

SHEET INDEX	
No.	DESCRIPTION
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# PRELIMINARY EQUIVALENT SKETCH PLAN FOR WINDRIDGE FARM SECTION 2

## LOTS 1 THRU 26 AND BUILDABLE PRESERVATION PARCEL 'A'

### ZONING "RR-DEO"

### TAX MAP No. 21 PARCEL No. : 31 GRID No. 17

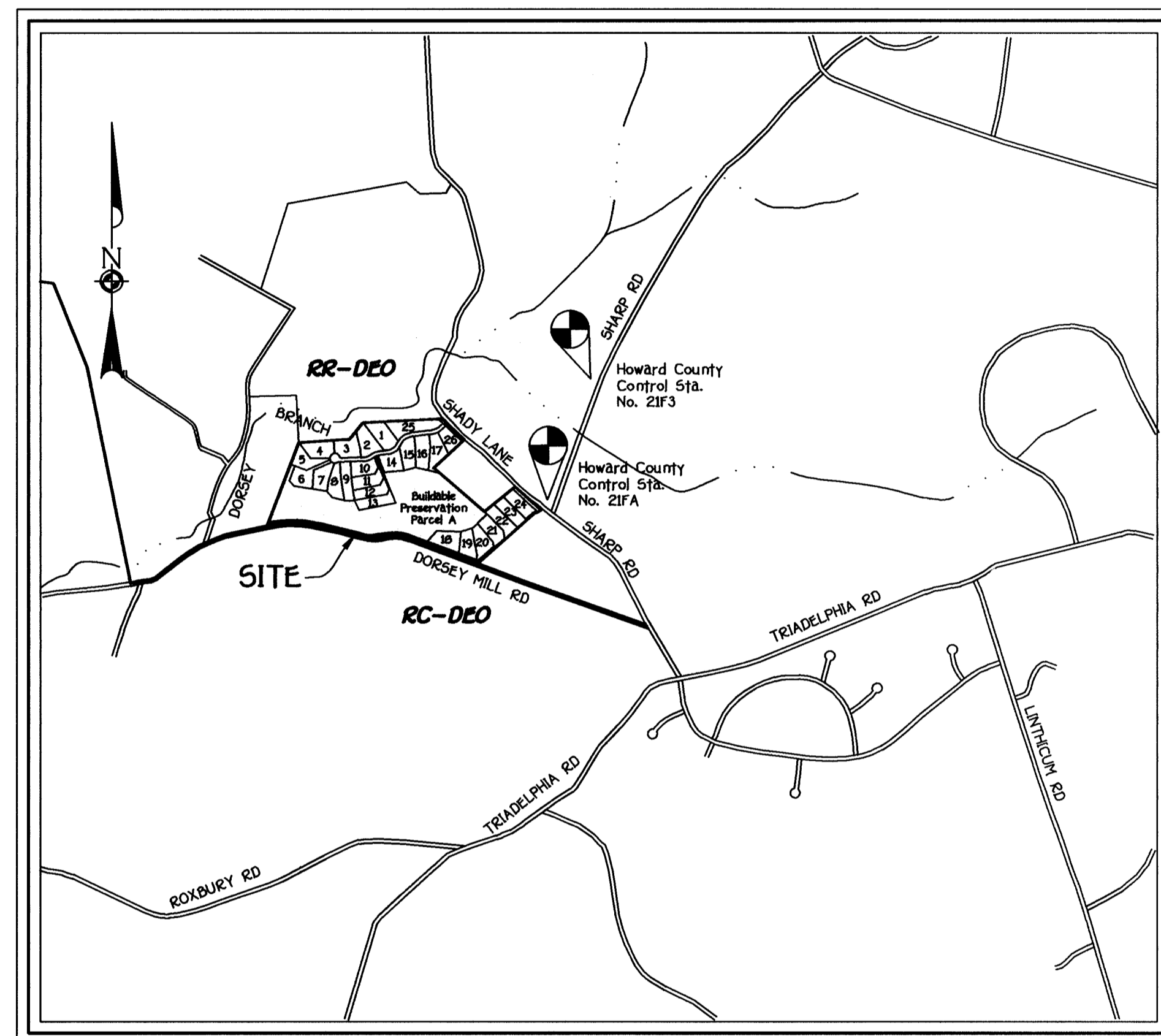
COORDINATE TABLE					
PNT	NORTH	EAST	PNT	NORTH	EAST
22	582268.984702	1306576.150834	217	581886.623076	1305989.556698
25	582702.445079	1306541.297183	218	581866.271016	1305717.111405
28	581982.450056	1306493.518076	219	581744.192496	1306685.495201
29	581943.039912	1306444.319556	220	581737.588728	1306805.679822
37	582666.180644	1306023.900149	222	581760.313110	1306977.674682
40	581838.506678	1305706.482739	235	581744.253981	1307120.971045
100	581957.816552	1307394.273988	236	581745.444239	1307879.437101
101	582411.604860	1307399.217282	237	581446.639926	1307854.221247
104	582676.998281	1307689.979022	239	581861.653895	1305988.315737
105	582697.283515	1307712.203274	249	581967.617699	1308463.706778
107	582200.933112	1308203.272949	312	581720.844300	1307112.304300
109	582219.969176	1308226.872327	314	581735.528950	1306980.949300
122	582907.484687	1307485.900833	316	581712.804100	1306808.954300
123	582935.569960	1307445.629384	318	581719.915900	1306679.524700
215	581847.122496	1306256.972501	320	581822.845900	1306261.002000
216	581886.045781	1306001.172361	322	581861.076600	1305999.931400

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	40'

MINIMUM LOT SIZE CHART				
Lot No.	Gross Area	Pipestem Area	Remaining Area	Minimum Lot Size
6	48,335 Sq.Ft.	5711 Sq.Ft.	42,624 Sq.Ft.	42,624 Sq.Ft.
11	42,314 Sq.Ft.	1136 Sq.Ft.	41,178 Sq.Ft.	41,178 Sq.Ft.
12	42,581 Sq.Ft.	2391 Sq.Ft.	40,190 Sq.Ft.	40,190 Sq.Ft.
13	45,823 Sq.Ft.	3623 Sq.Ft.	42,200 Sq.Ft.	42,200 Sq.Ft.
21	46,162 Sq.Ft.	2502 Sq.Ft.	43,660 Sq.Ft.	43,660 Sq.Ft.
22	48,981 Sq.Ft.	4002 Sq.Ft.	44,979 Sq.Ft.	44,979 Sq.Ft.
23	44,637 Sq.Ft.	2888 Sq.Ft.	41,749 Sq.Ft.	41,749 Sq.Ft.
Parcel A	12,287 Ac.	0.043 Ac.	12,244 Ac.	12,244 Ac.

CENTERLINE CURVE DATA					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING AND DISTANCE
132-133	220.00'	152.81'	39°47'54"	79.63'	562°59'18"W 149.76'
252-259	140.00'	146.61'	60°00'00"	80.83'	562°53'15"W 140.00'
259-263	150.00'	157.08'	60°00'00"	86.60'	562°53'15"W 150.00'
268-270	150.00'	78.54'	30°00'00"	40.19'	567°53'15"W 77.65'
270-275	150.00'	90.88'	34°38'16"	46.77'	570°12'23"W 89.31'

SCHEDULE D STORM WATER MANAGEMENT AREA LANDSCAPING				
PERIMETER	D1	D2	D3	D4
LANDSCAPE TYPE	B	B	B	B
LINEAR FEET OF PERIMETER	420'	190'	314'	115'
NUMBER OF TREES REQUIRED				
SHADE TREES	9	4	7	3
EVERGREEN TREES	11	5	8	3
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND %)	NO	NO	NO	NO



## FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCHEDULE A - PERIMETER LANDSCAPE EDGE														
PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	P-11	P-12	P-13	P-14
CATEGORY	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO ROADWAY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER	ADJACENT TO PERIMETER	ADJACENT TO ROADWAY	ADJACENT TO ROADWAY
LANDSCAPE TYPE	A	A	A	A	A	A	A	B	B	A	A	NONE	A	NONE
LINEAR FEET OF PERIMETER	252'	733'	404'	1,156'	335'	574'	473'	237'	57'	985'	142'	581'	803'	350'
NUMBER OF TREES REQUIRED														
SHADE TREES	5	13	7	20	6	10	8	5	2	17	3	0	14	0
EVERGREEN TREES	-	-	-	-	-	-	-	6	2	-	-	0	-	0
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES 200'	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND %)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
  - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - SITE DATA:  
CURRENT ZONING: RR-DEO (40,000 SQ. FT. LOT SIZE OPTION)  
LOCATION: NORTH SIDE OF DORSEY HILL ROAD AND SOUTHWEST SIDE OF SHADY LANE.  
ELECTION DISTRICT: 4TH  
TAX MAP: 21  
GRID: 17  
PARCEL: 31  
DEED REFERENCE: 4495/359  
SOILS MAP: No. 13
  - AREA TABULATION:  
GROSS AREA OF TRACT: 50,546 AC.  
AREA OF FLOOD PLAIN: 153 AC.  
NET AREA OF TRACT: 49,393 AC.  
AREA OF PUBLIC ROAD R/W: 3,016 AC.  
AREA OF PROPOSED LOTS/PARCELS: 47,528 AC.  
AREA OF BUILDABLE LOTS: 28,287 AC.  
AREA OF OPEN SPACE PARCELS: 2,586 AC.  
AREA OF PRESERVATION PARCELS: 12,787 AC.
  - DENSITY TABULATION:  
GROSS AREA OF TRACT: 50,546 AC.  
BASE DENSITY: (50,546 - 4.25) = 11,89 OR 11 UNITS  
MAXIMUM DENSITY W/ "CEO" OPTION: (50,546 - 2) = 25.27 OR 25 UNITS  
TOTAL NUMBER OF BUILDABLE LOTS PROPOSED: 24 AND PRESERVATION PARCEL "A"  
NUMBER OF CEOs REQUIRED: 25-114 UNITS
  - LOT TABULATION:  
TOTAL NO. OF PROPOSED LOTS/PARCELS: 27  
NO. OF BUILDABLE LOTS: 24  
NO. OF OPEN SPACE PARCELS: 2  
NO. OF PRESERVATION PARCELS: 1
  - OPEN SPACE TABULATION FOR PHASE I:  
GROSS AREA OF TRACT: 50,546 AC.  
REQUIRED OPEN SPACE: 2,527 AC.  
(5% OF GROSS AREA)  
OPEN SPACE PROVIDED: 2,586 AC.  
NON-CREDITED = 0.034 AC.  
CREDITED = 2,552 AC.
  - PRIVATE WATER AND SEWER TO BE UTILIZED.
  - 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 ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
  - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL SURVEY PERFORMED BY HARFORD AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED FEBRUARY 16, 1999.
  - XXXXX DENOTES SLOPES BETWEEN 15% - 24%. THERE ARE NO STEEP SLOPES GREATER THAN 25% WITH CONTIGUOUS AREAS OF 20,000 SQ.FT. OR GREATER ON THIS SITE.
  - STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES.  
\*THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SHAPES MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.
  - WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 1999.
  - A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP DATED MARCH, 1999.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON DECEMBER 9, 1997.
  - ALL STREET TREE PLANTINGS, PERIMETER AND S.W.M. AREA LANDSCAPING WILL BE INSTALLED BY THE DEVELOPER IN CONJUNCTION WITH THE FINAL ROAD PLANS.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - ALL WELLS TO BE DRILLED PRIOR TO FINAL RECORD PLAT SIGNATURE BY HEALTH DEPARTMENT.
  - ALL WELLS AND SEPTIC WITHIN 100 FEET OF THE PROPERTY BOUNDARY ARE SHOWN.
  - GWAP APPLICATIONS TO BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.
  - TEST HOLES FIELD LOCATED BY VANMAR ASSOCIATES, INC., EXCEPTING HOLES #100, 101, 102, 103, 104, 106, 108, 202, 28F, 27E, P1, P2, P3 & P4 BY FISHER, COLLINS & CARTER.
  - CLOSEST PORTION OF PROPERTY IS MORE THAN 2,500 FEET TO TRIADELPHIA RESERVOIR.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
  - THE EXISTING HISTORIC STRUCTURE (040-126) LOCATED ALONG DORSEY HILL ROAD IS TO REMAIN AS A NON-DWELLING UNIT.
  - LOTS 18 - 21 ALONG DORSEY HILL ROAD MUST BE SITED TO FACE THE SCENIC ROAD.
  - MINOR RECONFIGURATION OF SEPTIC AREAS ON SEVERAL LOTS TO BE DONE AT FINAL PLAN STAGE TO ENSURE ADEQUATE SEPARATION FROM ALTERNATE WELL SITES AND SOME DRAINAGE FEATURES.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK 10721 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21842  
(410) 461-2855

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Don M. Mott*  
COUNTY HEALTH OFFICER CW  
1/28/00  
DATE

OWNER / DEVELOPER  
CUBBAGE, LLC  
c/o MR. J. THOMAS SCRIVENER  
8808 CENTRE PARK DRIVE  
SUITE 209  
COLUMBIA, MARYLAND 21045

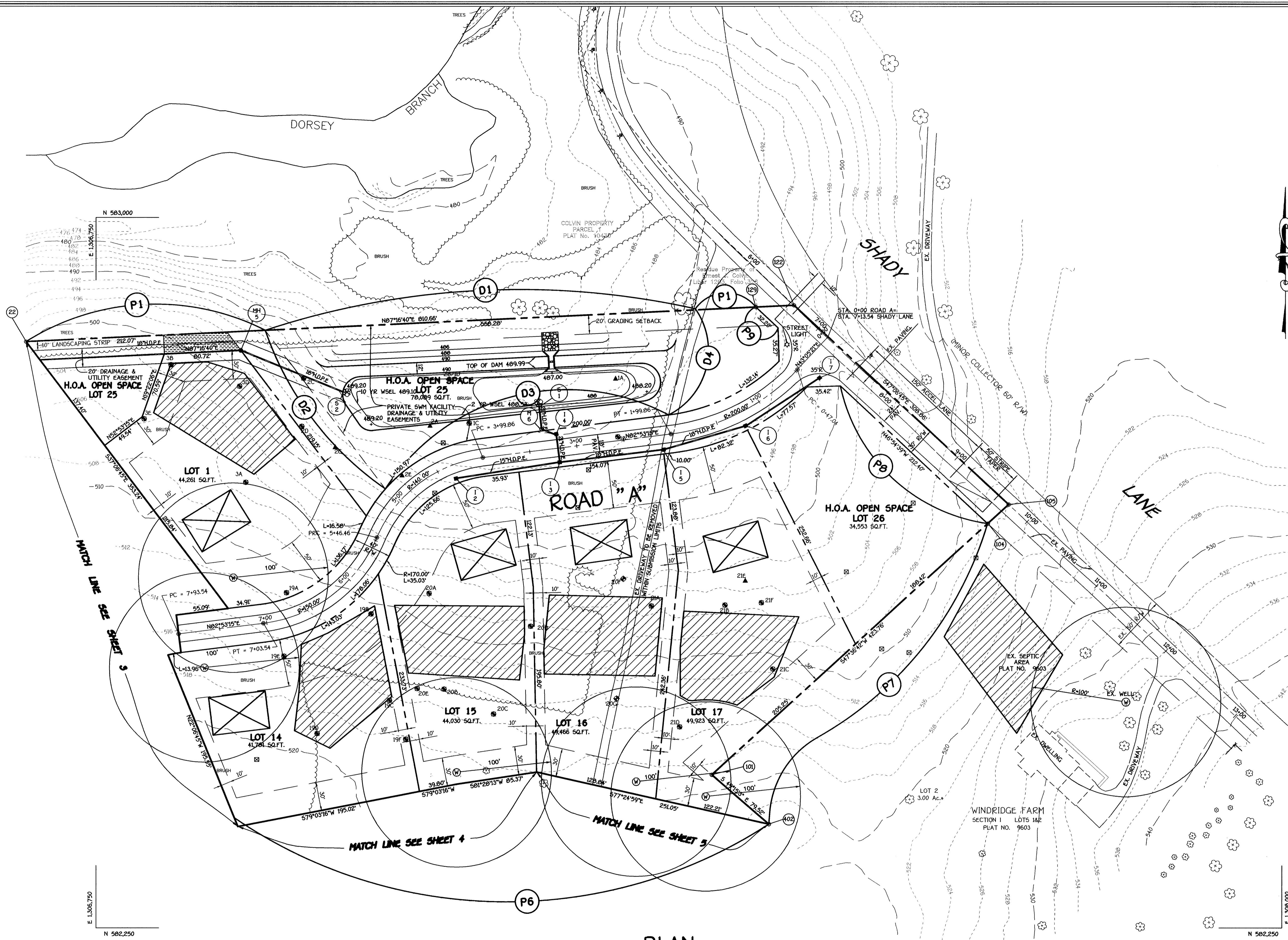


TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 1/14/00  
JA

**PRELIMINARY EQUIVALENT SKETCH PLAN  
WINDRIDGE FARM  
SECTION 2  
LOTS 1 THRU 26  
AND BUILDABLE PRESERVATION PARCEL 'A'**

ZONING "RR-DEO"  
TAX MAP No. 21 PARCEL No. : 31 GRID No. 17  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 17, 1999  
SHEET 1 OF 8

SP.99.12



- LEGEND**
- HOLES RECOVERED-NO RESULTS
  - PERC TEST SITES FAILED
  - PERC TEST SITES PASSED
  - PROPOSED HOUSE
  - SEPTIC AREA
  - PROPOSED WELL
  - OVERHEAD UTILITIES
  - NON-CREDITED OPEN SPACE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*One H. Miller*  
 COUNTY HEALTH OFFICER C.O.D. 1/28/00 DATE

**PLAN**  
 SCALE: 1" = 50'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*JA*  
 PLANNING DIRECTOR 2/14/00 DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**WINDRIDGE FARM**  
 SECTION 2  
 LOTS 1 THRU 26  
 AND BUILDABLE PRESERVATION PARCEL 'A'  
 ZONING "RR-DEO"  
 TAX MAP No. 21 PARCEL No. 31 GRID No. 17  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: NOVEMBER 17, 1999  
 SHEET 2 OF 8

**OWNER / DEVELOPER**  
 CUBBAGE, L.L.C.  
 c/o MR. J. THOMAS SCRIVENER  
 8808 CENTRE PARK DRIVE  
 SUITE 209  
 COLUMBIA, MARYLAND 21045

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10220 BALTIMORE NATIONAL Pk.  
 ELLESMERE CITY, MARYLAND 21041  
 (410) 466-2895

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 11-19-99

N 583,000  
E 1,305,750



N 582,000  
E 1,305,750



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DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James A. ...*  
PLANNING DIRECTOR DATE  
JA

- PART OF 30' WIDE USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS TO LOTS 12, 13 & PRESERVATION PARCEL 'A'
- LEGEND**
- HOLES RECOVERED-NO RESULTS
  - PERC TEST SITES FAILED
  - PERC TEST SITES PASSED
  - PROPOSED HOUSE
  - SEPTIC AREA
  - PROPOSED WELL
  - OVERHEAD UTILITIES
  - NON-CREDITED OPEN SPACE
  - DENOTES 25% AND GREATER SLOPES
  - DENOTES 15% - 25% SLOPES

**PRELIMINARY EQUIVALENT SKETCH PLAN  
WINDRIDGE FARM  
SECTION 2  
LOTS 1 THRU 26  
AND BUILDABLE PRESERVATION PARCEL 'A'**  
ZONING "RR-DEO"  
TAX MAP No. 21 PARCEL No. 31 GRID No. 17  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 17, 1999  
SHEET 3 OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Donna M. ...*  
COUNTY HEALTH OFFICER DATE 1/28/00

**OWNER / DEVELOPER**  
CUBBAGE, L.L.C.  
c/o MR. J. THOMAS SCRIVENER  
8808 CENTRE PARK DRIVE  
SUITE 209  
COLUMBIA, MARYLAND 21045

**PLAN**  
SCALE: 1" = 50'

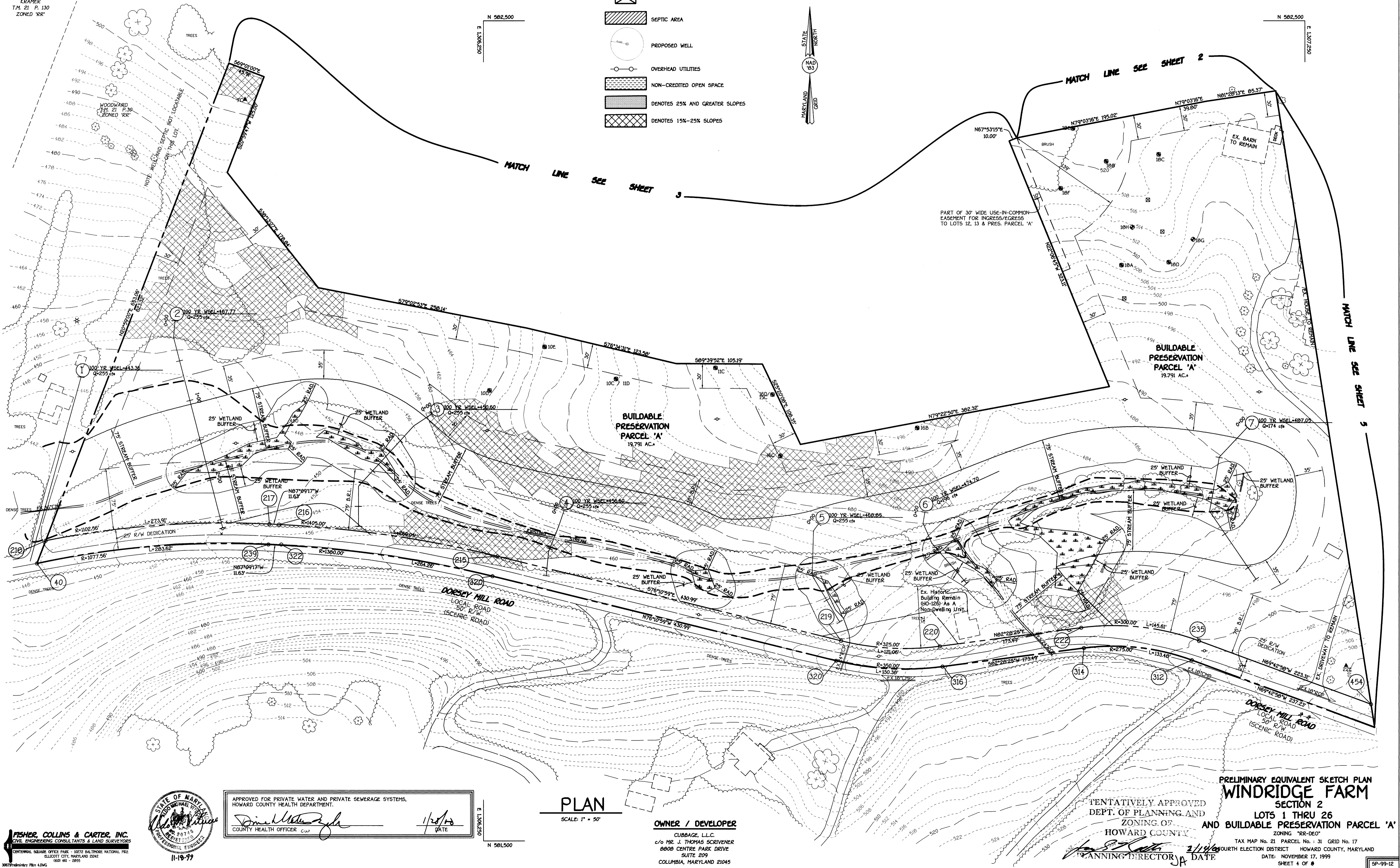


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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PKC  
ELLSWORTH CITY, MARYLAND 21042  
410.481-2055

KRAMER  
T.M. 21 P. 130  
ZONED 'RR'

**LEGEND**

- ☒ HOLES RECOVERED—NO RESULTS
- ▲ PERC TEST SITES FAILED
- ◆ PERC TEST SITES PASSED
- ☒ PROPOSED HOUSE
- ▨ SEPTIC AREA
- PROPOSED WELL
- OVERHEAD UTILITIES
- ▨ NON-CREDITED OPEN SPACE
- ▨ DENOTES 25% AND GREATER SLOPES
- ▨ DENOTES 15%-25% SLOPES



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

*David M. [Signature]*  
COUNTY HEALTH OFFICER CW

1/20/12  
DATE

**PLAN**  
SCALE: 1" = 50'

**OWNER / DEVELOPER**  
CUBBAGE, L.L.C.  
c/o MR. J. THOMAS SCRIVENER  
8808 CENTRE PARK DRIVE  
SUITE 209  
COLUMBIA, MARYLAND 21045

PRELIMINARY EQUIVALENT SKETCH PLAN  
**WINDRIDGE FARM**  
SECTION 2  
LOTS 1 THRU 26  
AND BUILDABLE PRESERVATION PARCEL 'A'  
ZONING 'RR-DEO'

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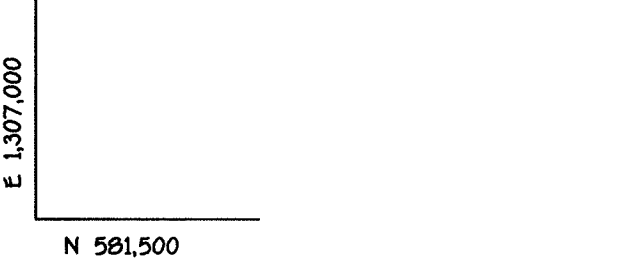
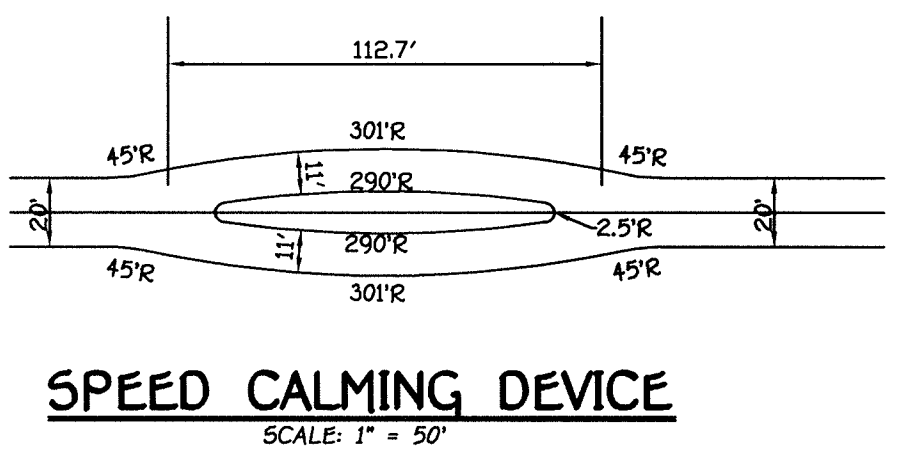
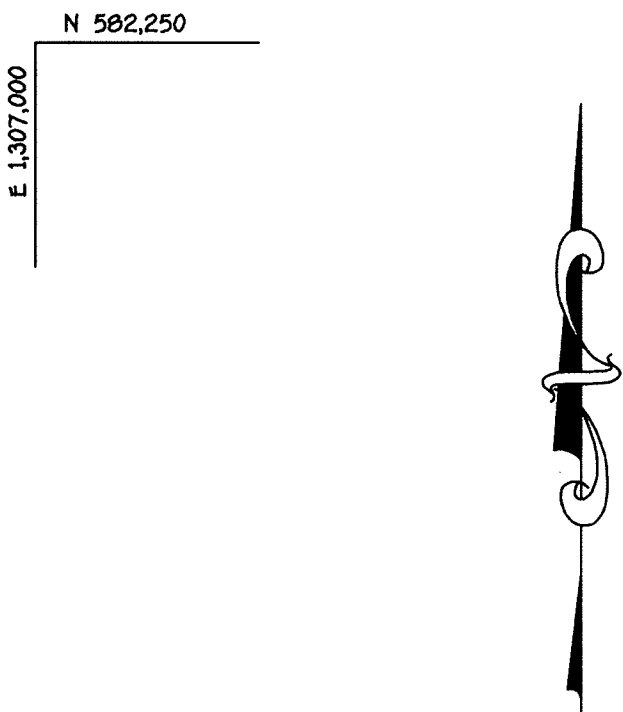
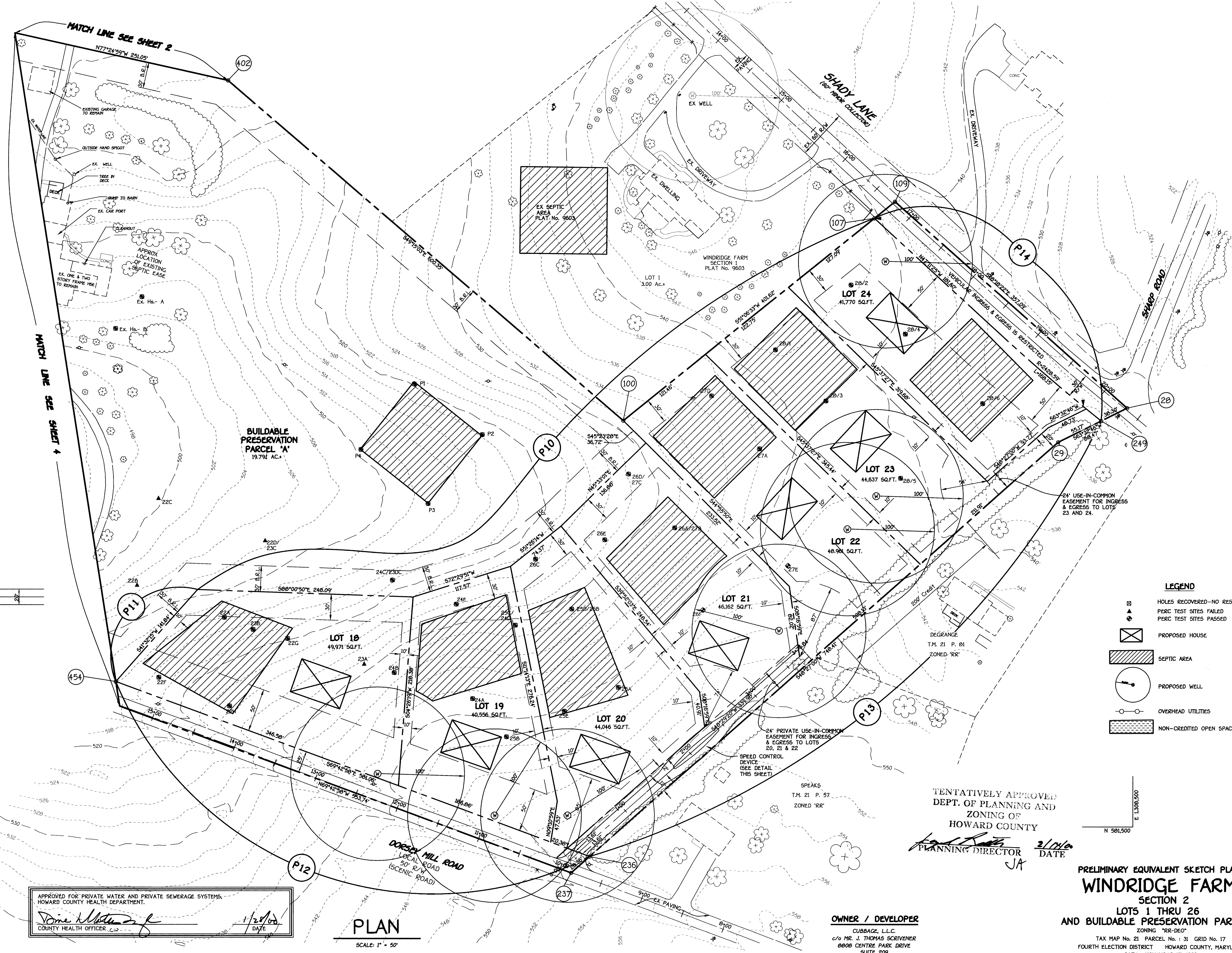
*[Signature]*  
PLANNING DIRECTOR JA

2/14/12  
DATE

TAX MAP No. 21 PARCEL No. 31 GRID No. 17  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 17, 1999  
SHEET 4 OF 6

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 481-2852

SP.99.12



- LEGEND**
- HOLES RECOVERED-NO RESULTS
  - PERC TEST SITES FAILED
  - PERC TEST SITES PASSED
  - PROPOSED HOUSE
  - SEPTIC AREA
  - PROPOSED WELL
  - OVERHEAD UTILITIES
  - NON-CREDITED OPEN SPACE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*John P. ...*  
PLANNING DIRECTOR

*JA*  
DATE 2/14/00

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**WINDRIDGE FARM**  
SECTION 2  
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TAX MAP No. 21 PARCEL No. : 31 GRID No. 17  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 17, 1999  
SHEET 5 OF 8

**OWNER / DEVELOPER**  
CUBBAGE, L.L.C.  
c/o MR. J. THOMAS SCRIVENER  
8808 CENTRE PARK DRIVE  
SUITE 209  
COLUMBIA, MARYLAND 21045

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

*John M. ...*  
COUNTY HEALTH OFFICER

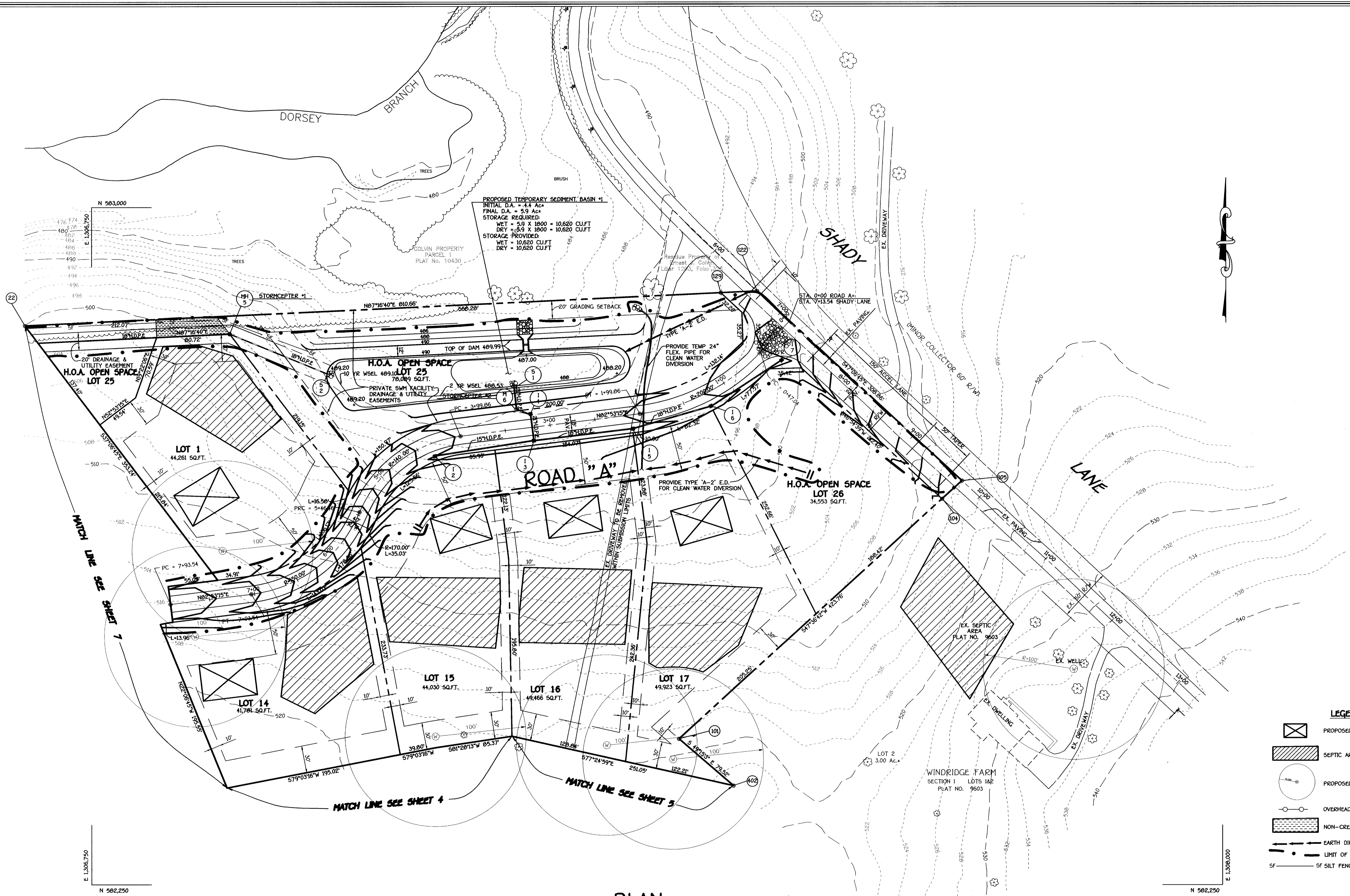
1/28/00  
DATE

**PLAN**  
SCALE: 1" = 50'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

1-19-99

CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2955



PROPOSED TEMPORARY SEDIMENT BASIN #1  
 INITIAL D.A. = 4.4 AC\*  
 FINAL D.A. = 5.9 AC\*  
 STORAGE REQUIRED:  
 WET = 5.3 X 1800 = 10,620 CUFT  
 DRY = 5.3 X 1800 = 10,620 CUFT  
 STORAGE PROVIDED:  
 WET = 10,620 CUFT  
 DRY = 10,620 CUFT

N 583,000  
 E 1,306,750

N 582,250  
 E 1,306,750

N 582,250  
 E 1,306,000

PLAN  
 SCALE: 1" = 50'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]*  
 COUNTY HEALTH OFFICER C.D.  
 1/28/02  
 DATE

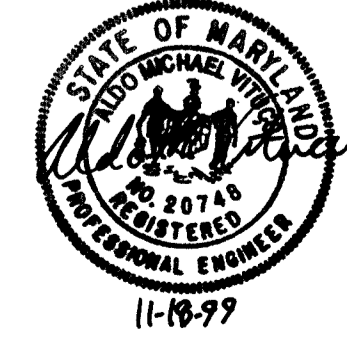
OWNER / DEVELOPER  
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TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*[Signature]*  
 PLANNING DIRECTOR  
 3/14/02  
 DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
**WINDRIDGE FARM**  
 SECTION 2  
 LOTS 1 THRU 26  
 AND BUILDABLE PRESERVATION PARCEL 'A'  
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 TAX MAP No. 21 PARCEL No. 31 GRID No. 17  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: NOVEMBER 17, 1999  
 SHEET 6 OF 8

- LEGEND**
- PROPOSED HOUSE
  - SEPTIC AREA
  - PROPOSED WELL
  - OVERHEAD UTILITIES
  - NON-CREDITED OPEN SPACE
  - EARTH DIKE
  - LIMIT OF DISTURBANCE LINE
  - SF SILT FENCE

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2855

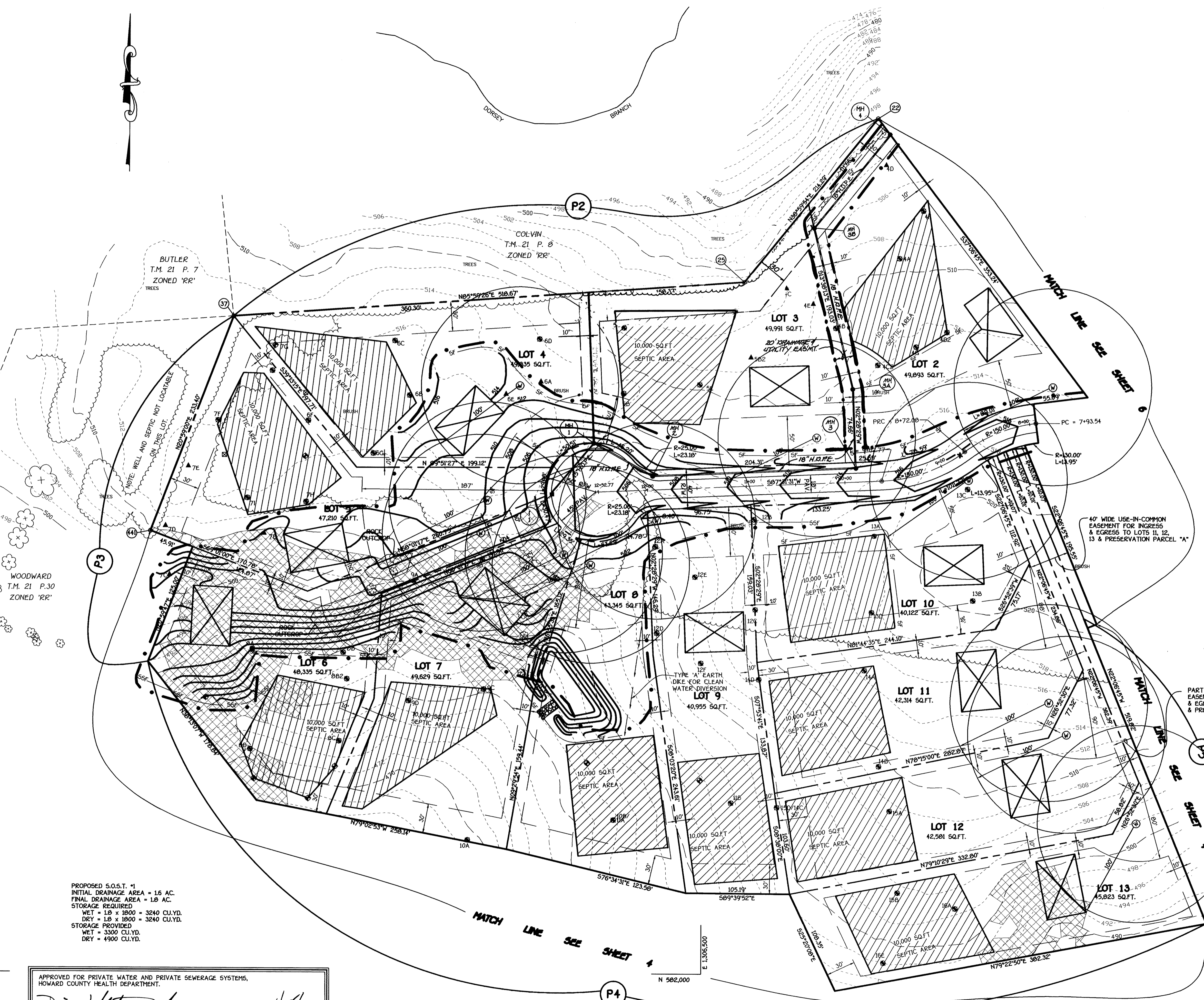


SP99.12

N 583,000  
E 1,305,750



N 582,000  
E 1,305,750



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Paul Katz* 2/14/00  
PLANNING DIRECTOR DATE  
JA

- LEGEND**
- HOLES RECOVERED-NO RESULTS
  - PERC TEST SITES FAILED
  - PERC TEST SITES PASSED
  - PROPOSED HOUSE
  - SEPTIC AREA
  - PROPOSED WELL
  - OVERHEAD UTILITIES
  - NON-CREDITED OPEN SPACE
  - DENOTES 25% AND GREATER SLOPES
  - DENOTES 15% - 25% SLOPES
  - LIMIT OF DISTURBANCE LINE
  - SF SILT FENCE

PROPOSED S.O.S.T. #1  
INITIAL DRAINAGE AREA = 1.6 AC.  
FINAL DRAINAGE AREA = 1.0 AC.  
STORAGE REQUIRED  
WET = 10' x 1800' = 3240 CU.YD.  
DRY = 10' x 1800' = 3240 CU.YD.  
STORAGE PROVIDED  
WET = 3300 CU.YD.  
DRY = 4900 CU.YD.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Die Webster* 1/25/00  
COUNTY HEALTH OFFICER C.W. DATE

**OWNER / DEVELOPER**  
CUBBAGE, L.L.C.  
c/o MR. J. THOMAS SCRIVENER  
8808 CENTRE PARK DRIVE  
SUITE 209  
COLUMBIA, MARYLAND 21045

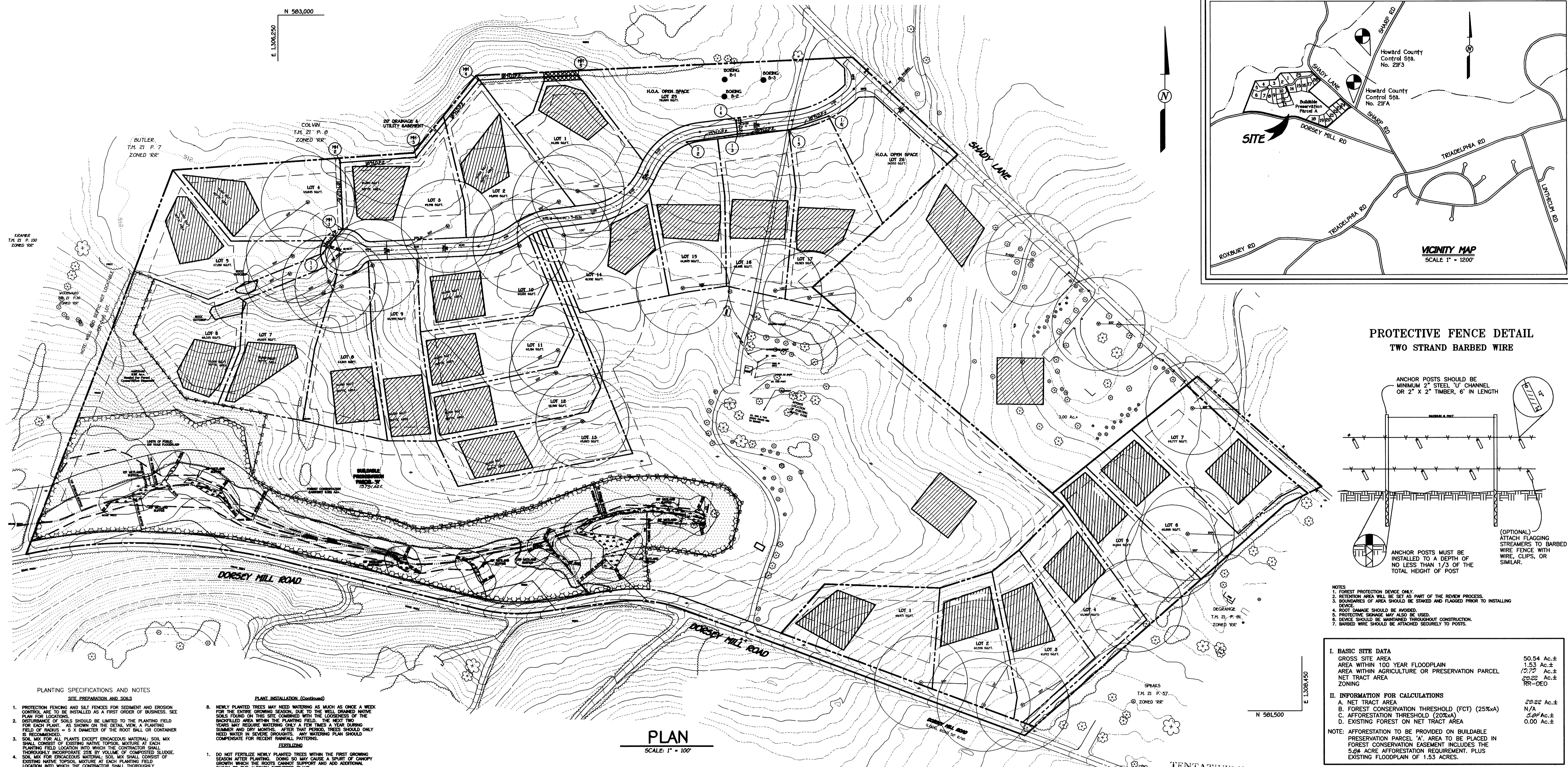
**PLAN**  
SCALE: 1" = 50'

**PRELIMINARY GRADING & SEDIMENT CONTROL PLAN**  
**WINDRIDGE FARM**  
SECTION 2  
LOTS 1 THRU 26  
AND BUILDABLE PRESERVATION PARCEL 'A'  
ZONING "RR-DEO"  
TAX MAP No. 21 PARCEL No. : 31 GRID No. 17  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 17, 1999  
SHEET 7 OF 8

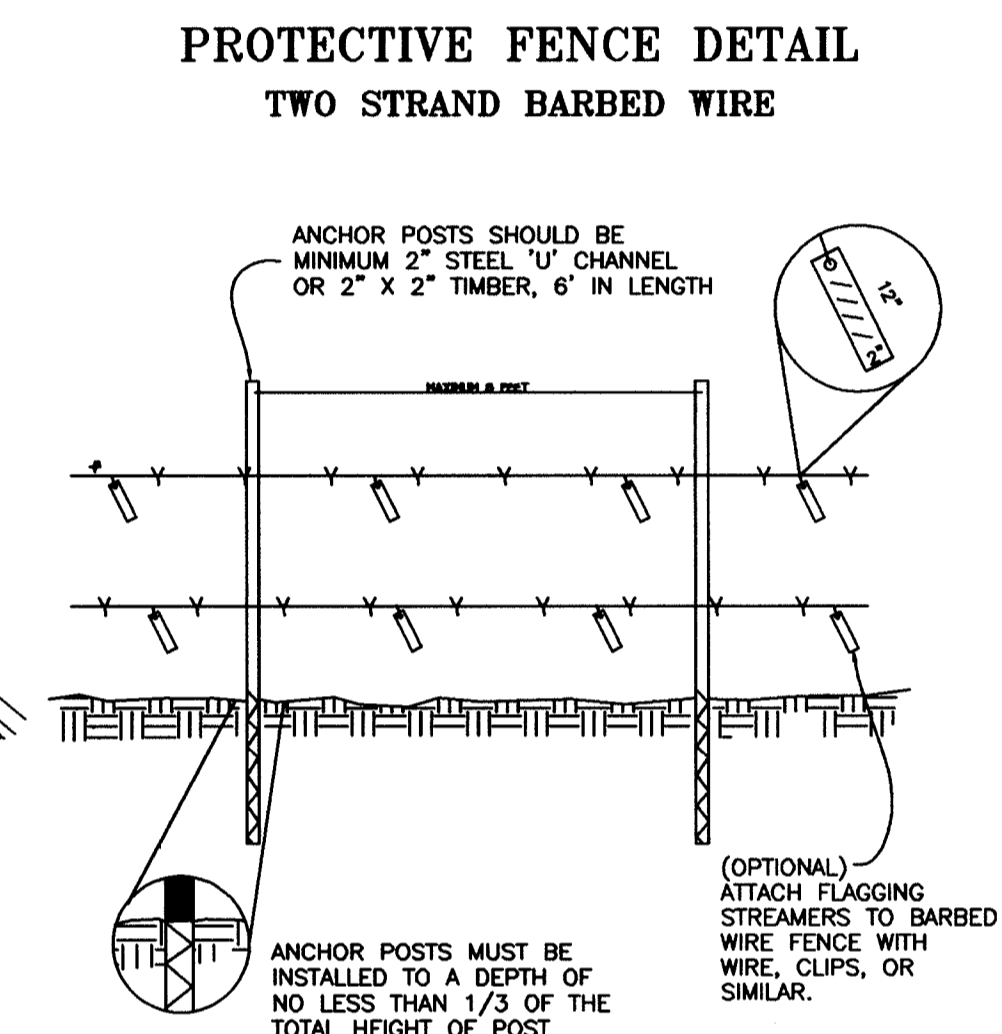


**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-1895

SP.99.12



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



- NOTES**
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF 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.
  7. BARBED WIRE SHOULD BE ATTACHED SECURELY TO POSTS.

**I. BASIC SITE DATA**

GROSS SITE AREA	50.54 Ac.±
AREA WITHIN 100 YEAR FLOODPLAIN	1.53 Ac.±
AREA WITHIN AGRICULTURE OR PRESERVATION PARCEL	27.79 Ac.±
NET TRACT AREA	22.22 Ac.±
ZONING	RR-DEO

**II. INFORMATION FOR CALCULATIONS**

A. NET TRACT AREA	22.22 Ac.±
B. FOREST CONSERVATION THRESHOLD (FCT) (25%xA)	N/A
C. AFFORESTATION THRESHOLD (20%xA)	0.00 Ac.±
D. EXISTING FOREST ON NET TRACT AREA	0.00 Ac.±

NOTE: AFFORESTATION TO BE PROVIDED ON BUILDABLE PRESERVATION PARCEL 'A'. AREA TO BE PLACED IN FOREST CONSERVATION EASEMENT INCLUDES THE 5.28 ACRE AFFORESTATION REQUIREMENT, PLUS EXISTING FLOODPLAIN OF 1.53 ACRES.

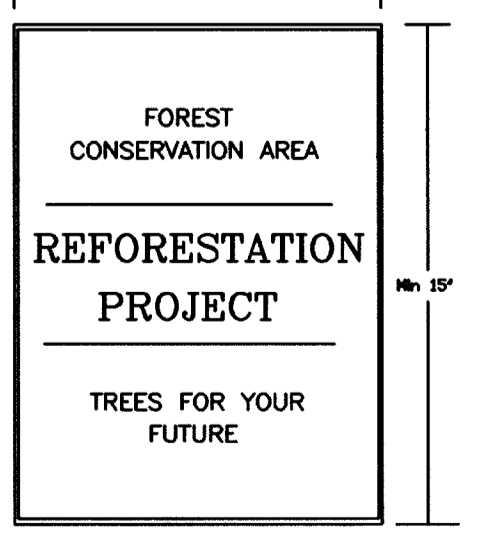
**PLANTING SPECIFICATIONS AND NOTES**

- SITE PREPARATION AND SOILS**
1. PROTECTION FENCING AND SALT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
  2. DISTURBANCE OF SOIL SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF DIAMETER = 5' X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
  3. SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
  4. ALL MIXING IN 2' AND 4' SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- PLANT STORAGE AND INSPECTION**
1. FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
  2. FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
  3. PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, YIELD, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
  4. UNITS PLANTED, PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.
- PLANT INSTALLATION**
1. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE TOPSOIL SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, THE SOILS SHOULD BE COVERED WITH MULCH AND COVERED WITH AT LEAST 4 INCHES OF MULCH. WATER GENEROUSLY TO SETTLE SOIL BACKFILLED AROUND TREES.
  2. PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD AREA SHOULD BE INCREASED TO ACCOMMODATE PLANTS THAT DO NOT FIT. CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU LARGER EXISTING ROOTS FROM EXISTING TREES. IF AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
  3. CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. UNLESS SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE DUE TO THE INCREASED CHANCES OF SOIL BORN DISEASES.
  4. FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
  5. FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FOUR (4), PER SPECIES OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANTING LIST. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LIST TO OBTAIN A MORE NATURAL APPEARANCE.
- PLANT INSTALLATION (Continued)**
8. NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE HEAVY DENSE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.
- FERTILIZING**
1. DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
  2. NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
  3. IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.
- MAINTENANCE SCHEDULE**
1. ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
  2. ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
  3. VOLUNTARY SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE DISCUSSED. DO NOT DISCOURAGE EFFORT UNLESS IT IS NEARLY EFFECTING THE PLANTED STOCK.
  4. REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, INVASIVE, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 4' FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
  5. REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN EXISTING PLANTING, DO NOT REMOVE CORN AND CROPS MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
  6. A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.
- SUPERVISION**
1. ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR OR REGULATORY AND THE HAWKLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

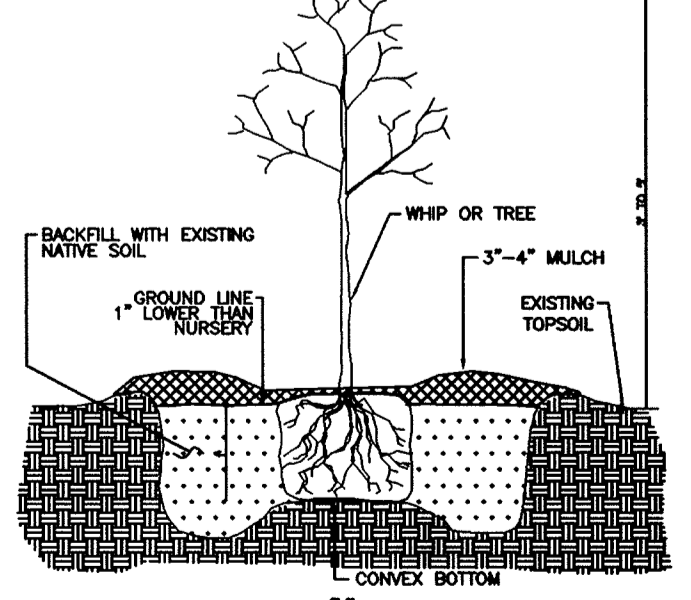
**REFORESTATION PLANT LIST**

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
160	Prunus serotina Wild Black Cherry	I	M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
160	Robinia pseudoacacia Black Locust	VI	D-M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
160	Quercus alba White Oak	MT	D-M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
160	Quercus rubra Red Oak	MT	D-M	UPL	11'	CONT/BROOT 3'-5' HEIGHT
160	Quercus palustris Pin Oak	T	M-W	FACW	11'	CONT/BROOT 3'-5' HEIGHT
160	Fraxinus americana White Ash	MT	D-M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
160	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	CONT/BROOT 3'-5' HEIGHT
160	Platanus occidentalis American Sycamore	VI	D-W	FAC	11'	CONT/BROOT 3'-5' HEIGHT
160	Juglans nigra Black Walnut	I	M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
160	Liriodendron tulipifera Yellow Poplar	I	M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
160	Acer rubrum Red Maple	VT	D-W	FAC	11'	CONT/BROOT 3'-5' HEIGHT
160	Cercis canadensis Eastern Redbud	T	M	UPL	11'	CONT/BROOT 3'-5' HEIGHT

Quantities Of Individual Species And Species Composition May Change Depending On Availability At Time Of Planting, Total Quantity Of Trees For Entire Easement Area Will Not Change.

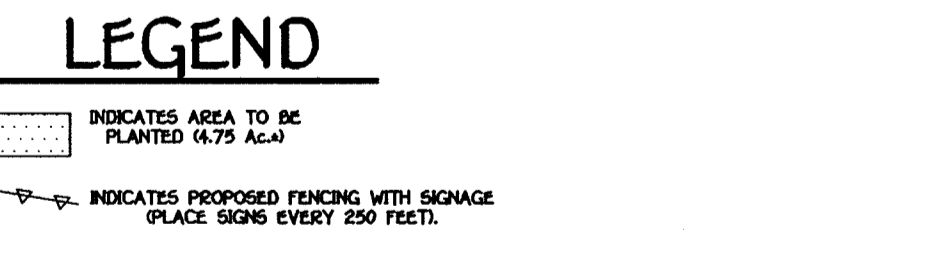


**SIGNAGE DETAIL**  
NOT TO SCALE  
\*SEE LEGEND FOR PLACEMENT

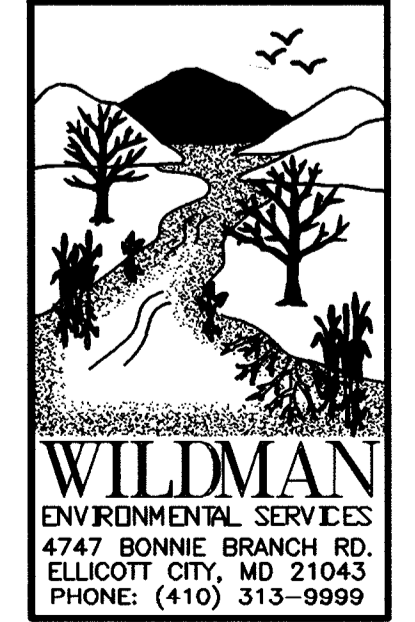


**TREE PLANTING DETAIL**  
CONTAINER GROWN

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 2/14/06



**OWNER / DEVELOPER**  
CUBBAGE, L.L.C.  
c/o MR. J. THOMAS SCRIVENER  
8808 CENTRE PARK DRIVE  
SUITE 209  
COLUMBIA, MARYLAND 21045



**FOREST CONSERVATION PLAN AND REFORESTATION PLANTING PLAN**  
**WINDRIDGE FARM**  
LOTS 1 THRU 26  
AND BUILDABLE PRESERVATION PARCEL 'A'  
ZONING "RR-DEO"  
TAX MAP No. 21 PARCEL No. 31 GRID No. 17  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JANUARY 24, 2000  
SHEET 6 OF 8

Qualified Professional  
DATE: 1/27/06