

SHEET INDEX	
SHT. No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN AND LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN

U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST
377	N 603779.46	E 1321895.50
378	N 601570.20	E 1321900.58
379	N 601539.82	E 1322721.25
379	N 603294.45	E 1322844.57
371	N 603710.21	E 1322774.65
370	N 603778.98	E 1322156.34

# PRELIMINARY PLAN

# WILSON PROPERTY

LOTS 6 THRU 22 AND  
PRESERVATION PARCELS 'A' THRU 'C'

ZONED: RC-DEO

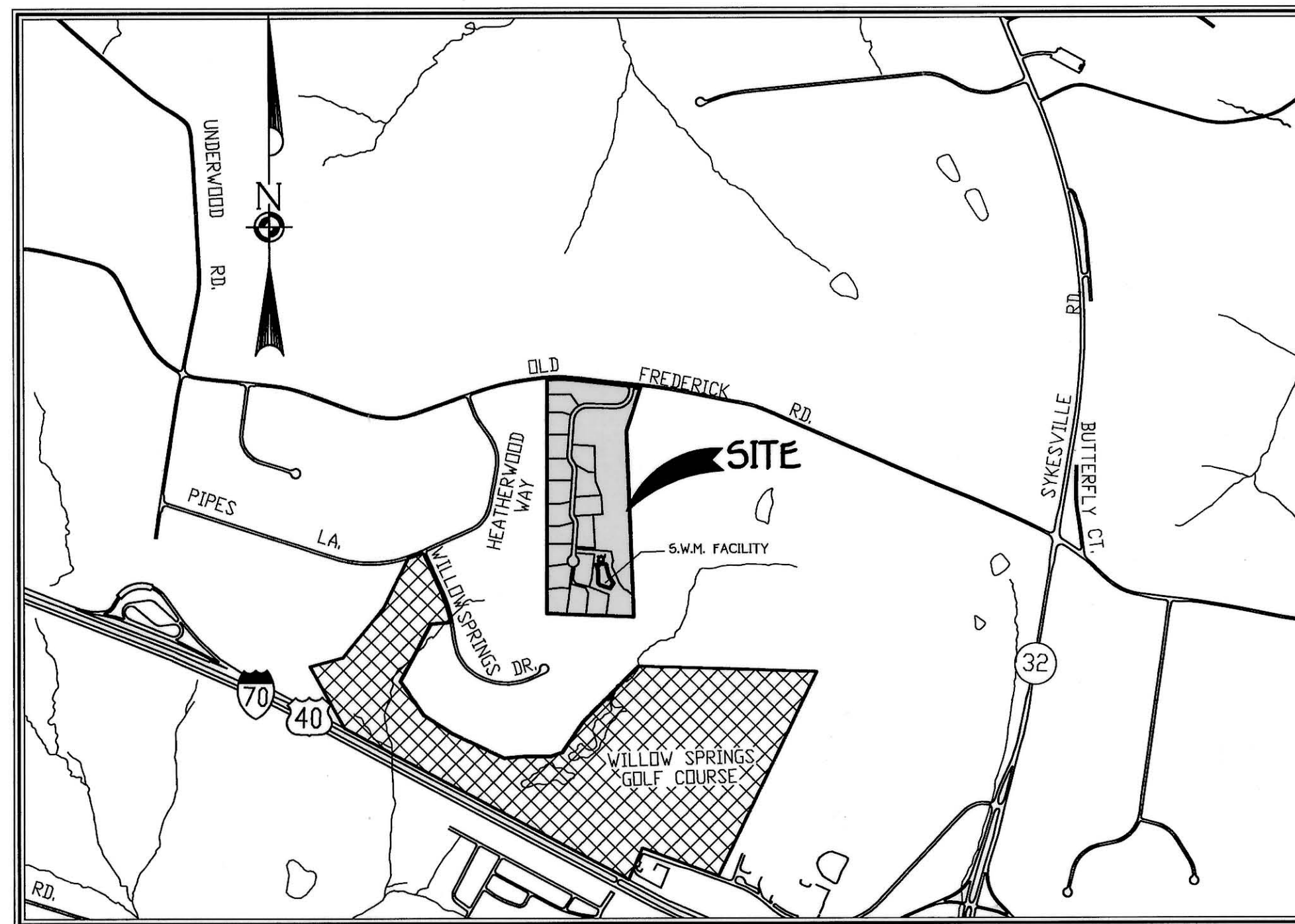
TAX MAP NO. 9 GRID NO. 22 PARCEL NO. 301

**GENERAL NOTES**

- AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY BILL 50-2001, WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- SUBJECT PROPERTY ZONED RC-DEO PER 9/18/92 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF TRACT = 40.00 AC.\*
- NET AREA OF TRACT = (40.00 - 3.146) = 36.854 AC.\*
- a. AREA OF PROPOSED ROAD R/W = 2.006 AC.\*  
b. AREA OF HIGHWAY DEDICATION = 0.154 AC.\*
- a. AREA OF PROPOSED BUILDABLE LOTS = 18.52 AC.\*  
b. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'B' = 12.88 AC.\*  
c. AREA OF NON-BUILDABLE PRESERVATION PARCELS 'A' & 'C' = 6.38 AC.\*
- NUMBER OF LOTS PROPOSED:  
a. BUILDABLE = 17  
b. OPEN SPACE = 0  
c. BUILDABLE PRESERVATION PARCEL = 1  
d. NON-BUILDABLE PRESERVATION PARCEL = 2
1. PRIOR CASE NUMBERS WITH THIS PROJECT AT THIS TIME ARE AS FOLLOWS 501-19.
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS MAP NO. 8
- 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.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST 24, 2001.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL FLOWN SURVEY DATED JUNE 9, 2000 AND SUPPLEMENTED BY HOWARD COUNTY AERIAL CONTOUR MAPS AND FIELD RUN TOPOGRAPHY DATED AUGUST 28, 2001.
- TOTAL AREA OF PROPOSED FLOODPLAIN = 3.146 AC.\*
- THERE ARE STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY "SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET". PER SECTION 15.09(B)(5) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. TOTAL AREA OF 25% OR GREATER SLOPES = 0.04 AC.\*
- DEED REFERENCE: 845 / 382
- POSTERS WILL BE REQUIRED WITHIN THIS SUBDIVISION. ADDITIONALLY, FOREST CONSERVATION EASEMENT POSTERS ARE REQUIRED.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 18, 2000 AND APPROVED UNDER SKETCH PLAN 501-19.
- THIS PROPERTY IS NOT WITHIN THE PLANNED SERVICE AREA.
- A NOISE STUDY IS NOT REQUIRED AS THIS PLAN OF SUBDIVISION DOES NOT MEET ANY OF THE CRITERIA UNDER VOLUME III, SECTION 9.2.3.5 (PAGE 9-12).
- 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.
- NON-BUILDABLE PRESERVATION PARCELS 'A' & 'C'  
OWNED: PRIVATE HOMEOWNER  
EASEMENT HOLDER: HOWARD COUNTY & HOMEOWNERS' ASSOCIATION  
BUILDABLE PRESERVATION PARCEL 'B'  
OWNED: PRIVATE HOMEOWNER  
EASEMENT HOLDER: HOWARD COUNTY & HOMEOWNERS' ASSOCIATION
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
HOWARD COUNTY MONUMENT NO. 0911  
N 602,699.337 ELEV. = 653.27  
E 1,326,821.434  
HOWARD COUNTY MONUMENT NO. 15CA  
N 600,231.624 ELEV. = 517.25  
E 1,328,944.757
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE 5 01-19.
- THERE IS AN EXISTING FOUNDATION LOCATED ON LOT 13. THIS FOUNDATION IS LEVEL WITH THE GROUND AND WILL BE FILLED WITH EARTH AND DIRT. FILL DIRT IS NEEDED BECAUSE THE FOUNDATION IS OPEN BELOW EXISTING GROUND BY 4'-6". THEREFORE BY DENSITY TABULATIONS

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	30 M.P.H.	40'

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	50,677 SQ.FT.	1,662 SQ.FT.	49,015 SQ.FT.
16	48,734 SQ.FT.	1,314 SQ.FT.	47,420 SQ.FT.
17	51,109 SQ.FT.	4,447 SQ.FT.	46,742 SQ.FT.



VICINITY MAP  
SCALE: 1" = 1200'

## THIRD ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 7/1/02  
COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]* 7/18/02  
PLANNING DIRECTOR DATE



*[Signature]*  
CHARLES J. CRAVO SR., P.E.

*[Signature]*  
DATE

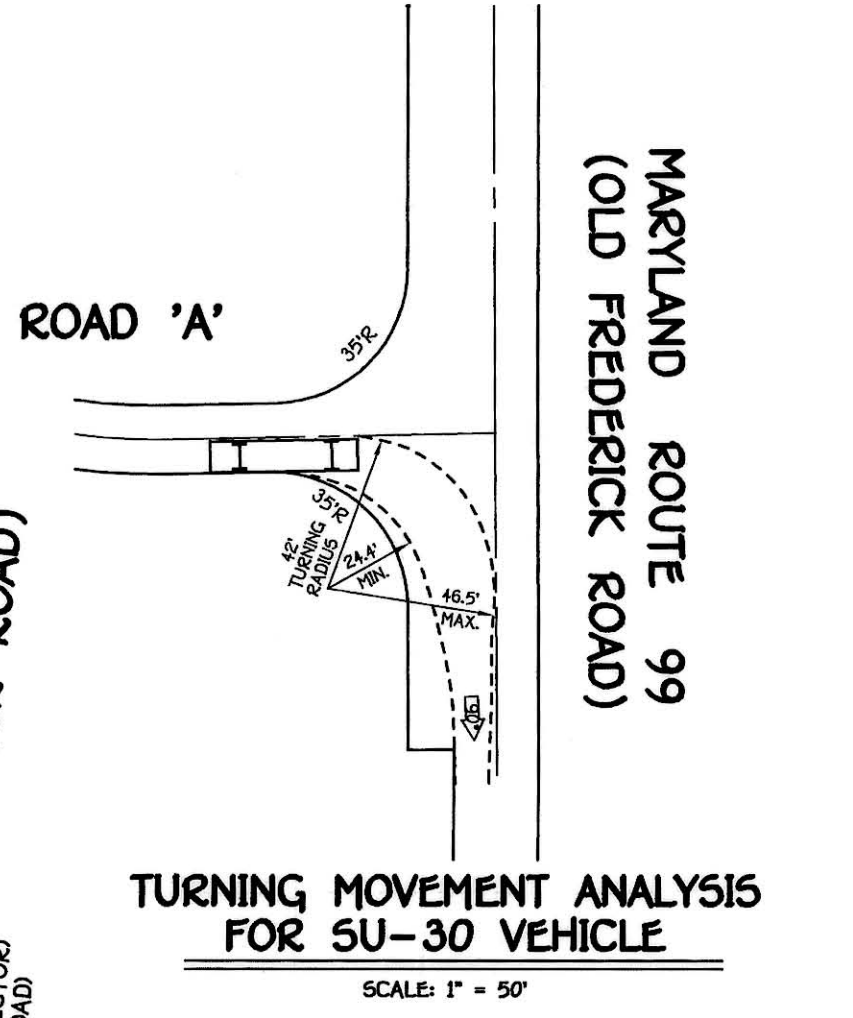
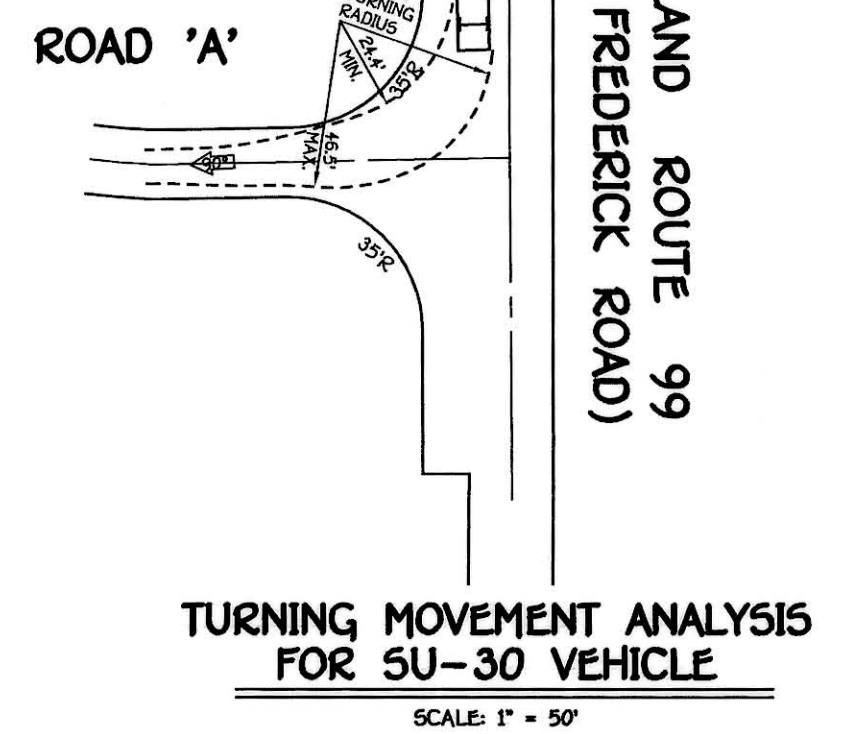
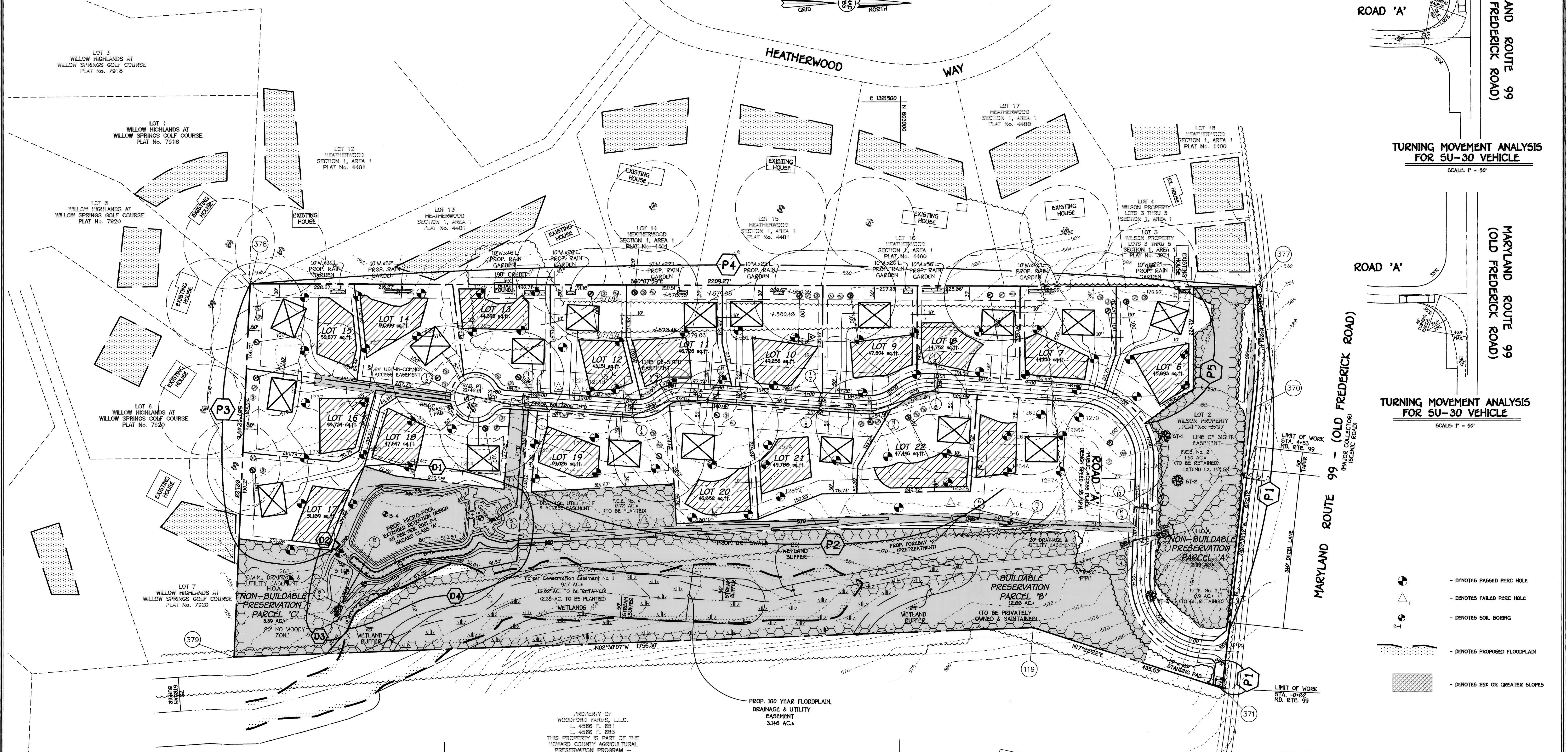
FISHER, COLLINS & CARTER, INC.  
CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 18722 BALTIMORE NATIONAL FREE  
ELKOTTS CITY, MARYLAND 21842  
410-461-2555

OWNER  
ARNOLD M. SEWELL  
13000 OLD FREDERICK ROAD  
SYKESVILLE, MARYLAND 21784

DEVELOPER  
VIKING DEVELOPMENT CORPORATION  
712 CHESSIE CROSSING WAY  
WOODBINE, MARYLAND 21797

TITLE SHEET  
WILSON PROPERTY  
LOTS 6 THRU 22 AND  
PRESERVATION PARCELS 'A' THRU 'C'  
ZONED: RC-DEO  
TAX MAP NO. 9, PARCEL NO. 301, GRID NO. 22  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JULY 25, 2002  
SHEET 1 OF 4

ROADWAY CURVE DATA							
CURVE	STA. TO STA.	RADIUS	ARC	DELTA	TANGENT	CHORD	REMARKS
1	0+76.57 TO 3+04.62	150.00'	228.05'	87°06'27"	142.61'	S 48°24'58" W, 206.71'	
2	3+04.62 TO 7+87.67	150.00'	230.35'	87°59'11"	144.82'	S 47°59'36" W, 206.37'	
3	11+16.21 TO 11+94.75	100.00'	78.54'	45°00'00"	41.42'	S 70°42'38" E, 76.54'	SPEED CALMING DEVICE
4	11+94.75 TO 12+73.28	100.00'	78.54'	45°00'00"	41.42'	S 70°42'38" E, 76.54'	
5	16+72.36 TO 17+31.27	75.00'	58.90'	45°00'00"	31.07'	S 53°01'59" E, 57.40'	SPEED CALMING DEVICE
6	17+31.27 TO 17+90.17	75.00'	58.90'	45°00'00"	31.07'	S 53°01'59" E, 57.40'	



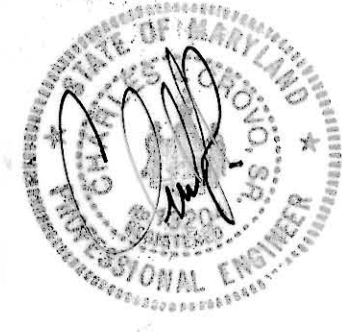
- DENOTES PASSED PERC HOLE
- DENOTES FAILED PERC HOLE
- DENOTES SOIL BORING
- DENOTES PROPOSED FLOODPLAIN
- DENOTES 25% OR GREATER SLOPES

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	D0 350'	D0 340'	D0 300'	D4 554'
NUMBER OF TREES REQUIRED:				
SHADE TREES	7	7	2	12
EVERGREEN TREES				
CREDIT FOR EXISTING VEGETATION (NO, YES AND 5)	NO	NO	NO	YES 157
CREDIT FOR OTHER LANDSCAPING (NO, YES AND 5)	NO	NO	NO	NO

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE	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	793.53'	YES 793.53'	NO	0 - - -
P-2	ADJACENT TO PERIMETER	A	1124.84'	NO	NO	19 - - -
P-3	ADJACENT TO PERIMETER	A	764.98'	NO	NO	13 - - -
P-4	ADJACENT TO PERIMETER	A	2209.27'	YES 190'	NO	34 - - -
P-5	ADJACENT TO ROADWAY	B	356.51'	YES 441.69'	NO	0 9 - -

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

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE 9/18/02



**OWNER**  
ARNOLD M. SEWELL  
13000 OLD FREDERICK ROAD  
SYKESVILLE, MARYLAND 21784

**DEVELOPER**  
VIKING DEVELOPMENT CORPORATION  
712 CHESSIE CROSSING WAY  
WOODBINE, MARYLAND 21797

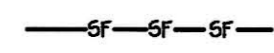
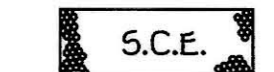
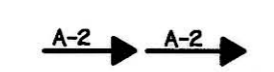


APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
COUNTY HEALTH OFFICER: [Signature] DATE: 9/18/02

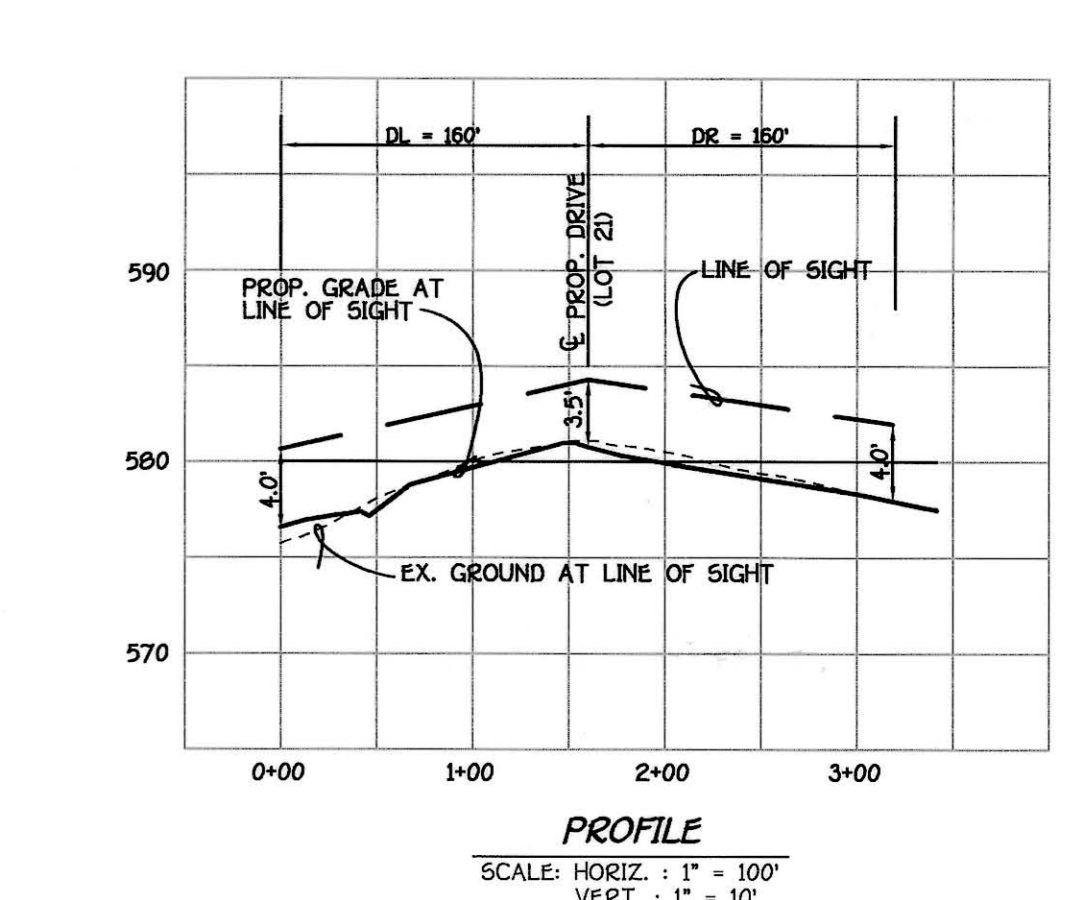
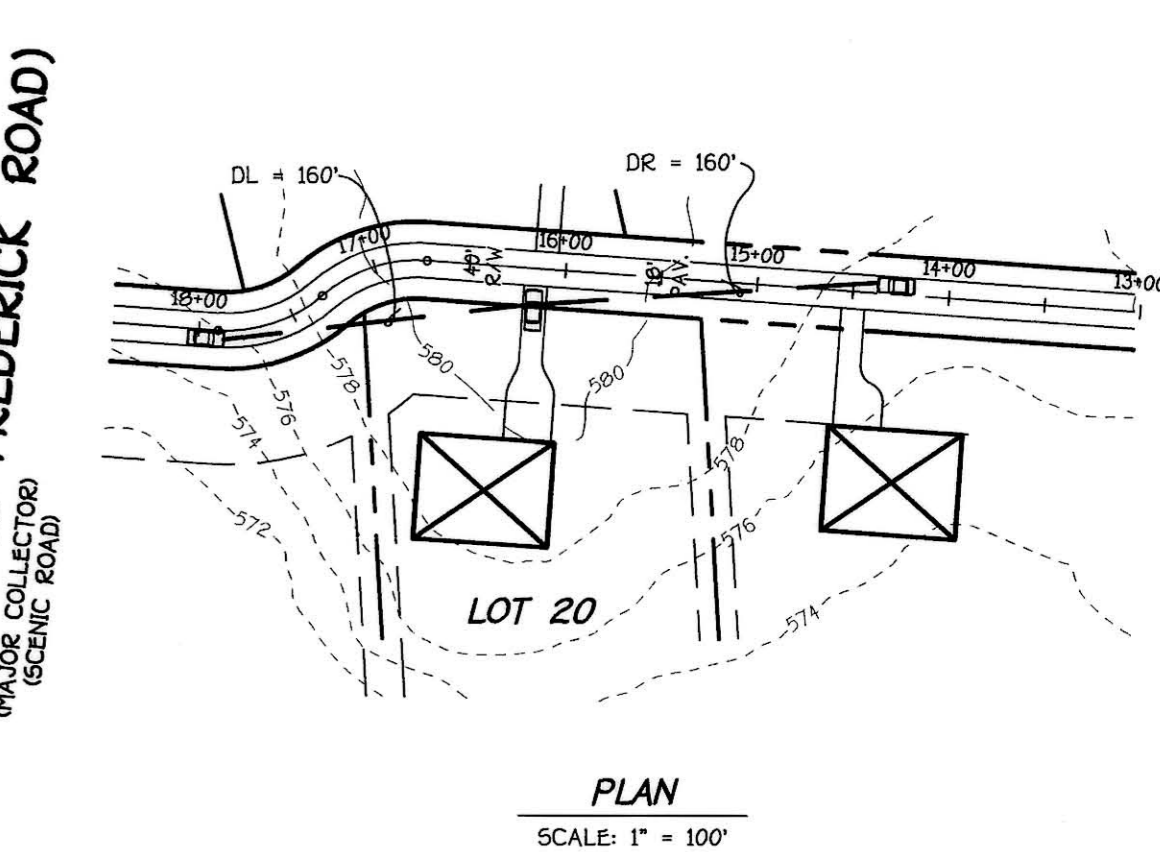
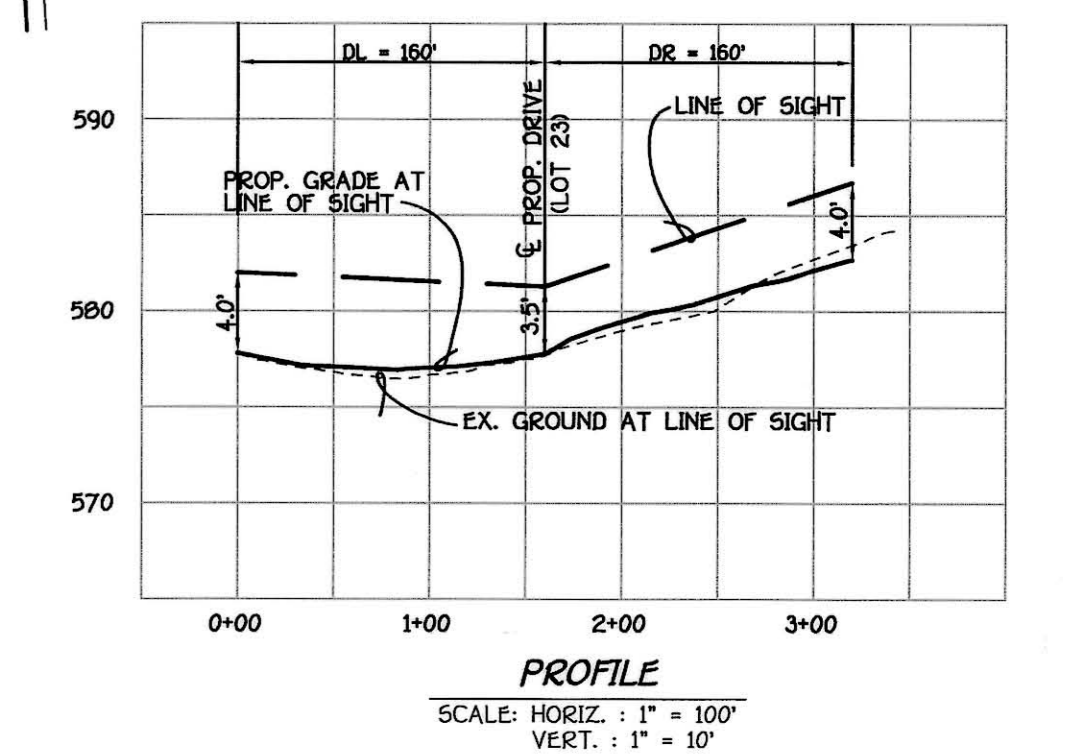
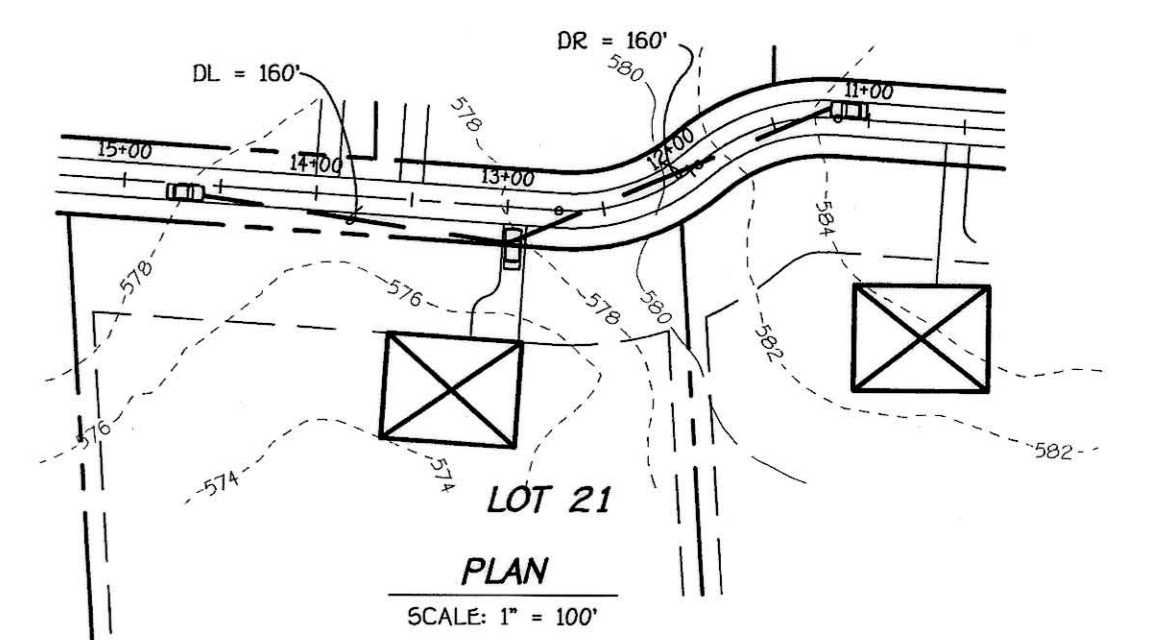
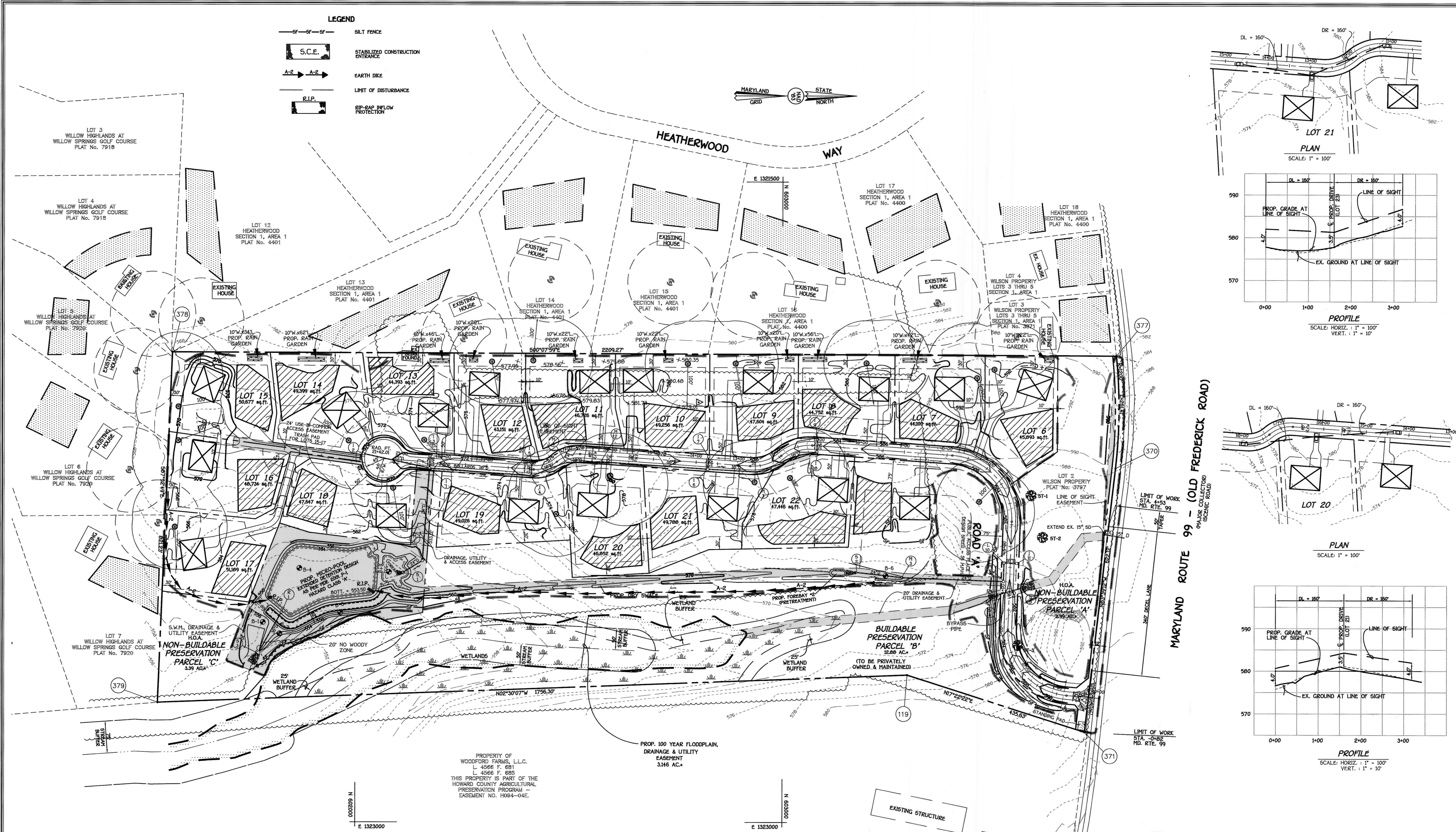
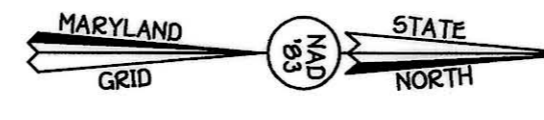
**PRELIMINARY PLAN AND LANDSCAPE PLAN**  
**WILSON PROPERTY**  
LOTS 6 THRU 22 AND  
PRESERVATION PARCELS 'A' THRU 'C'  
ZONED: RC-DEO  
TAX MAP No. 9, PARCEL No. 301, GRID No. 22  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
Scale: 1" = 100'  
DATE: JULY 30, 2002  
SHEET 2 OF 4

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 18772 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2955

P.02.05

**LEGEND**

-  SILT FENCE
-  STABILIZED CONSTRUCTION ENTRANCE
-  EARTH DIKE
-  LIMIT OF DISTURBANCE
-  RIP-RAP INFLOW PROTECTION



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
4100 461 - 2099

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]*  
COUNTY HEALTH OFFICER  
DATE: 7/18/02

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

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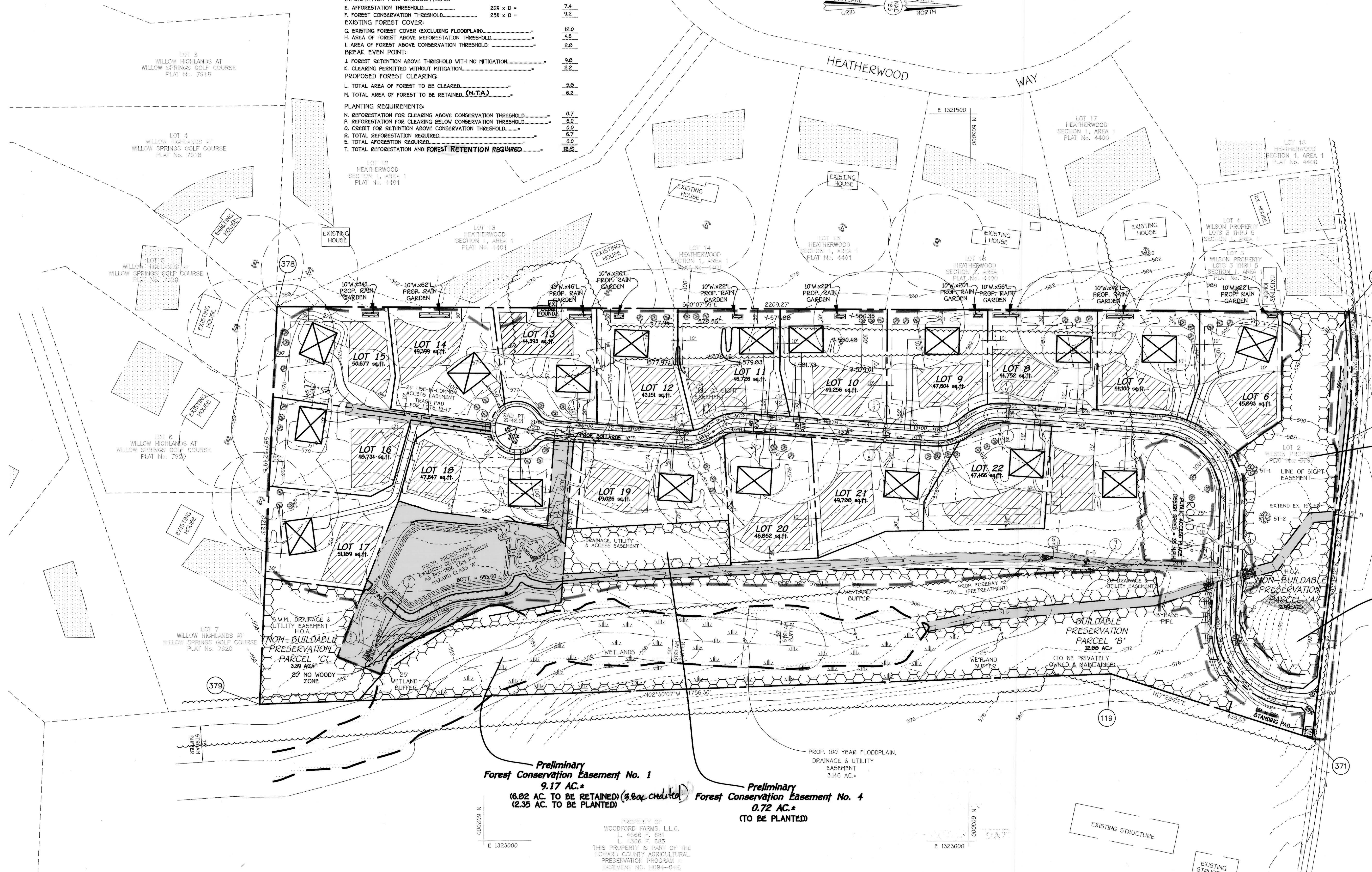
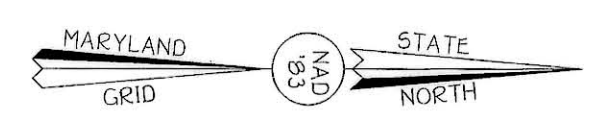


**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WILSON PROPERTY**  
LOTS 6 THRU 22 AND  
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TAX MAP No. 9, PARCEL No. 301, GRID No. 22  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
Scale: 1" = 100'  
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SHEET 3 OF 4

**FOREST CONSERVATION WORKSHEET  
VERSION 1.0**

BASIC SITE DATA:	
A. TOTAL TRACT AREA:	40.0
B. AREA WITHIN 100 YEAR FLOODPLAIN:	3.15
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION:	0.0
D. NET TRACT AREA:	36.85
LAND USE CATEGORY: RC-DEO	
INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD: 20% x D =	7.4
F. FOREST CONSERVATION THRESHOLD: 25% x D =	9.2
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN):	12.0
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD:	1.6
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD:	2.9
BREAK-EVEN POINT:	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION:	9.8
K. CLEARING PERMITTED WITHOUT MITIGATION:	2.2
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED:	5.8
M. TOTAL AREA OF FOREST TO BE RETAINED (M.T.A.):	6.2
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD:	0.7
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD:	0.0
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD:	0.0
R. TOTAL REFORESTATION REQUIRED:	6.7
S. TOTAL AFFORESTATION REQUIRED:	0.0
T. TOTAL REFORESTATION AND FOREST RETENTION REQUIRED:	16.2

FOREST DATA	
	Acres
Gross Area:	40.00
Net Tract Area (NTA):	36.85
Existing Forest (NTA):	12.00
Afforestation Threshold:	7.4
Reforestation Threshold:	9.2
Afforestation Required:	0
Forest to be Retained (NTA) in FCE:	6.2
Forest to be "Cleared" (NTA):	5.8
Reforestation Required:	6.7
Onsite Forestation Proposed:	3.2
Outstanding Forestation Obligation:	3.5



**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 Easement.
- 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.
- All FCA calculations shown to the nearest 0.1 acre as per the FCA requirements.
- Planting plans, signage, fencing and details for Forest Conservation Easement reforestation areas will be provided on the Forest Conservation Plan.

**Preliminary Forest Conservation Easement No. 2  
1.50 AC.±  
(TO BE RETAINED)**

**Preliminary Forest Conservation Easement No. 3  
0.9 AC.±  
(TO BE RETAINED)**

**Preliminary Forest Conservation Easement No. 1  
9.17 AC.±  
(6.82 AC. TO BE RETAINED (3.84± cleared)  
(2.35 AC. TO BE PLANTED)**

**Preliminary Forest Conservation Easement No. 4  
0.72 AC.±  
(TO BE PLANTED)**

**NOTE:**  
THE REMAINING OUTSTANDING 3.5 AC.± FOREST CONSERVATION OBLIGATION WILL BE ADDRESSED AT FINAL PLAN BY ADDITIONAL RETENTION ON-SITE AND/OR RETENTION OR PLANTING OFF-SITE.

**PFCP LEGEND**

- Forest to be Retained
- Ex. Specimen Tree
- Limits of Forest Conservation Easement
- Forestation Area
- Limit of Disturbance

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CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
ELLETTT CITY, MARYLAND 21042  
410.461.2925

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. BOX 5006  
GLEN ARM, MD. 21057

MD DNR Qualified Professional  
USACOE Wetland Delimitator  
Certification # WDCP93MD06100449  
JOHN P. CANOLES



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
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**PRELIMINARY FOREST CONSERVATION PLAN  
WILSON PROPERTY  
LOTS 6 THRU 22 AND  
PRESERVATION PARCELS 'A' THRU 'C'**

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