

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN

CLOVERFIELD

BUILDABLE LOTS 1 - 21, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E' & NON-BUILDABLE BULK PARCEL 'F'

ZONING: RC-DEO

TAX MAP NO. 15 GRID No. 8 PARCEL No. 4

COORDINATE TABLE		
Point	North	East
410	N 566698.5158	E 134746.0103
417	N 597254.0390	E 135083.9845
150	N 597357.5110	E 131543.1450
168	N 597764.9725	E 135532.6356
410	N 597148.4768	E 1318946.2807
411	N 596843.4072	E 131665.2279
412	N 596832.2048	E 1316677.3421
424	N 596274.7948	E 1316577.3348
422	N 596607.2406	E 1316521.9899
422	N 596618.5737	E 1316499.9830
421	N 596245.8054	E 1316333.9815
420	N 595912.2126	E 1316120.2127
419	N 595607.9274	E 1315072.4452

GENERAL NOTES

- AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER NOVEMBER 15, 2004, THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 2004 ZONING REGULATIONS.
- a. GROSS AREA OF TRACT = 48.51 AC.
b. AREA OF FLOODPLAIN = 0.50 AC.
c. AREA OF 2% OR GREATER SLOPES = 0.00 AC.
d. NET AREA OF TRACT = 48.01 AC.
- a. AREA OF PROPOSED ROAD R/W = 2.50 AC.
b. AREA OF PROPOSED BUILDABLE LOTS = 24.53 AC.
c. AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 5.48 AC.
d. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 15.66 AC.
e. AREA OF PROPOSED NON-BUILDABLE BULK PARCEL = 0.31 AC.
- NUMBER OF LOTS PROPOSED:
a. BUILDABLE - 21
b. NON-BUILDABLE PRESERVATION PARCELS - 4
c. BUILDABLE PRESERVATION PARCELS - 1
d. NON-BUILDABLE BULK PARCELS - 1
- THERE ARE NO PRIOR CASE NUMBERS WITH THIS PROJECT AT THIS TIME.
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITH THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP Nos. 7 & 13, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1980 ISSUE.
- 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 ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A PRIVATE EASEMENT SHALL NOT BE NECESSARY.
- BOUNDARY OUTLINE BASED ON FIELD SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED APRIL, 2004.
- TOPOGRAPHIC CONTOURS BASED ON JDL, LLC FLOW SURVEY DATED APRIL 14, 2004.
- THERE ARE NO AREAS OF STEEP SLOPES (2% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.01A.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF GRASS CHANNELS NEXT TO THE ROADWAY. CHANNEL PROTECTION VOLUMES WILL BE PROVIDED BY A MICRO-POND, EXTENDED DETENTION POND AND A POCKET POND. WATER QUALITY VOLUMES WILL BE PROVIDED BY THE MICRO-POND, EXTENDED DETENTION POND AND POCKET POND AND BRICKS OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED BY THE CLOVERFIELD HOMEOWNER'S ASSOCIATION AND MAINTAINED JOINTLY THROUGH THE CLOVERFIELD HOA, A HOWARD COUNTY.
- THE NON-CRITICAL FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST, 2004.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED AUGUST, 2004. THE DEVELOPER'S SHARE OF THE CAPITAL PROJECT FOR MD. ROUTE 32/ BURNWOODS ROAD INTERSECTION MITIGATION COST HAS BEEN DETERMINED TO BE \$55,835.00.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBST/REINSON & ASSOCIATES, DATED MAY, 2004.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST, 2004.
- THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESHED LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESHED AND THE ROAD R/W LINE AND NOT THE PIPESHED LOT DRIVEWAY.
- BUILDABLE PRESERVATION PARCEL 'A' TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER WITH THE HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY AS EASEMENT HOLDERS. NON-BUILDABLE PRESERVATION PARCELS 'B' AND 'D' TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH HOWARD COUNTY AND THE PATUXENT CONSERVATION CORPORATION AS EASEMENT HOLDERS. NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'E' TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT No. 15 GA AND 15 AB WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT No. 15 GA N 591,743,498 ELEV. = 568.457
E 1,342,790.774
HOWARD COUNTY MONUMENT No. 15 AB N 590,819,514 ELEV. = 536.529
E 1,316,923.177
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- IF FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE PLANTING OF 14.9 ACRES AND RESTORATION OF 14 ACRES OF FORESTS. THE TOTAL ACRES ON-SITE OF FORESTATION PROVIDED IS 16.2 AC OF LAND. THE REQUIRED AMOUNT OF FORESTATION IS 21.2 ACRES OF LAND. THIS IS LEAVING 6.4 ACRES OF LAND TO BE PROVIDED BY OFF-SITE PLANTING.
- BUILDABLE PRESERVATION PARCEL 'A' DOES NOT GETAIN THE RIGHT TO BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE DEO CLUSTER REGULATIONS IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF SUBJECT PROPERTY HAVE BEEN SHOWN.
- GROUND WATER APPROPRIATIONS PERMIT SHALL BE OBTAINED FOR THE PROPERTY PRIOR TO FINAL RECORDED PLAN SUBMITTAL FOR SIGNATURES.
- WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECORDATION OF THE FINAL RECORDED PLAN.
- A LANDSCAPING SURETY WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
- THE EXISTING HOUSE ON BUILDABLE PARCEL 'A' WAS BUILT IN 1963 AND PER THE MEETING ON NOVEMBER 16, 2004 WITH THE SUBDIVISION REVIEW COMMITTEE CAN BE REMOVED PER THIS PLAN.
- THE EXISTING WELL & SEPTIC AREA LOCATED ON PRESERVATION PARCEL 'A' WILL BE ABANDONED PRIOR TO RECORDATION OF THE FINAL RECORDED PLAN.
- BASED ON THE INTERACTIVE REVIEW MEETING HELD ON NOVEMBER 16, 2004, THE DESIGN OF THE PRESERVATION PARCELS IS ACCEPTABLE, PER ZONING SECTION 104.F.2, AND THE SCENIC ROAD IMPACT EVALUATION IS APPROVED FOR THIS PLAN.

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	43,439 sq.ft.	2,991 sq.ft.	40,448 sq.ft.
5	54,143 sq.ft.	2,757 sq.ft.	51,386 sq.ft.
8	58,121 sq.ft.	2,207 sq.ft.	55,914 sq.ft.
9	63,395 sq.ft.	4,809 sq.ft.	58,586 sq.ft.
10	69,451 sq.ft.	6,209 sq.ft.	63,242 sq.ft.
11	47,033 sq.ft.	838 sq.ft.	46,195 sq.ft.
12	56,563 sq.ft.	694 sq.ft.	55,869 sq.ft.

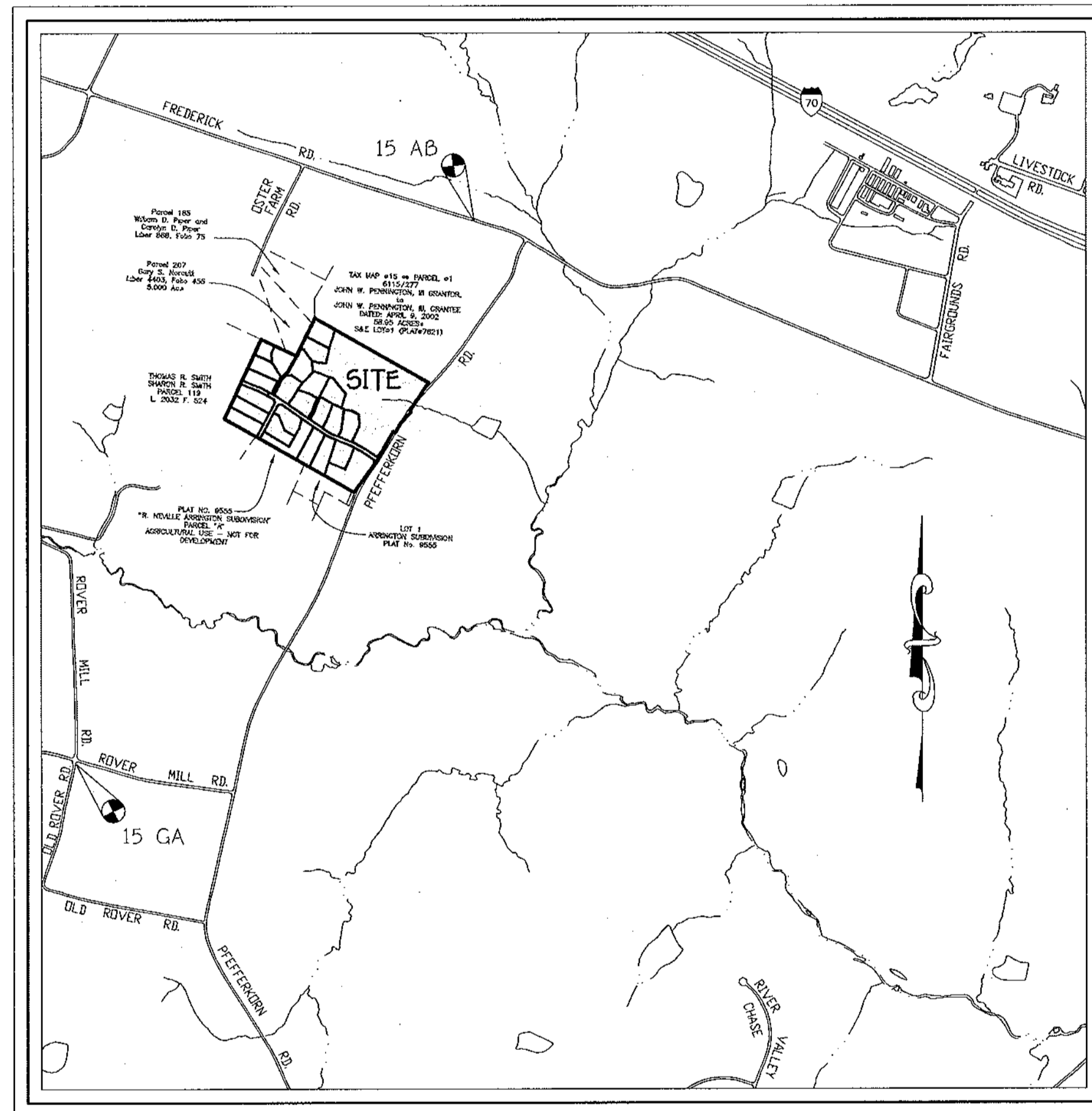
ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS STREET	30 M.P.H.	50'
ROAD 'B'	PUBLIC ACCESS STREET	25 M.P.H.	40'

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+40	14' L	STOP	R1-1
ROAD 'A'	2+00	14' R	SPEED LIMIT 25	R2-1
ROAD 'B'	0+40	13' L	STOP	R1-1
ROAD 'A'	2+50	14' L	STOP AHEAD	W3-1a
ROAD 'A'	4+15	---	KEEP RIGHT	R4-7
ROAD 'A'	4+95	---	KEEP RIGHT	R4-7
ROAD 'A'	9+00	---	KEEP RIGHT	R4-7
ROAD 'A'	9+80	---	KEEP RIGHT	R4-7

*SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (8 GAUGED) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (2 GAUGED) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

PRIVATE SEPTIC INFORMATION	
LOT NUMBER	SEPTIC AREA SIZE
1	11,334 sq.ft.
2	10,535 sq.ft.
3	10,496 sq.ft.
4	10,230 sq.ft.
5	10,705 sq.ft.
6	10,392 sq.ft.
7	10,347 sq.ft.
8	11,085 sq.ft.
9	10,293 sq.ft.
10	13,265 sq.ft.
11	10,457 sq.ft.
12	12,361 sq.ft.
13	10,015 sq.ft.
14	11,490 sq.ft.
15	11,698 sq.ft.
16	11,014 sq.ft.
17	10,315 sq.ft.
18	10,821 sq.ft.
19	11,287 sq.ft.
20	10,523 sq.ft.
21	10,234 sq.ft.

STREET LIGHT CHART				
REQ. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	ROAD 'A'	4+55	20' LEFT	100 WATT "PREMIER H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	ROAD 'A'	9+40	20' LEFT	100 WATT "PREMIER H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.



VICINITY MAP
SCALE: 1" = 1200'

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

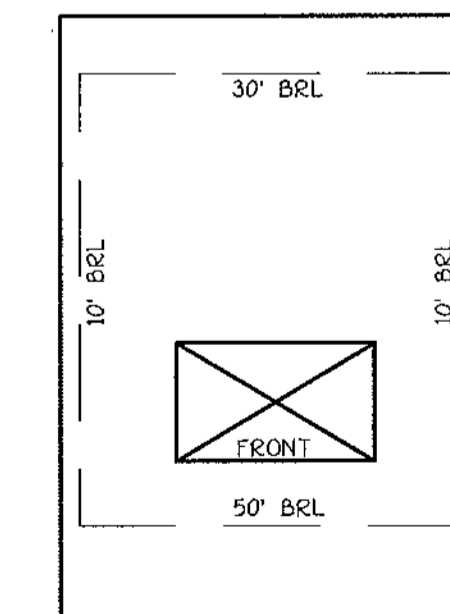
I Certify that the Location and Dimensions of the Proposed Subdivision are Based on Field Locations Done Under My Direct Supervision and to the Best of My Professional Knowledge.
Terrell Fisher, Professional Engineer
4/13/05
DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Roberta Walker
COUNTY HEALTH OFFICER
4/20/05
DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Frank A. Wright
PLANNING DIRECTOR
DATE

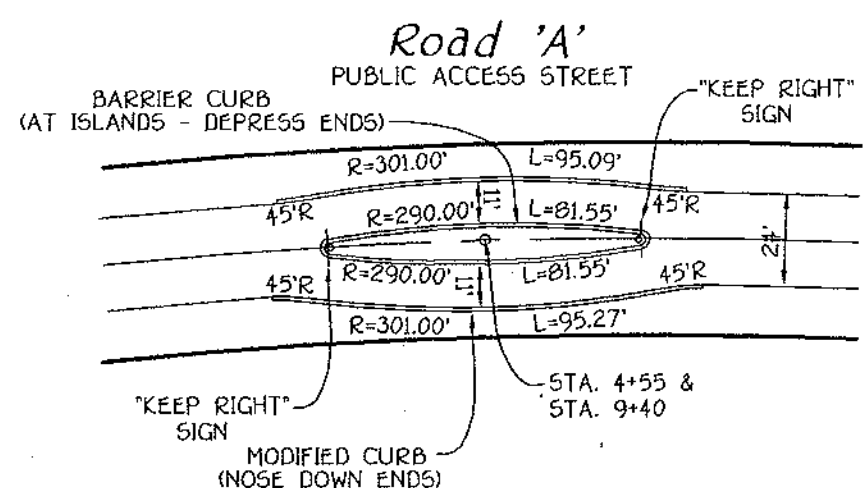
OWNER
MR. TOM LYON
7 MOSSVIEW COURT
BALTIMORE, MARYLAND 21228

DEVELOPER
HERITAGE LAND DEVELOPMENT
3060 WASHINGTON ROAD (RTE. 97)
SUITE 220
GLENHOOD, MARYLAND 21738
ATTN: MR. TIM FEAGA



BULK REGULATIONS
a) MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
b) SETBACKS: FRONT: 50'
SIDE: 30' FROM ROAD R/W
10' OTHER
REAR: 30'
SEWER COLLECTOR OR ARTERIAL ROADS: 75'

PRELIMINARY EQUIVALENT SKETCH PLAN
CLOVERFIELD
BUILDABLE LOTS 1 - 21, BUILDABLE
PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
& NON-BUILDABLE BULK PARCEL 'F'
ZONING: RC-DEO
TAX MAP NO. 15 GRID No. 8 PARCEL No. 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 14, 2005
SHEET 1 OF 4



TYPICAL TRAFFIC CONTROL DEVICE

SCALE: 1" = 50'

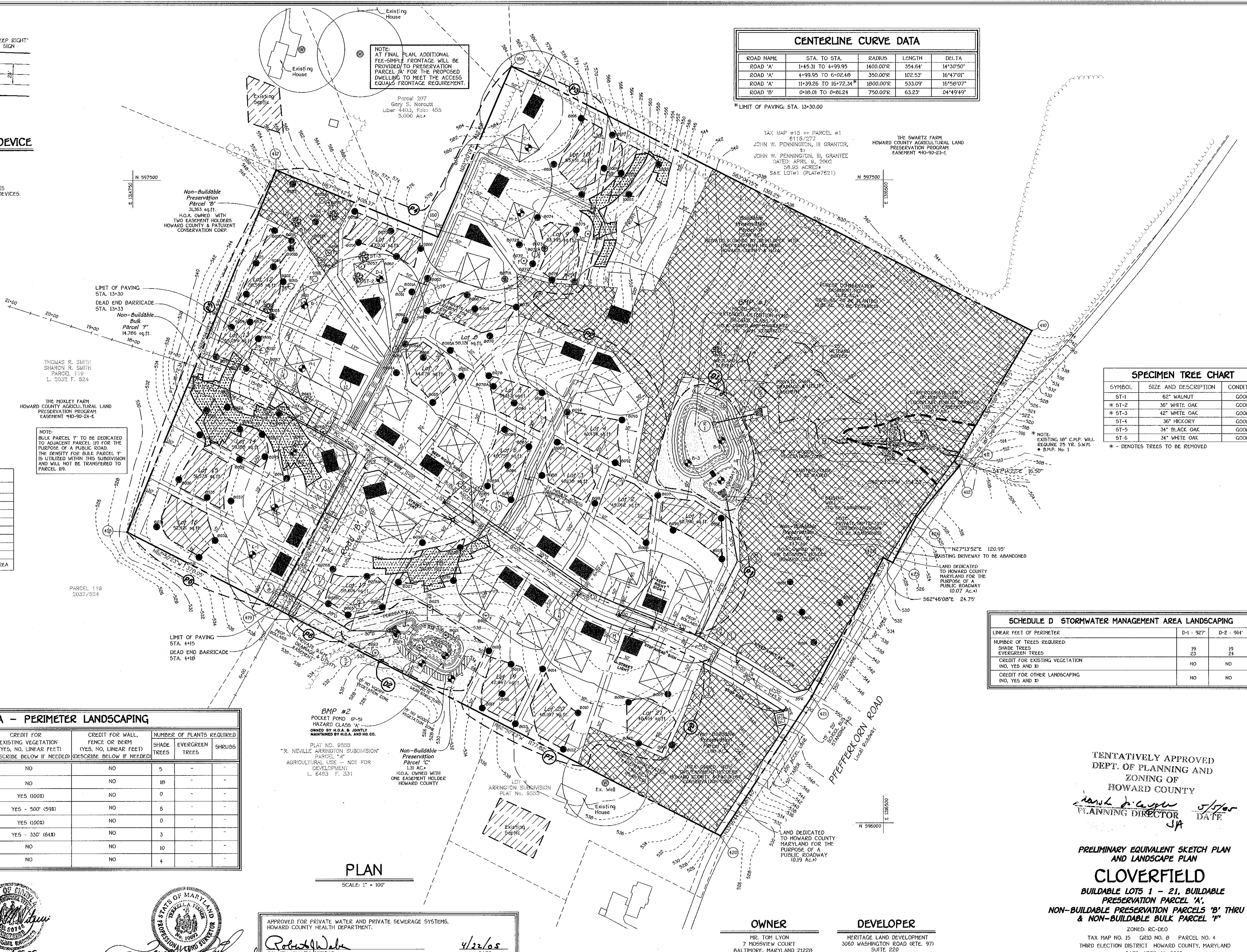
NOTE: THE LOCATIONS FOR THE TRAFFIC CONTROL DEVICES ARE ADEQUATE AS SHOWN ON THIS PLAN. DRIVEWAY LOCATIONS SHALL REMAIN AS INDICATED ON THIS PLAN FOR LOTS ADJACENT TO THE TRAFFIC CONTROL DEVICES.



LEGEND	
SYMBOL	DESCRIPTION
---Y---Y---	EXISTING TREE LINE
●	PASSED PERC HOLES
○	FAILED PERC HOLES
---/---	15% TO 24.99% SLOPES
(P)	LANDSCAPE PERIMETER
---S---	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
●B-2	SOIL BORING LOCATION
▨	NATURAL AREA CONSERVATION CREDIT AREA

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ROAD 'A'	1+45.31 TO 4+99.95	1400.00'R	354.64'	14°30'50"
ROAD 'A'	4+99.95 TO 6+02.48	350.00'R	102.53'	16°47'01"
ROAD 'A'	11+99.26 TO 16+72.34*	1800.00'R	533.09'	16°58'07"
ROAD 'B'	0+18.01 TO 0+81.24	750.00'R	63.23'	04°49'49"

*LIMIT OF PAVING: STA. 13+30.00



SPECIMEN TREE CHART		
SYMBOL	SIZE AND DESCRIPTION	CONDITION
ST-1	62" WALNUT	GOOD
*ST-2	36" WHITE OAK	GOOD
*ST-3	42" WHITE OAK	GOOD
ST-4	36" HICKORY	GOOD
ST-5	34" BLACK OAK	GOOD
ST-6	34" WHITE OAK	GOOD

* - DENOTES TREES TO BE REMOVED

SCHEDULE A - PERIMETER LANDSCAPING							
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	
						SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO PERIMETER	A	294.1'	NO	NO	5	-
P-2	ADJACENT TO PERIMETER	A	1064.9'	NO	NO	18	-
P-3	ADJACENT TO PERIMETER	A	253.6'	YES (600)	NO	0	-
P-4	ADJACENT TO PERIMETER	A	841.3'	YES - 500' (591)	NO	5	-
P-5	ADJACENT TO PERIMETER	A	912.6'	YES (1002)	NO	0	-
P-6	ADJACENT TO PERIMETER	A	514.1'	YES - 330' (640)	NO	3	-
P-7	ADJACENT TO PERIMETER	A	582.8'	NO	NO	10	-
P-8	ADJACENT TO PERIMETER	A	240.6'	NO	NO	4	-

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING			
LINEAR FEET OF PERIMETER	D-1: 927'	D-2: 964'	
NUMBER OF TREES REQUIRED			
SHADE TREES	19	19	
EVERGREEN TREES	23	24	
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	NO	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO	NO	

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410.461.2000



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Robert Wade
COUNTY HEALTH OFFICER
4/22/05
DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Dan Diaper 5/5/05
PLANNING DIRECTOR DATE
JA

PRELIMINARY EQUIVALENT SKETCH PLAN
AND LANDSCAPE PLAN
CLOVERFIELD
BUILDABLE LOTS 1 - 21, BUILDABLE
PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
& NON-BUILDABLE BULK PARCEL 'F'
ZONED: RC-DEO
TAX MAP NO. 15 GRID NO. 8 PARCEL NO. 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 14, 2005
SHEET 2 OF 4



Parcel 207
Gary S. Nosutti
Liber 4403, Folio 455
5.000 Ac.

Non-Buildable
Preservation
Parcel 'B'
31,353 sq.ft.
HOA OWNED WITH
TWO EASEMENT HOLDERS
HOWARD COUNTY & PATUXENT
CONSERVATION CORP.

Non-Buildable
Bulk
Parcel 'F'
14,706 sq.ft.
18'x00'

THOMAS R. SMITH
SHARON R. SMITH
PARCEL 119
L. 2002, F. 524

THE MOXLEY FARM
HOWARD COUNTY AGRICULTURAL LAND
PRESERVATION PROGRAM
EASEMENT #10-90-24-E

NOTE
BULK PARCEL 'F' TO BE DEDICATED
TO ADJACENT PARCEL 119 FOR THE
PURPOSE OF A PUBLIC ROAD.
THE DENSITY FOR BULK PARCEL 'F'
IS UTILIZED WITHIN THIS SUBDIVISION
AND WILL NOT BE TRANSFERRED TO
PARCEL 119.

PARCEL 119
2032/524

BMP #2
POCKET POND (P-5)
HAZARD CLASS 'A'

PLAT NO. 9565
"R. NEVILLE ARRINGTON SUBMISSION"
PARCEL "A"
AGRICULTURAL USE - NOT FOR
DEVELOPMENT
L. 6483 F. 321

Non-Buildable
Preservation
Parcel 'C'
1.3 AC.
HOA OWNED WITH
ONE EASEMENT HOLDER
HOWARD COUNTY

LOT 4
ARRINGTON SUBMISSION
PLAT No. 9538

TAX MAP #15 #4 PARCEL #1
#15/277
JOHN W. PENNINGTON, III GRANTOR,
to
JOHN W. PENNINGTON, III GRANTEE
DATED: APRIL 8, 2002
59.95 ACRES
S&E LOT#1 (PLAT#7621)

THE SWARTZ FARM
HOWARD COUNTY AGRICULTURAL LAND
PRESERVATION PROGRAM
EASEMENT #10-90-23-E

NOTE
EXISTING 18" CMP. WILL
REQUIRE 25 YR. SWM.
• D.M.P. No. 1

N27°13'52"E 120.95'
EXISTING DRIVEWAY TO BE ABANDONED

LAND DEDICATED
TO HOWARD COUNTY
MARYLAND FOR THE
PURPOSE OF A
PUBLIC ROADWAY
(0.07 AC.)

LEGEND

- SSF—SSF—SSF— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- S.C.E.— STABILIZED CONSTRUCTION ENTRANCE
- A-2 → EARTH DIKE
- L.O.D.— LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Laughlin
PLANNING DIRECTOR 5/5/05
DATE

SCHEMATIC GRADING AND
SEDIMENT CONTROL PLAN

CLOVERFIELD

BUILDABLE LOTS 1 - 21, BUILDABLE
PRESERVATION PARCEL 'A',
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
& NON-BUILDABLE BULK PARCEL 'F'

ZONED: RC-BEO
TAX MAP NO. 15 GRID NO. 8 PARCEL NO. 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 14, 2005
SHEET 3 OF 4

PLAN

SCALE: 1" = 100'

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

Robert J. Wald
COUNTY HEALTH OFFICER 4/22/05
DATE

OWNER
MR. TOM LYON
7 MOSSVIEW COURT
BALTIMORE, MARYLAND 21228

DEVELOPER
HERITAGE LAND DEVELOPMENT
3060 WASHINGTON ROAD (RTE. 97)
SUITE 220
GLENWOOD, MARYLAND 21738
ATTN: MR. TIM FEAGA



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLEOTT CITY, MARYLAND 21842
410.461.9999

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

Preliminary Forest Conservation Easement #3
0.6 acres to be retained (nfa)

Preliminary Forest Conservation Easement #1
12.9 acres to be reforested
0.8 acres to be retained (nfa)
13.7 ACRES TOTAL

FFCP 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 Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
- The reforestation obligation of 21.2 acres for this project shall be met through a combination of onsite planting of 14.8 acres. The remaining 6.4 acres reforestation obligation will be met in an offsite location. Final locations, details and specifications of the reforestation will be determined in the Final Forest Conservation Plan.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	48.51
B. DEDUCTIONS (CRITICAL AREA, AREA RESTRICTED BY LOCAL OR PROGRAM)	0.50
C. NET TRACT AREA (NET TRACT AREA = TOTAL TRACT (A) - DEDUCTIONS (B))	48.01
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 200)	9.60
E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 250)	12.00
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	12.00
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F - E; OTHERWISE G = 0.	
BREAK-EVEN POINT	
H. BREAK-EVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED)	12.00
(1) IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN H = (0.2 x THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G)) + THE CONSERVATION THRESHOLD (E).	
(2) IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN H = EXISTING FOREST COVER (F)	
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0
I = EXISTING FOREST COVER (F) - BREAK-EVEN POINT (H)	
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	16.60
K. TOTAL AREA OF FOREST TO BE RETAINED	14.0
K = EXISTING FOREST COVER (F) - FOREST TO BE CLEARED (J)	
PLANTING REQUIREMENTS	
IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS AT OR ABOVE THE BREAK-EVEN POINT (H), NO PLANTING IS REQUIRED, AND NO FURTHER CALCULATIONS ARE NECESSARY (L=0, M=0, N=0, P=0, Q=0, R=0).	
OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
(1) IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST TO BE CLEARED (J) x 0.25.	
(2) IF THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) x 0.25	
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	21.2
(1) IF EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E) AND THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x (CONSERVATION THRESHOLD (E) - FOREST TO BE RETAINED (K))	
(2) IF EXISTING FOREST COVER (F) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x FOREST TO BE CLEARED (J)	
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0
IF THE AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = K - E; OTHERWISE N = 0	
P. TOTAL REFORESTATION REQUIRED P = L + M + N	21.2
Q. TOTAL AFFORESTATION REQUIRED	0
IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN Q = AFFORESTATION THRESHOLD (D) - EXISTING FOREST COVER (F)	
R. TOTAL PLANTING REQUIREMENT R = P + Q	21.2

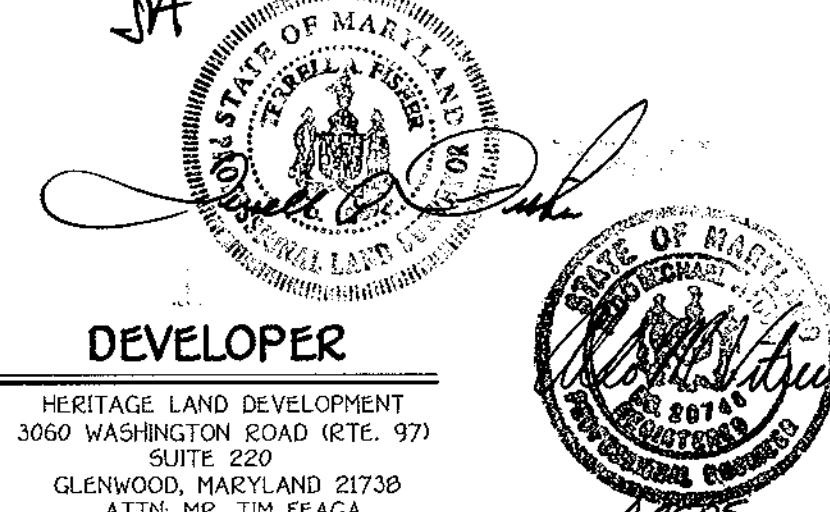
SPECIMEN TREE CHART

SYMBOL	SIZE AND DESCRIPTION	CONDITION
ST-1	62" WALNUT	GOOD
* ST-2	36" WHITE OAK	GOOD
* ST-3	42" WHITE OAK	GOOD
ST-4	36" HICKORY	GOOD
ST-5	34" BLACK OAK	GOOD
ST-6	34" WHITE OAK	GOOD

* - DENOTES TREES TO BE REMOVED

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

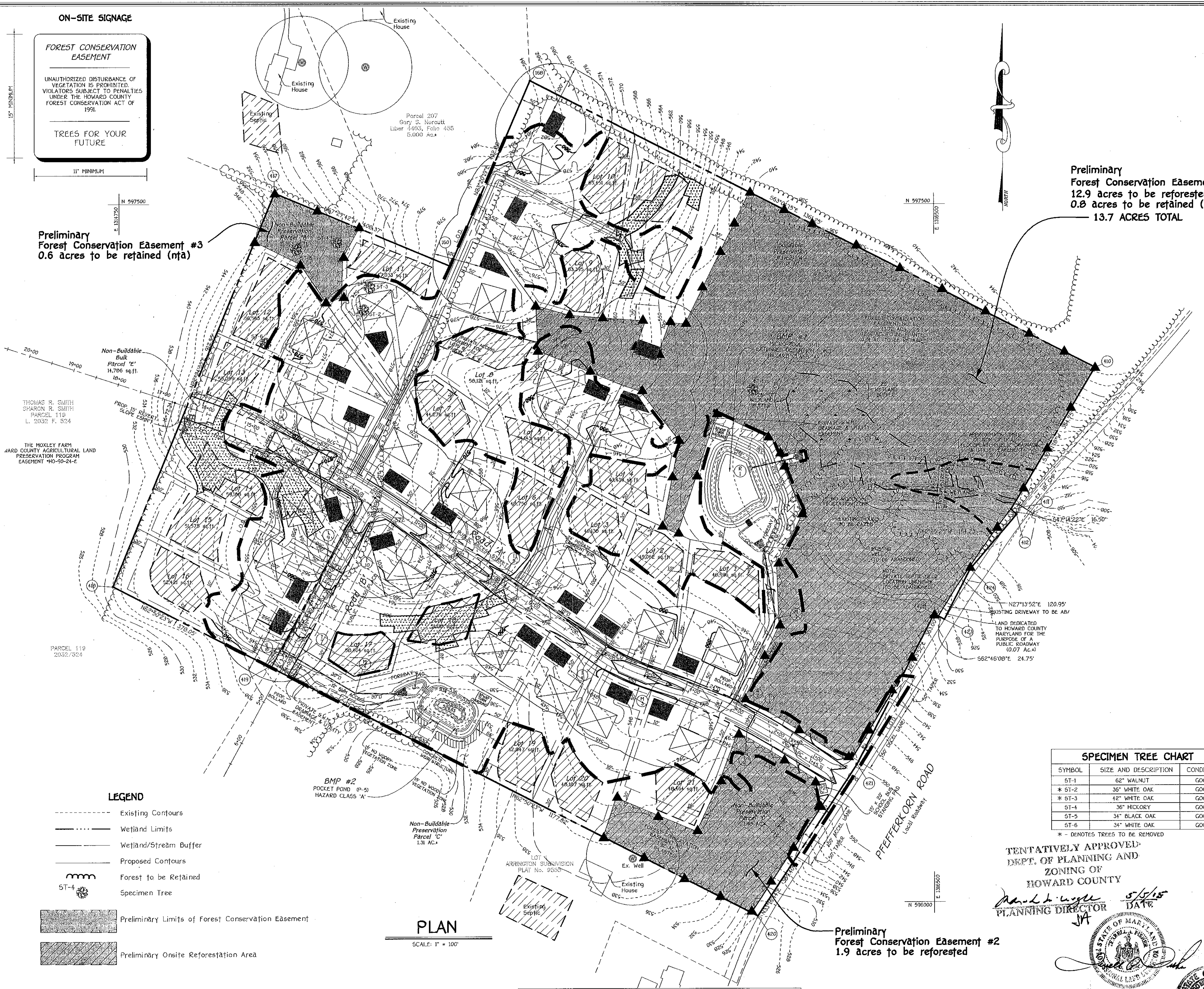
PLANNING DIRECTOR
DATE: 5/15/05



Reforestation Note:
Planting specifications, details, and schedule will be provided on Final Forest Conservation Plan

PRELIMINARY FOREST CONSERVATION PLAN
CLOVERFIELD
BUILDABLE LOTS 1 - 21, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E' & NON-BUILDABLE BULK PARCEL 'F'

ZONED: RC-DEO
TAX MAP NO. 15 GRID NO. B PARCEL NO. 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 14, 2005
SHEET 4 OF 4



PLAN

SCALE: 1" = 100'

LEGEND

- Existing Contours
- Wetland Limits
- Wetland/Stream Buffer
- Proposed Contours
- Forest to be Retained
- Specimen Tree
- Preliminary Limits of Forest Conservation Easement
- Preliminary Onsite Reforestation Area

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461.2992

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Designer for Certification # WCP934008100418
Robert J. Wale
COUNTY HEALTH OFFICER
DATE: 4/23/05

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Robert J. Wale
COUNTY HEALTH OFFICER
DATE: 4/23/05

OWNER
MR. TOM LYON
7 MOSSVIEW COURT
BALTIMORE, MARYLAND 21229

DEVELOPER
HERITAGE LAND DEVELOPMENT
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