

PRELIMINARY EQUIVALENT SKETCH PLAN & AMENDED PERCOLATION CERTIFICATION PLAN

MERIWETHER FARM SECTION ONE

LOTS 1 THRU 12, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'

ZONING: RC-DEO

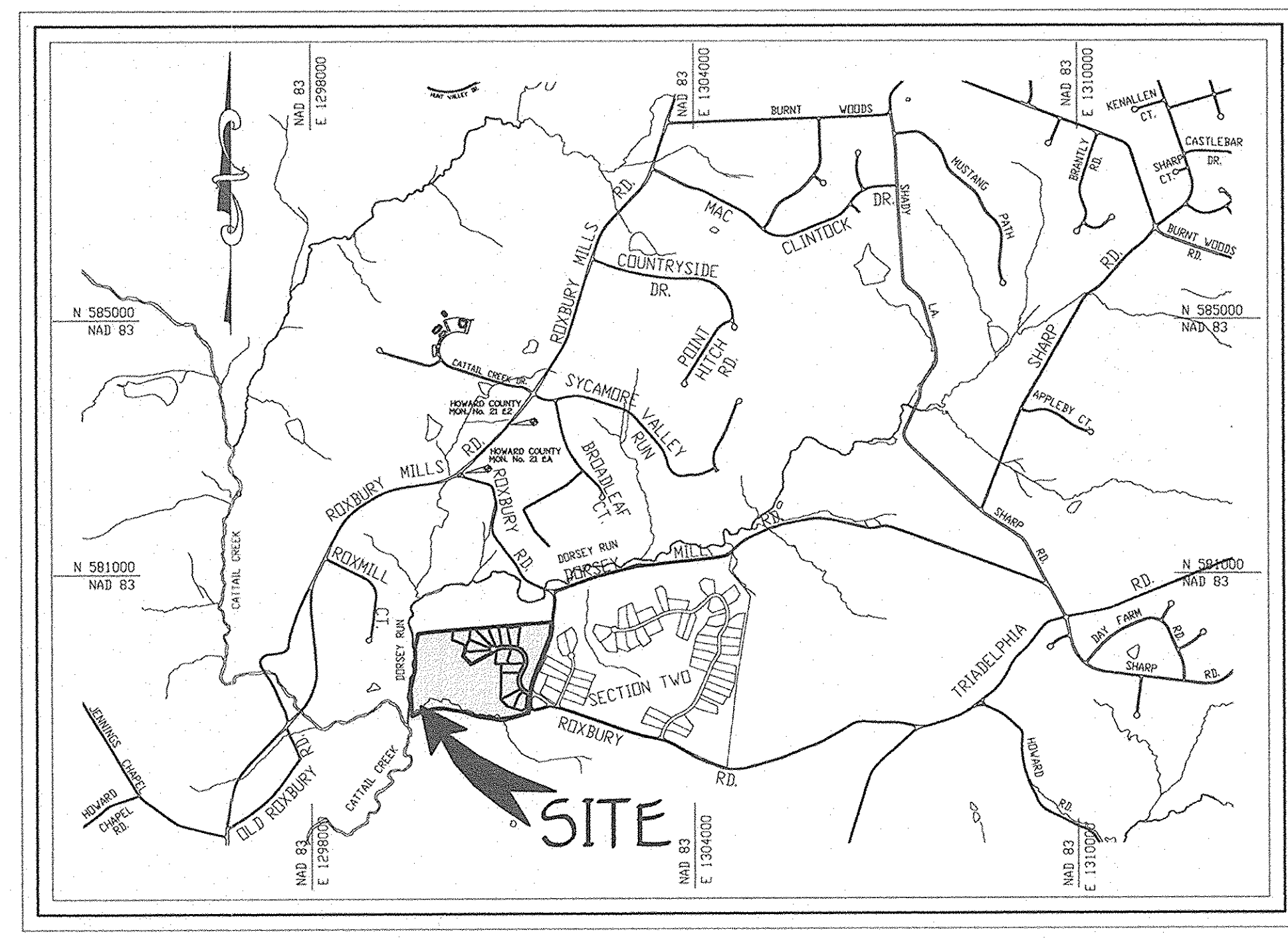
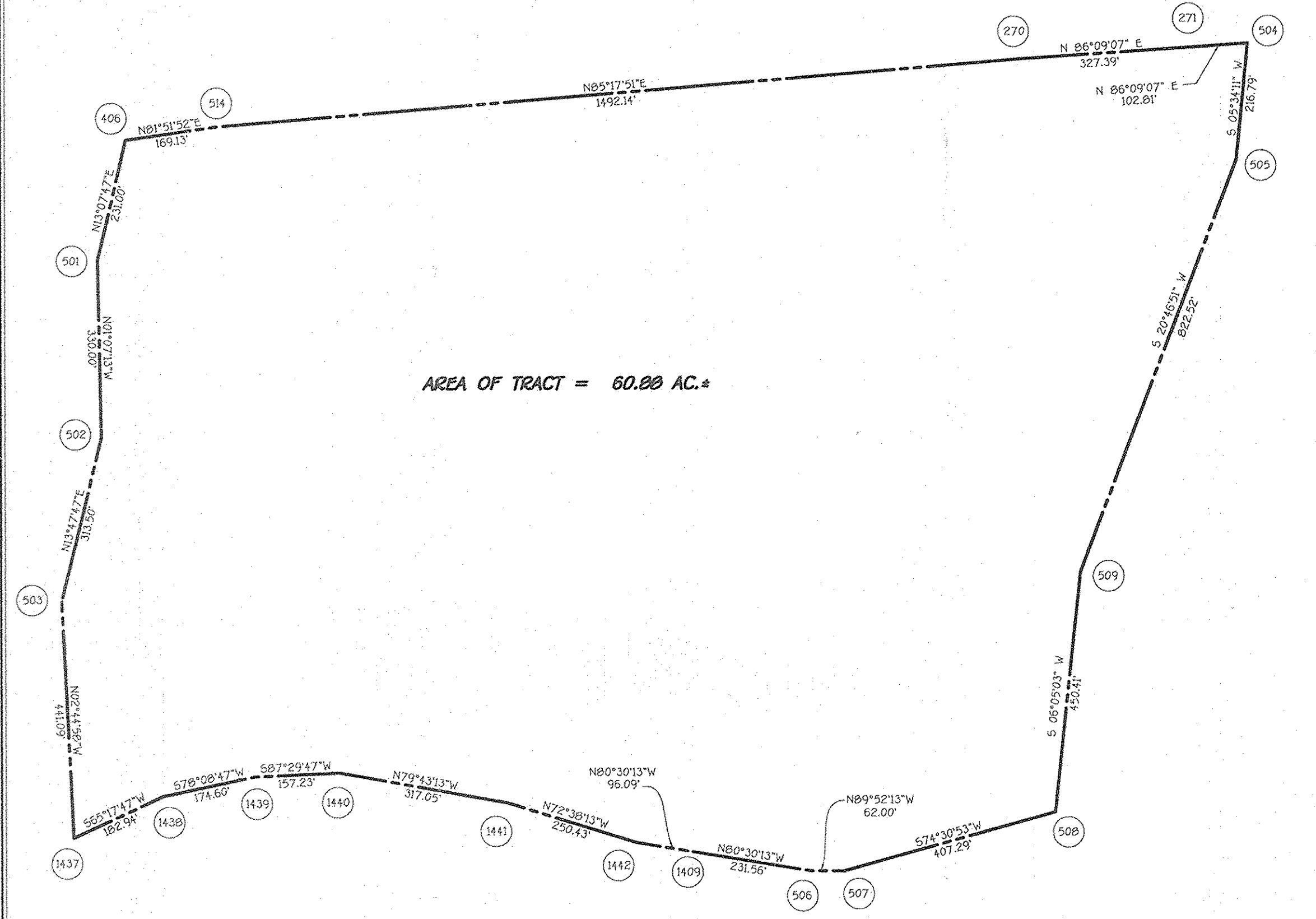
TAX MAP No. 21 GRID No. 14, 15, 20 & 21 PARCEL No. 24

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN, LANDSCAPE PLAN & AMENDED PERCOLATION CERTIFICATION PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	25 MPH	40'
REALIGNED ROXBURY ROAD	LOCAL ROAD	30 MPH	50'

TRAFFIC CONTROL SIGNS			
ROAD NAME	CENTERLINE STA. OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+50	2' L YIELD	R1-2
ROAD 'A'	0+67	2' R KEEP RIGHT	R4-7A
ROAD 'A'	1+50	11' R SPEED LIMIT 25	R2-1
ROXBURY ROAD	NEW STA. 32+54	23' R YIELD	R1-2
ROXBURY ROAD	NEW STA. 32+38	1' L KEEP RIGHT	R4-7A
ROXBURY ROAD	34+44	2' R YIELD	R1-2
ROXBURY ROAD	34+27	3' L KEEP RIGHT	R4-7A
ROXBURY ROAD	35+96	19' L YIELD	R1-2
ROXBURY ROAD	39+43	2' R KEEP RIGHT	R4-7A
ROXBURY ROAD	NEW STA. 30+75	14' R ROUNDABOUT	W96-9
ROXBURY ROAD	37+00	13' L ROUNDABOUT	W96-9

COORDINATE TABLE (PARCEL NO. 24)		
POINT	NORTH	EAST
406	N 580306.9753	E 129971.1249
514	N 580290.9101	E 129938.5027
270	N 580213.2357	E 130125.6696
271	N 580235.207	E 130652.3201
504	N 580242.1068	E 130774.8997
505	N 580226.3417	E 130733.8593
509	N 579257.3295	E 130442.0349
508	N 578894.4550	E 130394.2963
507	N 578700.7184	E 130001.7934
506	N 578700.8529	E 130039.7935
1429	N 578739.0574	E 130071.4564
1442	N 578754.9105	E 130066.6337
1441	N 578829.6458	E 130037.6126
1440	N 578886.2249	E 130005.6544
1439	N 578879.3569	E 129998.5745
1438	N 578843.4922	E 129973.6977
1437	N 578767.0372	E 129951.4999
502	N 579207.6219	E 129950.342
502	N 57912.0771	E 1299625.1033
501	N 57942.014	E 1299618.6506



- GENERAL NOTES**
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS 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 AND THE CORP-LITE ZONING AMENDMENTS DATED 7/28/06.
 - AREA TABULATION:
 - a. GROSS AREA OF TRACT = 60.00 AC.±
 - b. AREA OF FLOODPLAIN = 6.02 AC.±
 - c. AREA OF 2% OR GREATER SLOPES = 6.07 AC.± (5.62 AC. OUTSIDE FLOODPLAIN)
 - d. NET AREA OF TRACT = 49.44 AC.±
 - e. AREA OF WETLANDS = 11.0 AC.±
 - f. TOTAL AREA OF PROPOSED ROAD R/W = 2.43 AC.±
 - g. AREA OF 24' R/W FOR PUBLIC ROAD = 0.43 AC.±
 - h. AREA OF PROPOSED BUILDABLE LOTS = 12.30 AC.±
 - i. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 34.97 AC.±
 - j. AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 11.0 AC.±
 - k. DEED REFERENCE L. 501 F. 412
 - NUMBER OF LOTS PROPOSED:
 - a. BUILDABLE = 12
 - b. BUILDABLE PRESERVATION PARCELS = 1
 - c. NON-BUILDABLE PRESERVATION PARCELS = 3
 - THERE ARE NO PRIOR HOWARD COUNTY CASE NUMBERS ASSOCIATED WITH THIS PROJECT.
 - PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
 - SOILS INFORMATION TAKEN FROM SOIL MAP NO. 11-13 & 17, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1969 ISSUE.
 - THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10.000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENT 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 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 JUNE 15, 2004.
 - TOPOGRAPHIC CONTOURS BASED ON AERIAL BY HARFORD AERIAL SURVEYS, INC. DATED APRIL 6, 2004.
 - THERE ARE AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.03. THESE AREAS ARE LOCATED WITHIN THE PRESERVATION PARCELS AND NOT ON THE RESIDENTIAL LOTS.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 316 SPECIFICATIONS. THE PROPOSED STORMWATER MANAGEMENT FOR THIS SITE IS CHANNEL PROTECTION AND WATER QUALITY AND IS PROVIDED IN THE FOLLOWING FACILITIES:
 - a. BMP NO. 1 IS A BIO-RETENTION FACILITY AND IS PRIVATELY OWNED AND MAINTAINED.
 - b. BMP NO. 2 IS A MICRO-POND, EXTENDED DETENTION POOL, THAT IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. & HO. CO.
 - c. BMP NO. 3 IS A POCKET POND EXTENDED DETENTION FACILITY AND IS PRIVATELY OWNED AND JOINTLY MAINTAINED BY H.O.A. & HO. CO.
 - d. BMP NO. 4 IS A BIO-RETENTION FACILITY AND IS PRIVATELY OWNED AND MAINTAINED.
 - THE NON-CRITICAL FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED NOVEMBER, 2006, AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM H.O.C. CAPITAL PROJECT D-1079, MARYLAND, JULY, 1969 ISSUE.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARKS GROUP AND IS DATED NOVEMBER, 2006.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY PENNIPAN & BROWN DATED NOVEMBER, 2005.
 - THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER, 2006.
 - 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.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 - HOWARD COUNTY MONUMENT NO. 21 E1 N 582715.1489 ELEV. = 450.292
 - HOWARD COUNTY MONUMENT NO. 21 E2 E 1300495.9996 ELEV. = 476.653
 - HOWARD COUNTY MONUMENT NO. 21 E2 N 582976.4443 ELEV. = 476.653
 - HOWARD COUNTY MONUMENT NO. 21 E2 E 1300860.4416
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 22.83 AC. OF FOREST RETENTION IN AN FOREST CONSERVATION EASEMENT.
 - 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 PRIOR TO APPLYING FOR PERMITS TO DRILL WELLS.
 - WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECORDATION OF THE FINAL RECORDED PLAT.
 - LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - AS PER SECTION 16.14.F. OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNED SOLELY FOR SWP FACILITIES OR COMPANY SEWERAGE DISPOSAL SYSTEMS.
 - A. BUILDABLE PRESERVATION PARCEL 'A' OWNED: PRIVATELY OWNED EASEMENT HOLDERS: HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY, MARYLAND USE: ENVIRONMENTAL PROTECTION
 - B. NON-BUILDABLE PRESERVATION PARCEL 'B' OWNED: HOMEOWNER'S ASSOCIATION EASEMENT HOLDER: HOWARD COUNTY, MARYLAND USE: S.W.P.
 - C. NON-BUILDABLE PRESERVATION PARCEL 'C' OWNED: HOMEOWNER'S ASSOCIATION EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY USE: ENVIRONMENTAL PROTECTION
 - D. NON-BUILDABLE PRESERVATION PARCEL 'D' OWNED: HOMEOWNER'S ASSOCIATION EASEMENT HOLDER: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY USE: S.W.P.
 - THIS PROJECT IS PROVIDING ONE-HALF OF THE REQUIRED ROAD RIGHT-OF-WAY AND THE REMAINING REQUIRED RIGHT-OF-WAY WILL BE ACQUIRED FROM THE ADJACENT PROPERTIES TO THE SOUTH FOR THE BUICE PROPERTY ACCESS.

BOUNDARY METES AND BOUNDS
SCALE: 1" = 200'

- LEGEND**
- EXISTING 10-FOOT CONTOUR
 - EXISTING 2-FOOT CONTOUR
 - PROPOSED 10-FOOT CONTOUR
 - PROPOSED 2-FOOT CONTOUR
 - PASSED PERC. HOLE
 - FAILED PERC. HOLE
 - PROPOSED SEPTIC FIELD
 - PROPOSED WELL AREA
 - PROPOSED WELL
 - PROPOSED FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. Cagle
PLANNING DIRECTOR

1/14/07
DATE

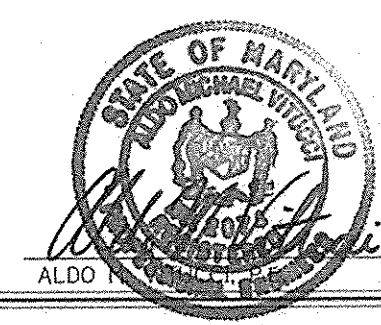
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

B. Nelson for Peter Beilenson
COUNTY HEALTH OFFICER

10/5/07
DATE

OWNER
FRANCES B. DEVLIN
43 LITCHFIELD ROAD
LITCHFIELD, CT. 06759

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



9-19-07
DATE

MERIWETHER FARM SECTION ONE
LOTS 1 THRU 12, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'

ZONED: RC-DEO
TAX MAP No. 21 GRID No. 14, 15, 20 & 21 PARCEL No. 24
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST, 2007
SHEET 1 OF 4

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)	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	250.9'	YES (179')	NO	1	2	-	-
P-2	ADJACENT TO PERIMETER	A	597'	YES (250')	NO	6	-	-	-
P-3	ADJACENT TO PERIMETER	A	768.9'	YES (189')	NO	10	-	-	-
P-4	ADJACENT TO PERIMETER	A	1136.0'	YES (207')	NO	15	-	-	-

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

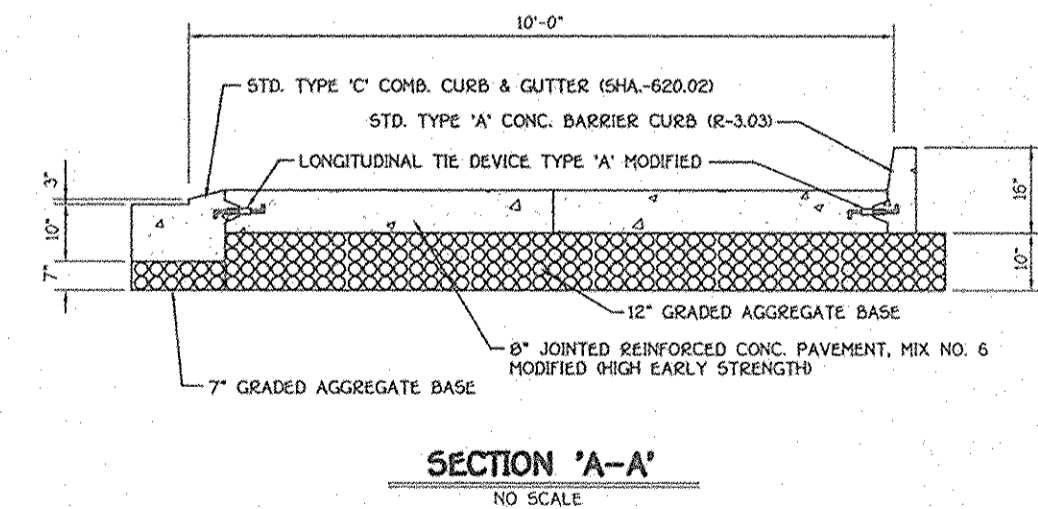
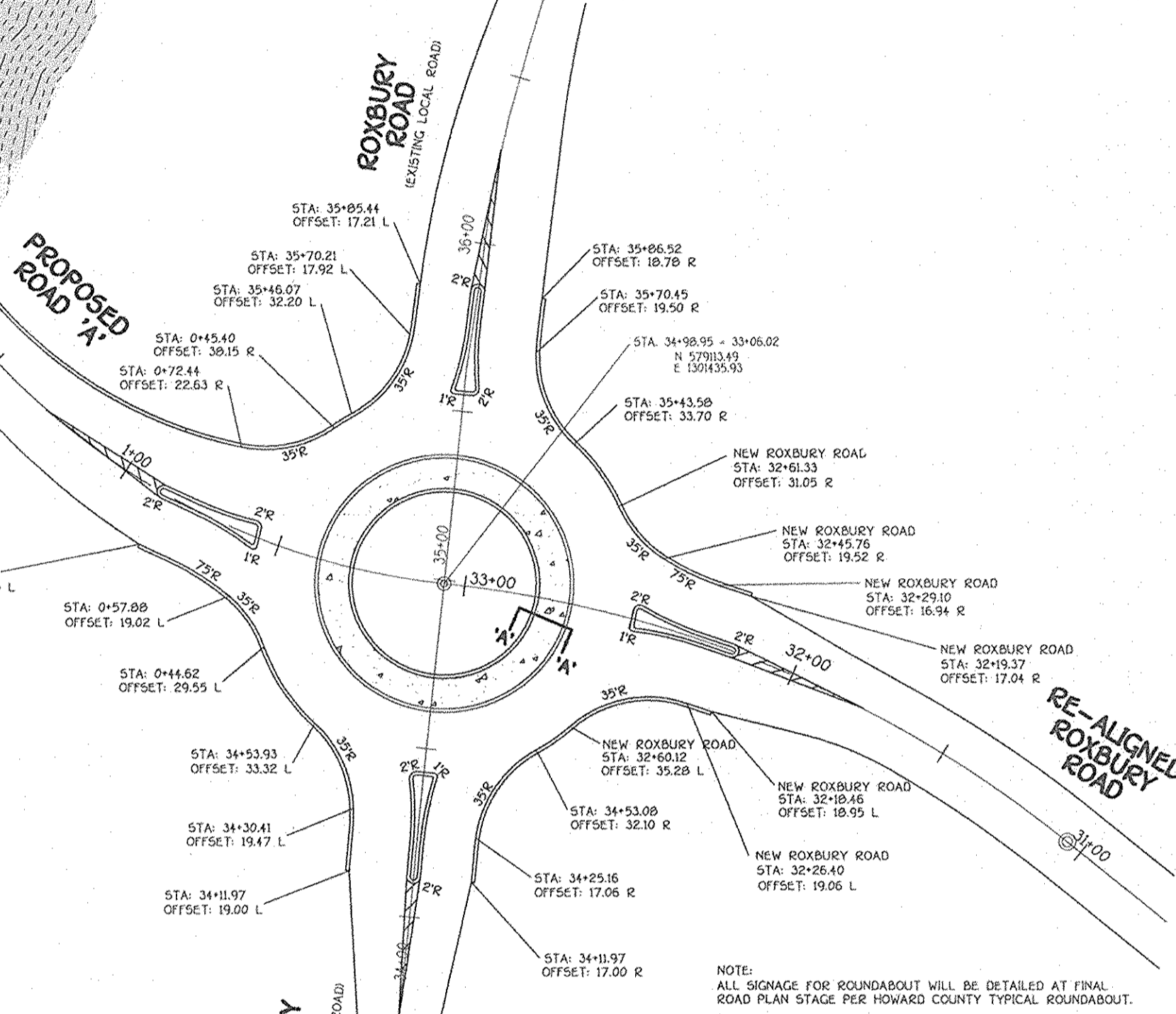
Frank A. Taylor
PLANNING DIRECTOR
10/10/07
DATE

CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	ARC	DELTA	TAN.	CHORD
ROAD 'A'	0+00 TO 4+09.08	210.00'	409.08'	111°35'46"	309.08'	N28°05'00"W, 347.40'
ROAD 'A'	5+38.82 TO 9+57.38	210.00'	418.55'	114°11'49"	324.59'	N29°19'31"W, 352.64'
ROAD 'A'	10+96.50 TO 12+02.05	215.16'	105.55'	28°06'26"	53.86'	S79°31'22"W, 104.50'
ROAD 'A'	12+02.05 TO 12+56.80	145.92'	54.75'	21°29'55"	27.70'	S78°24'54"W, 54.43'
ROXBURY ROAD	28+29.57 TO 29+14.54	350.00'	149.37'	24°23'01"	75.63'	N63°10'54"W, 147.83'
ROXBURY ROAD	31+05.04 TO 33+06.02	350.00'	200.98'	32°54'06"	103.45'	N67°26'20"W, 198.24'

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	D-1 : 933'	D-2 : 672'	D-3 : 775'	D-4 : 699'
NUMBER OF TREES REQUIRED:	(933' - 363') = 570'			
SHADE TREES	(570' / 50) = 11	(672' / 50) = 13	(775' / 50) = 16	(699' / 50) = 14
EVERGREEN TREES	(570' / 40) = 14	(672' / 40) = 17	(775' / 40) = 19	(699' / 40) = 17
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	YES (363')	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO	NO	NO	NO



PLAN
SCALE: 1" = 100'
NOTE: Developer shall convey a 50 foot right-of-way to Robert Buice or Assignors at no cost to developer for engineering, conveyance, building or installation of a road. Developer reserves all rights to install and subsequently provide easements for installation of utilities or utility easements on or thru the Right-of-Way for the benefit of the subdivision of Meriwether Section 1. Easements will not be required if alternative means of access are acquired prior to record plat.
DENOTES AREA OF NATURAL CREDIT CONSERVATION EASEMENT (27.4 AC.)

PRELIMINARY EQUIVALENT SKETCH, LANDSCAPE & AMENDED PERCOLATION CERTIFICATION PLAN
MERIWETHER FARM SECTION ONE
LOTS 1 THRU 12, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
ZONED: RC-EO
TAX MAP No. 21 GRID No. 14, 15, 20 & 21 PARCEL No. 24
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST, 2007
SHEET 2 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1000 SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4100 461 - 2895

Robert Buice
REGISTERED PROFESSIONAL ENGINEER
9/19/07

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Buice for Peter Zeilensen
COUNTY HEALTH OFFICER
8/5/07
DATE

OWNER
FRANCIS B. DEVLIN
43 LITCHFIELD ROAD
LITCHFIELD, CT. 06759

DEVELOPER
HERITAGE LAND DEVELOPMENT
15950 NORTH AVENUE, P.O. BOX 482
LISBON, MARYLAND 21765

Mark A. Wright
PLANNING DIRECTOR
10/15/07
DATE

SUMMARY TABLE #1

The following is a summary of the peak discharges from each of the drainage areas and study points.

Study Point	Existing Condition	
	One-Year Storm (cfs)	Ten-Year Storm (cfs)
1	0.62	12.98
2	0.84	14.37
3	0.50	8.96
4	0.55	9.40
5	1.45	29.58

Study Point	Proposed Condition	
	One-Year Storm (cfs)	Ten-Year Storm (cfs)
A to BMP #1 - Bio-Retention	*2.75	24.57
B - BMP#2 - Micro-Pool Extended Detention Pond	4.94	26.15
B-1 - bypass area	**0.63	7.02
C - no BMP	**1.49	12.03
D-2 to BMP#3	4.17	16.92
D - to BMP #4 - Bio-Retention	**0.50	1.50
D-1 - bypass area	**2.67	27.27
E - no BMP	**1.91	10.22

LEGEND:
* - Denotes 1 yr. Q > 2.00 c.f.s. but due to large drainage area and no development CPV not required per MDE regulations.
**- Denotes CPV not required within these areas as 1 yr. Q < 2.00 c.f.s.

Allowable Release Rates:
@ Design Point #1: BMP#1: * No CPV required.
@ Design Point #2: 0.84 c.f.s. @ Proposed Micro-pool Pond.
@ Design Point #3: No BMP: Less than 2.00 c.f.s. and no development in this area.
@ Design Point #4: 0.55 c.f.s. @ Proposed Pocket Pond.
@ Design Point #5: No BMP: Less than 2.0 c.f.s.

SUMMARY TABLE #2

The following is a summary of the Re_{vol}, WQ_{vol}, and CP_{vol} Requirements:

Type of Requirement	Volume Required	Volume Provided & Notes
Re _{vol} (Recharge Vol. for Entire Site)	1.09 acres or 0.1402 acre-feet	2.06 acres w/ % Area Method
WQ _{vol}		
Area A - BMP#1 - Bio-Retention	0.0020 acre-feet	0.00518 ac. Ft. @ BMP Facility #1
Area B - BMP#2 - Micro-Pool Extended Detention Pond	0.2136 acre-feet	0.2136 ac. Ft. @ BMP Facility #2
Area C - No BMP, No Development	0.0000 acre-feet	0.0000 ac. Ft. - No BMP
Area D-2 - BMP#3 - Pocket Pond	0.1189 acre-feet	0.1189 ac. Ft. @ BMP Facility #3
Area D - BMP#4 - Bio-Retention	0.0098 acre-feet	0.0230 ac. Ft. @ BMP Facility #4
Area E - No BMP	0.0427 acre-feet	0.1148 ac. Ft. by Disconnection Credit
CP _{vol}		
Area B - BMP#2 - Micro-Pool Extended Detention Pond	0.2342 acre-feet	0.2342 ac. Ft. @ BMP Facility #2
Area D-2 - BMP#3 - Pocket Pond	0.1539 acre-feet	0.1539 ac. Ft. @ BMP Facility #3

Notes: Both Q₂ (Overbank Flood Protection or 10-year storm) and Q₁₀₀ (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.

Notes: All of the ponds for this subdivision will allow safe passage of the proposed condition 10-year and 100 year Q's. The ponds are adequately sized to do so and no emergency spillways are proposed.

LEGEND

- EXISTING WETLAND AREA
- EXISTING TREE LINE
- EXISTING STREAM
- FLOODPLAIN AREA
- FLOODPLAIN SECTION LOCATION & STATION
- SUPER-SILT FENCE
- SILT FENCE
- EARTH DICE
- LIMIT OF DISTURBANCE
- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES
- EXISTING 10-FOOT CONTOUR
- EXISTING 2-FOOT CONTOUR
- PROPOSED 10-FOOT CONTOUR
- PROPOSED 2-FOOT CONTOUR
- PASSED PERC HOLE
- FAILED PERC HOLE
- PROPOSED SEPTIC FIELD
- PROPOSED WELL AREA
- PROPOSED WELL
- PROPOSED FOREST CONSERVATION EASEMENT
- DENOTES AREA OF NATURAL CREDIT CONSERVATION EASEMENT (27.4 AC.)

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
MERIWETHER FARM
SECTION ONE
LOTS 1 THRU 12, BUILDABLE PRESERVATION PARCEL 'A'
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'
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FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST, 2007
SHEET 3 OF 4

PLAN
SCALE: 1" = 100'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Brian A. Bileman
COUNTY HEALTH OFFICER
10/15/07
DATE

OWNER
FRANCIS B. DEVLIN
43 LITCHFIELD ROAD
LITCHFIELD, CT. 06799

DEVELOPER
HERITAGE LAND DEVELOPMENT
15950 NORTH AVENUE, P.O. BOX 482
LISBON, MARYLAND 21765

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.481.2955

05/10/07/08/09/SECTION ONE SHEET 2-4 PRELIMINARY PLAN (img. 11)



Paul D. Doyle 10/10/07
PLANNING DIRECTOR DATE

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

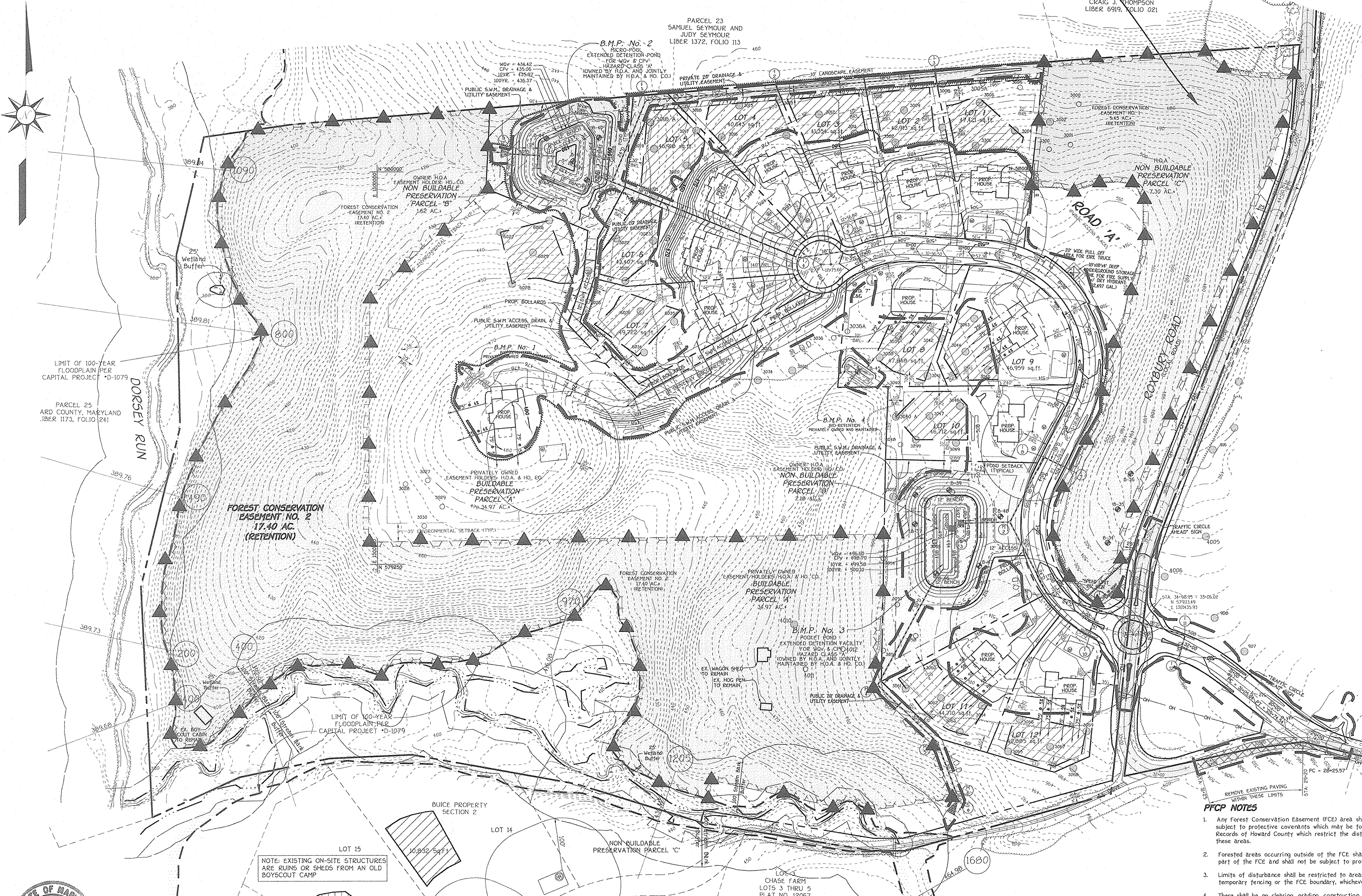
15" MINIMUM

11" MINIMUM

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	60.88
B. DEDUCTIONS (FLOODPLAIN)	6.82
C. NET TRACT AREA (NET TRACT AREA + TOTAL TRACT (A) - DEDUCTIONS (B))	54.06
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 20%)	10.8
E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 25%)	13.5
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	38.9
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	25.4
IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F - E; OTHERWISE G = 0.	
BREAK-EVEN POINT	
H. BREAK-EVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED)	18.6
(1) IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN H = 0.2 x THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) + THE CONSERVATION THRESHOLD (E).	
(2) IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN H = EXISTING FOREST COVER (F)	
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	20.3
I = EXISTING FOREST COVER (F) - BREAK-EVEN POINT (H)	
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	16.07
K. TOTAL AREA OF FOREST TO BE RETAINED	22.83
K = EXISTING FOREST COVER (F) - FOREST TO BE CLEARED (J)	
PLANTING REQUIREMENTS	
IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS AT OR ABOVE THE BREAK-EVEN POINT (H), NO PLANTING IS REQUIRED, AND NO FURTHER CALCULATIONS ARE NECESSARY (L-G, M-O, N-Q, P-Q, R-Q).	
OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
(1) IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST TO BE CLEARED (J) x 0.25.	
(2) IF THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) x 0.25	
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0
(1) IF EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E) AND THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x (CONSERVATION THRESHOLD (E) - FOREST TO BE RETAINED (K)).	
(2) IF EXISTING FOREST COVER (F) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x FOREST TO BE CLEARED (J)	
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0
IF THE AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = K - E; OTHERWISE N = 0	
P. TOTAL REFORESTATION REQUIRED P = L + M - N	0
Q. TOTAL AFFORESTATION REQUIRED	0
IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN Q = AFFORESTATION THRESHOLD (D) - EXISTING FOREST COVER (F)	
R. TOTAL PLANTING REQUIREMENT R = P + Q	0

FOREST CONSERVATION EASEMENT NO. 1
5.43 AC.
(RETENTION)



- 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 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 will be met through the onsite retention of 22.83 acres of forest.
Total Forest Conservation Obligation = 18.6 ac. REQUIRED
4.23 ac. of excess retention to be placed in a forest conservation bank and applied to Section 2 of this project at the required 50% of 4.23 ac. The forest conservation bank area will be indicated on the final subdivision plans.

PRELIMINARY FOREST CONSERVATION PLAN
MERIWETHER FARM
SECTION ONE
LOTS 1 THRU 12, BUILDABLE PRESERVATION PARCEL 'A'
AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'D'

ZONED: RC-DEO
GRID No. 14, 15, 20 & 21
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST, 2007
SHEET 4 OF 4

TAX MAP No. 21
PARCEL No. 24



FISHER, COLLINS & CARTER, INC.
Eco-Science Professionals, Inc.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
B. Newton for Peter Beileman
COUNTY HEALTH OFFICER
DATE: 10/15/07

OWNER: FRANCES B. DEVLIN
13 LITCHFIELD ROAD
LITCHFIELD, CT. 06759

DEVELOPER: HERITAGE LAND DEVELOPMENT
15950 NORTH AVENUE, P.O. BOX 482
LISBON, MARYLAND 21765