

**GENERAL NOTES**

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Private water and sewer will be used within this site.
- Total area of property: 91.396 ac.±
- Area of proposed public R/W: 1.792 ac.±
- Number of proposed buildable lots: 18
- Area of proposed buildable lots: 18,154 ac.±
- Number of proposed buildable preservation parcels: 1
- Area of proposed buildable preservation parcels: 56.718 ac.±
- Number of proposed non-buildable preservation parcels: 3
- Area of proposed non-buildable preservation parcels: 13.290 ac.±
- Number of Existing Agricultural Preservation Easements: 1
- Area of Existing Agricultural Preservation Easements: 55.250 ac.±
- Number of Proposed Agricultural Preservation Easements: 1
- Area of Proposed Agricultural Preservation Easements: 1.287 ac.±
- Density calculations:
  - Total area of property = 91.396 ac.±
  - Area of existing Agricultural Preservation Easement created under area of easement = 55.25 ac.±. Sending 17 DEO units from Payne property (51 ac. of easement) to Buckskin Ridge F-01-191. All density rights on the existing 55.25 ac. easement have been exhausted with the sale of those 17 DEO units and the retention of 4.75 ac. to support the existing house.
  - Area of unencumbered property = 36.146 ac.±
  - Total number of units based on our density: 36.146 ac. / 4.25 acres per unit = 8 Units
  - Maximum number of units allowed utilizing the CEO option: 36.146 Net Acres / 2 Acres per Unit = 18 Units
  - Number of CEO Units required = 18-8 = 10 CEO Units
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COPAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic fields within 100' of property's boundary have been shown where pertinent.
- All percolation test holes and their elevations have been field located by C.B. Miller and Associates, registered land surveyor.
- On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in April, 2002. Off-site and non-critical topography based on Howard County 1993 Aerial Topographic Surveys with five foot contours.
- There are no steep slopes (greater than 25%) on the portion of the site beyond the boundaries of the existing Agricultural Preservation Easement.
- All wells to be drilled prior to submittal of final plat for signature. It is the developer's 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. If a well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recordation.
- Groundwater appropriations permit #H02002G010
- A.P.F.O. traffic study prepared by Sirenet Traffic Studies.
- Wetlands Analysis prepared by Exploration Research Inc.
- The project is not within the metropolitan district.
- Previous Howard County file numbers: F-92-09 Payne's View, Lot 1 Plat #10069; Plat #15305; F-01-191 (Buckskin Ridge, 17 DEO units received from Payne Property); W/P-91-99 approving not to require the platting of the residue.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 06EA and 06FA were used for this project.
- S.N.M. for c/v and w/v is provided in a Micro Pool Extended Detention facility and grass channels. Rav will be provided in grass gutters. The facility will be publicly owned with joint maintenance by the H.O.A. and Howard County.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers on the portion of the site beyond the boundaries of the existing Agricultural Preservation Easement.
- The geotechnical report for this project was prepared by Herbst, Benson and Associates dated October 4, 2002.
- Street trees along Road 'A' and perimeter landscaping will be shown at Final Plat stage.
- For flag or pipstern lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipstern and road right-of-way line and not to the pipstern lot driveway.
- Forest Conservation for this project is met by retention of 7.85 acres of existing forest on Preservation Parcel 'D'. Preliminary surety estimate: \$ 68,389.
- 1.287 acre of easement area shall be merged to existing H0-02-01 PPSD. No additional principal dwellings can be built on buildable Preservation Parcel 'A' and no additional density sending rights will be accrued for sale.
- Preservation Parcel 'A' is buildable and privately owned with the Agricultural Land Preservation program as easement holders. Preservation Parcels 'B' thru 'D' are non-buildable and privately owned with the H.O.A. and Howard County as easement holders.
- On December 3, 2001, the planning director determined that this property is grandfathered to the current zoning regulations with respect to being able to send development density and then later import development density to facilitate an on-site cluster development. When development density is imported to the site, the maximum yield shall be based on the net area of the acreage unencumbered by the preservation easement (that is the net acreage of the remaining 36.146 acres) as required by the amended zoning regulations which will take effect January 8, 2002.
- Developer is responsible for installing the required perimeter landscaping.
- The proposed septic easement for buildable agricultural preservation parcel 'A' will be utilized as a septic repair area for the existing house on parcel 'A' at 1615 long corner road

# PRELIMINARY EQUIVALENT SKETCH PLAN

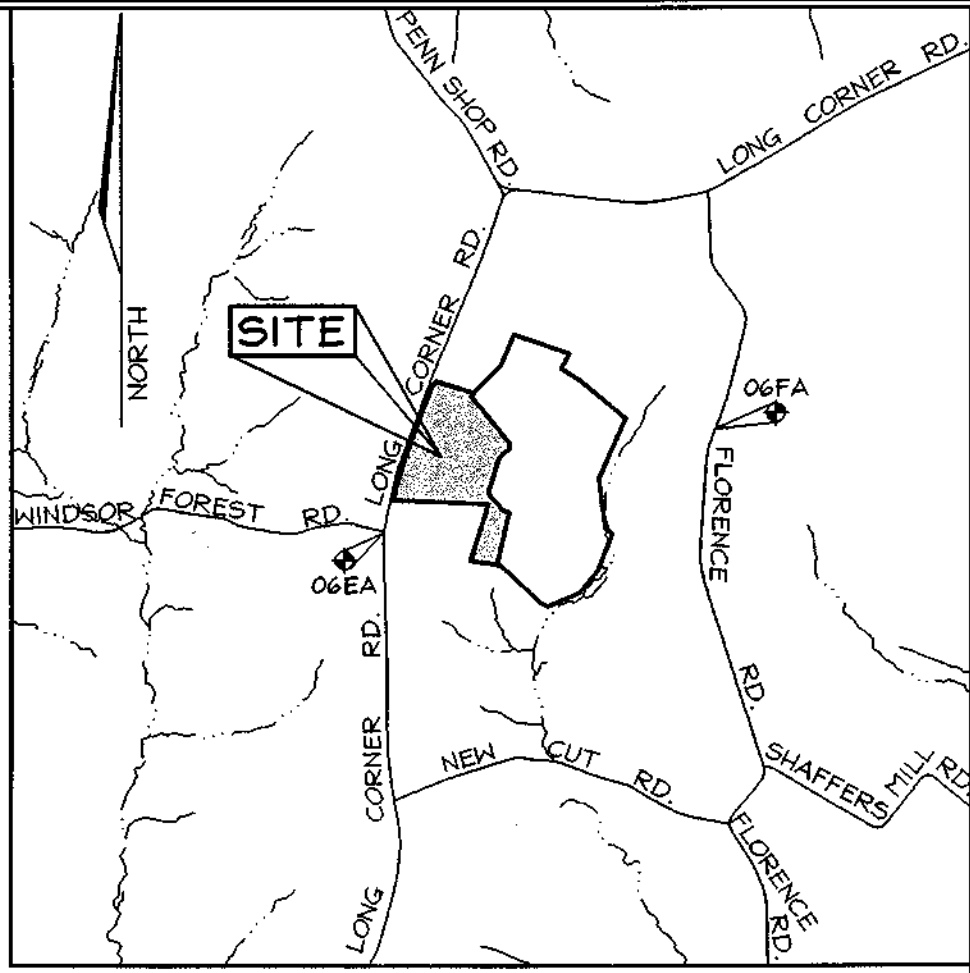
## WINDSOR FOREST KNOLLS

### LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' AND 'D'

#### HOWARD COUNTY, MARYLAND

**LEGEND**

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Trees
- Proposed Septic Easement
- Existing Septic Easement
- 15-24.99% Slopes
- 25-50% Slopes
- Wetlands
- Use-in-Common Access Easement
- Existing Perc Test (Passed)
- Existing Perc Test (Failed)
- Existing Septic Dry Well



**BENCHMARKS**

Sta. 06EA	N 184,606.2349	E 386,433.6186	El.: 239.6299 (meters)
Sta. 06FA	N 605,662.289	E 1,267,824.297	El.: 706.186 (feet)
	N 184,936.6038	E 387,486.2619	El.: 246.1291 (meters)
	N 606,746.174	E 1,271,284.405	El.: 807.504 (feet)

**SHEET INDEX**

DESCRIPTION	SHEET No.
Cover Sheet	1 of 8
Preliminary Plan	2 of 8
Preliminary Plan	3 of 8
Preliminary Grading, Landscaping, Sediment Control and Soils Plan	4 of 8
Preliminary Grading, Landscaping, Sediment Control and Soils Plan	5 of 8
Preliminary Forest Conservation Plan	6 of 8
Preliminary Forest Conservation Plan	7 of 8
Preliminary Forest Conservation Plan, Notes and Details	8 of 8

**ROAD CLASSIFICATION**

ROAD NAME	CLASSIFICATION	R/W
Road 'A'	Public Access Place	40'

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	55,000±	5,009±	49,991±
7	56,530±	5,945±	47,585±
8	51,394±	6,964±	44,430±
16	49,462±	4,748±	44,714±
17	47,499±	3,573±	43,926±
18	45,251±	2,745±	40,506±

**CENTERLINE ROAD CURVE DATA**

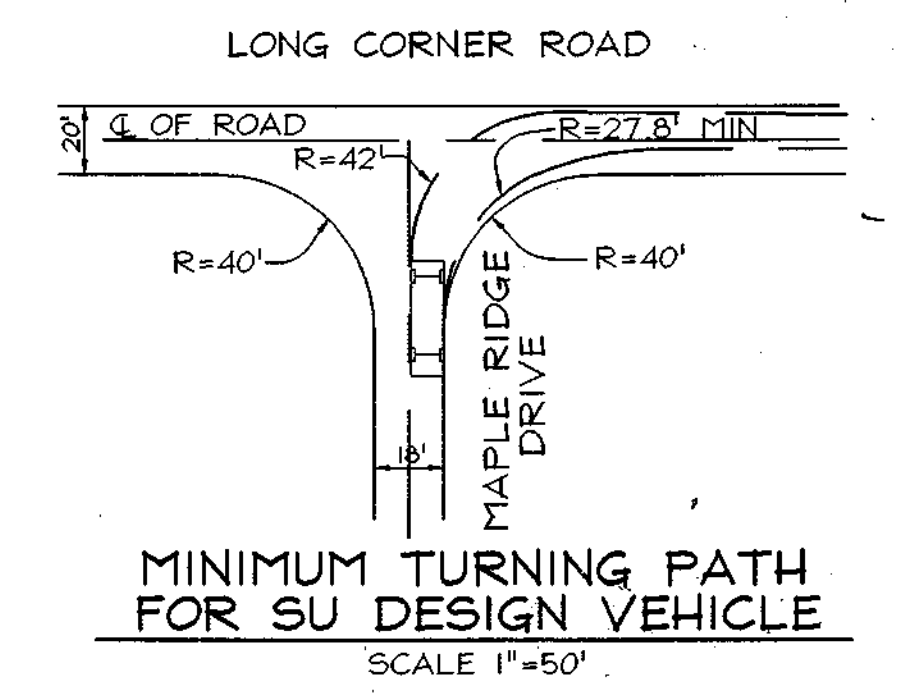
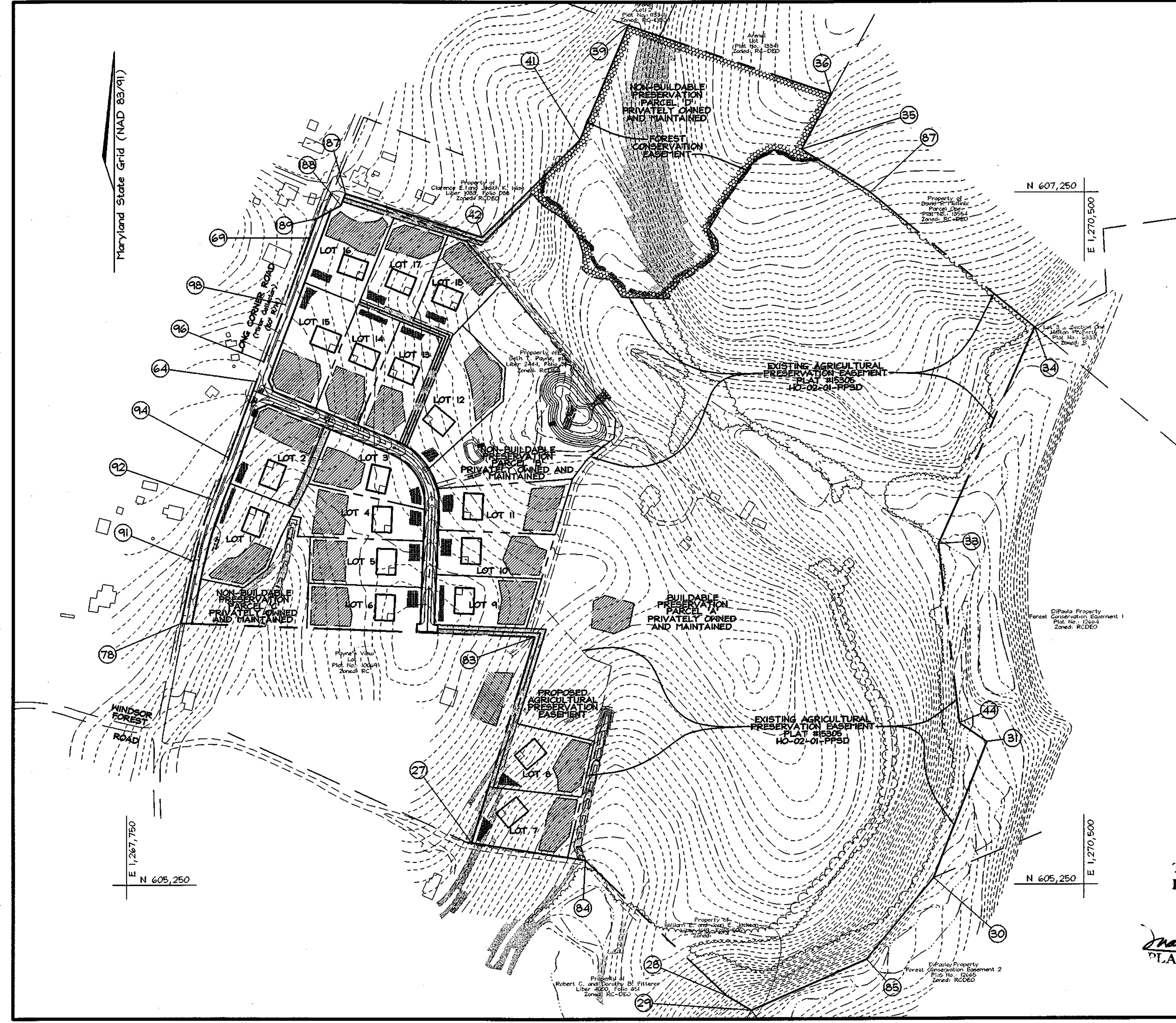
CURVE No.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	175.00'	215.80'	70°00'00"	N 32°51'08" W	200.75'

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
28	604,933.1155	1,269,474.1869
84	605,322.9418	1,269,067.4205
27	605,372.4775	1,268,740.7466
83	605,968.0387	1,268,922.4735
78	606,006.1417	1,267,906.5072
91	606,184.5955	1,267,943.3161
92	606,365.1787	1,267,996.2867
94	606,485.5988	1,268,042.6115
64	606,705.2381	1,268,122.6019
96	606,762.6723	1,268,143.3423
98	606,927.5523	1,268,205.7448
69	607,121.9419	1,268,275.8042
104	607,177.4703	1,268,295.4874
103	607,215.3713	1,268,334.9609
102	607,249.3978	1,268,377.6055
42	607,124.6288	1,268,770.0824
41	607,404.7556	1,269,050.7202
39	607,735.9424	1,269,190.1908
36	607,536.3915	1,269,772.9129
35	607,377.8113	1,269,687.1008
87	607,252.1575	1,269,884.7031
34	606,859.5725	1,270,357.0866
33	606,234.3660	1,270,080.9740
44	605,717.6004	1,270,141.5310
31	605,662.5485	1,270,220.4461
30	605,270.2331	1,270,067.8919
85	605,037.1914	1,269,875.4746
29	604,890.7758	1,269,544.9892

**METRIC EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
28	184,333.9824	386,936.5060
84	184,502.8017	386,812.5234
27	184,517.9002	386,812.9530
83	184,699.4276	386,768.3495
78	184,711.0414	386,458.6763
91	184,765.4342	386,469.9957
92	184,820.4761	386,486.0412
94	184,857.1802	386,500.1610
64	184,924.1264	386,524.5421
96	184,941.6324	386,530.8638
98	184,991.8879	386,549.8841
69	185,051.1380	386,571.2382
104	185,068.0631	386,577.2377
103	185,079.6153	386,598.4133
102	185,089.9866	386,602.2674
42	185,051.9569	386,721.8946
41	185,137.3398	386,807.4331
39	185,238.2857	386,849.9439
36	185,177.4625	387,027.5579
35	185,129.1271	387,001.4023
87	185,090.8278	387,061.6316
34	184,971.1676	387,205.6144
33	184,780.6043	387,121.4551
44	184,623.0938	387,139.9129
31	184,606.3140	387,163.9663
30	184,486.7360	387,117.4677
85	184,415.7048	386,058.8188
29	184,371.0772	386,958.0866



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 3/1/03

**COVER SHEET**

**WINDSOR FOREST KNOLLS**

LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'

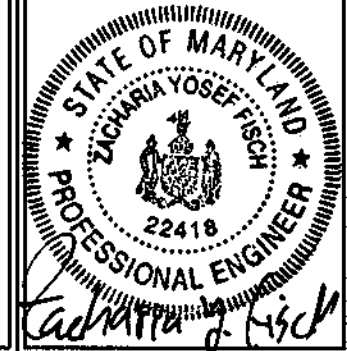
TAX MAP 6 GRID 16 PARCEL 57  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
COUNTY HEALTH OFFICER SRK  
HOWARD COUNTY HEALTH DEPARTMENT

**LOCATION MAP**  
SCALE: 1"=200'

**DEVELOPER**  
Ridge View, LLC  
c/o Mr. Richard Demmitt  
P.O. Box 228  
Clarksville, MD 21029  
(410) 531-5539

**OWNERS**  
J. Willard Nalls, Jr.  
Patricia F. Payne  
Scott Carter Payne  
Jeffrey Foster Payne  
c/o Christopher Payne  
P.O. Box 581  
Mount Airy, MD 21771



**FSH Associates**  
Engineers Planners Surveyors  
8318 Forest Street Elkport City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

DESIGN BY: KO  
DRAWN BY: KO  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: Jan. 10, 2003  
W.O. No.: 3078  
SHEET No.: 1 OF 8

LONG CORNER ROAD  
(Minor Collector)  
(60' R/W)

ENVIRONMENTAL  
NON-BUILDABLE  
PRESERVATION  
PARCEL 'C'  
Privately Owned  
and Maintained  
Easement Holders:  
HOA & Howard Co.  
57,544.31sf±  
1.306 Ac.±

BUILDABLE AGRICULTURAL  
PRESERVATION PARCEL 'A'  
Privately Owned and Maintained  
Easement Holder:  
Agricultural Land Preservation Program  
HQ-02-01-PPSD  
2,470,650.01sf±  
56.718 Ac.±

ENVIRONMENTAL  
NON-BUILDABLE  
PRESERVATION  
PARCEL 'B'  
Privately Owned  
and Maintained  
Easement Holders:  
HOA and Howard County  
157,309.65sf±  
3.611 Ac.±

TENTATIVELY APPROVED  
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HOWARD COUNTY  
PLANNING DIRECTOR

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PRELIMINARY EQUIVALENT  
SKETCH PLAN  
WINDSOR FOREST KNOLLS  
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
TAX MAP 6, GRID 16 PARCEL 57  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: KO  
DRAWN BY: KO  
CHECKED BY: ZTF  
SCALE: 1"=50'  
DATE: Jan. 10, 2003  
H.O. No.: 3078  
SHEET No.: 2 OF 3

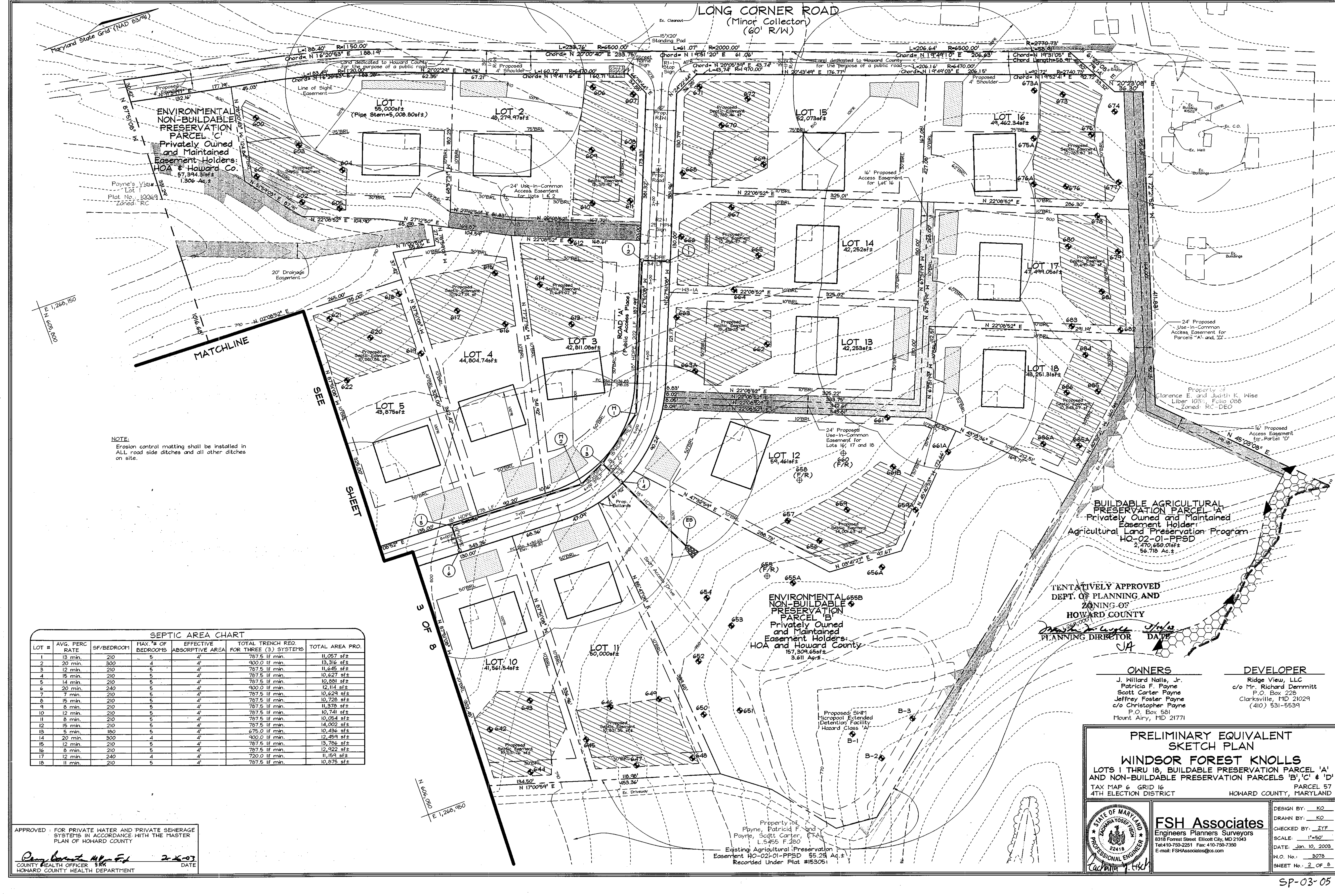
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E-mail: FSHAssociates@cs.com

SEPTIC AREA CHART						
LOT #	AVG. PERC RATE	SF/BEDROOM	MAX. # OF BEDROOMS	EFFECTIVE ABSORPTIVE AREA	TOTAL TRENCH REQ. FOR THREE (3) SYSTEMS	TOTAL AREA PRO.
1	13 min.	210	5	4'	787.5 lf min.	11,057 sf±
2	20 min.	300	4	4'	900.0 lf min.	13,316 sf±
3	12 min.	210	5	4'	787.5 lf min.	11,645 sf±
4	15 min.	210	5	4'	787.5 lf min.	10,627 sf±
5	14 min.	210	5	4'	787.5 lf min.	10,881 sf±
6	20 min.	240	5	4'	900.0 lf min.	12,114 sf±
7	7 min.	210	5	4'	787.5 lf min.	10,629 sf±
8	15 min.	210	5	4'	787.5 lf min.	10,726 sf±
9	8 min.	210	5	4'	787.5 lf min.	11,376 sf±
10	12 min.	210	5	4'	787.5 lf min.	10,741 sf±
11	8 min.	210	5	4'	787.5 lf min.	10,054 sf±
12	15 min.	210	5	4'	787.5 lf min.	14,002 sf±
13	5 min.	180	5	4'	675.0 lf min.	10,436 sf±
14	20 min.	300	4	4'	900.0 lf min.	12,459 sf±
15	12 min.	210	5	4'	787.5 lf min.	13,786 sf±
16	8 min.	210	5	4'	787.5 lf min.	12,922 sf±
17	12 min.	240	4	4'	720.0 lf min.	11,159 sf±
18	11 min.	210	5	4'	787.5 lf min.	10,875 sf±

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

County Health Officer: *3RK* DATE: 2-26-03  
HOWARD COUNTY HEALTH DEPARTMENT

Property of  
Payne, Patricia F. and  
Payne, Scott Carter, ETAL  
L-5455 F-200  
Existing Agricultural Preservation  
Easement HQ-02-01-PPSD 55.28 Ac.±  
Recorded Under Plat #153051



SEE SHEET

MATCHLINE



Property of  
Payne, Patricia F. and  
Payne, Scott Carter, ETAL  
L 5455 P 259

Existing Agricultural Preservation  
Easement HO-02-01-PPSD, 55.25 Ac.±  
Recorded Under Plat #15305

**BUILDABLE AGRICULTURAL  
PRESERVATION PARCEL 'A'**  
Privately Owned and Maintained  
Easement Holder:  
Agricultural Land Preservation Program  
HO-02-01-PPSD  
2,470,650.01sf±  
56.716 Ac.±

Proposed Agricultural Preservation  
Easement Area = 1.287 ac.±  
To Be Added to Existing Buildable  
Agricultural Preservation Easement  
Created Under Plat #15305  
HO-02-01-PPSD

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Mark Deagle* 12/16/03  
PLANNING DIRECTOR JA DATE

**OWNERS**  
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Patricia F. Payne  
Scott Carter Payne  
Jeffrey Foster Payne  
c/o Christopher Payne  
P.O. Box 581  
Mount Airy, MD 21771

**DEVELOPER**  
Ridge View, LLC  
c/o Mr. Richard Demmitt  
P.O. Box 225  
Clarksville, MD 21029  
(410) 531-5539

**PRELIMINARY EQUIVALENT  
SKETCH PLAN**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
TAX MAP 6 GRID 16 PARCEL 57  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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DESIGN BY: KO  
DRAWN BY: KO  
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SCALE: 1"=50'  
DATE: Jan. 10, 2003  
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SHEET No.: 3 OF 8

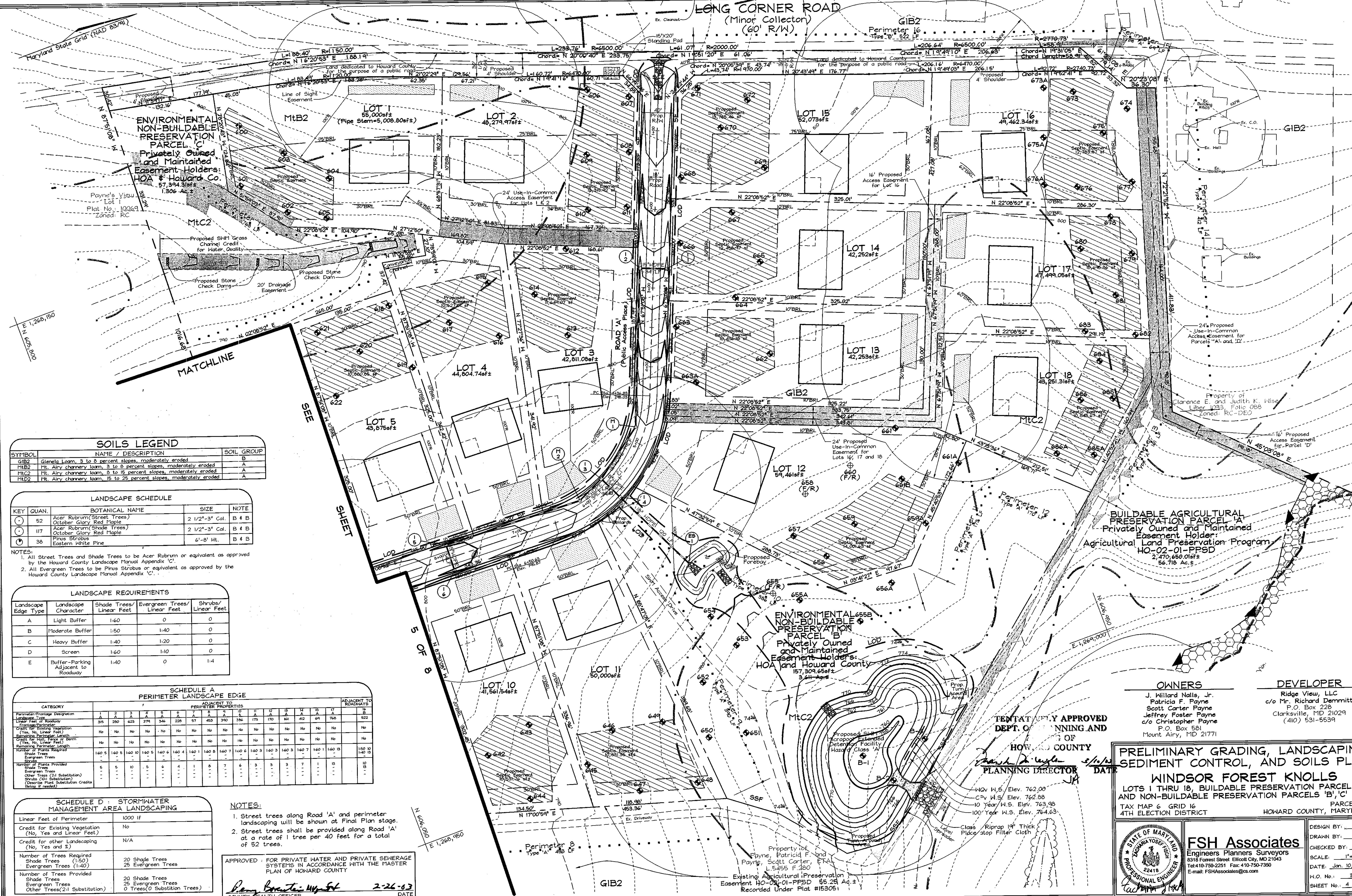
**STORMWATER DESIGN REQUIREMENTS SUMMARY**

CHANNEL PROTECTION VOLUME (CPV)		WATER QUALITY VOLUME (WQV)	
AREA	17.89 ac.± (Area to Pond)	17.89 ac.± (Area (3) to Pond)	Areas 1 & 2 treated by Grass Channel Credits
CPV REQ'D	0.30 ac.ft.	WQV REQ'D	0.31 ac/ft (Area 1)
CPV PROV'D	0.315 ac.ft. (vol. at 1 yr. W.S.Elev. in pond).	WQV PROV'D	0.57 ac/ft (wet pool and extended detention vol.)
	CPV prov'd through extended detention		
RECHARGE VOLUME (Rev.)		FOREBAY VOLUME	
AREA	25.21 ac.±	3.21 ac.± (IMPERVIOUS AREA)	
Rev REQ'D	0.151 ac.ft.±	FOREBAY VOL. REQ'D	1,165 cu.ft.
Rea REQ'D	1.38 ac.±		
Rea PROV'D	1.38 ac.±	PROV'D	1,482 cu.ft.
	Recharge is prov'd by the grass channel credit using the recharge percent area method.		

The proposed SMI facility will be a micro-pool extended detention facility sized to control CPV for the entire site, WQV for all areas entering the facility and sized to pass the 10 and 100 year storms.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Penny Barrett* 12/16/03  
COUNTY HEALTH OFFICER SRK DATE  
HOWARD COUNTY HEALTH DEPARTMENT



**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glentia Loam, 3 to 8 percent slopes, moderately eroded	B
MtB2	Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded	A
MtC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MtD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A

**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
1	52	Acer Rubrum (Street Trees)	2 1/2" - 3" Cal.	B # B
2	117	October Glory Red Maple	2 1/2" - 3" Cal.	B # B
3	38	Pinus Strobus Eastern White Pine	6' - 8' Ht.	B # B

**NOTES:**  
 1. All Street Trees and Shade Trees to be Acer Rubrum or equivalent as approved by the Howard County Landscape Manual Appendix 'C'.  
 2. All Evergreen Trees to be Pinus Strobus or equivalent as approved by the Howard County Landscape Manual Appendix 'C'.

**LANDSCAPE REQUIREMENTS**

Landscape Edge Type	Landscape Character	Shade Trees/ Linear Feet	Evergreen Trees/ Linear Feet	Shrubs/ Linear Feet
A	Light Buffer	1:60	0	0
B	Moderate Buffer	1:50	1:40	0
C	Heavy Buffer	1:40	1:20	0
D	Screen	1:60	1:10	0
E	Buffer-Parking Adjacent to Roadway	1:40	0	1:4

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES										ADJACENT TO ROADWAYS
	1	2	3	4	5	6	7	8	9	10	
Perimeter/Package Retention Landscaping Type	A	A	A	A	A	A	A	A	A	A	B
Credit for Existing Vegetation (Type, No. Linear Feet)	315	280	423	274	346	228	57	493	390	206	170
Credit for Existing Vegetation (Type, No. Linear Feet)	No	No	No	No	No	No	No	No	No	No	No
Remaining Perimeter Length	160	160	160	160	160	160	160	160	160	160	150
Number of Plants Required	5	5	10	5	5	5	5	5	5	5	5
Number of Plants Provided	5	5	10	5	5	5	5	5	5	5	5
Shade Trees (21 Substitution) (Describe Plant Substitution Credits Below, if needed)	5	5	10	5	5	5	5	5	5	5	5
Evergreen Trees	0	0	0	0	0	0	0	0	0	0	0
Other Trees (21 Substitution)	0	0	0	0	0	0	0	0	0	0	0

**SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	1000 lf
Credit for Existing Vegetation (No. Trees and Linear Feet)	No
Credit for Other Landscaping (No. Trees and Linear Feet)	N/A
Number of Trees Required	20 Shade Trees 25 Evergreen Trees
Number of Trees Provided	20 Shade Trees 25 Evergreen Trees 0 Trees (0 Substitution)

**NOTES:**  
 1. Street trees along Road 'A' and perimeter landscaping will be shown at Final Plan stage.  
 2. Street trees shall be provided along Road 'A' at a rate of 1 tree per 40 feet for a total of 52 trees.

APPROVED: *[Signature]* 2-26-03  
 COUNTY HEALTH OFFICER  
 HOWARD COUNTY HEALTH DEPARTMENT

**OWNERS**  
 J. Willard Nalls, Jr.  
 Patricia F. Payne  
 Scott Carter Payne  
 Jeffrey Foster Payne  
 c/o Christopher Payne  
 P.O. Box 58  
 Mount Airy, MD 21771

**DEVELOPER**  
 Ridge View, LLC  
 c/o Mr. Richard Demmitt  
 P.O. Box 228  
 Clarksville, MD 21029  
 (410) 531-5539

**PRELIMINARY GRADING, LANDSCAPING, SEDIMENT CONTROL, AND SOILS PLAN**  
**WINDSOR FOREST KNOLLS**  
 LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
 TAX MAP 6 GRID 16 PARCEL 57  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: KO  
 DRAWN BY: KO  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: Jan. 10, 2003  
 H.O. No.: 3078  
 SHEET No.: 4 of 8

**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forest Street, Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: FSHAssociates@cs.com

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 22418  
 2/24/03

SEE SHEET

MATCHLINE



Maryland State Grid (NAD 83/91)  
N 605,850  
E 1,267,800

N 605,500  
E 1,269,450

N 605,200  
E 1,268,300

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glensia loam, 3 to 8 percent slopes, moderately eroded	B
MtB2	Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded	A
MtC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MtD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
*Ray B. Bantz* M.D. 2-26-03  
COUNTY HEALTH OFFICER SRK  
HOWARD COUNTY HEALTH DEPARTMENT

NOTES: Street trees along Road 'A' and perimeter landscaping will be shown at Final Plan stage. See sheet 4 of 8 for Landscape Schedules.

BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A'  
Privately Owned and Maintained  
Easement Holder:  
Agricultural Land Preservation Program  
HO-02-01-PPSD  
2,470,650.01sq±  
56,718 Ac±

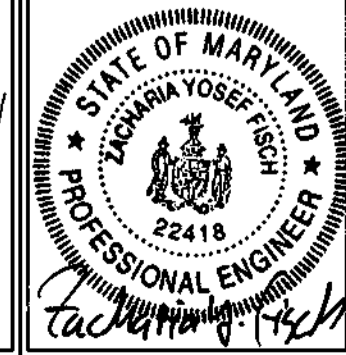
Proposed Agricultural Preservation Easement Area = 1,287 ac±  
To Be Added to Existing Buildable Agricultural Preservation Easement Created Under Plat #15305  
HO-02-01-PPSD

Existing Agricultural Preservation Easement HO-02-01-PPSD, 55.25 Ac±  
Recorded Under Plat #15305

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*John A. ...*  
PLANNING DIRECTOR JA DATE

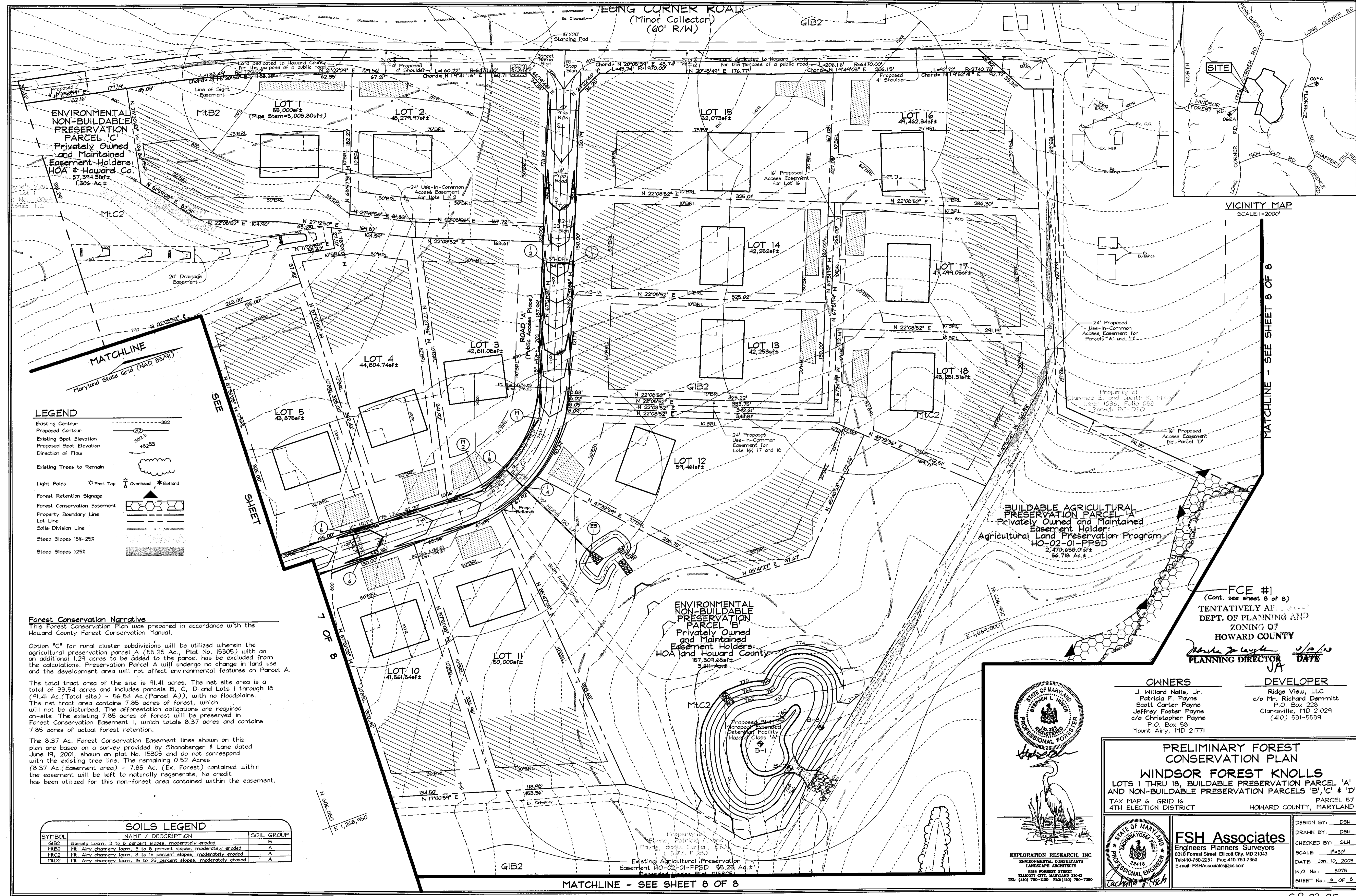
<b>OWNERS</b>	<b>DEVELOPER</b>
J. Willard Nalls, Jr. Patricia F. Payne Scott Carter Payne Jeffrey Foster Payne c/o Christopher Payne P.O. Box 581 Mount Airy, MD 21771	Ridge View, LLC c/o Mr. Richard Demmitt P.O. Box 228 Clarksville, MD 21029 (410) 531-5539

**PRELIMINARY GRADING, LANDSCAPING, SEDIMENT CONTROL, AND SOILS PLAN**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A'  
AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
TAX MAP 6 GRID 16 PARCEL 57  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

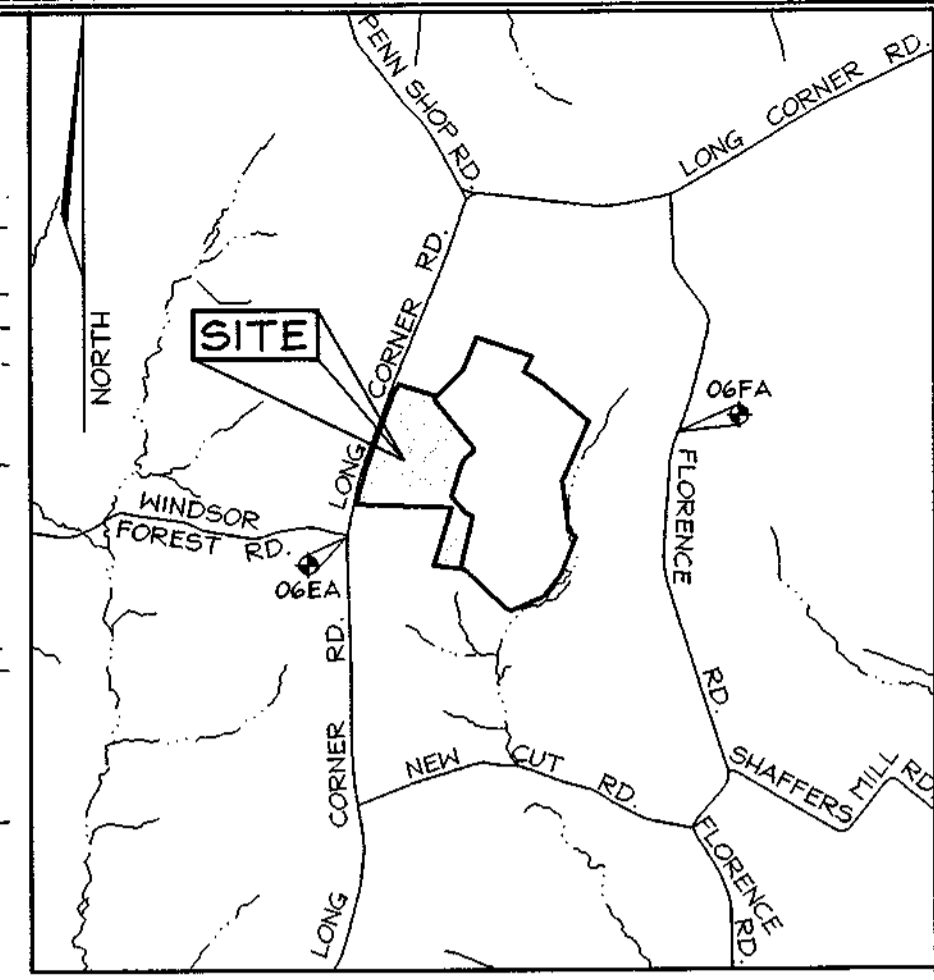


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Tel: 410-750-2251 Fax: 410-750-7350  
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DESIGN BY: KO  
DRAWN BY: KO  
CHECKED BY: ZYF  
SCALE: 1"=50'  
DATE: Jan. 10, 2003  
W.O. No.: 3078  
SHEET No. 5 OF 8



**ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL 'C'**  
Privately Owned and Maintained  
Easement Holders:  
HOA & Howard Co.  
57,394.31sf ±  
1.306 Ac. ±



VICINITY MAP  
SCALE: 1"=2000'

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles
- Forest Retention Signage
- Forest Conservation Easement
- Property Boundary Line
- Lot Line
- Soils Division Line
- Steep Slopes 15%-25%
- Steep Slopes >25%

**Forest Conservation Narrative**  
This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual.  
Option "C" for rural cluster subdivisions will be utilized wherein the agricultural preservation parcel A (55.25 Ac., Plat No. 15305) with an additional 1.29 acres to be added to the parcel has been excluded from the calculations. Preservation Parcel A will undergo no change in land use and the development area will not affect environmental features on Parcel A.  
The total tract area of the site is 91.41 acres. The net site area is a total of 33.54 acres and includes parcels B, C, D and Lots 1 through 18 (91.41 Ac. (Total site) - 56.54 Ac. (Parcel A)), with no floodplains. The net tract area contains 7.85 acres of forest, which will not be disturbed. The afforestation obligations are required on-site. The existing 7.85 acres of forest will be preserved in Forest Conservation Easement 1, which totals 6.37 acres and contains 7.85 acres of actual forest retention.  
The 6.37 Ac. Forest Conservation Easement lines shown on this plan are based on a survey provided by Shanabarger & Lane dated June 19, 2001, shown on plat No. 15305 and do not correspond with the existing tree line. The remaining 0.52 Acres (6.37 Ac. (Easement area) - 7.85 Ac. (Ex. Forest)) contained within the easement will be left to naturally regenerate. No credit has been utilized for this non-forest area contained within the easement.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glenela loam, 3 to 8 percent slopes, moderately eroded	B
MtB2	Mt. Airy cherty loam, 3 to 8 percent slopes, moderately eroded	A
MtC2	Mt. Airy cherty loam, 8 to 15 percent slopes, moderately eroded	A
MtD2	Mt. Airy cherty loam, 15 to 25 percent slopes, moderately eroded	A

FCE #1  
(Cont. see sheet 8 of 8)  
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 5/10/05

**OWNERS**  
J. Willard Nails, Jr.  
Patricia F. Payne  
Scott Carter Payne  
Jeffrey Foster Payne  
c/o Christopher Payne  
P.O. Box 581  
Mount Airy, MD 21771

**DEVELOPER**  
Ridge View, LLC  
c/o Mr. Richard Demmitt  
P.O. Box 228  
Clarksville, MD 21029  
(410) 531-5539



**PRELIMINARY FOREST CONSERVATION PLAN**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
TAX MAP 6 GRID 16  
4TH ELECTION DISTRICT  
PARCEL 57  
HOWARD COUNTY, MARYLAND

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E-mail: FSHAssociates@cs.com

DESIGN BY: DSH  
DRAWN BY: DSH  
CHECKED BY: SLH  
SCALE: 1"=50'  
DATE: Jan. 10, 2005  
M.O. No.: 3078  
SHEET No.: 6 OF 8

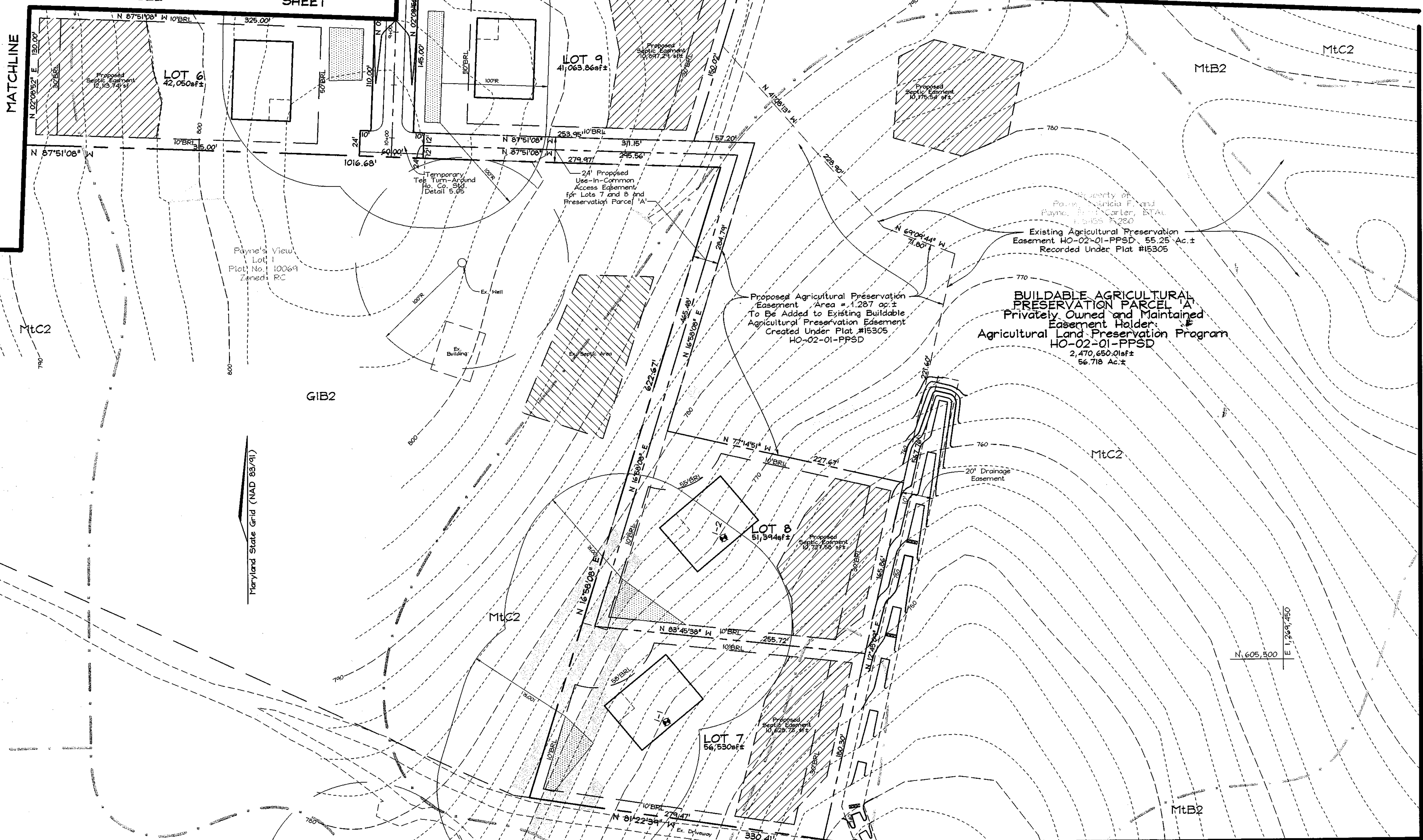
MATCHLINE - SEE SHEET 8 OF 8

**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles: Post Top, Overhead, Ballard
- Forest Retention Signage
- Forest Conservation Easement
- Property Boundary Line
- Lot Line
- Soils Division Line
- Steep Slopes 15%-25%
- Steep Slopes >25%

SEE SHEET

MATCHLINE

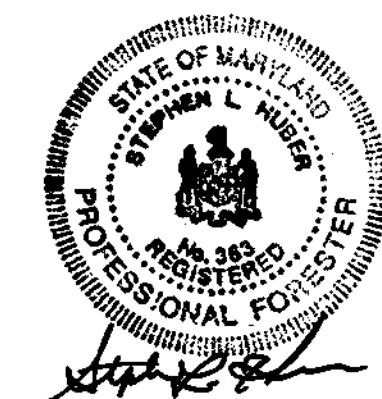


MATCHLINE - SEE SHEET 8 OF 8

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Gleneta loam, 3 to 8 percent slopes, moderately eroded	B
MtB2	Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded	A
MtC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MtD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A

E 1,268,300  
N 605,200



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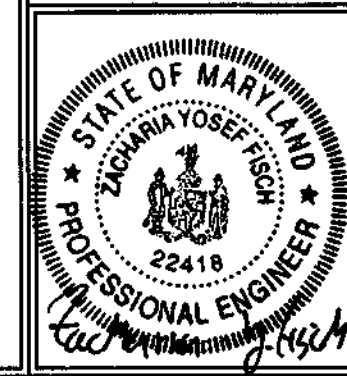
**DEVELOPER**  
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P.O. Box 228  
Clarksville, MD 21029  
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TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
JA



EXPLORATION RESEARCH INC.  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS  
22418 ASIA FOREST STREET  
ELICOTT CITY, MARYLAND 21043  
TEL: (410) 750-1150 FAX: (410) 750-7800

**PRELIMINARY FOREST CONSERVATION PLAN**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
TAX MAP 6 GRID 16 PARCEL 57  
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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DESIGN BY: DSH  
DRAWN BY: DSH  
CHECKED BY: BLH  
SCALE: 1"=50'  
DATE: Jan 10, 2003  
N.O. No.: 3078  
SHEET No.: 7 OF 8

FOREST CONSERVATION EASEMENT TABLE		
EASEMENT #	ACREAGE	EASEMENT TYPE
1	8.37 AC	7.85 AC FOREST RETENTION
TOTAL		8.37 AC (7.85 AC RETENTION)

**MANAGEMENT NOTES FOR FOREST RETENTION AREAS**

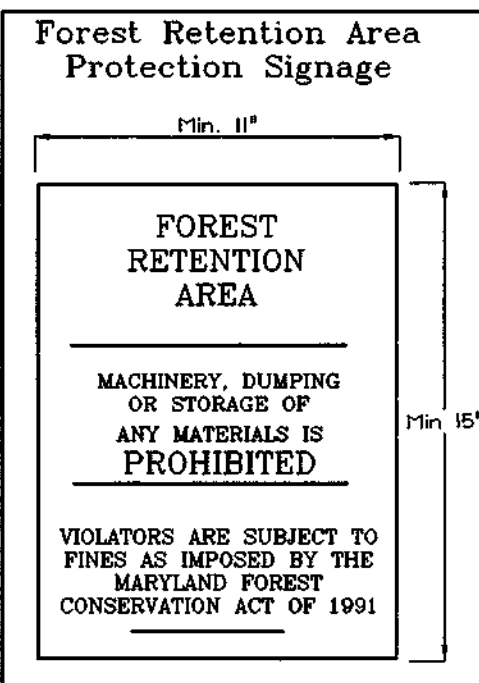
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
- Tree protection for all retained areas:
  - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
  - All protection devices shall be in place prior to any grading or land clearing.
  - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
  - Attachment of signs, fencing or other objects to trees is prohibited.
  - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
  - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
  - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase
  - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
  - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
  - No burial of discarded materials will occur onsite within the conservation areas.
  - No burning within 100 feet of wooded area.
  - All temporary forest protection structures will be removed after construction.
  - Following completion of construction, prior to use, the County inspector shall inspect the entire area.

**FOREST CONSERVATION WORKSHEET**

<b>Net Tract Area</b>	<b>Acres</b>
A. Total Tract Area	91.40
B. Area Within 100 Year Floodplain	0
C. Other deductions	56.54
D. Net Tract Area	34.86
Zoning Use Category: RESIDENTIAL-RURAL MEDIUM DENSITY	
<b>Land Use Category</b>	
E. Afforestation Minimum (20% x D)	6.97
F. Conservation Threshold (25% x D)	8.72
<b>Existing Forest Cover</b>	
G. Existing Forest on Net Tract Area	7.85
H. Forest Area Above Afforestation Threshold	0.88
I. Forest Area Above Conservation Threshold	0
<b>Breakeven Point</b>	
J. Forest Retention Above Threshold with no Mitigation	8.54
K. Clearing Permitted without Mitigation	0
<b>Proposed Forest Clearing</b>	
L. Forest Areas to be Cleared	0
M. Forest Areas to be Retained	7.85
<b>Planting Requirements</b>	
N. Reforestation for Clearing Above Threshold	0
P. Reforestation for Clearing Below the Threshold	0
Q. Credit for Retention Above Conservation Threshold	0
R. Total Reforestation Required	0
S. Total Afforestation Required	0
T. Total Reforestation and Afforestation Requirement	0

\* Deductions include Parcel "A" (see General Notes this sheet) and an additional 1.29 Ac. to be added to the preservation parcel.

SPECIMEN TREES				
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
ST-1	32"	White oak	Quercus alba	Good
ST-2	31"	chestnut oak	Quercus prinus	Fair
ST-3	37"	black oak	Quercus velutina	Good
ST-4	33"	yellow poplar	Liriodendron tulipifera	Good
ST-5	31"	black oak	Quercus velutina	Fair
ST-6	33"	black oak	Quercus velutina	Fair

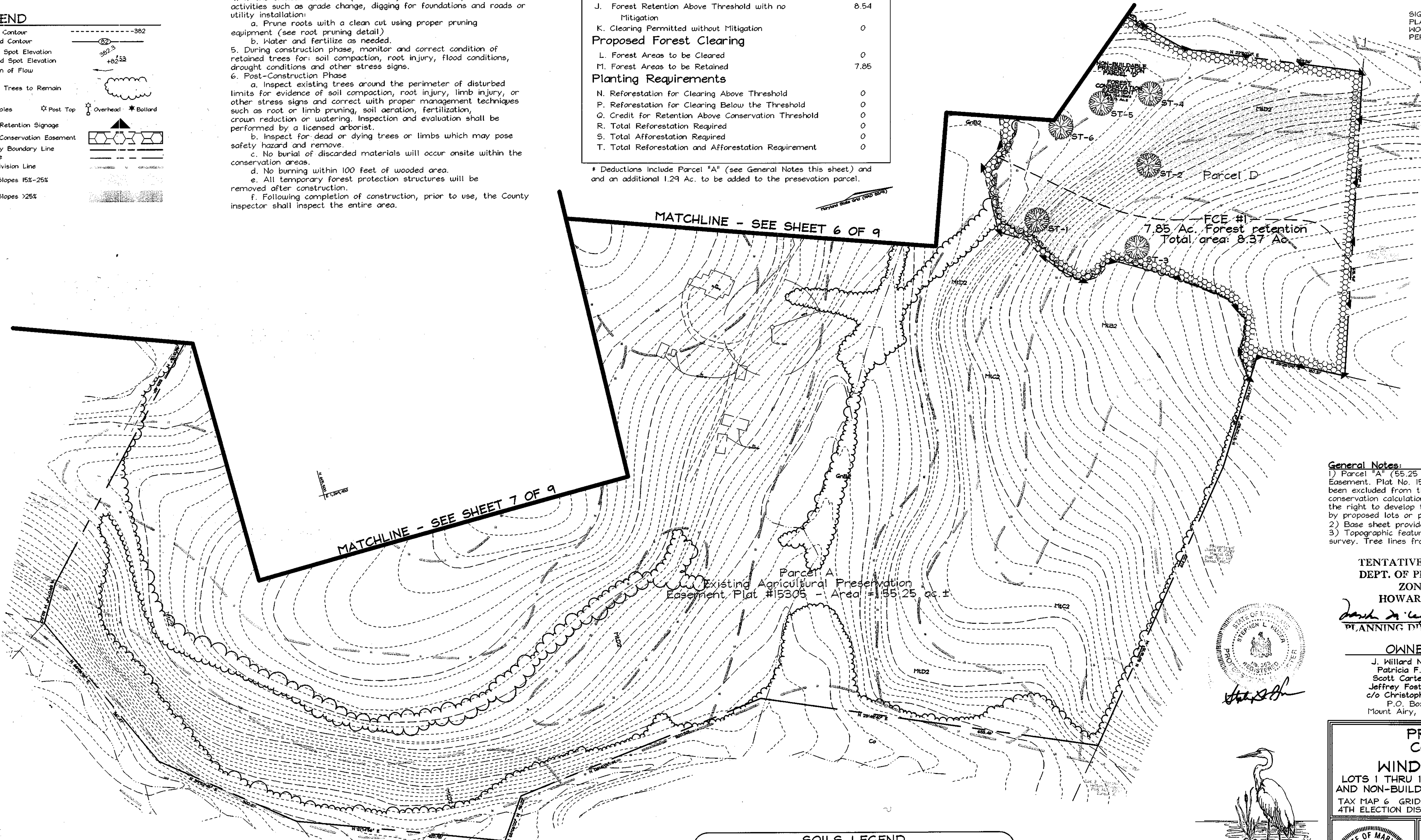


SIGN DETAIL: PERMANENT SIGN

SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON ALUMINUM POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.

**LEGEND**

- Existing Contour: - - - - -382
- Proposed Contour: - - - - -382
- Existing Spot Elevation: 382.3
- Proposed Spot Elevation: +8233
- Direction of Flow: [Arrow]
- Existing Trees to Remain: [Tree Symbol]
- Light Poles: [Post Top], [Overhead], [Bollard]
- Forest Retention Signage: [Sign Symbol]
- Forest Conservation Easement: [Easement Symbol]
- Property Boundary Line: [Line Symbol]
- Lot Line: [Line Symbol]
- Soils Division Line: [Line Symbol]
- Steep Slopes 15%-25%: [Hatched Symbol]
- Steep Slopes >25%: [Hatched Symbol]



- General Notes:**
- Parcel "A" (55.25 Ac.) has been placed in an Agricultural Preservation Easement, Plat No. 15305 dated March 12, 2002. This area has been excluded from the forest stand delineation and forest conservation calculation due to the applicable easement restricting the right to develop the area. The parcel will not be impacted by proposed lots or potential subdivisions.
  - Ease sheet provided by FSH Associates.
  - Topographic feature from field run and Howard County Aerial survey. Tree lines from Howard County Aerial Survey dated 1993.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
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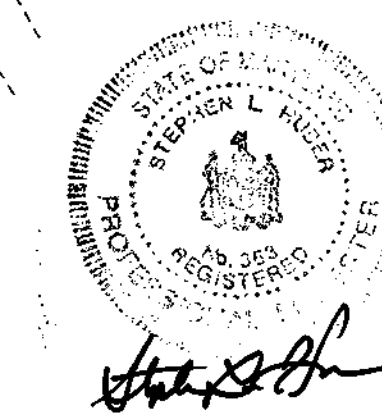
*John DeLughe* 2/10/03  
PLANNING DIRECTOR DATE

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**PRELIMINARY FOREST CONSERVATION PLAN**  
**WINDSOR FOREST KNOLLS**  
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D'  
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