

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
4-5	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
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# PRELIMINARY EQUIVALENT SKETCH PLAN

# THE LEGACY

## LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'

ZONING: RC-DEO

TAX MAP NO. 2 GRID No. 22 PARCEL No. 75

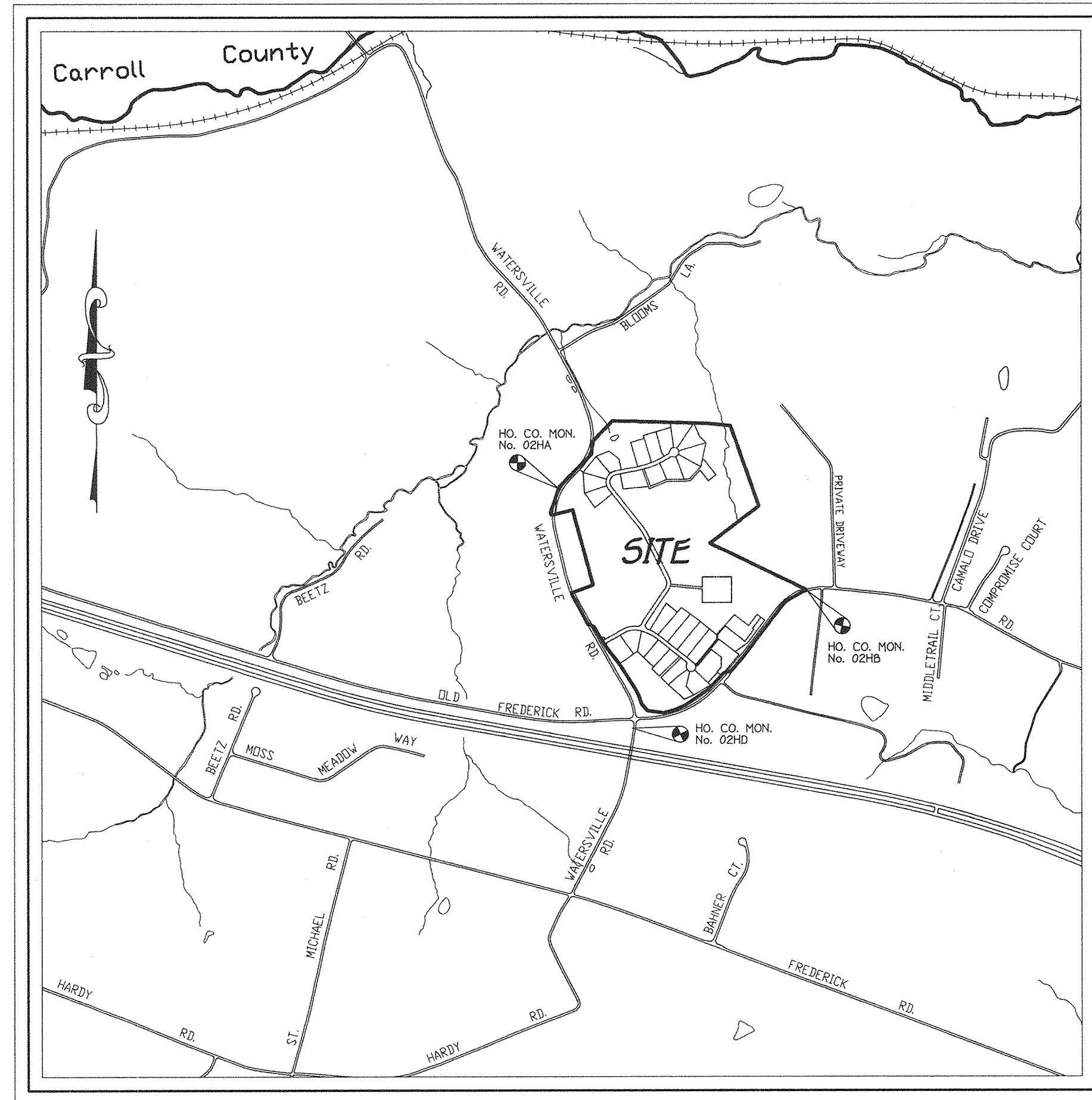
MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	49,295 SQ.FT.	1,927 SQ.FT.	47,368 SQ.FT.
10	56,215 SQ.FT.	2,817 SQ.FT.	53,398 SQ.FT.
11	51,446 SQ.FT.	4,084 SQ.FT.	47,362 SQ.FT.

STREET LIGHTS			
ROAD NAME	CENTERLINE STA.	OFFSET	TYPE
SHADY PASTURE COURT	0+60	20' L	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30° ON A BRONZE FIBERGLASS POLE USING A 12' ARM

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
HARVEST DANCE COURT	PUBLIC ACCESS PLACE	25 MPH	40'
SHADY PASTURE COURT	PUBLIC ACCESS STREET / PUBLIC ACCESS PLACE	30 MPH / 25 MPH	50' / 40'

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
HARVEST DANCE COURT	3+00	14' L	STOP AHEAD	R3-1a
HARVEST DANCE COURT	0+40	14' L	STOP	R1-1
HARVEST DANCE COURT	2+00	14' R	SPEED LIMIT 25	R2-1
SHADY PASTURE COURT	0+50	14' L	STOP	R1-1
SHADY PASTURE COURT	2+00	14' R	SPEED LIMIT 25	R2-1
SHADY PASTURE COURT	3+00	14' L	STOP AHEAD	R3-1a

COORDINATE TABLE		
Point	North	East
628	N 614719.7706974	E 1284986.5598303
629	N 614749.9662637	E 1284979.6247192
630	N 615012.6677919	E 1284968.6297939
631	N 615364.5104502	E 1285311.50364739
632	N 615493.3109510	E 1285311.81336574
633	N 615712.032591	E 1285526.2168942
634	N 615663.3605931	E 1285491.8066956
635	N 615561.3222950	E 1286762.30780849
603	N 614812.87223949	E 1287060.27268172
600	N 614421.22895822	E 1286547.18185853
605	N 613932.7028263	E 1287557.28383508
606	N 613808.66262818	E 1287334.69822542
607	N 613232.37574936	E 1286895.97412479
608	N 613066.51569777	E 1286755.04715926
609	N 613077.80989930	E 1286741.61333544
610	N 613057.44166721	E 1286687.90499345
611	N 613039.79577159	E 1286673.16896011
612	N 612935.34754368	E 1286576.18778054
613	N 612892.3440462	E 1286523.04879400
614	N 612845.57091481	E 1286466.45633549
615	N 612836.91242536	E 1286453.89030640
616	N 612720.59684787	E 1286285.73984392
617	N 612643.02542637	E 1286059.0591127
618	N 612643.06863736	E 1286009.40964601
619	N 612663.44102363	E 1285993.68774640
620	N 612733.78842865	E 1285830.59738063
621	N 612873.32929507	E 1285762.58356683
622	N 613171.8272252	E 1285587.23207204
623	N 613330.3045302	E 1285461.46390258
624	N 613544.48568197	E 1285332.42341862
625	N 613572.32037772	E 1285283.78484018
626	N 613568.44871667	E 1285273.63398952
627	N 613902.25454841	E 1285095.04394444
368	N 613982.87235067	E 1285323.79137967
359	N 614563.90574692	E 1285165.68647691
350	N 614773.1903833	E 1285110.97163687



VICINITY MAP  
SCALE: 1" = 1200'

# FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Mark D. Lough*  
PLANNING DIRECTOR DATE 12/22/05

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Roberta Johnson*  
COUNTY HEALTH OFFICER DATE 12/22/05



OWNER  
MR. STANLEY M. PICKETT & W.F.  
755 E. WATERVILLE ROAD  
MOUNT AIRY, MARYLAND 21771

DEVELOPER  
MR. CHARLES SKIRVEN  
5401 TWIN KNOLLS ROAD  
SUITE 10  
COLUMBIA, MARYLAND 21045

### GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 2004 ZONING REGULATIONS.
- GROSS AREA OF TRACT = 114,474 AC.
- AREA OF FLOODPLAIN = 248 AC.
- AREA OF 25% OR GREATER SLOPES = 100 AC.
- NET AREA OF TRACT = 107,99 AC.
- AREA OF PROPOSED ROAD R/W = 529 AC.
- AREA OF PROPOSED BUILDABLE LOTS = 26,66 AC.
- AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 56.08 AC.
- AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 23.44 AC.
- NUMBER OF LOTS PROPOSED:
  - BUILDABLE = 30, 29 PROPOSED AND 1 EX. DWELLING TO REMAIN.
  - NON-BUILDABLE PRESERVATION PARCELS = 6
  - BUILDABLE PRESERVATION PARCELS = 1
- PRIOR CASE NUMBERS WITH THIS PROJECT: BA-05-506, FOR THE EXISTING NEXTEL COMMUNICATION TOWER FACILITY THAT IS LOCATED ON THIS PROPERTY.
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP No. 2, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1989 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 USE 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 ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED MARCH, 2005.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. FLOWN SURVEY DATED JANUARY, 2005.
- AREA OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 111.6(a), IS 1.00 ACRES.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. THE PROPOSED STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY (1) ONE MICRO-POND EXTENDED DETENTION FACILITY & (2) TWO POCKET PONDS. WATER QUALITY IS PROVIDED IN EACH FACILITY ALONG WITH A COMBINATION OF PRIVATE, RAINGARDENS, A SURFACE SAND FILTER AND A LEVEL SPREADER.
  - B.M.P. NO. 1 (MICRO-POND) IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
  - B.M.P. NO. 2 (LEVEL SPREADER) IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
  - B.M.P. NO. 3 (SURFACE SAND FILTER) IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
  - B.M.P. NO. 4 (POCKET POND) IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
  - B.M.P. NO. 5 (POCKET POND) IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
- CREDITS:
  - WOV FOR LOTS 21 - 23 & 26 IS BEING PROVIDED BY THE USE OF LEVEL SPREADERS. THESE LEVEL SPREADERS ARE BEING USED TO MEET THE SHEET FLOW TO BUFFER CREDIT.
  - WOV FOR LOT 25 IS BEING PROVIDED BY A PROPOSED RAINGARDEN. THE DOWNSPITS WILL BE DIS-CONNECTED THROUGH THE ROOFTOP DIS-CONNECTION CREDIT.
  - THE REMAINING CREDITS INCLUDE NATURAL AREA CONSERVATION CREDITS AS INDICATED ON SHEETS 2 & 3 OF THIS SUBMISSION. THESE CREDITS ARE USED TO REDUCE THE REQUIRED CPV AND WOV FOR THESE DRAINAGE AREAS.
- THE NON-CRITICAL FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED APRIL, 2005.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED NOVEMBER, 2004.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLS-CARNEE ENGINEERING ASSOCIATES, INC. DATED MARCH, 2005.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED APRIL, 2005.
- 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 PRESTEN LOT DRIVEWAY.
- THE EXISTING DWELLING LOCATED ON BUILDABLE PRESERVATION 'A' IS TO REMAIN. DWELLING IS A ONE STORY BRICK w/ BASEMENT BUILT IN 1998.
- NO CELESTIALS EXIST WITHIN THIS SUBDIVISION.
- 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. 021A, 021B & 021C WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: HOWARD COUNTY MONUMENT NO. 021A N 615,000.156 ELEV. = 736.063 E 1,284,960.923  
HOWARD COUNTY MONUMENT NO. 021B N 613,910.928 ELEV. = 736.981 E 1,287,973.278  
HOWARD COUNTY MONUMENT NO. 021C N 612,479.746 ELEV. = 746.801 E 1,285,732.027
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 6.6 AC. OF ON-SITE FOREST RETENTION AND 10.9 AC. OF ON-SITE AFFORESTATION. THE TOTAL FOREST CONSERVATION AREA IS 17.5 ACRES. THE FOREST CONSERVATION SECURITY AMOUNT TO FULFILL THE FOREST CONSERVATION OBLIGATION IS \$294,903.20.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF SUBJECT PROPERTY HAVE BEEN SHOWN.
- GROUND WATER APPROPRIATIONS PERMIT SHALL BE OBTAINED FOR THE PROPERTY PRIOR TO FINAL RECORD PLAT SUBMITTAL FOR SIGNATURES.
- WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECORDATION OF THE FINAL RECORD PLAT.
- NOISE ANALYSIS WAS PERFORMED BY MARS GROUP, DATED DECEMBER, 2004.
- THE EXISTING DWELLING AND ACCESSORY STRUCTURES TO BE RAZED ON PRESERVATION PARCEL 'C'.
- LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 112.4 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- LOTS 1 THRU 7 AND 18 THRU 29 (8 LOTS) ARE TO BE SERVED BY A PUBLIC SHARED SEPTIC FACILITY LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'B'.
- AS PER SECTION 114.4 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: AGRICULTURAL
  - NON-BUILDABLE PRESERVATION PARCEL 'B'  
OWNED HOMEOWNER'S ASSOCIATION  
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSENSUOUS USE: SHARED SEPTIC SYSTEM & ENVIRONMENTAL PROTECTION
  - NON-BUILDABLE PRESERVATION PARCEL 'C'  
OWNED HOMEOWNER'S ASSOCIATION  
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSENSUOUS USE: ENVIRONMENTAL PROTECTION
  - NON-BUILDABLE PRESERVATION PARCEL 'D'  
OWNED HOMEOWNER'S ASSOCIATION  
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND  
USE: 5-W.H.
  - NON-BUILDABLE PRESERVATION PARCEL 'E'  
OWNED HOMEOWNER'S ASSOCIATION  
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND  
USE: 5-W.H.
  - NON-BUILDABLE PRESERVATION PARCEL 'F'  
OWNED HOMEOWNER'S ASSOCIATION  
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND  
USE: 5-W.H.
  - NON-BUILDABLE PRESERVATION PARCEL 'G'  
OWNED HOMEOWNER'S ASSOCIATION  
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND  
USE: 5-W.H.
- ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- 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.
- LOT YIELD IS DEPENDENT UPON GROUND WATER MOUNDING ANALYSIS AND NITROGEN BALANCE STUDY.
- ADJACENT WELLS MAY NEED TO BE SIMULTANEOUSLY YIELD TESTED PER THE REQUEST OF THE APPROVING AUTHORITY.
- FOR EXISTING DWELLINGS ON BUILDABLE PRESERVATION PARCEL 'A', THE SEWAGE DISPOSAL RESERVE AREAS WILL BE IDENTIFIED ON THE FINAL PLAN PRIOR TO FINAL PLAN APPROVAL.

PRELIMINARY EQUIVALENT SKETCH PLAN  
TITLE SHEET  
**THE LEGACY**  
LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'  
ZONED: RC-DEO  
TAX MAP No. 2 GRID No. 22 PARCEL No. 75  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 7, 2005  
SHEET 1 OF 7

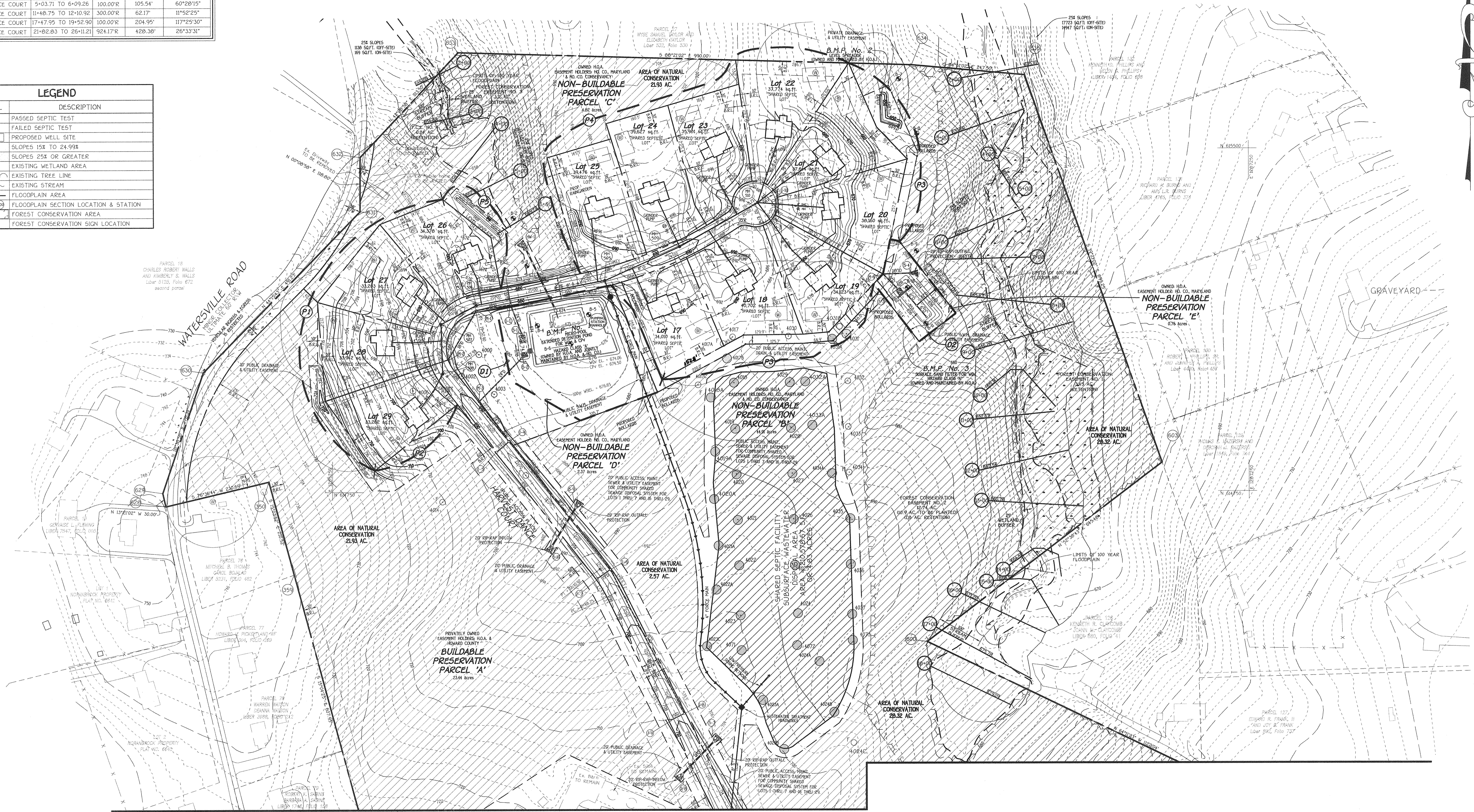
FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21030  
4101 481 - 2895

**CENTERLINE CURVE DATA**

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
HARVEST DANCE COURT	0+54.63 TO 0+86.19	100.00'R	31.57'	18°05'08"
HARVEST DANCE COURT	5+03.71 TO 6+09.26	100.00'R	105.54'	60°28'15"
HARVEST DANCE COURT	11+48.75 TO 12+10.92	300.00'R	62.17'	11°52'25"
HARVEST DANCE COURT	17+47.95 TO 19+52.90	100.00'R	204.95'	117°25'30"
HARVEST DANCE COURT	21+82.83 TO 26+11.21	924.17'R	428.38'	26°33'31"

**LEGEND**

SYMBOL	DESCRIPTION
○	PASSED SEPTIC TEST
○	FAILED SEPTIC TEST
○	PROPOSED WELL SITE
—	SLOPES 15% TO 24.99%
—	SLOPES 25% OR GREATER
—	EXISTING WETLAND AREA
—	EXISTING TREE LINE
—	EXISTING STREAM
—	FLOODPLAIN AREA
—	FLOODPLAIN SECTION LOCATION & STATION
—	FOREST CONSERVATION AREA
—	FOREST CONSERVATION SIGN LOCATION



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

*David A. Wright*  
PLANNING DIRECTOR DATE 1/20/06

PLAN SCALE: 1" = 100'



/// DENOTES AREA OF NATURAL CONSERVATION

PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN  
**THE LEGACY**  
LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'  
ZONED: RC-DEO  
TAX MAP No. 2 GRID No. 22 PARCEL No. 75  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 7, 2005  
SHEET 2 OF 7

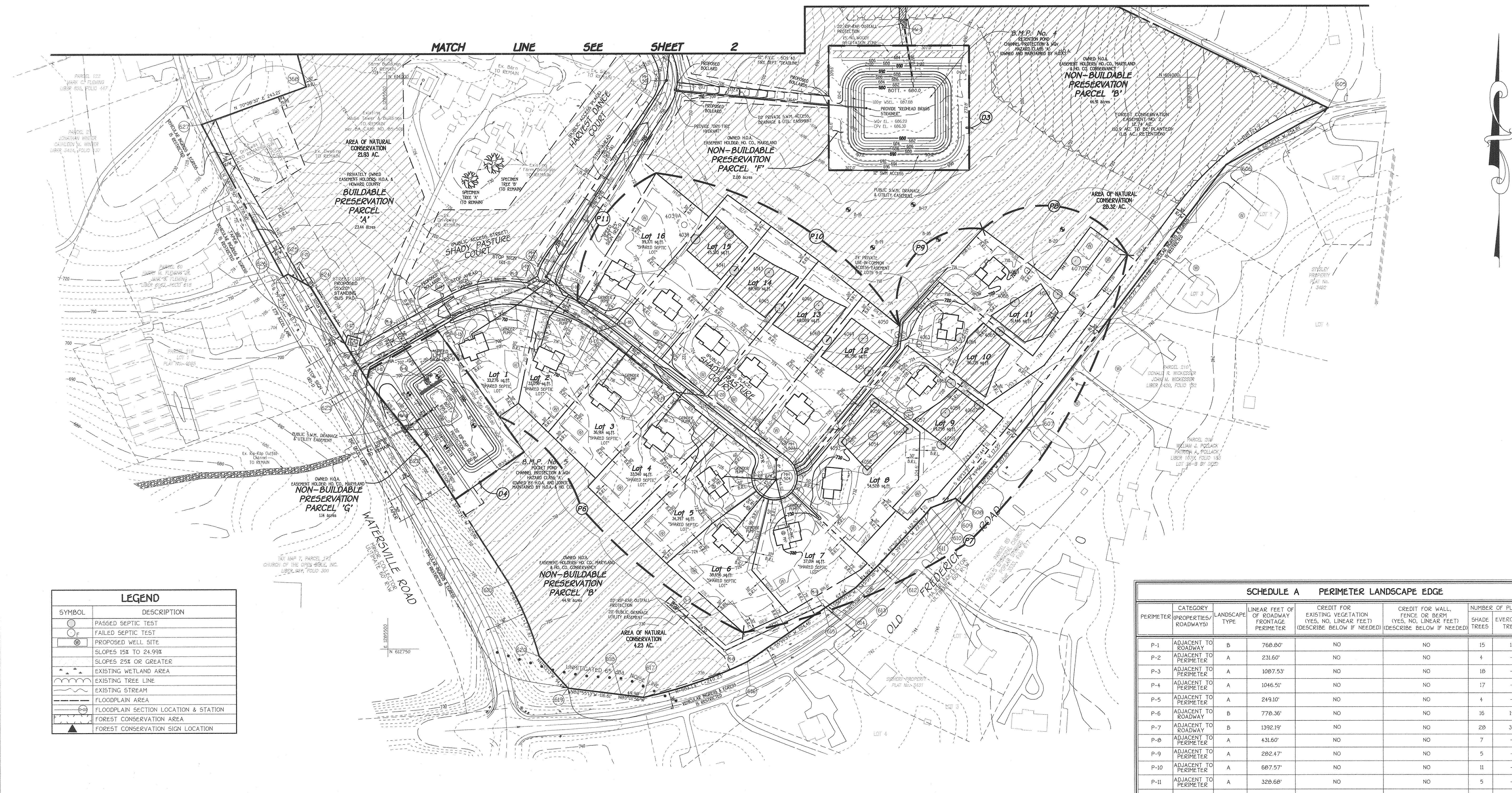
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLIOTT CITY, MARYLAND 21042  
4101 481 - 2005

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Richard H. DeWalt*  
COUNTY HEALTH OFFICER DATE 12/22/05

**OWNER**  
MR. STANLEY M. PICKETT & W.F.  
7750 E. WATERSVILLE ROAD  
MOUNT AIRY, MARYLAND 21771

**DEVELOPER**  
MR. CHARLES SKIRVEN  
5401 TWIN KNOLLS ROAD  
SUITE 10  
COLUMBIA, MARYLAND 21045

MATCH LINE SEE SHEET 2



**LEGEND**

SYMBOL	DESCRIPTION
○	PASSED SEPTIC TEST
○	FAILED SEPTIC TEST
○	PROPOSED WELL SITE
○	SLOPES 15% TO 24.99%
○	SLOPES 25% OR GREATER
○	EXISTING WETLAND AREA
○	EXISTING TREE LINE
○	EXISTING STREAM
○	FLOODPLAIN AREA
○	FLOODPLAIN SECTION LOCATION & STATION
○	FOREST CONSERVATION AREA
○	FOREST CONSERVATION SIGN LOCATION

**CENTERLINE CURVE DATA**

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
SHADY PASTURE COURT	2+99.62 TO 4+71.56	230.00'R	171.95'	42°50'03"
SHADY PASTURE COURT	5+11.4 TO 6+50.41	380.00'R	147.27'	22°12'10"
SHADY PASTURE COURT	10+62.39 TO 11+33.23	101.44'R	70.83'	40°00'33"

**PLAN**  
SCALE: 1" = 100'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*David L. Lytle* / 12/20/06  
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Wilton* / 12/22/05  
COUNTY HEALTH OFFICER DATE

**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 ROADWAY	B	760.80'	NO	NO	15	19	-	-
P-2	ADJACENT TO PERIMETER	A	231.60'	NO	NO	4	-	-	-
P-3	ADJACENT TO PERIMETER	A	1087.53'	NO	NO	18	-	-	-
P-4	ADJACENT TO PERIMETER	A	1046.51'	NO	NO	17	-	-	-
P-5	ADJACENT TO PERIMETER	A	249.10'	NO	NO	4	-	-	-
P-6	ADJACENT TO ROADWAY	B	778.36'	NO	NO	16	19	-	-
P-7	ADJACENT TO ROADWAY	B	1392.19'	NO	NO	28	35	-	-
P-8	ADJACENT TO PERIMETER	A	431.60'	NO	NO	7	-	-	-
P-9	ADJACENT TO PERIMETER	A	282.47'	NO	NO	5	-	-	-
P-10	ADJACENT TO PERIMETER	A	687.57'	NO	NO	11	-	-	-
P-11	ADJACENT TO PERIMETER	A	328.68'	NO	NO	5	-	-	-

**SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	D1: 1037.62'	D2: 908.80'	D3: 1159.50'	D4: 1031.01'
NUMBER OF TREES REQUIRED:				
SHADE TREES	21	12	23	21
EVERGREEN TREES	26	15	29	26
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES (12%)	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO

▨ DENOTES AREA OF NATURAL CONSERVATION

FISHER, COLLINS & CARTER, INC.  
CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
410.461.2000

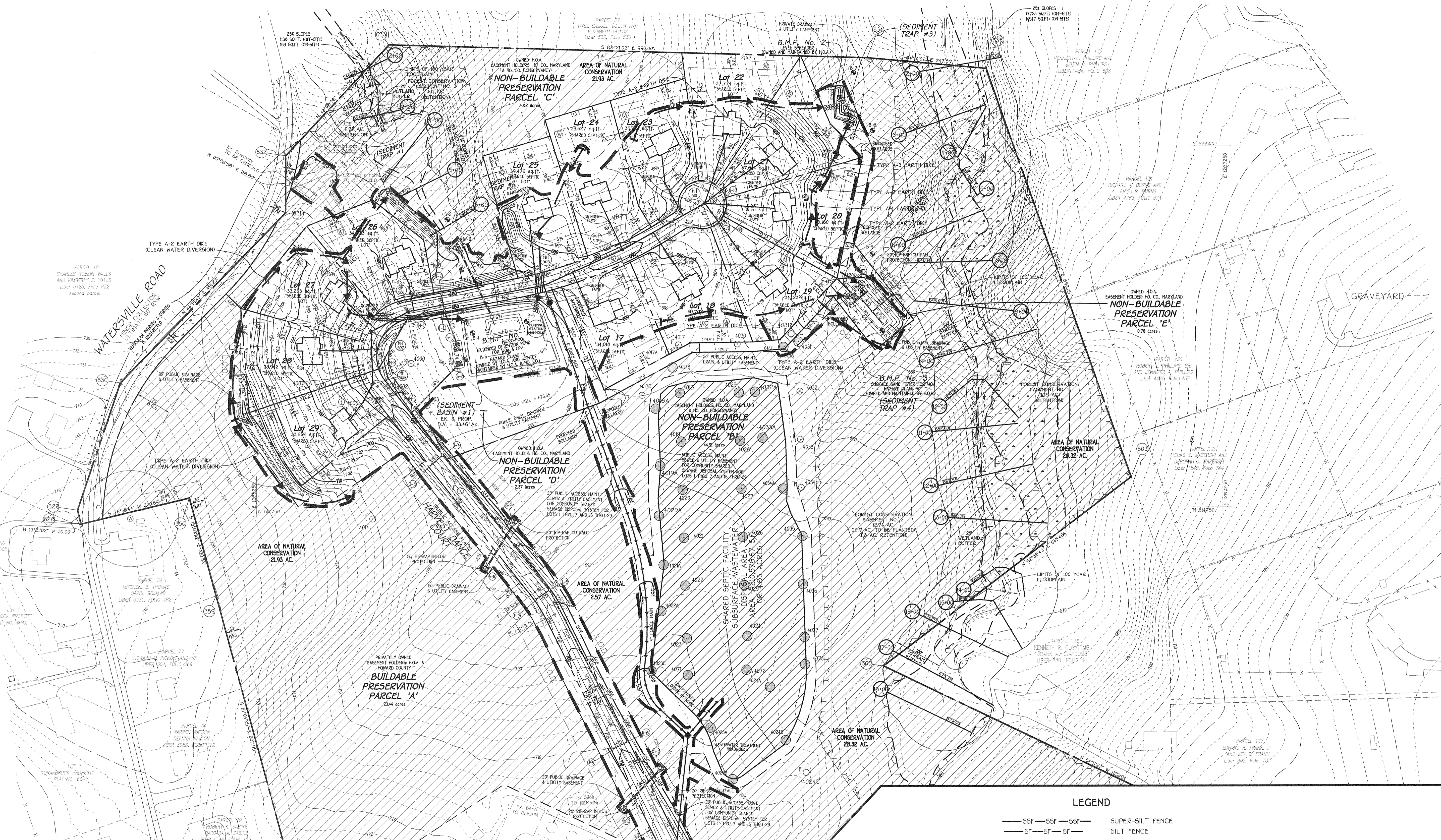
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PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN  
**THE LEGACY**  
LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'  
ZONED: RC-DEO  
TAX MAP No. 2 GRID No. 22 PARCEL No. 75  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 7, 2005  
SHEET 3 OF 7

5P-05-018



MATCH LINE SEE SHEET 5

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*David L. Taylor* 12/20/05  
 PLANNING DIRECTOR DATE

PLAN  
 SCALE: 1" = 100'

**LEGEND**

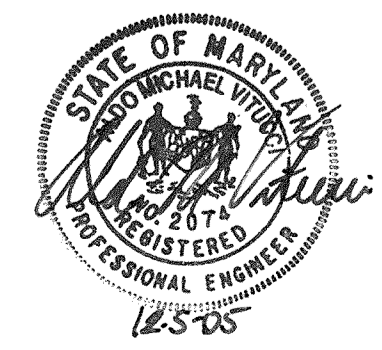
	SUPER-SILT FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	LIMIT OF DISTURBANCE
	RIP-RAP INFLOW PROTECTION
	MOUNTABLE BERM
	25% OR GREATER STEEP SLOPES

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Walker* 12/20/05  
 COUNTY HEALTH OFFICER DATE

**FISHER, COLLINS & CARTER, INC.**  
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 ELICOTT CITY, MARYLAND 21042  
 410-481-2855

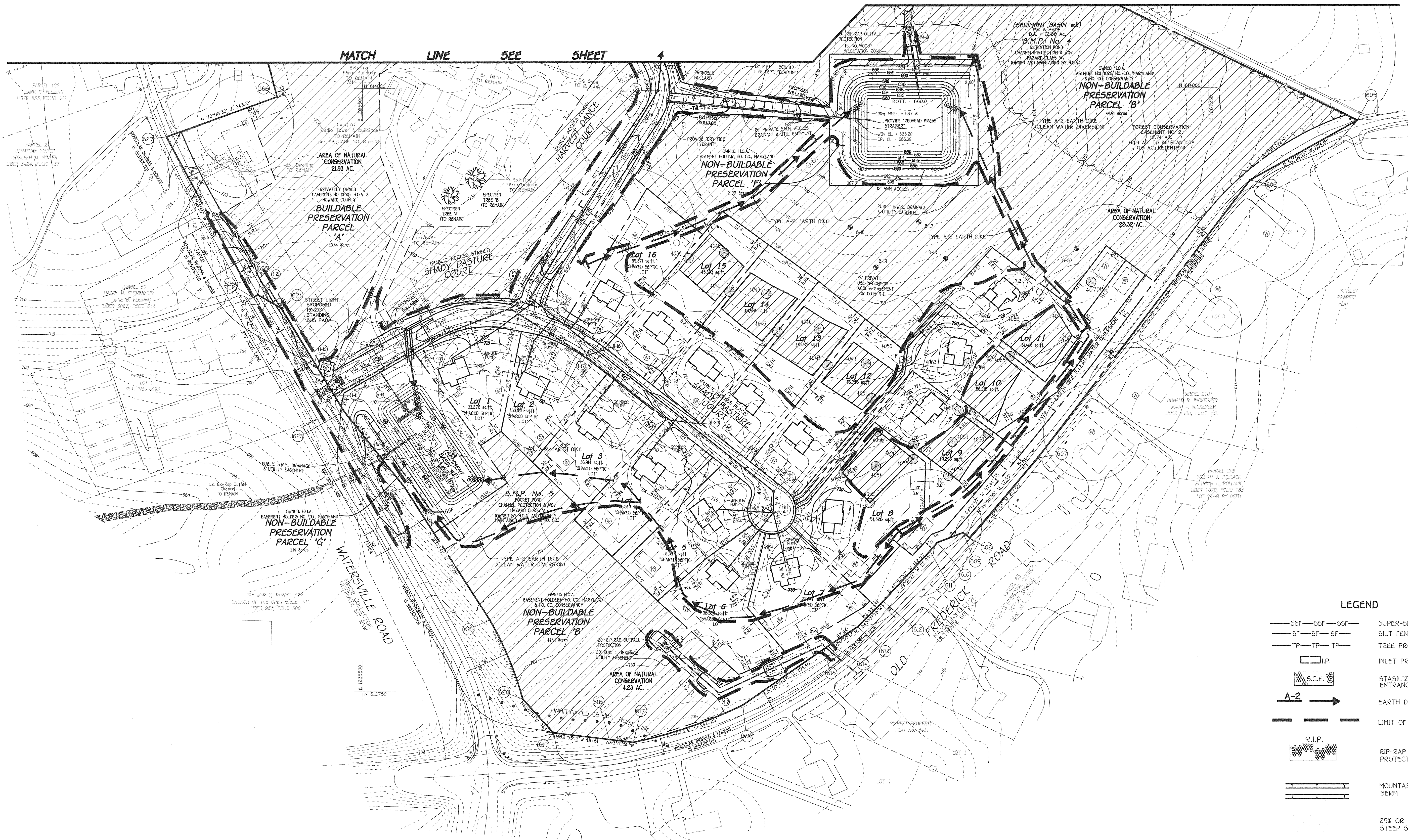
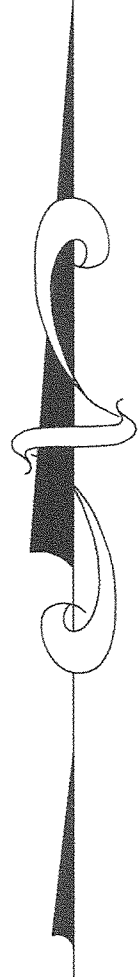
**OWNER**  
 MR. STANLEY M. PICKETT & W.F.  
 755 E. WATERSVILLE ROAD  
 MOUNT AIRY, MARYLAND 21771

**DEVELOPER**  
 MR. CHARLES SKIRVEN  
 5401 TWIN KNOLLS ROAD  
 SUITE 10  
 COLUMBIA, MARYLAND 21045



**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN**  
**THE LEGACY**  
 LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
 AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'  
 ZONED: RC-DEO  
 TAX MAP No. 2 GRID No. 22 PARCEL No. 75  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: NOVEMBER 7, 2005  
 SHEET 4 OF 7

SP-05-018



MATCH LINE SEE SHEET 4

**LEGEND**

	SUPER-SILT FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	I.P.
	S.C.E.
	A-2
	LIMIT OF DISTURBANCE
	R.I.P.
	MOUNTABLE BERM
	25% OR GREATER STEEP SLOPES

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*David M. Weyler* /s/ 12/22/05  
PLANNING DIRECTOR DATE

**PLAN**  
SCALE: 1" = 100'

**OWNER**  
MR. STANLEY M. PICKETT & WF.  
755 E. WATERSVILLE ROAD  
MOUNT AIRY, MARYLAND 21771

**DEVELOPER**  
MR. CHARLES SKIRVEN  
5401 TWIN KNOLLS ROAD  
SUITE 10  
COLUMBIA, MARYLAND 21045



**SCHMATIC GRADING & SEDIMENT CONTROL PLAN**  
**THE LEGACY**  
LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'

ZONED: RC-DEO  
TAX MAP No. 2 GRID No. 22 PARCEL No. 75  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 7, 2005  
SHEET 5 OF 7

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL FREE  
ELLSWORTH CITY, MARYLAND 21041  
(410) 461-2855

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

*Robert J. Weller* /s/ 12/22/05  
A COUNTY HEALTH OFFICER DATE

**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

**PRELIMINARY FOREST CONSERVATION EASEMENT NO. 4**  
0.3 AC.  
(TO BE RETAINED)

**PRELIMINARY FOREST CONSERVATION EASEMENT NO. 3**  
1.1 AC.  
(TO BE RETAINED)

**PRELIMINARY FOREST CONSERVATION EASEMENT NO. 1**  
3.4 AC.  
(TO BE RETAINED)

**PFCP 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. 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 the boundaries of all areas included in Forest Conservation Easements.
- The Forest Conservation Act requirements for this project include 6.6 acres of forest retention and afforestation of 10.9 acres. The forestation obligation will be met by providing a total planting/retention area of 17.5 acres. Final locations, details and specifications of the reforestation will be determined in the Final Forest Conservation Plan.

**FOREST CONSERVATION WORKSHEET**  
Version 1.0

NET TRACT AREA	Acres
A. Total tract area	111.5
B. Area within 100 Year Floodplain	2.5
C. Area to remain in agricultural production - (pres. parcel 'a' excluded)	22.0
D. Net Tract Area	87.0

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	ARA	MDR	IDA	HDR	MPD	CIA
E. Afforestation Threshold (percentage)		0.2				17.4
F. Conservation Threshold (percentage)		0.25				21.8

EXISTING FOREST COVER:	Acres
G. Existing Forest Cover (excluding floodplain)	6.6
H. Area of forest above afforestation threshold	--
I. Area of forest above conservation threshold	--

BREAK EVEN POINT:	Acres
J. Forest retention above threshold with no mitigation	--
Break-Even Point	--
K. Clearing permitted without mitigation	--

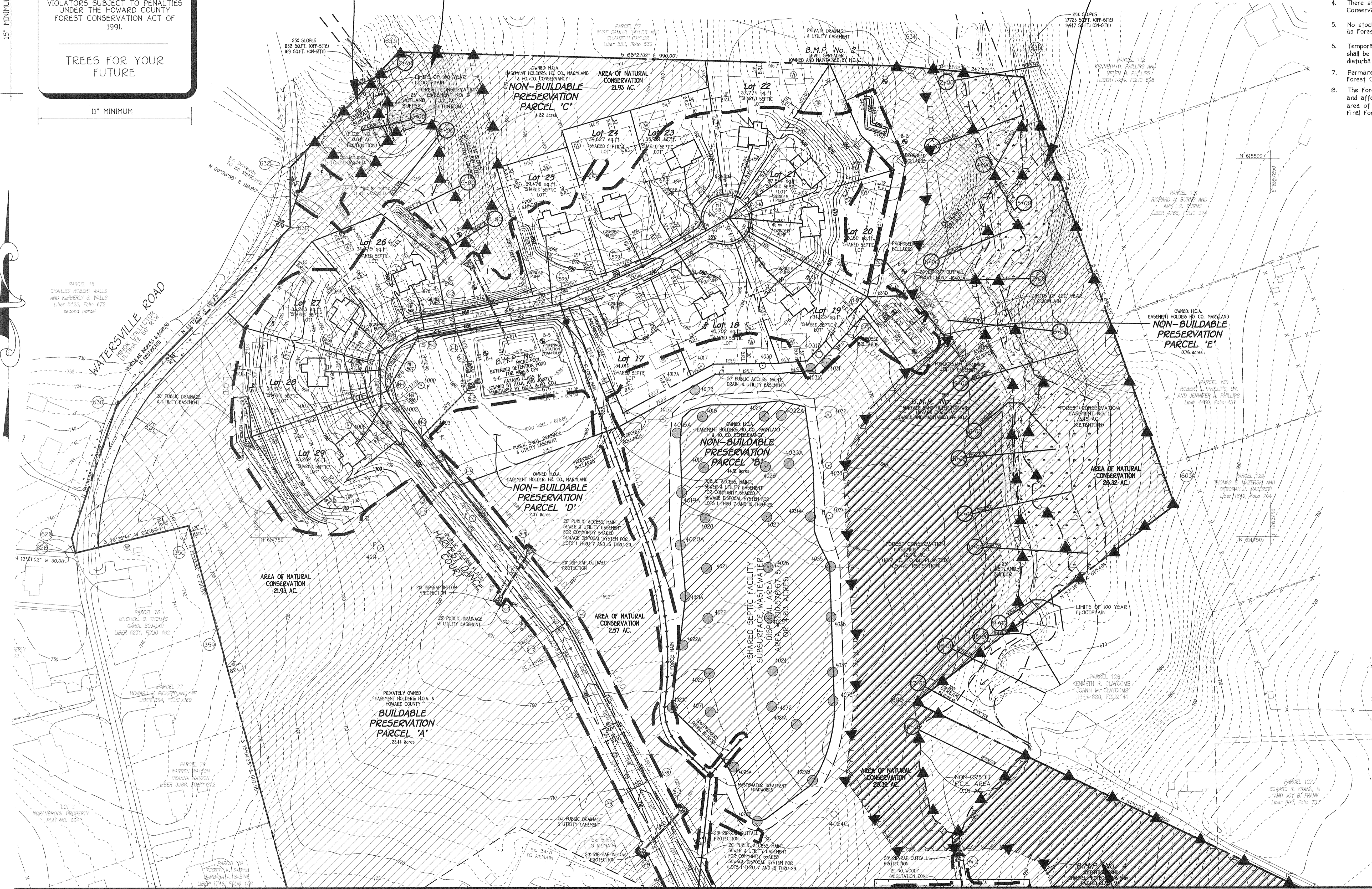
  

PROPOSED FOREST CLEARING	Acres
L. Total area of forest to be cleared or retained Outside FCE	0.0
M. Total area of forest to be retained in FCE	6.6

PLANTING REQUIREMENTS	Acres
N. Reforestation for clearing above conservation threshold	--
P. Reforestation for clearing below conservation threshold	--
Q. Credit for retention above conservation threshold	--
R. Total reforestation required	--
S. Total afforestation required	10.9
T. Total reforestation and afforestation required	17.5

NOTE: THIS PROJECT IS USING 'RURAL CLUSTER' OPTION 'C' PER 'APPENDIX L' OF THE FOREST CONSERVATION MANUAL FOR ITS FOREST REQUIREMENT CALCULATIONS.



**MATCH LINE SEE SHEET**

**PLAN**  
SCALE: 1" = 100'

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

*Janika A. Wynn*  
PLANNING DIRECTOR

**PRELIMINARY FOREST CONSERVATION EASEMENT NO. 2**  
12.7 AC.  
(10.9 AC. TO BE PLANTED)  
(1.8 AC. TO BE RETAINED)

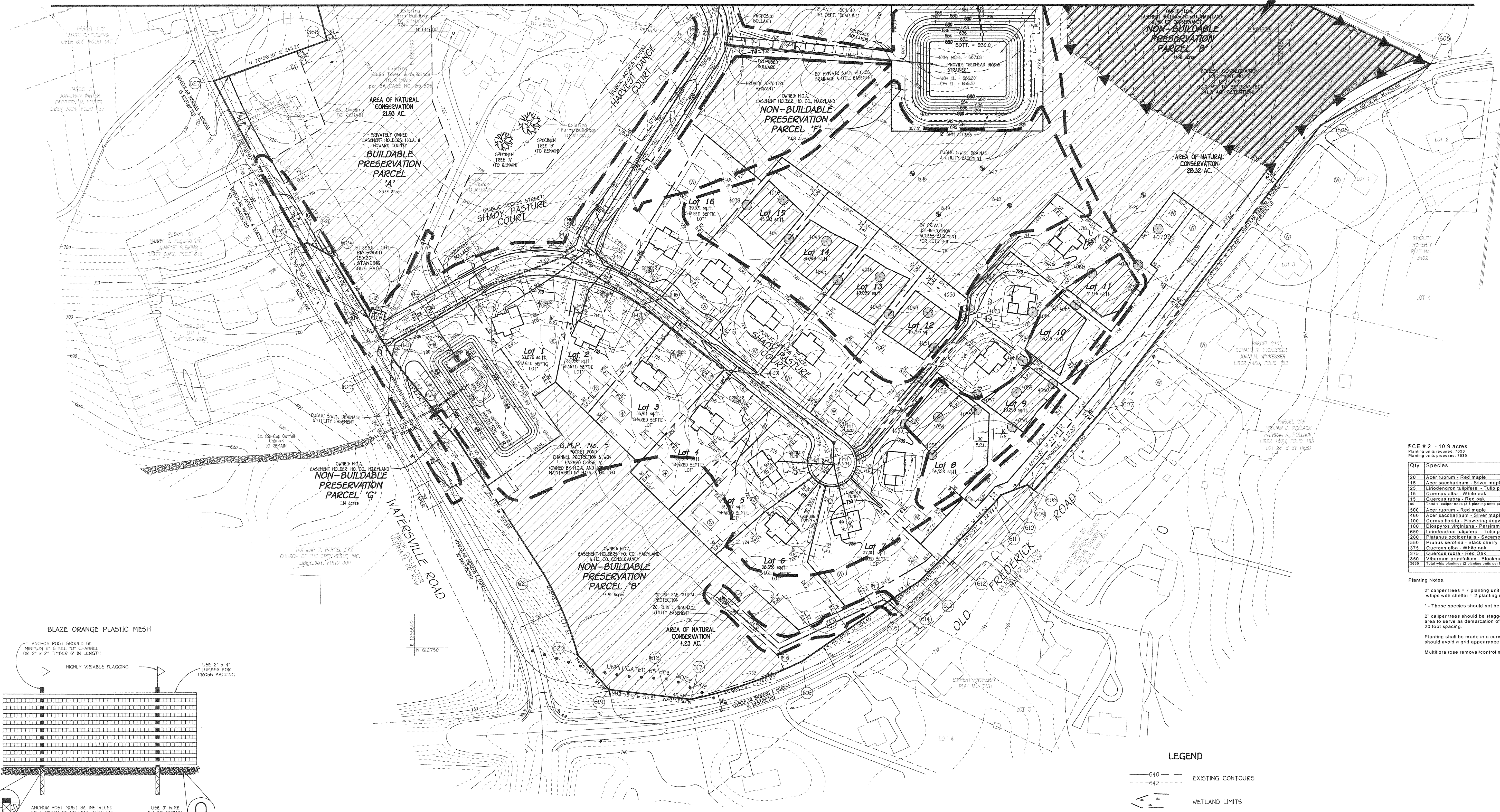
**DEVELOPER**  
MR. CHARLES SKIRVEN  
5401 TWIN KNOLLS ROAD  
SUITE 10  
COLUMBIA, MARYLAND 21045



**PRELIMINARY FOREST CONSERVATION PLAN**  
**THE LEGACY**  
LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'  
ZONED: RC-DEO  
TAX MAP No. 2 GRID No. 22 PARCEL No. 75  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: SEPTEMBER 20, 2005  
SHEET 6 OF 7

PRELIMINARY  
FOREST CONSERVATION  
EASEMENT NO. 2  
12.7 AC.  
(10.9 AC. TO BE PLANTED)  
(1.8 AC. TO BE RETAINED)

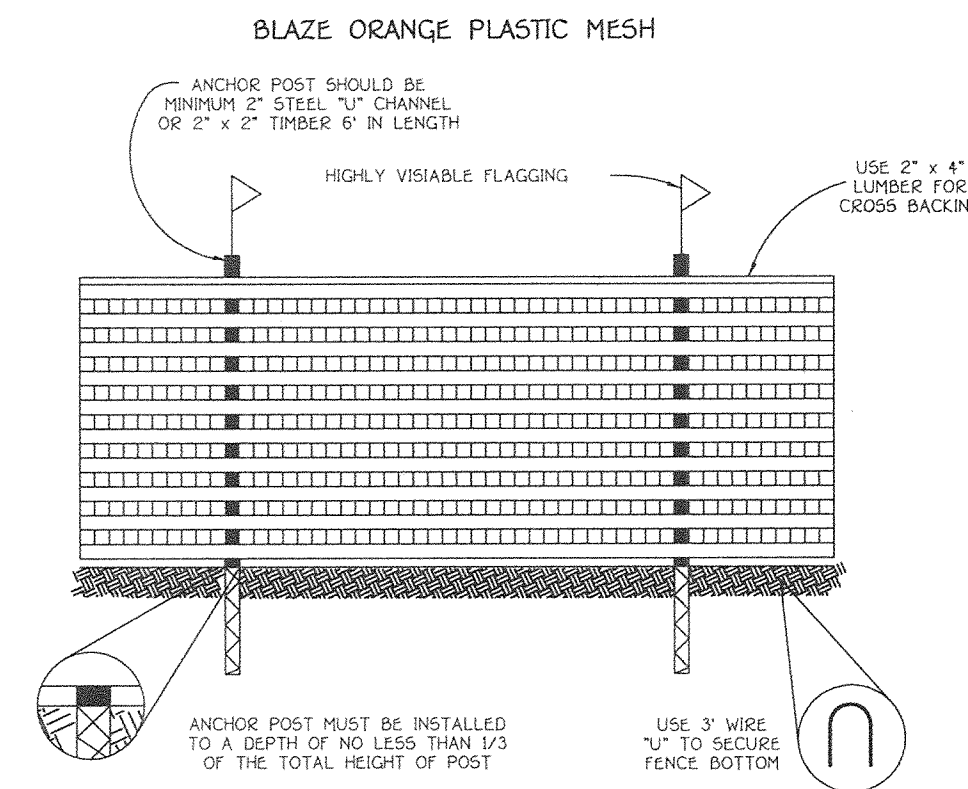
MATCH LINE SEE SHEET 6



FCE # 2 - 10.9 acres  
Planting units required: 7635  
Planting units proposed: 7635

Qty	Species	Size	Spacing	Total Units
20	Acer rubrum - Red maple	1" cal.	15' o.c.	
15	Acer saccharinum - Silver maple	1" cal.	15' o.c.	
25	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
15	Quercus alba - White oak	1" cal.	15' o.c.	
15	Quercus rubra - Red oak	1" cal.	15' o.c.	
90	Total 1" caliper trees (33 planting units per tree)			315
500	Acer rubrum - Red maple	2-3" whip	11' o.c.	
400	Acer saccharinum - Silver maple	2-3" whip	11' o.c.	
100	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.	
100	Diospyros virginiana - Persimmon	2-3" whip	11' o.c.	
850	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.	
200	Platanus occidentalis - Sycamore	2-3" whip	11' o.c.	
650	Prunus serotina - Black cherry	2-3" whip	11' o.c.	
375	Quercus alba - White oak	2-3" whip	11' o.c.	
375	Quercus rubra - Red Oak	2-3" whip	11' o.c.	
350	Viburnum prunifolium - Blackhaw	2-3" whip	11' o.c.	
500	Total whip plantings (22 planting units per tree)			7635
				Total Unit Credit: 7635

Planting Notes:  
 2" caliper trees = 7 planting units, 1" caliper trees = 3.5 planting units, whips with shelter = 2 planting units.  
 \* - These species should not be planted within the wetland limits.  
 2" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The tree should be no closer than 20 foot spacing.  
 Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.  
 Multiflora rose removal/control may be required prior to installation of planting.



- NOTES:  
 1. FOREST PROTECTION DEVICE ONLY.  
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.  
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.  
 4. ROOT DAMAGE SHOULD BE AVOIDED.  
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.  
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL  
NOT TO SCALE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Robert J. Weber*  
PLANNING DIRECTOR  
 DATE: 12/22/05

PLAN  
SCALE: 1" = 100'



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Weber*  
COUNTY HEALTH OFFICER  
 DATE: 12/22/05

OWNER  
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DEVELOPER  
MR. CHARLES SKIRVEN  
5401 TWIN KNOLLS ROAD  
SUITE 10  
COLUMBIA, MARYLAND 21045

- LEGEND
- 640 --- EXISTING CONTOURS
  - 642 --- EXISTING CONTOURS
  - WETLAND LIMITS
  - WETLAND/STREAM BUFFERS
  - 640 --- PROPOSED CONTOURS
  - 642 --- PROPOSED CONTOURS
  - LIMITS OF FOREST CONSERVATION EASEMENT
  - ON-SITE AFFORESTATION AREA
  - TP --- TREE PROTECTION FENCE
  - ▲ --- FOREST CONSERVATION EASEMENT SIGN LOCATION

PRELIMINARY FOREST CONSERVATION PLAN  
**THE LEGACY**  
 LOTS 1 THRU 29, BUILDABLE PRESERVATION PARCEL 'A'  
 AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'G'

ZONED: RC-DEO  
 TAX MAP NO. 2 GRID NO. 22 PARCEL NO. 75  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: SEPTEMBER 20, 2005  
 SHEET 7 OF 7

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 CENTRAL SQUARE OFFICE PARK - 2872 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 4101 461 - 2855

Eco-Science Professionals, Inc.  
 CONSULTING ECOLOGISTS  
 MD DNR Qualified Professional  
 USACE Wetland Delimitation  
 Certification # WDCP93M06100448  
 12/16/05  
 JOHN P. CANOLES