



RECEIVED  
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 BA-26-008c

OWNERS:  
 JAMES W. TWIGG, ESQ.  
 1500 W. WASHINGTON BLVD., SUITE 200  
 ELLEN, VA 22124  
 JOHN M. TWIGG, JR.  
 1500 W. WASHINGTON BLVD., SUITE 200  
 ELLEN, VA 22124

PETITIONER/DEVELOPER:  
 BENCHMARK ENGINEERING, INC.  
 1500 W. WASHINGTON BLVD., SUITE 200  
 ELLEN, VA 22124  
 TAYLOR DORSE  
 VICE PRESIDENT  
 1500 W. WASHINGTON BLVD., SUITE 200  
 ELLEN, VA 22124  
 TWIGG@BENCHMARK.COM

ATTORNEYS FOR DEVELOPER'S REPRESENTATIVE:  
 TAYLOR DORSE  
 VICE PRESIDENT  
 1500 W. WASHINGTON BLVD., SUITE 200  
 ELLEN, VA 22124  
 TWIGG@BENCHMARK.COM

TWIGG PROPERTY  
 LOT 2  
 TAX MAP 22-00-00000-0000-0000  
 ELECTORAL DISTRICT NO. 03  
 ELLEN CITY  
 HOWARD COUNTY, MARYLAND

COVER PLAN  
 Exhibit #1

BENCHMARK  
 ENGINEERING, INC.  
 1500 W. WASHINGTON BLVD., SUITE 200  
 ELLEN, VA 22124  
 WWW.BENCHMARK.COM



HOWARD COUNTY INTERACTIVE MAP  
NOT TO SCALE



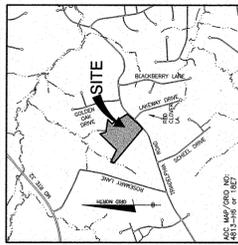
OVERHEAD VIEW  
(FROM GOOGLE IMAGES)  
NOT TO SCALE



EXISTING VIEW ALONG  
TRIADELPHIA ROAD  
LOOKING LEFT



EXISTING VIEW ALONG  
TRIADELPHIA ROAD  
LOOKING RIGHT



**TWIGG PROPERTY**  
LOT 72

TAX MAP 2008, PARCEL: 159  
ELECTRIC SERVICE NO. 03  
Elliott, CT, MD  
HOWARD COUNTY, MARYLAND

**EXISTING CONDITIONS PLAN**  
Exhibit #3

**OWNERS**  
CAROLAN B. TWIGG  
PROFESSIONAL REPRESENTATIVE OF THE ESTATE OF CAROLAN B. TWIGG  
ELEANOR, W 92174

**PETITIONER/DEVELOPER**  
TAYLOR PARKS  
2574 DORSEY HALL DRIVE, SUITE 205  
ELLIOTT, CT, MD 21042  
TEL: 410-961-2079  
TAYLORPARKS@GMAIL.COM

**PROFESSIONAL REPRESENTATIVE OF THE ESTATE OF JOHN M. TWIGG, SR.**  
TAYLOR PARKS  
2574 DORSEY HALL DRIVE, SUITE 205  
ELLIOTT, CT, MD 21042  
TEL: 410-961-2079  
TAYLORPARKS@GMAIL.COM

**PETITIONER/DEVELOPER'S REPRESENTATIVE**  
TAYLOR PARKS  
2574 DORSEY HALL DRIVE, SUITE 205  
ELLIOTT, CT, MD 21042  
TEL: 410-961-2079  
TAYLORPARKS@GMAIL.COM

**BENCHMARK**  
ENGINEERING, INC.

3300 NORTH WOLF CREEK DRIVE, #4 PLAZA, SUITE 200  
FARMERSVILLE, MD 21048  
TEL: 410-326-2200  
WWW.BENCHMARKENGINEERING.COM





Open Space Chart		
Description	Area	Percentage
Open Space Area	13.28 acres +/-	50.0%
Area of Open Space Required (50% of gross)	13.28 acres +/-	50.0%
Area of Open Space Provided	18.23 acres +/-	68.2%

OPEN SPACE AREA



**TWIGG PROPERTY**  
 LOT 2  
 TAX MAP 22, 2008, 02 PARCEL 109  
 ELECTION DISTRICT 03  
 HOWARD COUNTY, MARYLAND

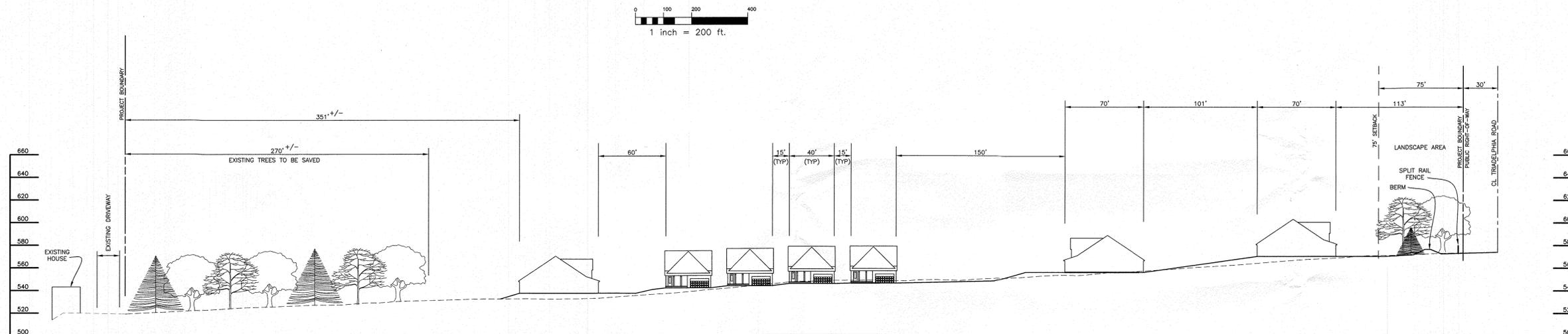
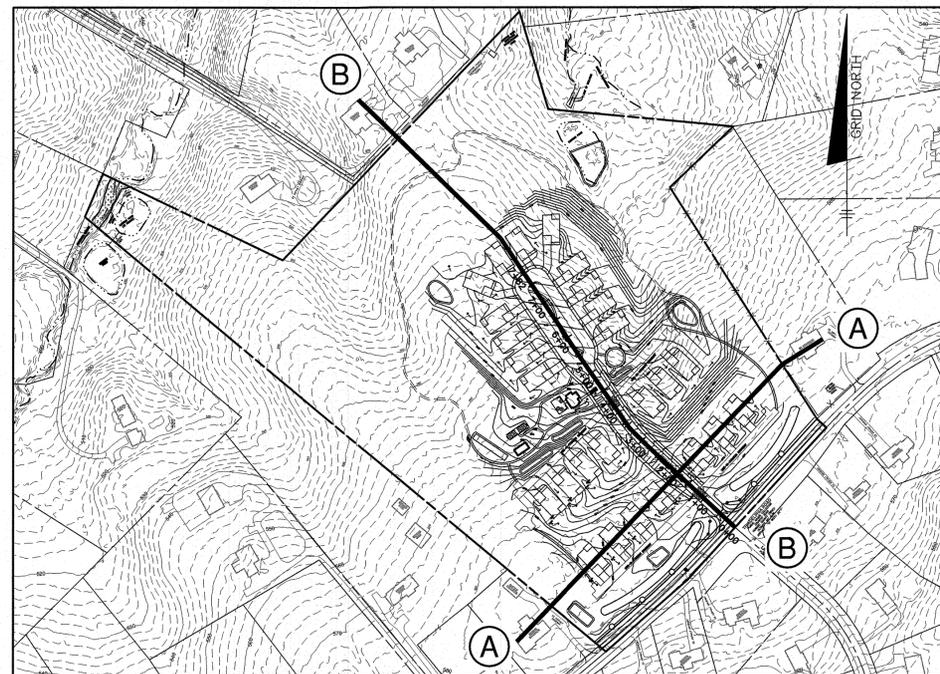
**OWNER:**  
 DONNA TWIGG  
 12000 TRADAPHIA ROAD, SUITE 205  
 ELLEN, W. 21114  
 TEL: 410-326-2142  
 FAX: 410-326-2142

**PERSON/DEVELOPER:**  
 DONNA TWIGG  
 12000 TRADAPHIA ROAD, SUITE 205  
 ELLEN, W. 21114  
 TEL: 410-326-2142  
 FAX: 410-326-2142

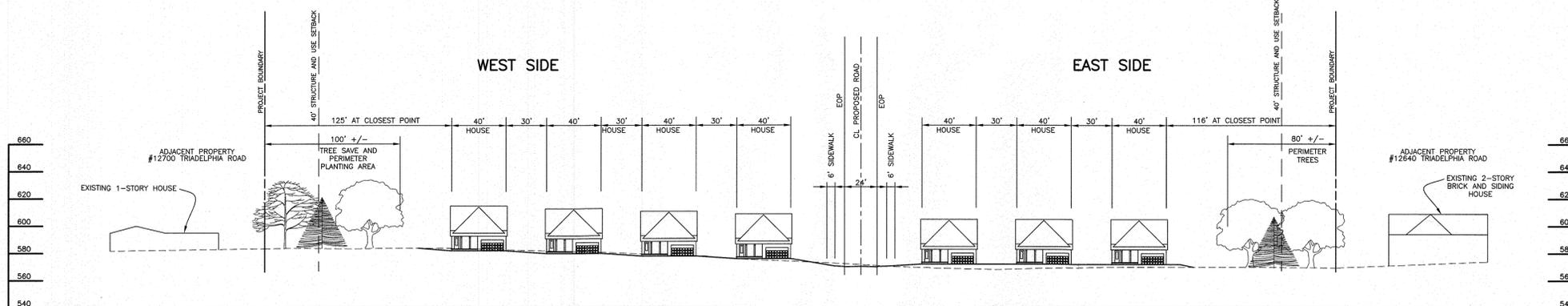
**PERSON/DEVELOPER'S REPRESENTATIVE:**  
 JOHN M. TWIGG, JR.  
 12000 TRADAPHIA ROAD, SUITE 205  
 ELLEN, W. 21114  
 TEL: 410-326-2142  
 FAX: 410-326-2142

**BENCHMARK**  
 ENGINEERING, INC.  
 1711 W. BELT ROAD, SUITE 100  
 ELLEN, W. 21114  
 TEL: 410-326-2142  
 FAX: 410-326-2142

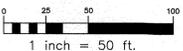
**OPEN SPACE PLAN**  
 Exhibit #5

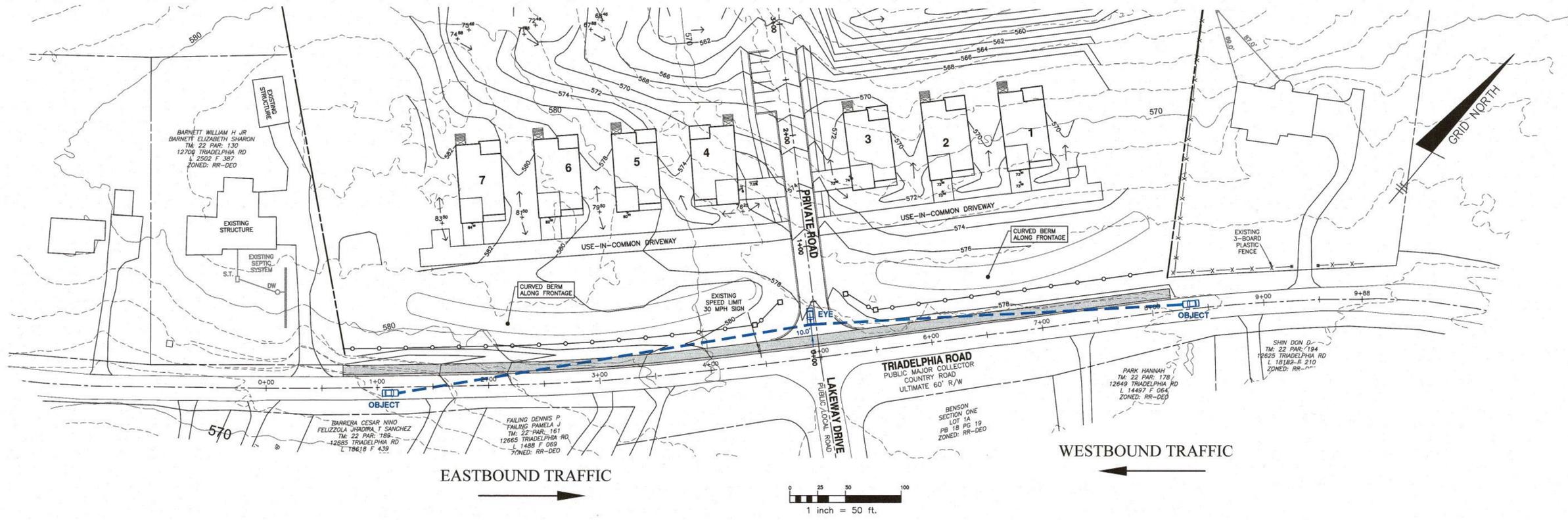


CROSS SECTION B-B



CROSS SECTION A-A



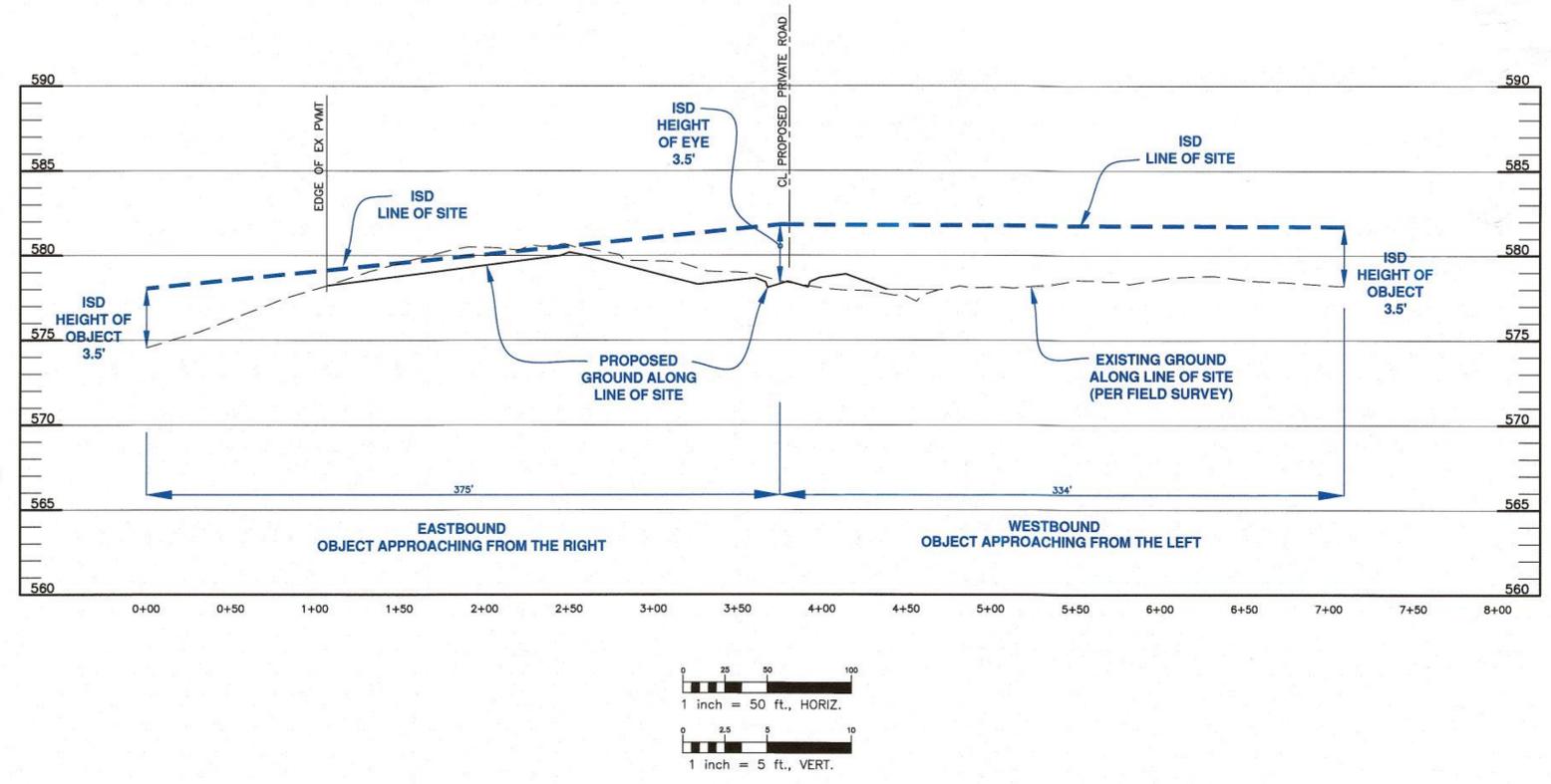


NOTE:  
 THE SPEED STUDY USED FOR THIS ANALYSIS WAS PREPARED BY TRAFFIC CONCEPTS, INC. THE SPEED ANALYSIS WAS PERFORMED ON JULY 22, 2025.  
 THE 85TH PERCENTILE SPEEDS WERE AS INDICATED BELOW:  
 TRIADELPHIA ROAD EASTBOUND: 34 mph  
 WESTBOUND: 35 mph  
 THE POSTED SPEED LIMIT IS 30 MPH.  
 NOTE:  
 TOPOGRAPHY FOR ANALYSIS ALONG TRIADELPHIA ROAD IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2025.

**INTERSECTION SIGHT DISTANCE**  
 $ISD = 1.47(V_{major})(t_g)$   
 WHERE:  
 ISD = intersection sight distance (length of the leg of sight triangle along the major road)(ft)  
 $V_{major}$  = design speed of major road(mph)  
 $t_g$  = time gap for minor road vehicle to enter the major road (s), 7.5s for CASE B1, 6.5s for CASE B2 and B3 per EXHIBIT 9-54 and 9-57

NOTE:  
 PER SECTION 2.1.E.3;  
 INTERSECTION SIGHT DISTANCE IS MEASURED USING A HEIGHT OF EYE OF 3.5 FEET AND HEIGHT OF OBJECT OF 3.5 FEET. THE DISTANCE IS MEASURED FROM A POINT 10 FEET BACK FROM THE EDGE OF PAVING OR FLOW LINE OF THE MAJOR STREET.

**CASE B-1: LEFT TURN FROM STOP**  
 $ISD = 1.47 (34 \text{ mph}) 7.5 = 375'$   
**CASE B-2: RIGHT TURN FROM STOP**  
 $ISD = 1.47 (35 \text{ mph}) 6.5 = 334'$   
**CASE B-3: CROSSING MANEUVER**  
 $ISD = 1.47 (34 \text{ mph}) 6.5 = 325'$   
 $ISD = 1.47 (35 \text{ mph}) 6.5 = 334'$



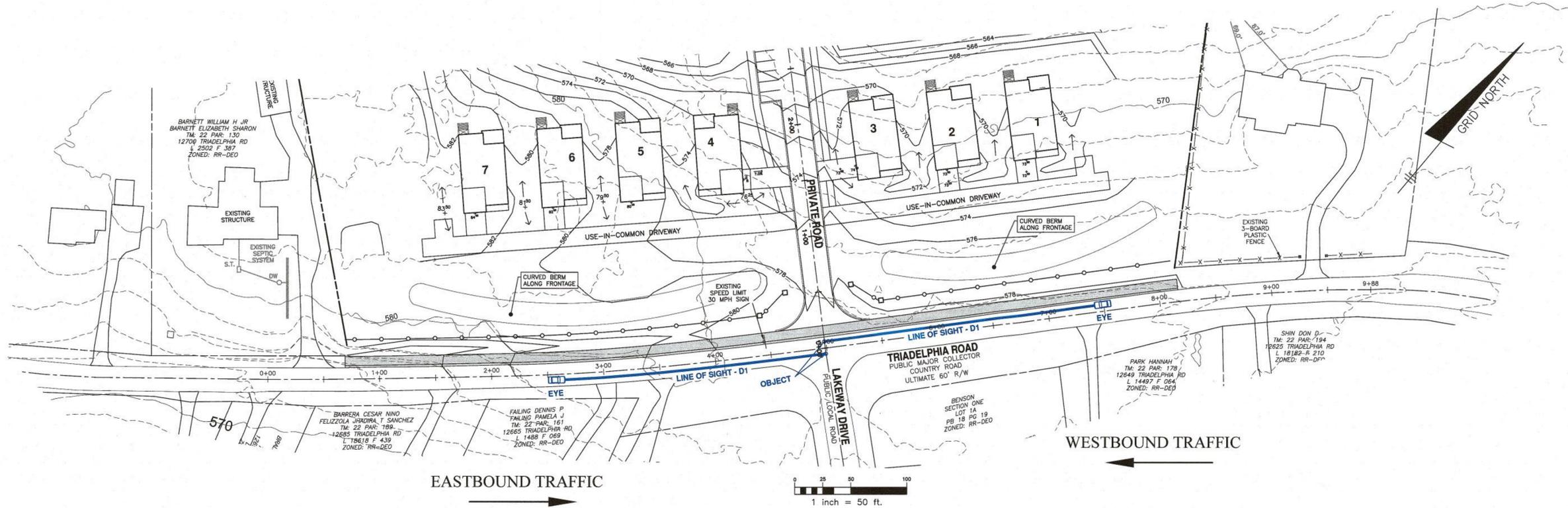
**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3300 NORTH REDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-6105 (F) 410-485-6644  
 WWW.BE-CIVILENGINEERING.COM

OWNERS:  
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 510 FRANKLIN ST.  
 ELGIN, IA 52141  
 DONNA TWIGG,  
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 ELLICOTT CITY, MD 21042  
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 TEL 410-370-5531  
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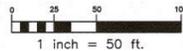
**TWIGG PROPERTY**  
 LOT 2  
 TAX MAP: 22 GRID: 05 PARCEL: 109  
 ZONED: RR-DEO  
 ELECTION DISTRICT NO. 03  
 ELLICOTT CITY  
 HOWARD COUNTY, MARYLAND

**SIGHT DISTANCE ANALYSIS**  
**INTERSECTION SIGHT DISTANCE**  
 Exhibit #7



EASTBOUND TRAFFIC

WESTBOUND TRAFFIC



NOTE:

THE SPEED STUDY USED FOR THIS ANALYSIS WAS PREPARED BY TRAFFIC CONCEPTS, INC. THE SPEED ANALYSIS WAS PERFORMED ON JULY 22, 2025.

THE 85TH PERCENTILE SPEEDS WERE AS INDICATED BELOW:

TRIADELPHIA ROAD EASTBOUND: 34 mph  
WESTBOUND: 35 mph

THE POSTED SPEED LIMIT IS 30 MPH.

NOTE:

TOPOGRAPHY FOR ANALYSIS ALONG TRIADELPHIA ROAD IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2025.

STOPPING SIGHT DISTANCE

$$d = 1.47vt + 1.075(V^2/a)$$

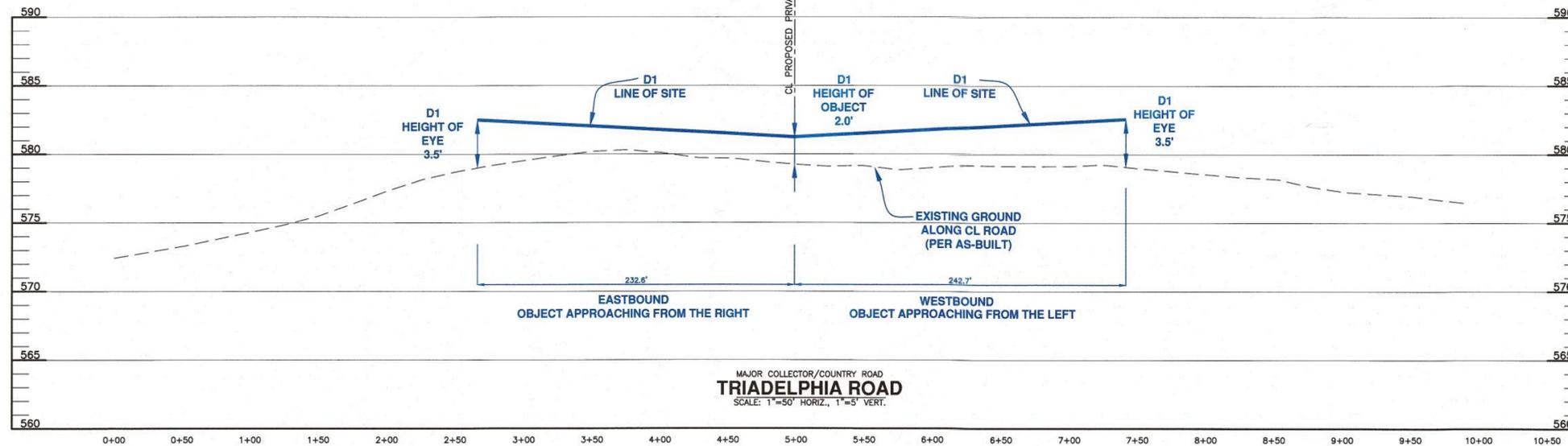
WHERE:

- d = stopping sight distance
- t = brake reaction time, 2.5s
- V = design speed, mph
- a = deceleration rate, ft/s<sup>2</sup>  
3.4 m/s<sup>2</sup>

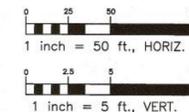
NOTE:

PER SECTION 2.1.E.1;

STOPPING SIGHT DISTANCE IS MEASURED BETWEEN AN EYE HEIGHT OF 3.5 FEET AND AN OBJECT HEIGHT OF 2.0 FEET.



MAJOR COLLECTOR/COUNTRY ROAD  
**TRIADELPHIA ROAD**  
SCALE: 1"=50' HORIZ., 1"=5' VERT.



Triadelphia Road - Eastbound

SSD =	232.6
V =	34 mph
t =	2.5 s
a =	11.2 ft/s <sup>2</sup>
G =	0.01 percent of grade/100

Triadelphia Road - Westbound

SSD =	242.7
V =	35 mph
t =	2.5 s
a =	11.2 ft/s <sup>2</sup>
G =	0.01 percent of grade/100

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TFARIS@ELMSTREETDEV.COM

**TWIGG PROPERTY**  
LOT 2

TAX MAP: 22 GRID: 05 PARCEL: 109  
ZONED: RR-DEO  
ELECTION DISTRICT NO. 03  
ELLICOTT CITY  
HOWARD COUNTY, MARYLAND

**SIGHT DISTANCE ANALYSIS**  
**STOPPING SIGHT DISTANCE**

Exhibit #8



VIEW AT SITE  
ENTRANCE



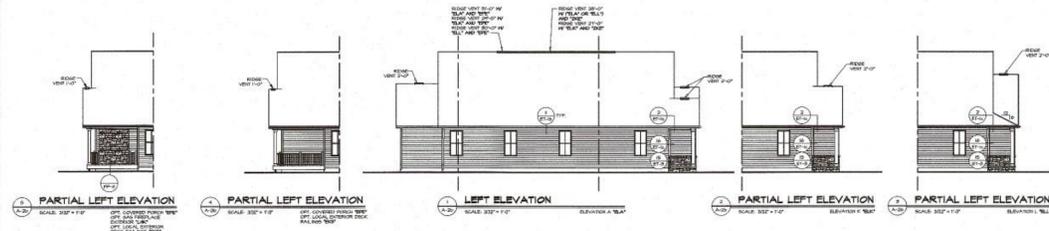
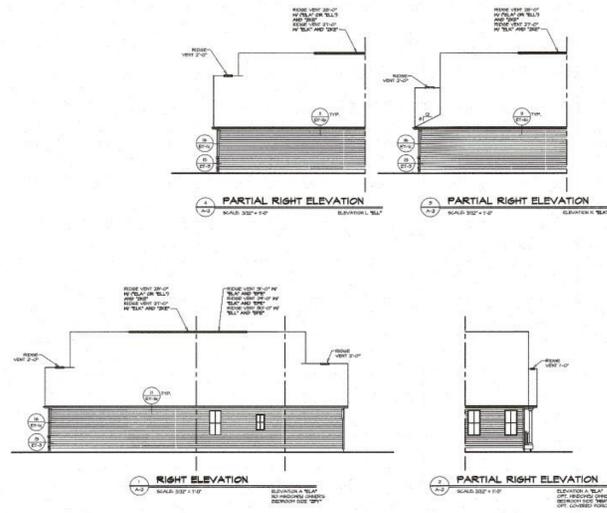
VIEW LOOKING NORTH  
TOWARDS SITE ENTRANCE



VIEW LOOKING SOUTH  
TOWARDS SITE ENTRANCE



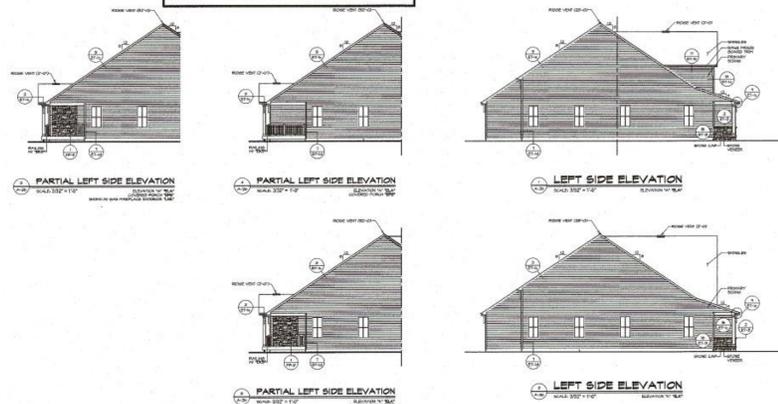
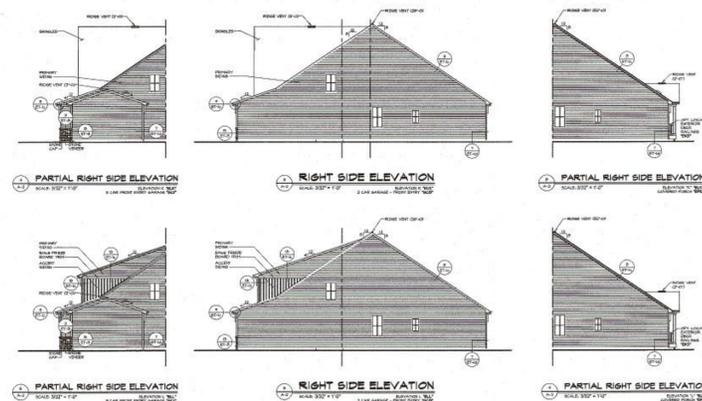
HOUSE TYPE #1



HOUSE TYPE #2



HOUSE TYPE #3



HOUSE FOOTPRINT: APPROX. 40' X 72'

HEIGHT: APPROX. 22'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.

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ELLCOTT CITY, MD 21042

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ELLCOTT CITY, MD 21042

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TEL 410-370-5531

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TFARIS@ELMSTREETDEV.COM

TWIGG PROPERTY  
LOT 2

TAX MAP: 22 GRID: 05 PARCEL: 109  
ZONED: RR-DEO  
ELECTION DISTRICT NO. 03  
ELLCOTT CITY  
HOWARD COUNTY, MARYLAND

STRUCTURE ELEVATIONS

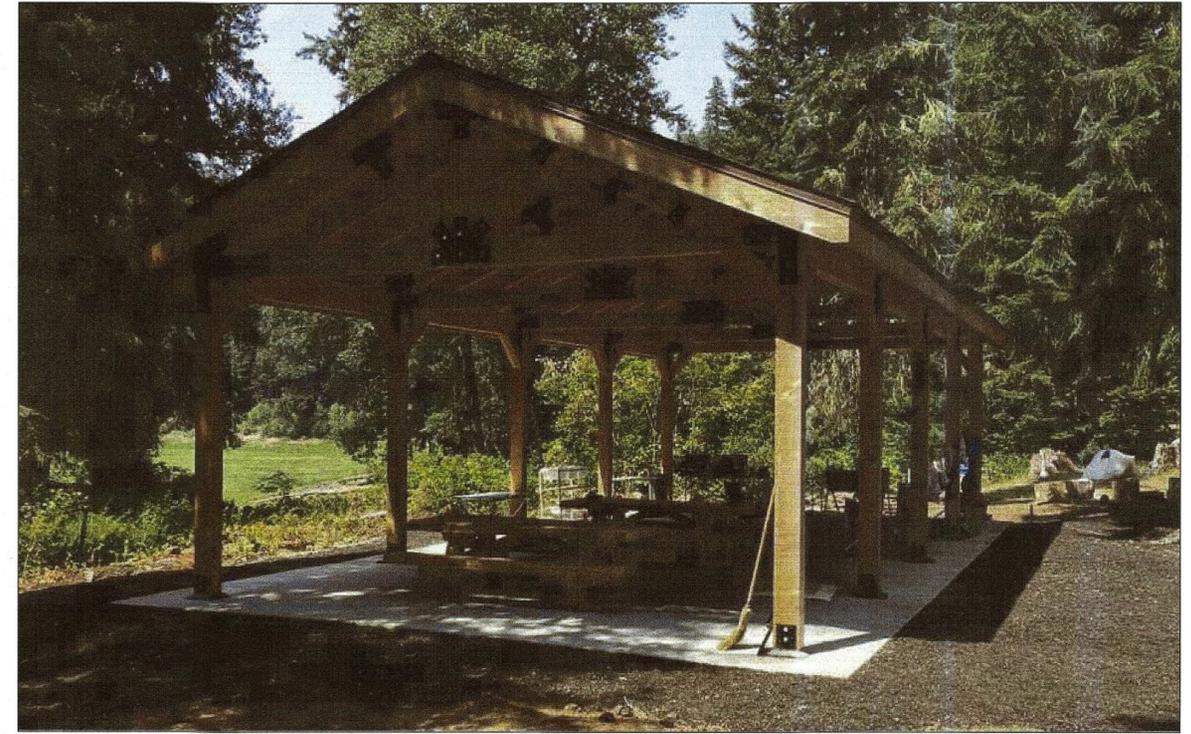
Exhibit #12



CLUBHOUSE

CLUBHOUSE FOOTPRINT: APPROX. 34' X 30'  
 CLUBHOUSE HEIGHT: APPROX. 12'

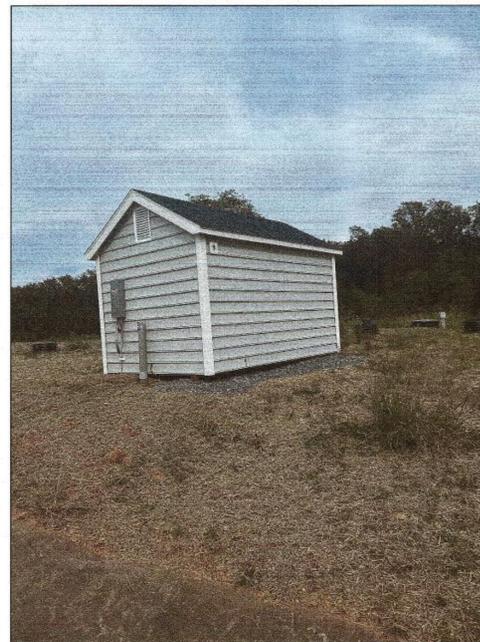
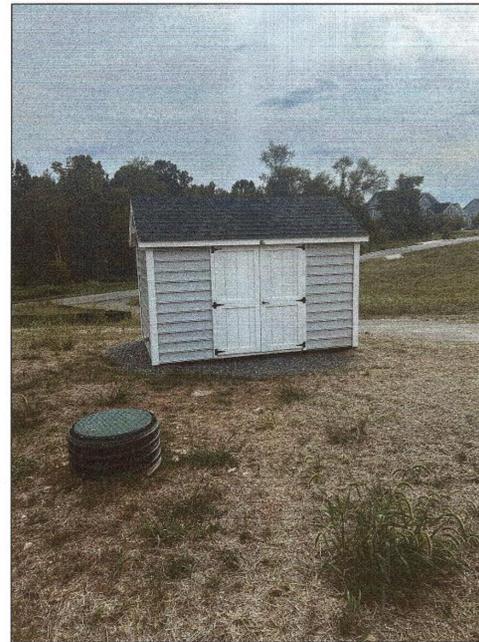
Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.



PAVILION STRUCTURE

PAVILION FOOTPRINT: APPROX. 16' X 32'  
 PAVILION HEIGHT: APPROX. 12'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.



EQUIPMENT SHED FOR SEPTIC AREA

SHED FOOTPRINT: APPROX. 9' X 17'  
 SHED HEIGHT: APPROX. 8'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.

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PETITIONER/DEVELOPER:  
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 5074 DORSEY HALL DRIVE, SUITE 205  
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 TEL 410-370-5531

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TWIGG PROPERTY  
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 TAX MAP: 22 GRID: 05 PARCEL: 109  
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 HOWARD COUNTY, MARYLAND

STRUCTURE ELEVATIONS  
 Exhibit #13

**TWIGG PROPERTY | LANDSCAPE EXHIBIT**  
**LANDSCAPE CONCEPT PLAN**



# TWIGG PROPERTY | LANDSCAPE EXHIBIT

## LANDSCAPE MANUAL TABULATIONS

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
LANDSCAPE EDGE ADJACENT TO ROADWAYS (P-1 ON PLAN)		
LAND USE SINGLE FAMILY DETACHED (SFD)	ORIENTATION OF STRUCTURE OR USE TO ROADWAY FRONT ADJACENT TO ROADWAY	LANDSCAPE EDGE TYPE NONE
NUMBER OF PLANTS PROVIDED:		20
LANDSCAPE EDGE ADJACENT TO PERIMETER PROPERTIES (P-2 ON PLAN)		
LAND USE SINGLE FAMILY DETACHED (SFD)	ADJACENT LAND USE ALL USES	LANDSCAPE EDGE TYPE A (LIGHT BUFFER)
ENTIRE P-2 LENGTH		4550 LF
CREDIT FOR EXISTING FOREST TO REMAIN		3120 LF
REMAINING LF PERIMETER BUFFER REQUIRED		1430 LF
NUMBER OF PLANTS REQUIRED:		24
SHADE TREES (1/60 LF)		24
NUMBER OF PLANTS PROVIDED:	each	36
SHADE TREES (1/60 LF)	21	21
EVERGREEN TREES (SUB 2 PER SHADE TREE)	18	9
ORNAMENTAL TREES (SUB 2 PER SHADE TREE)	11	6

SCHEDULE B: STREET TREES			
ROAD KEY	LENGTH OF ROW (LF) PUBLIC / PRIVATE	REQUIRED TREES	PROVIDED TREES
		SHADE TREES (1/40 LF)	SHADE TREES (1/40 LF)
ROAD A (MAIN DRIVE + LOOP)	1085 LF	27	27
ROAD B (DRIVEWAYS COMBINED)	995 LF	25	25
TOTAL TREES (EACH)		52	52

SCHEDULE C: PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	11
NUMBER OF TREES REQUIRED	2
RESIDENTIAL (1:10)	
NON-RESIDENTIAL (1:20)	
NUMBER OF TREES PROVIDED	2
SHADE TREES	
OTHER TREES (2:1 SUB)	

SCHEDULE E: RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	26
NUMBER OF TREES REQUIRED	13
SINGLE FAMILY ATTACHED (1 TREE : 2DU)	13
NUMBER OF TREES PROVIDED	13
SHADE TREES	13
OTHER TREES (1:1 SUB UP TO 50% REQ'D)	
SHRUBS	

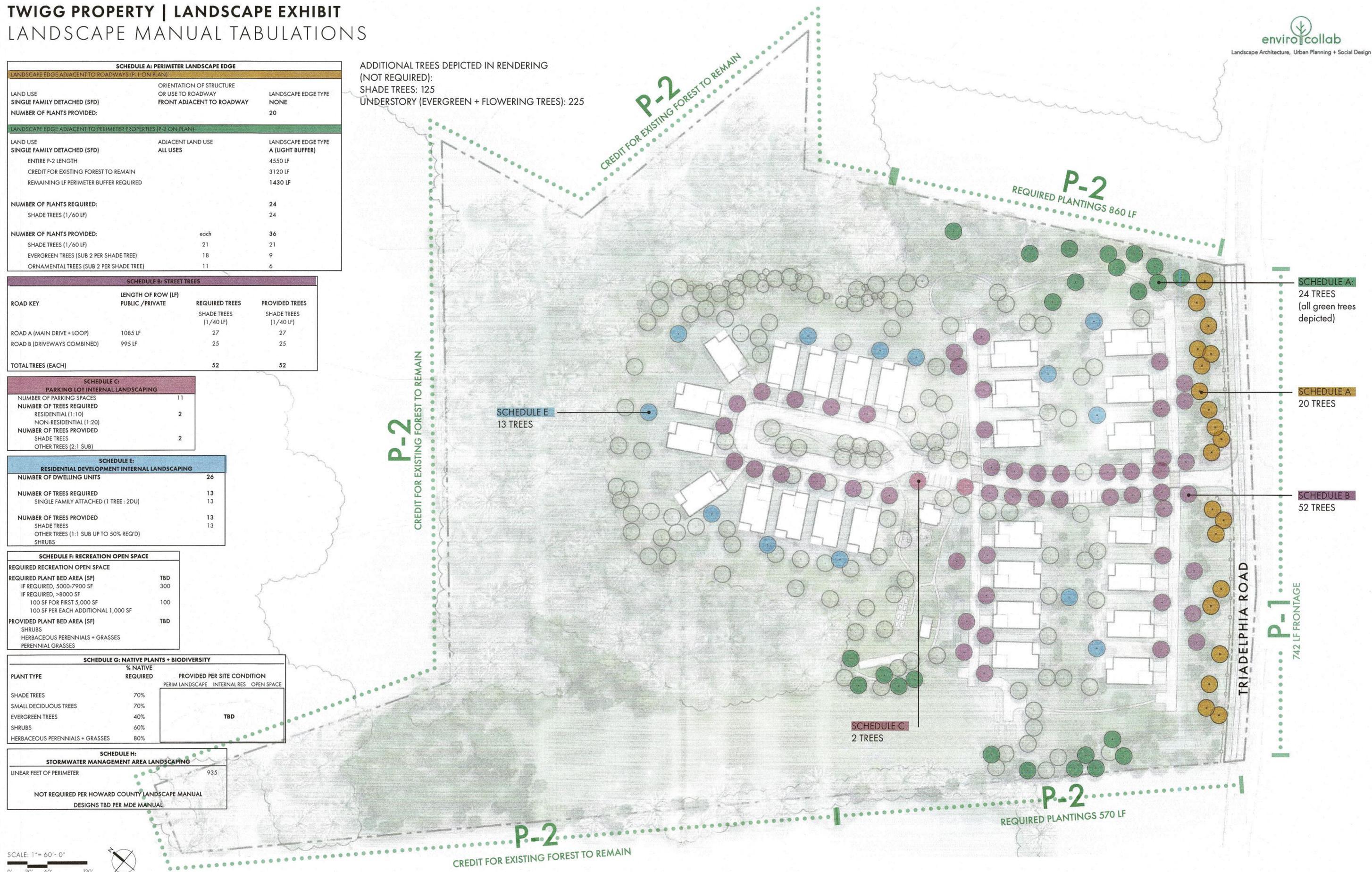
SCHEDULE F: RECREATION OPEN SPACE	
REQUIRED RECREATION OPEN SPACE	
REQUIRED PLANT BED AREA (SF)	TBD
IF REQUIRED, 5000-7900 SF	300
IF REQUIRED, >8000 SF	
100 SF FOR FIRST 5,000 SF	100
100 SF PER EACH ADDITIONAL 1,000 SF	
PROVIDED PLANT BED AREA (SF)	TBD
SHRUBS	
HERBACEOUS PERENNIALS + GRASSES	
PERENNIAL GRASSES	

SCHEDULE G: NATIVE PLANTS + BIODIVERSITY				
PLANT TYPE	% NATIVE REQUIRED	PROVIDED PER SITE CONDITION		
		PERIM LANDSCAPE	INTERNAL RES	OPEN SPACE
SHADE TREES	70%			
SMALL DECIDUOUS TREES	70%			
EVERGREEN TREES	40%			TBD
SHRUBS	60%			
HERBACEOUS PERENNIALS + GRASSES	80%			

SCHEDULE H: STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	935
NOT REQUIRED PER HOWARD COUNTY LANDSCAPE MANUAL DESIGNS TBD PER MDE MANUAL	

SCALE: 1" = 60'-0"  
0' 30' 60' 120'

ADDITIONAL TREES DEPICTED IN RENDERING  
(NOT REQUIRED):  
SHADE TREES: 125  
UNDERSTORY (EVERGREEN + FLOWERING TREES): 225



TWIGG PROPERTY | LANDSCAPE EXHIBIT  
HARDSCAPE + LANDSCAPE PRECEDENTS



TRAIL NETWORK + NEIGHBORHOOD IDENTITY



GATEWAYS + AMENITY AREAS



MEADOW, WOODLAND, + BIORETENTION PLANTINGS

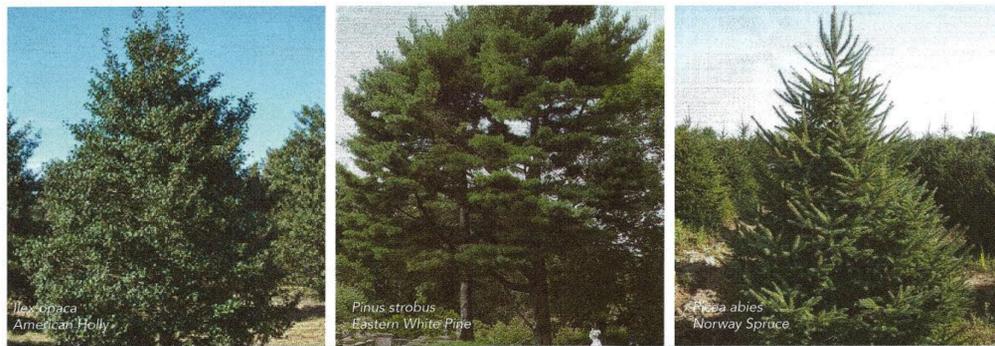
**TWIGG PROPERTY | LANDSCAPE EXHIBIT**  
**NATIVE PLANT PALETTE**



**MAJOR + MINOR SHADE TREES**



**SHRUBS**



**EVERGREEN TREES**



**FLOWERING TREES**



**ORNAMENTAL GRASSES**



**PERENNIALS**