

11/20/07  
 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 4/20/07  
 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

### SOILS LEGEND

SOIL	NAME	CLASS
**Ba	Baile silt loam	D
GIB2	Glenelig loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelig loam, 8 to 15 percent slopes, moderately eroded	B

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

### PLANT LIST

SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE
	22	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.

\*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 22 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,600.00.

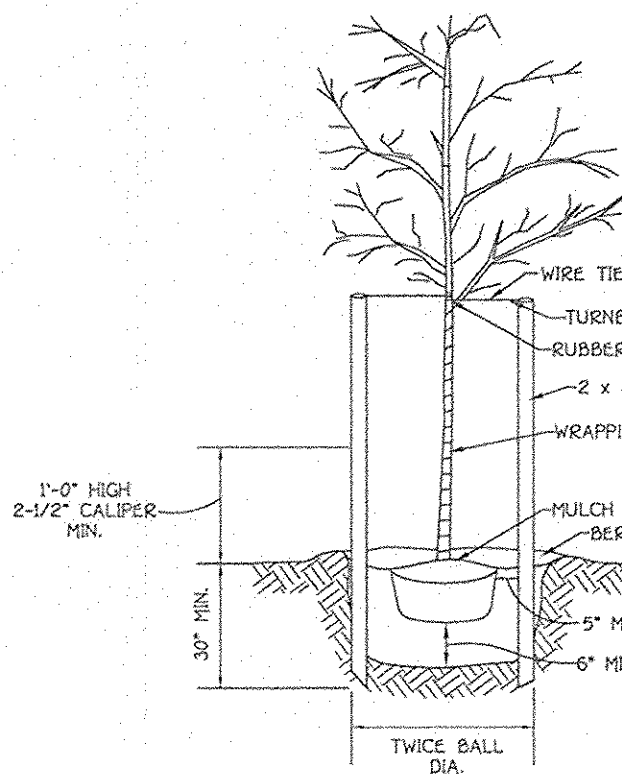
#### General Notes Continued:

- Density Tabulation
  - Gross Tract Area = (Section One) + (Section Two) = (6.359 Ac) + (33.85 Ac) = 40.25 Ac.
  - Area Of Floodplain = 1.74 Ac.
  - Area Of 25% Or Greater Slope = 0.45 Ac.
  - Net Tract Area = Gross Area-Floodplain Area-Steep Slope Area = (40.25 Ac) - (1.74 Ac) - (0.45 Ac) = 38.06 Ac.
  - Allowed Development Rights = 33 D.U. (Gross Tract Area x 1 D.U./4.25 Ac) (40.25 Ac x 1 D.U./4.25 Ac) = 33 D.U. By Right Yield
  - Permitted Development Rights Under CEO = 69 D.U. (Net Tract Area x 1 D.U./2 Ac) (38.06 Ac x 1 D.U./2 Ac) = 69.03 D.U.
  - Number Of Buildable Lots And Buildable Preservation Parcels = 69
  - Number Of CEO Units To Be Transferred = 36 (Proposed Units - Allowed Units) (69 Units - 33 Units)
    - Rose Hill Farm, LLC (RE-06-01351 Plat No. 18602) 16 CEO
    - William L. Pugh (RE-07-035 Plat No. 19094) 3 CEO
    - Whitching Hour Farm, LLC 17 CEO

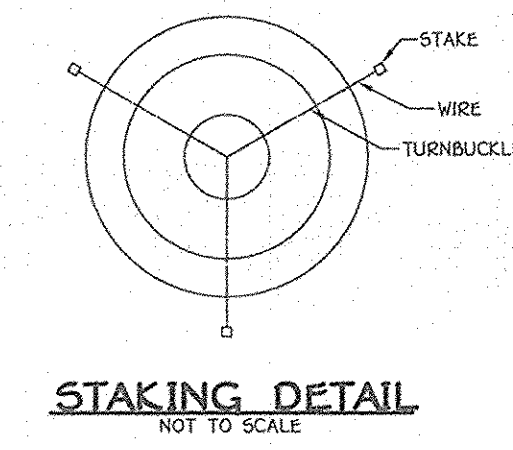
#### DEVELOPER'S/BUILDER'S CERTIFICATE

I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

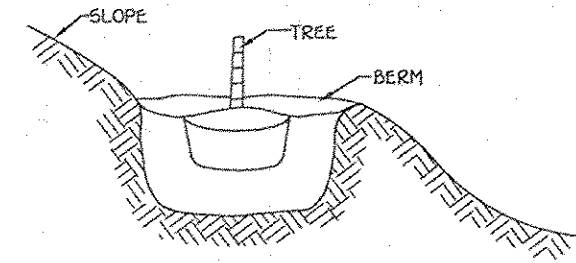
11-15-07  
 DATE



TREE PLANTING NOT TO SCALE



STAKING DETAIL NOT TO SCALE



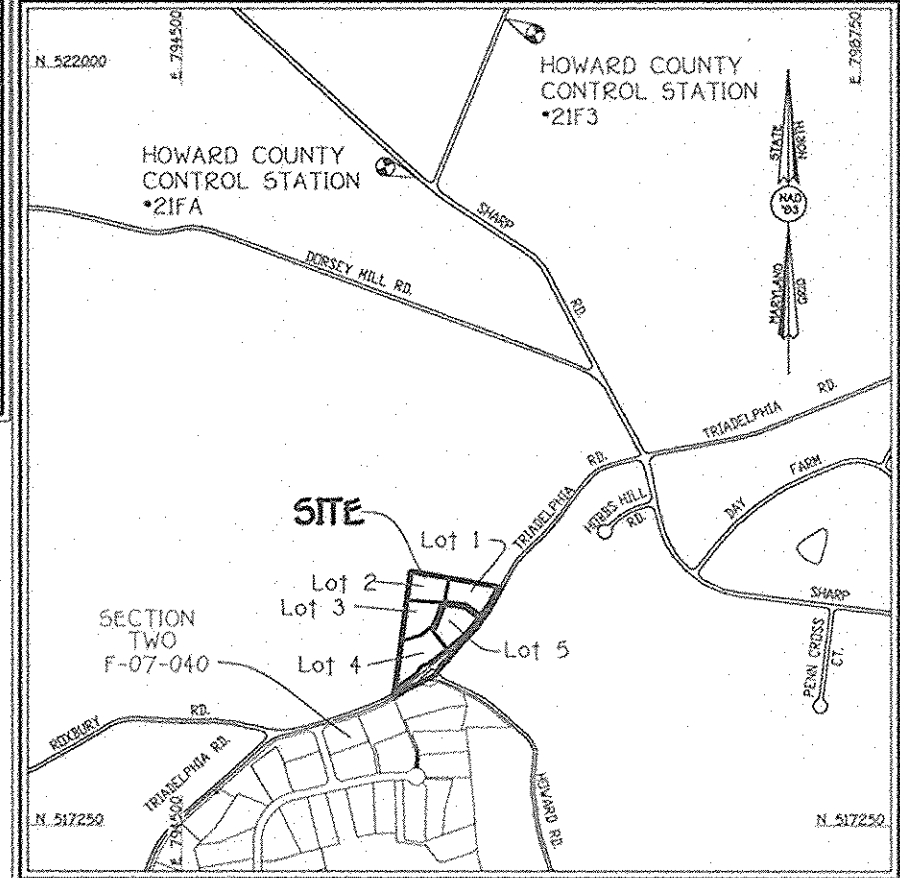
GRADING FOR PLANTING ON SLOPES NOT TO SCALE

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK  
 ELICOTT CITY, MARYLAND 21042  
 410.441.2855



### SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED TREES	SHADE TREES	EVERGREEN TREES	SHRUBS	NUMBER OF PLANTS PROVIDED TREES	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO FRONT TO PERIMETER	A	551.06'	NO	NO	9	-	-	-	9	-	-	-
P-2	ADJACENT TO ROAD	N/A	918.66'	NO	NO	-	-	-	-	-	-	-	-
P-3	ADJACENT TO PERIMETER	A	741.99'	NO	NO	13	-	-	-	13	-	-	-



VICINITY MAP SCALE: 1" = 1200'

#### General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage 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 Adjustments To 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.
- Subject Property Zoned Rc-Deo Per 2-02-04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07/28/06.
- Coordinates Based On NAD '83 Coordinate System As Projected By Howard County, Maryland Geodetic Stations No. 2119 And No. 2115. S1a, 2119 N 583,028.725, E 1,308,457.919 S1a, 2113 N 583,441.186, E 1,309,075.57
- This Plat Is Based On Field Boundary Survey Performed On Or About April, 2005 By Fisher, Collins & Carter, Inc.
- Brl Denotes Building Restriction Line.
- Denotes Iron Pin Set Caped "icc-106".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-of-way.
- Denotes Concrete Monument Set With Aluminum Plate "icc-106".
- Denotes Stone Or Monument Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-of-way Line And Not On To The Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
  - Width - 12 Feet (6 Feet Serving More Than One Residence)
  - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 0-1/2" Minimum
  - Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-foot Turning Radius
  - Structures Culverts/bridges - Capable Of Supporting 25 Gross Tons (625-load)
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
  - Structure Clearances - Minimum 12 Feet
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (+ Or -).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurements.
- No Cornerstones Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. 5-02-14, P-05-14, RE-06-03 And RE-07-03.
- Wetland And Forest Stand Delineation Report Provided By Eco-science Professionals And Approved Under 5-02-14. No Non-tidal Wetlands Exist Within Limits Of This Submission.
- This Property Is Located Outside The Metropolitan District.
- This Plat Is In Compliance With The Fourth Edition Of The Subdivision And Land Development Regulations Since The Preliminary Plan Was Submitted Prior To November 15, 2001.
- A Maintenance Agreement For The Private Use-in-common Driveway Access For Lots 1 Thru 5 Will Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- The Acreage For The Preservation Parcel Associated With The Development Of The Warfields II, Section One, Is Located As Part Of The Warfields II, Section Two And As Previously Approved On The Warfields II (F-07-040).
- Landscaping For Lots 1 Thru 5 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Landscape Surety Provided In The Amount Of \$6,600.00 Based On 22 Shade Trees (5 Trees For Lot 1, 8 Trees For Lot 2, 4 Trees For Lot 3 & 5 Trees For Lot 4) @ \$300/ea. Will Be Posted With The Grading/building Permit.
- The Traffic Report Prepared By Mars Group Dated September, 2001 And Approved Under 5-02-14.
- The Articles Of Incorporation Of The Warfields II Homeowners Association, Inc. Was Accepted By The State Department Of Assessment And Taxation On 2s 1d.
- The Forest Conservation Obligation Associated With This Final Plan, "The Warfields II, Section I" (F-07-039) Will Be Located On "The Warfields II, Section II" (F-07-040) where The Required Forestation Of 1.27 Acres Is Proposed. Surety And Bonding For The 1.27 Acres Is \$27,660.60 (\$5321 Sq.Ft. X \$4050/ Sq.Ft.) And Will Be Paid/Posted Under "The Warfields, Section I" (F-07-039).
- The Existing Well Shown On Lot 3 Will Be Abandoned Prior To Final Plat Recordation.
- The Existing Septic Trench On Lot 4 Shall Be Abandoned Prior To Final Plat Recordation.
- All Wells Need To Be Drilled Prior To Final Plat Signature. It Is The Developers Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds-up The Health Department Signature Of The Record Plat.
- Topography Information Established At (2) Foot Intervals Based On Aerial Topography By Harford Aerial, L.L.D. Dated, 2002.



PLAN SCALE: 1" = 50'

OWNER  
 Kennard Warfield, Jr. Family Limited Partnership  
 14451 Triadelphia Road  
 Glenelig, Maryland 21737  
 (410) 442-2337

DEVELOPER  
 Ten Oaks Properties, Inc.  
 C/O Kennard Warfield, Jr.  
 14451 Triadelphia Road  
 Glenelig, Maryland 21737  
 (410) 442-2337

#### SUPPLEMENTAL PLAN, LANDSCAPE, TOPOGRAPHIC & SOILS

### THE WARFIELDS II SECTION ONE LOTS 1 THRU 5 Zoned RC-DEO

Tax Map: 21 Parcel: 96 Grid: 23  
 Fourth Election District  
 Howard County, Maryland

Scale: 1" = 50'  
 Date: November 14, 2007  
 Sheet 1 of 3



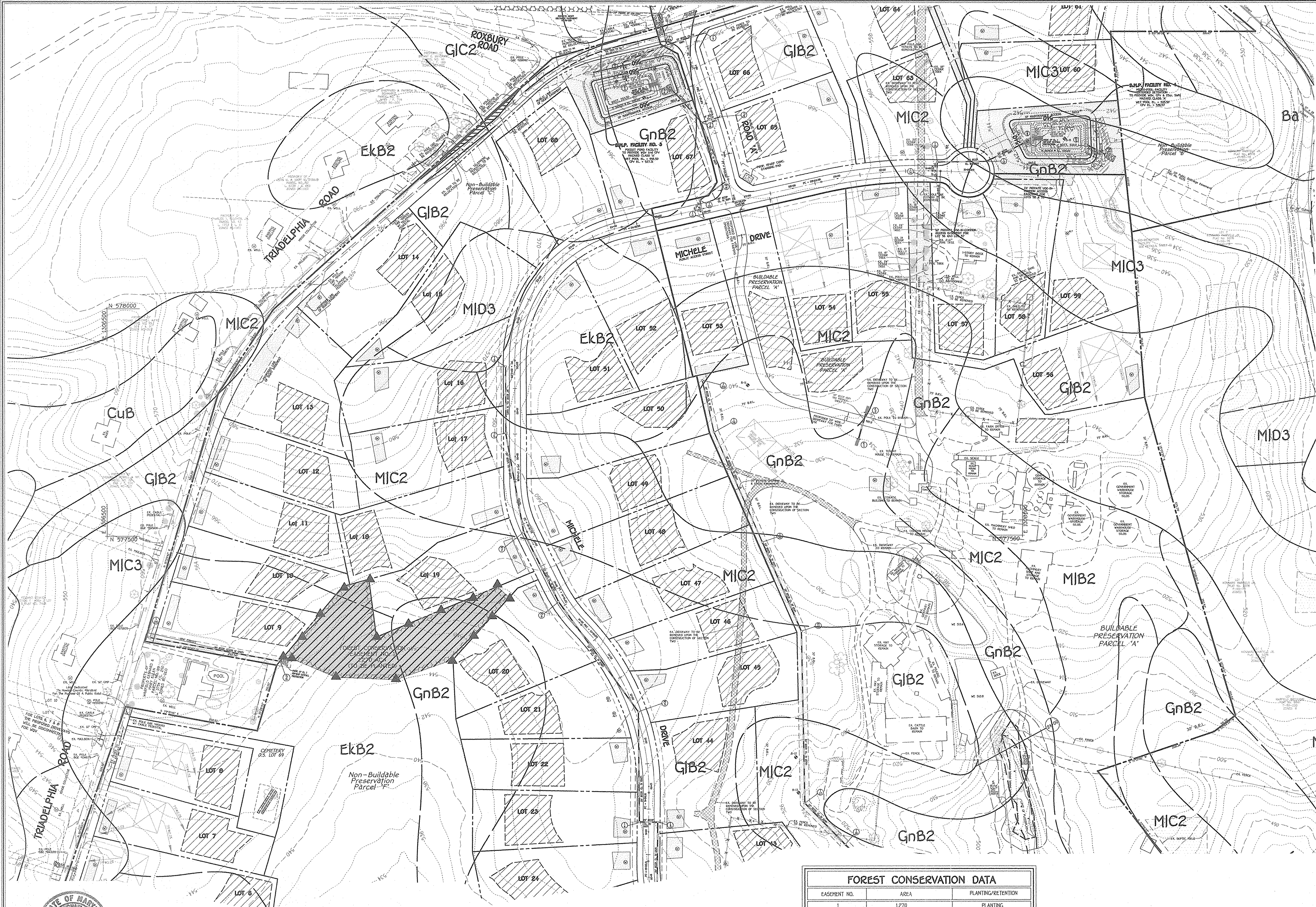
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*C. Smith*  
 CHIEF, DIVISION OF LAND DEVELOPMENT 4/20/07  
 DATE

*W. DeWitt*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 11/20/07  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

\_\_\_\_\_  
 CHIEF, BUREAU OF HIGHWAYS \_\_\_\_\_  
 DATE



- LEGEND**
- - - - - EXISTING 2' CONTOURS
  - - - - - EXISTING 10' CONTOURS
  - ~~~~~ EXISTING TREE LINE
  - ⊕ DENOTES PROPOSED WELL
  - ▨ DENOTES 15%-24.9% SLOPES
  - ▩ DENOTES 25% AND GREATER SLOPE
  - ▨ DENOTES FOREST CONSERVATION EASEMENT
  - ▨ DENOTES PLANTING AREA-SECTION ONE
  - ▲ DENOTES FOREST CONSERVATION SIGNAGE

FOREST CONSERVATION DATA		
EASEMENT NO.	AREA	PLANTING/RETENTION
1	1,270	PLANTING
TOTAL	1,270 AC.	PLANTING

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

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 410.461.2993

**Eco-Science Professionals, Inc.**  
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional  
 USACOE Wetland Delineator  
 Certification # WDCP93MD0610044B  
*Joan P. Canoles* 11/14/07  
 JOAN P. CANOLES

**FOREST CONSERVATION PLAN  
 THE WARFIELDS II  
 SECTION ONE  
 LOTS 1-5**

ZONED: RC-DEO  
 OWNER/DEVELOPER  
 MR. & MRS. KENNARD WARFIELD, JR.  
 P.O. BOX 30  
 14459 TRADELPHIA ROAD  
 GLENELG, MARYLAND 21737

TAX MAP NO. 21 GRID NO. 23 PARCEL NO. 55  
 TAX MAP NO. 27 GRID NO. 5 PARCEL NO. 56, 109 & 144  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: NOVEMBER, 2007  
 SHEET 2 OF 3

P: 310310 Warfield Homestead/FINALS/0310 SECT-1 FOREST PLAN - SECTION 1.dwg, 11/14/2007 8:55:53 AM



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

11" MINIMUM

▲ DENOTES SIGN LOCATION

**Planting/Soil Specifications**

1. Installation of bare-root plant stock shall take place between March 15 - April 20; b&b/container stock March 15 - May 30 or September 15 - November 15. Fall planting of B&B stock is not recommended.
2. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
3. Bare-root plants shall be installed so that the top of root mass is level with the top of existing grade. Roots shall be dipped in an anti-desiccant gel prior to planting. Backfill in the planting pits shall consist of 3 parts existing soil to 1 part pine fines or equivalent.
4. Fertilizer shall consist of Agriform 22-8-2, or equivalent, applied as per manufacturer's specifications, for woody plants. Herbaceous plants shall be fertilized with Osmocote 8-6-12.
5. Plant material shall be transported to the site in a tarp or covered truck. Plants shall be kept moist prior to planting.
6. All non-organic debris associated with the planting operation shall be removed from the site by the contractor.

**Sequence of Construction**

1. Sediment control shall be installed in accordance with general construction plan for site.
2. Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
3. Upon completion of the planting, signage shall be installed as shown.
4. Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

**Maintenance of Plantings**

1. Maintenance of plantings shall last for a period of 2 years.
2. Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season, as needed. During second growing season, once a month during May-September, if needed.
3. Invasive exotics and noxious weeds will be removed, as required, from planting areas mechanically and/or with limited herbicide application (see groundcover note where appropriate). Old field successional species will be retained.
4. Plants will be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
5. Dead branches will be pruned from plantings.

**Guarantee Requirements**

1. A 75 percent survival rate of forestation plantings will be required at the end of 2 growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. Wild trees arising from natural regeneration may be counted up to 50 percent towards the total survival number if they are healthy, native species at least 12 inches tall.

**Surety for Forestation**

1. The developer shall post a surety bond, letter of credit to ensure that forestation plantings are completed.

**Planting Notes**

When possible, plants shall be installed within 24 hours of delivery. If installation cannot be performed within this time frame, plant stock shall be watered and protected from desiccation.

Application of herbicide, Round-up or equivalent, may be used to reduce plant competition from old field successional growth at the time of installation. Mowing, re-application of herbicide, or a combination thereof, may be used to control unwanted, competing vegetation.

Planting shall be installed within one year or two growing seasons of subdivision approval. Plantings shall be installed in accordance with the time schedule included in Note 1 of the planting/seedling specifications.

**FCE Planting Area # 1 - 1.27 acres**

Planting units required: 892 (445 whips)  
Planting units provided: 892 (425 whips and 42 trees)

Qty	Species	Size	Spacing	Total FCA Units
7	Acer rubrum - Red maple	1" cal.	15' o.c.	
5	Quercus alba - White oak	1" cal.	15' o.c.	
12 Total 1" caliper trees (3.5 planting units per tree) = 42 Total FCA unit credit				
100	Acer rubrum - Red maple	2-3" whip	11' o.c.	
100	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.	
50	Platanus occidentalis - Sycamore	2-3" whip	11' o.c.	
100	Prunus serotina - Black cherry	2-3" whip	11' o.c.	
75	Quercus alba - White oak	2-3" whip	11' o.c.	
425 Total whip plantings (2 planting units per tree) = 850 Total FCA unit credit				
Total Unit Credit				(42 + 850) = 892

1" CAL TREES = 200/ACRE (8 TREES/200 = 0.09 AC) 3.5 Planting units = 1 - 1" Cal. Tree  
WHIPS w/shelters = 350/ACRE = 350 x 1.87 AC = 654.5 WHIPS 2 Planting units = 1 Whip

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*C. J. ...*  
CHIEF, DIVISION OF LAND DEVELOPMENT

11/10/07  
DATE

*...*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/20/07  
DATE

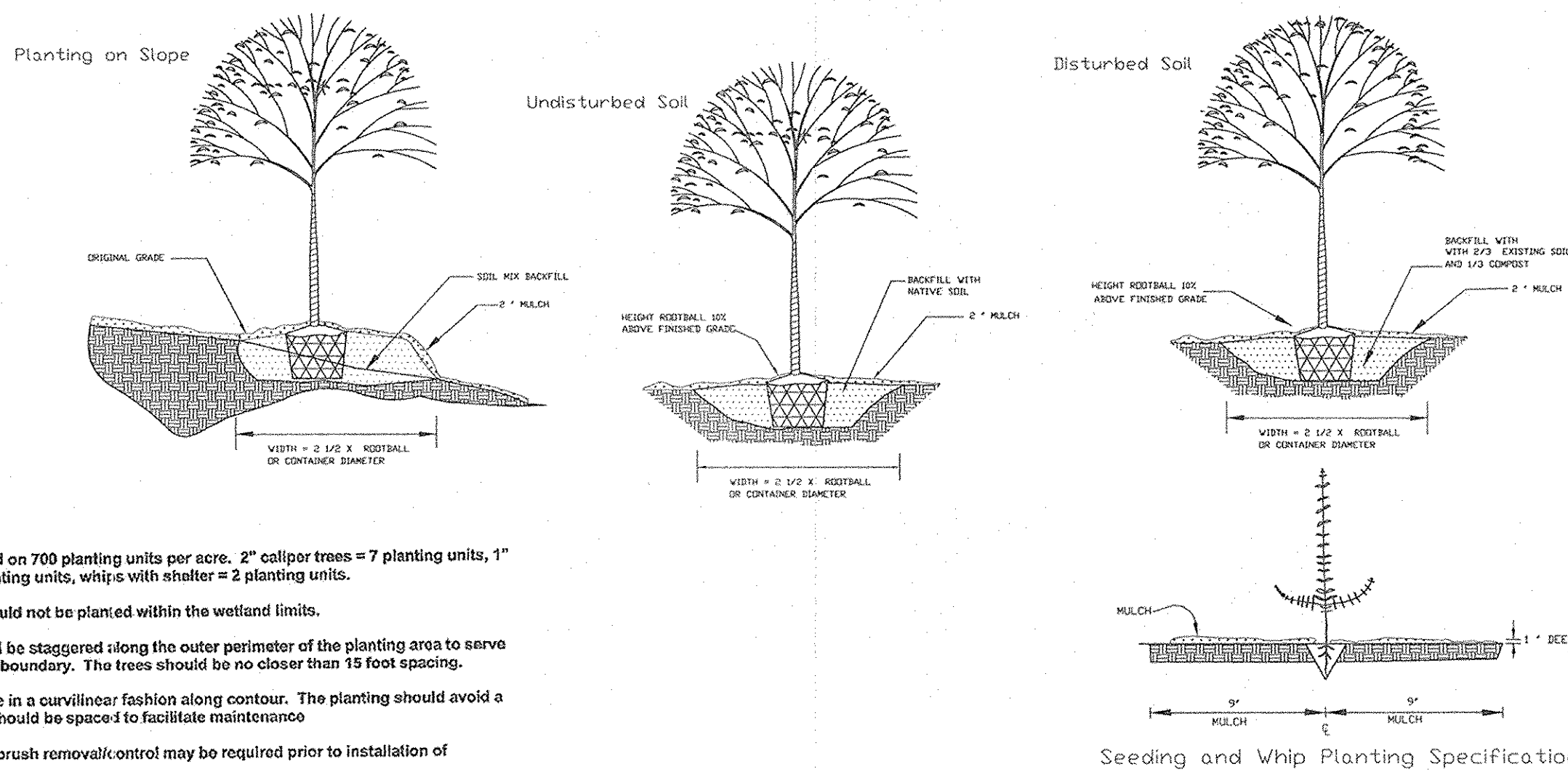
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS

DATE

**FOREST CONSERVATION WORKSHEET-SECTION 1**

BASIC SITE DATA	ACRES
GROSS SITE ACREAGE	6.37
AREA WITHIN 100 YEAR FLOODPLAIN	---
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	---
NET TRACT AREA	6.37
FOREST CONSERVATION THRESHOLD (PERCENTAGE)	25% 1.59
AFFORESTATION THRESHOLD (PERCENTAGE)	20% 1.27
EXISTING FOREST ON NTA	0.0
BREAK-EVEN POINT	---
FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	---
FOREST TO BE RETAINED IN FCE	---
AFFORESTATION CALCULATIONS	
NO FOREST CLEARING	1.27
FOREST CLEARING	---
REFORESTATION CALCULATIONS	
CLEARING ABOVE THRESHOLD	---
CLEARING BELOW THRESHOLD	---

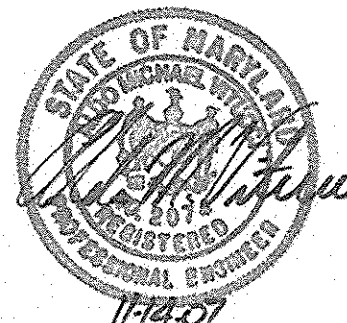


**Planting Notes:**

1. Planting density based on 700 planting units per acre. 2" caliper trees = 7 planting units, 1" caliper trees = 3.5 planting units, whips with shelter = 2 planting units.
  2. \*\* These species should not be planted within the wetland limits.
  3. 1" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing.
  4. Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.
  5. Multiflora rose/heavy brush removal/control may be required prior to installation of planting.
- All whips are required to be installed with tree shelters per Howard County FCA requirements.

**FCP NOTES**

1. 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.
2. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
3. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
7. 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.
8. PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.



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*John P. Canoles* 11/14/07

**OWNER/DEVELOPER**  
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P.O. BOX 30  
14451 TRIANGLE POND ROAD  
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**FOREST CONSERVATION PLAN**  
**THE WARFIELDS II**  
SECTION ONE  
LOTS 1-5  
ZONED: RC-DEO  
TAX MAP NO. 21 GRID NO. 23 PARCEL NO. 55  
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FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER, 2007  
SHEET 8 OF 8