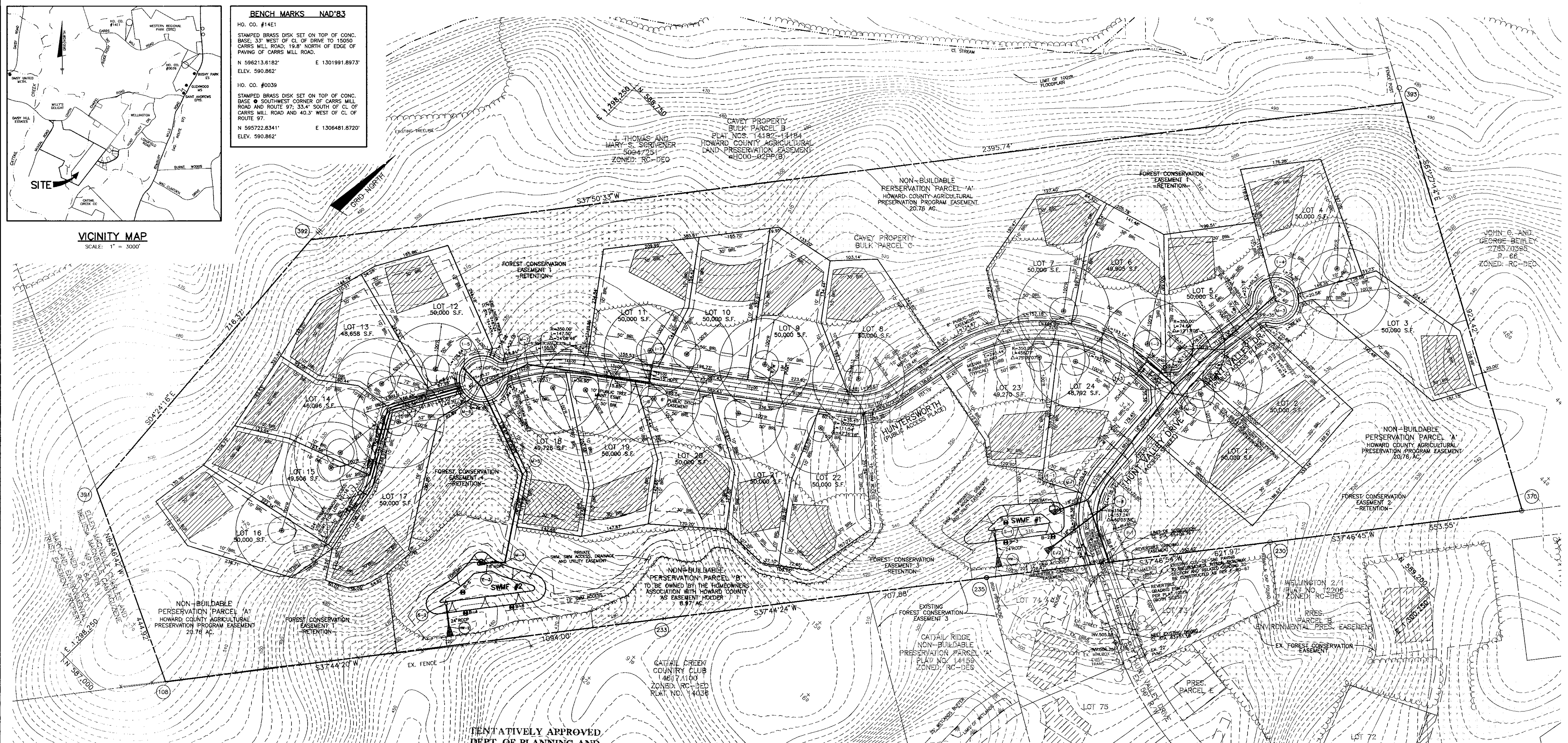


VICINITY MAP
SCALE: 1" = 3000'

BENCH MARKS NAD'83
 HO. CO. #14E1
 STAMPED BRASS DISK SET ON TOP OF CONC. BASE, 33' WEST OF CL OF DRIVE TO 15090 CARRS MILL ROAD, 19.8' NORTH OF EDGE OF PAVING OF CARRS MILL ROAD.
 N 596213.6182' E 1301991.8973'
 ELEV. 590.862'
 HO. CO. #0039
 STAMPED BRASS DISK SET ON TOP OF CONC. BASE, SOUTHWEST CORNER OF CARRS MILL ROAD AND ROUTE 97, 33.4' SOUTH OF CL OF CARRS MILL ROAD AND 40.3' WEST OF CL OF ROUTE 97.
 N 595722.8341' E 1306481.8720'
 ELEV. 590.862'



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

PLAN VIEW
 SCALE: 1" = 100'

PLANNING DIRECTOR
 DATE: 11/29/00

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. WELLS SHALL BE DRILLED PRIOR TO FINAL PLAN RECORDATION AND ROAD RIGHT OF WAY LINE AND NOT THE FLAG OR PIPESTEM LOT DRIVEWAY.
- TRACT BOUNDARY ESTABLISHED BY A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT SEPTEMBER, 1999.
- TOPOGRAPHY SHOWN ALONG ROADS AND SWM'S WAS FIELD RUN BY BENCHMARK ENGINEERING, INC. ON OR ABOUT APRIL, 2000. THE REMAINING TOPO WAS TAKEN FROM THE LATEST DIGITAL COUNTY TOPO. 2 FOOT CONTOURS WERE INTERPOLATED FROM THE 5 FOOT CONTOURS. STEEP SLOPES IN SWM'S WERE DERIVED FROM THE FIELD RUN TOPO.
- HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 14E1 AND 0039. VERTICAL CONTROL IS NAD-27 AS PROJECTED FROM HO. CO. CONTROL POINT NO. 3432001.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100YR FLOODPLAINS LOCATED ON THIS SITE.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. IN NOVEMBER, 1999. REVISED FEBRUARY, 2000.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. IN NOVEMBER, 1999.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- NOISE MITIGATION IS NOT REQUIRED FOR THIS PROJECT.
- A SIGHT DISTANCE ANALYSIS FOR THE HUNT VALLEY DRIVE/HUNTERS WORTH INTERSECTION IS PROVIDED.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET. MAXIMUM BUILDABLE LOT SIZE SHALL BE 50,000 SQUARE FEET.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. THE FACILITIES ARE TO BE A CLASS 'A' STRUCTURES. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT. SEPTIC EASEMENT AREAS SHALL BE PROTECTED FROM ROAD CONSTRUCTION GRADING OPERATIONS.
- STREET LIGHTS ARE NOT REQUIRED FOR THIS PROJECT AS IT IS IN THE RC ZONING DISTRICT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- 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 THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1/4" AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAYS.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-96-96, F-00-88, WP-00-57, S-00-04.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAN SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS PROJECT WAS APPROVED ON FEBRUARY 29, 2000.
- THERE ARE NO CONTIGUOUS AREAS OF STEEP SLOPES (25% OR GREATER) OF 20,000 S.F. OR GREATER ON THIS SITE. GRADING OF STEEP SLOPE AREAS LESS THAN 20,000 S.F. IS PERMITTED UNDER SECTION 16.116(b)(1) OF THE SUBDIVISION REGULATIONS.
- THE GEOTECHNICAL REPORT FOR THE PROJECT WAS PREPARED BY HULLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED 7/14/00.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- THE DEVELOPER SHALL PROVIDE DRIVEWAY ACCESS TO RESIDENCES ON LOTS 73 AND 74 IF CONSTRUCTION ACTIVITIES IMPACT PRESENT USE AND REPAIR OR RECONSTRUCT DRIVEWAY ACCESS ONTO HUNT VALLEY DRIVE ROADWAY SECTION UPON COMPLETION OF CONSTRUCTION.

SITE DATA

GENERAL:	TAX MAP 14
LOCATION:	GRIDS 19&20
ZONING:	RC-DEO
DEED REFERENCE:	2914/2889 & 3374/340
WATER AND SEWER SYSTEMS:	PRIVATE
AREA TABULATION:	
GROSS TRACT AREA:	59.50 AC.
100 YR FLOODPLAIN:	0.00 AC.
STEEP SLOPES (25% OR GREATER):	1.41 AC.
AREA OF WETLANDS:	0.00 AC.
NET TRACT AREA:	58.09 AC.
BASE DENSITY (59.50 AC./4.25):	14
MAXIMUM DENSITY - NUMBER OF CLUSTER LOTS ALLOWED 59.50 AC./2.00:	29
NUMBER OF CLUSTER LOTS PROPOSED:	24*
AREA OF LOTS:	27.35 AC.
NUMBER OF PRESERVATION PARCELS:	2
AREA OF PRESERVATION PARCELS:	29.73 AC.
AREA OF OPEN SPACE REQUIRED:	0.00 AC.
AREA OF OPEN SPACE PROVIDED:	0.00 AC.
AREA OF RIGHT OF WAY:	2.42 AC.

*10 CEO'S TO BE RECEIVED FROM CAVEY PROPERTY BULK PARCEL A OR BULK PARCEL B OR A COMBINATION OF BOTH.

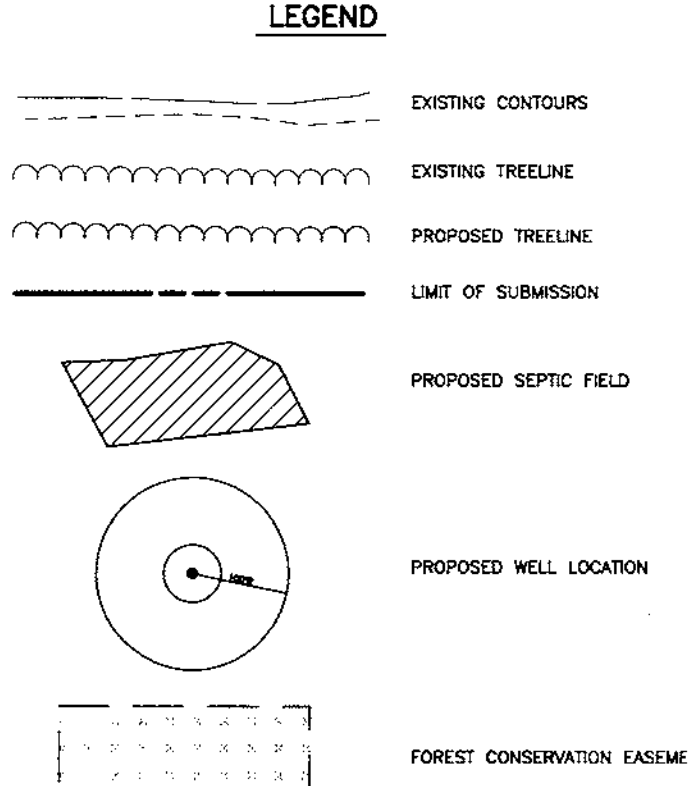
APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

DATE: 11/9/00

NO.	DESCRIPTION
1	PRELIMINARY PLAN
2	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

CENTERLINE CURVE DATA						
ROAD	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
HUNT VALLEY DRIVE	65+65.36 TO 67+22.60	150.00'	157.24'	86.71'	60°03'38"	N34°08'01"W 150.14'
	70+37.23 TO 71+11.87	350.00'	74.84'	37.46'	12°13'08"	N02°00'22"E 74.50'
HUNTERS WORTH	0+81.18 TO 5+39.95	350.00'	458.77'	75°08'07"	S48°20'44"W	426.63'
	6+76.59 TO 7+88.13	150.00'	111.54'	58.49'	42°36'18"	S32°05'49"W 108.99'
USE-IN-COMMON DRIVE	13+69.56 TO 15+17.06	350.00'	147.50'	74.86'	24°08'46"	S41°19'35"W 146.41'
	14+51.01 TO 14+97.59	45.00'	46.57'	25.62'	59°17'57"	S02°23'46"E 44.52'
LOTS 13-16	3+45.67 TO 3+60.09	45.00'	14.43'	7.28'	18°22'03"	S20°51'43"E 14.36'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	50,000 S.F.	559 S.F.	49,441 S.F.
13	48,658 S.F.	406 S.F.	48,252 S.F.
14	46,096 S.F.	998 S.F.	45,100 S.F.
15	49,506 S.F.	1,880 S.F.	47,626 S.F.
16	50,000 S.F.	3,919 S.F.	46,081 S.F.
17	50,000 S.F.	2,140 S.F.	47,860 S.F.



COORDINATE CHART (NAD '83)		
NO.	NORTH	EAST
108	587115.7227	1298442.7063
230	589032.6915	1299926.9919
233	587981.3231	1299112.6545
235	588541.1144	1299545.9357
370	589470.2081	1300266.1105
391	589911.4804	1299454.9455
392	588019.5640	1297985.1822
393	587505.3146	1298040.1979

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 Donald Mason
 10/31/00

OWNER/DEVELOPER: SDC GROUP, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21043
 410-465-4422

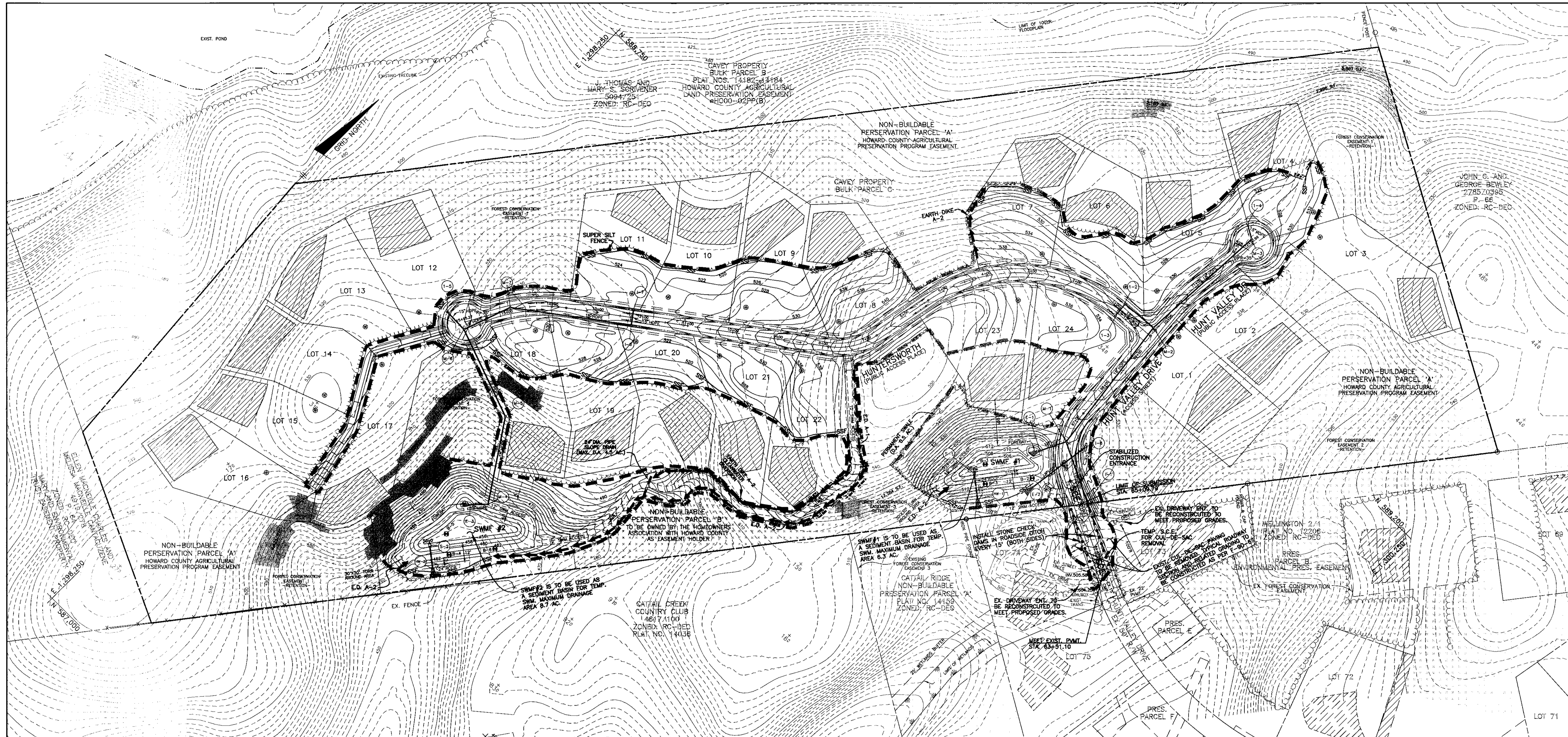
PROJECT: WELLINGTON SECTION THREE
 (A RESUBDIVISION OF CAVEY PROPERTY BULK PARCEL C) LOTS 1 - 24 AND PRESERVATION PARCELS 'A' & 'B'

LOCATION: TAX MAP 14 & 21, GRID 19,20 AND 1,2 P/O PARCEL 246
 418 ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN
 F-96-96 F-00-86 WP-00-57 S-00-04

DATE: MAY 29, 2000 PROJECT NO. 1251
 NOVEMBER 17, 2000

DES: GWF/DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 1 OF 4



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF SUBMISSION
- PROPOSED SEPTIC FIELD
- PROPOSED WELL LOCATION
- STEEP SLOPES 15-24.9%
- STEEP SLOPES 25% OR GREATER
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STONE CHECK DAMS
- FOREST CONSERVATION EASEMENT

PLAN VIEW
SCALE: 1" = 100'

SWM WSEL TABLE		
STORM	SWM #1	SWM #2
1 YR *	506.8	457.0
2 YR	507.1	457.1
10 YR	508.4	458.2
100 YR	509.3	459.5

* EXTENDED DETENTION DESIGN STORM

NOTE:
SUFFICIENT STORAGE IS AVAILABLE IN SWM #1 AND #2 FOR SEDIMENT BASIN/TEMPORARY SWM USE. NOTE THAT THE ENTIRE CONTRIBUTING DRAINAGE AREA WILL NOT BE DISTURBED. COMPUTATIONS WILL BE PROVIDED AT FINAL PLAN STAGE.

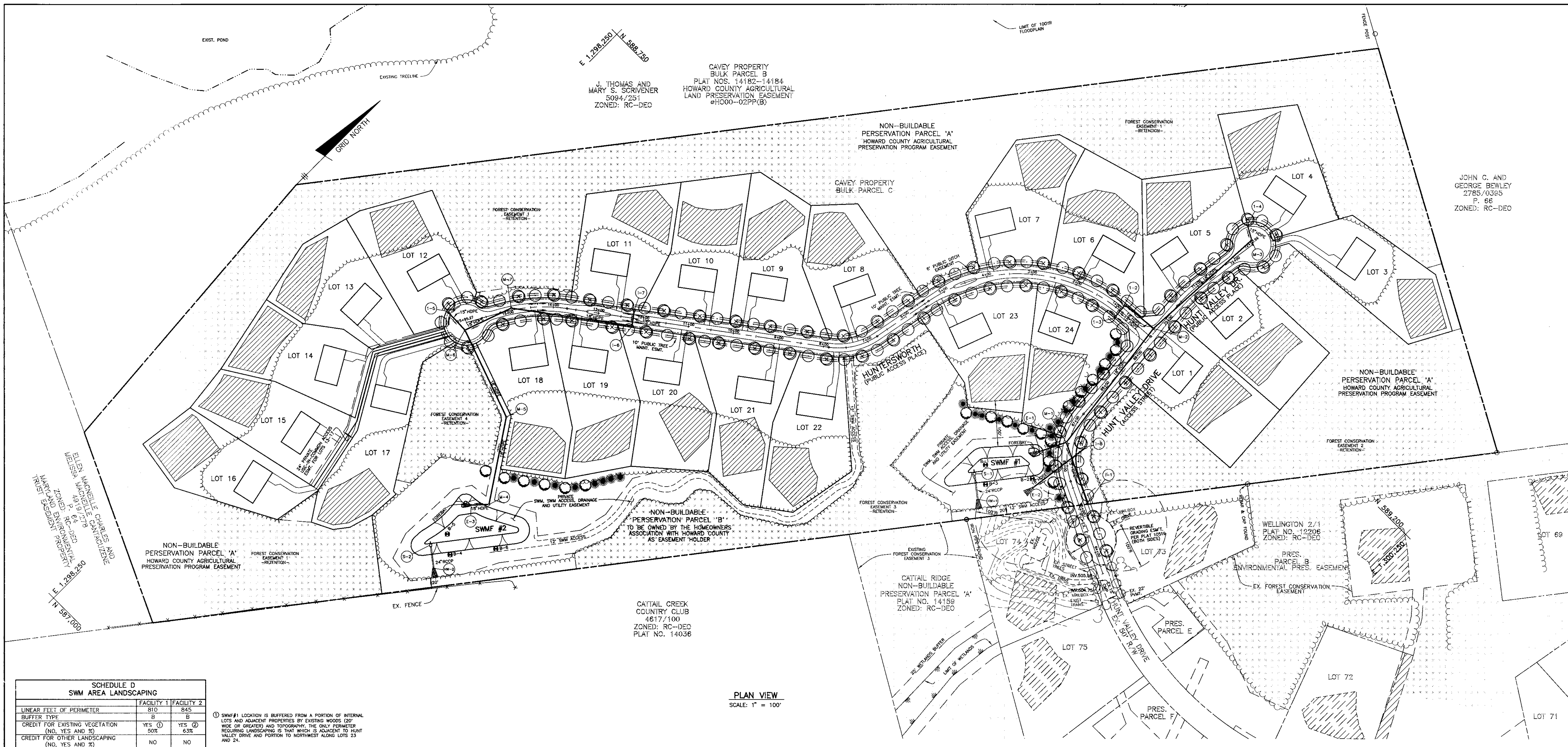
**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

Ann H. Hutter 11/29/00
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Debra M. M... [Signature] 11/9/00
HOWARD COUNTY HEALTH OFFICER DATE

<p>BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-6844</p>		<p><i>Donald Mason</i></p> <p>10/21/00</p>
<p>OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4422</p>	<p>PROJECT: WELLINGTON SECTION THREE (A RESUBDIVISION OF CAVEY PROPERTY BUILDABLE BULK PARCEL C) LOTS 1 - 24 AND PRESERVATION PARCELS 'A' & 'B'</p> <p>LOCATION: TAX MAP 14 & 21, GRID 19,20 AND 1,2 P/O PARCEL 246 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN F-96-96 F-00-86 WP-00-57 S-00-04</p> <p>DATE: MAY 29, 2000 PROJECT NO. 1251 NOVEMBER 17, 2000</p> <p>SCALE: 1" = 100' SHEET 2 OF 4</p>	
<p>DES: GWF/DBT DRAFT: DBT CHECK: DAM</p>		



J. THOMAS AND MARY S. SCRIVENER
5094/251
ZONED: RC-DEC

CAVEY PROPERTY BULK PARCEL B
PLAT NOS. 14182-14184
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HC00-02PP(B)

JOHN C. AND GEORGE BEWLEY
2785/0385
P. 66
ZONED: RC-DEC

ELLEN MARSHALL CHARLES AND HELEN MARSHALL
14182/1919
ZONED: RC-DEC
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HC00-02PP(B)

NON-BUILDABLE PRESERVATION PARCEL 'A'
HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT

NON-BUILDABLE PRESERVATION PARCEL 'B'
TO BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS EASEMENT HOLDER

CAITAIL CREEK COUNTRY CLUB
4617/100
ZONED: RC-DEC
PLAT NO. 14036

CAITAIL RIDGE NON-BUILDABLE PRESERVATION PARCEL 'A'
PLAT NO. 14158
ZONED: RC-DEC

WELLINGTON 2/1 PLAT NO. 14206
ZONED: RC-DEC

PLAN VIEW
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Donald Mason
PLANNING DIRECTOR 11/29/00 DATE

SCHEDULE D SWM AREA LANDSCAPING		
	FACILITY 1	FACILITY 2
LINEAR FEET OF PERIMETER	810	845
BUFFER TYPE	B	B
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES ① 50%	YES ② 63%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO
LINEAR FEET OF REQUIRED PLANTING	410	315
NUMBER OF TREES REQUIRED		
SHADE TREES	8	6
EVERGREEN TREES	10	8
NUMBER OF TREES PROVIDED		
SHADE TREES	8	6
EVERGREEN TREES	10	8
OTHER TREES (2:1 SUBSTITUTE)		

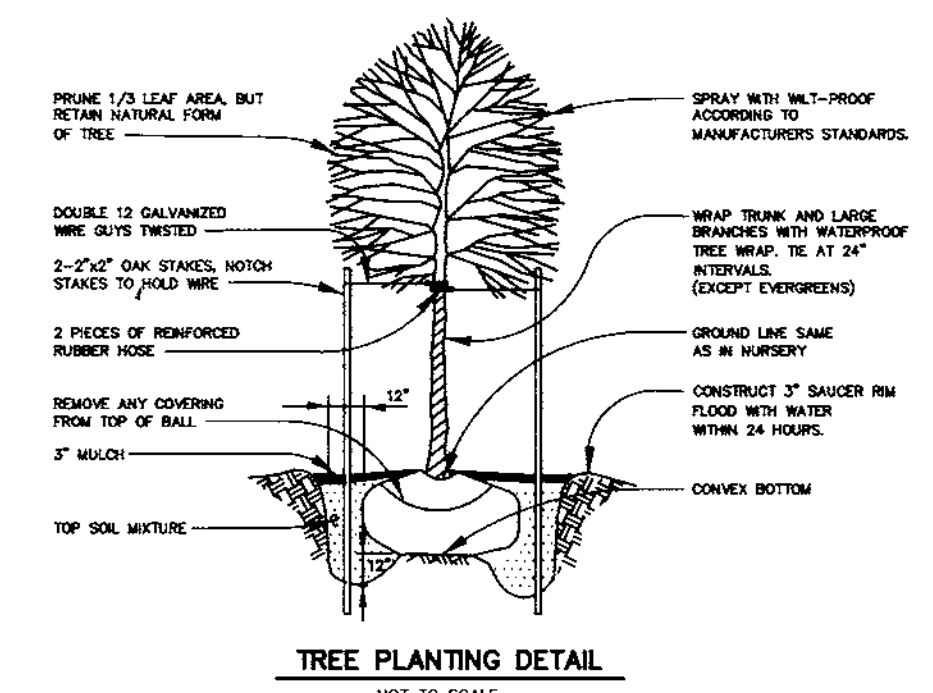
① SWMF#1 LOCATION IS BUFFERED FROM A PORTION OF INTERNAL LOTS AND ADJACENT PROPERTIES BY EXISTING WOODS (20' WIDE OR GREATER) AND TOPOGRAPHY. THE ONLY PERIMETER REQUIRING LANDSCAPING IS THAT WHICH IS ADJACENT TO HUNT VALLEY DRIVE AND PORTION TO NORTHWEST ALONG LOTS 23 AND 24.

② SWMF#2 LOCATION IS BUFFERED FROM A PORTION OF INTERNAL LOTS AND ADJACENT PROPERTIES BY AGRICULTURAL PRESERVATION EASEMENT, EXISTING WOODS (20' WIDE OR GREATER) AND TOPOGRAPHY. THE ONLY PERIMETER LANDSCAPING IS REQUIRED IS THAT WHICH IS ADJACENT TO LOTS 18 & 19.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADS	ADJACENT TO PERIMETER PROP.
LANDSCAPE TYPE	LOT 24 - TYPE B	TYPE A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	285 (ALONG HUNT VALLEY DRIVE)	745 ①
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES, 745 ②
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	285 L.F.	0 L.F.
SHADE TREES	6	0
EVERGREEN TREES	8	0
OTHER TREES (2:1 SUBSTITUTE)	—	—
SHRUBS	—	—
NUMBER OF PLANTS PROVIDED		
SHADE TREES	6	0
EVERGREEN TREES	8	0
OTHER TREES (2:1 SUBSTITUTE)	—	—
SHRUBS (10:1 SUBSTITUTE)	—	—
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

STREET TREE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
⊕	61	FRAXINUS AMERICANA Autumn Purple (Autumn Purple White Ash)	2 1/2" MIN. CAL. BAG FULL HEAD
⊙	67	ACER SACCHARINUM Green Mountain (Green Mountain Sugar Maple)	2 1/2" MIN. CAL. BAG FULL HEAD

PERIMETER AND SWM PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
⊙	20	FRAXINUS PENNSYLVANICA Patmore (Patmore Green Ash)	2 1/2" MIN. CAL. BAG FULL HEAD
☀	26	PINUS STROBUS (Eastern White Pine)	5'-6" ht. UNSHEARED



NOTE:
1. TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
2. TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
3. SEE TREE PLANTING DETAIL - THIS SHEET.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET TREES, STORMWATER MANAGEMENT FACILITY PERIMETER PLANTING AND PRESERVATION OF THE PERIMETER VEGETATION AS SHOWN ON THESE PLANS.

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNER/DEVELOPER: SDC GROUP, INC.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4422

PROJECT: WELLINGTON SECTION THREE
(A RESUBDIVISION OF CAVEY PROPERTY BUILDABLE BULK PARCEL C) LOTS 1 - 24 AND PRESERVATION PARCELS 'A' & 'B'

LOCATION: TAX MAP 14 & 21, GRID 19,20 AND 1,2
P/O PARCEL 246
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

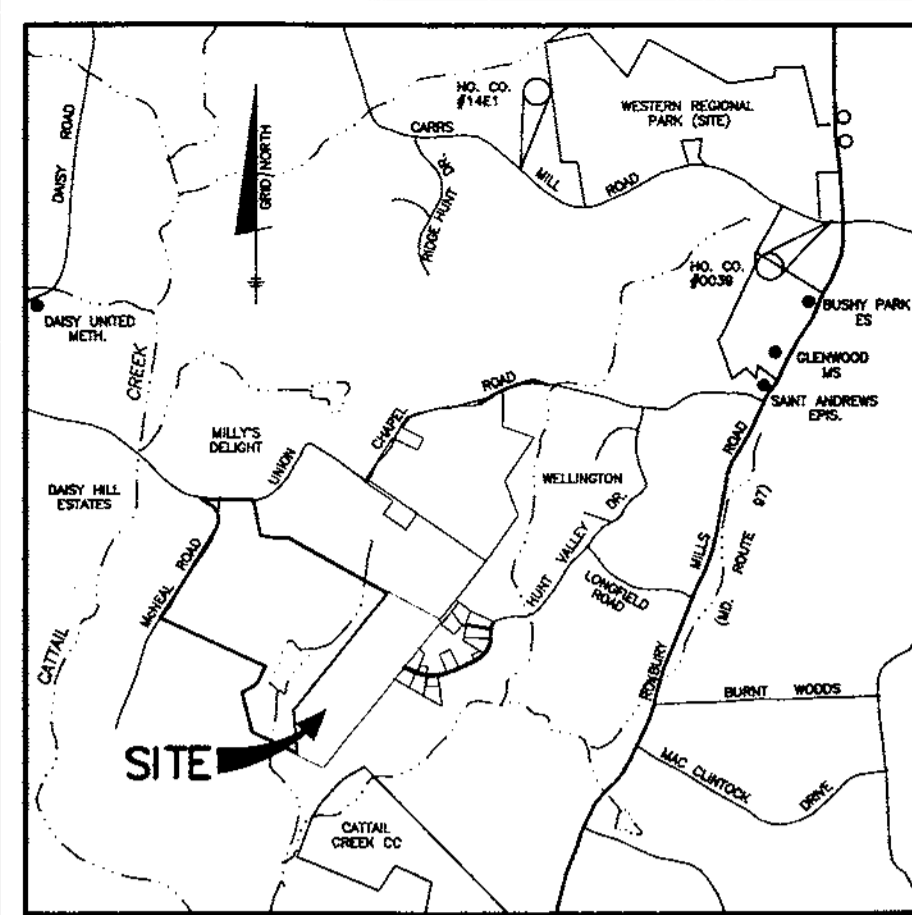
TITLE: PRELIMINARY LANDSCAPE PLAN
F-98-96 F-00-86 WP-00-57

DATE: MAY 29, 2000 PROJECT NO. 1251
NOVEMBER 17, 2000

DES: GWF/DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 3 OF 4

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Diane H. [Signature]
HOWARD COUNTY HEALTH OFFICER 11/9/00 DATE



VICINITY MAP
SCALE: 1" = 3000'



PLAN VIEW
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

John P. Canale
PLANNING DIRECTOR DATE: 11/29/00

Eco-Science Professionals, Inc. MD DNR Qualified Professional USACOR Wetland Deliberator Certification #WDC095151D/104442
John P. Canale

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- FOREST TO BE RETAINED
- LIMIT OF SUBMISSION
- PROPOSED SEPTIC FIELD
- PROPOSED WELL LOCATION
- STEEP SLOPES 15-24.9%
- STEEP SLOPES 25% OR GREATER
- PRELIMINARY LIMITS OF FOREST CONSERVATION

SOILS LEGEND	
MAP SYMBOL	SOIL TYPE
EIC3	B ELIOM SILTY CLAY LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
GIB2	B GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
GIC2	B GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
GIC3	B GLENELG LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
GhB2	* C GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
MI2	B MANOR LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
MI2	B MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
MI3	B MANOR LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
MI2	B MANOR LOAM, 25 TO 45 % SLOPES

* INDICATES A HYDRIC SOIL

SITE DATA

GENERAL:
LOCATION: TAX MAP 14
GRIDS: 19A20
ZONING: RC-DEG
DEED REFERENCE: 2914/389 & 3374/340
WATER AND SEWER SYSTEMS: PRIVATE
AREA TABULATION:
GROSS TRACT AREA: 59.50 AC.
100 YR FLOODPLAIN: 0.00 AC.
STEEP SLOPES (25% OR GREATER): 1.41 AC.
AREA OF WETLANDS: 0.00 AC.
NET TRACT AREA: 58.09 AC.

NOTE:

THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAM, STREAM BUFFERS OR FLOODPLAINS LOCATED ON THIS SITE.

FOREST DATA

	Acres
Gross Area:	59.5
Net Tract Area (NTA):	59.5
Existing Forest (NTA):	59.5
Afforestation Threshold:	11.9
Reforestation Threshold:	14.9
Break-even Point:	23.8
Forest to be Cleared (NTA):	22.8
Forest to be Retained (NTA):	36.7
Forest to be Retained (NTA) in FCE:	23.8

FFCP NOTES

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 25 feet of the proposed limits of disturbance.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.

Forest Conservation Easement

Unauthorized disturbances of vegetation is prohibited. Violators are subject to fines as imposed by the Howard County Forest Conservation Act of 1992.

Trees for Your Future

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Dina M. Hester 11/29/00
COUNTY HEALTH OFFICER DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

OWNER/DEVELOPER:

SDC GROUP, INC.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4422

PROJECT: WELLINGTON SECTION THREE

(A RESUBDIVISION OF CAVEY PROPERTY BUILDABLE BULK PARCEL C) LOTS 1 - 24 AND PRESERVATION PARCELS 'A', 'B', 'C'
LOCATION: TAX MAP 14 & 21, GRID 19-20 AND 1-2 P/O PARCEL 246 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY FOREST CONSERVATION PLAN
F-96-96 F-00-86 WP-00-57 S-00-04

DATE: MAY 29, 2000 PROJECT NO. 1251
NOVEMBER 17, 2000

DES: GWF/DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 4 OF 4