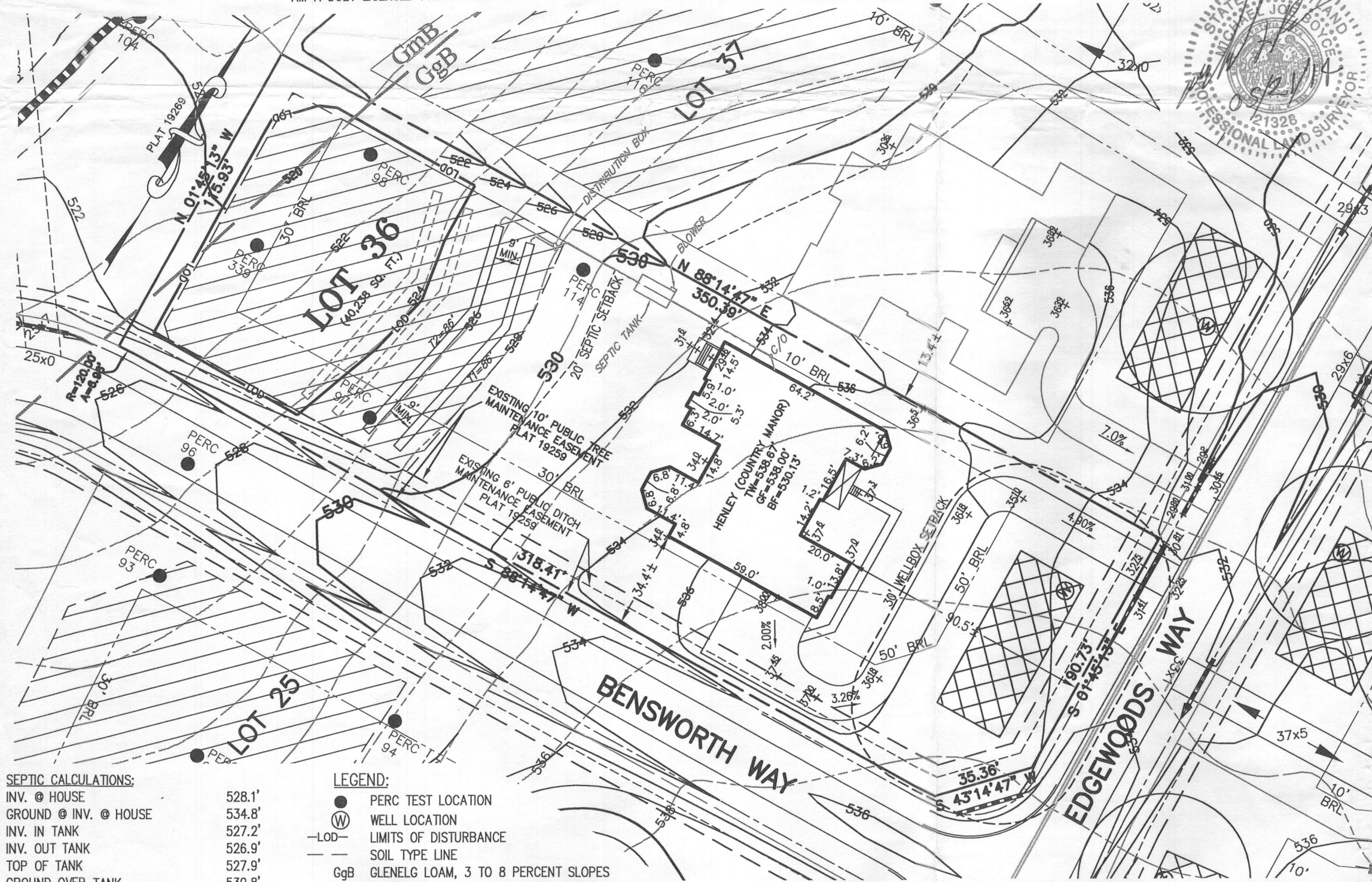
FILE: PP LOT 36  
 DRAWN: R.C.K

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/15.



**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER COMP-LITE ZONING REGULATIONS DATED 7/28/06.
2. PLAT REFERENCE: PLAT No. 19269.
3. THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY ESE. DATED 4/27/11.
4. TOTAL LIMIT OF DISTURBANCE: 33,335 SQ. FT. / 0.77 AC.±
5. STORMWATER MANAGEMENT PER PLAN F-07-054.
6. THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS UNTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
7. EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
8. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. UPON BUILDING PERMIT REVIEW THE SEPTIC SYSTEMS FOR ALL PROPOSED STRUCTURES AND/OR EXISTING STRUCTURE EXPANSIONS SHALL BE RE-EVALUATED TO DETERMINE SUFFICIENT SYSTEM CAPACITY.
10. THE DEVELOPMENT OF THIS LOT DOES NOT REQUIRE AN ENVIRONMENTAL CONCEPT PLAN SINCE STORMWATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-07-054.
11. A STANDARD SEDIMENT CONTROL PLAN MAY BE USED FOR DEVELOPMENT OF THIS LOT. REFERENCE GRADING PLAN GP-14-031, DATED 10/31/13.
12. THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-95-0791 HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS TO BE ABANDONED; NEW WELL TO BE DRILLED AND LOCATED AS SHOWN.
13. BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
14. CULVERT FOR DRIVEWAY PER F-07-054.
15. SOIL TYPES FOR THIS LOT ARE GgB, HYDROLIC SOIL GROUP B AND GmB, HYDROLIC SOIL GROUP C, PER WEB SOIL SURVEY WEBSITE MAINTAINED BY USDA LAST MODIFIED ON 12/06/2013.
16. REVISION TO WELL BOX AND WELL LOCATION ONLY. BOTH NEEDED TO BE MOVED DUE TO DRIVEWAY SITING PER HOME BUYERS REQUEST. WELL BOX WAS MOVED 17 FEET FROM ORIGINAL PLACEMENT AND IS STILL 1,500 SQUARE FEET TOTAL AS SHOWN HEREON.



**SEPTIC CALCULATIONS:**

INV. @ HOUSE	528.1'
GROUND @ INV. @ HOUSE	534.8'
INV. IN TANK	527.2'
INV. OUT TANK	526.9'
TOP OF TANK	527.9'
GROUND OVER TANK	530.8'
INV. IN DIST. BOX	526.3'
INV. OUT DIST. BOX	526.0'
GROUND @ BOX	527.8'

**LEGEND:**

●	PERC TEST LOCATION
⊙	WELL LOCATION
-LOD-	LIMITS OF DISTURBANCE
- - -	SOIL TYPE LINE
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GmB	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
TW	TOP OF WALL
GF	GARAGE FLOOR
BF	BASEMENT FLOOR
BRL	BUILDING RESTRICTION LINE

- HOUSE OPTIONS:**
- TYPE: HENLEY (COUNTRY MANOR)
- FINISHED LOWER LEVEL
  - DAYLIGHT BASEMENT
  - PALM BEACH SUNROOM ADDITION
  - ADD'L 1' HEIGHT TO BASEMENT FOUNDATION WALLS
  - FIRST FLOOR BEDROOM IN LIEU OF STUDY
  - NAPLES SUNROOM ADDITION
  - GRAND FAMILY ROOM

OPTION No. 013  
 OPTION No. 018 APPROVED FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS  
 OPTION No. 026  
 OPTION No. 070 HOWARD COUNTY HEALTH DEPARTMENT  
 OPTION No. 075  
 OPTION No. 529  
 OPTION No. 534

*Mauro Rosman*  
 COUNTY HEALTH OFFICER  
 DATE 6/5/2014

PERC CERT REVISION  
 LOT 36  
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**Land Planning  
 Engineering  
 Land Surveying**

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DATE: 05/21/14      SCALE: 1"=40'      FILE: PERC CERT REV LOT 36  
 CHK'D: M.J.B      JOB NO: 1498      DRAWN: R.C.K