

SHEET INDEX

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1	TITLE SHEET
2 - 4	PRELIMINARY PLAN & LANDSCAPE PLAN
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7 - 9	PRELIMINARY FOREST CONSERVATION PLAN

PRELIMINARY PLAN

THE WARFIELDS II

**BUILDABLE LOTS 1 THRU 68, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'**

ZONING: RC-DEO

TAX MAP NO. 21 GRID Nos. PARCEL Nos. 55, 96, 109 & 114

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	42,292 Sq.Ft.	1,950 Sq.Ft.	40,334 Sq.Ft.
3	44,389 Sq.Ft.	2,080 Sq.Ft.	42,309 Sq.Ft.
4	54,852 Sq.Ft.	6,062 Sq.Ft.	50,490 Sq.Ft.
34	57,532 Sq.Ft.	5,272 Sq.Ft.	53,260 Sq.Ft.
55	70,115 Sq.Ft.	22,020 Sq.Ft.	48,096 Sq.Ft.
59	55,329 Sq.Ft.	2,103 Sq.Ft.	53,226 Sq.Ft.
60	45,918 Sq.Ft.	919 Sq.Ft.	45,599 Sq.Ft.
61	48,391 Sq.Ft.	2,546 Sq.Ft.	45,845 Sq.Ft.
62	63,373 Sq.Ft.	3,552 Sq.Ft.	59,821 Sq.Ft.
64	54,036 Sq.Ft.	3,665 Sq.Ft.	50,371 Sq.Ft.

GENERAL NOTES

- SUBJECT PROPERTY ZONED "RC-DEO" PER 4/13/2004 COMPREHENSIVE ZONING. SINCE THIS PLAN WAS SUBMITTED PRIOR TO NOVEMBER 15, 2001 IT MUST COMPLY WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND SUBJECT TO THE 1993 ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 90-2001.
- a. GROSS AREA OF TRACT = 140.25 AC.
b. AREA OF FLOODPLAIN = 1.74 AC.
c. AREA OF 25% OR GREATER SLOPES = 0.45 AC.
d. NET AREA OF TRACT = 138.06 AC.
- a. AREA OF PROPOSED ROAD R/W = 7.26 AC.
- a. AREA OF BUILDABLE LOTS = 76.73 AC.
b. AREA OF BUILDABLE PRESERVATION PARCELS = 39.71 AC.
c. AREA OF NON-BUILDABLE PRESERVATION PARCELS = 18.02 AC.
d. AREA OF OPEN SPACE LOTS = 0.00 AC.
e. AREA OF CEMETERY OPEN SPACE LOTS = 0.53 AC.
- NUMBER OF LOTS PROPOSED:
a. BUILDABLE = 68
b. BUILDABLE PRESERVATION PARCELS = 1
c. NON-BUILDABLE PRESERVATION PARCELS = 7
d. OPEN SPACE LOTS = NONE PER SECTION 16.12A.
e. CEMETERY OPEN SPACE LOTS = 1
- PRIOR CASE NUMBERS WITH THIS PROJECT: 6-02-14
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP Nos. 17, 18, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 SQUARE FEET 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- BOUNDARY OUTLINE BASED ON FIELD SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED APRIL, 2002.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIALS, LLC FLOWN SURVEY DATED APRIL, 2004.
- THERE ARE AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.11B.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 179 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF GRASS CHANNELS AND A MICROPOOL EXTENDED DETENTION POND. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY TWO MICROPOOL EXTENDED DETENTION PONDS AND ONE POCKET POND. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED BY THE WARFIELDS II HOMEOWNERS ASSOCIATION AND JOINTLY MAINTAINED BY THE HOA AND HOWARD COUNTY.
- 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. 21 FA AND 21 F3 WERE USED FOR THIS PROJECT.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JANUARY 5, 2005.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS TRAFFIC GROUP DATED SEPTEMBER 2001 AND WAS APPROVED ON JUNE 18, 2002.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNESE ENGINEERING ASSOC., INC. DATED JANUARY 5, 2005.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. AND APPROVED UNDER 5-02-14.
- THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- a. BUILDABLE PRESERVATION PARCEL 'A'
OWNED: PRIVATELY
EASEMENT HOLDER: AGRICULTURAL LAND PRESERVATION PROGRAM
USE: AGRICULTURAL & FOREST CONSERVATION
b. NON-BUILDABLE PRESERVATION PARCEL 'B'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND
USE: S.M.H.
c. NON-BUILDABLE PRESERVATION PARCEL 'C'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDERS: HOWARD COUNTY AND AGRICULTURAL LAND PRESERVATION PROGRAM
USE: S.M.H. & FOREST CONSERVATION
d. NON-BUILDABLE PRESERVATION PARCEL 'D'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDER: AGRICULTURAL LAND PRESERVATION PROGRAM
USE: FOREST CONSERVATION
e. NON-BUILDABLE PRESERVATION PARCEL 'E'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDER: AGRICULTURAL LAND PRESERVATION PROGRAM
USE: FOREST CONSERVATION
f. NON-BUILDABLE PRESERVATION PARCEL 'F'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDER: AGRICULTURAL LAND PRESERVATION PROGRAM
USE: FOREST CONSERVATION
g. NON-BUILDABLE PRESERVATION PARCEL 'G'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND
USE: S.M.H.
h. NON-BUILDABLE PRESERVATION PARCEL 'H'
OWNED: HOMEOWNERS ASSOCIATION
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND
USE: S.M.H.
- A CEMETERY EXISTS WITHIN THIS SUBDIVISION. THE CEMETERY IS LISTED AS SITE #21-12 IN THE COUNTY CEMETERY INVENTORY. THE PLANNING BOARD APPROVED THE ACCOMMODATION AND ACCESS FOR THE CEMETERY ON SEPTEMBER 28, 2005.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
N 582,028.725 E 1,308,457.919 ELEV. = 529.616
HOWARD COUNTY MONUMENT NO. 21 FA N 593,441.555 E 1,309,305.240 ELEV. = 536.221
HOWARD COUNTY MONUMENT NO. 21 F3

Point	North	East
6227	N 57934.372	E 1308433.156
6228	N 57979.992	E 1308799.9679
6008	N 57907.2275	E 1309091.439
6001	N 57867.2875	E 1308693.4165
6002	N 57815.6531	E 1308739.0774
6003	N 57780.1259	E 1308767.0725
6004	N 57740.2242	E 1308984.5697
6005	N 57704.0324	E 1308963.8911
6102	N 57708.532	E 1308985.9367
6101	N 57692.3052	E 1308662.8279
6103	N 57682.357	E 1308959.616
6108	N 57634.1584	E 1309450.5296
6201	N 57634.8475	E 1309362.461
6202	N 57629.4429	E 1309488.34
6203	N 57575.2144	E 1309581.2945
6204	N 57594.6159	E 1308894.0471
6205	N 57559.917	E 1308090.4901
6206	N 57551.714	E 1308012.2581
6207	N 57533.6046	E 1307899.2723
6209	N 57568.8565	E 1307794.1099
6209	N 57572.2437	E 1307806.2851
6210	N 57579.0888	E 1307819.5235
6211	N 57585.4497	E 1307828.1749
6212	N 57594.3479	E 1307839.6095
6213	N 57598.1105	E 1307842.0124
6214	N 57607.0644	E 1307757.8724
6215	N 57619.3236	E 1307760.0673
6216	N 57628.1537	E 1307768.499
6217	N 57658.2426	E 1307714.0133
6218	N 57673.239	E 1306401.0229
6219	N 57715.6795	E 1306539.6575
6220	N 57727.4349	E 1306827.3925
6221	N 57726.2609	E 1306869.9444
6222	N 57729.5053	E 1306882.25
6223	N 57783.8982	E 1306743.4628
6224	N 57798.8929	E 1306833.329
6225	N 57848.3892	E 1307474.2129
6226	N 57874.1763	E 130812.6605

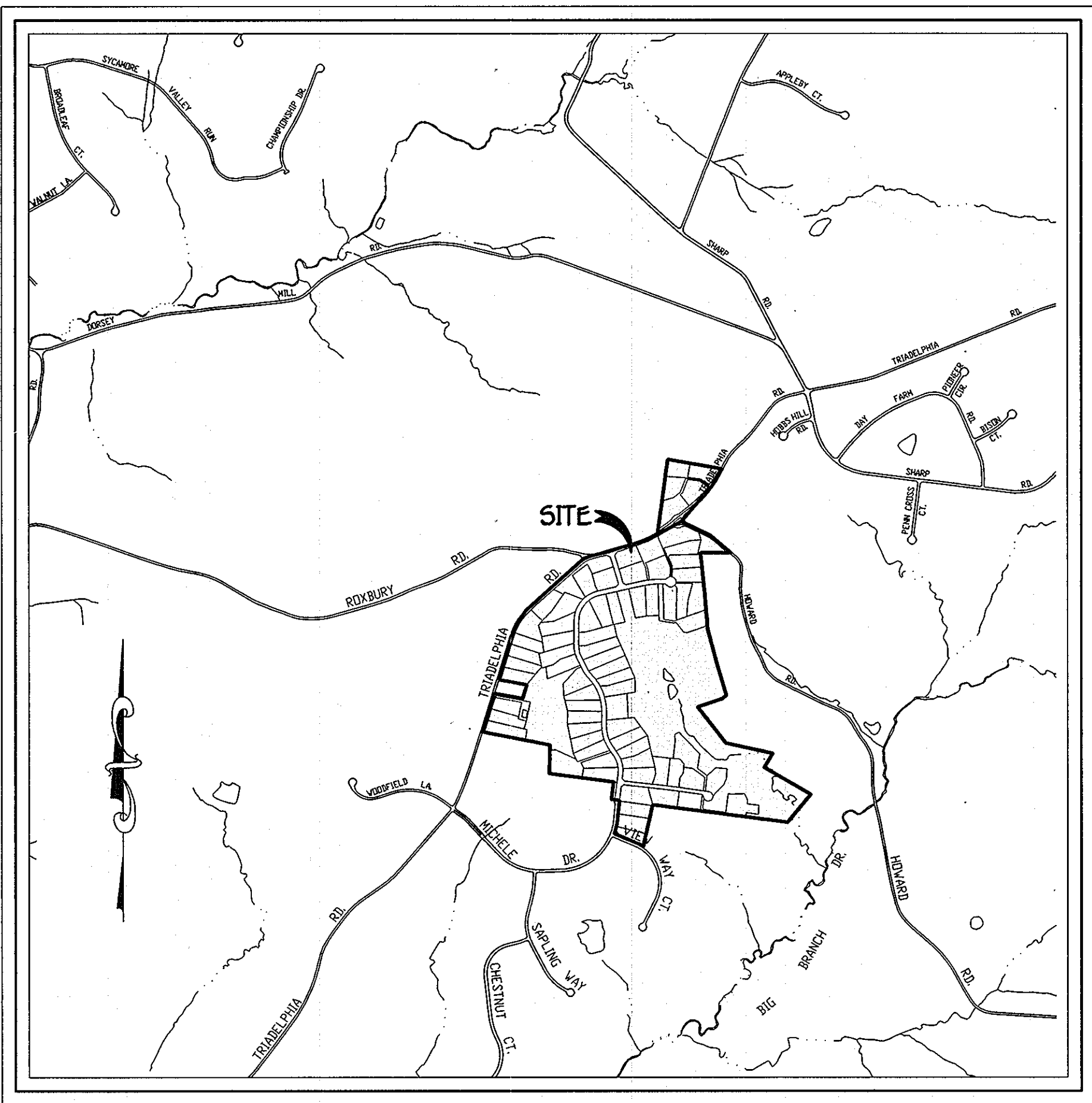
Point	North	East
6229	N 57891.446	E 1308244.079
6230	N 57958.612	E 1308343.332
6231	N 57948.6595	E 1308918.9479
6232	N 57930.497	E 1308814.956
6227	N 57934.372	E 1308493.156

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS STREET	30 MPH	50'
ROAD 'B'	PUBLIC ACCESS PLACE	20 MPH	40'
MICHELE DRIVE	PUBLIC ACCESS STREET	30 MPH	50'

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
ROAD 'A'	* C.L. STA. 0+35	27' R	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM
ROAD 'B'	C.L. STA. 0+30	26' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
MICHELE DRIVE	C.L. STA. 4+84	14' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
	C.L. STA. 6+20	14' R	
	C.L. STA. 10+32	14' R	
	C.L. STA. 11+73	14' L	
	C.L. STA. 14+97	14' R	
	C.L. STA. 16+28	14' L	

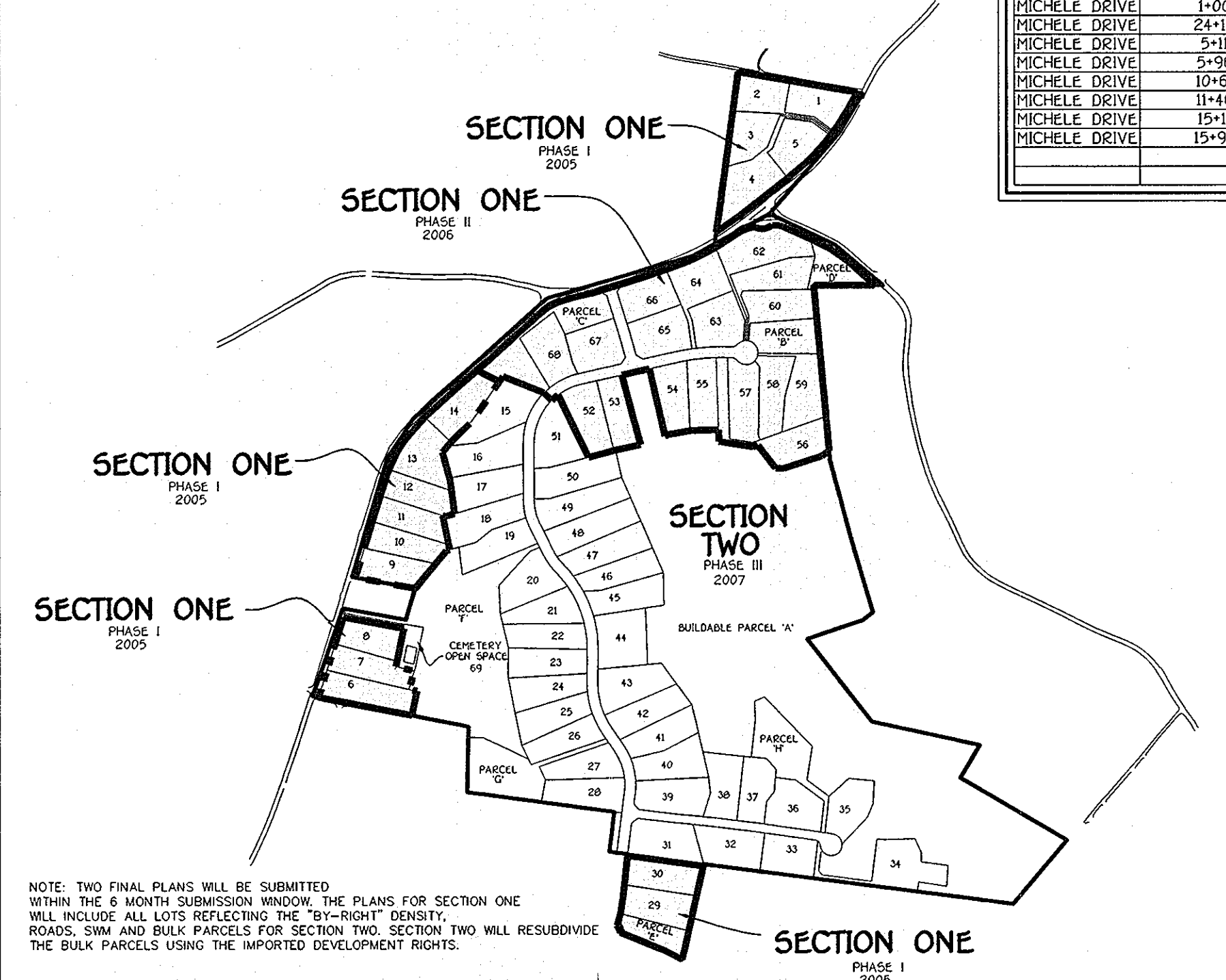
* - ANGLE ARM AS SHOWN ON PLAN

ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+38	22' L	STOP	R1-1
ROAD 'A'	1+00	13' R	SPEED LIMIT 25	R2-1
ROAD 'A'	3+80	22' R	STOP	R1-1
ROAD 'B'	0+28	18' L	STOP	R1-1
MICHELE DRIVE	1+00	14' R	SPEED LIMIT 25	R2-1
MICHELE DRIVE	5+11	---	KEEP RIGHT	W4-7
MICHELE DRIVE	5+95	---	KEEP RIGHT	W4-7
MICHELE DRIVE	10+51	---	KEEP RIGHT	W4-7
MICHELE DRIVE	11+45	---	KEEP RIGHT	W4-7
MICHELE DRIVE	15+11	---	KEEP RIGHT	W4-7
MICHELE DRIVE	15+95	---	KEEP RIGHT	W4-7



VICINITY MAP
SCALE: 1" = 1200'

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE, P.O. BOX 30
BELLGATE CITY, MARYLAND 21042
(410) 481-2200

PHASING PLAN
SCALE: 1" = 600'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

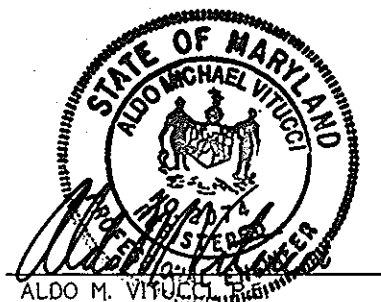
Stacy Collyer JFA 3/17/06
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, Jr.
P.O. BOX 30
14451 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Weber MJD 2/25/06
COUNTY HEALTH OFFICER DATE

- DENSITY TABULATIONS
- BASE DENSITY: 140.25 ACRES / 4.25 = 33 UNITS OR 33 SINGLE FAMILY DETACHED HOMES
 - MAXIMUM DENSITY (1 LOT PER 2 ACRES): 138.06 ACRES / 2 = 69.03 UNITS OR 69 SINGLE FAMILY DETACHED HOMES
 - THIRTY SIX (36) DEVELOPMENT RIGHTS WILL BE IMPORTED TO THIS SUBDIVISION AT THIS TIME PURSUANT TO THE DECREASED DENSITY TRANSFER PROVISION OF SECTION 106 OF THE ZONING REGULATIONS.

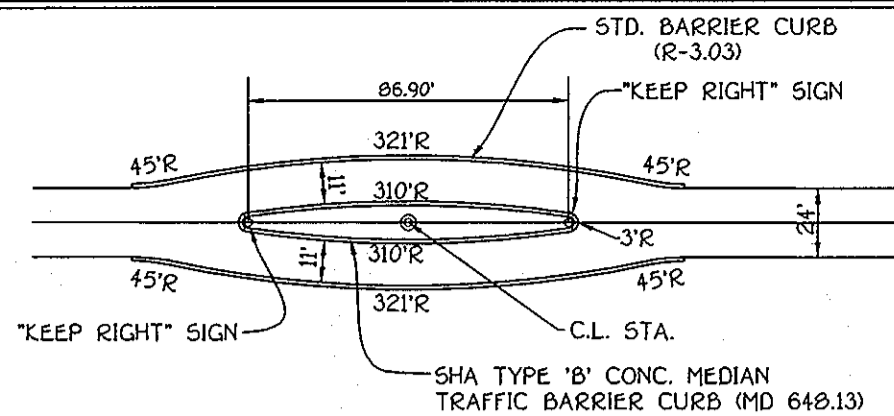


1-25-06
DATE

PRELIMINARY PLAN
THE WARFIELDS II
BUILDABLE LOTS 1 THRU 68, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'
ZONING: RC-DEO
TAX MAP NO. 21 GRID Nos. PARCEL Nos. 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: OCTOBER 27, 2005
SHEET 1 OF 9

LEGEND

- - - - - EXISTING 2' CONTOURS
- - - - - EXISTING 10' CONTOURS
- - - - - EXISTING TREE LINE
- ⊙ DENOTES PROPOSED WELL
- ⊠ DENOTES PROPOSED HOUSE
- ▨ DENOTES 15X-24.9X SLOPES
- ▩ DENOTES 25X AND GREATER SLOPE
- DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
- ⊕ DENOTES SOIL BORING LOCATION



SPEED CALMING DEVICE

NO SCALE

NOTE: NO DRIVEWAY IS TO BE LOCATED WITHIN 20' OF THE END OF THE MEDIAN ISLAND.

SPEED CALMING LOCATIONS	ROAD NAME	C.L. STA.
	MICHELE DRIVE	5+53
	MICHELE DRIVE	11+03
	MICHELE DRIVE	15+53

CENTERLINE CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	ARC	DELTA
ROAD 'A'	2+49.05 TO 3+73.48	1500.00'	124.43'	04°45'11"
ROAD 'B'	1+00.46 TO 2+15.95	5000.00'	115.49'	01°19'24"
ROAD 'B'	4+05.56 TO 6+00.65	5000.00'	195.09'	02°14'08"
ROAD 'B'	8+69.17 TO 9+40.00	101.44'	70.83'	40°00'33"
MICHELE DRIVE	2+97.98 TO 5+07.58	300.00'	216.71'	41°57'39"
MICHELE DRIVE	5+97.58 TO 8+37.11	390.00'	239.54'	35°11'27"
MICHELE DRIVE	9+87.76 TO 14+06.00	525.00'	418.24'	45°38'40"
MICHELE DRIVE	14+06.00 TO 14+79.86	225.00'	73.86'	18°48'34"
MICHELE DRIVE	16+32.62 TO 17+46.93	250.00'	114.31'	26°11'52"
MICHELE DRIVE	20+13.16 TO 24+18.53	300.00'	405.37'	77°29'15"
MICHELE DRIVE	28+65.58 TO 31+26.93	1000.00'	261.35'	14°58'27"

NOTES: 1. SEE SHEET 4 FOR BUS & WB-50 TURNING MOVEMENT DETAILS AT TRIADDELPHIA ROAD AND ROAD 'A'.
2. SEE SHEET 4 FOR S.W.M. SUMMARY TABLE.

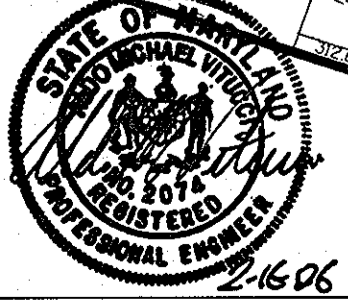
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Diagh Lafferty
PLANNING DIRECTOR

JA 3/17/06
DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 2072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2995



MATCH LINE - SEE SHEET 3

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Walter
COUNTY HEALTH OFFICER

2/2/06
DATE

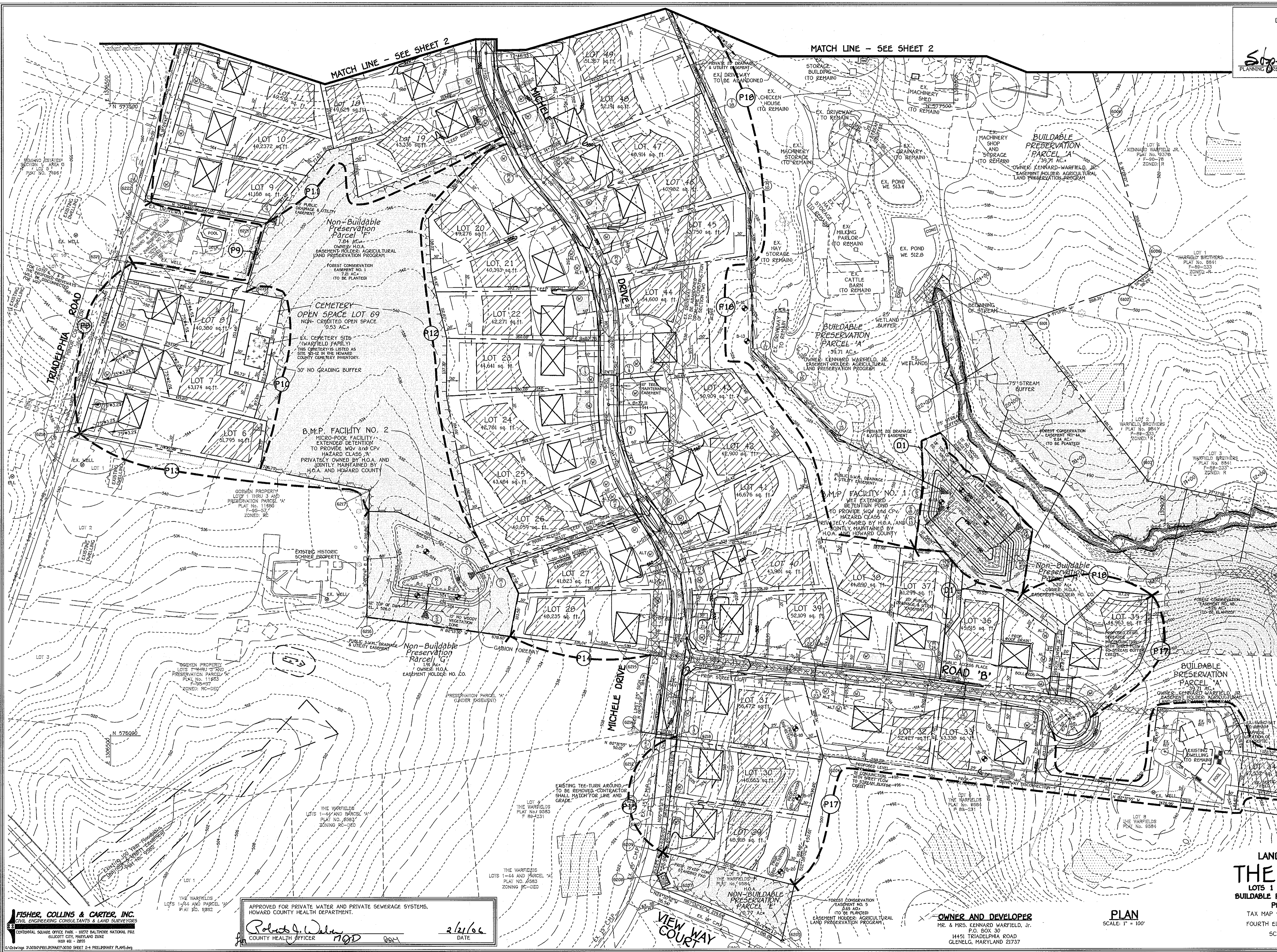
PLAN
SCALE: 1" = 100'

MATCH LINE - SEE SHEET 3

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADDELPHIA ROAD
GLENELG, MARYLAND 21737

LANDSCAPE & PRELIMINARY PLAN
THE WARFIELDS II
LOTS 1 THRU 60, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'
TAX MAP #21 ZONED:RC-DEO PARCEL: 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 2 OF 9

Steph Lafferty
PLANNING DIRECTOR *JA* 3/17/06
DATE



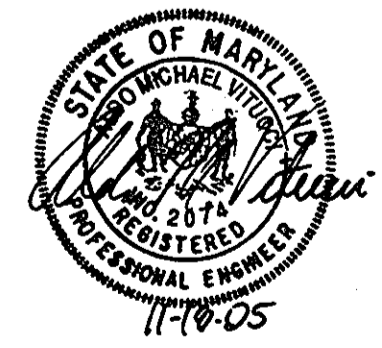
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CORONAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21032
4109 481 - 2899
© Drawing: 13/020/PRELIMINARY/3/06 SHEET 24 PRELIMINARY PLANS.dwg

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Robert J. Walker
COUNTY HEALTH OFFICER *MJD* *2/21/06*
DATE

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADDELPHIA ROAD
GLENELG, MARYLAND 21737

PLAN
SCALE: 1" = 100'

LANDSCAPE & PRELIMINARY PLAN
THE WARFIELDS II
LOTS 1 THRU 68, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
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TAX MAP #21 ZONED: RC-DEO PARCEL: 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 3 OF 9 **P 05-14**



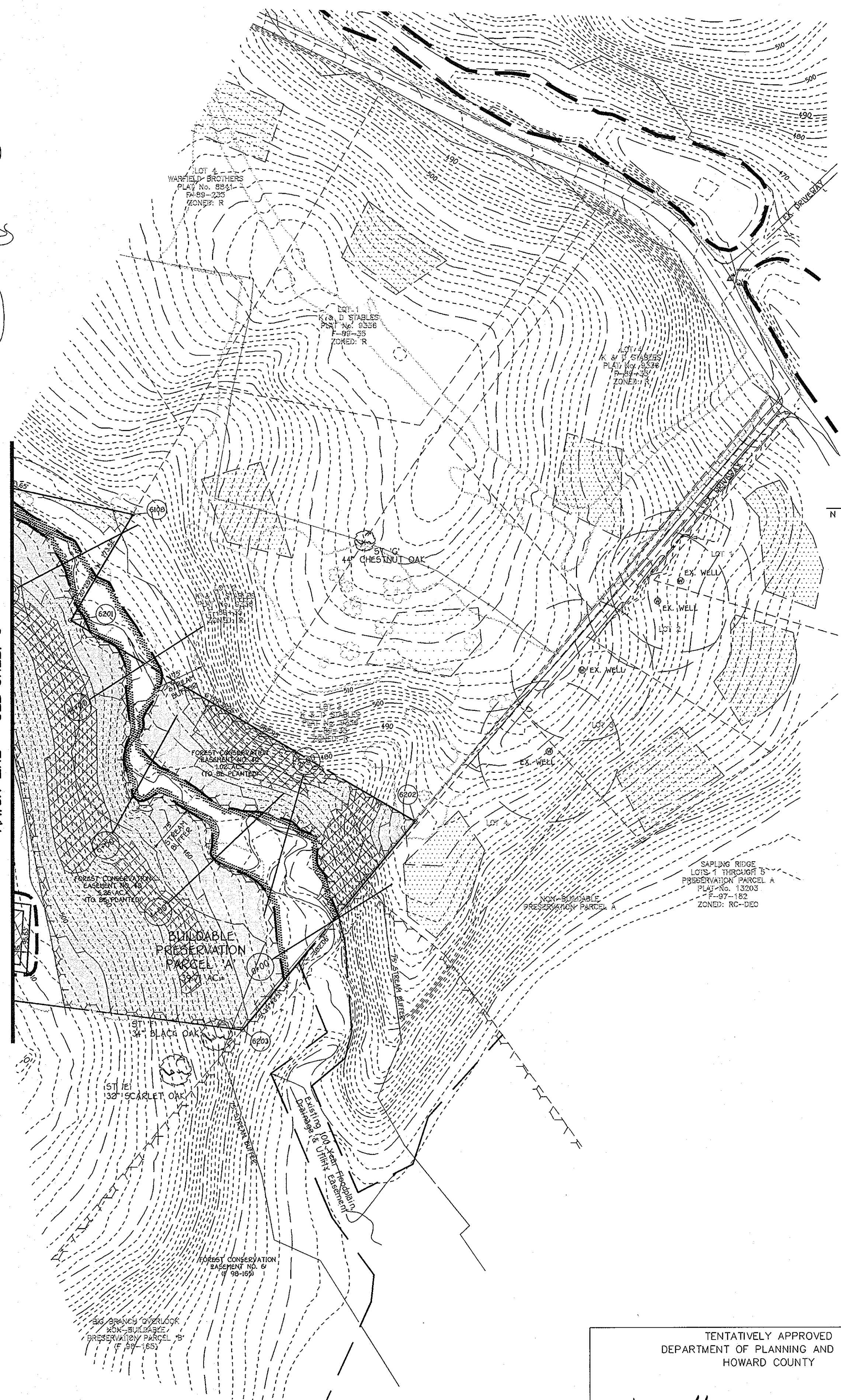
Sheet 83

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 3



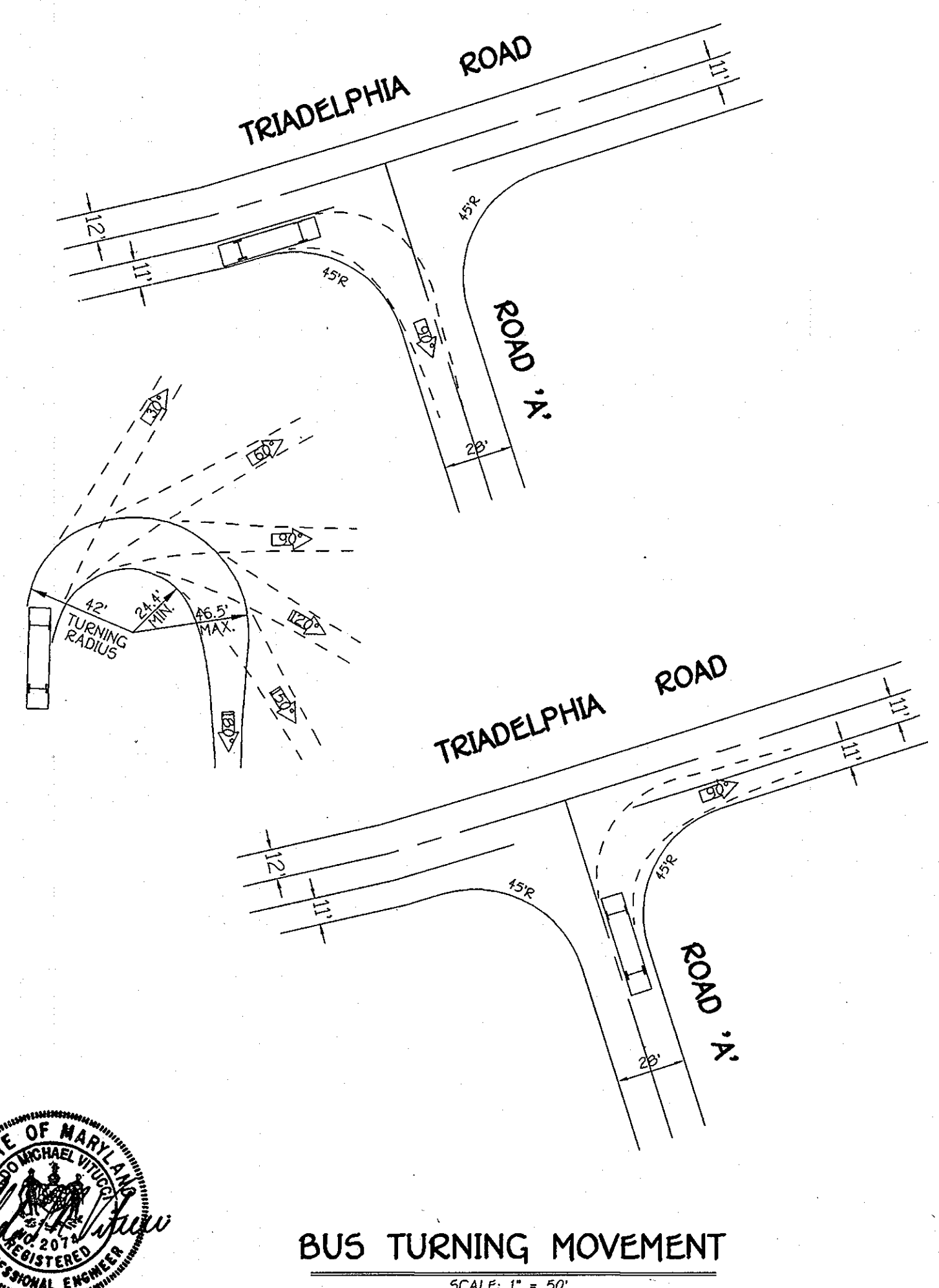
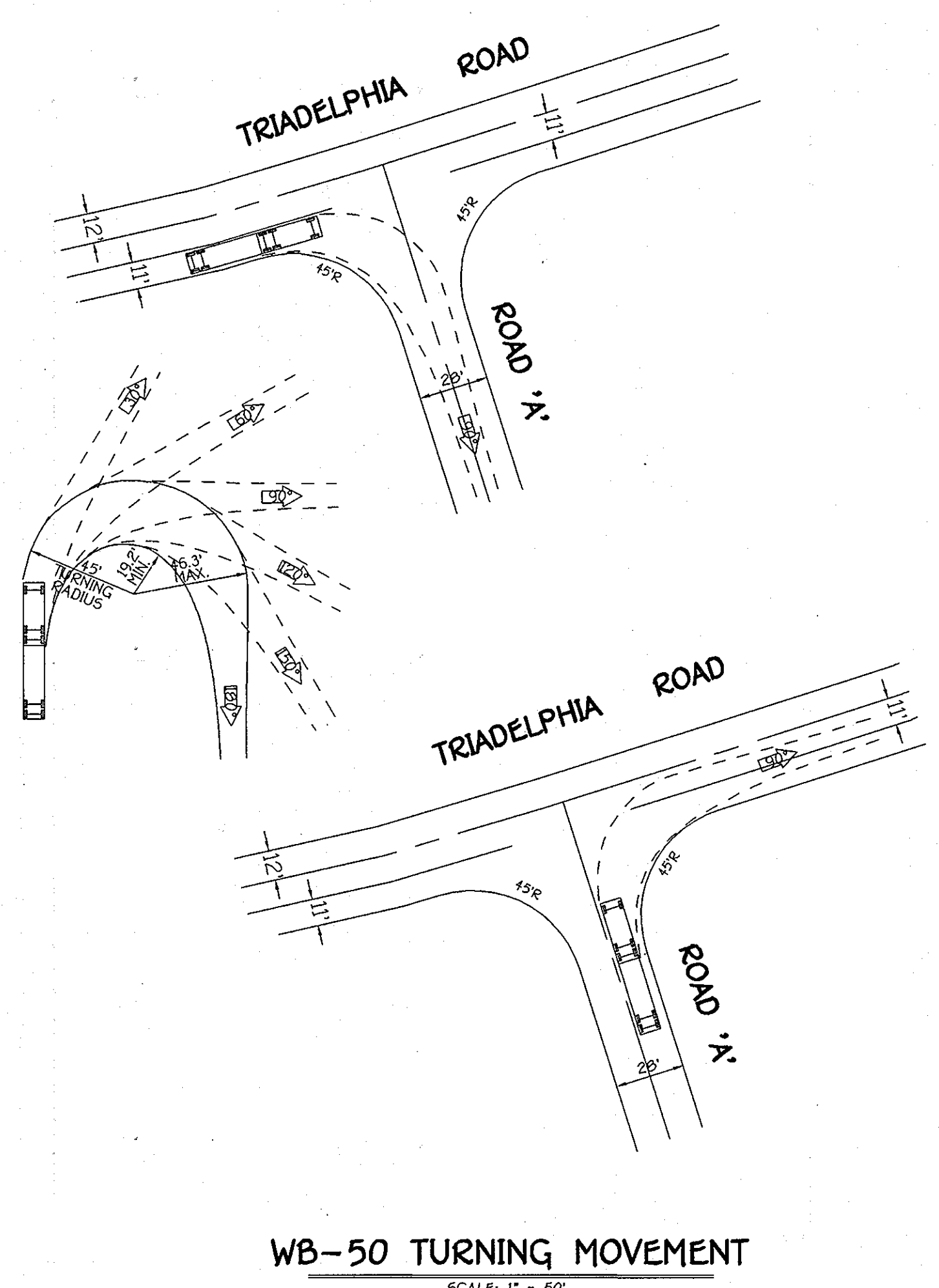
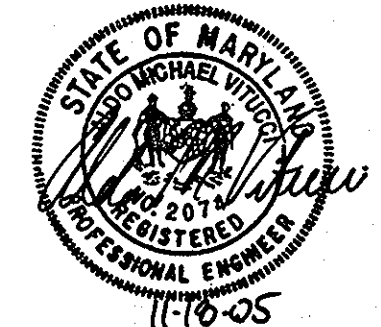
PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Steph Lafferty
PLANNING DIRECTOR *JR* 3/17/06 DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Waler
COUNTY HEALTH OFFICER *MD* 3/21/06 DATE



SCHEDULE D - S.W.M. AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	D-1: 1017'	D-2: 1128'	D-3: 768'	D-4: 687'
NUMBER OF TREES REQUIRED:				
SHADE TREES	20	23	15	18
EVERGREEN TREES	25	28	19	22
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO

SCHEDULE A - PERIMETER LANDSCAPE EDGE									
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED			
						SHADE TREES	EVERGREEN TREES	SHRUBS	
P-1	ADJACENT TO PERIMETER	A	551.85'	NO	NO	9	-	-	
P-2	FRONT TO ROAD	N/A	770.49'	NO	NO	-	-	-	
P-3	ADJACENT TO PERIMETER	A	683.45'	NO	NO	11	-	-	
P-4	ADJACENT TO ROAD	B	1048.70'	NO	NO	21	26	-	
P-5	ADJACENT TO ROAD	B	197.14'	NO	NO	4	5	-	
P-6	ADJACENT TO PERIMETER	A	255.21'	NO	NO	4	-	-	
P-7	ADJACENT TO PERIMETER	A	377.36'	NO	NO	6	-	-	
P-8	FRONT TO ROAD	N/A	1559.30'	NO	NO	-	-	-	
P-9	ADJACENT TO PERIMETER	A	705.44'	YES 339'	NO	6	-	-	
P-10	ADJACENT TO PERIMETER	A	523.72'	NO	NO	9	-	-	
P-11	ADJACENT TO PERIMETER	A	785.89'	NO	NO	13	-	-	
P-12	ADJACENT TO PERIMETER	A	1029.64'	NO	NO	17	-	-	
P-13	ADJACENT TO PERIMETER	A	699.43'	NO	NO	12	-	-	
P-14	ADJACENT TO PERIMETER	A	335.04'	NO	NO	6	-	-	
P-15	FRONT TO ROAD	N/A	276.04'	NO	NO	-	-	-	
P-16	ADJACENT TO ROAD	B	321.92'	NO	NO	6	8	-	
P-17	ADJACENT TO PERIMETER	A	2862.25'	NO	NO	48	-	-	
P-18	ADJACENT TO PERIMETER	A	2517.12'	NO	NO	42	-	-	
P-19	ADJACENT TO PERIMETER	A	447.72'	NO	NO	7	-	-	
P-20	ADJACENT TO PERIMETER	A	1196.14'	NO	NO	20	-	-	
P-21	ADJACENT TO PERIMETER	A	488.48'	NO	NO	8	-	-	
P-22	ADJACENT TO PERIMETER	A	401.03'	NO	NO	7	-	-	

SUMMARY TABLE #21. The following is a summary of the Re_{net}, W_Q, and CP Requirements:

WQ _{net} (Recharge Vol. for Entire Site)	WQ _{net} (Recharge Vol. for Entire Site)	
	0.02 acre-foot	0.02 acre-foot
Study Point #1-A	N/A - Agricultural Use	N/A - Agricultural Use to Remain
Study Area #1-B	0.3593 acre-foot	0.3593 ac. Ft. @ BMP Facilities #12 One - Wet Ext. Det. Ponds
Study Area #1-C	0.027 acre-foot	Via Disconnection Credits
Study Point #2	0.105 acre-foot	0.105 ac. Ft. via Bio-Retention Cells & Level Spreader
Study Point #3	0.6303 acre-foot	0.6303 ac. Ft. @ BMP Facility #2 Micro-Pool Ext. Det. Pond
Study Point #4	0.064 acre-foot	Via Disconnection Credits
Study Point #5-A	0.1054 acre-foot	@BMP Facility #3 - Micro-pool
Study Point #5-B	0.093 acre-foot	Via Disconnection Credits
Study Point #6	0.019 acre-foot	Via Disconnection Credits
Study Point #7-A	0.1578 acre-foot	Micro-Pool Facility #4
Study Point #7-B	0.043 acre-foot	Bio-retention Cell - Lot 59
Study Point #8	0.0638 acre-foot	N/A - No Impervious Areas
Study Point #9-A	0.130 acre-foot	Via Disconnection Credits
Study Point #9-B	0.088 acre-foot	Via Disconnection Credits
CP_{net}		
Study Point #1-A	N/A	N/A - Agricultural Use to Remain
Study Point #1-B	0.455 acre-foot	0.455 ac. Ft. @ BMP Facilities #1
Study Point #1-C	N/A	Less Than <2.0 cfs
Study Point #2	N/A	Less Than <2.0 cfs
Study Point #3	0.7021 acre-foot	0.7021 ac. Ft. @ BMP Facility #2
Study Point #4	N/A	Less Than <2.0 cfs
Study Point #5-A	0.1420 acre-foot	0.142 ac. Ft. @ BMP Facility #3
Study Point #5-B	N/A	Less Than <2.0 cfs
Study Point #6	N/A	Less Than <2.0 cfs
Study Point #7-A	0.1887 acre-foot	0.1887 ac. Ft. @ BMP Facility #4
Study Point #7-B	N/A	Less Than <2.0 cfs
Study Point #8	N/A	Less Than <2.0 cfs
Study Point #9-A	N/A	Less Than <2.0 cfs
Study Point #9-B	N/A	Less Than <2.0 cfs

NOTES: BOTH 10 YEAR STORM FLOOD PROTECTION OR 10 YEAR STORM AND Q (EXTREME FLOOD VOLUME OR 100 YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE THIS WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.
REV HAS BEEN MET VIA THE PRESENT AREA METHOD. OPEN SECTION ROADWAY DITCHES ALONG THE PROPOSED ROADS WITHIN A CUT SECTION AT LESS THAN 4% GRADE HAVE BEEN UTILIZED FOR THIS REQUIREMENT.

LANDSCAPE & PRELIMINARY PLAN
THE WARFIELDS II
LOTS 1 THRU 68, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'

TAX MAP #21 ZONED RC-DEO PARCELS 55, 95, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 4 OF 9

OWNER AND DEVELOPER
MR. & MRS. KENNEDY WARFIELD, JR.
P.O. BOX 30
14451 TRIADDELPHIA ROAD
GLENELG, MARYLAND 21737

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 DALLHOPE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

LEGEND

- - - - - EXISTING 2' CONTOURS
- - - - - EXISTING 10' CONTOURS
- ~~~~~ EXISTING TREE LINE
- LIMIT OF DISTURBANCE
- S- SILT FENCE
- SS- SUPER-SILT FENCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- ☒ DENOTES PROPOSED HOUSE
- ▨ DENOTES 15%-24.9% SLOPES (Not On Site)
- ▩ DENOTES 25% AND GREATER SLOPE (Not On Site)
- ⊙ DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
- 75'±1.0± DENOTES ROOFTOP DISCONNECTION CREDIT
- ☒ DENOTES DRY WELL
- D/W
- ⊙-16 DENOTES SOIL BORING LOCATION

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stefan J. Jank **3/17/06**
PLANNING DIRECTOR DATE

PROPERTY OF
EDGEWOOD FARM, INC.
LIBER 12298, FOLIO 48

B.M.P. FACILITY NO. 3
MICRO-POOL FACILITY
EXTENDED DETENTION
TO PROVIDE WQ and CPV
HAZARD CLASS 'A'
PRIVATELY OWNED BY H.O.A. AND
JOINTLY MAINTAINED BY
H.O.A. AND HOWARD COUNTY

Non-Buildable
Preservation
Parcel 'D'

B.M.P. FACILITY NO. 4
MICRO-POOL FACILITY
EXTENDED DETENTION
TO PROVIDE WQ, CPV & 25% SWH
HAZARD CLASS 'A'
PRIVATELY OWNED BY H.O.A. AND
JOINTLY MAINTAINED BY
H.O.A. AND HOWARD COUNTY

Non-Buildable
Preservation
Parcel 'B'

BUILDABLE
PRESERVATION
PARCEL 'A'
3471 AC.



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CENTRAL SQUARE OFFICE PARK - 2072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2295

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Wala **2/21/06**
COUNTY HEALTH OFFICER DATE

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

**SCHMATIC GRADING &
SEDIMENT CONTROL PLAN**
THE WARFIELDS II
LOTS 1 THRU 68, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'

TAX MAP #21 ZONED RC-DEO PARCELS 55, 95, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 5 OF 9

Debra Loffman JA 3/17/06
PLANNING DIRECTOR DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONFIDENTIAL SERVICE OFFICE: 10012 BALTIMORE NATIONAL FREE
EILEEN CITY, MARYLAND 21042
410-461-2895

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Robert J. Weller 2/21/06
COUNTY HEALTH OFFICER DATE

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737



SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
THE WARFIELDS II
LOTS 1 THRU 69, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'
TAX MAP '21' ZONED: RC-DEO PARCEL: 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 6 OF 9 P 05-14

LEGEND

- - - - - EXISTING 2' CONTOURS
- - - - - EXISTING 10' CONTOURS
- ~ ~ ~ ~ ~ EXISTING TREE LINE
- ⊕ DENOTES PROPOSED WELL
- ⊠ DENOTES PROPOSED HOUSE
- ▨ DENOTES 15%-24.9% SLOPES
- ▩ DENOTES 25% AND GREATER SLOPE
- ▭ DENOTES FOREST CONSERVATION EASEMENT
- ▨ DENOTES PLANTING AREA

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Joseph J. Caffery JA 3/17/06
PLANNING DIRECTOR DATE

PROPERTY OF
EINEMOOD FARMS, INC.
LIBER 12894, FOLIO 118

B.M.P. FACILITY NO. 3
MICRO-POOL FACILITY
EXTENDED DETENTION
TO PROVIDE WQ and CPV
HAZARD CLASS 'A'
PRIVATELY OWNED BY H.O.A. AND
JOINTLY MAINTAINED BY
H.O.A. AND HOWARD COUNTY

FOREST CONSERVATION
EASEMENT NO. 3
0.61 AC.
(TO BE PLANTED)

FOREST CONSERVATION
EASEMENT NO. 2
0.91 AC.
(TO BE PLANTED)

B.M.P. FACILITY NO. 4
MICRO-POOL FACILITY
EXTENDED DETENTION
TO PROVIDE WQ, CPV & 25% SWH
HAZARD CLASS 'A'
PRIVATELY OWNED BY H.O.A. AND
JOINTLY MAINTAINED BY
H.O.A. AND HOWARD COUNTY

PRELIMINARY FOREST CONSERVATION PLAN
THE WARFIELDS II
LOTS 1 THRU 60, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'

TAX MAP *21 ZONED: RC-DEO PARCEL: 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 7 OF 9

P.05-14

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ELLIOTT CITY, MARYLAND 20622
410-461-2855



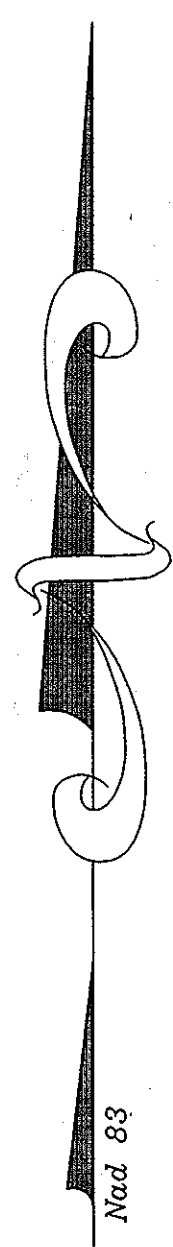
Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # 100CP3MD06100448
John P. Canoles
JOHN P. CANOLES

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADDELPHIA ROAD
GLENELG, MARYLAND 21737

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 8

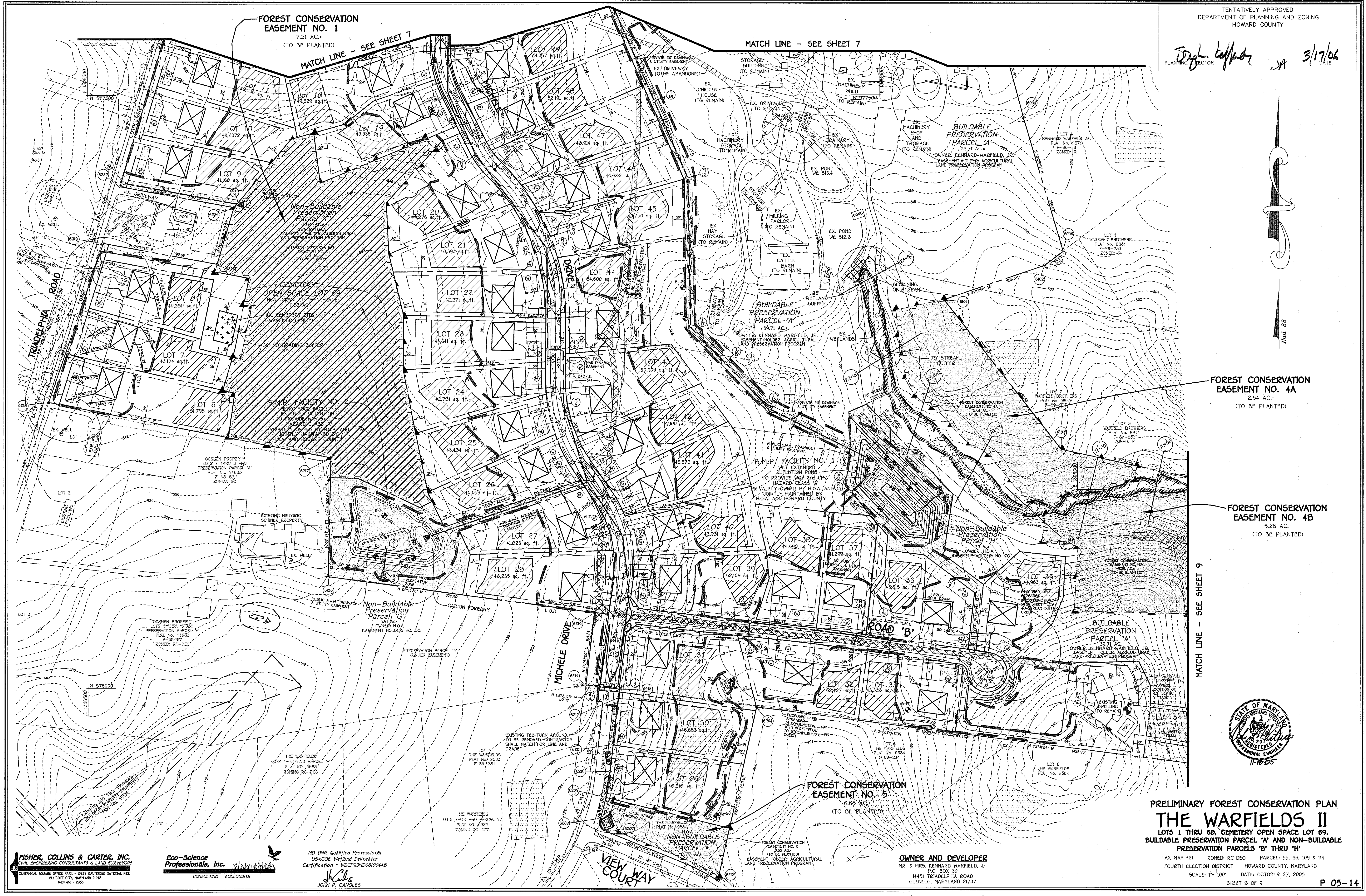


K:\Drawings\30310 Warfield\PRELIMINARY\30310 SHEET 7.9 FOREST PLANS.dwg, 2/16/2006 3:24:28 PM, 1:1

Joseph Colford
PLANNING DIRECTOR *JA* 3/17/06
DATE

FOREST CONSERVATION
EASEMENT NO. 1
7.21 AC.
(TO BE PLANTED)

MATCH LINE - SEE SHEET 7

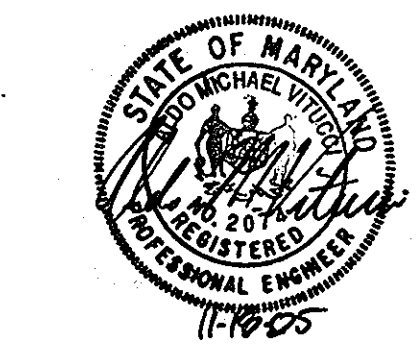


FOREST CONSERVATION
EASEMENT NO. 4A
2.54 AC.
(TO BE PLANTED)

FOREST CONSERVATION
EASEMENT NO. 4B
5.26 AC.
(TO BE PLANTED)

MATCH LINE - SEE SHEET 9

FOREST CONSERVATION
EASEMENT NO. 5
0.65 AC.
(TO BE PLANTED)



PRELIMINARY FOREST CONSERVATION PLAN
THE WARFIELDS II
LOTS 1 THRU 60, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'
TAX MAP #21 ZONED: RC-DEO PARCELS: 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: OCTOBER 27, 2005
SHEET 8 OF 9 P 05-14

FISHER, COLLINS & CARTER, INC.
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CENTRAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL FREE
ELECTRICTY CITY, MARYLAND 20814
410 461-2855

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Designer
Certification # WDCP93MD06100418
J. Canoles
JOHN P. CANOLES

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADAPLHIA ROAD
GLENELG, MARYLAND 21737

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. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
7. 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.
8. PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.

ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

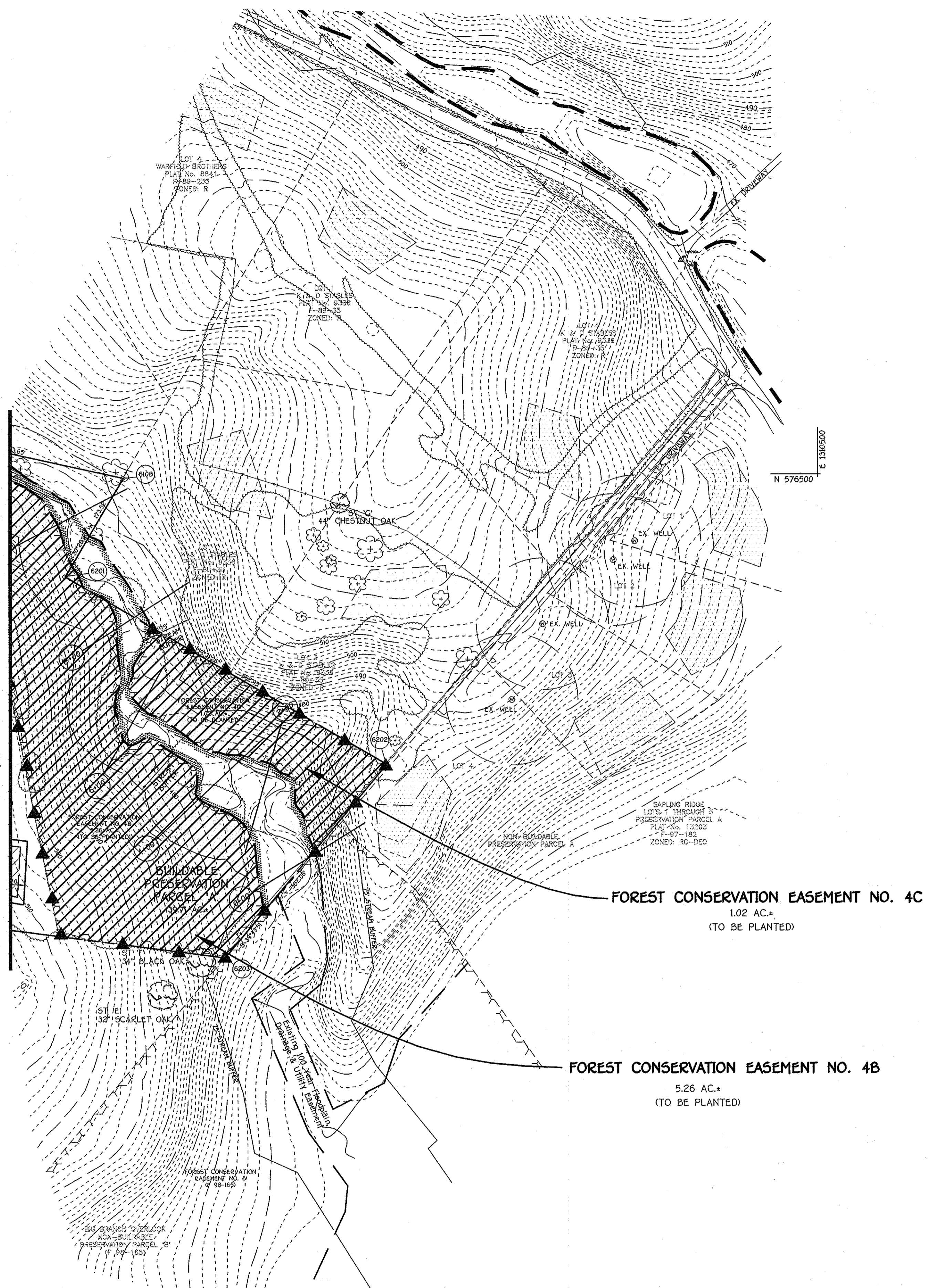
UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

11" MINIMUM

▲ DENOTES SIGN LOCATION

MATCH LINE - SEE SHEET 8

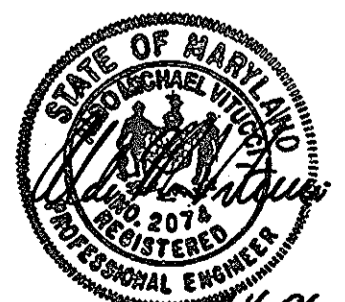


FOREST CONSERVATION EASEMENT NO. 4C
1.02 AC.*
(TO BE PLANTED)

FOREST CONSERVATION EASEMENT NO. 4B
5.26 AC.*
(TO BE PLANTED)

FOREST CONSERVATION WORKSHEET

BASIC SITE DATA	ACRES
GROSS SITE ACREAGE	140.2
AREA WITHIN 100 YEAR FLOODPLAIN	---
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	49.25
NET TRACT AREA	90.95
FOREST CONSERVATION THRESHOLD (PERCENTAGE)	25% 22.74
AFFORESTATION THRESHOLD (PERCENTAGE)	20% 18.19
EXISTING FOREST ON NTA	0.0
BREAK-EVEN POINT	---
FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	---
FOREST TO BE RETAINED IN FCE	---
AFFORESTATION CALCULATIONS	
NO FOREST CLEARING	18.2
FOREST CLEARING	---
REFORESTATION CALCULATIONS	
CLEARING ABOVE THRESHOLD	---
CLEARING BELOW THRESHOLD	---



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MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADAPLHIA ROAD
GLENELG, MARYLAND 21737

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stadler
PLANNING DIRECTOR

3/17/06
DATE

PRELIMINARY FOREST CONSERVATION PLAN
THE WARFIELDS II
LOTS 1 THRU 68, CEMETERY OPEN SPACE LOT 69,
BUILDABLE PRESERVATION PARCELS 'A' AND NON-BUILDABLE
PRESERVATION PARCELS 'B' THRU 'H'

TAX MAP #21 ZONED: RC-DEO PARCEL: 55, 96, 109 & 114
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 27, 2005
SHEET 9 OF 9