

SHEET INDEX	
SHT. No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN AND LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN

COORDINATE TABLE		
POINT	NORTH	EAST
291	N 61081.761204	E 1294150.579697
292	N 613281.72007	E 1294572.946681
277	N 613379.674908	E 1294312.310265
291	N 614156.180505	E 1294605.466159
223	N 614089.678066	E 1294093.312572
98	N 611777.477281	E 1294799.169765

PRELIMINARY PLAN AND PERC CERTIFICATION PLAN

PHEASANT RUN WEST

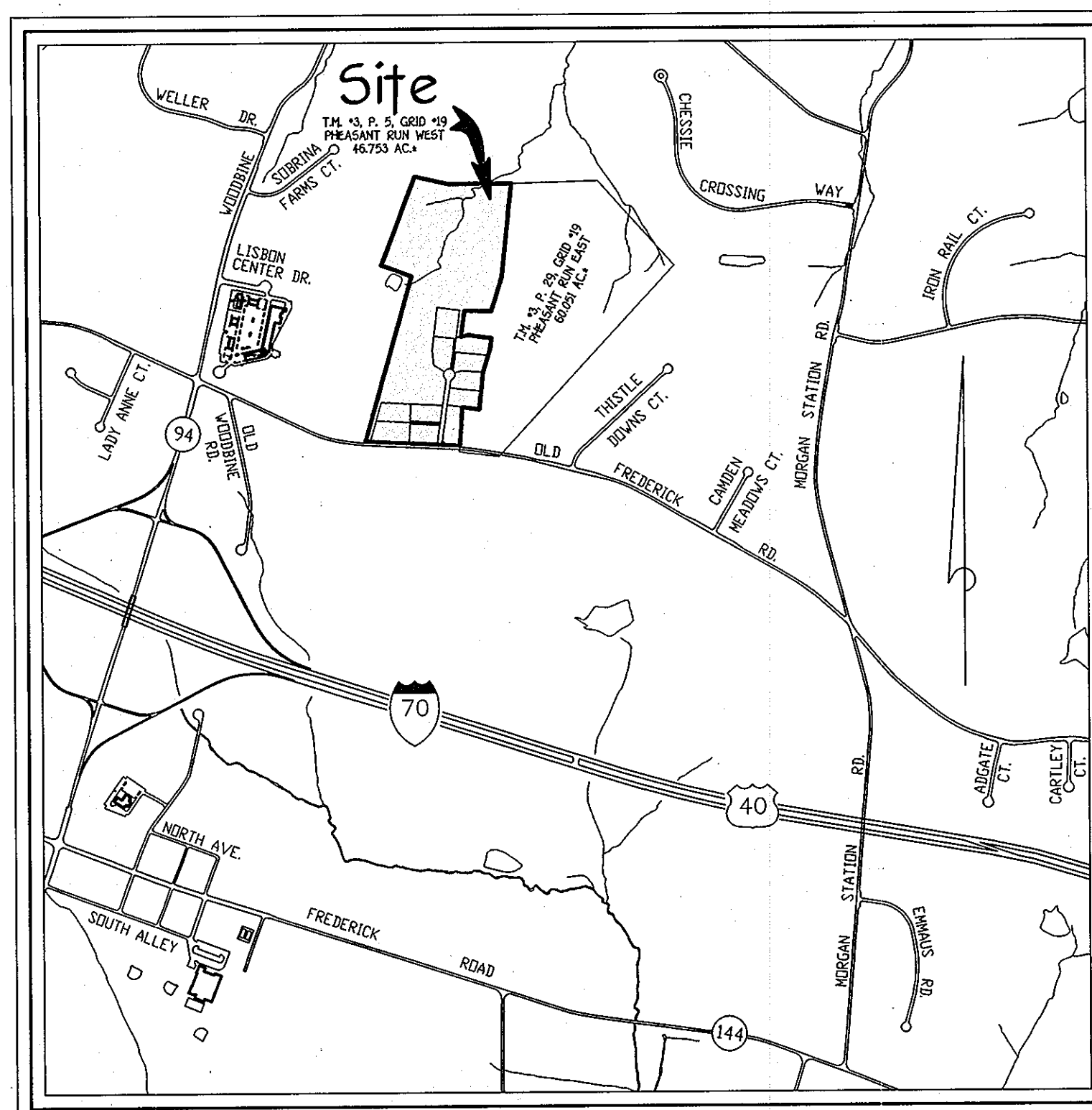
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCEL 'B'

ZONING: RC-DEO

TAX MAP NO. 3 GRID No. 19 PARCEL No. 5

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "RC-DEO" PER 4/13/2004 COMPREHENSIVE ZONING.
- AREA TABULATION:
 - GROSS AREA OF TRACT: 46,753 AC. +/-
 - AREA OF FLOODPLAIN: 115 AC. +/-
 - NET AREA OF TRACT: 45,603 AC. +/-
 - AREA OF PUBLIC ROAD R/W: 1,297 AC. +/-
 - NUMBER OF PROPOSED LOTS: 10
 - NUMBER OF NON-BUILDABLE PRESERVATION PARCELS: 1
 - NUMBER OF BUILDABLE PRESERVATION PARCELS: 1
 - AREA OF BUILDABLE LOTS: 10,718 AC. +/-
 - AREA OF NON-BUILDABLE PRESERVATION PARCEL: 0.976 AC. +/-
 - AREA OF BUILDABLE PRESERVATION PARCEL: 33,759 AC. +/-
 - DEED REFERENCE: 4439 / 585
- OPEN SPACE IS NOT REQUIRED SINCE THIS SUBDIVISION IS A CLUSTER SUBDIVISION PER SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS AND IS BASED ON FLOW AERIAL SURVEY BY HARFORD AERIAL SURVEYS ON 2/18/06.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFER.
- THIS AREA DESIGNATED A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER 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 A 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.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- BOUNDARY OUTLINE IS BASED ON DEED PLOT BY FISHER, COLLINS & CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADII
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (#25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY A WET E.D. POND W/ MICRO-POOL FACILITY (P-3), LEVEL SPREADERS & DRIVEWAY DISCONNECTION (PARCEL 'A'). CPV IS BEING PROVIDED WITHIN THE WET E.D. POND W/ MICRO-POOL FACILITY (P-3) (XHP NO. 1).
- THE WETLANDS DELINEATION STUDY AND FOREST STAND DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY, 2001 AND WAS APPROVED ON 11/02/01 UNDER 5-01-35.
- THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED MAY, 2001 AND WAS APPROVED ON 11/02/01 UNDER 5-01-35.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 2, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- AS PER SECTION 104.F.4.b OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNATED SOLELY FOR SWM FACILITIES OR COMMUNITY SEWERAGE DISPOSAL SYSTEMS.
 - BUILDABLE PRESERVATION PARCEL 'A'
OWNED: PRIVATELY
EASEMENT HOLDERS: HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY, MARYLAND
USE: ENVIRONMENTAL PROTECTION
 - NON-BUILDABLE PRESERVATION PARCEL 'B'
OWNED: H.O.A.
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND MARYLAND ENVIRONMENTAL TRUST.
USE: RECREATIONAL SPACE
- THE LANDSCAPE & FOREST CONSERVATION SURETY AMOUNTS WILL BE INCLUDED IN THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT SIGNATURE. 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 RECORDED PLAT.
- ALL EXISTING STRUCTURES TO BE RAZED MUST BE REMOVED PRIOR TO FINAL PLAT SIGNATURE.
- ALL WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF PROPERTY LINE HAVE BEEN SHOWN.
- ALL MOWING OPERATIONS THAT INVOLVE CROSSING THE WETLANDS AND FLOODPLAIN AREA ON BUILDABLE BULK PARCEL 'A' WILL BE DONE SO WITH A RUBBER TIRE TRACTOR TO MINIMIZE DISTURBANCE OF THE WETLAND AREA.
- GROUND WATER APPROPRIATIONS PERMIT HAS BEEN APPLIED FOR. THE PERMIT NUMBER IS H020060005 10D.
- THE EXISTING SEPTIC SYSTEM FOR THE HOUSE ON LOT 4 SHALL BE ABANDONED AND REPLACED BEFORE FINAL PLAT APPROVAL, DUE TO AN IMMEDIATE HEALTH CONCERN POSED BY ITS CLOSE PROXIMITY TO THE EXISTING WELL.



VICINITY MAP

SCALE: 1" = 1200'

FOURTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	48,316 sq.ft.±	1,001 sq.ft.±	46,435 sq.ft.±
5	52,975 sq.ft.±	3,246 sq.ft.±	49,729 sq.ft.±
8	47,984 sq.ft.±	3,141 sq.ft.±	44,823 sq.ft.±
9	52,677 sq.ft.±	3,127 sq.ft.±	49,550 sq.ft.±

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
DOVE CREEK COURT	PUBLIC ACCESS PLACE	40'

TRAFFIC CONTROL SIGNS				
ROAD NAME	C.L. STA.	OFFSET	POSTED SIGN	SIGN CODE
DOVE CREEK COURT	0+40	12'L	STOP	R1-1
DOVE CREEK COURT	1+50	10'R	SPEED LIMIT 25	R2-1

DENSITY CALCULATIONS

- NUMBER OF CLUSTER LOTS ALLOWED BY RIGHT = 46,753 / 4.25 = 11 UNITS
- PER SECTION 104.F.2.b. OF THE ZONING REGULATIONS, ONE ADDITIONAL BONUS DWELLING UNIT IS ALLOWED ON THIS SITE.
- NUMBER OF PROPOSED UNITS = 10 LOTS AND ONE BUILDABLE PRESERVATION PARCEL

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

Robert J. Wilson
COUNTY HEALTH OFFICER

10/12/06
DATE

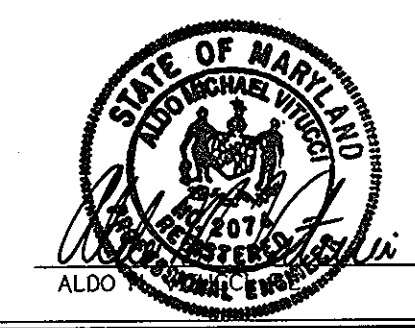
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Taylor
PLANNING DIRECTOR

11/6/06
DATE

OWNERS
MARIO MANNARELLI, SR. & SERAFINA MANNARELLI
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
ZONED "RC-DEO"
HERITAGE LAND DEVELOPMENT, INC.
3060 WASHINGTON ROAD
ROUTE 97, SUITE 220
GLENWOOD, MD. 21738
(410) 489-7900



10-206
DATE

PRELIMINARY PLAN AND PERC CERTIFICATION PLAN
PHEASANT RUN WEST
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP 03, GRID 19, PARCEL 05
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER, 2006
SHEET 1 OF 4

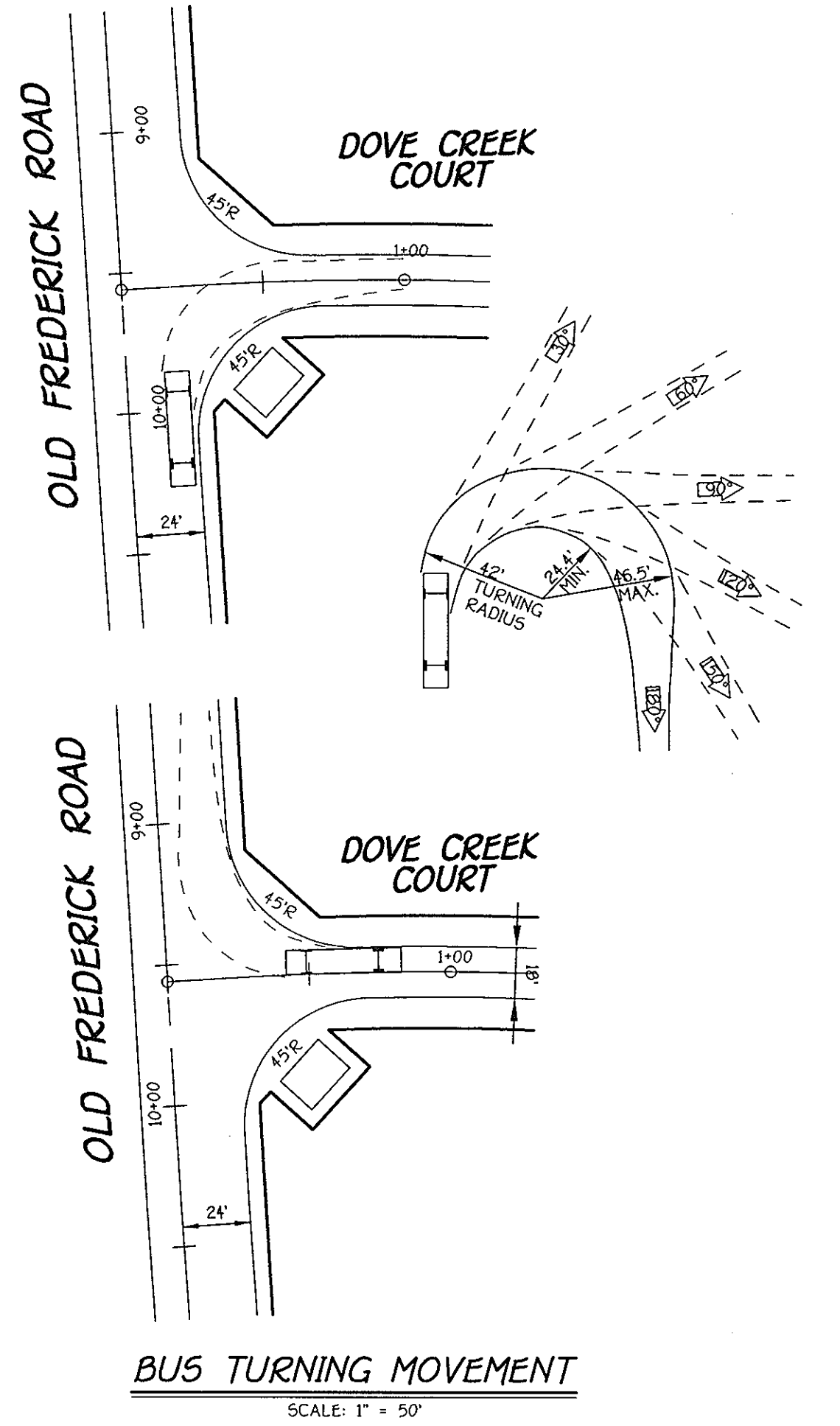
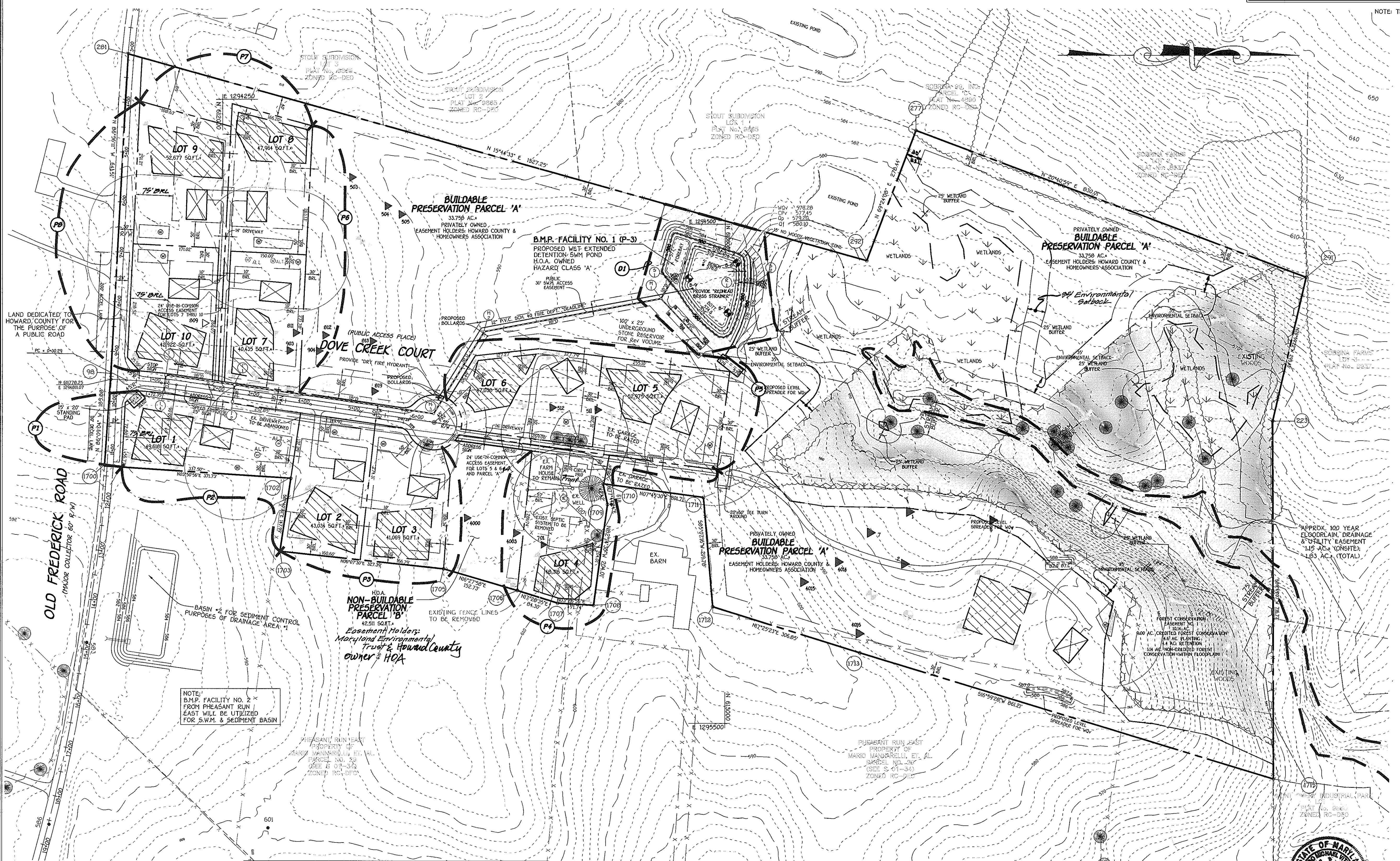
FISHER, COLLINS & CARTER, INC.
ZONED "RC-DEO"
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21040
4100 461 - 2855

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
DOVE CREEK COURT	0+30.29 TO 1+30.06	1043.00'R	99.77'	05°28'50"

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	D-1 : 984'
NUMBER OF TREES REQUIRED:	
SHADE TREES	20
EVERGREEN TREES	25
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

SCHEDULE A - PERIMETER LANDSCAPING								
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)	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	204.73'	NO	NO	4	5	-
P-2	ADJACENT TO PERIMETER	A	485.49'	NO	NO	8	-	-
P-3	ADJACENT TO PERIMETER	A	576.14'	NO	NO	10	-	-
P-4	ADJACENT TO PERIMETER	A	988.74'	NO	NO	16	-	-
P-5	ADJACENT TO PERIMETER	A	814.95'	NO	NO	14	-	-
P-6	ADJACENT TO PERIMETER	A	534.90'	NO	NO	9	-	-
P-7	ADJACENT TO PERIMETER	A	403.38'	NO	NO	7	-	-
P-8	ADJACENT TO ROADWAY	B	550.29'	NO	NO	11	14	-

NOTE: THE LANDSCAPE SURETY WILL BE INCLUDED IN THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Trisha A. Lytle 1/6/06
PLANNING DIRECTOR DATE

- LEGEND**
- NOTES 15% - 24.9% SLOPES
 - NOTES 25% OR GREATER SLOPES (AREA = 0.906 AC.)
 - ▲ 500 DENOTES FAILED PERC HOLE
 - ▲ 500 DENOTES PASSED PERC HOLE

PRELIMINARY LANDSCAPE AND PERC CERTIFICATION PLAN
PHEASANT RUN WEST
LOTS 1 THRU 10
BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCEL 'B'

ZONED "RC-DEO"
TAX MAP 03, GRID 19, PARCEL 05
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST, 2005
SHEET 2 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
100 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-481-2895

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

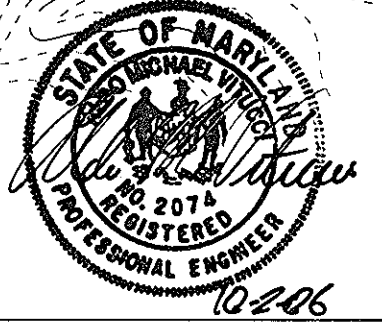
Robert J. Wilson
COUNTY HEALTH OFFICER

10/2/06
DATE

PLAN
SCALE: 1" = 100'

OWNERS
MARIO MANNARELLI, SR. & SERAFINA MANNARELLI
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
HERITAGE LAND DEVELOPMENT, INC.
3060 WASHINGTON ROAD
ROUTE 97, SUITE 220
GLENWOOD, MD. 21738
(410) 489-7900



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

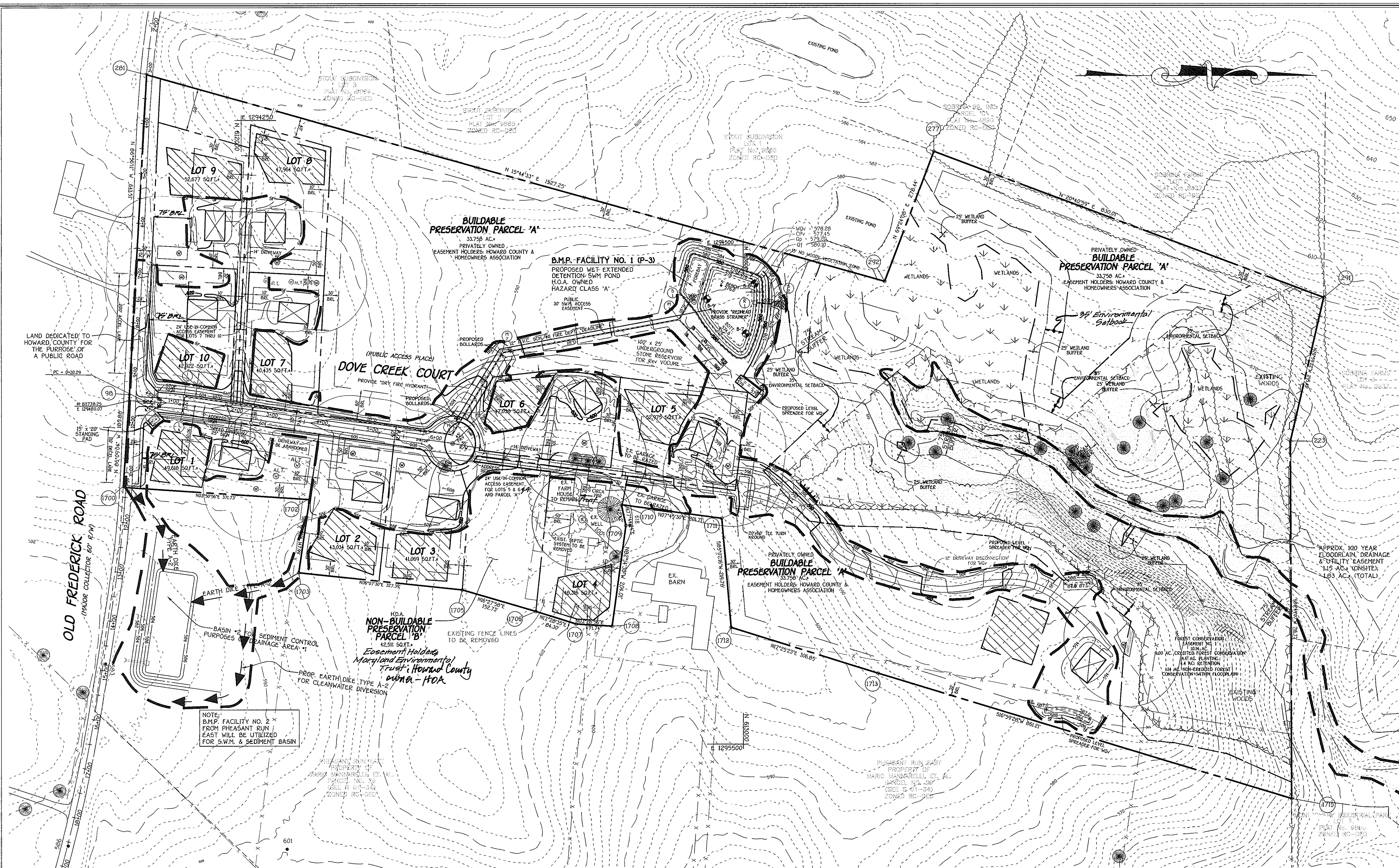
Mark A. Coughlin
PLANNING DIRECTOR

10/15/06
DATE

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

Robert J. Weber
COUNTY HEALTH OFFICER

10/15/06
DATE



LEGEND

- S—S—S— SUPER-SILT FENCE
- S—S—S— SILT FENCE
- S.C.E. □ STABILIZED CONSTRUCTION ENTRANCE
- — — — — LIMIT OF DISTURBANCE
- △ DENOTES 15% - 24.99% SLOPES
- △ DENOTES 25% OR GREATER SLOPES (AREA = 0.906 AC.)

PLAN
SCALE: 1" = 100'

S.W.M. SUMMARY TABLE

Rev	STORAGE REQUIRED	STORAGE PROVIDED
Rev (RECHARGE VOL. FOR ENTIRE SITE)	9,261 CU.FT. BY ± VOLUME METHOD	STONE RESERVOIR 9,375 CU.FT. PROVIDED
WQV		
1	0.0598 AC.F.T.	0.0598 AC.F.T. (FUTURE POND ON PHEASANT RUN EAST)
3	0.0178 AC.F.T.	0.03657 AC.F.T. BY LEVEL SPREADERS
4	0.12183 AC.F.T.	0.12183 AC.F.T. BY LEVEL SPREADERS
4a	0.1813 AC.F.T.	0.1813 AC.F.T. BY BMP NO. 1
Cpv		
1	N/A SINCE < 2 C.F.S.	N/A SINCE < 2 C.F.S.
3	N/A SINCE < 2 C.F.S.	N/A SINCE < 2 C.F.S.
4	N/A - SEE 4a	N/A - SEE 4a
4a	0.3891 AC.F.T.	0.3891 AC.F.T. BY BMP NO. 1

NOTES: 1. BOTH (a) OVERBANK FLOOD PROTECTION OR 10-YEAR STORM) AND (b) EXTREME FLOOD VOLUME OR 100-YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.

1-YEAR PEAK DISCHARGE SUMMARY FOR ALL PROPOSED DRAINAGE AREAS WITHIN THIS PROJECT

1-YEAR PEAK DISCHARGE SUMMARY TO DP#1

1-YEAR EXISTING Q (C.F.S.)	0.60 C.F.S.
1-YEAR ULTIMATE Q (C.F.S.)	1.1 C.F.S.

NOTE: THERE IS A SLIGHT INCREASE FOR THE 1-YEAR STORM EVENT WITHIN THIS AREA. THE PROPOSED RUNOFF FROM THIS AREA WILL ULTIMATELY DRAIN INTO A POND. THE PHEASANT RUN EAST BMP#2 WILL PROVIDE MANAGEMENT FOR THIS RUNOFF. THEREFORE NO HARMFUL FLOWS THAT WILL ENDANGER LIFE WILL FLOW FROM THIS AREA.

1-YEAR PEAK DISCHARGE SUMMARY TO DP#3

1-YEAR EXISTING Q (C.F.S.)	0.02 C.F.S.
1-YEAR ULTIMATE Q (C.F.S.)	0.04 C.F.S.

NOTE: THERE IS A SLIGHT INCREASE FOR THE 1-YEAR STORM EVENT WITHIN THIS AREA. SINCE THE RUNOFF FROM THIS AREA DRAINS INTO A FLOODPLAIN, THERE WILL BE NO HARMFUL FLOWS THAT WILL ENDANGER LIFE THAT FLOWS FROM THIS AREA.

1-YEAR PEAK DISCHARGE SUMMARY TO DP#4

1-YEAR EXISTING Q (C.F.S.)	1.4 C.F.S.
1-YEAR ULTIMATE Q (C.F.S.)	1.4 C.F.S.

NOTE: THERE IS NO INCREASE FOR THE 1-YEAR STORM EVENT WITHIN THIS AREA. THEREFORE, THERE ARE NO DELETERIOUS SITUATIONS THAT WILL BE DERIVED FROM THIS AREA.

OWNERS
MARIO MANNARELLI, SR. & SERAFINA MANNARELLI
2929 SUMMIT CIRCLE
ELLCOTT CITY, MARYLAND 21043

DEVELOPER
HERITAGE LAND DEVELOPMENT, INC.
3060 WASHINGTON ROAD
ROUTE 97, SUITE 220
GLENWOOD, MD. 21738
(410) 489-7900



SCHEMATIC GRADING, SEDIMENT CONTROL AND PERC CERTIFICATION PLAN
PHEASANT RUN WEST
LOTS 1 THRU 10,
BUILDABLE PRESERVATION PARCEL 'A' &
NON-BUILDABLE PRESERVATION PARCEL 'B'

ZONED "RC-DEO"
TAX MAP 03, GRID 19, PARCEL 05
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST, 2006
SHEET 3 OF 4

FOREST CONSERVATION WORKSHEET

BASIC SITE DATA				ACRES
A. Total tract area				46.75
B. Area within 100 Year Floodplain				2.15
C. Area to remain in agricultural production				0
D. Net Tract Area				44.60
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)				
ARA	HDR	IDA	HDR	MPD
				CIA
E. FOREST CONSERVATION THRESHOLD (PERCENTAGE)	0.25			11.2
F. AFFORESTATION THRESHOLD (PERCENTAGE)	0.2			8.9
EXISTING FOREST COVER:				
G. Existing forest cover (excluding floodplain)				4.5
H. Area of forest above afforestation threshold				0
I. Area of forest above conservation threshold				0
BREAK EVEN POINT:				
J. Forest retention above threshold with no mitigation				
BREAK EVEN POINT:				
K. Clearing permitted without mitigation				
PROPOSED FOREST CLEARING				
L. Total area of forest to be Cleared or Retained Outside FCE				0
M. Total area of forest to be Retained in FCE				4.4
PLANTING REQUIREMENT				
N. Reforestation for clearing above Conservation Threshold				0
P. Reforestation for clearing below Conservation Threshold				0.2
Q. Credit for retention above conservation threshold				0
R. Total reforestation required				0
S. Total afforestation required				4.4
T. Total reforestation and afforestation required				4.6

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

15' MINIMUM
11' MINIMUM

LEGEND

-  DENOTES 15% - 24.99% SLOPES
-  DENOTES 25% OR GREATER SLOPES (AREA = 0.906 AC.)
-  DENOTES PLANTING AREA

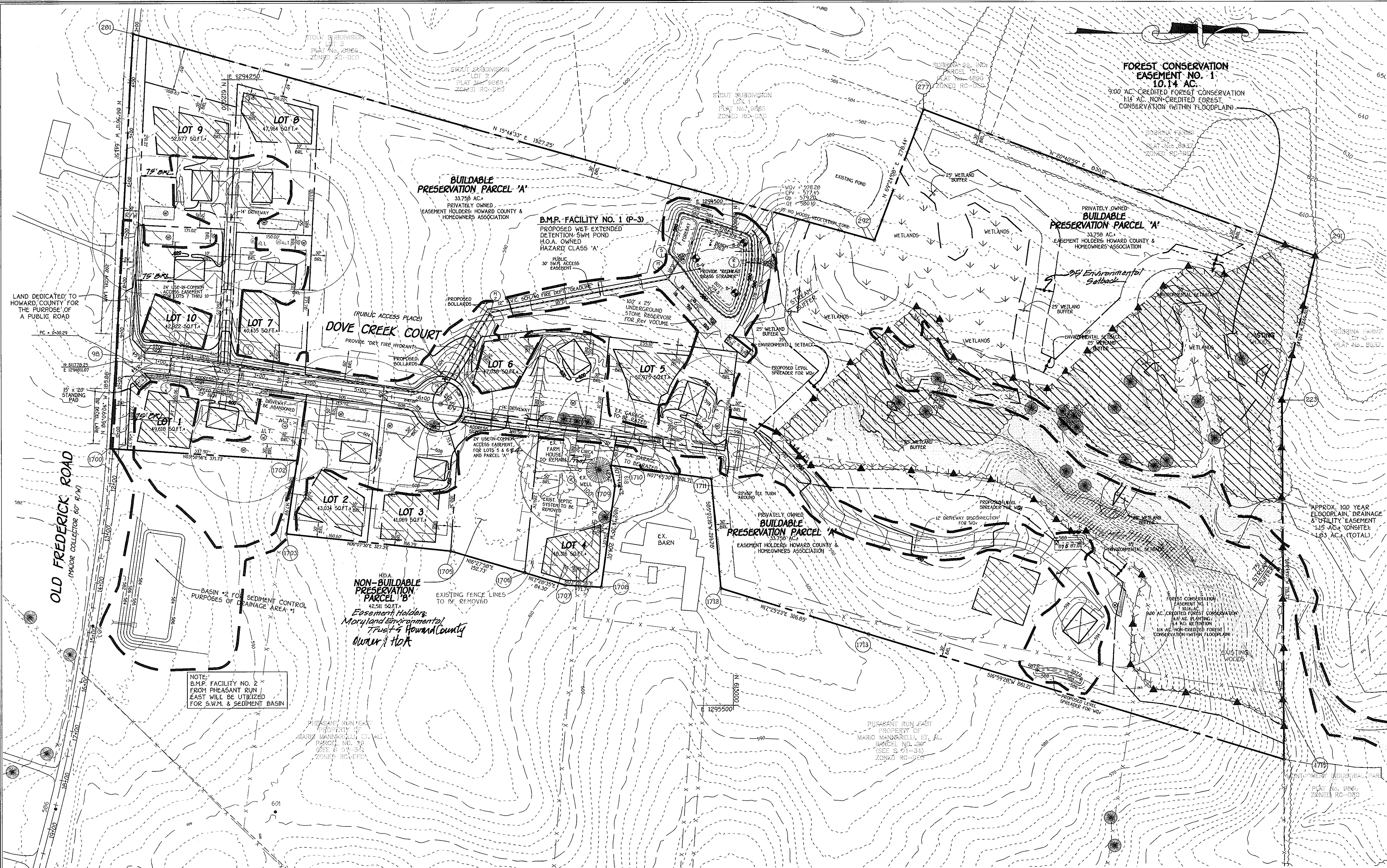
PRELIMINARY FOREST CONSERVATION AND PERC CERTIFICATION PLAN
PHEASANT RUN WEST
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ZONED "RC-DEO"
 TAX MAP 03, GRID 19, PARCEL 05
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE : AUGUST, 2006
 SHEET 4 OF 4



FOREST CONSERVATION EASEMENT NO. 1
 10.14 AC.

300 AC. CREDITED FOREST CONSERVATION
 114 AC. NON-CREDITED FOREST CONSERVATION (WITHIN FLOODPLAIN)



PLAN
 SCALE: 1" = 100'

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

Robert J. Wilson 10/16/06
 COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

David R. Lough 11/6/06
 PLANNING DIRECTOR DATE

- PPCP 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 clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits.
 - Permanent signage will be posted at 50-100 foot intervals along all FCE limits.
 - The Forest Conservation Act requirements for this project will be met through the retention of 4.4 acres of net tract area forest within the limits of a Forest Conservation Easement and the forestation of 4.6 acres within a priority planting area and in a forest conservation easement. Final planting design and specifications will be provided on the final forest conservation plan report.
- NOTE: THE FOREST CONSERVATION SURETY WILL BE INCLUDED IN THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 4100 401 - 2955

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 MD DNR Qualified Professional
 USACOF Wetland Delineator
 Certification No. 93MD06100448
John P. Canoles

OWNERS
 MARIO MANNARELLI, SR. & SERAFINA MANNARELLI
 2929 SUMMIT CIRCLE
 ELLICOTT CITY, MARYLAND 21043

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