

SHEET INDEX

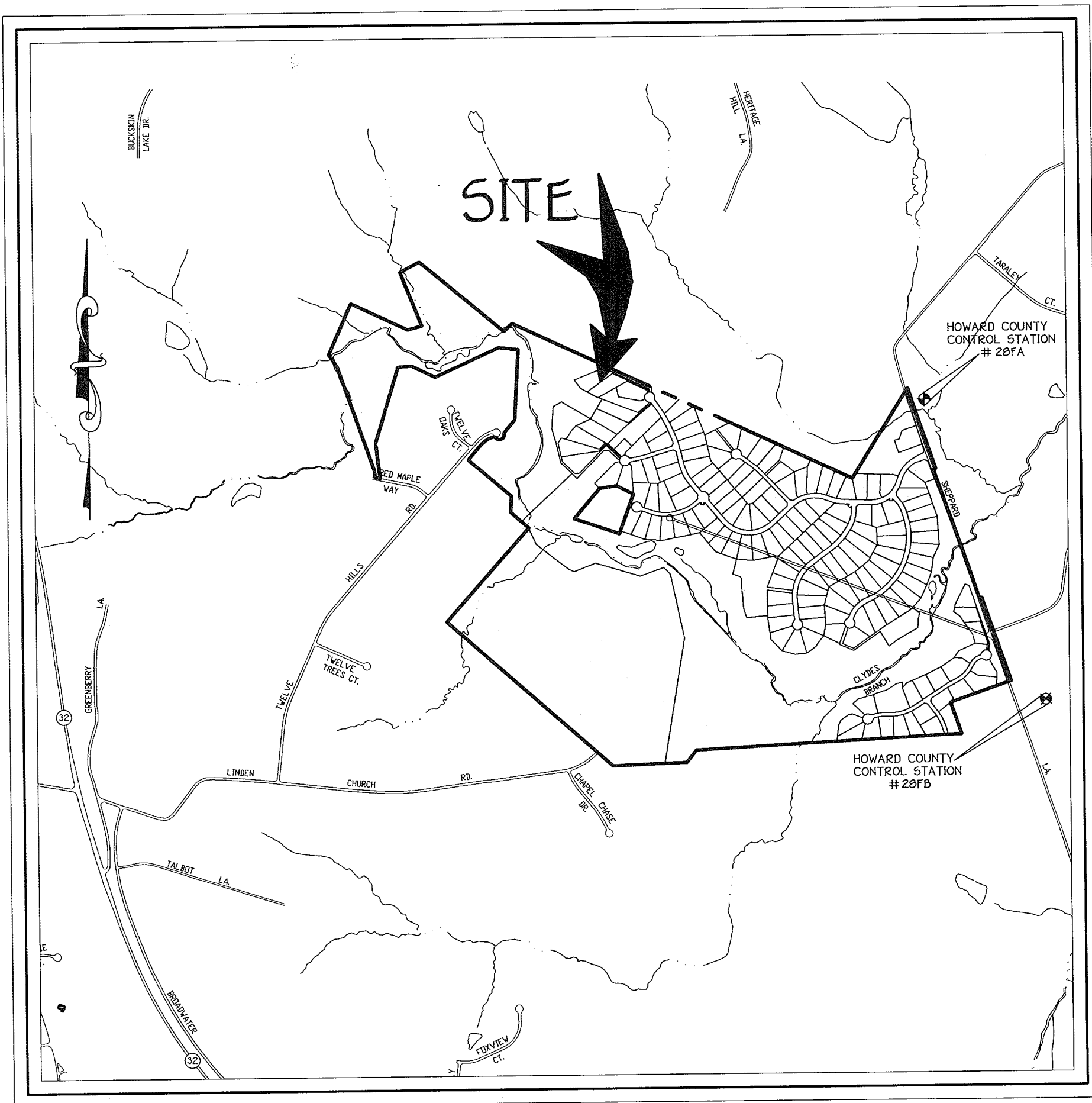
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-6	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
7-11	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
12-16	PRELIMINARY FOREST CONSERVATION PLAN

LOT No.	GROSS AREA Sq.Ft.	PIPESTEM AREA 24" DIAM. Sq.Ft.	MINIMUM LOT SIZE Sq.Ft.
88	51987	2410	49577
89	49600	2334	47294
90	49250	1331	47919
91	50620	1179	49441
95	53201	3849	49352
96	51628	1973	49555
99	44208	3030	41175
100	50540	5186	45354
122	53677	5617	48060
127	52292	4268	48024
152	33542	451	33091
153	35983	2564	33419
154	37367	3842	33525

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS STREET	30 MPH	50'
ROAD 'B'	PUBLIC ACCESS STREET	30 MPH	50'
ROAD 'C'	PUBLIC ACCESS STREET	30 MPH	50'
ROAD 'D'	PUBLIC ACCESS PLACE	25 MPH	40'
ROAD 'E'	PUBLIC ACCESS PLACE	25 MPH	40'
ROAD 'F'	PUBLIC ACCESS PLACE	25 MPH	40'
ROAD 'G'	PUBLIC ACCESS PLACE	25 MPH	40'
ROAD 'H'	PUBLIC ACCESS PLACE	25 MPH	40'
ROAD 'I'	PUBLIC ACCESS PLACE	25 MPH	40'

ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+40	17' L	STOP	R2-1
ROAD 'A'	1+15	17' R	SPEED LIMIT 25	R2-1
ROAD 'A'	28+65	14' R	YIELD	R1-2
ROAD 'A'	29+90	14' L	YIELD	R1-2
ROAD 'A'	29+09	---	KEEP RIGHT	R4-7
ROAD 'A'	29+40	---	KEEP RIGHT	R4-7
ROAD 'B'	0+50	17' L	STOP	R1-1
ROAD 'B'	1+15	17' R	SPEED LIMIT 25	R2-1
ROAD 'C'	0+50	14' L	STOP	R1-1
ROAD 'C'	1+15	17' R	SPEED LIMIT 25	R2-1
ROAD 'D'	0+50	14' L	STOP	R1-1
ROAD 'D'	1+15	14' R	SPEED LIMIT 25	R2-1
ROAD 'E'	0+50	14' L	STOP	R1-1
ROAD 'E'	1+15	14' R	SPEED LIMIT 25	R2-1
ROAD 'F'	0+50	14' L	STOP	R1-1
ROAD 'F'	1+15	14' R	SPEED LIMIT 25	R2-1
CLAY CIRCLE LANE	0+50	14' L	STOP	R1-1
CLAY CIRCLE LANE	1+15	14' R	SPEED LIMIT 25	R2-1
ROAD 'H'	0+50	14' L	STOP	R1-1
ROAD 'H'	1+15	14' R	SPEED LIMIT 25	R2-1

Point	North	East	Point	North	East
353	N 56946.7560	E 132621.6120	345	N 574194.4420	E 132315.8560
354	N 56954.9090	E 132436.0840	332	N 574235.8700	E 132345.1340
357	N 56940.5030	E 132416.84	346	N 574903.6140	E 132329.8100
358	N 57095.1100	E 132306.4600	333	N 574959.8100	E 132344.9170
4034	N 572083.3440	E 132472.0280	335	N 574596.6320	E 132374.7010
4033	N 572252.3970	E 132438.110	337	N 574959.8100	E 132344.9170
4032	N 572484.2920	E 132439.1390	309	N 574959.8100	E 132344.9170
4031	N 572811.7810	E 132344.2310	308	N 574959.8100	E 132344.9170
4030	N 572927.0720	E 132403.7030	307	N 574959.8100	E 132344.9170
4029	N 572929.884	E 132403.7030	306	N 574959.8100	E 132344.9170
4028	N 573043.3484	E 1324232.9030	305	N 574959.8100	E 132344.9170
4027	N 573090.5630	E 132439.8130	304	N 574959.8100	E 132344.9170
4026	N 573231.9470	E 132435.7030	303	N 574959.8100	E 132344.9170
4025	N 573274.8410	E 132447.8690	302	N 574959.8100	E 132344.9170
4024	N 573974.4260	E 132422.9510	301	N 574959.8100	E 132344.9170
4023	N 573974.4260	E 132422.9510	300	N 574959.8100	E 132344.9170
4022	N 573974.4260	E 132422.9510	299	N 574959.8100	E 132344.9170
4021	N 573974.4260	E 132422.9510	298	N 574959.8100	E 132344.9170
4020	N 573974.4260	E 132422.9510	297	N 574959.8100	E 132344.9170
4019	N 573974.4260	E 132422.9510	296	N 574959.8100	E 132344.9170
4018	N 573974.4260	E 132422.9510	295	N 574959.8100	E 132344.9170
4017	N 573974.4260	E 132422.9510	294	N 574959.8100	E 132344.9170
4016	N 573974.4260	E 132422.9510	293	N 574959.8100	E 132344.9170
4015	N 573974.4260	E 132422.9510	292	N 574959.8100	E 132344.9170
4014	N 573974.4260	E 132422.9510	291	N 574959.8100	E 132344.9170
4013	N 573974.4260	E 132422.9510	290	N 574959.8100	E 132344.9170
4012	N 573974.4260	E 132422.9510	289	N 574959.8100	E 132344.9170
4011	N 573974.4260	E 132422.9510	288	N 574959.8100	E 132344.9170
4010	N 573974.4260	E 132422.9510	287	N 574959.8100	E 132344.9170
4009	N 573974.4260	E 132422.9510	286	N 574959.8100	E 132344.9170
4008	N 573974.4260	E 132422.9510	285	N 574959.8100	E 132344.9170
4007	N 573974.4260	E 132422.9510	284	N 574959.8100	E 132344.9170
4006	N 573974.4260	E 132422.9510	283	N 574959.8100	E 132344.9170
4005	N 573974.4260	E 132422.9510	282	N 574959.8100	E 132344.9170
4004	N 573974.4260	E 132422.9510	281	N 574959.8100	E 132344.9170
4003	N 573974.4260	E 132422.9510	280	N 574959.8100	E 132344.9170
4002	N 573974.4260	E 132422.9510	279	N 574959.8100	E 132344.9170
4001	N 573974.4260	E 132422.9510	278	N 574959.8100	E 132344.9170
399	N 574959.8100	E 132344.9170	277	N 574959.8100	E 132344.9170
398	N 574959.8100	E 132344.9170	276	N 574959.8100	E 132344.9170
397	N 574959.8100	E 132344.9170	275	N 574959.8100	E 132344.9170
396	N 574959.8100	E 132344.9170	274	N 574959.8100	E 132344.9170
395	N 574959.8100	E 132344.9170	273	N 574959.8100	E 132344.9170
394	N 574959.8100	E 132344.9170	272	N 574959.8100	E 132344.9170
393	N 574959.8100	E 132344.9170	271	N 574959.8100	E 132344.9170



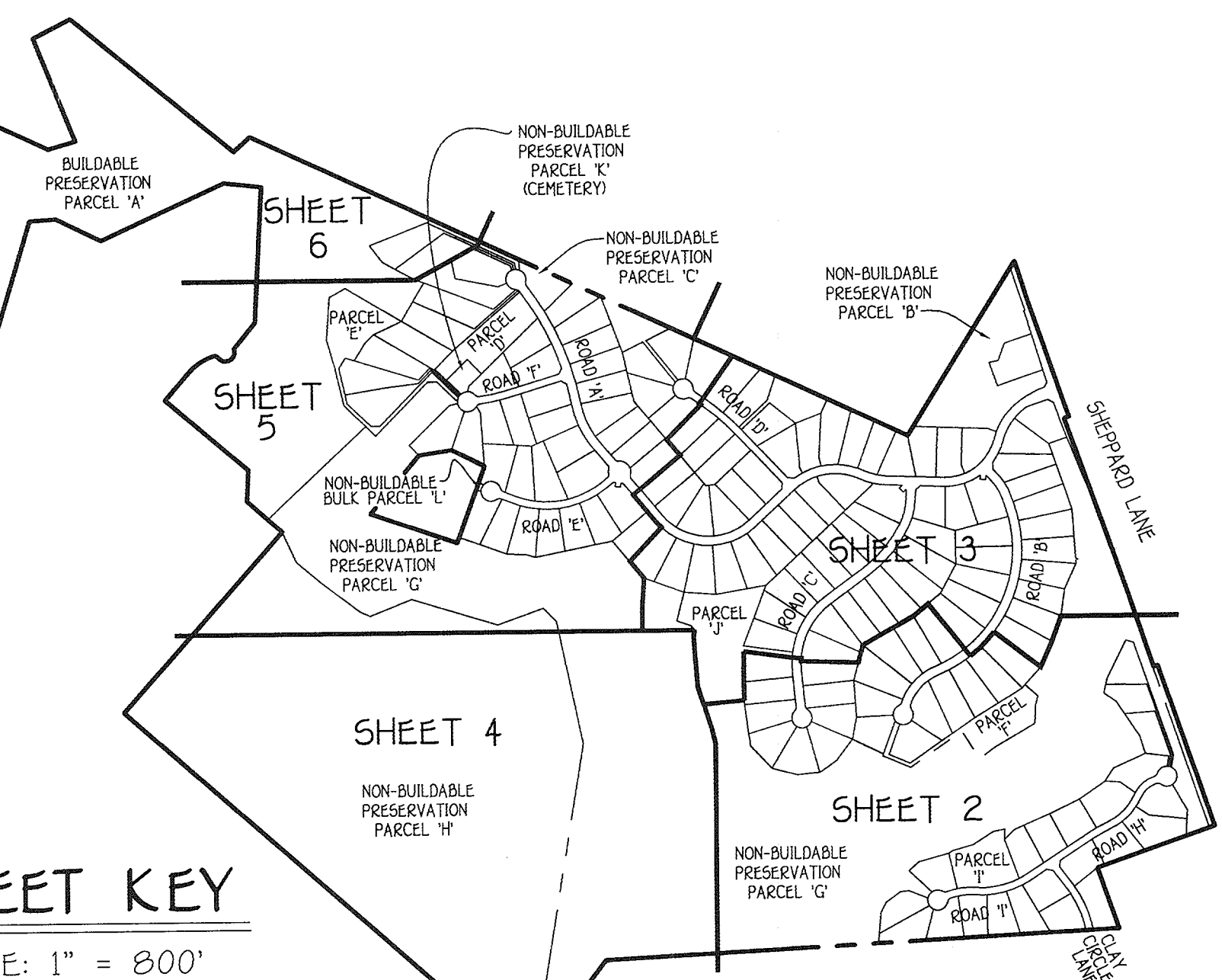
VICINITY MAP

SCALE: 1" = 1200'

# FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET KEY

SCALE: 1" = 800'



DENSITY TABULATIONS

- BASE DENSITY: 43.485 ACRES / 4.25 = 101.52 UNITS OR 101 SINGLE FAMILY DETACHED HOMES
- MAXIMUM DENSITY 1 LOT PER 2 NET ACRES: 343,985 ACRES / 2 = 172 UNITS
- TOTAL NUMBER OF PROPOSED DWELLING UNITS = 157 + 3 EXISTING = 160 TOTAL
- 59 DEVELOPMENT RIGHTS WILL BE IMPORTED TO THIS SUBDIVISION PURSUANT TO THE CEO DENSITY TRANSFER PROVISION OF SECTION 106 OF THE ZONING REGULATIONS. 150 PROPOSED - 101 BY RIGHT = 49 CEO RIGHTS REQUIRED
- THE SENDING PARCEL FOR THE CEO DENSITY TRANSFER UNITS WILL BE DETERMINED AT THE FINAL PLAN STAGE.



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

OWNER

BASSELLS, INCORPORATED  
C/O ALFRED S. BASSELLER  
4994 SHEPARD LANE  
ELLICOTT CITY, MARYLAND 21042

DEVELOPER

HERITAGE LAND DEVELOPMENT  
3069 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21738

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

*Robert J. Weln*  
COUNTY HEALTH OFFICER

5/5/06  
DATE

*David D. Layle*  
PLANNING DIRECTOR

5/5/06  
DATE

GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 49-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 79-2005. DEVELOPMENT OR CONSTRUCTION ON THIS LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- SUBJECT PROPERTY ZONED RC-DEO AND RR-DEO PER THE 2004 ZONING REGULATIONS.
- AREA TABULATION:
  - GROSS AREA OF TRACT = 431,485 AC.
  - AREA OF FLOODPLAIN = 79.6 AC.
  - AREA OF 25% OR GREATER SLOPE = 6.9 AC (OUTSIDE OF FLOODPLAIN)
  - NET AREA OF TRACT = 343,985 AC.
  - AREA OF PROPOSED ROAD R/W = 15.3 AC.
  - AREA OF PROPOSED BUILDABLE LOTS = 130.10 AC.
  - AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 63.24 AC.
  - AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 24.89 AC.
  - AREA OF PROPOSED NON-BUILDABLE BULK PARCEL = 100.52 FT.
- NUMBER OF LOTS PROPOSED:
  - BUILDABLE = 159
  - BUILDABLE PRESERVATION PARCELS = 1
  - NON-BUILDABLE PRESERVATION PARCELS = 10
  - NON-BUILDABLE BULK PARCELS = 1
- PRIOR HOWARD COUNTY CASE NUMBERS ASSOCIATED WITH THIS PROJECT: BA-85-52E, BA-90-33E, BA-93-49E
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 18, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1980 ISSUE.
- THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA ARE RESTRICTED UNDER PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE MAINTAINED BY H.O.A. AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST, 2004.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. DATED FEBRUARY, 2004.
- THESE ARE AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 10.16(B). 6.9 ACRES. THESE AREAS ARE LOCATED WITHIN THE PRESERVATION PARCELS AND NOT ON THE RESIDENTIAL LOTS.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND HARFORD COUNTY SPECIFICATIONS. THE PROPOSED STORMWATER MANAGEMENT FOR THIS SITE IS WATER QUALITY AND IS PROVIDED IN EACH FACILITY ALONG WITH A COMBINATION OF PRIVATE LEVEL SPREADERS.
  - B.M.P. NO. 1 MICRO-POLY IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY
  - B.M.P. NO. 2 MICRO-POLY IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
  - B.M.P. NO. 3 MICRO-POLY IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY
  - B.M.P. NO. 4 MICRO-POLY IS PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY
  - B.M.P. NO. 5 MICRO-POLY IS PRIVATELY OWNED AND MAINTAINED BY H.O.A.
- THE NON-CRITICAL FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY, 2005 AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM CAPITAL PROJECT D-1028A
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY HERBST BENSON & ASSOCIATES, INC., DATED SEPTEMBER, 2005.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBST BENSON & ASSOCIATES, INC., DATED SEPTEMBER, 2005.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SERVICE PROFESSIONALS, INC., DATED SEPTEMBER, 2005.
- THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- FOR FLAG OR BRISTLE LOTS, DEBRIS COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR BRISTLE AND THE ROAD R/W LINE AND NOT THE PRIOR LOT DRIVEWAY.
- ONE CERTAIN EXIST WITHIN THIS SUBDIVISION PROPOSED NON-BUILDABLE LOT 150. "CLARK FAMILY" CONSENTED TO THE PLANNING BOARD APPROVED THE CEMETERY ACCOMMODATION AND BOUNDARY DOCUMENTATION PLAN ON MARCH 30, 2006 SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE DEVELOPER AND/OR THE WALNUT CREEK H.O.A. SHALL UPGRADE THE EXISTING SPLIT RAIL FENCE TO FURTHER PROTECT THE EXISTING CEMETERY SITE.
  - THE DEVELOPER AND/OR THE WALNUT CREEK H.O.A. SHALL REGULARLY MAINTAIN THE CEMETERY AREA.
  - THE DEVELOPER AND/OR THE WALNUT CREEK H.O.A. MUST PLACE A CEMETERY MARKER AT THE ENTRANCE OF THE CEMETERY SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 

HOWARD COUNTY MONUMENT NO. 28FA	N 572456.665	E 1328492.66	ELEV. = 348.296
HOWARD COUNTY MONUMENT NO. 28FB	N 570710.839	E 1328048.6540	ELEV. = 385.804
- NO CLEARING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 99.57 ACRES OF ON-SITE FOREST RETENTION AND 31.66 ACRES OF ON-SITE FOREST AFForestation. A SURETY FOR ON-SITE FOREST RETENTION = \$40,000 FOR 2.64 ACRES OF AFForestation AND ON-SITE AFForestation = \$40,000 FOR 1.9710 ACRES OF AFForestation. TOTAL SURETY AMOUNT = \$80,000.00 AT FINAL PLAN STAGE. TOTAL FOREST CONSERVATION OBLIGATION = \$6.23 ACRES. TOTAL SURETY AMOUNT = \$1,208,529.00
- THE LOTS SHOWN HEREON COMPLY WITH THE PERMITS ENVIRONMENT, 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 RECORD PLAT SUBMITTAL FOR SIGNATURES.
- WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECONSTRUCTION OF THE FINAL RECORD PLAT.
- THE EXISTING STRUCTURES ASSOCIATED WITH THE AIRPORT USE, NURSERY USE AND WOOD PROCESSING PLANT ARE TO BE RAZED. THE EXISTING DWELLINGS ON NEW LOTS 1, 76 & 77 ARE TO REMAIN.
- LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 10.4 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- LOTS 1 THRU 86, 92 THRU 94, 101 THRU 159 AND PARCEL 'A' (94 DWELLINGS) ARE TO BE SERVED BY A PUBLIC SHARED SEPTIC FACILITY LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C'.
- AS PER SECTION 104.F.4 OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNED SOLELY FOR SWM FACILITIES OR COMMUNITY SEWERAGE SYSTEMS.
 

A. NON-BUILDABLE PRESERVATION PARCEL 'A'	F. NON-BUILDABLE PRESERVATION PARCEL 'F'
OWNED PRIVATELY	OWNED HOMEOWNER'S ASSOCIATION
EASEMENT HOLDERS: HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY, MARYLAND	EASEMENT HOLDER: HOWARD COUNTY, MARYLAND
USE: ENVIRONMENTAL PROTECTION	USE: SWM
B. NON-BUILDABLE PRESERVATION PARCEL 'B'	G. NON-BUILDABLE PRESERVATION PARCEL 'G'
OWNED HOMEOWNER'S ASSOCIATION	OWNED HOMEOWNER'S ASSOCIATION
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY
USE: ENVIRONMENTAL PROTECTION	USE: ENVIRONMENTAL PROTECTION
C. NON-BUILDABLE PRESERVATION PARCEL 'C'	H. NON-BUILDABLE PRESERVATION PARCEL 'H'
OWNED HOMEOWNER'S ASSOCIATION	OWNED HOMEOWNER'S ASSOCIATION
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY
USE: ENVIRONMENTAL PROTECTION	USE: SHARED SEPTIC SYSTEM
D. NON-BUILDABLE PRESERVATION PARCEL 'D'	I. NON-BUILDABLE PRESERVATION PARCEL 'I'
OWNED HOMEOWNER'S ASSOCIATION	OWNED HOMEOWNER'S ASSOCIATION
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY
USE: ENVIRONMENTAL PROTECTION	USE: SWM
E. NON-BUILDABLE PRESERVATION PARCEL 'E'	J. NON-BUILDABLE PRESERVATION PARCEL 'J'
OWNED HOMEOWNER'S ASSOCIATION	OWNED HOMEOWNER'S ASSOCIATION
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY	EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY
USE: SWM	USE: SWM
K. NON-BUILDABLE PRESERVATION PARCEL 'K'	
OWNED PRIVATELY OWNED	
EASEMENT HOLDERS: H.O.A. & HOWARD COUNTY, MD.	
USE: EXISTING CEMETERY	
- THE RIP-RAP OUTFALL SHOWN FOR B.M.P. NO. 1 (NEAR LOT 147) IS PART OF THE STORM DRAIN SYSTEM BEING CONSTRUCTED UNDER F-06-31. WALNUT GROVE FINAL PLANS, UNDER THAT PLAN REVIEW, THIS OUTFALL WAS APPROVED AS AN ESSENTIAL NECESSARY DISTURBANCE BY THE HOWARD SOIL CONSERVATION DISTRICT. SHOULD THE PROPOSED F-06-31 DESIGN BE CHANGED AND/OR RELOCATED, THIS PLAN WILL BE RE-DESIGNED ACCORDINGLY.
- THIS PROJECT WILL UTILIZE "HORIZONTAL DRILLING" FOR THE INSTALLATION OF PROPOSED SEWER FORCE MAINS BENEATH THE EXISTING ENVIRONMENTAL FEATURES AND ASSOCIATED BUFFERS. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE OPZ POLICY HENRY DATED APRIL 9, 2006 WHICH INCLUDES THE FOLLOWING CRITERIA:
  - THE APPLICANT MUST PROVIDE WRITTEN JUSTIFICATION FOR NEEDING TO TRAVERSE ENVIRONMENTALLY PROTECTED FEATURES.
  - THE APPLICANT MUST DEMONSTRATE THAT ALL DRILLING ACTIVITY WILL BEGIN AND END BEYOND ANY ENVIRONMENTALLY SENSITIVE AREAS AND THEIR BUFFERS. THERE CAN BE NO SURFACE DISTURBANCE WITHIN THE BUFFERS ASSOCIATED WITH THE DRILLING.
  - THE APPLICANT MUST INSTALL THE UTILITY A MINIMUM OF 3 FEET BELOW THE STREAM INVERT.
  - THE CORRESPONDING DEVELOPMENT PLAN IS, SP, P, F, OR SDP, AS APPLICABLE MUST SHOW ALL RELEVANT DETAILS FOR THE PROPOSED UTILITY INSTALLATION. THESE DETAILS MUST INCLUDE (BUT NOT BE LIMITED TO) THE LOCATION AND LOG FOR ALL STAGING AREAS AND DRILLING EQUIPMENT DURING INSTALLATION, A PLAN PROFILE SHOWING THE DEPTH OF THE UTILITY LINES RELATIVE TO THE GROUND SURFACE AND STREAM INVERT, AND INFORMATION ON THE PIPE SIZES TO BE USED.
  - THE APPLICANT MUST OBTAIN ANY NECESSARY PERMITS.
  - THE APPLICANT SHALL ADD A NOTE TO THE PLANS EXPLAINING THAT THE HORIZONTAL DRILLING WAS DETERMINED BY OPZ TO NOT CONSTITUTE AN ENVIRONMENTAL DISTURBANCE.

38. WITHIN THE 50 FOOT BUFFER EASEMENT NO STRUCTURES SHALL BE PERMITTED AND AN ENHANCED LANDSCAPE BUFFER WILL BE PROVIDED.

## WALNUT CREEK

LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' & NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: APRIL 28, 2006  
SHEET 1 OF 16

4-28-06  
DATE

1:00:00 PM 4/28/06 11:00:33 AM 11

MATCHLINE SEE SHEET 3

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Wyle*  
PLANNING DIRECTOR  
5/24/06  
DATE

CENTERLINE CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ROAD A	1+00.00 - 4+59.65	355.00	359.65'	56°27'22"
ROAD A	4+59.65 - 8+54.93	300.00	405.28'	77°24'08"
ROAD A	8+54.93 - 13+14.07	350.00	140.08'	22°55'53"
ROAD A	13+14.07 - 17+29.98	350.00	415.91'	68°05'10"
ROAD A	17+29.98 - 25+91.72	350.00	570.35'	93°22'05"
ROAD A	25+91.72 - 33+74.72	500.00	253.22'	29°01'02"
ROAD A	33+74.72 - 40+73.46	1500.00	698.74'	28°41'24"
ROAD B	0+81.30 - 2+12.20	300.00	135.00'	25°00'00"
ROAD B	2+12.20 - 13+53.38	725.00	1091.08'	85°14'05"
ROAD B	13+53.38 - 15+53.38	725.00	1091.08'	86°14'05"
ROAD B	15+53.38 - 16+02.49	300.00	276.47'	52°48'05"
ROAD C	1+00.00 - 2+50.12	350.00	150.12'	24°34'32"
ROAD C	2+50.12 - 5+77.71	700.00	327.59'	28°18'49"
ROAD C	5+77.71 - 12+05.54	435.00	447.25'	58°54'32"
ROAD C	12+05.54 - 12+05.54	435.00	447.25'	58°54'32"
ROAD D	4+12.78 - 7+26.74	1300.00	313.96'	13°50'15"
ROAD E	1+00.00 - 6+28.26	500.00	528.26'	60°32'01"
ROAD F	3+58.22 - 5+04.17	800.00	115.35'	10°24'35"
ROAD G	1+63.84 - 3+49.54	550.00	332.29'	24°11'57"
ROAD H	2+73.44 - 3+78.83	700.00	105.38'	8°37'33"
ROAD H	3+78.83 - 5+72.58	300.00	193.76'	37°00'18"
ROAD I	6+18.25 - 7+32.74	150.00	114.49'	43°43'50"
ROAD I	7+32.74 - 4+52.52	450.00	298.30'	37°50'50"
ROAD I	4+52.52 - 6+68.86	350.00	216.33'	35°24'58"

LEGEND

SYMBOL	DESCRIPTION
(P)	PASSED SEPTIC TEST
(F)	FAILED SEPTIC TEST
(W)	PROPOSED WELL SITE
(S)	SLOPES 15% TO 24.9%
(T)	SLOPES 25% OR GREATER
(W)	EXISTING WETLAND AREA
(T)	EXISTING TREE LINE
(S)	EXISTING STREAM
(F)	FLOODPLAIN AREA
(P)	FLOODPLAIN SECTION LOCATION & STATION
(F)	FOREST CONSERVATION AREA
(S)	SEWER HOUSE CONNECTION w/ GRINDER PUMP
(P)	PROPOSED FORCE MAIN

NOTE: SEE SHEET 6 FOR  
LANDSCAPE SCHEDULES 'A' & 'D'

PRELIMINARY EQUIVALENT SKETCH PLAN  
& LANDSCAPE PLAN  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 2 OF 16

MATCHLINE SEE SHEET 4

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Walden*  
COUNTY HEALTH OFFICER  
5/5/06  
DATE

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
4101 461 - 1099

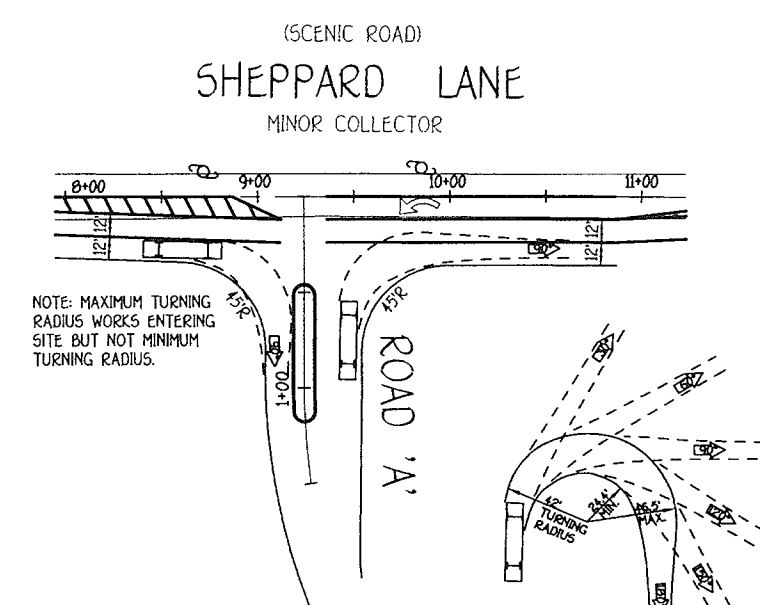
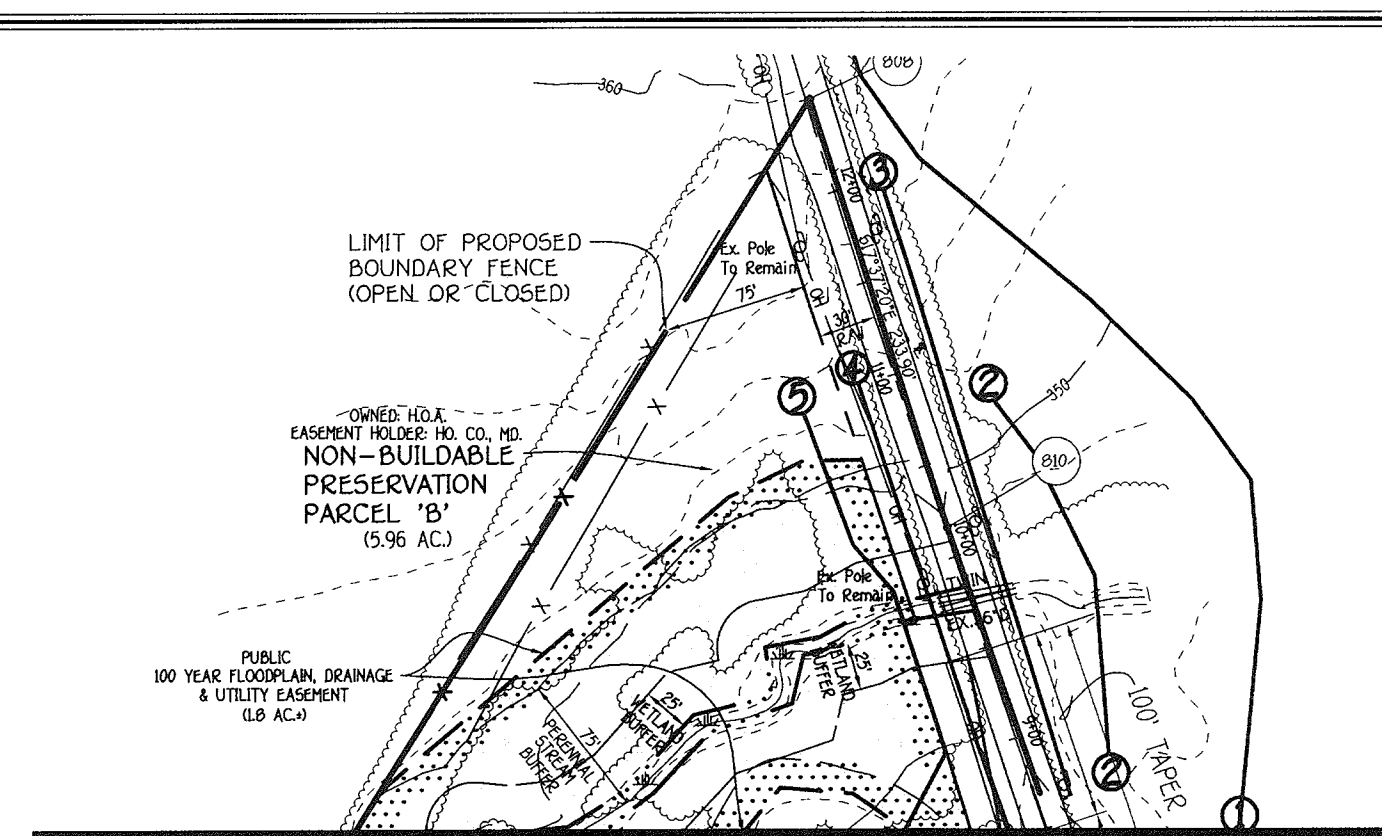
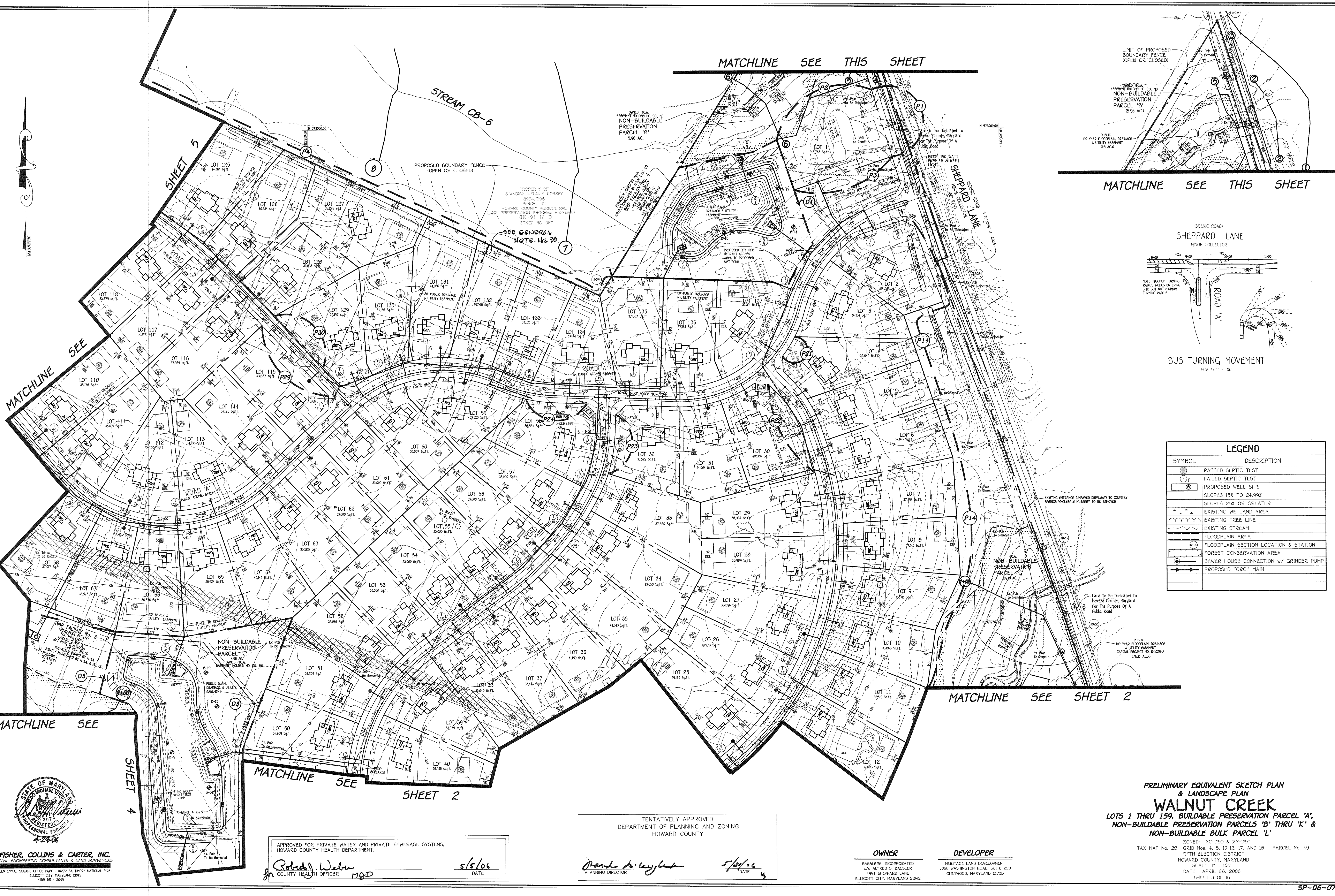
OWNER  
BASSLER, INCORPORATED  
670 ALFRED S. BASSLER  
4934 SHEPARD LANE  
ELLCOTT CITY, MARYLAND 21042

DEVELOPER  
HERITAGE LAND DEVELOPMENT  
3000 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21730



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10/04/07 (w) BASSLER - EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN SHEET 2-6 PRELIMINARY PLAN (w) 4/26/2006 12:01:01 PM, 1:1



LEGEND	
SYMBOL	DESCRIPTION
	PASSED SEPTIC TEST
	FAILED SEPTIC TEST
	PROPOSED WELL SITE
	SLOPES 1% TO 24.99%
	SLOPES 25% OR GREATER
	EXISTING WETLAND AREA
	EXISTING TREE LINE
	EXISTING STREAM
	FLOODPLAIN AREA
	FLOODPLAIN SECTION LOCATION & STATION
	FOREST CONSERVATION AREA
	SEWER HOUSE CONNECTION W/ GRINDER PUMP
	PROPOSED FORCE MAIN

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 428-26  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
 ELLETT CITY, MARYLAND 21042  
 410.491.2095

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Walter*  
 COUNTY HEALTH OFFICER  
 DATE: 5/5/06

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*David L. Layman*  
 PLANNING DIRECTOR  
 DATE: 5/5/06

**OWNER**  
 BASSLER, INCORPORATED  
 C/O ALFRED S. BASSLER  
 4994 SHEPPARD LANE  
 ELLETT CITY, MARYLAND 21042

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3060 WASHINGTON ROAD, SUITE 220  
 GLENWOOD, MARYLAND 21738

PRELIMINARY EQUIVALENT SKETCH PLAN  
 & LANDSCAPE PLAN  
**WALNUT CREEK**  
 LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
 NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: APRIL 28, 2006  
 SHEET 3 OF 16



LEGEND	
SYMBOL	DESCRIPTION
⊙	PASSED SEPTIC TEST
⊗	FAILED SEPTIC TEST
○	PROPOSED WELL SITE
▨	SLOPES 15% TO 24.99%
▩	SLOPES 25% OR GREATER
▧	EXISTING WETLAND AREA
▦	EXISTING TREE LINE
▥	EXISTING STREAM
▤	FLOODPLAIN AREA
▣	FLOODPLAIN SECTION LOCATION & STATION
▢	FOREST CONSERVATION AREA
⊕	SEWER HOUSE CONNECTION w/ GRINDER PUMP
→	PROPOSED FORCE MAIN

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Nancy A. Ingram*  
 PLANNING DIRECTOR

5/2/06  
 DATE

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

*Robert J. Wald*  
 COUNTY HEALTH OFFICER

5/5/06  
 DATE



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 401-2005

**OWNER**  
 BASSLERS, INCORPORATED  
 c/o ALFRED S. BASSLER  
 4994 SHEPPARD LANE  
 ELLICOTT CITY, MARYLAND 21042

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3060 WASHINGTON ROAD, SUITE 220  
 GLENWOOD, MARYLAND 21730

PRELIMINARY EQUIVALENT SKETCH PLAN  
 & LANDSCAPE PLAN  
**WALNUT CREEK**  
 LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
 NON-BUILDABLE BULK PARCEL 'L'

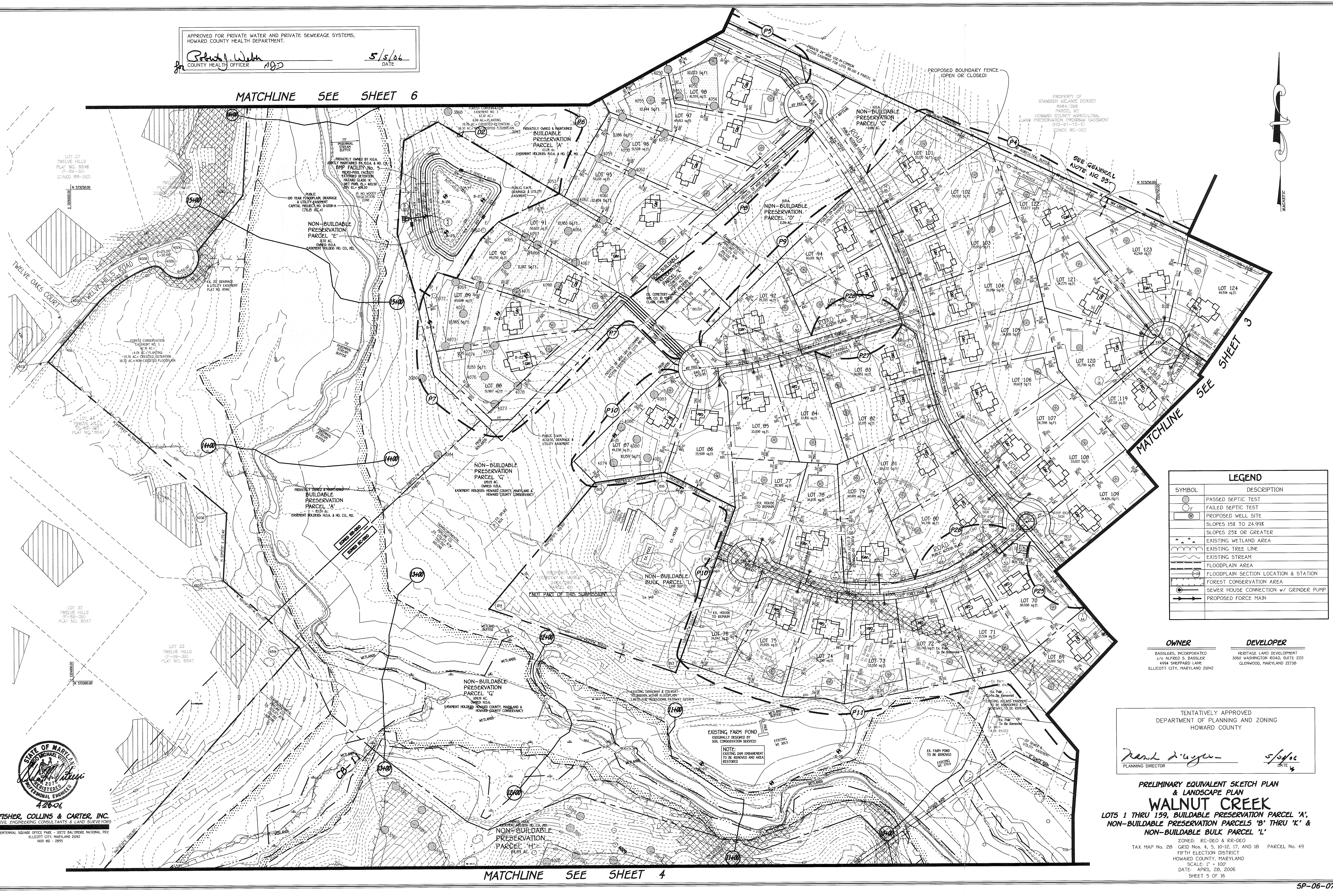
ZONED: RC-DEO & RC-DEO  
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, and 18 PARCEL No. 49  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: APRIL 27, 2006  
 SHEET 4 OF 16

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

*Robert J. Welch*  
COUNTY HEALTH OFFICER 10/22

5/5/06  
DATE

MATCHLINE SEE SHEET 6



LEGEND	
SYMBOL	DESCRIPTION
(circle with dot)	PASSED SEPTIC TEST
(circle with cross)	FAILED SEPTIC TEST
(circle with 'X')	PROPOSED WELL SITE
(circle with 'S')	SLOPES 15% TO 24.99%
(circle with 'G')	SLOPES 25% OR GREATER
(wavy line)	EXISTING WETLAND AREA
(dashed line)	EXISTING TREE LINE
(solid line)	EXISTING STREAM
(dotted line)	FLOODPLAIN AREA
(circle with 'F')	FLOODPLAIN SECTION LOCATION & STATION
(circle with 'FC')	FOREST CONSERVATION AREA
(circle with 'S')	SEWER HOUSE CONNECTION w/ GRINDER PUMP
(circle with 'M')	PROPOSED FORCE MAIN

**OWNER**  
BASSLER, INCORPORATED  
c/o ALFRED S. BASSLER  
4998 SHARPSIDE LANE  
ELLIOTT CITY, MARYLAND 21042

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
3060 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21739

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Robert J. Welch*  
PLANNING DIRECTOR 5/5/06  
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
& LANDSCAPE PLAN  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
GRID Nos. 4, 5, 10-12, 17, and 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 5 OF 16

MATCHLINE SEE SHEET 4

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
426-06

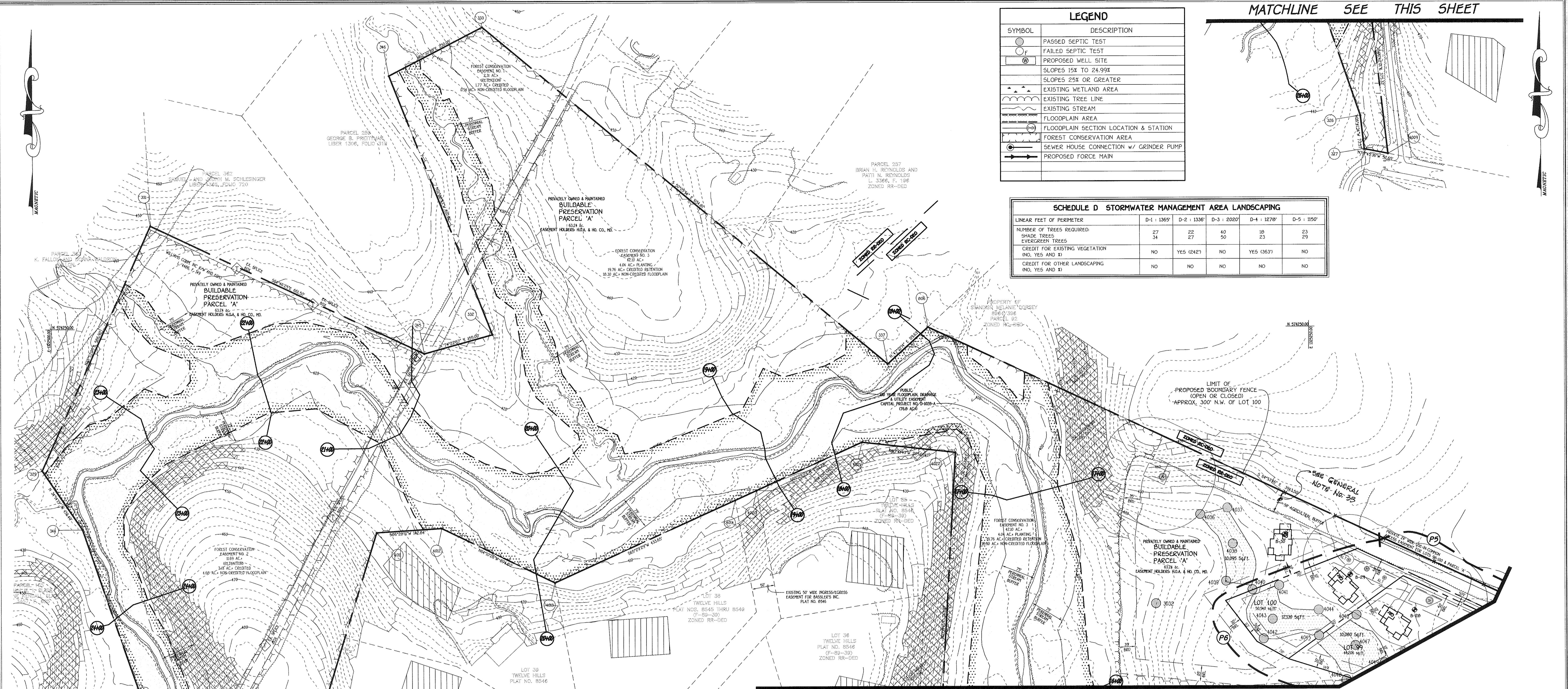
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 MALTBORE NATIONAL FREE  
ELLIOTT CITY, MARYLAND 21042  
4100 46 - 2995

1:04:01 (img)BASSLER-EQUIVALENT SKETCH PRELIMINARY PLAN (img) 3:001 SHEET 2.6 PRELIMINARY PLAN (img) 4/28/2006 1:13:19 PM, 11

MATCHLINE SEE THIS SHEET

LEGEND	
SYMBOL	DESCRIPTION
○	PASSED SEPTIC TEST
○	FAILED SEPTIC TEST
○	PROPOSED WELL SITE
○	SLOPES 15% TO 24.99%
○	SLOPES 25% OR GREATER
○	EXISTING WETLAND AREA
○	EXISTING TREE LINE
○	EXISTING STREAM
○	FLOODPLAIN AREA
○	FLOODPLAIN SECTION LOCATION & STATION
○	FOREST CONSERVATION AREA
○	SEWER HOUSE CONNECTION w/ GRINDER PUMP
○	PROPOSED FORCE MAIN

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING					
LINEAR FEET OF PERIMETER	D-1 : 1365'	D-2 : 1336'	D-3 : 2020'	D-4 : 1278'	D-5 : 1150'
NUMBER OF TREES REQUIRED:	27	22	40	18	23
SHADE TREES	34	27	50	23	29
EVERGREEN TREES					
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES (242')	NO	YES (353')	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO	NO



MATCHLINE SEE SHEET 5

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 SHADE TREES EVERGREEN TREES SHRUBS
P-1	FRONT TO ROADWAY	N/A	177'	NO	NO	0 0 -
P-2	ADJACENT TO PERIMETER	A	291'	YES (35')	NO	4 - -
P-3	ADJACENT TO ROADWAY	B	262'	YES (188')	NO	1 2 -
*P-4	ADJACENT TO PERIMETER	C	2279'	YES (526')	NO	19 38 -
*P-5	ADJACENT TO PERIMETER	C	559'	YES (559' OF EX. TREELINE)	NO	0 0 -
P-6	ADJACENT TO PERIMETER	A	978'	NO	NO	16 - -
P-7	ADJACENT TO PERIMETER	A	1076'	NO	NO	18 - -
P-8	ADJACENT TO PERIMETER	A	628'	NO	NO	10 - -
P-9	ADJACENT TO PERIMETER	A	562'	NO	NO	9 - -
P-10	ADJACENT TO PERIMETER	A	1115'	NO	NO	19 - -
P-11	ADJACENT TO PERIMETER	A	1186'	NO	NO	20 - -
P-12	ADJACENT TO PERIMETER	A	1580'	NO	NO	26 - -
P-13	ADJACENT TO PERIMETER	A	457'	NO	NO	8 - -
P-14	ADJACENT TO ROADWAY	C	1307'	NO	NO	33 65 -
P-15	ADJACENT TO ROADWAY	C	769'	NO	NO	19 38 -
P-16	ADJACENT TO PERIMETER	A	1664'	YES (756')	NO	15 - -
P-17	ADJACENT TO PERIMETER	A	691'	YES (307')	NO	6 - -
P-18	ADJACENT TO PERIMETER	A	1122'	YES (428' OF EX. F.C.E.) YES (328' OF EX. TREELINE)	NO	6 - -
P-19	ADJACENT TO PERIMETER	A	1034'	YES (337' OF EX. F.C.E.)	NO	15 - -
P-20	ADJACENT TO ROADWAY	C	299'	NO	NO	7 15 -

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 SHADE TREES EVERGREEN TREES SHRUBS
P-21	SIDE TO ROADWAY	B	58'	NO	NO	1 1 -
P-22	SIDE TO ROADWAY	B	224'	NO	NO	4 6 -
P-23	SIDE TO ROADWAY	B	152'	NO	NO	3 4 -
P-24	SIDE TO ROADWAY	B	154'	NO	NO	3 4 -
P-25	SIDE TO ROADWAY	B	218'	NO	NO	4 5 -
P-26	SIDE TO ROADWAY	B	266'	NO	NO	5 7 -
P-27	SIDE TO ROADWAY	B	231'	NO	NO	5 6 -
P-28	SIDE TO ROADWAY	B	228'	NO	NO	5 6 -
P-29	SIDE TO ROADWAY	B	245'	NO	NO	5 6 -
P-30	SIDE TO ROADWAY	B	178'	NO	NO	4 4 -
P-31	SIDE TO ROADWAY	B	157'	NO	NO	3 4 -
P-32	SIDE TO ROADWAY	B	135'	NO	NO	3 3 -

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark Drayton*  
PLANNING DIRECTOR

*5/15/06*  
DATE

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

*Robert J. Weber*  
COUNTY HEALTH OFFICER

*5/15/06*  
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
& LANDSCAPE PLAN  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 6 OF 16

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
REGISTERED  
2016

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
PENTAGON SQUARE OFFICE PARK - 10272 BALTHORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
949-481-2895

OWNER  
BASSELLERS, INCORPORATED  
210 ALFRED S. BASSELLER  
4934 SHEPARD LANE  
ELICOTT CITY, MARYLAND 21042

DEVELOPER  
HERITAGE LAND DEVELOPMENT  
3060 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21730

MATCHLINE SEE THIS SHEET

1:04001\dwg\BASSELLER-EQUIVALENT SKETCH PRELIMINARY PLAN\DWG\_4282006\_1:15:52 PM\_11

**SEDIMENT BASIN NO. 2**  
 INITIAL DRAINAGE AREA = 19.3 AC.  
 FINAL DRAINAGE AREA = 19.6 AC.  
 (TEMP. 1-YR. SWM REQUIRED)

**MATCHLINE SEE SHEET 8**

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Deane & Deane* 5/5/06  
 PLANNING DIRECTOR DATE

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

*Robert J. Weber* 5/5/06  
 COUNTY HEALTH OFFICER MJD DATE

LEGEND	
SYMBOL	DESCRIPTION
	PASSED SEPTIC TEST
	FAILED SEPTIC TEST
	PROPOSED WELL SITE
	SLOPES 15% TO 24.99%
	SLOPES 25% OR GREATER
	EXISTING WETLAND AREA
	EXISTING TREE LINE
	EXISTING STREAM
	FLOODPLAIN AREA
	FLOODPLAIN SECTION LOCATION & STATION
	FOREST CONSERVATION AREA
	GRINDER PUMP
	SEWER HOUSE CONNECTION
	PROPOSED 3" FORCE MAIN

**BMP FACILITY NO. 1 AND  
 TEMPORARY SEDIMENT BASIN NO. 1**  
 INITIAL DRAINAGE AREA = 23.2 AC.  
 FINAL DRAINAGE AREA = 23.9 AC.  
 (TEMP. 1-YR. SWM REQUIRED)

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

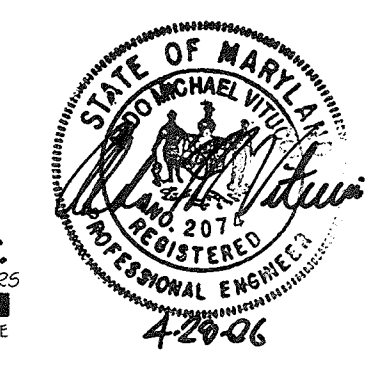
**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WALNUT CREEK**  
 LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
 NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: APRIL 28, 2006  
 SHEET 7 OF 16

MATCHLINE SEE SHEET 9

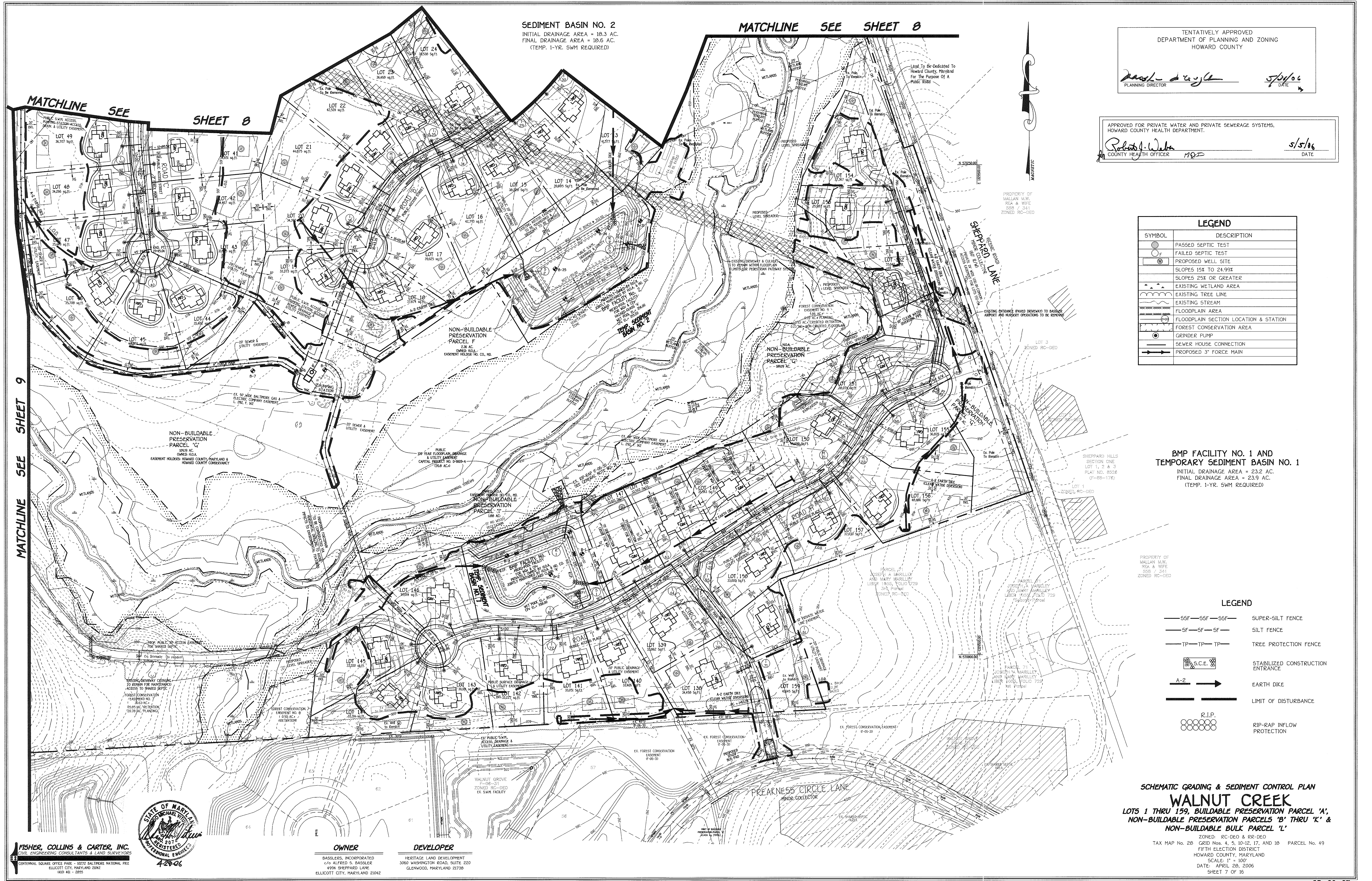
10/001/06/BASSLER-EQUIVALENT SKETCH PRELIMINARY PLAN/0401-3001-SHEET 7-11 GRADING PLAN/06-02/2006 11:26:29 AM 1:1

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK 10772 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 410-461-2855



**OWNER**  
 BASSLERS, INCORPORATED  
 620 ALFRED S. BASSLER, JR.  
 4994 SHEPPARD LANE  
 ELICOTT CITY, MARYLAND 21042

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3060 WASHINGTON ROAD, SUITE 202  
 CLEENWOOD, MARYLAND 21738



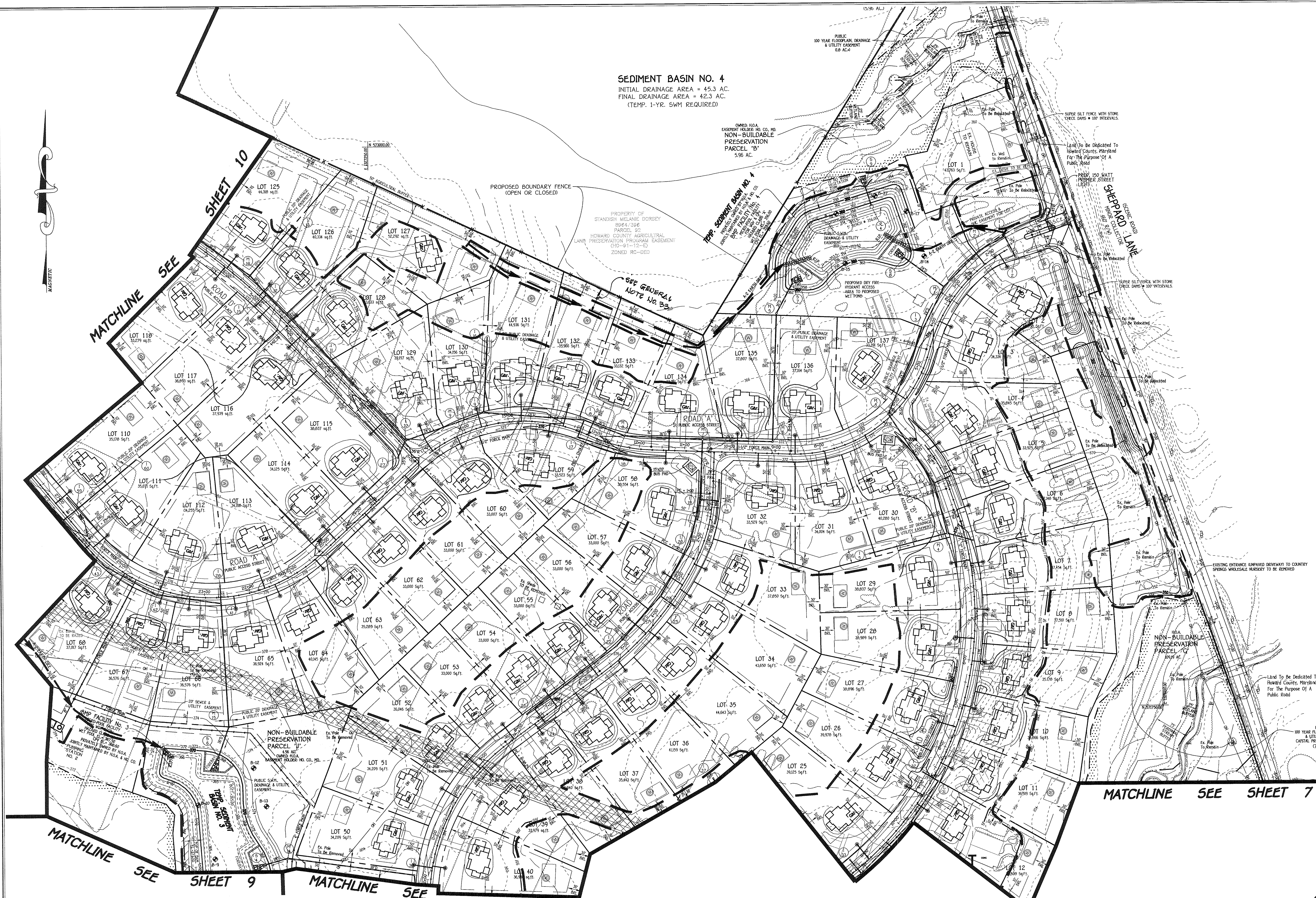
LEGEND	
SYMBOL	DESCRIPTION
	PASSED SEPTIC TEST
	FAILED SEPTIC TEST
	PROPOSED WELL SITE
	SLOPES 15% TO 24.99%
	SLOPES 25% OR GREATER
	EXISTING WETLAND AREA
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	EXISTING STREAM
	FLOODPLAIN AREA
	FLOODPLAIN SECTION LOCATION & STATION
	FOREST CONSERVATION AREA
	GRINDER PUMP
	SEWER HOUSE CONNECTION
	PROPOSED 3" FORCE MAIN

**SWM SUMMARY TABLE**  
THE FOLLOWING IS A SUMMARY OF THE Rev, WQV & CpV REQUIREMENTS

Rev (Recharge Vol for Entire Site)	10.04 acres or 1.11 acre-foot	12.38 acres w/ % Area Method
<b>WQV</b>		
Area A - BMP#1-DP#1	0.2871 acre-foot	0.2871 ac. Ft. @ BMP Facility #1
By-pass Area A-1	0.0332 acre-foot	0.0332 ac. Ft. @ Level Spreader
By-pass Area A-2	0.0333 acre-foot	0.0333 ac. Ft. @ Level Spreader
By-pass Area A-3	0.0477 acre-foot	0.0477 ac. Ft. @ Level Spreader
By-pass Area A-4	0.0265 acre-foot	0.0265 ac. Ft. @ Level Spreader
By-pass Area A-5	0.0133 acre-foot	0.0133 ac. Ft. @ Level Spreader
By-pass Area A-6	0.0245 acre-foot	0.0245 ac. Ft. @ Level Spreader
Area B - BMP#2-DP#1	0.35 acre-foot	0.35 ac. Ft. @ BMP Facility #2
By-pass Area B-1	0.0818 acre-foot	0.0818 ac. Ft. @ Level Spreader
By-pass Area B-2	0.0234 acre-foot	0.0234 ac. Ft. @ Level Spreader
By-pass Area B-3	0.0977 acre-foot	0.0977 ac. Ft. @ Level Spreader
Area C - BMP#3-DP#1	0.74 acre-foot	0.74 ac. Ft. @ BMP Facility #3
By-pass Area C-1	0.0511 acre-foot	0.0511 ac. Ft. @ Level Spreader
By-pass Area C-2	0.0988 acre-foot	0.0988 ac. Ft. @ Level Spreader
By-pass Area C-3	0.0493 acre-foot	0.0493 ac. Ft. @ Level Spreader
Area D - BMP#4-DP#1	0.852 acre-foot	0.852 ac. Ft. @ BMP Facility #4
By-pass Area D-1	0.0322 acre-foot	0.0322 ac. Ft. @ Level Spreader
By-pass Area D-2	0.0971 acre-foot	0.0971 ac. Ft. @ Level Spreader
By-pass Area D-3	0.0238 acre-foot	0.0238 ac. Ft. @ Level Spreader
By-pass Area D-4	0.0432 acre-foot	0.0432 ac. Ft. @ Level Spreader
By-pass Area D-5	0.0493 acre-foot	0.0493 ac. Ft. @ Level Spreader
By-pass Area D-6	0.0206 acre-foot	0.0206 ac. Ft. @ Level Spreader
By-pass Area D-7	0.0098 acre-foot	0.0098 ac. Ft. @ Level Spreader
Area E - BMP#5 - DP#1	0.18 acre-foot	0.18 ac. Ft. @ BMP Facility #5
By-pass Area E-1	0.0488 acre-foot	0.0488 ac. Ft. @ Level Spreader
By-pass Area E-2	0.12 acre-foot	0.12 ac. Ft. @ Level Spreader
<b>CpV</b>		
Area A - BMP#1-DP#1	0.4718 acre-foot	0.4718 ac. Ft. @ BMP Facility #1
Area B - BMP#2-DP#1	0.4092 acre-foot	0.4092 ac. Ft. @ BMP Facility #2
Area C - BMP#3-DP#1	0.8013 acre-foot	0.8013 ac. Ft. @ BMP Facility #3
Area D - BMP#4-DP#1	0.9644 acre-foot	0.9644 ac. Ft. @ BMP Facility #4
Area E - BMP#5-DP#1	0.1644 acre-foot	0.1644 ac. Ft. @ BMP Facility #5

Note: Both  $Q_2$  (Overbank Flood Protection or 10-year storm) and  $Q_5$  (Extreme Flood Volume or 100-year storm) are not required for this site since this watershed area is not classified as one of the sensitive watershed areas for Howard County.

Note: All of the ponds for this subdivision will allow safe passage of the proposed condition 10-year and 100-year  $Q_2$ 's. The ponds are adequately sized to do so and no proposed spillways are proposed.



**SEDIMENT BASIN NO. 4**  
INITIAL DRAINAGE AREA = 45.3 AC.  
FINAL DRAINAGE AREA = 42.3 AC.  
(TEMP. 1-YR. SWM REQUIRED)

**SEDIMENT BASIN NO. 3**  
INITIAL DRAINAGE AREA = 34.6 AC.  
FINAL DRAINAGE AREA = 30.1 AC.  
(TEMP. 1-YR. SWM REQUIRED)

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

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

*Robert J. Walter*  
COUNTY HEALTH OFFICER

5/5/06  
DATE

*David A. Leight*  
PLANNING DIRECTOR

5/5/06  
DATE

**OWNER**  
BASSLER'S, INCORPORATED  
470 ALFRED S. BASSLER  
4994 SHEPPARD LANE  
ELLICOTT CITY, MARYLAND 21042

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
3060 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21730



**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 8 OF 15



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 8



LEGEND	
SYMBOL	DESCRIPTION
○	PASSED SEPTIC TEST
⊖	FAILED SEPTIC TEST
⊙	PROPOSED WELL SITE
—	SLOPES 15% TO 24.99%
—	SLOPES 25% OR GREATER
⊕	EXISTING WETLAND AREA
—	EXISTING TREE LINE
—	EXISTING STREAM
—	FLOODPLAIN AREA
—	FLOODPLAIN SECTION LOCATION & STATION
—	FOREST CONSERVATION AREA
⊙	GRINDER PUMP
—	SEWER HOUSE CONNECTION
—	PROPOSED 3" FORCE MAIN

LOT 4  
W.M. CAMPBELL PROPERTY  
LOTS 1 & 2  
PLAT No. 6265  
(F-88-1043)  
ZONED: RR-DEO

LOT 3  
LINDEN SUBDIVISION  
LOTS 3 & 4  
PLAT No. 10761 (F-92-192)  
ZONED: RR-DEO

LOT 5  
LINDEN SUBDIVISION  
LOTS 3 & 4  
PLAT No. 10761 (F-92-192)  
ZONED: RR-DEO

LOT 3  
LINDEN  
LOTS 3 AND 4  
PLAT No. 10412 (F-92-222)  
ZONED: RR-DEO

LOT 4  
LINDEN  
LOTS 3 AND 4  
PLAT No. 10412 (F-92-222)

LOT 28  
CHAPEL CHASE  
LOTS 18 THRU 27

LOT 28  
CHAPEL CHASE  
LOTS 18 THRU 27

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Taylor* 5/5/06  
PLANNING DIRECTOR DATE

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

*Robert J. Walter* 5/5/06  
COUNTY HEALTH OFFICER DATE



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
4100 461 - 2895

**OWNER**  
BASSLERS, INCORPORATED  
c/o ALFRED S. BASSLER  
4994 SHEPPARD LANE  
ELLCOTT CITY, MARYLAND 21042

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
3060 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21738

**SCHMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 9 OF 16

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

*Robert W. Walker*  
COUNTY HEALTH OFFICER *RWD*

5/15/06  
DATE

SEDIMENT BASIN NO. 5  
INITIAL DRAINAGE AREA = 12.1 AC.  
FINAL DRAINAGE AREA = 11.1 AC.  
(TEMP. 1-YR. SWM REQUIRED)

MATCHLINE SEE SHEET 11

SHEET 8

LEGEND	
SYMBOL	DESCRIPTION
	PASSED SEPTIC TEST
	FAILED SEPTIC TEST
	PROPOSED WELL SITE
	SLOPES 15% TO 24.99%
	SLOPES 25% OR GREATER
	EXISTING WETLAND AREA
	EXISTING TREE LINE
	EXISTING STREAM
	FLOODPLAIN AREA
	FLOODPLAIN SECTION LOCATION & STATION
	FOREST CONSERVATION AREA
	GRINDER PUMP
	SEWER HOUSE CONNECTION
	PROPOSED 3" FORCE MAIN

**OWNER**  
BASILEERS, INCORPORATED  
c/o ALFRED S. BASILEER  
4994 SHEPPARD LANE  
ELICOTT CITY, MARYLAND 21042

**DEVELOPER**  
HERITAGE LANE DEVELOPMENT  
3060 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21738

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Coughlin*  
PLANNING DIRECTOR

5/15/06  
DATE

**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 10 OF 16

MATCHLINE SEE SHEET 9

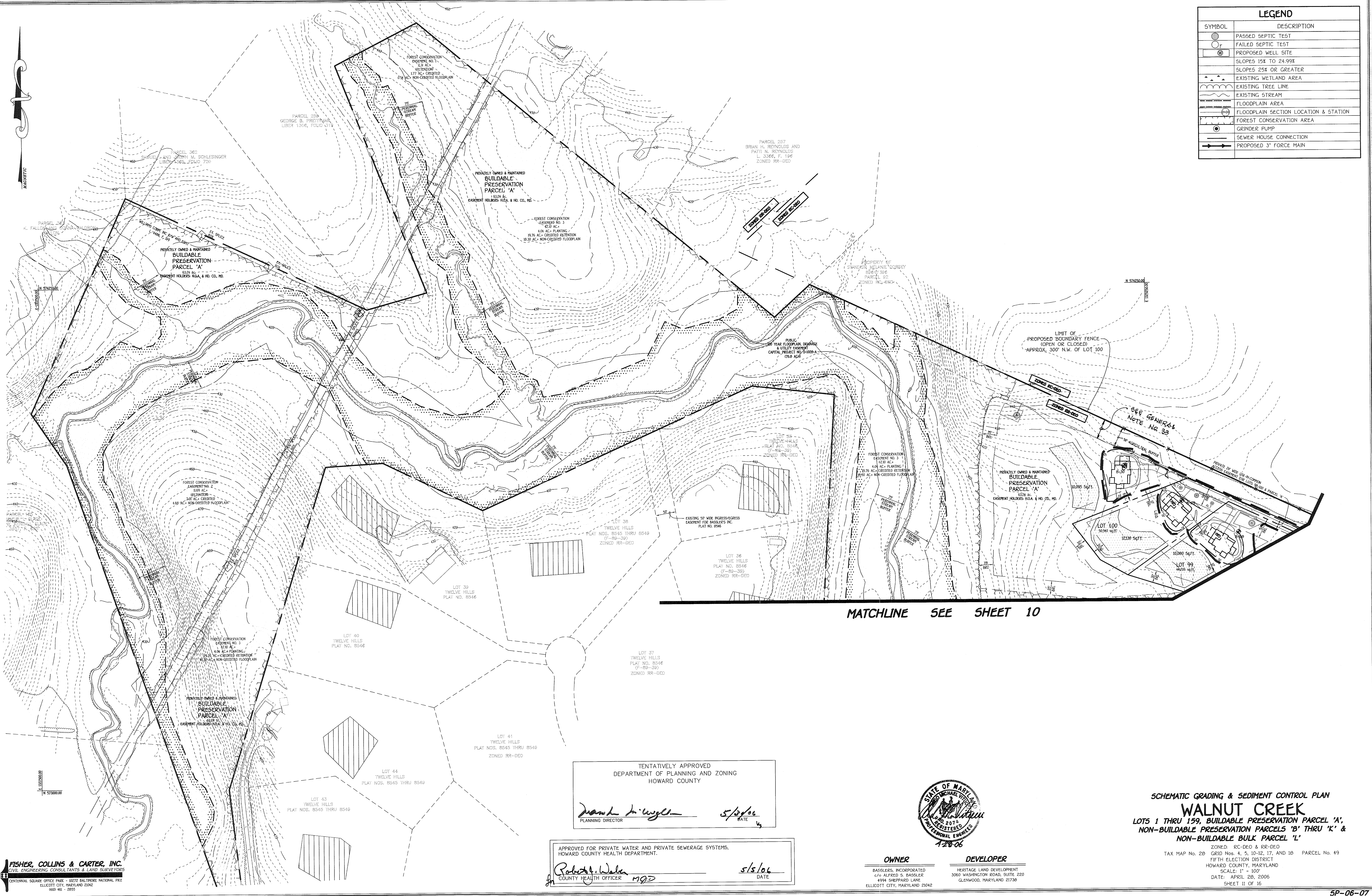


**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
PENTAGON SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
4100 461 - 2005

130001010g/BASILEER EQUIVALENT SKETCH PRELIMINARY PLAN 0001-3001 SHEET 7-11 GRADING PLAN DWG. 4/28/2006 11:47:44 AM, 1:1

5P-06-07

LEGEND	
SYMBOL	DESCRIPTION
●	PASSED SEPTIC TEST
○	FAILED SEPTIC TEST
⊙	PROPOSED WELL SITE
—	SLOPES 15% TO 24.99%
—	SLOPES 25% OR GREATER
—	EXISTING WETLAND AREA
—	EXISTING TREE LINE
—	EXISTING STREAM
—	FLOODPLAIN AREA
—	FLOODPLAIN SECTION LOCATION & STATION
—	FOREST CONSERVATION AREA
⊙	GRINDER PUMP
—	SEWER HOUSE CONNECTION
—	PROPOSED 3" FORCE MAIN

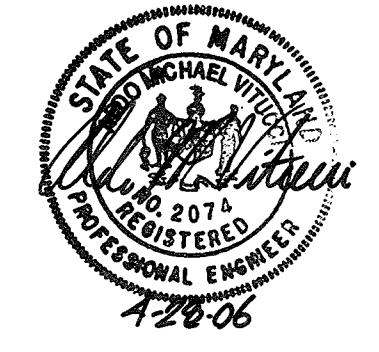


TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*David H. Weyler* 5/5/06  
 PLANNING DIRECTOR DATE

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

*Robert A. Waler* 5/5/06  
 COUNTY HEALTH OFFICER MWD DATE



**OWNER**  
 BASKLERS, INCORPORATED  
 c/o ALFRED S. BASKLER  
 4904 SHEPARD LANE  
 ELLICOTT CITY, MARYLAND 21042

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3060 WASHINGTON ROAD, SUITE 220  
 GLENWOOD, MARYLAND 21730

**SCHMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WALNUT CREEK**  
 LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
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 NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
 TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: APRIL 28, 2006  
 SHEET 11 OF 16

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL, FIVE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2855

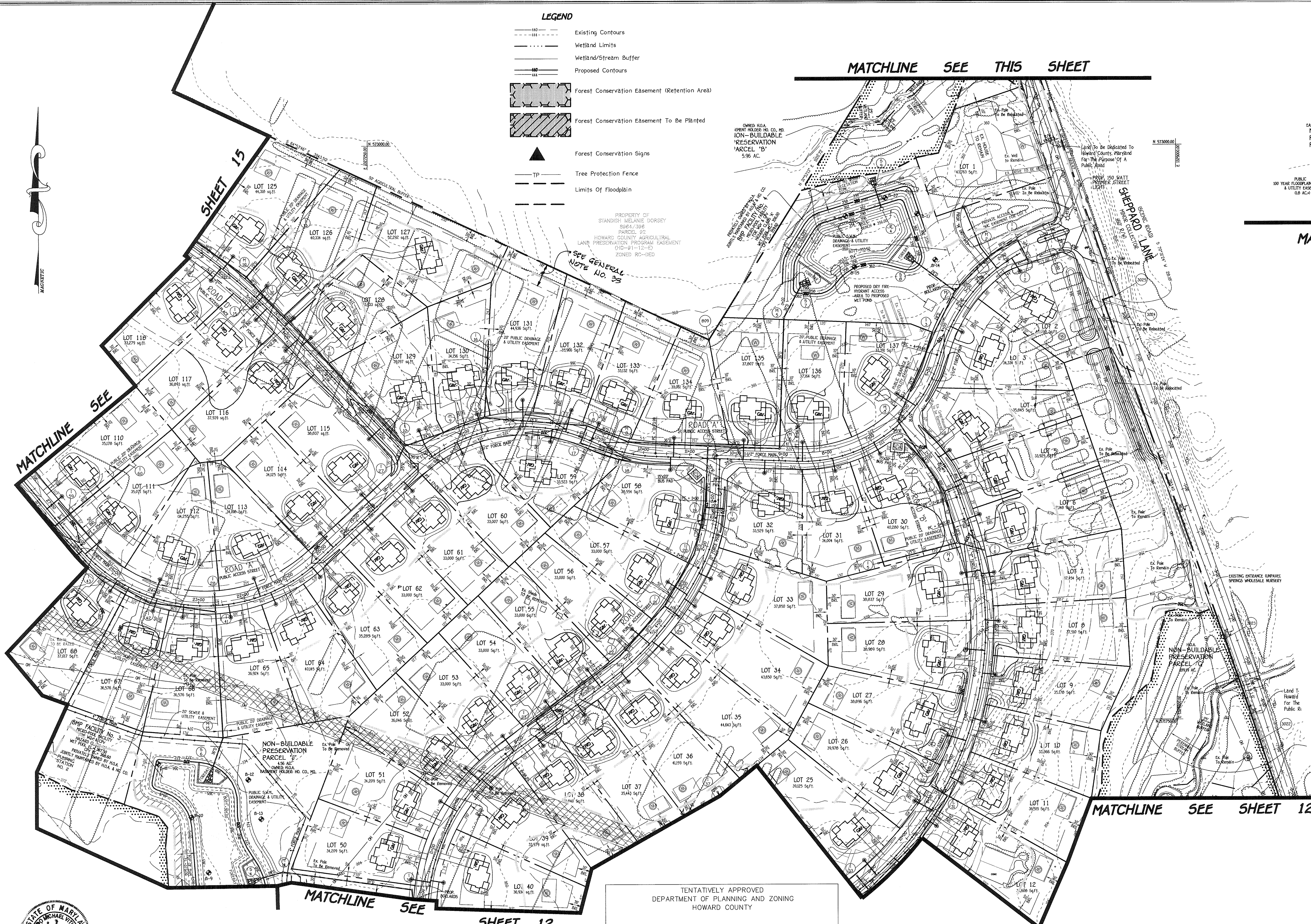
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- LEGEND**
- Existing Contours
  - - - Wetland Limits
  - Wetland/Stream Buffer
  - Proposed Contours
  - [Pattern] Forest Conservation Easement (Retention Area)
  - [Pattern] Forest Conservation Easement To Be Planted
  - ▲ Forest Conservation Signs
  - TP --- Tree Protection Fence
  - Limits Of Floodplain

MATCHLINE SEE THIS SHEET

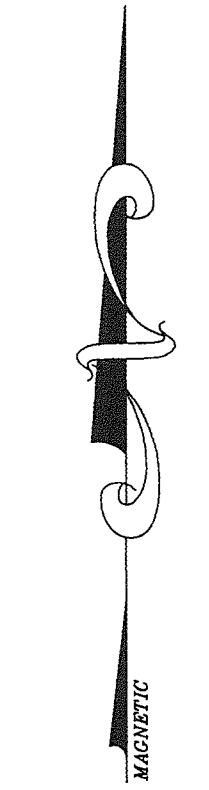
MATCHLINE SEE THIS SHEET



**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	425.8
B. DEDUCTIONS (CRITICAL AREA, AREA RESTRICTED BY LOCAL OR PROGRAM) (29.6 AC, FLOODPLAIN & 251 AC, UTILITY TRANSMISSION LINE EASEMENTS)	93.7
C. NET TRACT AREA - NET TRACT AREA + TOTAL TRACT AREA (A) - DEDUCTIONS (B)	342.1
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 20%)	68.4
E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 25%)	85.5
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	75.4
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)	99.9
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).	
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	15.93
K. TOTAL AREA OF FOREST TO BE RETAINED	59.57
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	
(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 = L - AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) x 0.25.	
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	
(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	
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	33.66
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	33.66

NOTE: THIS PROJECT IS USING "RURAL CLUSTER OPTION B" PER APPENDIX L OF THE FOREST CONSERVATION MANUAL FOR ITS FOREST REQUIREMENT CALCULATIONS WHICH INCLUDES THE AREA FOR ALL THE PRESERVATION PARCELS.



SHEET 15

MATCHLINE SEE

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 12

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

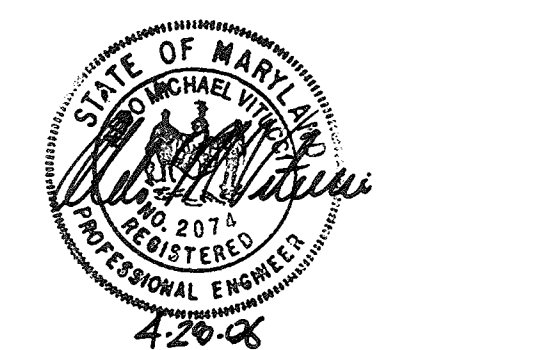
*Mark A. Coughlin*  
PLANNING DIRECTOR

5/5/06  
DATE

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

*Robert J. Wahn*  
COUNTY HEALTH OFFICER

5/5/06  
DATE



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

MD DNR Qualified Professional  
USACOE Wetland Designer  
Certification # WDCP93MD06100448

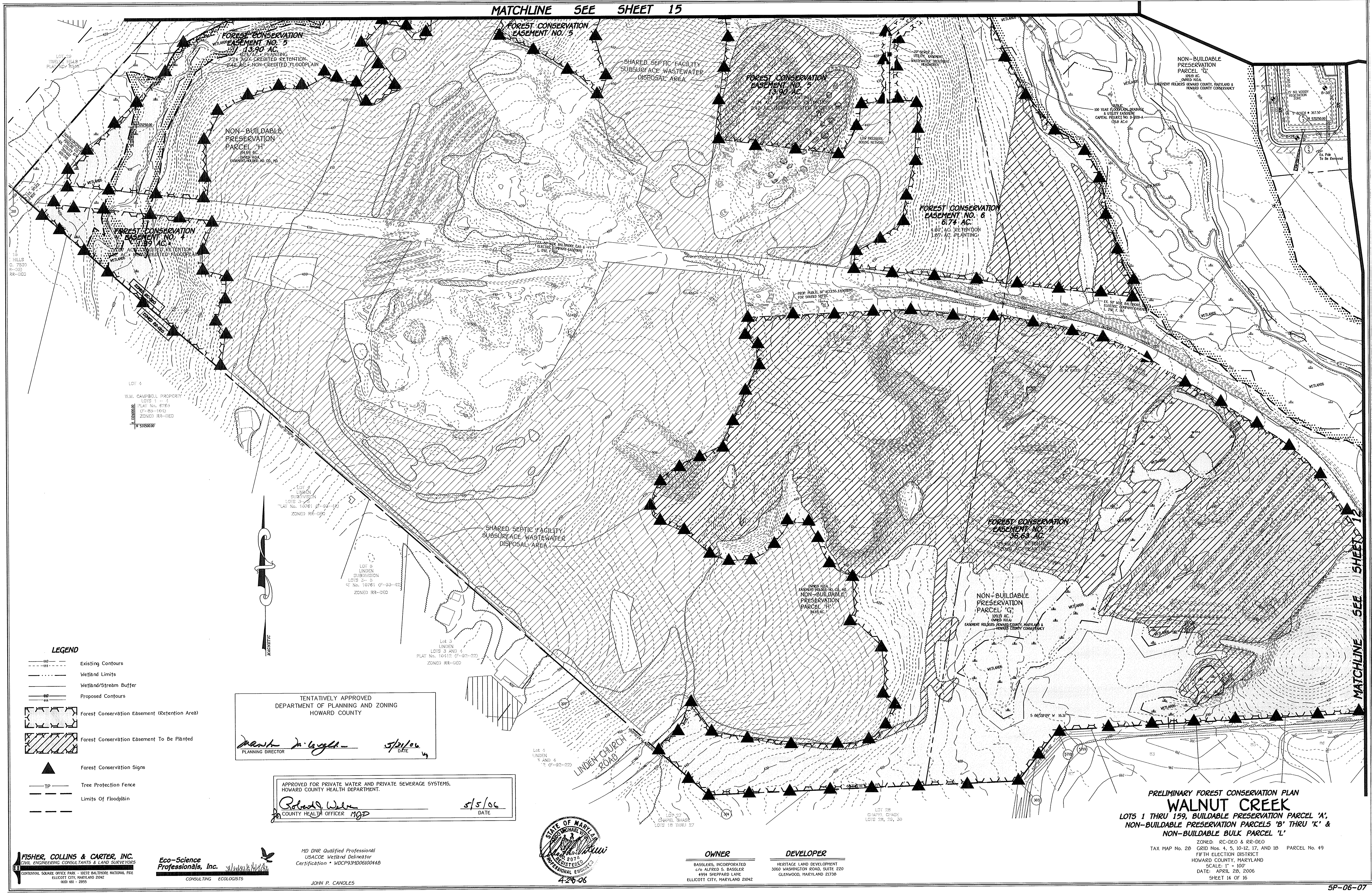
JOHN P. CANOLES

**OWNER**  
BASSLER, INCORPORATED  
c/o ALFRED S. BASSLER  
4994 SHEPARD LANE  
ELLCOTT CITY, MARYLAND 21042

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
3060 WASHINGTON ROAD, SUITE 220  
GLENWOOD, MARYLAND 21738

**PRELIMINARY FOREST CONSERVATION PLAN  
WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & 28-DEO  
TAX MAP No. 28 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 13 OF 16



- LEGEND**
- Existing Contours
  - Wetland Limits
  - Wetland/Stream Duffer
  - Proposed Contours
  - [Hatched Box] Forest Conservation Easement (Retention Area)
  - [Hatched Box] Forest Conservation Easement To Be Planted
  - ▲ Forest Conservation Signs
  - TP --- Tree Protection Fence
  - Limits Of Floodplain

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Vogel* 5/15/06  
 PLANNING DIRECTOR DATE

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

*Robert Wilson* 5/5/06  
 COUNTY HEALTH OFFICER MGD DATE



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 410-481-2899

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

MD DNR Qualified Professional  
 USACE Wetland Delinator  
 Certification # WDGP934006100418

JOHN P. CANOLES

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 GLENWOOD, MARYLAND 21738

**PRELIMINARY FOREST CONSERVATION PLAN  
 WALNUT CREEK**  
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 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: APRIL 28, 2006  
 SHEET 14 OF 16

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

*Robert J. Walker*  
COUNTY HEALTH OFFICER *MD* DATE *5/15/06*

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

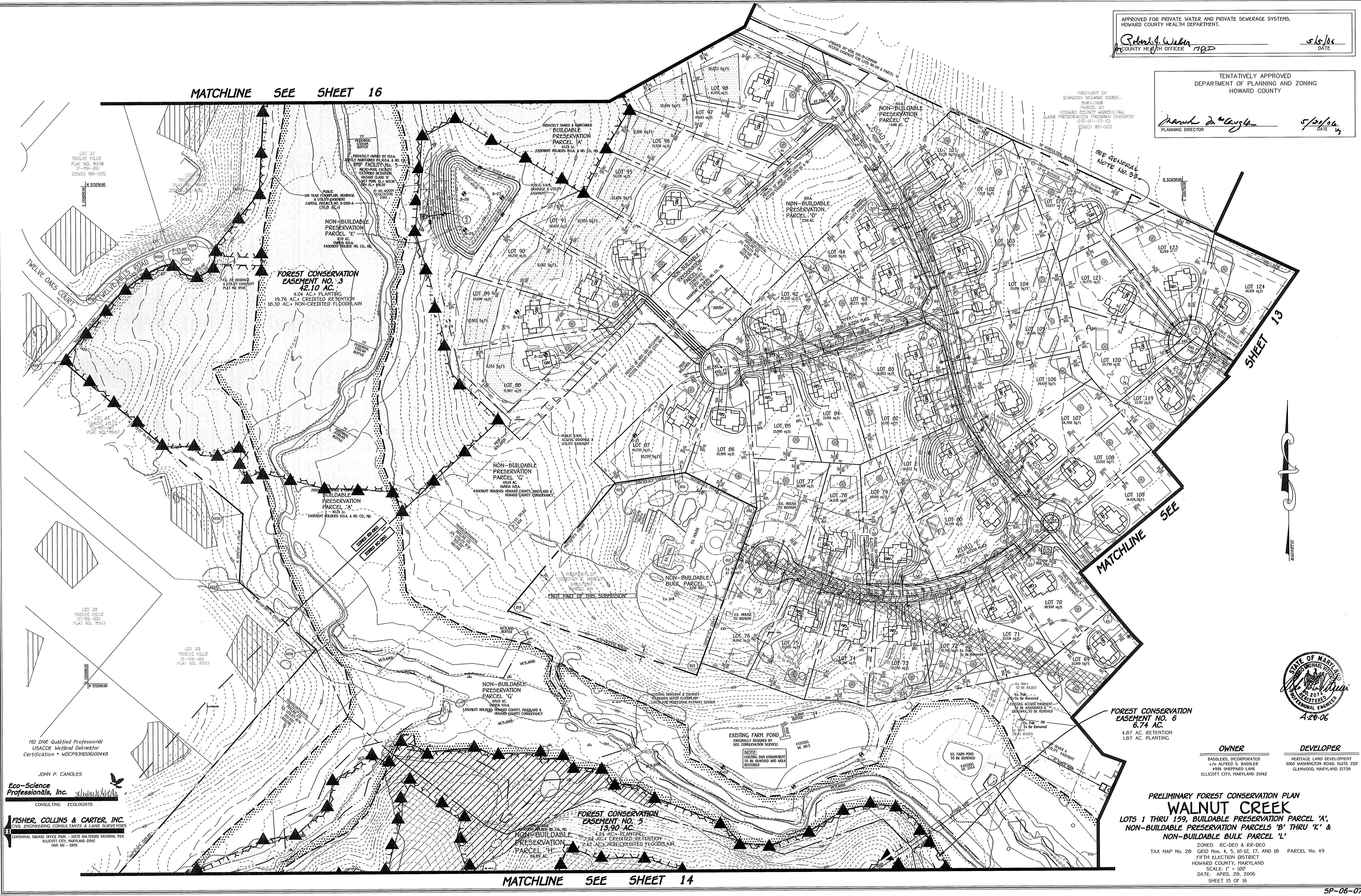
*Charles DeLoach*  
PLANNING DIRECTOR DATE *5/20/06*

MATCHLINE SEE SHEET 16

SHEET 13

MATCHLINE SEE

MATCHLINE SEE SHEET 14



LOT 37  
TWELVE HILLS  
PLAY NO. 85-06  
ZONED RR-DEO

LOT 32  
TWELVE HILLS  
PLAY NO. 85-17

LOT 33  
TWELVE HILLS  
PLAY NO. 85-07

MD DNR Qualified Professional  
USACOE Wetland Delineator  
Certification # WDCP93M006100448

JOHN P. CANOLES  
**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PSE  
ELLCOTT CITY, MARYLAND 21042  
4100 461 - 0295

**FOREST CONSERVATION EASEMENT NO. 3**  
42.10 AC.  
4.04 AC. PLANTING  
19.76 AC. CREDITED RETENTION  
18.30 AC. NON-CREDITED FLOODPLAIN

**BUILDABLE PRESERVATION PARCEL 'A'**  
4.04 AC.  
EASEMENT HOLDERS: HOA, & HO. CO., MD

**NON-BUILDABLE PRESERVATION PARCEL 'C'**  
10.18 AC.  
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND & HOWARD COUNTY CONSERVANCY

**NON-BUILDABLE PRESERVATION PARCEL 'C'**  
10.18 AC.  
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND & HOWARD COUNTY CONSERVANCY

**NON-BUILDABLE PRESERVATION PARCEL 'H'**  
84.89 AC.

**FOREST CONSERVATION EASEMENT NO. 5**  
13.90 AC.  
2.84 AC. PLANTING  
11.06 AC. CREDITED RETENTION  
2.42 AC. NON-CREDITED FLOODPLAIN

**FOREST CONSERVATION EASEMENT NO. 6**  
6.74 AC.  
4.87 AC. RETENTION  
1.87 AC. PLANTING

**OWNER**  
BASGLES, INCORPORATED  
c/o ALFRED S. BASGLES  
4994 SHEPPARD LANE  
ELLCOTT CITY, MARYLAND 21042

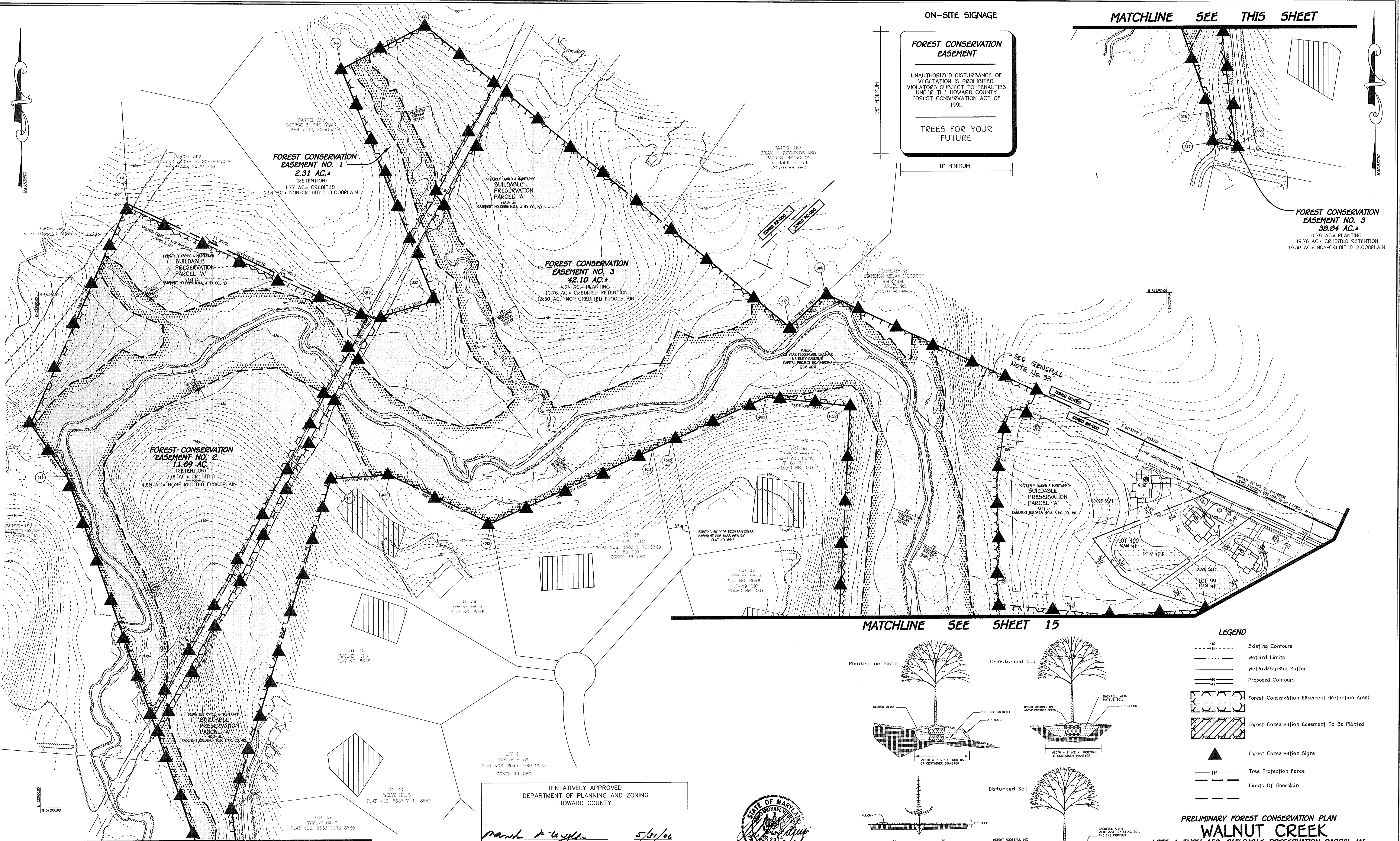
**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
3069 WASHINGTON ROAD, SUITE 229  
GLENWOOD, MARYLAND 21738

**PRELIMINARY FOREST CONSERVATION PLAN**  
**WALNUT CREEK**  
LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
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NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
GRID Nos. 4, 5, 10-12, 17, AND 18  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: APRIL 28, 2006  
SHEET 15 OF 16



10:00:10mg/BASSLER-EQUIVALENT SKETCH PRELIMINARY PLAN/0401-3001 SHEET 12-16 FOREST CONSERVATION PLAN.dwg, 4/28/2006 11:18:04 AM, 1:1



**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

15" MINIMUM  
11" MINIMUM

MATCHLINE SEE THIS SHEET

**FOREST CONSERVATION EASEMENT NO. 3**  
**38.04 AC.±**  
 0.78 AC.± PLANTING  
 19.76 AC.± CREDITED RETENTION  
 18.30 AC.± NON-CREDITED FLOODPLAIN

**FOREST CONSERVATION EASEMENT NO. 1**  
**2.31 AC.±**  
 1.77 AC.± CREDITED RETENTION  
 0.54 AC.± NON-CREDITED FLOODPLAIN

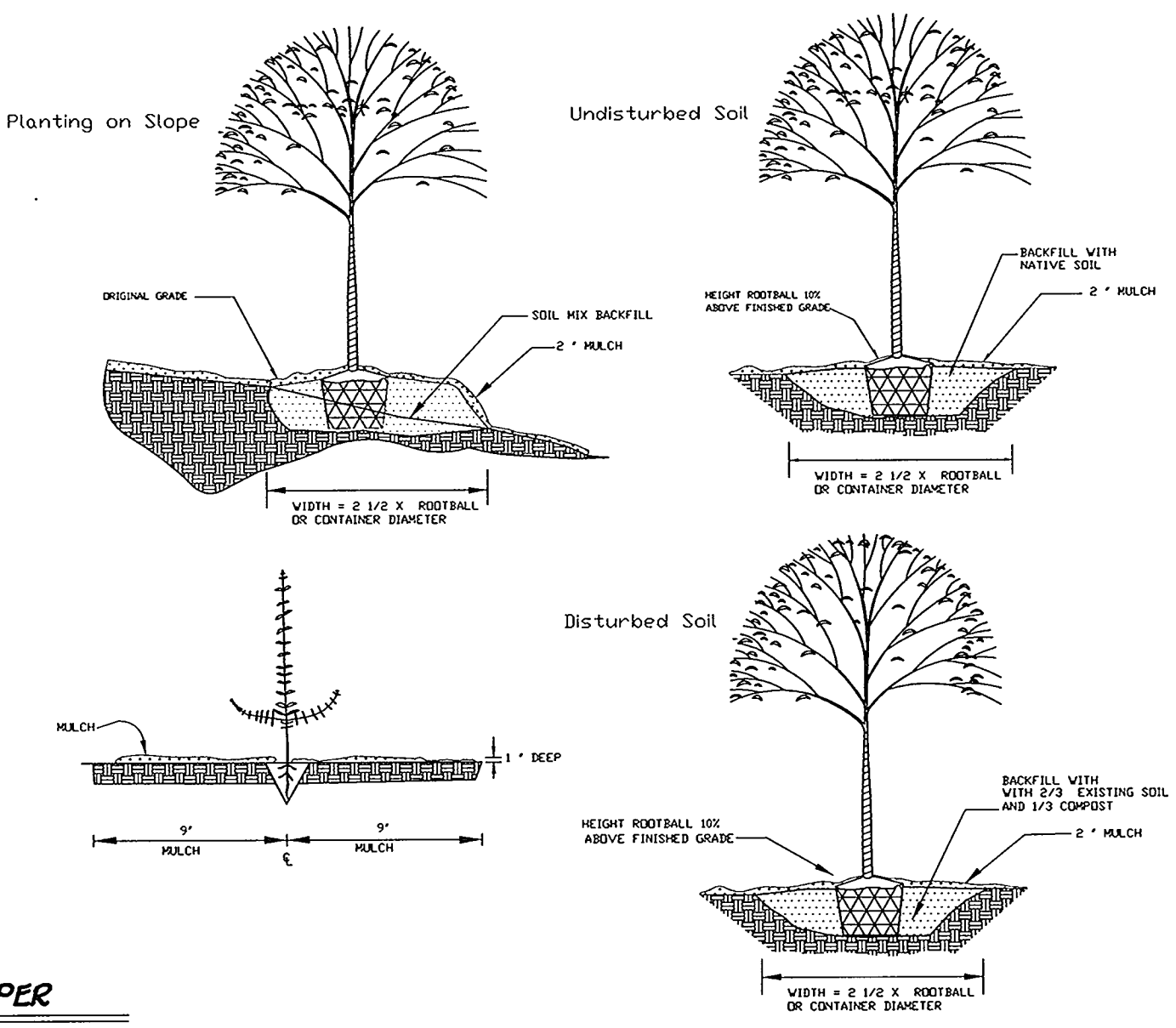
**FOREST CONSERVATION EASEMENT NO. 2**  
**11.69 AC.±**  
 7.91 AC.± CREDITED RETENTION  
 4.68 AC.± NON-CREDITED FLOODPLAIN

MATCHLINE SEE SHEET 15

MATCHLINE SEE THIS SHEET

**LEGEND**

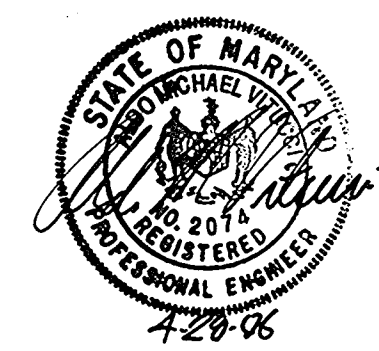
- Existing Contours
- Wetland Limits
- Wetland/Stream Buffer
- Proposed Contours
- [Hatched Box] Forest Conservation Easement (Retention Area)
- [Dotted Box] Forest Conservation Easement To Be Planted
- ▲ Forest Conservation Signs
- TP --- Tree Protection Fence
- Limits of Floodplain



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Lough*  
 PLANNING DIRECTOR

5/5/06  
 DATE



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

*Richard W. Weber*  
 COUNTY HEALTH OFFICER

5/5/06  
 DATE

**OWNER**  
 BASSLERS, INCORPORATED  
 c/o ALFRED S. BASSLER  
 4991 SHEPPARD LANE  
 ELLICOTT CITY, MARYLAND 21042

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3069 WASHINGTON ROAD, SUITE 220  
 GLENWOOD, MARYLAND 21730

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK • 1072 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 4101-681 • 2055

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

MD DNR Qualified Professional  
 USACO2 Wetland Delineator  
 Certification # WDCP3MD06100418

JOHN P. CANOLETS

**PRELIMINARY FOREST CONSERVATION PLAN**  
**WALNUT CREEK**  
 LOTS 1 THRU 159, BUILDABLE PRESERVATION PARCEL 'A',  
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'K' &  
 NON-BUILDABLE BULK PARCEL 'L'

ZONED: RC-DEO & RR-DEO  
 TAX MAP No. 20 GRID Nos. 4, 5, 10-12, 17, AND 18 PARCEL No. 49  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: APRIL 28, 2006  
 SHEET 16 OF 16