

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	PRELIMINARY EQUIVALENT SKETCH PLAN, LANDSCAPE PLAN & AMENDED PERCOLATION CERTIFICATION PLAN
4-5	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
6-7	PRELIMINARY FOREST CONSERVATION PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN & AMENDED PERCOLATION CERTIFICATION PLAN MERIWETHER FARM

SECTION TWO

LOTS 1 THRU 46, BUILDABLE PRESERVATION PARCEL 'A' &
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'

ZONING: RC-DEO

TAX MAP No. 21 GRID No. 16 PARCEL No. 28

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	25 MPH	50'
ROAD 'B'	PUBLIC ACCESS STREET	30 MPH	50'

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+25	16' L	STOP	R1-1
ROAD 'A'	2+10	11' R	SPEED LIMIT 25	R2-1
ROAD 'B'	0+25	17' L	STOP	R1-1
ROAD 'B'	1+50	11' R	SPEED LIMIT 25	R2-1

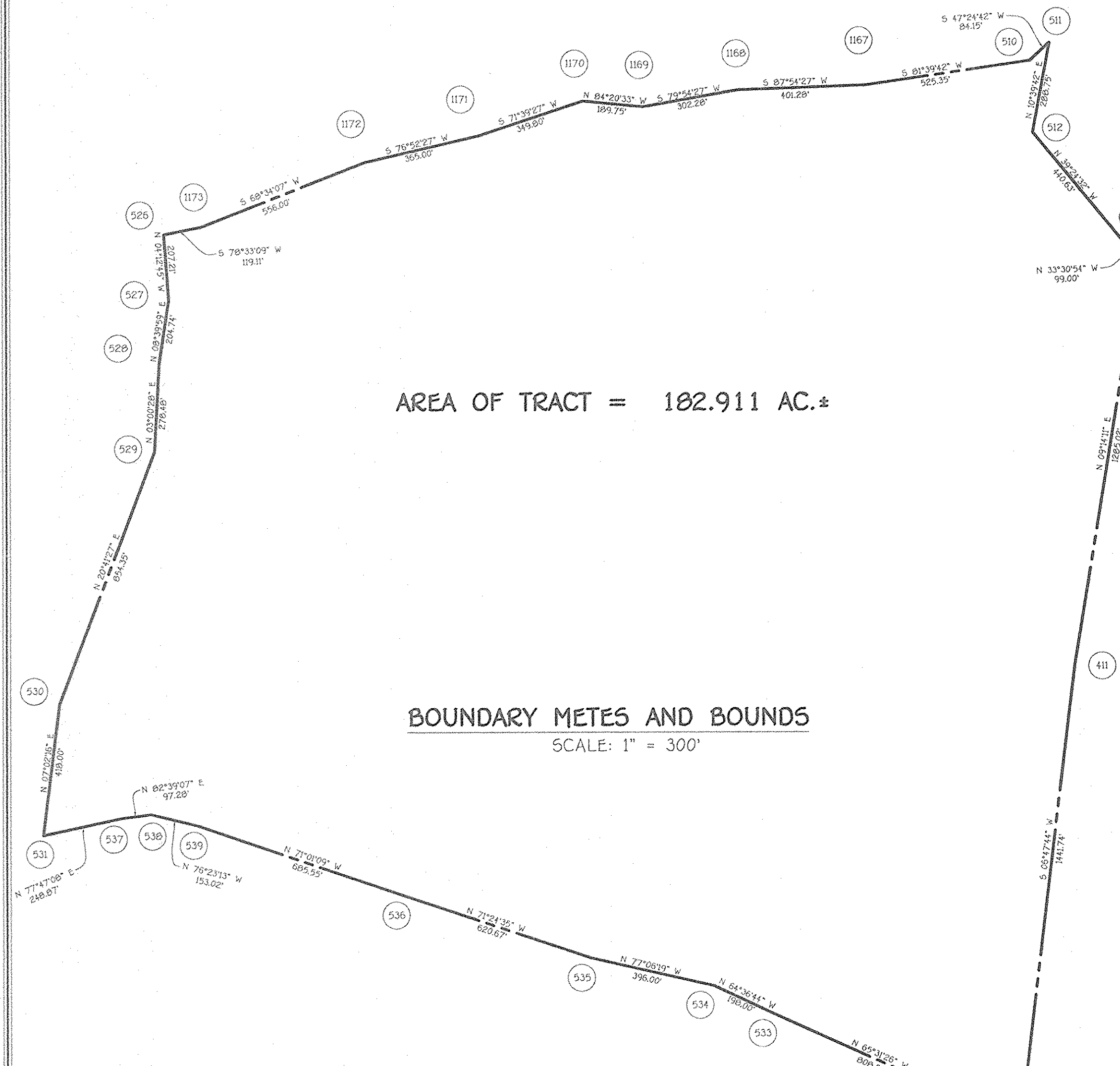
COORDINATE TABLE (PARCEL NO. 28)		
POINT	NORTH	EAST
526	N 580744.6233	E 130893.614
1173	N 580768.2624	E 130978.7009
1172	N 580971.4169	E 130837.336
1171	N 581054.3255	E 130878.7798
1170	N 58164.3863	E 130324.8273
1169	N 58144.6825	E 130333.6536
1168	N 58108.651	E 130361.2561
1167	N 58121.3032	E 130462.2803
510	N 581295.480	E 1304532.0649
511	N 581346.4344	E 1304594.091
512	N 581562.6932	E 1304540.5975
410	N 581722.2242	E 1304629.331
540	N 582639.6837	E 1304671.9944
411	N 579371.3242	E 1304668.7420
506	N 577939.7122	E 1304498.3448
532	N 577943.3749	E 1304445.4563
533	N 578278.3481	E 1303791.6133
534	N 578363.2391	E 1303530.7343
535	N 578451.6111	E 130344.7203
536	N 578649.4901	E 1302556.4383
539	N 578872.4558	E 1302908.5958
538	N 578908.4735	E 1302794.4429
537	N 578956.0321	E 1302662.9655
531	N 578843.3773	E 1304819.2722
530	N 578258.2228	E 130470.9415
529	N 580057.4711	E 130272.8033
528	N 580335.5705	E 130297.4156
527	N 580537.5656	E 130288.2855

GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE ZONING REGULATIONS EFFECTIVE JULY 28, 2006.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 2004 ZONING REGULATIONS.
- AREA TABULATION:
 - GROSS AREA OF TRACT = 182.91 AC.
 - AREA OF FLOODPLAIN = 6.78 AC.
 - AREA OF 25% OR GREATER SLOPES = 6.01 AC. (5.81 AC. OUTSIDE FLOODPLAIN)
 - AREA OF WETLANDS = 101 AC.
 - NET AREA OF TRACT = 170.32 AC.
 - AREA OF PROPOSED ROAD R/W = 10.89 AC.
 - AREA OF PROPOSED BUILDABLE LOTS = 69.52 AC.
 - AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 118.88 AC.
 - AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 108.8 AC.
- NUMBER OF LOTS PROPOSED:
 - BUILDABLE = 46
 - BUILDABLE PRESERVATION PARCEL = 1
 - NON-BUILDABLE PRESERVATION PARCELS = 7
- 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. H-143 & 17, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1960 ISSUE.
- THIS AREA DESIGNATES A PRIVATE EASEMENT OF 30.000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENT OF ANY NATURE IN THIS AREA AND 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 SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JUNE 15, 2005.
- TOPOGRAPHIC CONTOURS BASED ON AERIAL BY HARWOOD 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 16.16(B). 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 27B SPECIFICATIONS. THE PROPOSED STORMWATER MANAGEMENT FOR THIS SITE IS WATER QUALITY AND IS PROVIDED IN EACH FACILITY ALONG WITH A COMBINATION OF PRIVATE LEVEL SPREADERS AND BIO-RETENTION FACILITIES.
 - B.M.P. NO. 1 IS A MICRO-POOL EXTENDED DETENTION POND AND IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY
 - B.M.P. NO. 2 IS A LEVEL SPREADER LOT 29 PRIVATELY OWNED AND MAINTAINED.
 - B.M.P. NO. 3 IS A LEVEL SPREADER LOT 6 PRIVATELY OWNED AND MAINTAINED.
 - B.M.P. NO. 4 IS A BIO-RETENTION FACILITY FOR LOTS 11 & 12 AND IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
 - B.M.P. NO. 5 IS A MICRO-POOL EXTENDED DETENTION POND AND IS PRIVATELY OWNED AND MAINTAINED BY H.O.A. AND HOWARD COUNTY
 - B.M.P. NO. 6 IS A BIO-RETENTION FACILITY LOT 34 AND IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
 - B.M.P. NO. 7 IS A BIO-RETENTION FACILITY LOT 33 AND IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
 - B.M.P. NO. 8 IS A MICRO-POOL EXTENDED DETENTION POND AND IS PRIVATELY OWNED AND MAINTAINED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY
 - B.M.P. NO. 9 IS A BIO-RETENTION FACILITY LOT 32 AND IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
 - B.M.P. NO. 10 IS A LEVEL SPREADER LOT 30 PRIVATELY OWNED AND MAINTAINED.
 - B.M.P. NO. 11 IS A MICRO-POOL EXTENDED DETENTION POND AND IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY
 - B.M.P. NO. 12 IS A LEVEL SPREADER LOT 27 PRIVATELY OWNED AND MAINTAINED.
 - B.M.P. NO. 13 IS A LEVEL SPREADER LOT 28 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.C. CAPITAL PROJECT D-1079.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY HARS GROUP AND IS DATED NOVEMBER, 2006.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY PENNMAN & BROWN DATED NOVEMBER, 2006.
- 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 PIPSTON LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPSTON AND THE ROAD R/W LINE AND NOT THE PIPESTON LOT DRIVEWAY.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANS COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATION:

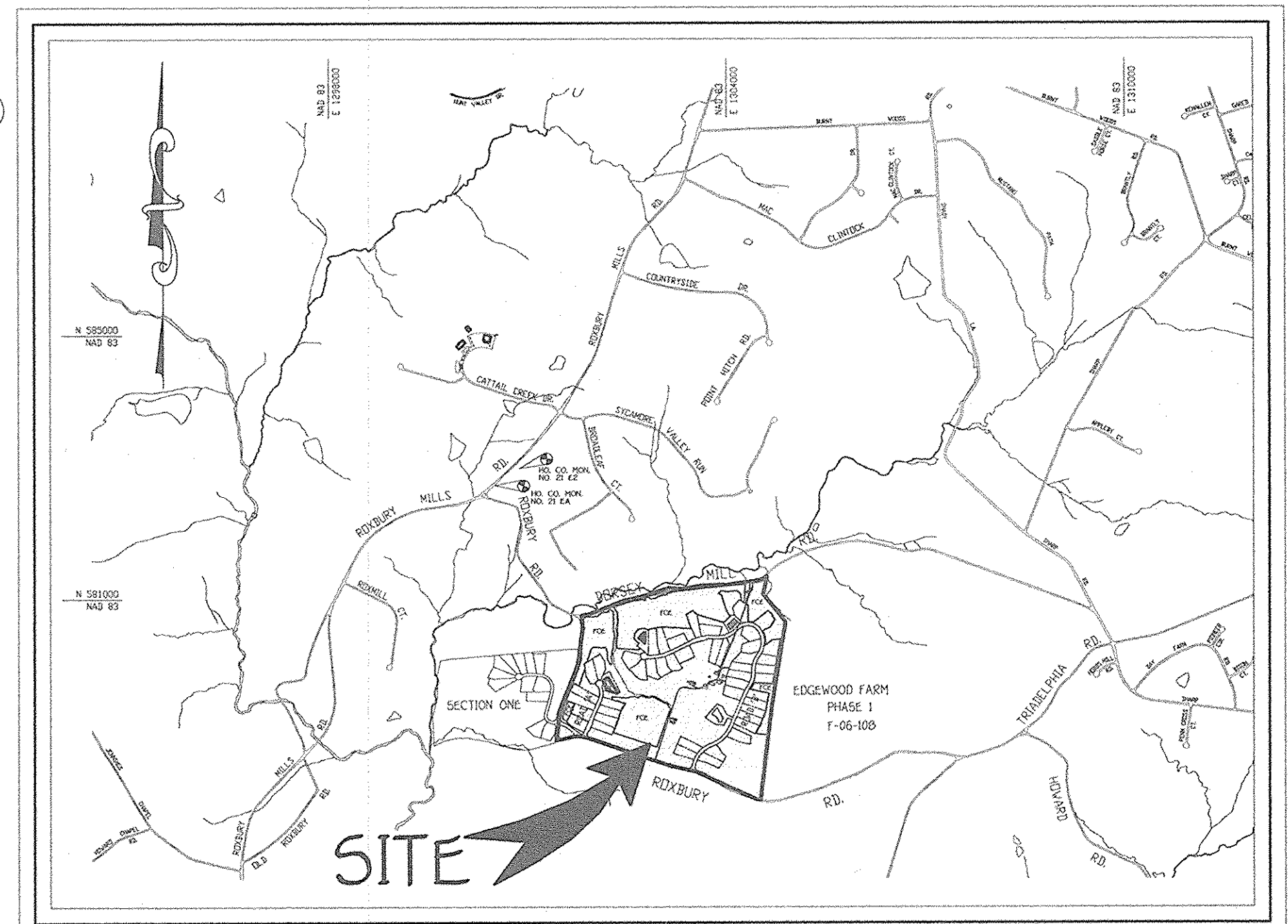
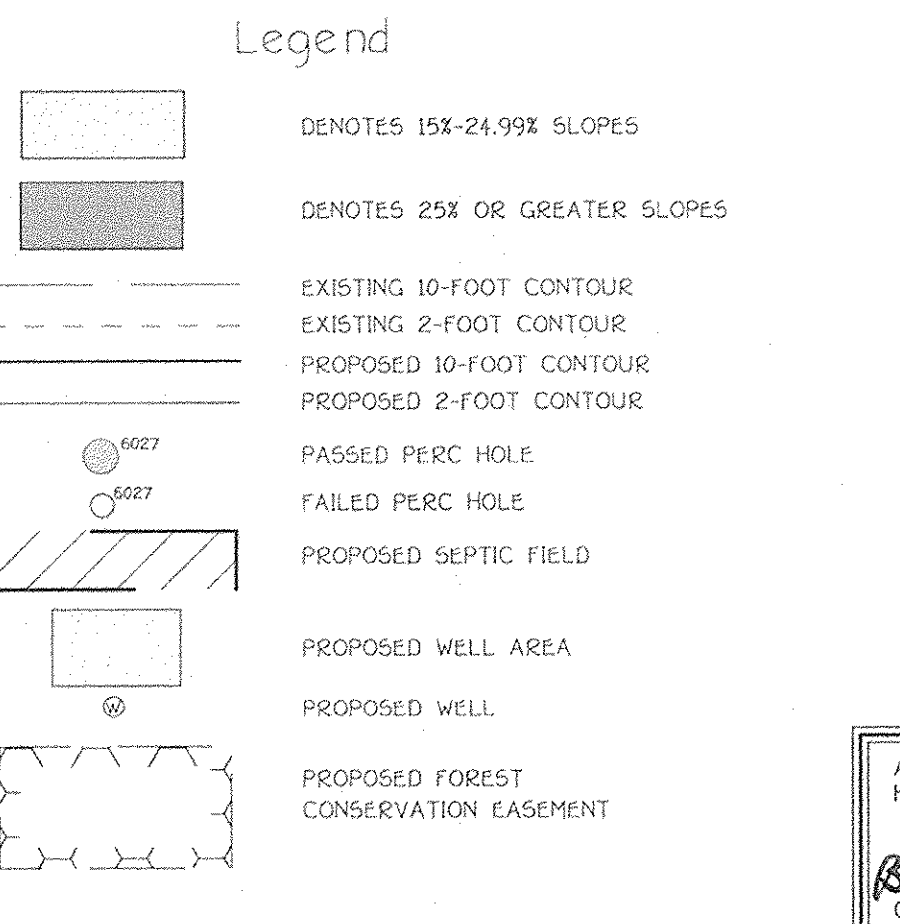
HOWARD COUNTY MONUMENT NO. 21 EA	N 582715.1489	ELEV. = 450.292
HOWARD COUNTY MONUMENT NO. 21 EB	N 130049.9996	ELEV. = 476.653
HOWARD COUNTY MONUMENT NO. 21 EC	N 130088.4442	ELEV. = 476.653
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1209 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 301 AC. OF ON-SITE RETENTION, 4.2 AC. OF OFF-SITE RETENTION INSIDE THE SECTION ONE AND 19.3 AC. OF ON-SITE REFORESTATION.
- 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 SUBMISSION OF THE WELL PERMITS.
- WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECORDATION OF THE FINAL RECORD 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 AND LANDSCAPE SURETY WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- AS PER SECTION 104.F.4.B OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNED SOLELY FOR SWM FACILITIES OR COMMUNITY SEWERAGE DISPOSAL SYSTEMS.

A. BUILDABLE PRESERVATION PARCEL 'A'	OWNED PRIVATE	EASEMENT HOLDERS: HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND	USE: ENVIRONMENT PROTECTION & FOREST CONSERVATION
B. NON-BUILDABLE PRESERVATION PARCEL 'B'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND & HOWARD COUNTY CONSERVANCY	USE: ENVIRONMENTAL PROTECTION
C. NON-BUILDABLE PRESERVATION PARCEL 'C'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND & HOWARD COUNTY CONSERVANCY	USE: ENVIRONMENT PROTECTION & FOREST CONSERVATION
D. NON-BUILDABLE PRESERVATION PARCEL 'D'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND & HOWARD COUNTY CONSERVANCY	USE: ENVIRONMENT PROTECTION & FOREST CONSERVATION
E. NON-BUILDABLE PRESERVATION PARCEL 'E'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND	USE: SWM
F. NON-BUILDABLE PRESERVATION PARCEL 'F'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND	USE: SWM
G. NON-BUILDABLE PRESERVATION PARCEL 'G'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND	USE: SWM
H. NON-BUILDABLE PRESERVATION PARCEL 'H'	OWNED H.O.A.	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND & HOWARD COUNTY CONSERVANCY	USE: ENVIRONMENT PROTECTION & FOREST CONSERVATION
- ALL EXISTING WELLS, BUILDINGS AND SEPTIC SYSTEMS WHICH ARE TO BE REMOVED SHALL BE REMOVED PRIOR TO FINAL PLAT SIGNATURE.
- THE PRIMARY WELL SITE FOR LOT 33 SHALL BE THE NORTHERN MOST WELL. SITE AS SHOWN ON THE PLAN. IF A SUCCESSFUL WELL IS OBTAINED AT THIS LOCATION, INSPECTION OF THE WELL'S GRADING IS REQUIRED DUE TO THE FILL AREA OF THE WELL SITE. THE REMAINING TWO WELL SITES SHOWN ON THIS LOT ARE THE SECONDARY WELL SITES.



AREA OF TRACT = 182.911 AC.±

BOUNDARY METES AND BOUNDS
SCALE: 1" = 300'



VICINITY MAP
SCALE: 1" = 2000'

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DENSITY TABULATIONS		
1.	BASE DENSITY: 182.91 ACRES / 4.25 = 43.04 UNITS OR 43 SINGLE FAMILY DETACHED HOMES	
2.	43 LOTS (4-16) = 182.91 ± 69.52 AC. LOT AREA = 10.89 AC. ROAD R/W = 10.82 AC. NON-BUILDABLE PARCELS = 118.88 AC.	
3.	118.88 AC. FOR PRESERVATION PARCEL 'A' / 25 AC. = 4 BONUS UNITS	
4.	BONUS UNITS ARE LOTS 1, 2, 3 & BUILDABLE PRESERVATION PARCEL 'A'	
5.	MAXIMUM DENSITY: 182.91 ACRES = 6.78 AC. FLOODPLAIN + 5.81 AC. STEEP SLOPES / 2 = 85.16 UNITS OR 85 SINGLE FAMILY DETACHED	
6.	TOTAL NUMBER OF PROPOSED DWELLING UNITS = 47 (46 BUILDABLE LOTS AND 1 BUILDABLE PRESERVATION PARCEL)	

PHASING TABULATION		
PHASE	ALLOCATION YEAR	No. OF LOTS
I	2010	10
II	2011	36 AND BUILDABLE PRESERVATION PARCEL

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

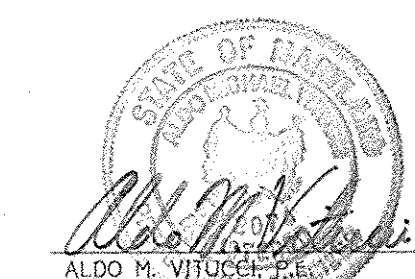
Frankie McLaughlin 2/1/08
PLANNING DIRECTOR DATE

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

William or Peter Beulmann, MD 1/25/2008
COUNTY HEALTH OFFICER 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
(410) 489-7900

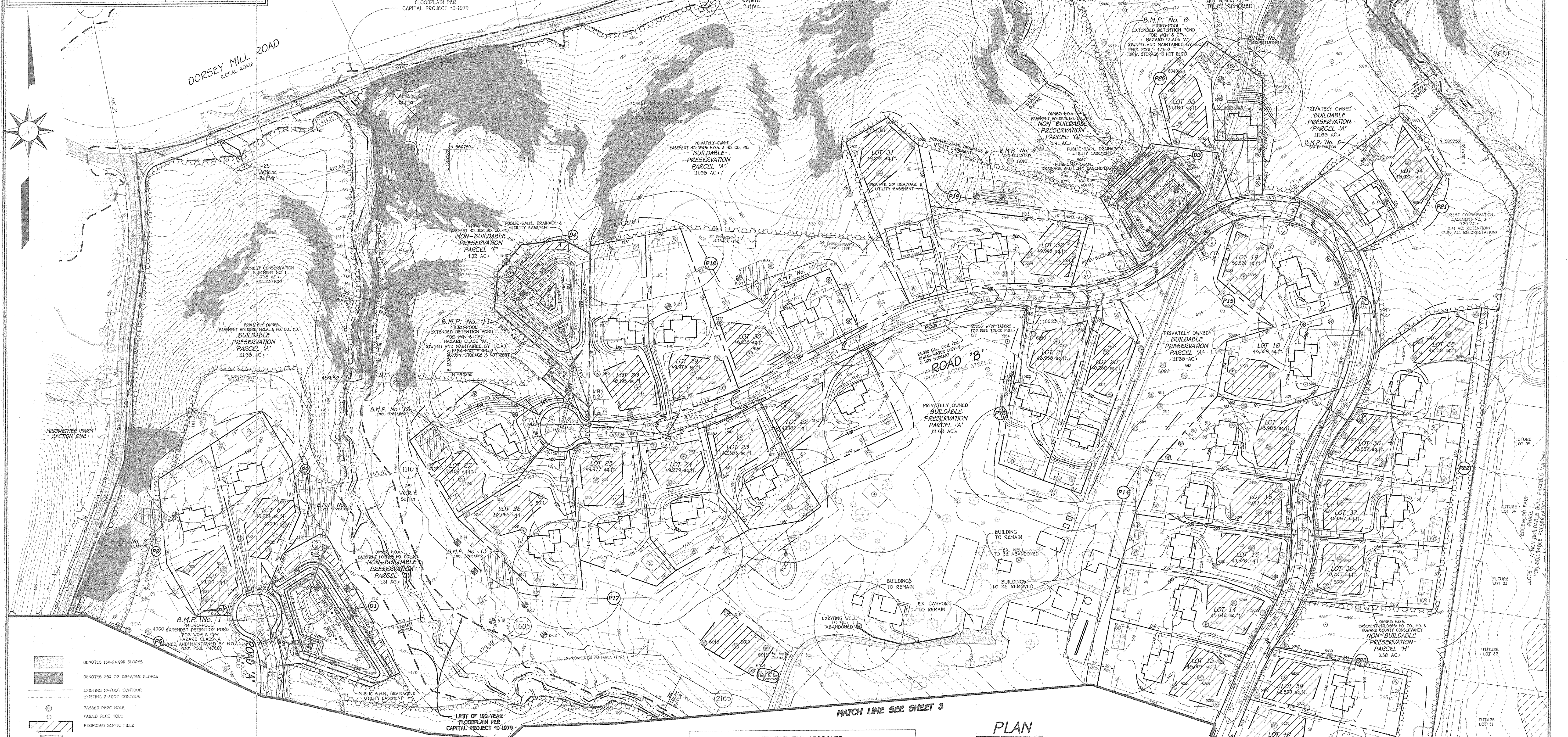


12-29-07
DATE

MERIWETHER FARM
SECTION TWO
LOTS 1 THRU 46, BUILDABLE PRESERVATION PARCEL 'A' &
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'

ZONED RC-DEO
TAX MAP No. 21 GRID No. 16 PARCEL No. 28
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2007
SHEET 1 OF 7

CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	ARC	DELTA
ROAD "C"	1+15.44 TO 4+77.26	400.00'	361.81'	51°49'33"
ROAD "C"	5+33.04 TO 9+34.04	525.00'	481.00'	43°49'47"
ROAD "C"	14+75.70 TO 16+13.04	695.00'	137.34'	11°42'20"
ROAD "C"	16+13.04 TO 18+45.11	350.00'	232.07'	37°49'27"
ROAD "C"	18+45.11 TO 20+94.84	350.00'	249.73'	40°22'50"
ROAD "C"	20+94.84 TO 24+70.75	350.00'	375.91'	61°32'08"
ROAD "C"	24+70.75 TO 26+05.10	215.00'	44.35'	10°25'17"
ROAD "C"	29+45.31 TO 32+65.27	350.00'	319.96'	52°22'44"
ROAD "C"	32+65.27 TO 34+43.89	495.00'	178.62'	20°40'30"
ROAD "C"	34+43.89 TO 36+12.06	495.00'	119.08'	13°47'02"
ROAD "C"	39+02.41 TO 43+00.20	725.00'	317.79'	25°06'01"
ROAD "C"	43+00.20 TO 43+97.83	350.00'	97.63'	15°58'54"



- DENOTES 15%-24.9% SLOPES
- DENOTES 25% OR GREATER SLOPES
- EXISTING 10-FOOT CONTOUR
- EXISTING 2-FOOT CONTOUR
- PASSED PERC HOLE
- FAILED PERC HOLE
- PROPOSED SEPTIC FIELD
- PROPOSED WELL AREA
- PROPOSED WELL
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED LEVEL SPREADER WITH OWN CREDIT EASEMENT (SHEET FLOW TO BUFFER CREDIT)



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 462-2895

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Peter Beilman, MD 1/25/2008
 COUNTY HEALTH OFFICER GAC, MDG DATE

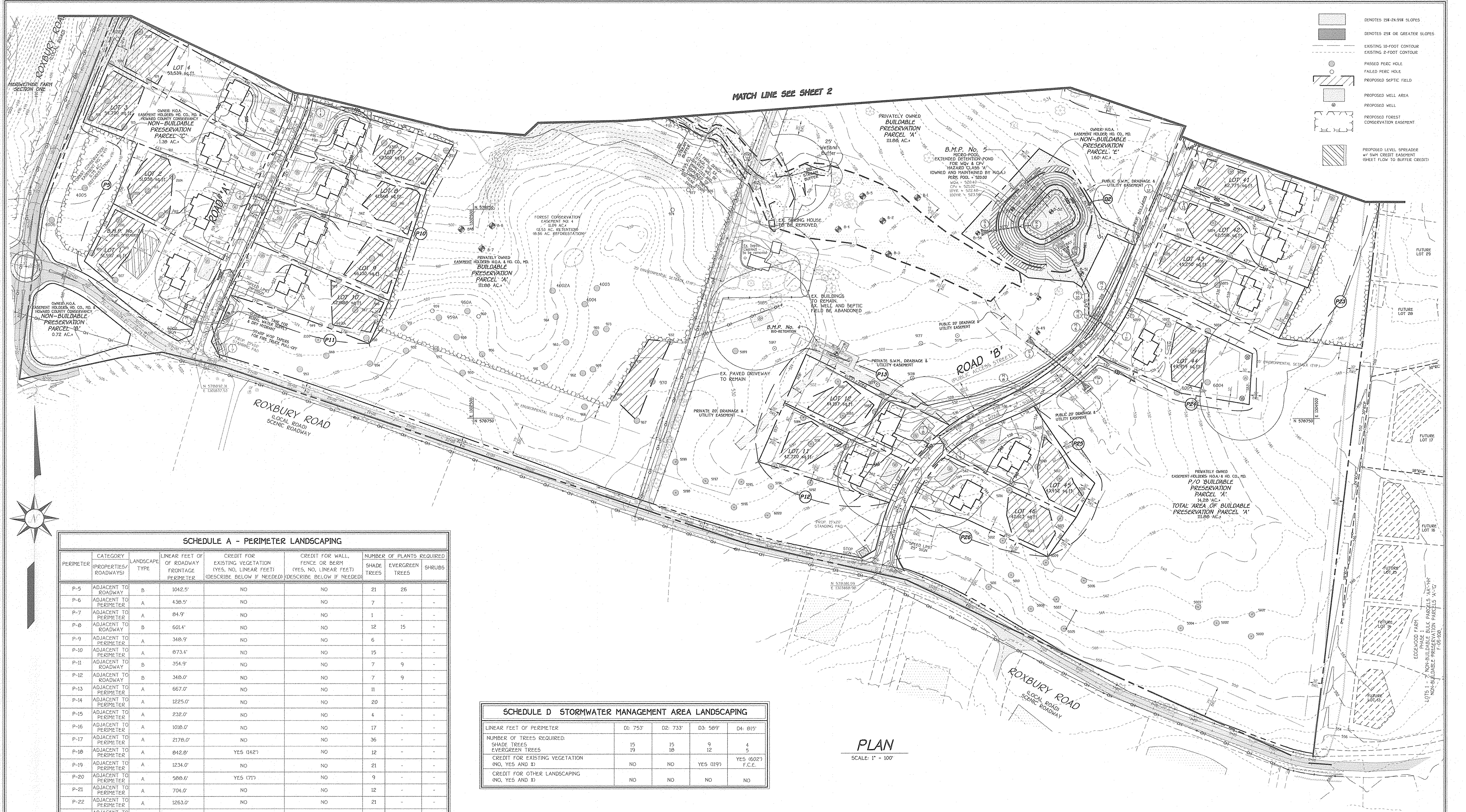
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Russell L. Loyth 2/1/08
 PLANNING DIRECTOR DATE

PLAN
 SCALE: 1" = 100'

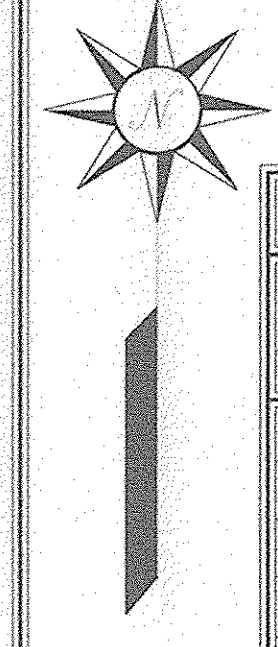
PRELIMINARY EQUIVALENT SKETCH, LANDSCAPE PLAN
 & AMENDED PERCOLATION CERTIFICATION PLAN
MERIWETHER FARM
 SECTION TWO
 LOTS 1 THRU 46, BUILDABLE PRESERVATION PARCEL 'A'
 AND NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'
 ZONED: RC-DEO
 TAX MAP No. 21 GRID No. 16 PARCEL No. 28
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2007
 SHEET 2 OF 7

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

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 19950 NORTH AVENUE, P.O. BOX 482
 LISBON, MARYLAND 21765



- DENOTES 15% OR GREATER SLOPES
- DENOTES 25% OR GREATER SLOPES
- EXISTING 10-FOOT CONTOUR
- EXISTING 2-FOOT CONTOUR
- PASSED PERC HOLE
- FAILED PERC HOLE
- PROPOSED SEPTIC FIELD
- PROPOSED WELL AREA
- PROPOSED WELL
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED LEVEL SPREADER
- SWP CREDIT EASEMENT



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-5	ADJACENT TO ROADWAY	B	1042.5'	NO	NO	21	26	-	-
P-6	ADJACENT TO PERIMETER	A	430.5'	NO	NO	7	-	-	-
P-7	ADJACENT TO PERIMETER	A	84.9'	NO	NO	1	-	-	-
P-8	ADJACENT TO ROADWAY	B	601.4'	NO	NO	12	15	-	-
P-9	ADJACENT TO PERIMETER	A	340.9'	NO	NO	6	-	-	-
P-10	ADJACENT TO PERIMETER	A	873.4'	NO	NO	15	-	-	-
P-11	ADJACENT TO ROADWAY	B	354.9'	NO	NO	7	9	-	-
P-12	ADJACENT TO ROADWAY	B	348.0'	NO	NO	7	9	-	-
P-13	ADJACENT TO PERIMETER	A	667.0'	NO	NO	11	-	-	-
P-14	ADJACENT TO PERIMETER	A	1225.0'	NO	NO	20	-	-	-
P-15	ADJACENT TO PERIMETER	A	232.0'	NO	NO	4	-	-	-
P-16	ADJACENT TO PERIMETER	A	1010.0'	NO	NO	17	-	-	-
P-17	ADJACENT TO PERIMETER	A	2170.0'	NO	NO	36	-	-	-
P-18	ADJACENT TO PERIMETER	A	842.8'	YES (142')	NO	12	-	-	-
P-19	ADJACENT TO PERIMETER	A	1234.0'	NO	NO	21	-	-	-
P-20	ADJACENT TO PERIMETER	A	580.6'	YES (71')	NO	9	-	-	-
P-21	ADJACENT TO PERIMETER	A	704.0'	NO	NO	12	-	-	-
P-22	ADJACENT TO PERIMETER	A	1263.0'	NO	NO	21	-	-	-
P-23	ADJACENT TO PERIMETER	A	1401.0'	NO	NO	23	-	-	-
P-24	ADJACENT TO PERIMETER	A	814.0'	NO	NO	14	-	-	-
P-25	ADJACENT TO PERIMETER	A	445.0'	NO	NO	7	-	-	-
P-26	ADJACENT TO ROADWAY	B	350.0'	NO	NO	7	9	-	-

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	D1: 75'	D2: 73'	D3: 509'	D4: 815'
NUMBER OF TREES REQUIRED:				
SHADE TREES	15	15	9	4
EVERGREEN TREES	19	18	12	5
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	NO	NO	YES (119')	YES (602') F.C.E.
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO	NO	NO	NO

PLAN
SCALE: 1" = 100'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Loyell
PLANNING DIRECTOR

2/1/08
DATE

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

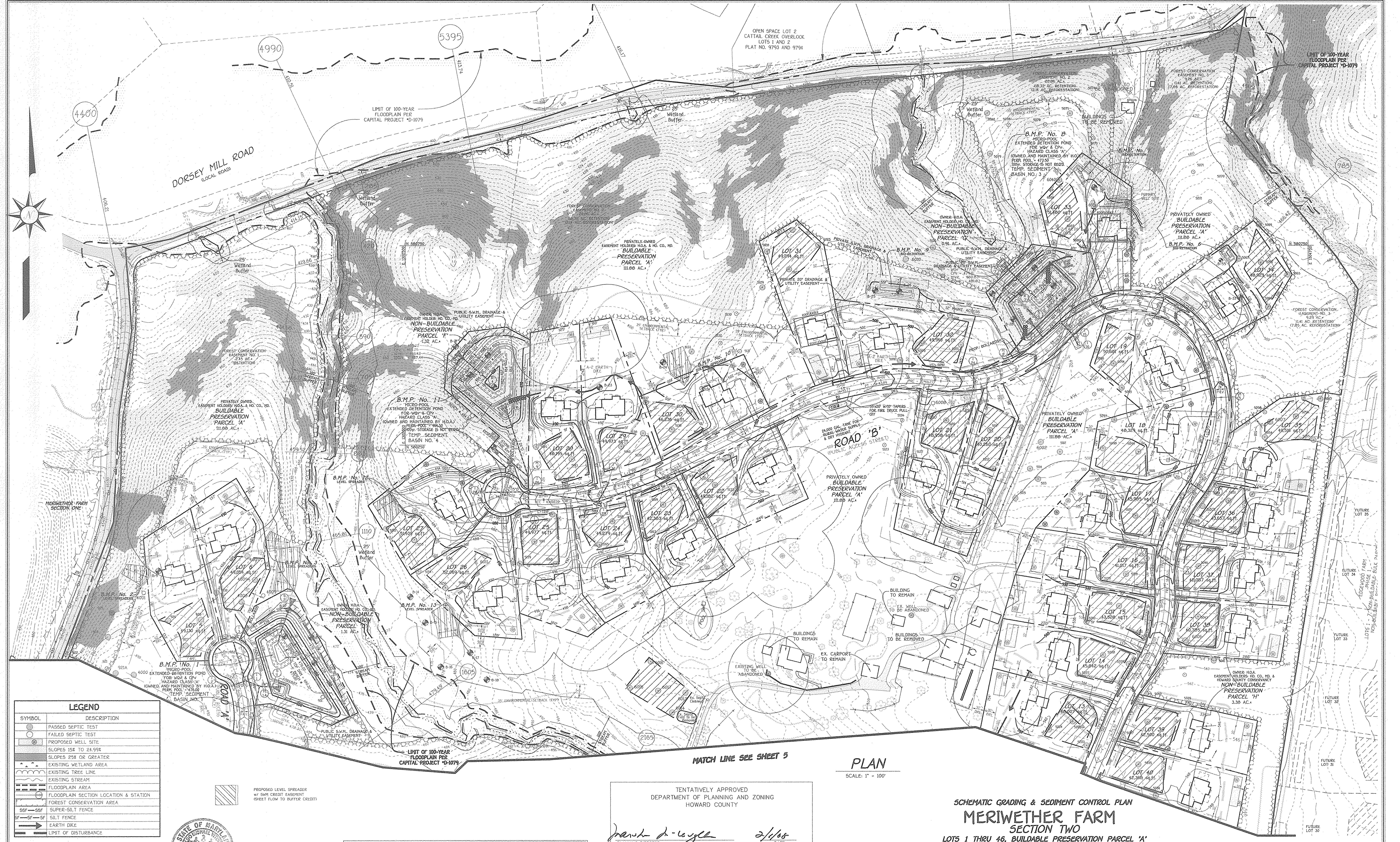
B. Nutter for Peter Beilenson, MD
COUNTY HEALTH OFFICER

1/25/2008
DATE

PRELIMINARY EQUIVALENT SKETCH, LANDSCAPE PLAN & AMENDED PERCOLATION CERTIFICATION PLAN
MERIWETHER FARM
SECTION TWO
LOTS 1 THRU 46, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'

ZONED: RC-DEO
GRID No. 15 PARCEL No. 28
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2007
SHEET 3 OF 7

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1000 NATIONAL SQUARE, OFFICE PARK - 10072 BALTIMORE NATIONAL PARK
ELLCOTT CITY, MARYLAND 21142
410.381.2899



SYMBOL	DESCRIPTION
(Circle with dot)	PASSED SEPTIC TEST
(Circle with cross)	FAILED SEPTIC TEST
(Circle with 'X')	PROPOSED WELL SITE
(Shaded area)	SLOPES 15% TO 24.9%
(Dashed line)	SLOPES 25% OR GREATER
(Wavy line)	EXISTING WETLAND AREA
(Dotted line)	EXISTING TREE LINE
(Dashed line with 'S')	EXISTING STREAM
(Dashed line with 'F')	FLOODPLAIN AREA
(Dashed line with 'S')	FLOODPLAIN SECTION LOCATION & STATION
(Dashed line with 'F')	FOREST CONSERVATION AREA
(Line with 'S')	SUPER-SILT FENCE
(Line with 'S')	SILT FENCE
(Line with 'D')	EARTH DIKE
(Line with 'D')	LIMIT OF DISTURBANCE



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 3327 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
B. Nuten for Peter Beilenson, MD
 COUNTY HEALTH OFFICER
 1/25/2008
 DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Janet D. Loyall
 PLANNING DIRECTOR
 2/1/08
 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

PLAN
 SCALE: 1" = 100'

SCHMATIC GRADING & SEDIMENT CONTROL PLAN
MERIWETHER FARM
SECTION TWO
 LOTS 1 THRU 46, BUILDABLE PRESERVATION PARCEL 'A'
 & NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'
 ZONED: RC-DEO
 TAX MAP No. 21 GRID No. 16 PARCEL No. 28
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2007
 SHEET 4 OF 7

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 4

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
SF	SUPER-SILT FENCE
SF	SILT FENCE
—	EARTH DIKE
—	LIMIT OF DISTURBANCE
▨	PROPOSED LEVEL SPREADER w/ SWM CREDIT EASEMENT (SEE SHEET FLOW TO BUFFER CREDIT)

PLAN
SCALE: 1" = 100'



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

B. Wilen for Peter Beilerman, MD
COUNTY HEALTH OFFICER

1/25/2008
DATE

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

DEVELOPER
HERITAGE LAND DEVELOPMENT
19950 NORTH AVENUE, P.O. BOX 482
LISBON, MARYLAND 21765

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul A. Cuyler
PLANNING DIRECTOR

2/1/08
DATE

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
MERIWETHER FARM
SECTION TWO
LOTS 1 THRU 16, BUILDABLE PRESERVATION PARCEL 'A'
& NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'

ZONED: RC-DEO
TAX MAP No. 21 GRID No. 16 PARCEL No. 28
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2007
SHEET 5 OF 7

E:\300\100569.dwg (PARCEL SECTION TWO) SHEET 2-7 PRELIMINARY PLANS.dwg, 12/28/2007 8:20:46 AM



- EXISTING 10-FOOT CONTOUR
- EXISTING 25-FOOT CONTOUR
- PROPOSED 10-FOOT CONTOUR
- PROPOSED 25-FOOT CONTOUR
- PROPOSED SEPTIC FIELD
- PROPOSED WELL AREA
- PROPOSED WELL
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED LEVEL SPREADER w/ SWFT CREDIT EASEMENT (SHEET FLOW TO BUFFER CREDIT)

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21117
(410) 481-2955

MD DNR Qualified Professional
USACOE Wetland Designer
Certification # WDCP93MD0610044B
John P. Canoles 11/22/07
JOHN P. CANOLES

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Janice L. Loyce 2/1/08
PLANNING DIRECTOR DATE

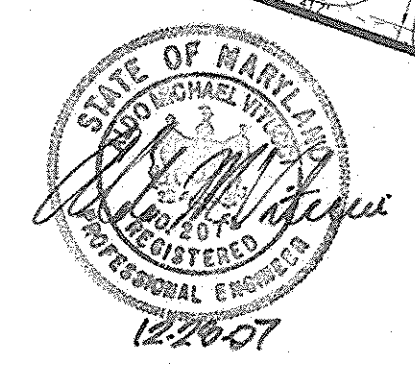
OWNER
FRANCES B. DEVLIN
43 LITCHFIELD ROAD
LITCHFIELD, CT 06759

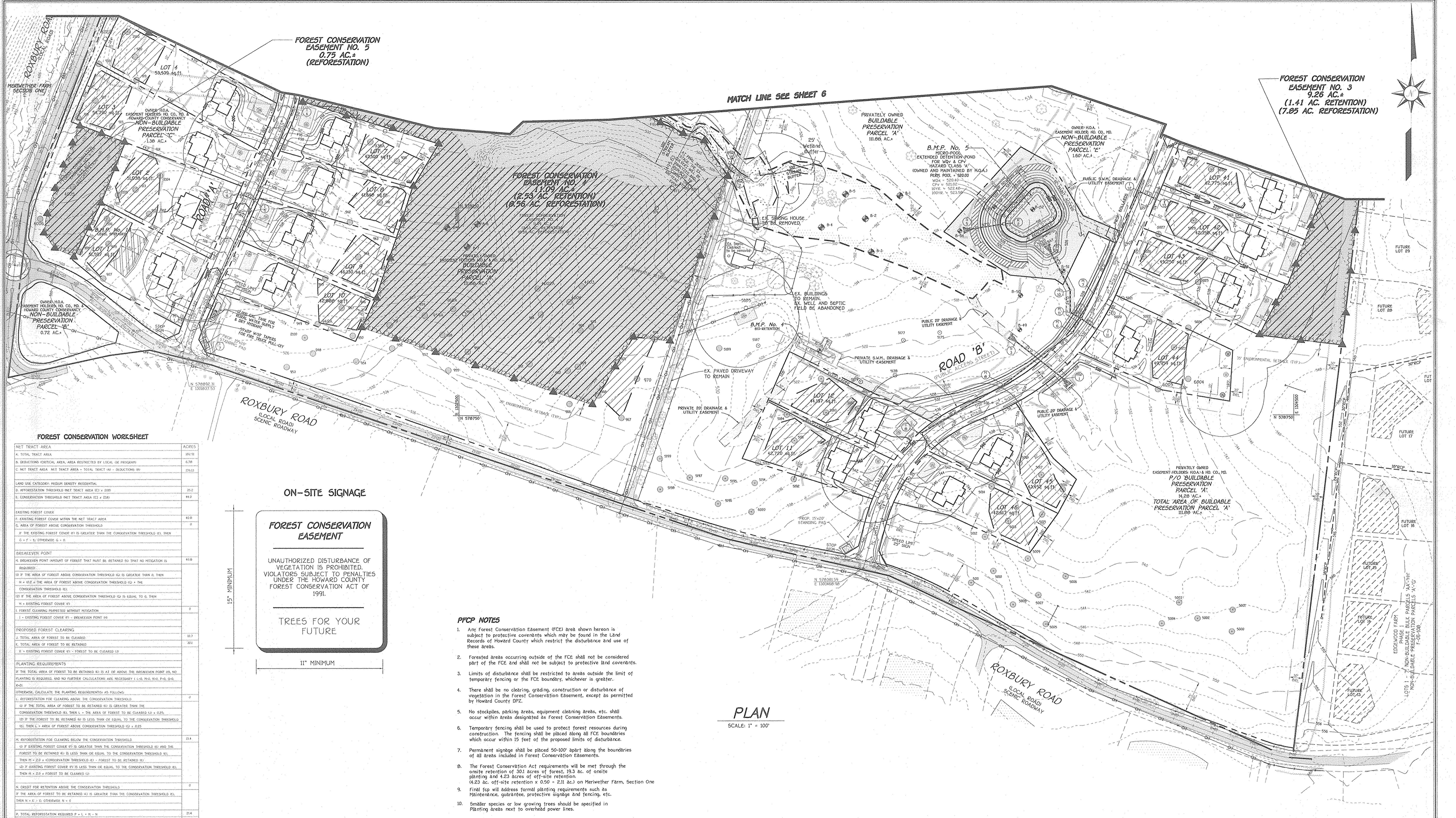
DEVELOPER
HERITAGE LAND DEVELOPMENT
15950 NORTH AVENUE, P.O. BOX 492
LISBON, MARYLAND 21765

PLAN
SCALE: 1" = 100'

PRELIMINARY FOREST CONSERVATION PLAN
MERIWETHER FARM
SECTION TWO
LOTS 1 THRU 46, BUILDABLE PRESEVATION PARCEL 'A'
& NON-BUILDABLE PRESEVATION PARCELS 'B' THRU 'H'

ZONED: RC-DEO
TAX MAP No. 21 GRID No. 16 PARCEL No. 29
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2007
SHEET 6 OF 7





FOREST CONSERVATION EASEMENT NO. 5
0.75 AC. ±
(REFORESTATION)

FOREST CONSERVATION EASEMENT NO. 3
9.26 AC. ±
(1.41 AC. RETENTION)
(7.85 AC. REFORESTATION)

FOREST CONSERVATION EASEMENT NO. 1
11.09 AC. ±
(2.53 AC. RETENTION)
(8.56 AC. REFORESTATION)

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	102.96
B. DEDUCTIONS: HORIZONTAL AREA RESTRICTED BY LOCAL OR PROGRAM	6.78
C. NET TRACT AREA: NET TRACT AREA ± TOTAL TRACT AREA (A) - DEDUCTIONS (B)	96.18
LAND USE CATEGORIES: MEDIUM DENSITY RESIDENTIAL	
D. APPROPRIATION THRESHOLD: NET TRACT AREA (C) × 0.01	0.96
E. CONSERVATION THRESHOLD: NET TRACT AREA (C) × 0.25	24.05
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	40.8
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
H. IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F - E; OTHERWISE G = 0	0
BREAK-EVEN POINT	
I. BREAK-EVEN POINT: AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED	0
J. IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN H + 0.5 × G = THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) + THE CONSERVATION THRESHOLD (E)	0
K. IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN H = EXISTING FOREST COVER (F)	0
L. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0
M. EXISTING FOREST COVER (F) - BREAK-EVEN POINT (I)	0
PROPOSED FOREST CLEARING	
N. TOTAL AREA OF FOREST TO BE CLEARED	10.7
O. TOTAL AREA OF FOREST TO BE RETAINED	30.1
P. EXISTING FOREST COVER (F) - FOREST TO BE CLEARED (N)	0
PLANTING REQUIREMENTS	
Q. IF THE TOTAL AREA OF FOREST TO BE RETAINED (O) IS AT OR ABOVE THE BREAK-EVEN POINT (I), NO PLANTING IS REQUIRED; WHO NO FURTHER CALCULATIONS ARE NECESSARY (1. LG, 1.6G, 1.8G, 1.9G, 2.0G, 2.1G)	0
R. OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	0
S. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
1. IF THE TOTAL AREA OF FOREST TO BE RETAINED (O) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = L × (CONSERVATION THRESHOLD (E) - FOREST TO BE CLEARED (N) × 0.25)	0
2. IF THE FOREST TO BE RETAINED (O) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = L × (CONSERVATION THRESHOLD (E) - FOREST TO BE CLEARED (N) × 0.25)	0
3. IF THE FOREST TO BE RETAINED (O) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN R = 2.0 × FOREST TO BE CLEARED (N)	0
4. IF THE FOREST TO BE RETAINED (O) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN R = 2.0 × FOREST TO BE CLEARED (N)	0
T. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0
U. IF THE AREA OF FOREST TO BE RETAINED (O) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = E - E; OTHERWISE N = 0	0
V. TOTAL REFORESTATION REQUIRED: P + L + M - N	21.4
W. TOTAL APPROPRIATION REQUIRED	0
X. IF EXISTING FOREST COVER (F) IS LESS THAN THE APPROPRIATION THRESHOLD (D), THEN D - APPROPRIATION THRESHOLD (D) - EXISTING FOREST COVER (F)	0
Y. TOTAL PLANTING REQUIREMENT: W + P + Q	21.4

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 (vertical dimension)
11' MINIMUM (horizontal dimension)

- 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 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 the boundaries of all areas included in Forest Conservation Easements.
 - The Forest Conservation Act requirements will be met through the onsite retention of 30.1 acres of forest, 19.3 ac. of onsite planting and 4.23 acres of off-site retention.
 - Final fcp will address formal planting requirements such as maintenance, guarantee, protective signage and fencing, etc.
 - Smaller species or low growing trees should be specified in Planting areas next to overhead power lines.

PLAN
SCALE: 1" = 100'

FISHER, COLLINS & CARTER, INC.
EPA REGISTERED PROFESSIONAL ENGINEERS
1400 WASHINGTON BLVD., SUITE 200
BETHESDA, MD 20814

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
1000 WASHINGTON BLVD., SUITE 200
BETHESDA, MD 20814

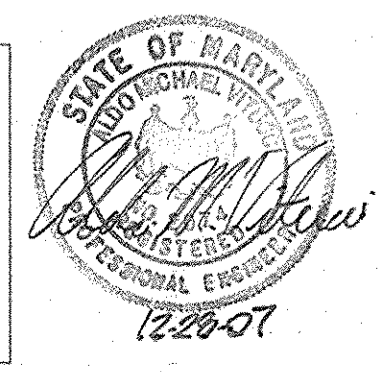
MD DNR Qualified Professional
USACOE Wetland Delimited
Certification # WD06P93MD06100448
John P. Canoles 12/20/07

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

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

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark A. Unger 2/1/08
PLANNING DIRECTOR DATE



PRELIMINARY FOREST CONSERVATION PLAN
MERIWETHER FARM SECTION TWO
LOTS 1 THRU 16, BUILDABLE PRESERVATION PARCEL 'A'
& NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'H'

ZONED: RC-DEO
GRID NO. 15 PARCEL No. 28
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2007
SHEET 7 OF 7