PRELIMINARY EQUIVALENT SKETCH PLAN

FOX WOOD MANOR

LOTS 1 - 37, OPEN SPACE LOTS 38 THRU 40

ZONING: R-SC (RESIDENTIAL: SINGLE CLUSTER) DISTRICT

TAX MAP No. 50 GRID No. 1 PARCEL Nos. 405, 429, 468

SHEET INDEX

STREET TREE SCHEDULE

ROAD NAME	QTY.	SIZE	COMMENTS
TWIN FAWN TRAIL	ROW LENGTH = 1025' * 2050'/40 = 51.25 52 TREES	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W
RIVER HILL ROAD	ROW LENGTH = 560' 1120'/40 = 28 28 TREES	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W TO BE PROVIDED ON NORTH SIDE OF RIVER HILL ROAD

* LENGTH EXCLUDES AREAS WITHIN INTERSECTIONS.

SCHEDULE A PERIMETER LANDSCAPE EDGE

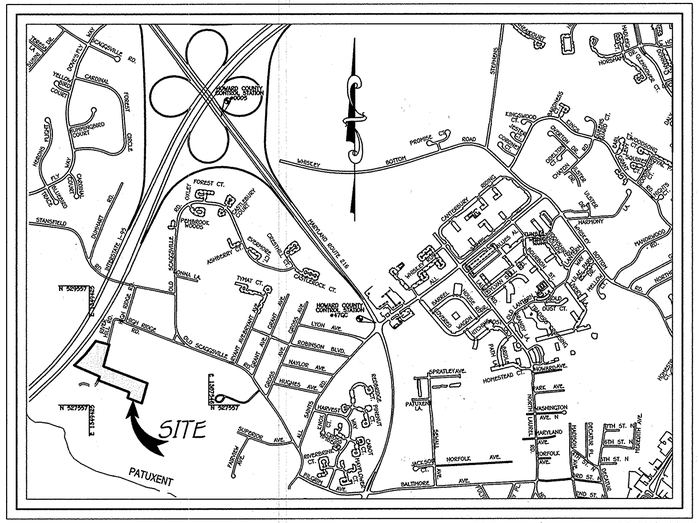
PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	TOTALS
CATEGORY	ADJACENT TO PERIMETER PROPERTIES SFD to Park	ADJACENT TO PERIMETER PROPERTIES SFD to SFD	ADJACENT TO PERIMETER PROPERTIES SFD to SFD	ADJACENT TO ROADWAY SFA (rear)	ADJACENT TO PERIMETER PROPERTIES SFA to SFD	ADJACENT TO PERIMETER PROPERTIES Parking to SFD	ADJACENT TO PERIMETER PROPERTIES SFD to SFD	ADJACENT TO PERIMETER PROPERTIES SFD to SFD	-
LANDSCAPE TYPE	A	A	A	C	C	E	A	A	-
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	705'	536'	437'	546'	193'	379'	647'	82'	-
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 634'	YES 32" SOUTHERN RED OAK	-	-	-	-	-	-	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-	-	YES 546'	-	-	-	-	-
NUMBER OF PLANTS REQUIRED									
SHADE TREES	2	8	8	-	5	10	11	2	46
EVERGREEN TREES	-	-	-	-	10	-	-	-	29
SHRUBS	-	-	-	-	-	95	-	-	-

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

	SINGLE FAMILY ATTACHED
NUMBER OF PARKING SPACES	42
NUMBER OF TREES REQUIRED (1:10)	5
NUMBER OF TREES PROVIDED	
SHADE TREES	5
OTHER TREES (2:1 SUBSTITUTE)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

	SINGLE FAMILY ATTACHED
NUMBER OF DWELLING UNITS	16
NUMBER OF TREES REQUIRED (1:100 SFA)	16
NUMBER OF TREES PROVIDED	
SHADE TREES	16
OTHER TREES (2:1 SUBSTITUTE)	-



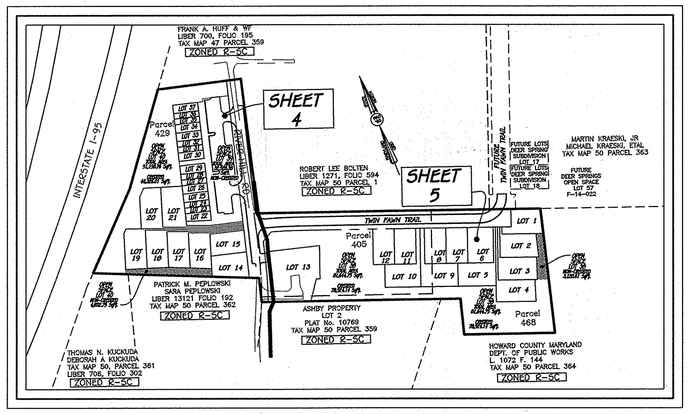
REFER TO HOWARD CO. ADC MAP 39-F7

HOWARD COUNTY
GEODETIC SURVEY CONTROL NO. 47GC
N 528939.7201
E 1354223.5536
ELEVATION: 226.272'

HOWARD COUNTY
GEODETIC SURVEY CONTROL NO. 0051
N 532404.1563
E 1351627.3343
ELEVATION: 349.698'

VICINITY MAP

SCALE: 1" = 1200'



0' 100' 200' 400'

SCALE: 1" = 200'

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7113 Sq.Ft.	222 Sq.Ft.	6891 Sq.Ft.
3	7425 Sq.Ft.	597 Sq.Ft.	6828 Sq.Ft.
4	7623 Sq.Ft.	956 Sq.Ft.	6667 Sq.Ft.
5	7487 Sq.Ft.	647 Sq.Ft.	6840 Sq.Ft.
9	7909 Sq.Ft.	1200 Sq.Ft.	6709 Sq.Ft.
10	7630 Sq.Ft.	1200 Sq.Ft.	6430 Sq.Ft.
16	6383 Sq.Ft.	381 Sq.Ft.	6002 Sq.Ft.
17	6739 Sq.Ft.	1124 Sq.Ft.	6119 Sq.Ft.
18	7243 Sq.Ft.	899 Sq.Ft.	6384 Sq.Ft.
19	7051 Sq.Ft.	1099 Sq.Ft.	6752 Sq.Ft.
20	7615 Sq.Ft.	900 Sq.Ft.	6715 Sq.Ft.
21	7857 Sq.Ft.	629 Sq.Ft.	7228 Sq.Ft.

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBMISSION =9.386 AC.±.
B. LIMIT OF DISTURBED AREA = 8.19 Ac.±
C. PRESENT ZONING DESIGNATION = R-SC PER 10/6/13 COMPREHENSIVE ZONING PLAN
D. PROPOSED USE: SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED HOUSING
E. TOTAL NUMBER OF UNITS PROPOSED: 37 UNITS
F. OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
G. RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
H. BUILDING COVERAGE OF SITE: 0.96 AC± OR 10%
I. PREVIOUS HOWARD COUNTY FILES: SDP-05-067, AND ECP-13-074.
J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC.
K. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.0 AC±
L. NET TRACT AREA = 9.386 AC.
(TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
(9.386 Ac - (0.0 Ac + 0.0 Ac)) = 9.386 AC±
M. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.0 AC.±
N. TOTAL FOREST 2.5 Ac.±
O. TOTAL GREEN OPEN AREA = 4.42 Ac.±
P. TOTAL IMPERVIOUS AREA = 2.47 Ac.±
Q. AREA OF ERODIBLE SOILS = 8.42 Ac.±
R. TOTAL NUMBER OF PARKING SPACES REQUIRED = 79 SPACES
  a. SINGLE FAMILY DETACHED PARKING = 42 SPACES
     (21 SFD X 2 SPACE/UNITS)
  b. TOWNHOUSE PARKING REQUIRED = 32 SPACES
     (16 SFA X 2 SAPCES/UNITS)
  c. OVERFLOW PARKING REQUIRED = 5 SPACES
     (0.3 SPACES X 16 SFA)
S. TOTAL NUMBER OF PARKING SPACES PROVIDED = 126 SPACES
  a. SINGLE FAMILY DETACHED PARKING = 84 SPACES
     (TWO CAR GARAGE AND TWO SPACES ON DRIVEWAY)
  b. SINGLE FAMILY ATTACHED PARKING AREAS = 42 SPACES

TABULATION SUMMARY

A. TOTAL SITE: TAX MAP 50, PARCELS 405,429,468
B. TOTAL SITE AREA: (2.576 Ac. + 4.202 Ac. + 2.608 Ac) = 9.386 Ac
C. OPEN SPACE:
  (1) REQUIRED OPEN SPACE = 9.386 Ac. x 25% = 2.347 Ac.
  (2) TOTAL OPEN SPACE PROVIDED = 3.03 Ac.
  (3) TOTAL CREDITED OPEN SPACE PROVIDED = 2.847 Ac.
  (4) TOTAL NON-CREDITED OPEN SPACE PROVIDED = 0.183 Ac.
D. RECREATIONAL AREA
  (1) REQUIRED REC AREA = 12,700 Sq.Ft.
     300 Sq.Ft. / SFD x 21 SFD = 6,300 Sq.Ft.
     400 Sq.Ft. / SFD x 16 SFA = 6,400 Sq.Ft.
  (2) PROVIDED REC AREA = 16,779 Sq.Ft.
E. DENSITY: 9.386 Ac x 4 UNITS/NET ACRE = 37.544 = 37 UNITS

STREET LIGHT CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
TWIN FAWN TRAIL	13+50	20' L	COLONIAL POST-TOP FIXTURE (LED-100) MOUNTED ON A 14' BLACK FIBERGLASS POLE
	14+25	20' L	
	16+03	16' L	
	18+24	16' L	
	20+51	17' L	
RIVER HILL ROAD	-3+31	21' L	
	1+26	9' R	

STREET SIGN CHART

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
TWIN FAWN TRAIL	14+04	25' L	STOP	R1-1
	15+10	14' R	SPEED LIMIT 25 MPH	R2-1
	19+45	14' L	SPEED LIMIT 25 MPH	R2-1
	20+45.5	14' R	STOP	R1-1
RIVER HILL ROAD	0+13	15' R	STOP	R1-1
	-0+05	25' L	STOP	R1-1
	-1+50	14' R	SPEED LIMIT 25 MPH	R2-1
	-2+00	14' L	SPEED LIMIT 25 MPH	R2-1
	-2+07	25' L	STOP	R1-1

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9129 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-SC PER 10/6/13 COMPREHENSIVE ZONING PLAN.
2. 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. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003, DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
3. AREA TABULATION:
  a. GROSS AREA OF TRACT = 9.386 AC.±
  b. AREA OF FLOODPLAIN = 0.00 AC.±
  c. AREA OF 25% OR GREATER SLOPES (credited) = 0.00 AC.±
     Non-credited steep slopes per Section 16.116(b)(1)(i) = 4,565 Sq.Ft.
  d. NET AREA OF TRACT = 9.386 AC.±
  e. TOTAL AREA OF PROPOSED ROAD R/W = 1.417 AC.±
     RIVER HILL ROAD = 0.600 Ac±
     TWIN FAWN TRAIL = 0.817 Ac±
  f. AREA OF PROPOSED BUILDABLE LOTS = 3.452 AC.±
4. MODERATE INCOME HOUSING UNITS REQUIRED = 3.7 MIHU
   (37 UNITS x 10% = 3.7 MIHU)
5. PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
6. EXISTING UTILITIES ARE BASED ON CONTR. NO. 44-3169 AND CONTR. NO. 20-3253.
7. SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
8. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED NOVEMBER, 2012.
9. TOPOGRAPHY CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED NOVEMBER, 2012.
10. THERE IS AN EXISTING NOISE WALL ALONG INTERSTATE 95 RIGHT-OF-WAY, THE 65 DBA MITIGATED NOISE LINE AS PROJECTED BY MARYLAND STATE HIGHWAY ADMINISTRATION DOES NOT IMPACT THIS PROPERTY.
11. STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH THE MDE STORM DRAIN DESIGN MANUAL, VOLUMES I & II, REVISED 2009. USE OF M-6 MICRO BIO-RETENTION, F-6 BIO-RETENTION, AND N-2 DISCONNECTION OF NON-ROOFTOP RUNOFF ARE PROPOSED FOR THIS PROJECT.
12. THE TRAFFIC STUDY DATED DECEMBER 10, 2013 FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP.
13. THE NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION PLAN FOR THIS PROJECT WAS PREPARED BY ECO-TONE INC., FEBRUARY 20, 2014 AND APPROVED ON 7/31/14
14. THE WETLAND REPORT FOR THIS PROJECT WAS PREPARED BY ECO-TONE INC., MARCH 4, 2014 AND APPROVED ON 7/31/14
15. THE GEO-TECHNICAL INFORMATION, RELATING TO THE LOCATION OF ROCK OR GROUND WATER BENEATH THE PROPOSED SWM DEVICES HAS BEEN PROVIDED FOR THIS PROJECT BY FISHER, COLLINS AND CARTER INC., DECEMBER 23, 2013 AND APPROVED ON 7/31/14
16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
17. 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:
   STATIONS NO. 47GC AND NO. 0051:
   HOWARD COUNTY MONUMENT NO. 47GC N 528,939.7201 FT
   E 1,354223.5536 FT ELEV. 226.272
   HOWARD COUNTY MONUMENT NO. 4388 N 532,404.1563 FT
   E 1,351,627.3343 FT ELEV. 349.698
18. THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBMISSION WILL BE FULFILLED BY ON-SITE RETENTION OF 0.45 ACRES, ON SITE PLANTINGS OF 2.47 ACRES AND OFF-SITE PLANTING OF 2.55 ACRES ON SDP-11-056, BOOTHON HILL PROPERTY FOREST MITIGATION BLANK. FOREST SURETY IS NOT REQUIRED FOR ON-SITE AND OFF-SITE FOREST RETENTION. FOREST SURETY FOR ON-SITE PLANTING IS $10,237.00 (0.47 AC. x 43,560 SqFt. PER ACRE x $0.50 SqFT.)
19. NO CEMETERIES ARE LOCATED ON THIS PROPERTY.
20. SITE IS NOT ADJACENT TO A SCENIC ROAD.
21. THERE ARE NO CREDITED STEEP SLOPES OF 25% OR GREATER ON-SITE. THIS SITE DOES CONTAIN 4,565 SqFt. OF NON-CREDITED STEEP SLOPES PER SECTION 16.116(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
22. NO FLOODPLAIN EXIST ON THIS PROJECT.
23. THE EXISTING STRUCTURE ON PARCEL 405 WILL REMAIN. EXISTING STRUCTURES ON PARCELS 429 AND 468 WILL BE REMOVED. ALL EXISTING BUILDINGS, WHICH ARE TO BE REMOVED SHALL BE REMOVED PRIOR TO FINAL PLAT SIGNATURE.
24. ALL LOT/PARCEL AREAS ARE MORE OR LESS.
25. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID.
26. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  A) WIDTH - 12 FEET (16 FEET) SERVING MORE THAN ONE RESIDENCE);
  B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 - 1/2" MINIMUM);
  C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
  F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
27. ARTICLES OF INCORPORATION FOR THE FOX WOOD MANOR HOMEOWNERS ASSOCIATION, INC. WILL BE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PRIOR TO RECORDATION OF THE FINAL PLAT.
28. THE USE-IN-COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT FOR LOTS 1 THRU 6, 9 AND 10 AND 16 THRU 21 SHALL BE RECORDED SIMULTANEOUSLY WITH THE FINAL RECORD PLAT.
29. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
30. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON OCTOBER 3, 2012.
31. THE SWM FACILITIES LOCATED ON H.O.A. OPEN SPACE WILL BE OWNED WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
32. A LANDSCAPE SURGETY IN THE AMOUNT OF $23,550 FOR PERIMETER LANDSCAPE REQUIREMENTS 63 SHADE TREES AND 31 EVERGREEN TREES OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS TO BE POSTED WITH THE FINAL PLAN DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION.
33. STREET TREES ALONG PUBLIC ROADS WILL BE PROVIDED AT FINAL PLAN STAGE WITH A SURETY IN THE AMOUNT OF $15,600 BASED ON 52 STREET TREES AT $300./TREE.
34. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
35. AN ADDRESS RANGE SIGN SHALL BE PROVIDED FOR LOTS 2 THRU 5, LOTS 9 AND 10, AT THE INTERSECTION OF TWIN FAWN TRAIL AS WELL AS 16 THRU 21 AT THE INTERSECTION OF RIVER HILL ROAD. THE PRIVATE RANGE OF ADDRESS SIGNS SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATE.
36. SHOULD DISTURBANCE OCCUR IN THE FOREST CONSERVATION EASEMENT AREAS DURING OR AFTER CONSTRUCTION, CIVIL PENALTIES OR MITIGATION MAY BE IMPOSED.
37. THE ON-SITE FOREST CONSERVATION AFFORESTATION EASEMENT PLANTINGS ARE NOT TO BE CONSIDERED LANDSCAPING, AS IT IS USUALLY PRACTICED. THE AFFORESTATION PLANTINGS ARE TO CREATE NEW FOREST COMMUNITIES THAT WILL REPLACE TO SOME DEGREE THE FOREST RESOURCES THAT HAVE BEEN LOST DURING RECENT DECADES OF PLANNING AND LAND DEVELOPMENT. THESE PRIMARY PURPOSE IS ENVIRONMENTAL AND NOT AESTHETIC. THESE REFORESTATION STANDS WILL REQUIRE SPECIAL MANAGEMENT AND INITIALLY MAY NOT LOOK ATTRACTIVE.
38. THE CONSTRUCTION SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINNER/CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
39. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
40. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM SPACE OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
41. ALL WELLS AND SEPTIC SYSTEM COMPONENTS MUST BE PROPERLY ABANDONED AND NOTIFICATION OF SUCH SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH SIGNATURE OF THE RECORD PLAT.
42. ONLY PASSIVE RECREATION IS ALLOWED WITHIN THE PORTION RESERVED AS RECREATION AREA THAT FALLS WITHIN THE 20' STRUCTURE AND USE SETBACK.
43. NOISE HAS BEEN ADDRESSED FOR STATE HIGHWAY I-95 BY EXISTING NOISE WALL MEETING THE STATE REQUIREMENT.
44. TRAFFIC CONTROL DEVICES:
  a) THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
  b) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF THE TRAFFIC CONTROL DEVICES.
  c) ALL TRAFFIC CONTROL DEVICES AND LOCATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MdMUTCD).
  d) ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORMED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2"GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
45. THIS PLAN IS SUBJECT TO A WAIVER TO DESIGN MANUAL VOLUME III, SECTION 2.3.A.3.f ALLOWING THE USE OF A PRIVATE OFFSET TEE TURN-AROUND WITH 24' W2 WIDTH PAVING PROVIDED IN ACCORDANCE WITH DETAIL R-9.02 AND SECTION 2.3.A.1.a ALLOWING THE USE OF A 60' HORIZONTAL CURVE AT STATION 14+00 OF TWIN FAWN TRAIL.
46. THE DEPARTMENT OF PLANNING AND ZONING HAS APPROVED DISTURBANCE OF THE STREAM, STREAM BUFFER, WETLAND AND WETLAND BUFFERS FOR TWIN FAWN TRAIL AS AN ESSENTIAL DISTURBANCE PER SECTION 16.116 (a)(1)(i) AND SECTION 16.116 (a)(1)(iii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

COORDINATE TABLE

Number	Northing	Easting
102	528580.2168	1349756.7875
109	528639.8643	1349531.3423
110	528413.0061	1349355.0436
118	527779.0625	1350093.1473
119	527682.1284	1350065.5884
121	527591.7398	1350301.6884
122	527929.9471	1350394.8495
408	527979.3294	1349576.5365
411	528231.7550	1349170.7193
412	528198.0072	1349246.5924
414	528213.7588	1349660.2942
419	528044.2813	1349595.1134

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 8/18/14

PROFESSIONAL CERTIFICATION

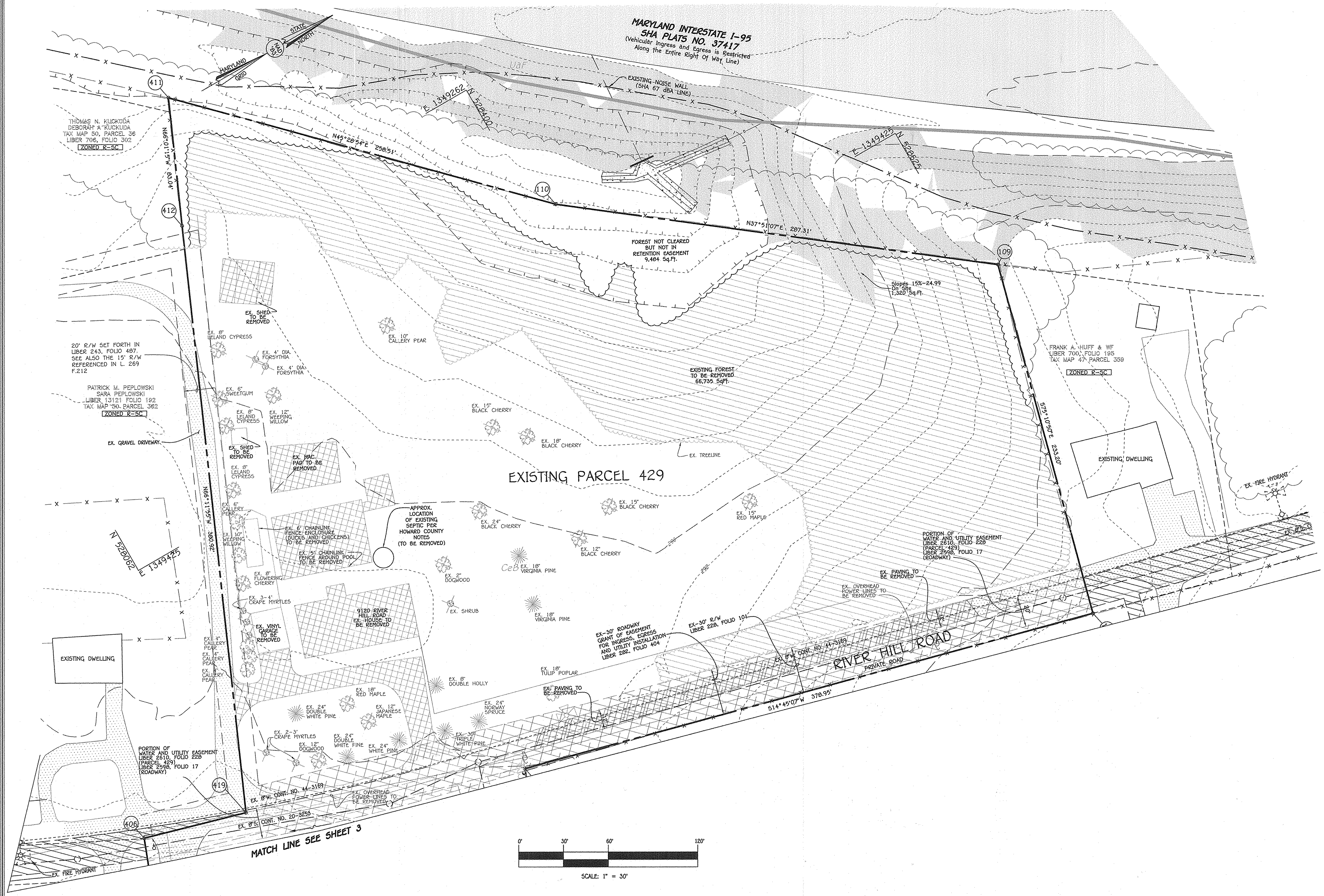
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21418, EXPIRATION DATE: 7/14/15.

FRANK JOHN TROCCOLI — DATE 8/7/14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

TITLE SHEET
FOX WOOD MANOR
LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 7, 2014
SHEET 1 OF 10 SP-14-003

SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



MARYLAND INTERSTATE I-95
SHA PLATS NO. 37417
(Vehicular Ingress and Egress is Restricted Along the Entire Right Of Way Line)
MARYLAND STATE GRID NORTH
EXISTING NOISE WALL (SHA 67 dBA LINE)
THOMAS N. KUCKUDA
DEBORAH A. KUCKUDA
TAX MAP 50, PARCEL 36
LIBER 706, FOLIO 302
ZONED R-SC
N49°28'34"E 258.51'
N37°51'07"E 287.31'
FOREST NOT CLEARED BUT NOT IN RETENTION EASEMENT 9,484 Sq.Ft.
Slopes 15%-24.99 On Site 1,320 Sq.Ft.
EXISTING FOREST TO BE REMOVED 66,735 Sq.Ft.
20' R/W SET FORTH IN LIBER 243, FOLIO 487. SEE ALSO THE 15' R/W REFERENCED IN L. 269 F.212
PATRICK M. PEPLOWSKI
SARA PEPLOWSKI
LIBER 13121 FOLIO 192
TAX MAP 50 PARCEL 362
ZONED R-SC
EX. GRAVEL DRIVEWAY
EXISTING PARCEL 429
APPROX. LOCATION OF EXISTING SEPTIC PER HOWARD COUNTY NOTES (TO BE REMOVED)
9120 RIVER HILL ROAD EX. HOUSE TO BE REMOVED
EX. VINYL GARAGE TO BE REMOVED
EX. SHED TO BE REMOVED
EX. MAC. PAD TO BE REMOVED
EX. 6' CHAINLINK FENCE ENCLOSURE (DUCKS AND CHICKENS) TO BE REMOVED
EX. 5' CHAINLINK FENCE AROUND POOL TO BE REMOVED
EX. TREELINE
FRANK A. HUFF & WF
LIBER 700, FOLIO 195
TAX MAP 47 PARCEL 359
ZONED R-SC
EXISTING DWELLING
S75°10'50"E 233.20'
N66°11'55"W 380.92'
EX. FIRE HYDRANT
PORTION OF WATER AND UTILITY EASEMENT LIBER 2610, FOLIO 228 (PARCEL 429) LIBER 2598, FOLIO 17 (ROADWAY)
EX. PAVING TO BE REMOVED
EX. OVERHEAD POWER LINES TO BE REMOVED
EX-30' ROADWAY GRANT OF EASEMENT FOR INGRESS, EGRESS AND UTILITY INSTALLATION LIBER 282, FOLIO 404
EX-30' R/W LIBER 228, FOLIO 181
RIVER HILL ROAD
PRIVATE ROAD
S14°45'07"W 378.95'
EX. 8"W. CONT. NO. 44-3169
EX. 8"S. CONT. NO. 20-3253
EXISTING DWELLING
MATCH LINE SEE SHEET 3
0' 30' 60' 120'
SCALE: 1" = 30'

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
18" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

FRANK JOHN MANALANSAN — 8/7/14 DATE

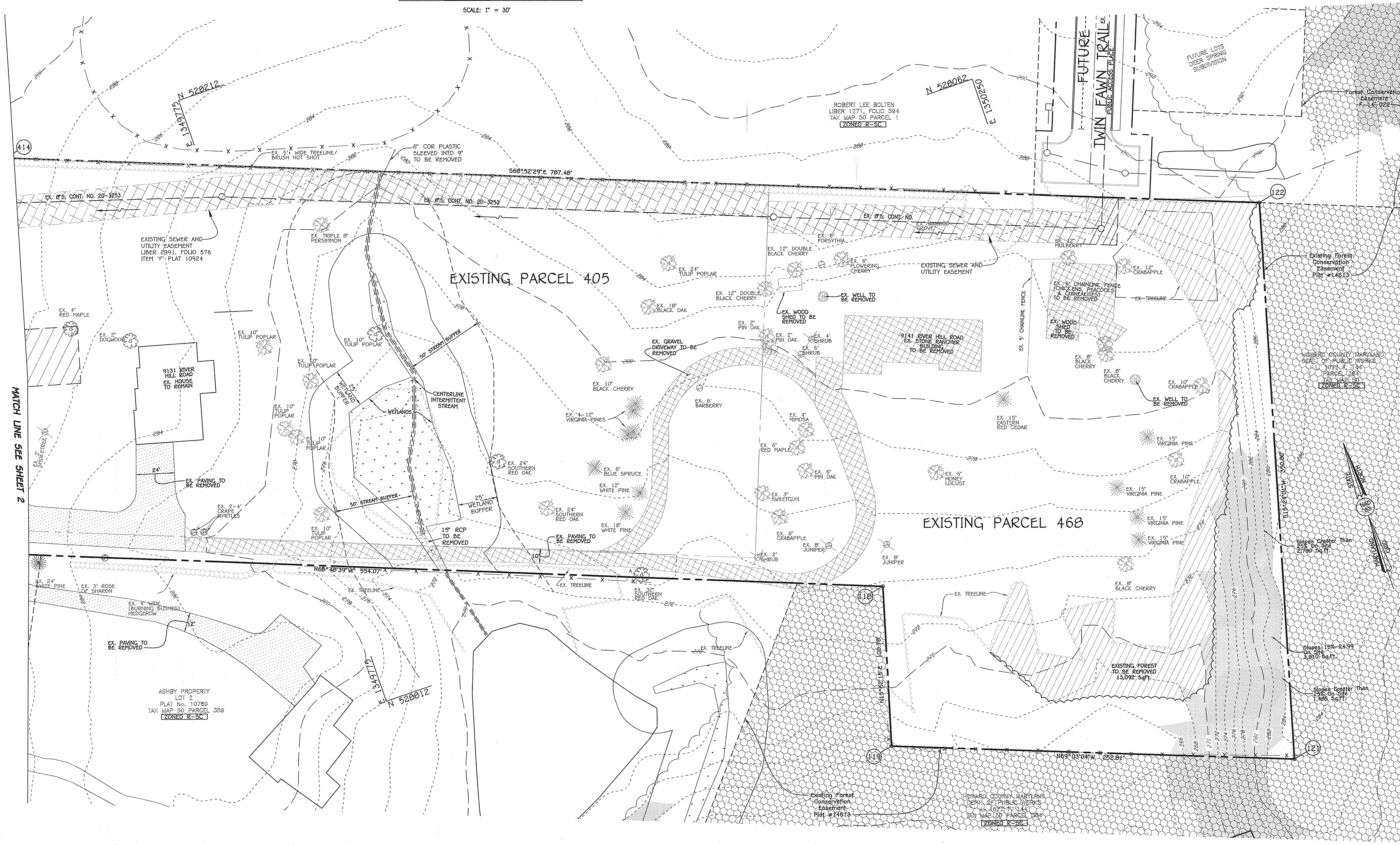
EXISTING CONDITIONS AND DEMOLITION PLAN

FOX WOOD MANOR

LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 7, 2014
SHEET 2 OF 10 SP-14-003

0' 30' 60' 120'

SCALE: 1" = 30'



0' 30' 60' 120'

SCALE: 1" = 30'

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
18" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER

OWNERS

KENNETH ECKER
LISA MARCELLINO – ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 – 2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 8/08/14

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21..., EXPIRATION DATE: 7/14/15.

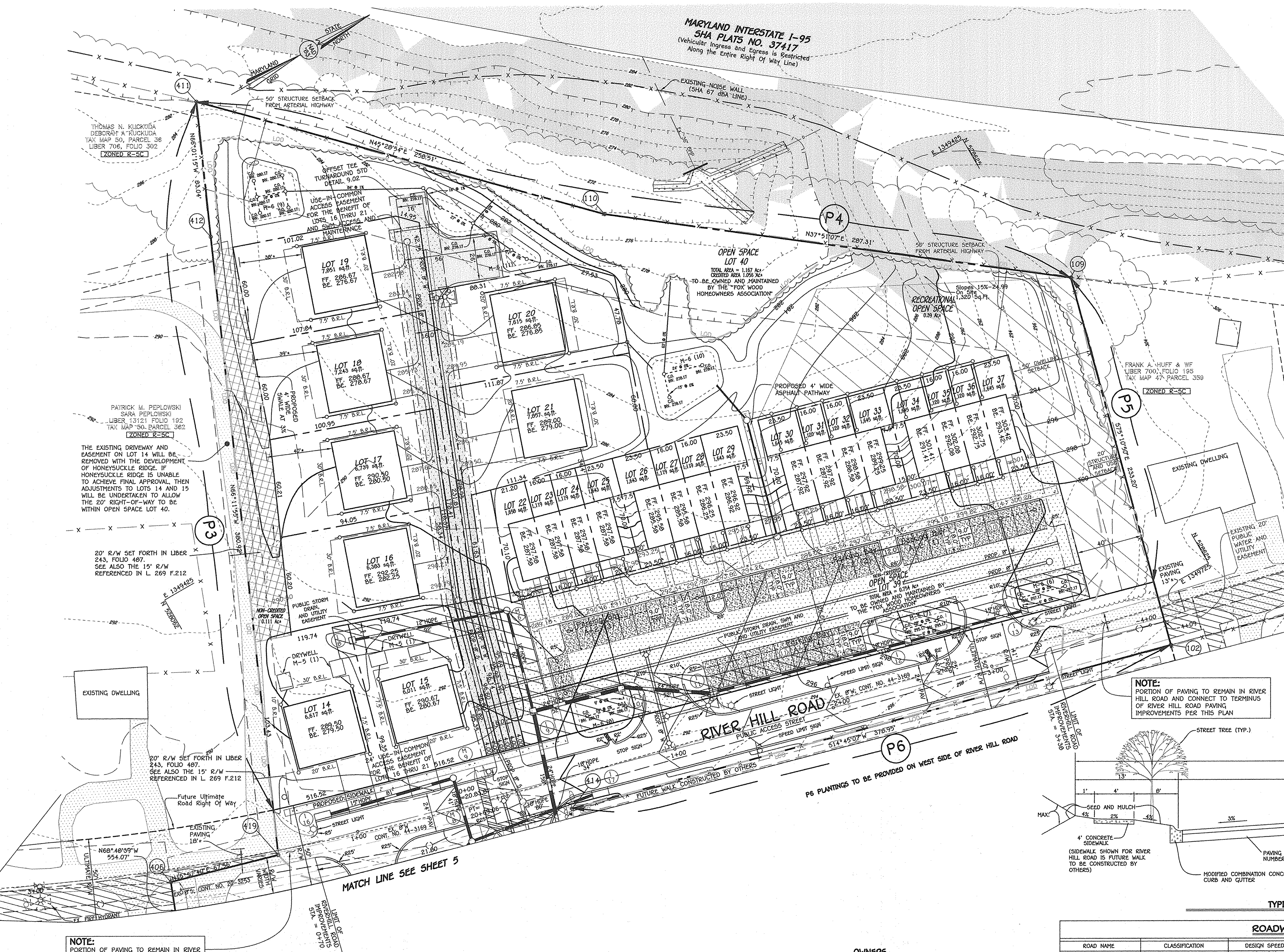
FRANK JOHN MANALANSAN — DATE 8/7/14

EXISTING CONDITIONS AND DEMOLITION PLAN

FOX WOOD MANOR

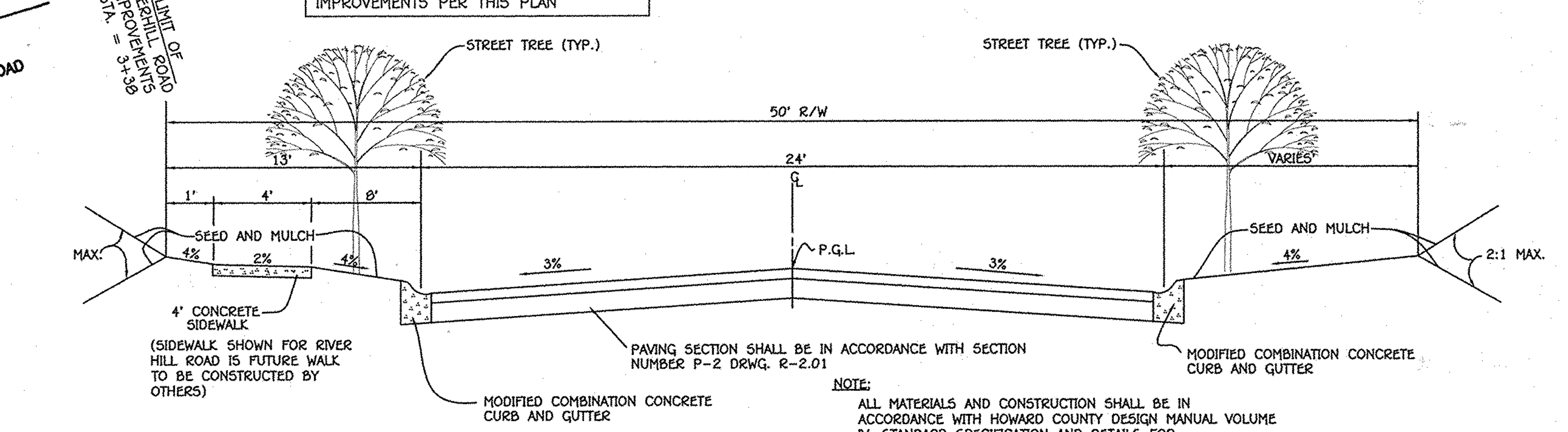
LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 7, 2014

SP-14-003


MARYLAND INTERSTATE I-95
SHA PLATS NO. 37417
(Vehicular Ingress and Egress is Restricted Along the Entire Right of Way Line)
EXISTING NOISE WALL (SHA 67 dBA LINE)
50' STRUCTURE SETBACK FROM ARTERIAL HIGHWAY
THOMAS N. KUCKUDA
DEBORAH A. KUCKUDA
TAX MAP 50, PARCEL 36
LIBER 706, FOLIO 302
ZONED R-5C
OFFSET TEE TURNAROUND STD DETAIL 9.02
USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 16 THRU 21 AND SWM MAINTENANCE
OPEN SPACE LOT 40
TO BE OWNED AND MAINTAINED BY THE "FOX WOOD HOMEOWNERS ASSOCIATION"
RECREATIONAL OPEN SPACE
PROPOSED 4' WIDE ASPHALT PATHWAY
FRANK A. HUFF & WF
LIBER 700, FOLIO 195
TAX MAP 47, PARCEL 359
ZONED R-5C
EXISTING DWELLING
EX. FIRE HYDRANT
EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT
PATRICK M. PEPLOWSKI
SARA PEPLOWSKI
LIBER 13121 FOLIO 192
TAX MAP 50, PARCEL 362
ZONED R-5C
THE EXISTING DRIVEWAY AND EASEMENT ON LOT 14 WILL BE REMOVED WITH THE DEVELOPMENT OF HONEYSUCKLE RIDGE. IF HONEYSUCKLE RIDGE IS UNABLE TO ACHIEVE FINAL APPROVAL, THEN ADJUSTMENTS TO LOTS 14 AND 15 WILL BE UNDERTAKEN TO ALLOW THE 20' RIGHT-OF-WAY TO BE WITHIN OPEN SPACE LOT 40.
20' R/W SET FORTH IN LIBER 243, FOLIO 487. SEE ALSO THE 15' R/W REFERENCED IN L. 269 F.212
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
OPEN SPACE LOT 39
TO BE OWNED AND MAINTAINED BY THE "FOX WOOD HOMEOWNERS ASSOCIATION"
PUBLIC STORM DRAIN, SWM AND UTILITY EASEMENT
NON-CREDITED OPEN SPACE
EXISTING DWELLING
RIVER HILL ROAD
PUBLIC ACCESS STREET
P6 PLANTINGS TO BE PROVIDED ON WEST SIDE OF RIVER HILL ROAD
FUTURE WALK CONSTRUCTED BY OTHERS
Future Ultimate Road Right Of Way
MATCH LINE SEE SHEET 5
EX. FIRE HYDRANT
LIMIT OF RIVERHILL ROAD IMPROVEMENTS STA. = 0+70
NOTE:
PORTION OF PAVING TO REMAIN IN RIVER HILL ROAD AND CONNECT TO TERMINUS OF RIVER HILL ROAD PAVING IMPROVEMENTS PER THIS PLAN
NOTE:
PORTION OF PAVING TO REMAIN IN RIVER HILL ROAD AND CONNECT TO TERMINUS OF RIVER HILL ROAD PAVING IMPROVEMENTS PER THIS PLAN
SCALE: 1" = 30'

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
18" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15–24% SLOPES
	25% AND GREATER
	RECREATIONAL OPEN SPACE


STREET TREE (TYP.)
STREET TREE (TYP.)
50' R/W
24'
SEED AND MULCH
SEED AND MULCH
4' CONCRETE SIDEWALK
(SIDEWALK SHOWN FOR RIVER HILL ROAD IS FUTURE WALK TO BE CONSTRUCTED BY OTHERS)
MODIFIED COMBINATION CONCRETE CURB AND GUTTER
PAVING SECTION SHALL BE IN ACCORDANCE WITH SECTION NUMBER P-2 DRWG. R-2.01
MODIFIED COMBINATION CONCRETE CURB AND GUTTER
2:1 MAX.

NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

TYPICAL ROADWAY SECTION
NO SCALE

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	℄ STATION LIMITS	PAVING SECTION
TWIN FAWN TRAIL	PUBLIC ACCESS STREET	30 M.P.H.	R-5C	13+78.78 TO 20+83.87	P-2
RIVER HILL ROAD	PUBLIC ACCESS STREET	30 M.P.H.	R-5C	-3+87.00 TO 0+64.00	P-2

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

FRANK JOHN MANALANSAN — 8/7/14
DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE

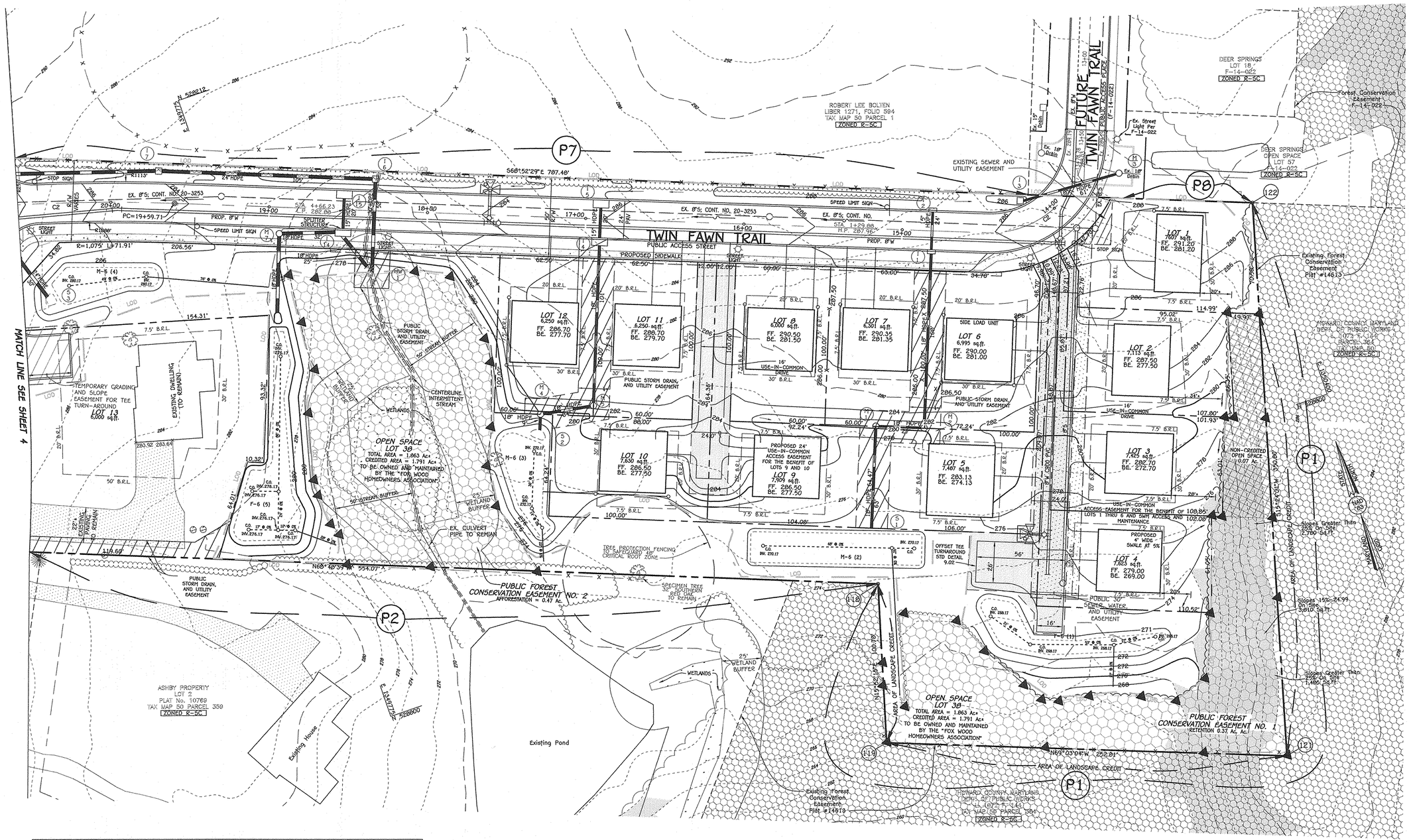
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK ~ 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PRELIMINARY EQUIVALENT SKETCH PLAN AND PRELIMINARY LANDSCAPE PLAN

FOX WOOD MANOR

LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: AUGUST 7, 2014

SP-14-003



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
18" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER
	RECREATIONAL OPEN SPACE

CURVE TABLE

CURVE #	ROAD NAME	STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	TWIN FAWN TRAIL	STA 19+59.71 TO STA 20+69.06	1100.00'	109.35'	005°12'31"	109.31'	N 71° 43' 22" W
C2	TWIN FAWN TRAIL	STA 13+52.33 TO STA 14+46.43	60.00'	94.09'	095°29'35"	84.74'	S 66° 11' 54" W

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE

0' 30' 60' 120'
SCALE: 1" = 30'

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

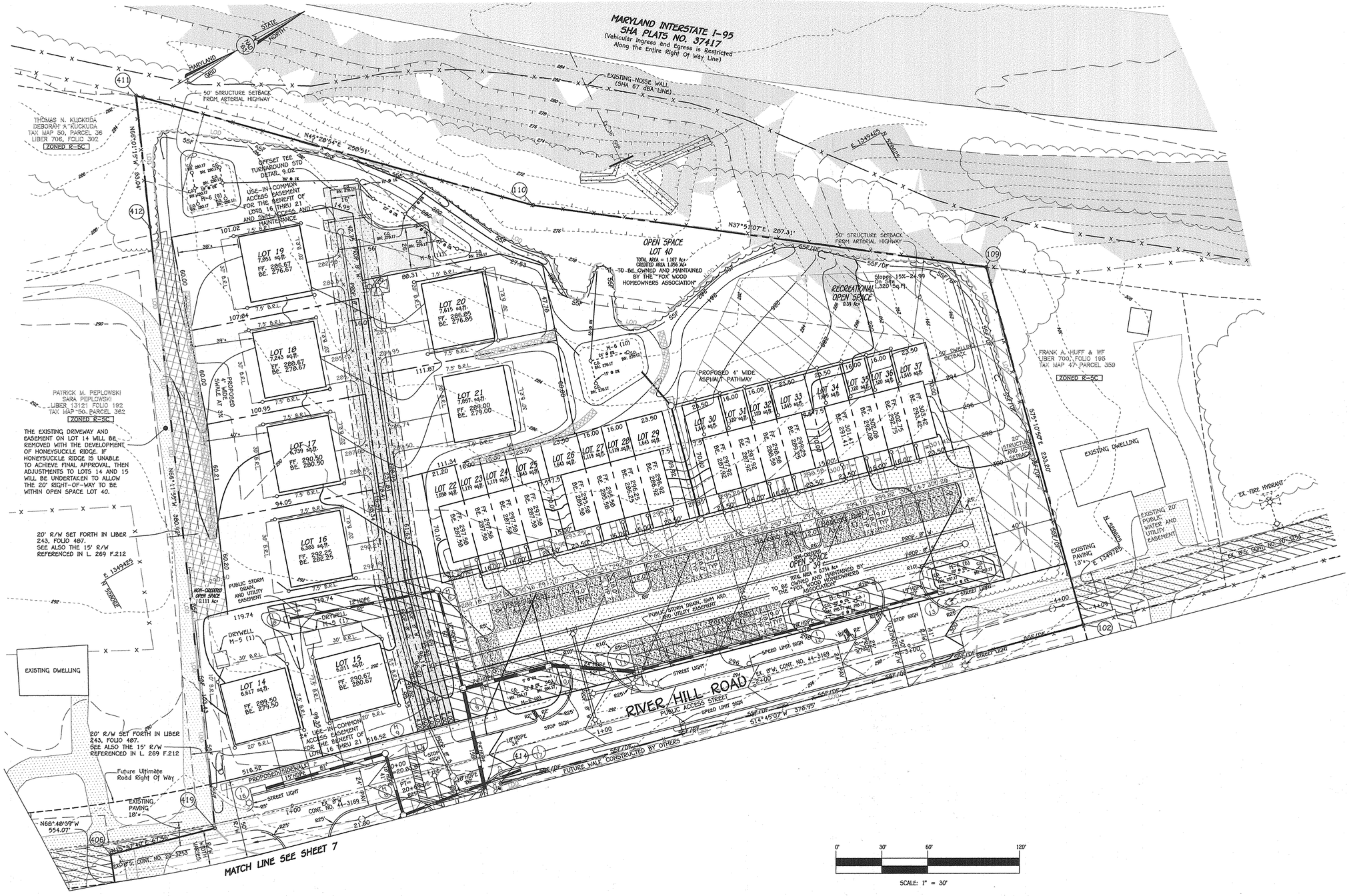
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 21416, EXPIRATION DATE: 7/14/15.

FRANK JOHN — DATE 8/7/14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PRELIMINARY EQUIVALENT SKETCH PLAN AND PRELIMINARY LANDSCAPE PLAN
FOX WOOD MANOR
LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: AUGUST 7, 2014
SHEET 5 OF 10 SP-14-003



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
12" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER
	RECREATIONAL OPEN SPACE

0' 30' 60' 120'

SCALE: 1" = 30'

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1701
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1701
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1701
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 8/15/14

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 21715, EXPIRATION DATE: 7/14/15.

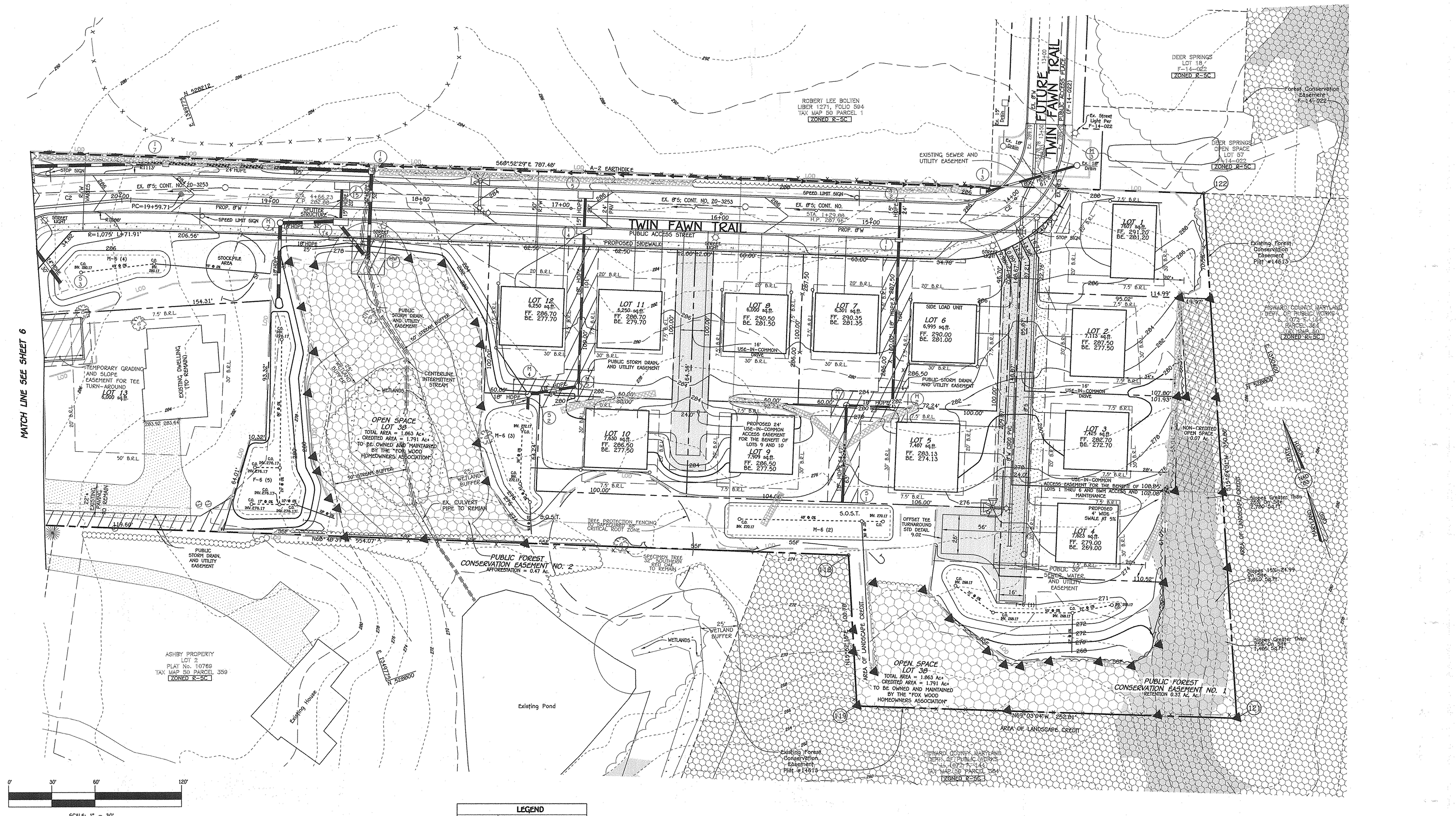
FRANK JOHN — DATE 8-7-14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN

FOX WOOD MANOR

LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: AUGUST 7, 2014
SHEET 6 OF 10 SP-14-003



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
18" 50	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER
	RECREATIONAL OPEN SPACE

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

FRANK JOHN MANALANSAN — 8/7/14 — DATE

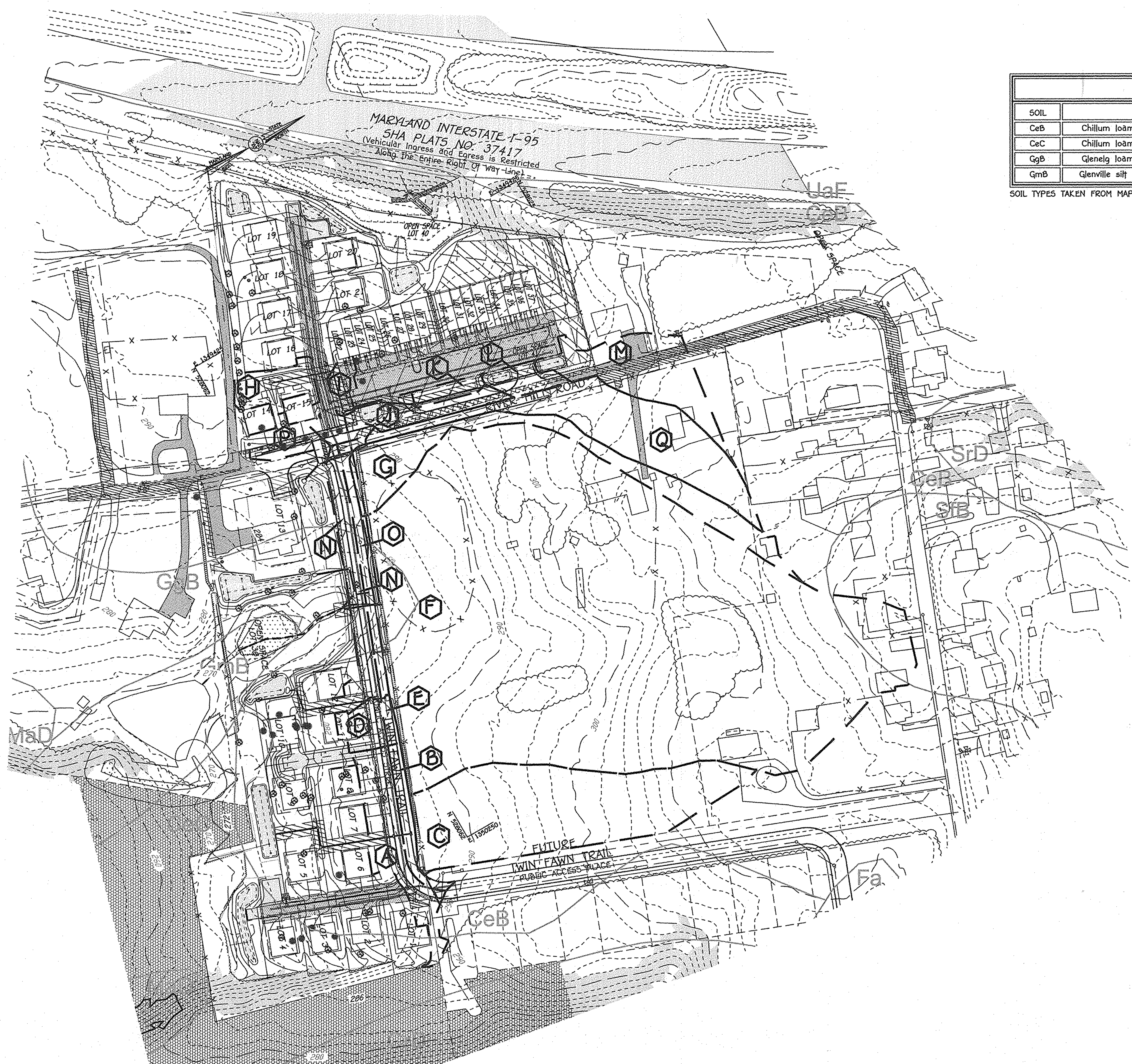
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN
FOX WOOD MANOR

LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: AUGUST 7, 2014
SHEET 7 OF 10 SP-14-003



0' 100' 200' 400'

SCALE: 1" = 100'

SOILS LEGEND

SOIL	NAME	CLASS	Kw
CeB	Chillum loam, 2 to 5 percent slopes	B	.37
CeC	Chillum loam, 5 to 10 percent slopes	B	.37
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.37

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.32 AC.	0.47	R-SC	32%
I-2	B	0.10 AC.	0.74	R-SC	70%
I-3	C	1.29 AC.	0.24	R-SC	0%
I-4	D	0.11 AC.	0.61	R-SC	52%
I-5	E	0.03 AC.	0.91	R-SC	96%
I-6	F	7.14 AC.	0.28	R-SC	5%
I-7	G	0.57 AC.	0.24	R-SC	0%
I-8	H	0.23 AC.	0.42	R-SC	34%
I-9	I	0.06 AC.	0.28	R-SC	5%
I-10	J	0.24 AC.	0.24	R-SC	61%
I-11	K	0.06 AC.	0.24	R-SC	0%
I-12	L	0.10 AC.	0.65	R-SC	58%
I-13	M	0.44 AC.	0.43	R-SC	27%
I-14	N	0.26 AC.	0.82	R-SC	82%
I-15	O	0.13 AC.	0.95	R-SC	100%
I-16	P	0.12 AC.	0.65	R-SC	58%
I-17	Q	0.71 AC.	0.33	R-SC	12%

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
15" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE [illegible] PREPARED OR APPROVED BY ME AND THAT I AM A DULY [illegible] SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, [illegible] EXPIRATION DATE: 7/14/15.

FRANK JOHN [illegible] 8/7/14 DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR 8/18/14 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

STORM DRAIN DRAINAGE AREA AND SOILS MAP

FOX WOOD MANOR

LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 7, 2014

 SP-14-003

Infiltration and Filter System Construction Specifications

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for WQ, and Re v. In some instances where permeability is great, these facilities may be used for Qp as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

When properly planted, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment buffers will trap sediments that often are bound with phosphorous and metals. Vegetation planted in the facility will aid in nutrient uptake and water storage. Additionally, plant roots will provide arteries for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities more desirable to the public.

Design Constraints:

> Planting buffer strips of at least 20 feet will cause sediments to settle out before reaching the facility, thereby reducing the possibility of clogging.
> Determine areas that will be saturated with water and water table depth so that appropriate plants may be selected (hydrology will be similar to bioretention facilities, see figure A.5 and Table A.4 for planting material guidance).
> Plants known to send down deep taproots should be avoided in systems where filter fabric is used as part of facility design.
> Test soil conditions to determine if soil amendments are necessary.
> Plants shall be located so that access is possible for structure maintenance.
> Stabilize heavy flow areas with erosion control mats or sod.
> Temporarily divert flows from seeded areas until vegetation is established.
> See Table A.5 for additional design considerations.

Bio-retention

Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover crop. In addition, much of the nutrient pollutant uptake (nitrogen and phosphorus) is accomplished through absorption and microbial activity within the soil profile. Therefore, soils must balance their chemical and physical properties to support biotic communities above and below ground.

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume (Environmental Quality Resources (EQR), 1996; Engineering Technology Inc. and Biohabitats, Inc. (ETAB), 1993). Soils should fall within the SM, ML, SC classifications or the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5"/hr) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stones, stumps, roots, or other woody material over 1" in diameter. Brush or seeds from noxious weeds (e.g., Johnson Grass, Mugwort, Nutsedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.08.01.05.) should not be present in the soils. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.3.

Table A.3 Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash -K(2)O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	10 to 25 %
Silt	30 to 55 %
Sand	35 to 60%

Mulch Layer

The mulch layer plays an important role in the performance of the bioretention system. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.

Planting Guidance

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure.
The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge
is the highest elevation and generally supports plants adapted to dryer conditions. A sample of appropriate plant materials for bioretention facilities are included in Table A.4. The layout of plant material should be flexible, but should follow the general principals described in Table A.5. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult ETAB, 1993 or Claytor and Schueler, 1997.

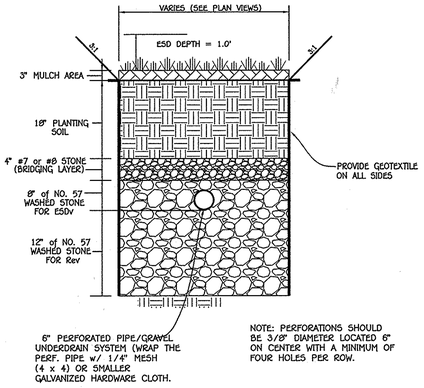
Operation and Maintenance Schedule For Bio-Retention Areas (M-6)

1. The owner shall maintain the plant material, mulch layer and soil layer annually. maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.

2. The owner shall perform a plant in the spring and in the fall each year. during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, Treat diseased trees ans shrubs and replace all deficient stakes and wires.

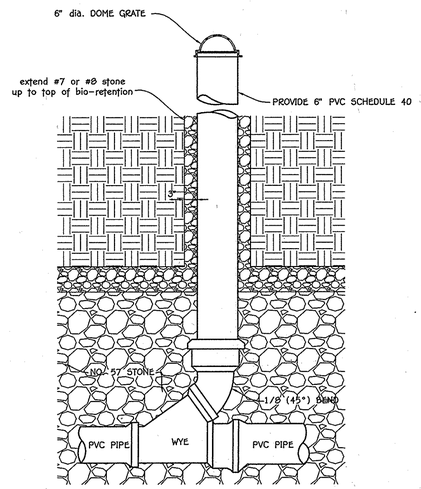
3. The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.

4. The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.



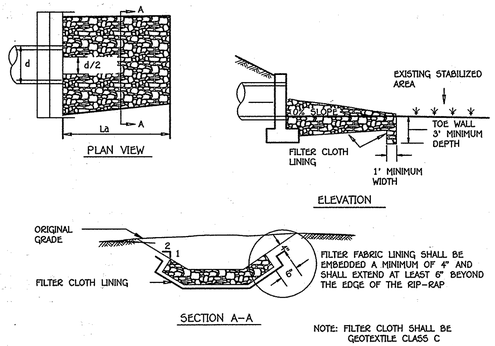
Micro Bio-Retention (M-6) Section

NO SCALE

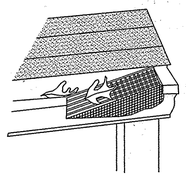


Typical Clean-Out Detail

NO SCALE

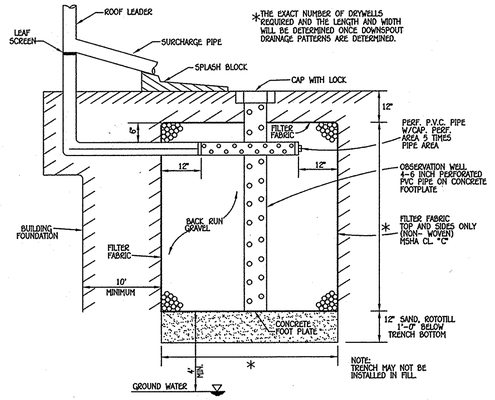


ROCK OUTLET PROTECTION III



GUTTER DRAIN FILTER DETAIL

NOT TO SCALE

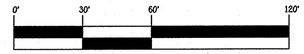


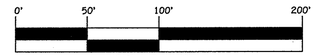
OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

STORMWATER MANAGEMENT PRACTICES

AREA ID	DRAINAGE AREA	% IMPERVIOUS	ESDv REQUIRED CuFt.	ESDv PROVIDED CuFt.	DISCONNECTION OF ROOFTOP RUNOFF N-1 (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	BIO-RETENTION F-6 (Y/N)	PERMEABLE PAVING A-2 (Y/N)
M-5 LOT 14	1,637	100%	117	240			Y			
M-5 LOT 15	1,637	100%	117	240			Y			
A-2 (1)	5,586	100%	334	899						Y
A-2 (2)	6,689	100%	699	1066						Y
A-2 (3)	4,487	100%	386	753						Y
A-2 (4)	5,402	100%	539	872						Y
F-6 (1)	45,736	32%	1,737 (STORAGE)	1,779 (STORAGE)					Y	
F-6 (2)	45,789	43%	2,238 (STORAGE)	2,475 (STORAGE)					Y	
M-6 (3)	25,564	48%	1,383 (STORAGE)	1,412 (STORAGE)				Y		
F-6 (4)	44,807	22%	1,260 (STORAGE)	1,274 (STORAGE)					Y	
F-6 (5)	63,842	35%	2,624 (STORAGE)	2,771 (STORAGE)					Y	
M-6 (6)	19,362	25%	593 (STORAGE)	680 (STORAGE)				Y		
M-6 (7)	4,195	54%	252 (STORAGE)	436 (STORAGE)				Y		
M-6 (8)	6,879	58%	426 (STORAGE)	749 (STORAGE)				Y		
F-6 (9)	30,499	21%	835 (STORAGE)	1,060 (STORAGE)					Y	
M-6 (10)	24,519	45%	1,245 (STORAGE)	1,280 (STORAGE)				Y		
M-6 (11)	17,780	38%	786 (STORAGE)	806 (STORAGE)				Y		





OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21418, EXPIRATION DATE: 7/14/15.

Frank John Trocchio — 8/7/14
FRANK JOHN TROCCHIO DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

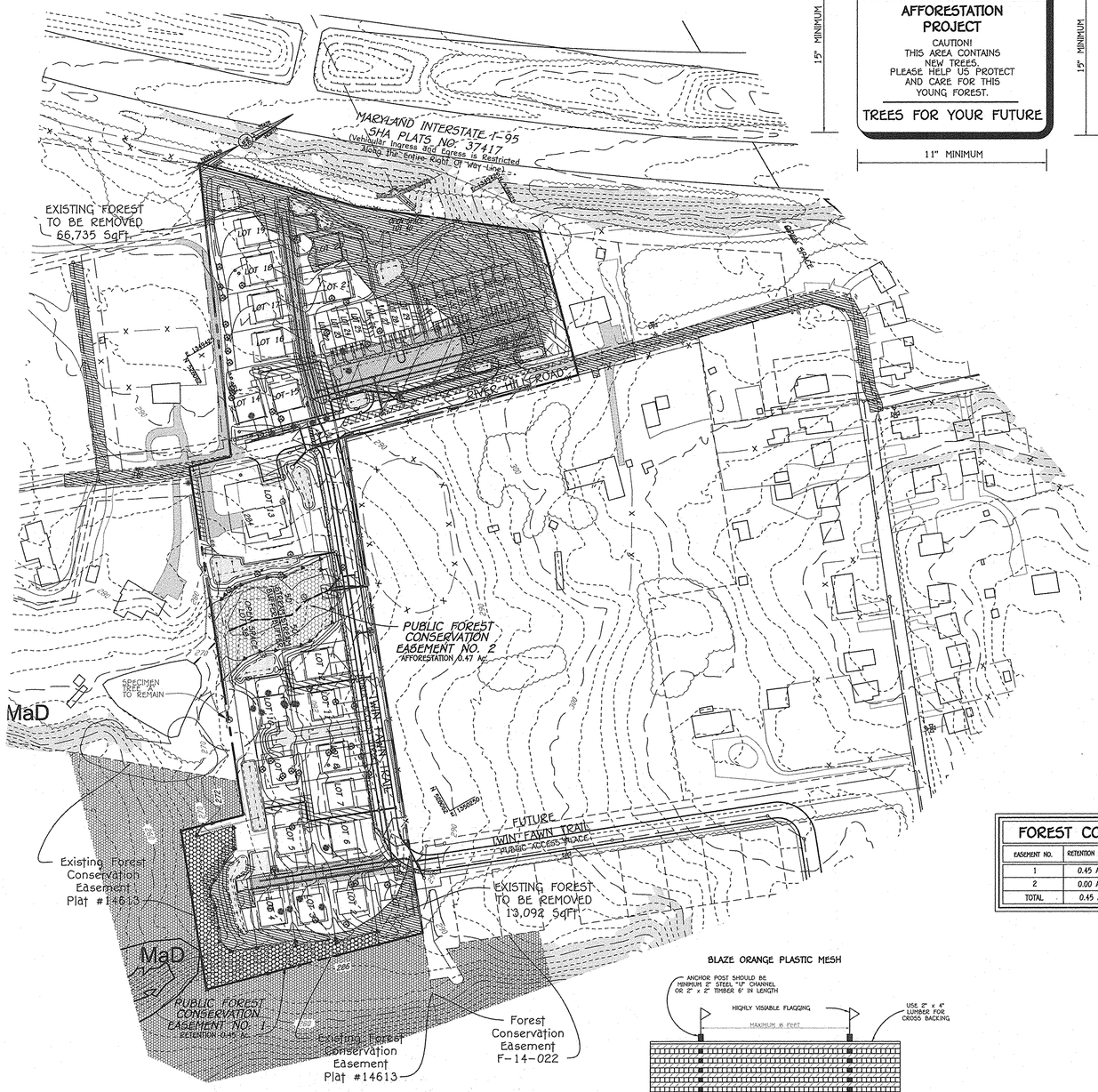
PLANNING DIRECTOR — DATE 8/20/14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PRELIMINARY SWM NOTES AND DETAILS
FOX WOOD MANOR
LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: AUGUST 7, 2014
SHEET 9 OF 10 SP-14-003

Reforestation Note:

The reforestation obligation will be met within priority planting areas on the site. This includes floodplain, wetland and buffers. The final planting location and the planting specifications, details, and schedule will be provided on Final Forest Conservation Plan.



0' 100' 200' 400'

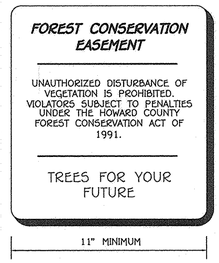
SCALE: 1" = 100'

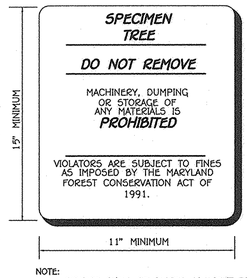
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 6/10/14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

▲ ON-SITE SIGNAGE





NOTE: SIGNAGE SHALL BE PLACED ADJACENT TO SPECIMEN TREE AND SHALL REMAIN IN PLACE PERPETUITY

Specimen Tree Chart

Key	Species, Size (dbh)	Comment
A	SOUTHERN RED OAK, 32"	GOOD, ROOT ZONE CURRENTLY IMPACTED BY DRIVEWAY

FSD NOTES:

1. No rare, threatened or endangered species or their appropriate habitat were observed on the property.
2. Surrounding land use is primarily residential.
3. Approximately 1.3 acres of forest extends onto adjacent offsite property within 100 feet of the subject property.
4. No wetlands, streams or buffers are present on the property.

Forest Stand Data

Key	Community Type	Acreage (NTA)	Dominant Vegetation	General Condition	Retention Priority
F1	Oak/Poplar	1.7	Pinus virginiana, Fagus grandiflora Liriodendron tulipifera, Quercus alba, Quercus velutina,	Good	Low
F2	Virginia Pine	0.8	Pinus virginiana , Prunus serotina, Sassafras albidum	Good	Moderate

See accompanying report for complete stand descriptions

FOREST CONSERVATION WORKSHEET
VERSION 1.0

PROJECT: FOX WOODS MANOR
DATE: JUNE 11, 2013

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	9.39
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00
D. NET TRACT AREA	9.39
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL	
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	1.41
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	1.88
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	2.50
H. AREA OF FOREST ABOVE AFFORESTATION TRESHOLD	-
I. AREA OF FOREST ABOVE CONSERVATION TRESHOLD	0.62
BREAKEVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	1.1
BREAKEVEN POINT	2.00
K. CLEARING PERMITTED WITHOUT MITIGATION	0.50
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	2.05
M. TOTAL AREA OF FOREST TO BE RETAINED	0.45
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION TRESHOLD	0.16
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION TRESHOLD	2.86
Q. CREDIT FOR RETENTION ABOVE THE CONSERVATION TRESHOLD	0.00
R. TOTAL REFORESTATION REQUIRED	3.02
S. TOTAL AFFORESTATION REQUIRED	0.00
T. TOTAL PLANTING REQUIREMENT	3.02

PFCP NOTES

1. Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
2. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
5. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
6. 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.
7. Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
8. The Forest Conservation Act requirements will be met through the onsite retention of 0.45 acres of forest, onsite planting 0.47 acres and the remaining 2.55 acres of obligation will be provided by offsite forest bank to be determined at the Final Plan Stage of this project.

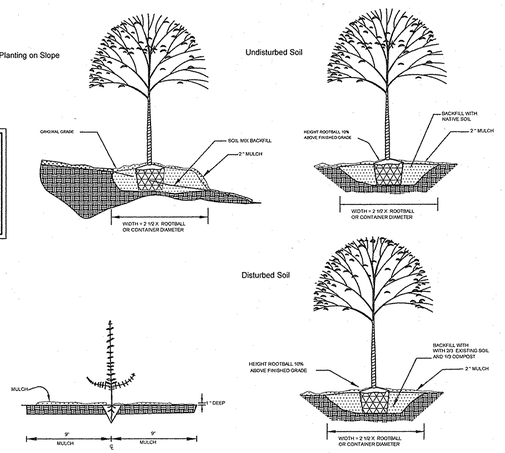
THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING.
HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

FOREST CONSERVATION DATA

EASEMENT NO.	RETENTION AREA	PLANTING AREA	TOTAL EASEMENT AREA
1	0.45 AC.	0.00 AC.	0.45 AC.
2	0.00 AC.	0.47 AC.	0.47 AC.
TOTAL	0.45 AC.	0.47 AC.	0.92 AC.



Seeding and Whip Planting Specification

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
	EXISTING WATER & SEWER UTILITY EASEMENT
18" SD	PROPOSED STORM DRAIN PIPE
8"S	PROPOSED SEWER
	BUILDING AND DRIVES TO BE DEMO
SSF	SUPER SILT FENCE
SF	SILT FENCE
	15-24% SLOPES
	25% AND GREATER
	RECREATIONAL OPEN SPACE
	FOREST RETENTION
	FOREST PLANTING
	EXISTING FOREST TO BE REMOVED

OWNERS

KENNETH ECKER
LISA MARCELLINO - ECKER
9120 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

MICHAEL R MARCELLINO
9131 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

BONNY A MARCELLINO
THOMAS M MARCELLINO
9141 RIVER HILL RD
LAUREL, MARYLAND 20723-1781
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21419, EXPIRATION DATE: 7/14/15.

FRANK JOHN MARCELLINO — DATE 6/7/14

PRELIMINARY FOREST CONSERVATION PLAN
FOX WOOD MANOR
LOTS 1 THRU 37 AND,
OPEN SPACE LOTS 38 THRU 40
ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1
PARCEL NOs.: 405, 429, 468
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 7, 2014
SHEET 10 OF 10 SP-14-003