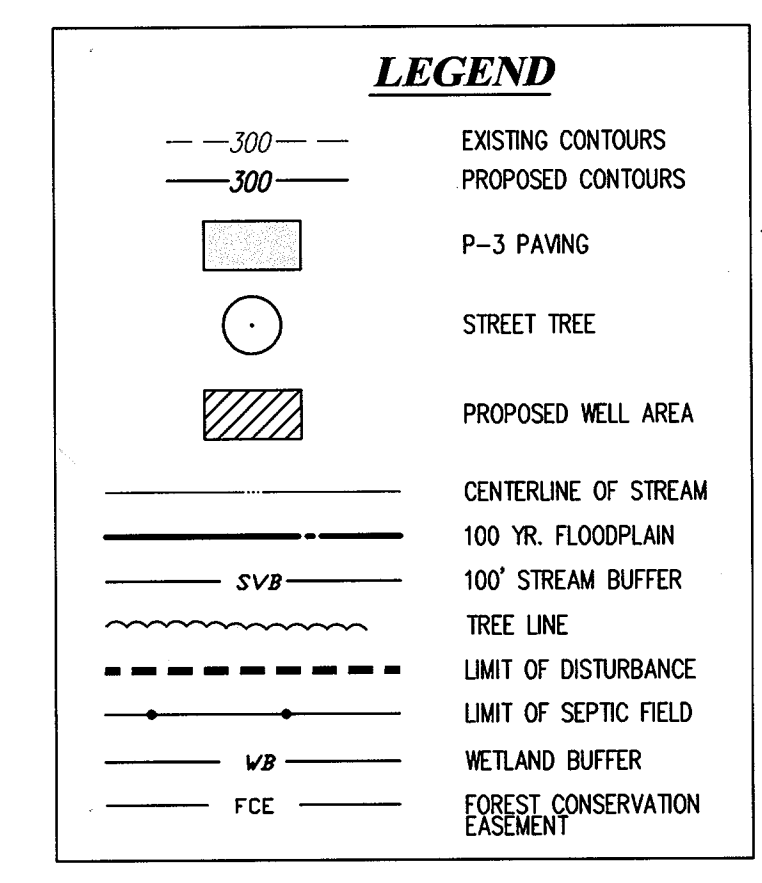
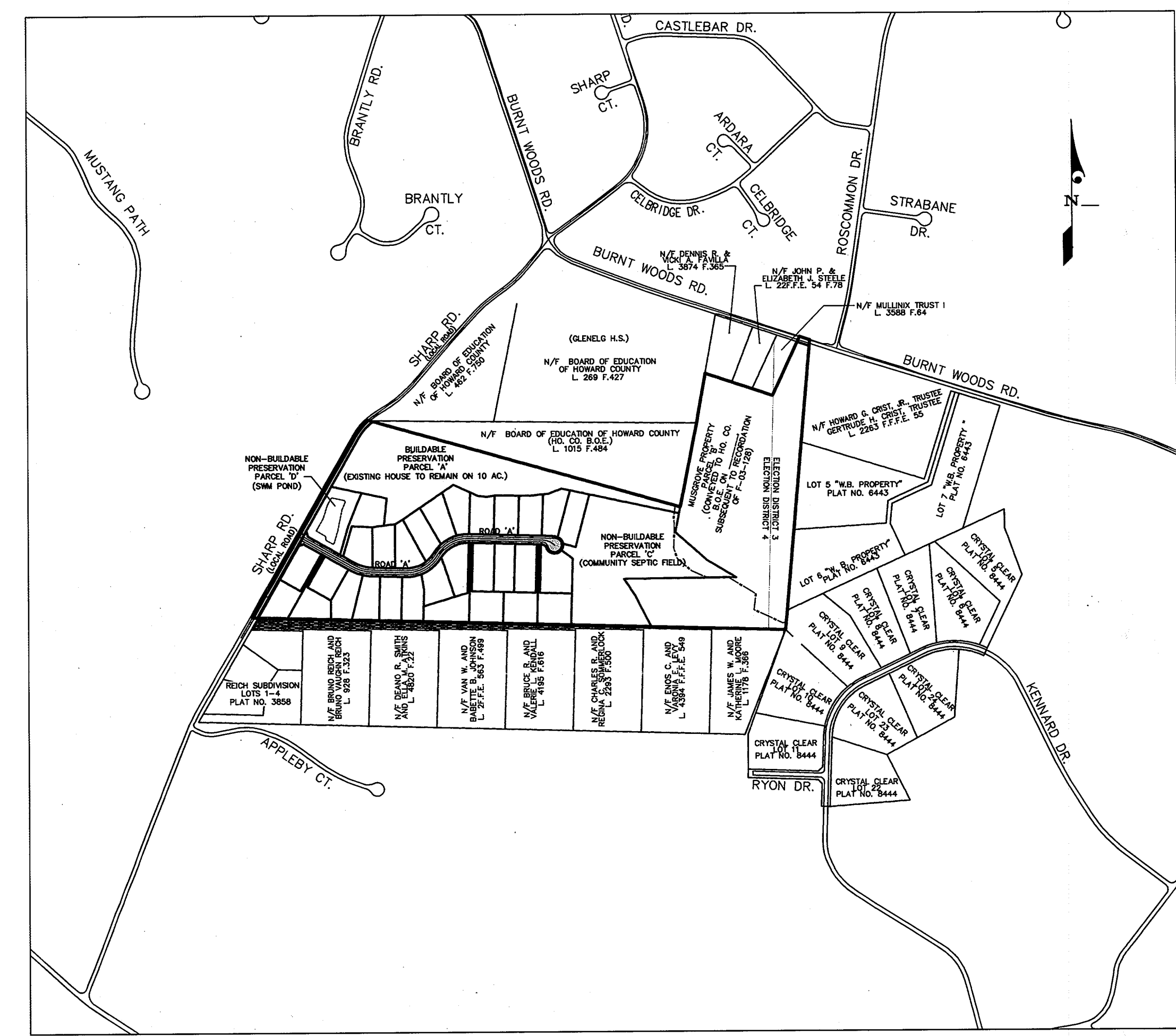
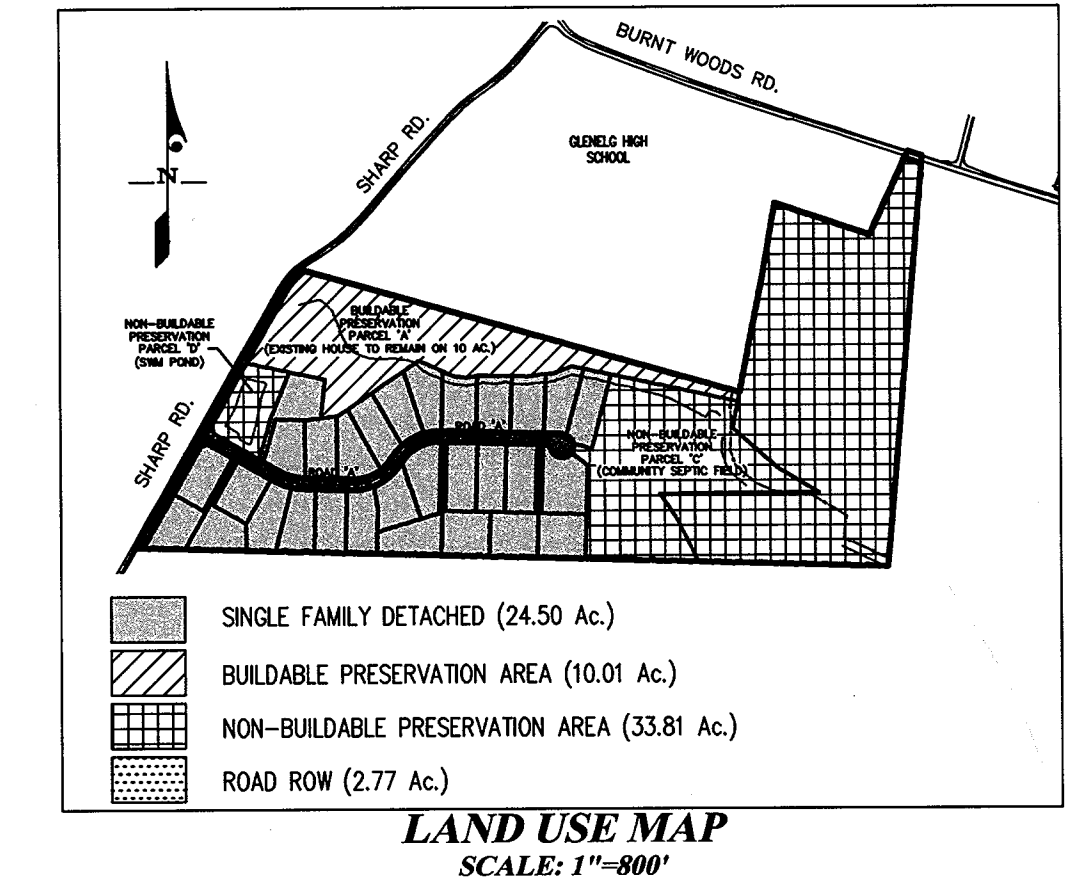
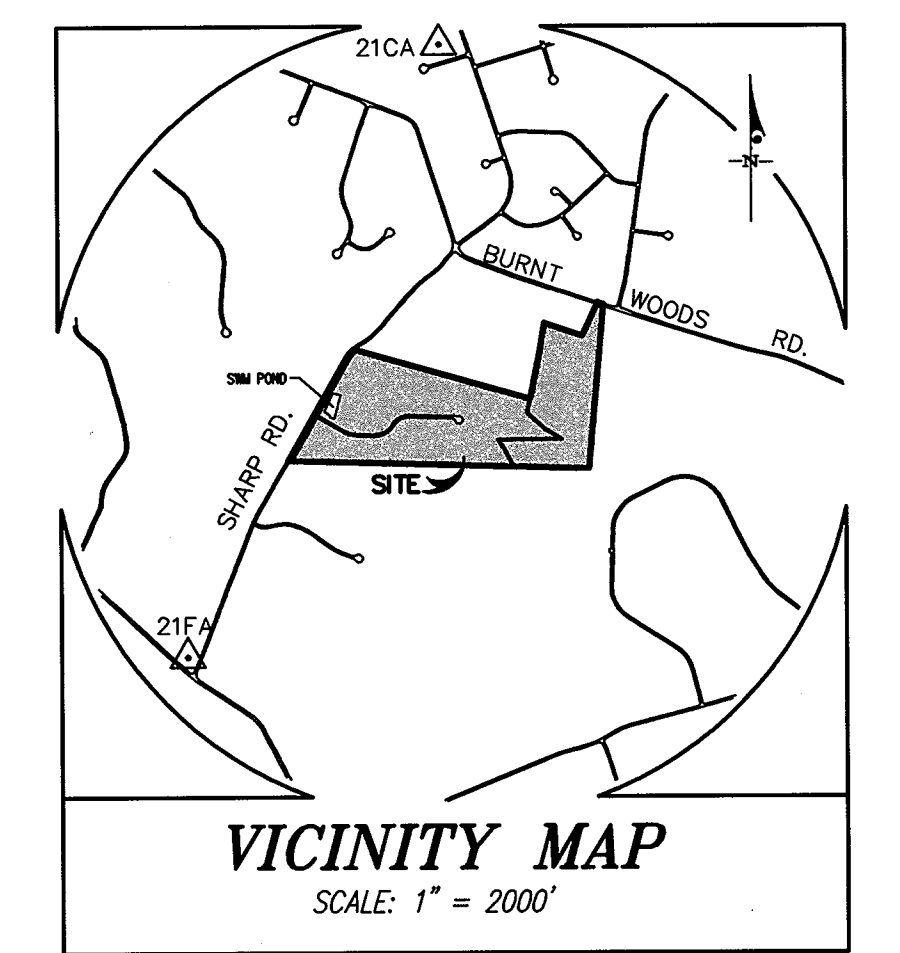


- General Notes:**
- Zoning: Site is Zoned RR-DEO.
  - The previous Department of Planning and Zoning file numbers: F-03-128
  - This project is in conformance with the latest Howard County standards unless waivers have been approved.
  - The Cemetery Inventory Maps do not show any cemeteries within the project limits.
  - The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
  - Site Analysis:
    - Gross Site Area: 71.11 Acres
    - Area of this submission: 48.36 Acres
    - Area of 100 Year Floodplain: 8.16 Acres
    - Area of Roadway (Public): 2.77 Acres
    - Area of Lots: 24.50 Acres
    - Area of Buildable Preservation Parcel: 10.01 Acres
    - Area of Non-Buildable Preservation Parcel: 9.43 Acres
    - Number of Lots: 30 SFD, 1 Buildable Preservation Parcel and 2 Non-Buildable Preservation Parcels
  - Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1968.
  - Topography indicated was taken from aerial topography prepared during November 2001 by McKean-Snyder, Inc.
  - Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
  - Welland delineation by Eco-Science Professionals, Inc.
  - The 100-year flood plain limits were determined by the floodplain study prepared by Gutschick, Little and Weber, P.A. as part of this Preliminary Plan submission.
  - Existing utilities were taken from available Howard County records.
  - Traffic Study to determine the 85th percentile was prepared by Traffic Concepts, Inc.
  - Sediment and erosion control measures will be included with Final Plans. No sediment control devices will encroach beyond the L.O.D. shown. The ground in area of the septic fields will be returned to existing grade upon completion of the trench construction. Therefore, no proposed grades have been shown in those areas.
  - Street trees will be provided per the Landscape Manual criteria at the Final Plan stage.
  - All buffering and other landscaping requirements/features will be shown at the Final Plan stage and will be provided in accordance with the Landscape Manual.
  - The stream on the subject property is a Class III and is subject to a 100' stream buffer. The small branch that enters the main stream from the south at the upstream limit of the project has been determined to be an intermittent stream. It has a 50' Stream Buffer.
  - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas.
  - Water is private.
  - Sewer is private.
  - No noise study is required for this project.
  - The geotechnical report was prepared by Hillis-Carnes, dated January 2003 as part of this Preliminary Plan.
  - The coordinates shown hereon are based upon Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 21CA and 21FA were used for this project.
  - Stormwater management is being provided at the facility on the non-buildable preservation parcel D. The facility will be a micropool extended detention pond (Type F-1) utilizing extension/detention for the one year storm event management and a permanent pool for water quality. The pond will be publicly owned and maintained jointly with the Home Owner's Association being responsible for the routine items and the County being responsible for the non-routine items. The facility has an 'A' Hazard Classification. A recharge facility will not be required since the impervious area being treated by a grass channel to a bioretention facility and open channels satisfies the requirements. Natural Area Conservation credit was taken toward the volume requirements in the facility.
  - The owner of Non-Buildable Preservation Parcel 'D' will be the H.R.A. and the easement holder being Howard County. The entire Parcel will be encumbered by a Stormwater Management Easement. The owner of Non-Buildable Preservation Parcel 'C' will be the Home Owner's Association with Howard County being the easement holder. The owner and easement holder for Non-Buildable Preservation Parcel 'B' will be the Howard County Board of Education with Howard Co. being the easement holder. A determination will be made at Final Plan stage as to the owner and easement holders for Buildable Preservation Parcel 'A'.
  - The Forest Conservation Plan and Plat required for the creation of the parcels shown on these plans will be approved under F-03-128. Changes to the Forest Conservation Easement may be required and will be incorporated on the final plans and plats for this subdivision.
  - No sureties are required for the retention and/or planting areas due to being a school related project. **Forest Conservation Easements, platted under F-03-128, plat #10005-08**
  - The landscape obligation is part of the developer's agreement with the final plan.
  - This plan is subject to the Fifth Edition of the Subdivision and Land Development Regulations.
  - Buildings called out as 1 through 4 (on sheet 2) on Buildable Preservation Parcel A are to remain and building 5 is to be razed.
  - At final plan stage, those impervious areas that do not drain to a water quality facility will require a local water quality device, such as a rain garden or another approved method.
  - A Construction Permit and a Ground Water Discharge Permit will be applied for and received prior to record plat signature from the Maryland Department of the Environment.
  - At final plan stage, an approved street name must be obtained for Road 'A'.

# PRELIMINARY PLAN

## MUSGROVE FARM

### Lots 1 thru 30, Preservation Parcel A, and Non-Buildable Preservation Parcels C & D



LOCATION PLAN  
SCALE: 1"=600'

**SHEET INDEX**

- COVER SHEET
- PRELIMINARY PLAN (1"=100')
- PRELIMINARY PLAN (1"=50')
- PRELIMINARY PLAN (1"=50')
- PERIMETER LANDSCAPING PLAN
- LANDSCAPING DETAILS AND NOTES

**DENSITY CALCULATIONS**

Gross Area:	71.11 Acres	
Base Density:	16 units	(Gross Area/A.25)
Floodplain Area:	8.2 Acres	
Net Area:	62.9 Acres	(Maximum allowable with D.E.O. Net Area/2)
Max. Density:	31 units	
D.E.O. Units Required:	15 units	
Units Proposed:	30 Lots + 1 Buildable Preservation Parcel (with existing house)	

Note: The offsite DEO density sending source is not known at this time.

\*\* For the purpose of calculating the density, the acreage of Non-Buildable Preservation Parcel B from F-03-128 to be transferred to the Board of Education is included in both the gross and net areas of the site. As a consequence of being included in determining the density, all development potential is exhausted from this parcel when it is established as a Preservation Parcel and is transferred to the Board of Education. The parcel may not be sold or developed for the purpose of creating lots.

**STORMWATER MANAGEMENT SUMMARY**

Before Development 1 Year discharge at existing 36" culvert under Sharp Road	9.43 c.f.s.
After Development 1 Year discharge at existing 36" culvert under Sharp Road	9.43 c.f.s.
Water Quality Volumes:	
Required:	15,687 c.f.
Provided:	19,489 c.f. @ 526.0 ( by permanent pool within stormwater management facility)
Channel Protection Volume:	
Required:	27,762 c.f.
Provided:	33,106 c.f. @ 527.59 ( by extended detention within stormwater management facility)
Recharge Requirements:	
Required impervious area to be treated:	71,003 s.f.
Impervious area to be treated:	164,000 s.f.
Due to the open channel along the roadway and the grass channel to a bioretention facility, enough impervious area is being treated to satisfy the recharge requirements.	

- General Notes from Percolation Certification Plan**
- Water flow from adjoining lots within 200 feet of the property boundaries and known septic systems within 100 feet of the property boundaries have been shown on the Percolation Certification Plan.
  - Design sewage flow allocation: 32,000 gpd for the proposed Glenelg High School expansion. 1400 students, 200 faculty and staff (1600 capita @ 20gpcd).
  - Design sewage flow allocation: 18,600 gpd for the proposed Musgrove Property development. Maximum 31 single family, four bedroom homes, 600 gpd, 10,000 sf per dwelling.
  - Sequence of disposal bed usage:
    - Glenelg High School
      - For daily wastewater flows less than 23,000 gpd, continue use of Glenelg High School football field system.
      - For daily wastewater flows greater than 23,000 gpd, begin to add the necessary trenches in Glenelg High School. ①
      - Once Glenelg High School ① has reached its maximum designed capacity of 16,000gpd the proceed to Glenelg High School ②, followed by Glenelg High School ③. Usage of Glenelg High School ③ shall not occur unless:
        - Glenelg High School football field system has failed
        - Either Glenelg High School ① or Glenelg High School ② has failed
        - Daily wastewater flows are exceeding 55,000gpd.
    - Musgrove Development
      - For daily wastewater flows less than 19,200gpd or less, install MD ① and MD ② as needed.
      - MD ③ is to be installed next followed by repair area MD ④, MD ⑤, and MD ⑥.
  - Design sewage dosing @ 1.2gpd/ft.
  - SSD areas are offset from streams and broad swales.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
DATE

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

*[Signature]* 6-11-03  
County Health Officer JAR Date

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV	DRN. AML	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:  
MUSGROVE FARM LLC  
8808 CENTRE PARK DR.  
SUITE 209  
COLUMBIA, MD 21045  
ATTN: BILL GRAU  
410-964-5522

**COVER SHEET**  
**MUSGROVE FARM**  
LOTS 1 THRU 30, BUILDABLE PRESERVATION PARCEL A,  
AND NON-BUILDABLE PRESERVATION PARCELS C & D  
(A RE-SUBDIVISION OF BUILDABLE BULK PARCEL 'A' FROM F-03-128)  
(NON-BUILDABLE PRESERVATION PARCEL 'B' CREATED VIA F-03-128)

ELECTION DISTRICT No. 3 & 4

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	RR-DEO	01171
DATE	TAX MAP - GRID	SHEET
JUNE, 2003	21-12, 22-1&7	1 OF 6

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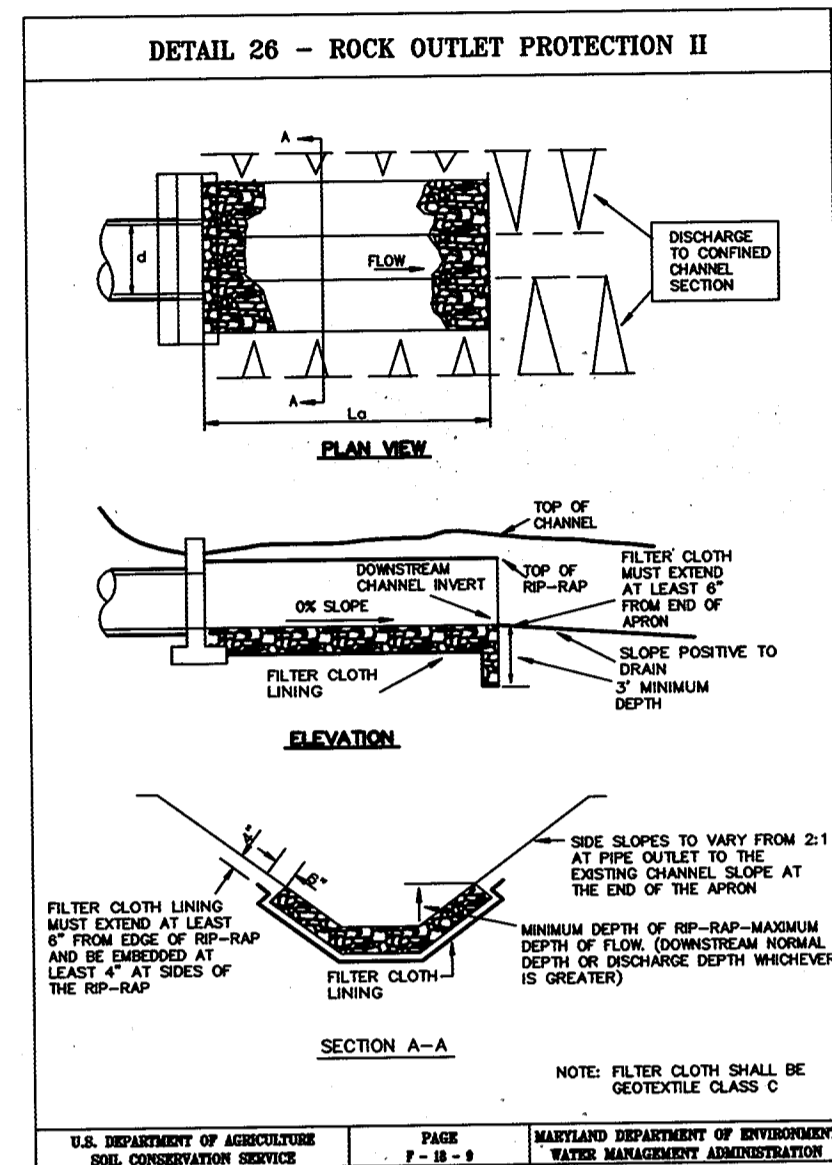
COUNTY FILE # SP-03-11

SP-03-11



Horizontal Curve Data						
Curve	PC Sta.	PRC Sta.	PT Sta.	Delta	Radius	Length
▲	3+64.14	---	4+86.46	28°	250.0'	122.32'
▲	6+83.03	9+02.94	---	60°	210.0'	219.91'
▲	---	9+02.94	11+22.85	60°	210.0'	219.91'

Speed Control Device				
Curve	PC Sta.	PRC Sta.	PT Sta.	Radius
▲	6+83.03	9+02.94	---	210.0'
▲	---	9+02.94	11+22.85	210.0'



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TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Dan S. Cagle*  
PLANNING DIRECTOR

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*Dany Kovacs*  
County Health Officer  
6-11-03  
Date

REICH SUBDIVISION

N/F BRUNO REICH AND  
BRUNO VAUGHN REICH

N/F DEANO R. SMITH  
AND ELLA M. ATKINS



FOR CONTINUATION SEE SHEET 4 OF 6

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
MUSGROVE FARM LLC  
8808 CENTRE PARK DR.  
SUITE 209  
COLUMBIA, MD 21045  
ATTN: MR. BILL GRAU  
410-964-5522

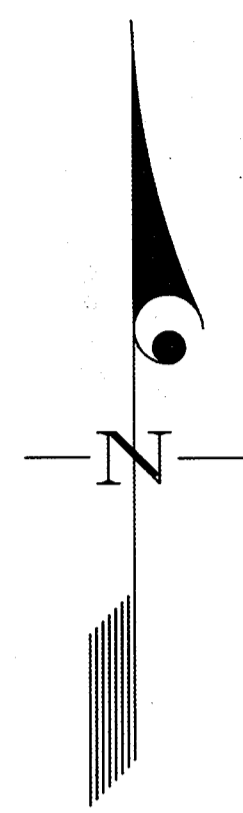
**PRELIMINARY PLAN**  
**MUSGROVE FARM**  
LOTS 1 THRU 30, BUILDABLE PRESERVATION PARCEL A,  
AND NON-BUILDABLE PRESERVATION PARCELS C & D  
(A RESUBDIVISION OF BUILDABLE BULK PARCEL 'A' FROM F-03-128)  
(NON-BUILDABLE PRESERVATION PARCEL B CREATED VIA F-03-128)  
ELECTION DISTRICT No. 3 & 4  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RR-DEO	01171
DATE	TAX MAP - GRID	SHEET
JUNE 2003	21-12, 22-1&7	3 OF 6

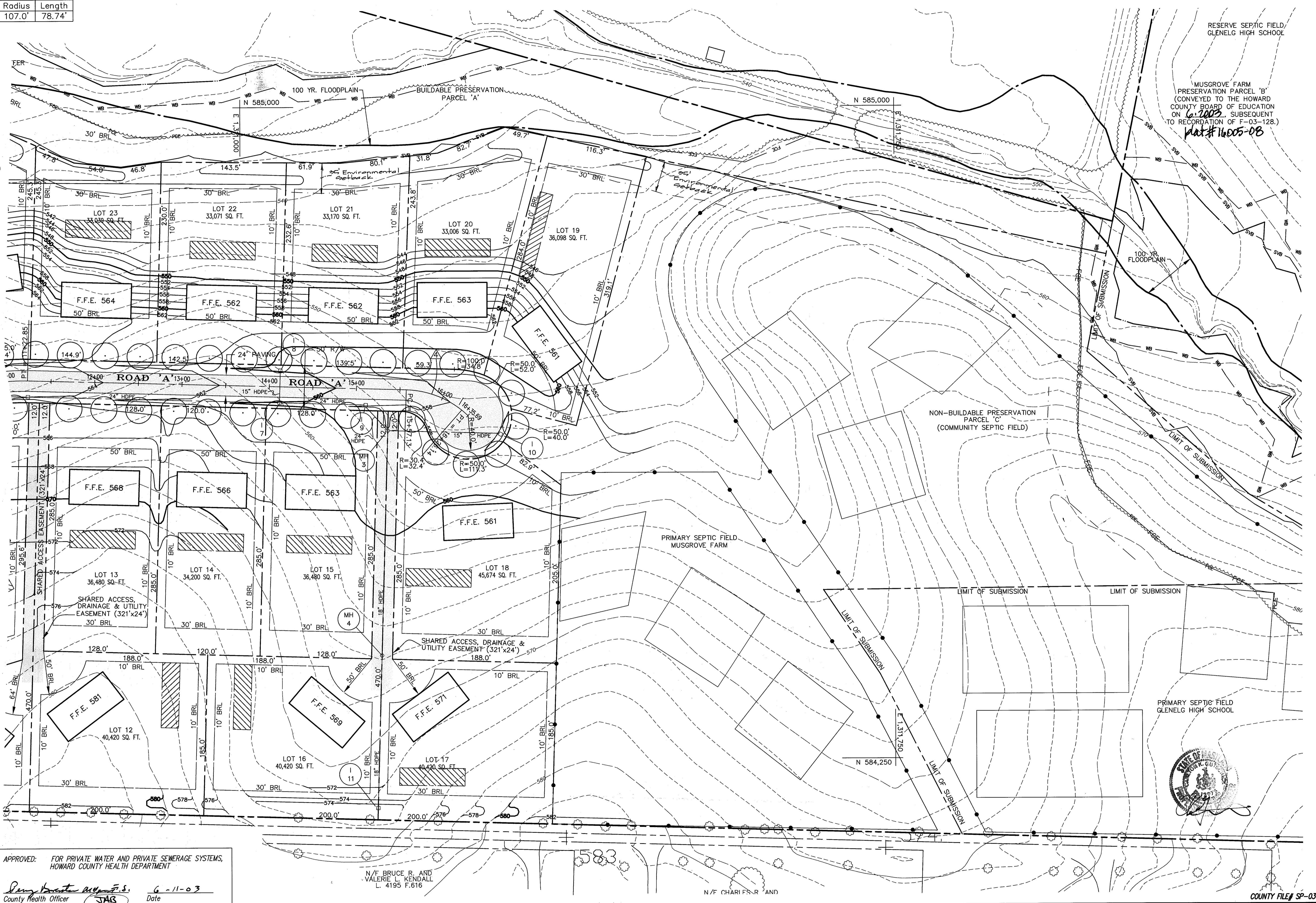
COUNTY FILE# SP-03-11

SP03.11

Horizontal Curve Data					
Curve	PC Sta.	PT Sta.	Delta	Radius	Length
A	15+50.81	16+29.46	42°	107.0'	78.74'



FOR CONTINUATION SEE SHEET 3 OF 6



RESERVE SEPTIC FIELD  
GLENELG HIGH SCHOOL

MUSGROVE FARM 'B'  
(CONVEYED TO THE HOWARD  
COUNTY BOARD OF EDUCATION  
ON 6-20-03 SUBSEQUENT  
TO RECORDATION OF F-03-128.)  
Map # 11605-08

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Derek M. Gage*  
PLANNING DIRECTOR

*[Signature]*  
DATE

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

*[Signature]*  
County Health Officer

*[Signature]* 6-11-03  
Date

N/F BRUCE R. AND  
VALERIE L. KENDALL  
L. 4195 F.616

N/F CHARLES R. AND



COUNTY FILE # SP-03-11

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV	DRN. AML	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:  
MUSGROVE FARM LLC  
8808 CENTRE STREET  
SUITE 209  
COLUMBIA, MD  
ATTN: MR. BILL GRAU  
410-964-5522

**PRELIMINARY PLAN**  
**MUSGROVE FARM**  
**LOTS 1 THRU 30, PRESERVATION PARCEL A,**  
**AND NON-PRESERVATION PARCELS C & D**  
(A RE-SUBDIVISION OF BUILDABLE BULK PARCEL A' FROM F-03-128)  
(NON-BUILDABLE PRESERVATION PARCEL B CREATED VIA F-03-128)

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RR-DEO	01171
DATE	TAX MAP - GRID	SHEET
JUNE 2003	21-12, 22-1&7	4 OF 6

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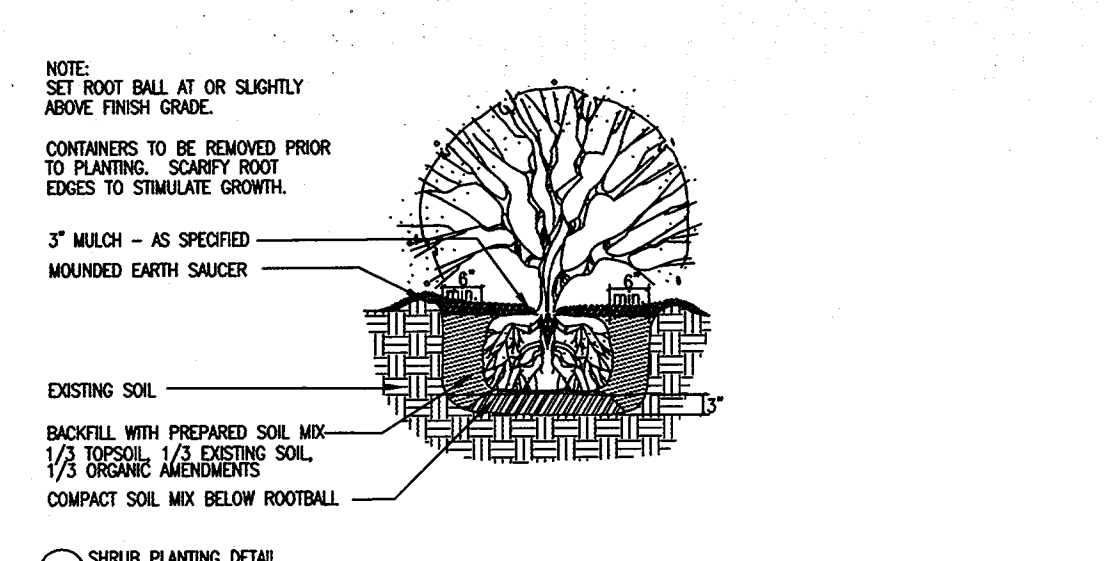
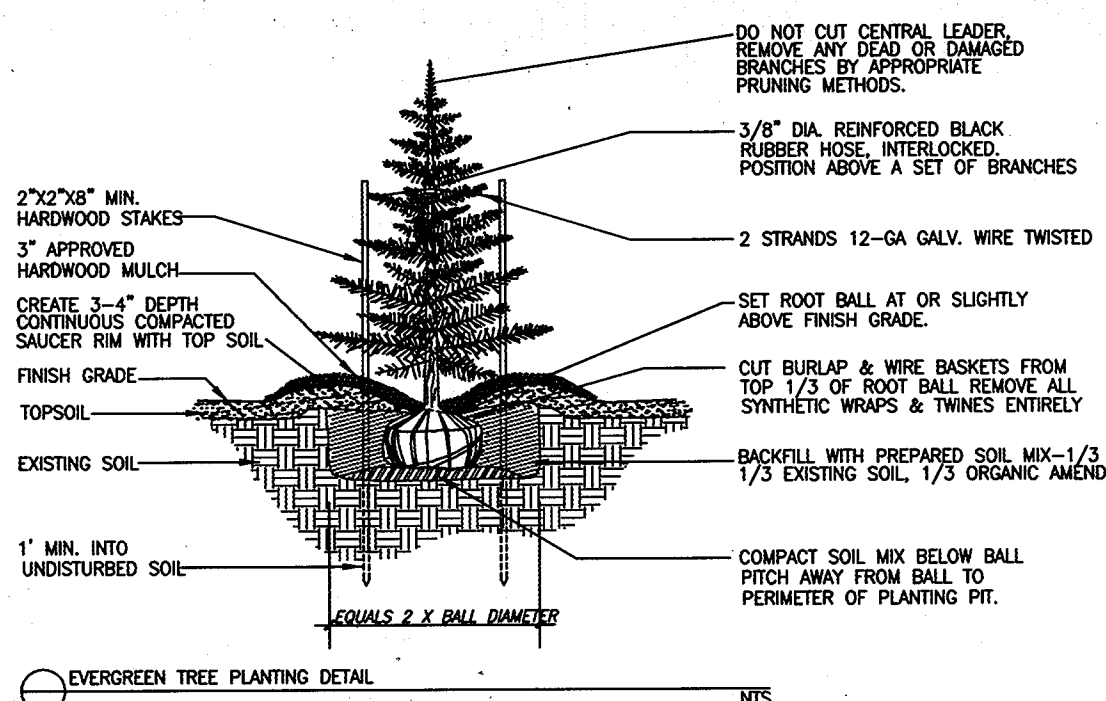
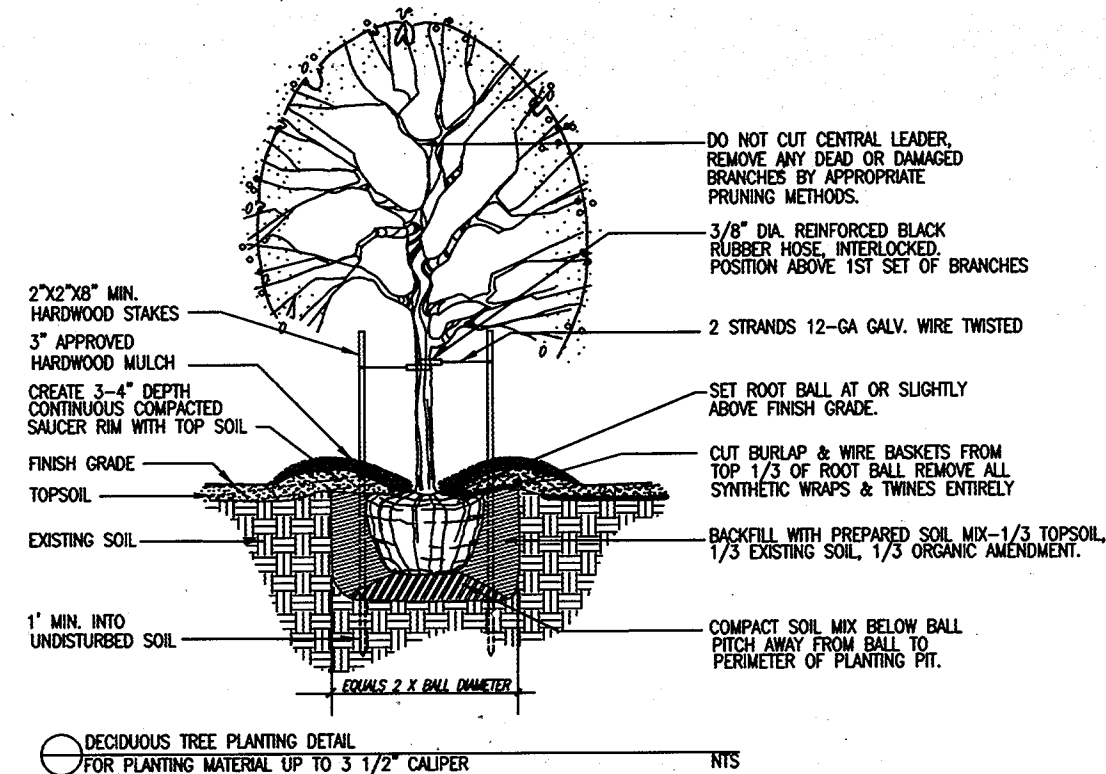
**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET No.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 16).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER AND UTILITY EASEMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE Category	EDGE 2	EDGE 3	EDGE 4	EDGE 5
	Buffer houses from Roadway	Houses from houses	Houses from Open space	Roadway from House (front)
Landscape Buffer Type	B	A	A	NONE REQ'D
Linear Feet of Roadway/ Perimeter Frontage	498'	2,347'	1,888'	446'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	No	No	800' l. f. ex. Forest	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	No	No	No	No
Number of Plants Required Shade Trees Evergreen Trees Shrubs	10 12 0	39 0 0	18 0 0	N/A
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 subst.) Shrubs (10:1 subst.) (describe plant substitution credits below if needed)	PROVIDED AT FINAL PLAN			

**SMM PLANTING SCHEDULE - SCHEDULE D**

PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	# OF PLANTS REQUIRED			# OF PLANTS PROVIDED			DEFERRED FOR EXISTING VEGETATION (Y, N, L.F.)
					SHADE TREES	EVERGREEN TREES	ORN. TREES	SHADE TREES	EVERGREEN TREES	ORN. TREES	
7" - 1	POND	ROADWAY	298'	NO	6	7	---	---	---	---	DEFERRED TO FINAL PLAN
7" - 6	POND	RESIDENTIAL	181'	NO	4	5	---	---	---	---	DEFERRED TO FINAL PLAN
7" - 7	POND	RESIDENTIAL	387'	NO	8	10	---	---	---	---	DEFERRED TO FINAL PLAN
7" - 8	POND	ROADWAY	254'	NO	5	6	---	---	---	---	DEFERRED TO FINAL PLAN



**DEVELOPER'S / BUILDER'S CERTIFICATE**

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape manual. I/We further certify that upon completion, a Certification of Landscape Installation, accompanies by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name (Developer's /Builder's) \_\_\_\_\_ Date \_\_\_\_\_

• MINIMUM TREE QUANTITIES AND SPACING ARE AS FOLLOWS:  
Road 'A' 3,000 l.f. with 1 tree per 40 linear feet, both sides:

**STREET TREE SCHEDULE**

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	NUMBER OF TREES REQUIRED*	NUMBER OF TREES PROVIDED	REMARKS
⊙	Quercus phellos / Willow Oak	2 1/2"-3" cal.	75 (3,000 lf / 40)	81	8 8 8 Full Trees

The landscape surety will be included in the Developer's agreement.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*David A. Vogel*  
PLANNING DIRECTOR

*4/26/03*  
DATE  
*JA*



<b>GLW GUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	DES. LMM DRN. LMM CHK. CKG	DATE _____	REVISION _____	BY _____	APP'R _____	PREPARED FOR: MUSGROVE FARM LLC 8008 CENTRE PARK DRIVE SUITE 209 COLUMBIA, MD 21045 ATTN: MR. BILL GRAU 410-954-5522	<b>LANDSCAPE NOTES &amp; DETAILS</b> <b>MUSGROVE FARM</b> LOTS 1 THRU 30, BUILDABLE PRESERVATION PARCEL A, AND NON-BUILDABLE PRESERVATION PARCELS C & D (A RE-SUBDIVISION OF BUILDABLE BULK PARCEL 'A' FROM F-03-128) (NON-BUILDABLE PRESERVATION PARCEL B CREATED VIA F-03-128)	SCALE NTS	ZONING RR-DEO	G. L. W. FILE No. 01171
	\DRAWINGS\01171\FINALS\01171PLD.DWG	DATE JUNE, 2003	TAX MAP - GRID 21-22,22-1&7	SHEET 6 OF 6	ELECTION DISTRICT No. 3 & 4	HOWARD COUNTY, MARYLAND				

COUNTY FILE# SP-03-11

SP03.11

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