

- General Notes:**
- Subject Property Zoned RC-DEO Per The 2/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On June 15, 2005, By Fisher, Collins And Carter, Inc.
  - All Areas Are More Or Less On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
  - Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated November, 2006, And Approved Under 5P-07-007.
  - Public Forest Conservation Easement That Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act, No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. The Forest Conservation Requirements For Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' And Non-Buildable Preservation Parcel 'B' Of Off-Site Retention Will Be Fulfilled By Providing 2.08 Acres Of Off-Site Forest Retention. A Forest Conservation Survey In The Amount Of 418,120.96 (2.08 Acres X 43,560 Sq. Ft./Ac. X 0.20/S.F.) Is Provided As Part Of The Developer's Agreement.
  - Property Subject To Prior Department Of Planning And Zoning File Nos. 5P-07-007, F-08-139 And F-08-198.

- FCP 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.
  - 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.
  - 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 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
  - PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.

**FOREST CONSERVATION WORKSHEET  
VERSION 1.0**

**BASIC SITE DATA:**

A. TOTAL TRACT AREA	182.97
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	177.79
D. NET TRACT AREA	5.19

**LAND USE CATEGORY:** (from table 3.2.1, page 40, Manual)  
ARA HDR IDA HDR MPD CIA

**INFORMATION FOR CALCULATIONS:**

E. AFFORESTATION THRESHOLD	20% x D =	1.04
F. FOREST CONSERVATION THRESHOLD	0.25% x D =	1.30

**EXISTING FOREST COVER:**

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0.00
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00

**PLANTING REQUIREMENTS:**

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.00
K. CLEARING PERMITTED WITHOUT MITIGATION	0.00
L. TOTAL AREA OF FOREST TO BE CLEARED	0.00
M. TOTAL AREA OF FOREST TO BE RETAINED	0.00
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.00
O. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00
P. TOTAL REFORESTATION REQUIRED	0.00
Q. TOTAL AFFORESTATION REQUIRED	1.04
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	1.04

**Legend**

- Limit of 100 Year Floodplain
- Area of 100 Year Floodplain
- Denotes Slopes 25% Or Greater
- Denotes Slopes 15% To 24.99%
- Limit of Wetlands
- Public Forest Conservation Easement (Retention)
- Soils Outline

**Public Forest Conservation Easement (Retention) 2.084 Ac.±**

LINE	BEARING	LENGTH
FC1	N 01°51'52" E	68.90'
FC2	N 05°17'51" E	7.43'
FC3	S 03°09'10" W	787.22'
FC4	S 06°50'50" E	185.24'
FC5	S 11°59'10" W	85.51'
FC6	S 21°47'19" W	76.31'
FC7	S 29°17'09" W	34.63'
FC8	S 34°08'19" W	80.82'
FC9	S 25°33'14" W	59.62'
FC10	S 03°05'44" W	20.49'
FC11	S 23°17'48" E	23.78'
FC12	S 38°58'49" E	46.61'
FC13	S 19°08'16" E	15.31'
FC14	S 21°04'00" E	69.70'
FC15	S 11°20'41" E	82.50'
FC16	S 00°50'06" W	28.20'
FC17	S 12°06'03" W	29.47'
FC18	S 08°42'13" W	22.05'
FC19	S 25°59'41" W	35.99'
FC20	S 34°22'31" W	46.12'
FC21	S 12°22'58" W	13.47'
FC22	N 08°19'10" W	16.16'
FC23	S 25°18'47" W	6.43'

**SOILS LEGEND**

SOIL	NAME	CLASS
Adb2	Aldino silt loam, 3 to 8 percent slopes, moderately eroded	D
GIB2	Glenely loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenely loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenely loam, 8 to 15 percent slopes, severely eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
MIB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
MIC3	Manor loam, 8 to 15 percent slopes, severely eroded	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

- NOTES:**
- \* Hydric soils and/or contains hydric inclusions
  - \*\* May contain hydric inclusions
  - † Generally only within 100-year floodplain areas

**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

1" MINIMUM

**ON-SITE SIGNAGE**

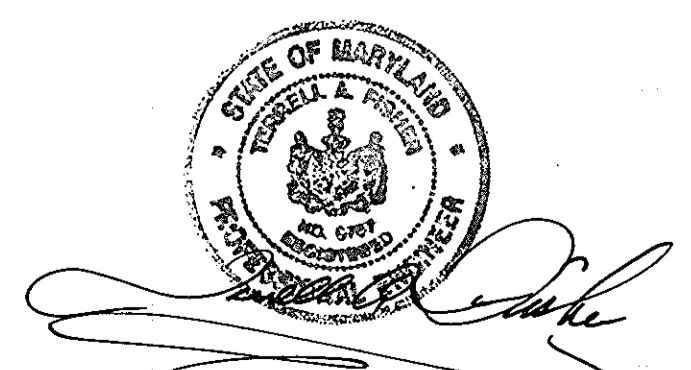
▲ DENOTES SIGN LOCATIONS

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PLAZA - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
410 461 - 2955

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Cinda Haman* 4/5/09  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 12/31/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
15950 NORTH AVENUE, P.O. BOX 482  
LISBON, MARYLAND 21765  
(410) 489-7900

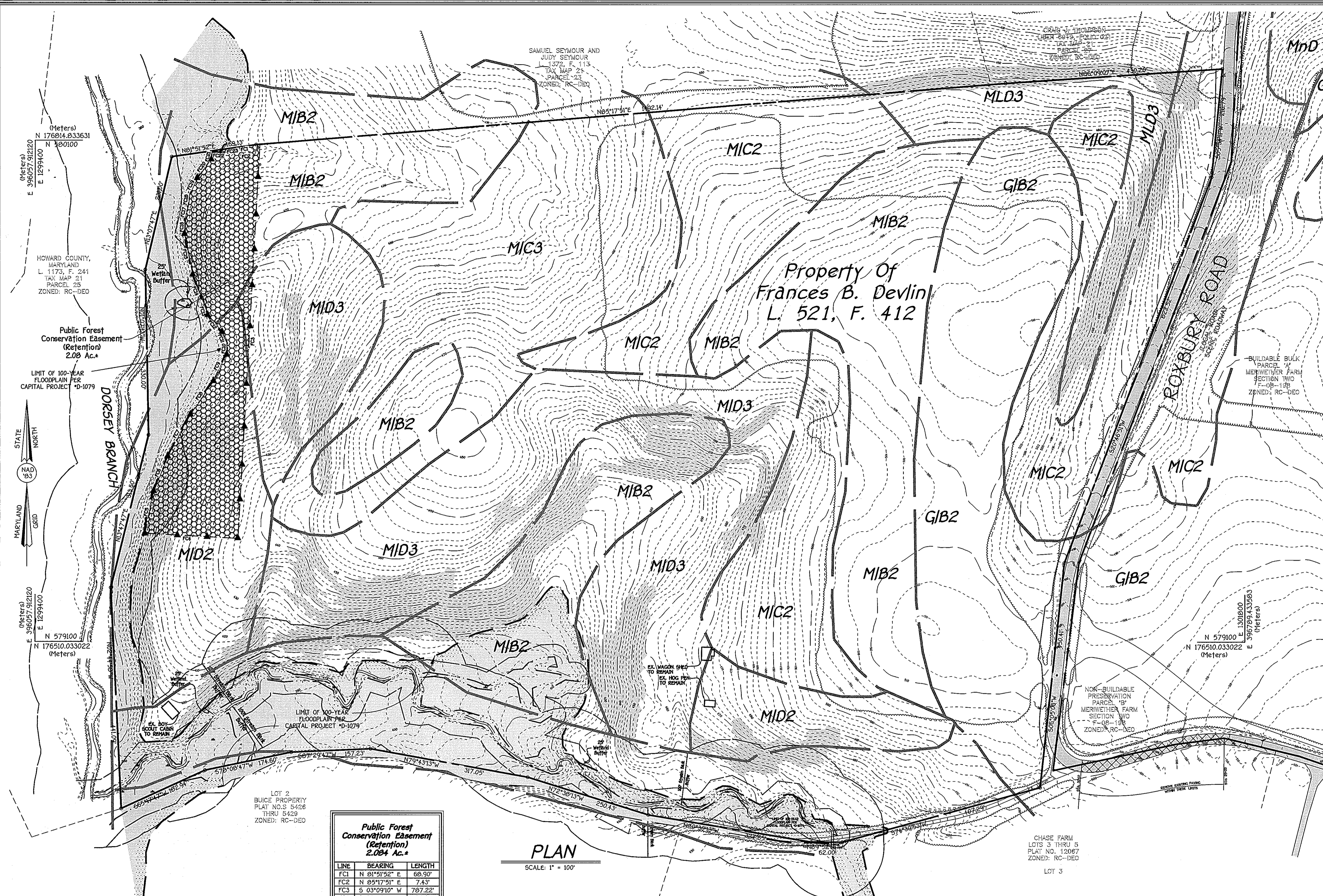
**OWNER**  
FRANCES B. DEVLIN  
43 LITCHFIELD ROAD  
LITCHFIELD, CT 06759  
(410) 489-7900

**Supplemental Plan  
Forest Conservation,  
Topographic And Soils  
Frances B. Devlin  
Property  
Off-Site Forest Conservation  
(Retention) For  
Meriwether Farm, Section Two,  
Buildable Bulk Parcel 'A' And  
Non-Buildable Preservation Parcel 'B'  
(F-08-198)**

ZONED: RC-DEO  
TAX MAP No. 21 GRID No. 21 PARCEL No. 24  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: DECEMBER 18, 2008 SCALE: 1"=100' SHEET 1 OF 1

F-08-198





- General Notes:**
- Subject Property Zoned RC-DEO Per The 2/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
  - This Plan Is Based On Field Run Monumented Boundary Survey Performed On June 15, 2005, By Fisher, Collins And Carter, Inc.
  - All Areas Are More Or Less As Shown.
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
  - Forest Stand Delineation And Wetland Definition Was Prepared By Eco-Science Professionals, Inc., Dated November, 2006, And Approved Under SP-07-007.
  - FCP-03 Denotes Public Forest Conservation Easement That Has Been Established To Fulfill The Requirements Of Section 161200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Dead Of Forest Conservation Easement Are Allowed. The Forest Conservation Requirements For Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' And Non-Buildable Preservation Parcel 'B' (F-08-198) Subdivision Will Be Fulfilled By Providing 2.08 Acres Of Off-Site Forest Retention A Forest Conservation Easement In The Amount Of 810,296 (2.08 Acres X 43,560 Sq. Ft./Ac. X 0.025) Is Provided As Part Of The Developer's Agreement.
  - Property Subject To Prior Department Of Planning And Zoning File Nos. SP-07-007, F-08-199 And F-08-198.

- FCP 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.
  - THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 161200 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 DEAD OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
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**FOREST CONSERVATION WORKSHEET  
VERSION 1.0**

**BASIC SITE DATA:**

A. TOTAL TRACT AREA	102.97
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	177.79
D. NET TRACT AREA	5.19

**LAND USE CATEGORY:** (from table 3.2.1, page 40, Manual)

ARA	MDR	IDA	HDR	MPD	CIA
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**INFORMATION FOR CALCULATIONS:**

E. AFFORESTATION THRESHOLD	20% x D =	1.04
F. FOREST CONSERVATION THRESHOLD	0.25% x D =	1.30

**EXISTING FOREST COVER:**

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0.00
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00

**FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION**

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.00	
K. CLEARING PERMITTED WITHOUT MITIGATION	BREAK-EVEN POINT	0.00

**PROPOSED FOREST CLEARING:**

L. TOTAL AREA OF FOREST TO BE CLEARED	0.00
M. TOTAL AREA OF FOREST TO BE RETAINED	0.00

**PLANTING REQUIREMENTS:**

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.00
O. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00
P. TOTAL REFORESTATION REQUIRED	0.00
Q. TOTAL AFFORESTATION REQUIRED	1.04
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	1.04

**Legend**

- Limit Of 100 Year Floodplain
- Area of 100 Year Floodplain
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- Soils Outline

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TREES FOR YOUR FUTURE

11" MINIMUM

**ON-SITE SIGNAGE**

▲ DENOTES SIGN LOCATIONS

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2255

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Cindy Hamer* 4/5/09  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 12/31/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
19950 NORTH AVENUE, P.O. BOX 492  
LISBON, MARYLAND 21765  
(410) 489-7900

**OWNER**  
FRANCES B. DEVLIN  
43 LITCHFIELD ROAD  
LITCHFIELD, CT 06759  
(410) 489-7900

**Supplemental Plan  
Forest Conservation,  
Topographic And Soils  
Frances B. Devlin  
Property  
Off-Site Forest Conservation  
(Retention) For  
Meriwether Farm, Section Two,  
Buildable Bulk Parcel 'A' And  
Non-Buildable Preservation Parcel 'B'  
(F-08-198)**

ZONED: RC-DEO  
TAX MAP No. 21 GRID No. 21 PARCEL No. 24  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: DECEMBER 10, 2008 SCALE: 1"=100' SHEET 1 OF 1