MINIMUM LOTS SIZE CHART

54,331 sq.ft. 3,765 sq.ft.

AREA

3,113 sq.ft.

2,761 sq.ft.

LOT SIZE

35,009 sq.ft. 35,142 sq.ft.

38,088 sq.ft.

GROSS AREA

37,903 sq.ft.

41,201 sq.ft.

# PRELIMINARY EQUIVALENT SKETCH PLAN

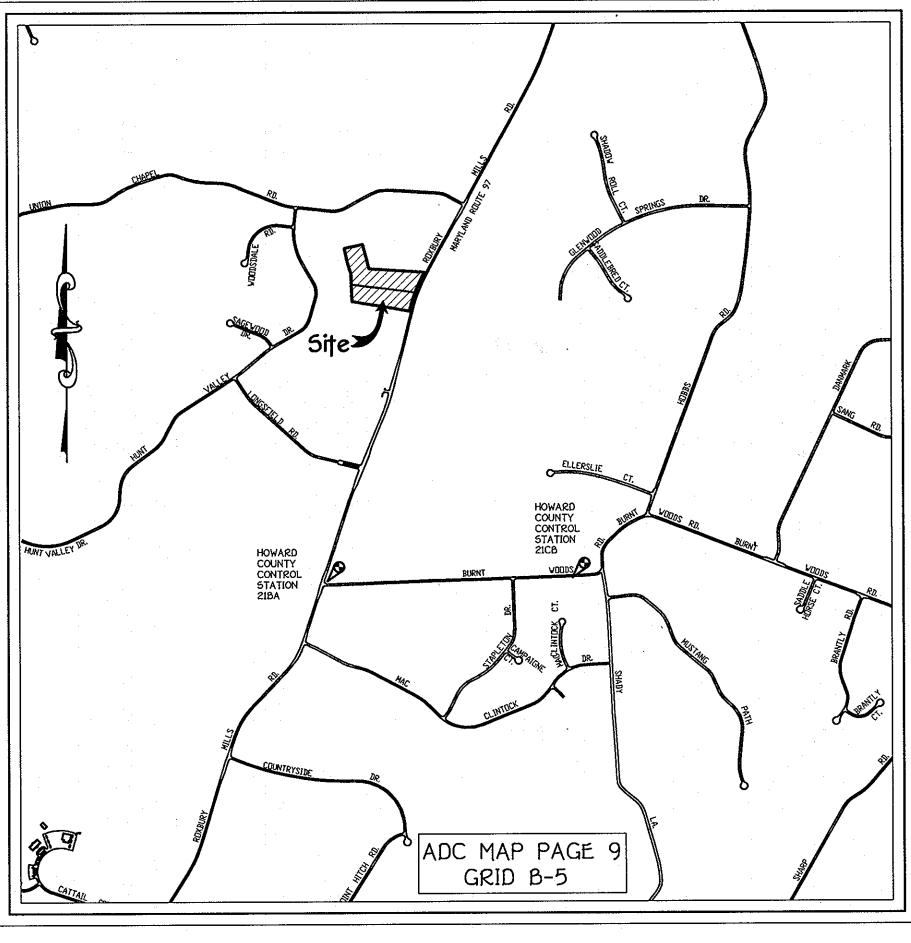
SERIN	GS	AI	GLLE!	NW	OUL

BUILDABLE LOTS 1 THRU 4, NON-BUILDABLE PRESERVATION PARCELS 'A', 'D', 'B' AND BUILDABLE PRESERVATION PARCEL 'C'

**ZONING: RC-DEO** 

TAX MAP NO. 14 GRID No. 22 PARCEL No. 77

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SCALE: 1" = 1200'

CHARLES FRITSCH

JEAN FRITSCH

WILLIAM MITCHELL

JEAN MITCHELL

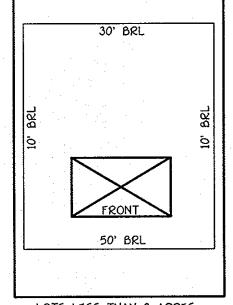
LAUREL, MD. 20723

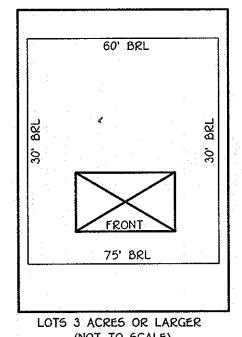
6 ROCKY GLEN COURT

 PHASING TABULATION							
 PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNI (ALLOCATIONS)					
I	2012	1					
 II	2015	2					

	LEGEND
SYMBOL	DESCRIPTION
$\sim\sim$	EXISTING TREE LINE
<b>O</b>	PASSED PERC HOLES
Of	FAILED PERC HOLES
<del></del> 5В	STREAM BUFFER
P)	LANDSCAPE PERIMETER
——SF——	SILT FENCE
Marketon L.O.D. destroyers	LIMIT OF DISTURBANCE
GLB2	SOILS LINE AND TYPE
777777	FOREST CONSERVATION EASEMENT (RETAINED)
<del>222222</del> 2	FOREST CONSERVATION EASEMENT (REFORESTE
$\sim\sim$	PROPOSED TREE LINE
WL	WETLANDS LIMITS
——wв-—	WETLANDS BUFFER
عللد	WETLANDS AREA
0000	UNMITIGATED 65-DBA NOISE CONTOUR LINE
	DISCONNECTED IMPERVIOUS AREA
	1

DISCONNECTION RECEIVING AREA





LOTS LESS THAN 3 ACRES (NOT TO SCALE)

> BULK REGULATIONS RC (Rural Conservation) District

	ico (ica) a) consolvațion, sistinoj	
	LOTS LESS THAN 3 ACRES: (1) PRINCIPAL STRUCTURES - FROM COLLECTOR OR ARTERIAL RIGHT-OF-WAYFRONT	PUBLIC STREE .75 FEET .50 FEET
	SIDE: FROM PUBLIC STREET RIGHT-OF-WAY	.30 FEET 10 FEET
	REAR: ALL STRUCTURES FROM PUBLIC STREET RIGHT-OF-WAY PRINCIPAL STRUCTURE	.50 FEET .30 FEET 10 FEET
	LOTS 3 ACRES OR LARGER: PRINCIPAL STRUCTURES - FROM COLLECTOR OR ARTERIAL PURIGHT-OF-WAYFRONT	.75 FEET
	SIDE: FROM PUBLIC STREET RIGHT-OF-WAY OTHER REAR:	
	ALL STRUCTURES FROM PUBLIC STREET RIGHT-OF-WAY PRINCIPAL STRUCTURE	60 FEET
-	MINIMUM SETBACK REQUIREMENTS: -USES ALL USES (OTHER THAN STRUCTURES) NOT ACCESSORY TO F SINGLE-FAMILY DETACHED DWELLINGS SHALL BE AT LEAST 50 FEET FROM PUBLIC STREET RIGHTS-OF-WAY FROM ALL OTHER LOT LINES.	

PRINCIPAL STRUCTURES WITH GABLE, HIP OR GAMBREL ROOFS ...... 40 FEET

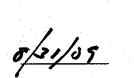
PRINCIPAL STRUCTURES WITH OTHER ROOF TYPES......34 FEET

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

MAXIMUM HEIGHT LIMITATIONS:

DETACHED ACCESSORY HOUSES .

OTHER ACCESSORY STRUCTURES...



...34 FEET



APPROVED FOR PRIVATE WATER AND PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN. HOWARD COUNTY HEALTH DEPARTMENT.

DEVELOPER CHARLES FRITSCH JEAN FRITSCH 6 ROCKY GLEN COURT BROOKEVILLE MD 20833



"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date 3-3-10."

## GENERAL NOTES CONTINUED

- 29. ARTICLES OF INCORPORATION OF THE SPRINGS AT GLENWOOD HOMEOWNERS ASSOCIATION, INC. WILL BE ADDRESSED AT FINAL PLAT/PLAN STAGE.
- 30. PRIVATE USE-IN-COMMON SHARED DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT FOR LOTS 1 THRU 4: NON-BUILDABLE PRESERVATION PARCEL 'B' AND BUILDABLE PRESERVATION PARCEL 'C' WILL BE ADDRESSED AT FINAL PLAT/PLAN STAGE.
- 31. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE
- 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 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT
- d) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS
- e) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN I FOOT DEPTH OVER SURFACE: f) STRUCTURE CLEARANCES - MINUMUM 12 FEET;
- MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE. 32. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED
- BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 33. DENSITY TABULATION
- AREA OF FLOODPLAIN = 0.000 Ac. ± AREA OF 25% OR GREATER SLOPE = 0.00 Ac.+ NET TRACT AREA - GROSS AREA FLOODPLAIN AREA & STEEP SLOPE AREA -
- E. ALLOWED DEVELOPMENT RIGHTS = 2 D.U. (GROSS TRACT AREA X 1 D.U. /4.25 Ac.+)
- (10.157 Ac. \* X 1 D.U. /4.25 Ac. \*) = 2.39 D.U. BY RIGHT YIELD
- PERMITTED DEVELOPMENT RIGHTS UNDER CEO = 5 D.U. (NET TRACT AREA X 1 D.U. /2 Ac.+ (10.157 Ac. + X 1 D.U. /2 Ac. +) = 5.00 D.U.
- NUMBER OF BUILDABLE LOTS AND BUILDABLE PRESERVATION PARCELS = 5 NUMBER OF DEO UNITS TO BE TRANSFERRED = 3
- (5 UNITS 2 UNITS) DEO OPTION WILL BE USED BECAUSE THE SUBJECT PROPERTY IS ADJACENT
- TO PROPERTIES 10 ACRES OR SMALLER FOR 60% OF ITS PERIMETER. 34. USING THE DENSITY/CLUSTER EXCHANGE OPTION PROCESS UNDER SECTION 106 B.2(d) OF THE ZONING REGULATIONS. THE DEVELOPMENT RIGHTS FOR 3 DEO UNITS ARE TRANSFERRED TO THIS SUBDIVISION BECAUSE THE SUBJECT PROPERTY IS ADJACENT TO PROPERTIES 10 ACRES OR SMALLER FOR 60% OF ITS PERIMETER. INFORMATION CONCERNING THE DENSITY SENDING PLAT MUST BE SUBMITTED PRIOR

TO, OR CONCURRENT WITH THE FINAL SUBDIVISION PLAT SUBMISSION FOR THE

- 35. THE OWNERS OF LOTS 1 THRU 3 WILL BE SUBJECT TO AN OPERATION AND
- MAINTENANCE FEE FOR THE SHARED SEPTIC SYSTEM. 36. NON-BUILDABLE PRESERVATION PARCEL 'B' IS PROPOSED AS NON-BUILDABLE PARCEL FOR A SHARED SEPTIC FIELD IN ORDER TO PROVIDE SEWAGE DISPOSAL FOR LOTS 1 THRU 3. IT WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES
- PERMITTED ON THE PROPERTY. 37. 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. 45-3002 AND THE ZONING REGULATIONS AS MENDED 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
- 30. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEPTIC DISPOSAL FACILITY AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE HOWARD COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT
- 39. THIS LOCATION WAS PRESENTED TO THE HOWARD COUNTY HISTORIC COMMISSION ON SEPTEMBER 4, 2008, AS CASE NO. HDC-08-49. THE COMMISION HAD NO OBJECTION TO THE PROPOSED SUBDIVISION PLAN.
- 40. REFORESTATION OF TREES WITHIN THE BGE YELLOW ZONE SHALL BE A SPECIES OF TREE THAT DOES NOT GROW MORE THAN 40 FEET TALL. REFER TO THE BGE TREE
- 41. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY
- 42. THE SHARED SEPTIC DISPOSAL FACILITY WILL BE AVAILABLE TO LOTS 1, 2, & 3. PLANS FOR THE FACILITY, INCLUDING ANY NECESSARY POINT OF DISCHARGE, WILL BE APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AT FINAL PLAN
- 43. THE DESIGN FLOW FOR THE SHARED SEPTIC SYSTEM EQUALS 2,250 GPD. ( 3 LOTS X 5 BEDROOMS X 150 GPD PER BEDROOM.
- 44. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- 45. LOTS 1 THRU 3 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER PROVISIONS OF THE DEVELOPER'S AGREEMENT. A BUILDING PERMIT FOR LOTS I THRU 3 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO TH DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 1 THRU 3 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT OF SECTIONS 20.800 ET SEQ. OF THE HOWARD COUNTY CODE.
- 46. DRILLED WELLS WILL BE PROTECTED DURING ALL PHASES OF SITE DEVELOPMENT 47. A NUTRIENT (NITROGEN)-BALANCE ANALYSIS WILL BE COMPLETED PRIOR TO THE RECORDATION OF THE FINAL PLAT.

406 546092.107199 1334547.323512 407 546279.696092 1334458.223016 408 546255.889059 1334426.079196 409 546371.136337 1334390.498617 410 546347.329304 1334358.354797 411 546634.131362 1334195.713707 412 546610.324329 1334163.569886 413 546833.515810 1333670.861126 414 546794.371512 1333679.090501

Coordinate Table

401 546067.060084 1334673.492713

402 546057.044554 1334640.779566 403 546023.313406 1334619.251169

404 545986.714459 1334630.456408

405 546115.994232 1334579.467333

BUILDABLE = 4

- 1. SUBJECT OPROPERTY ZONED RC-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
  - GROSS AREA OF TRACT = 10.157 Ac.=
  - AREA OF FLOODPLAIN = 0.00 Ac.±
    AREA OF 25% OR GREATER SLOPES = 0.00 Ac.± NET AREA OF TRACT = 10.157 Ac.+
  - AREA OF PROPOSED ROAD R/W = 0.175 Ac.+
- AREA OF PROPOSED BUILDABLE LOTS = 3.912 Ac. \*
  AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 2.607 Ac. \*

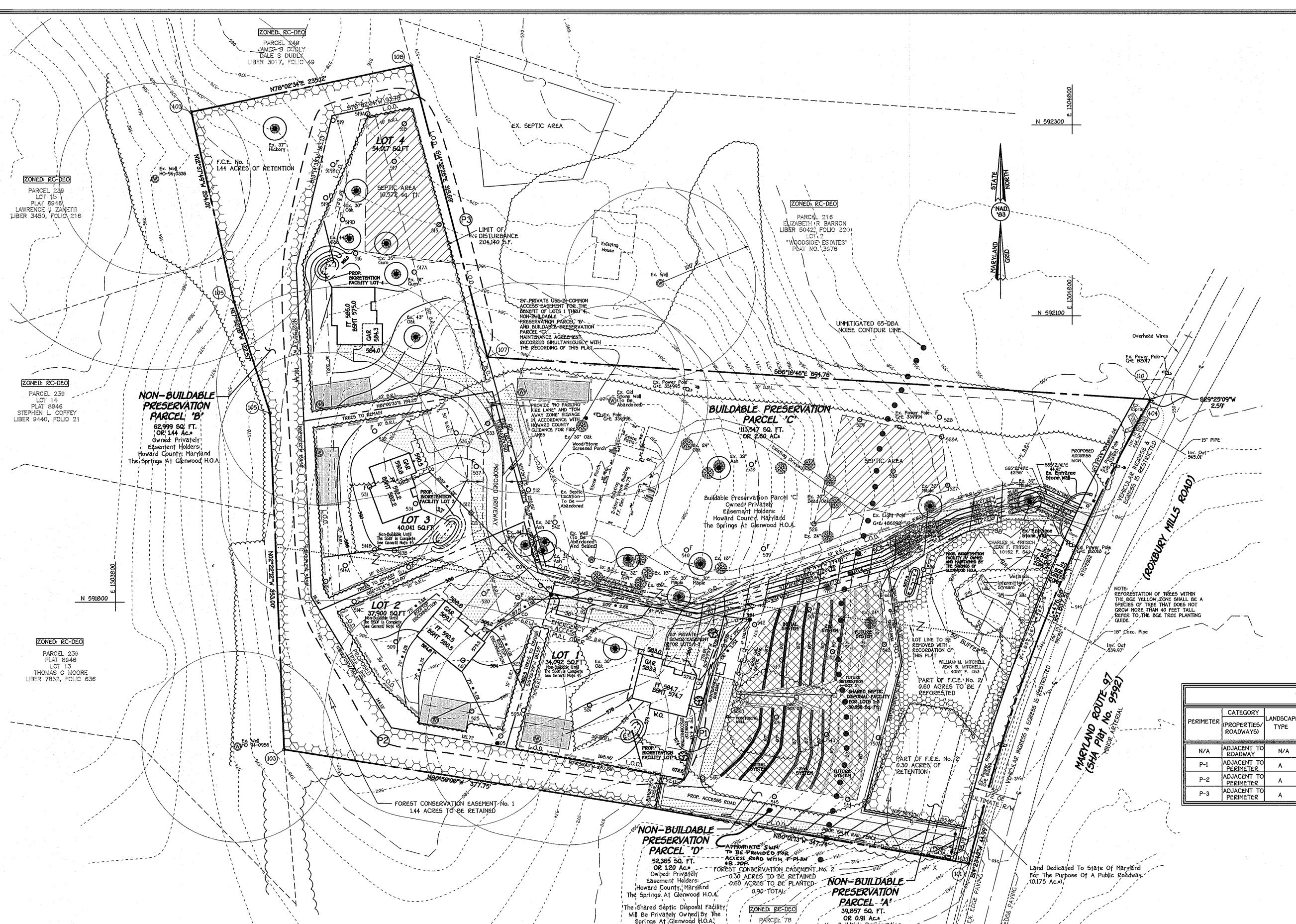
- AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 3.563 Ac. \* 3. NUMBER OF LOTS\PARCELS PROPOSED:
- BUILDABLE PRESERVATION PARCELS = 1 NON-BUILDABLE PRESERVATION PARCELS = 2
- . PRIOR HOWARD COUNTY CASE NUMBERS ASSOCIATED WITH THIS PROJECT: NONE 5. PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- 6. SOILS INFORMATION TAKEN FROM SOIL MAP NO. 13, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1960 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. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A
- MODIFIED EASEMENT SHALL NOT BE NECESSARY. 8. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLING & CARTER, INC. DATED FEBRUARY, 2007.
- 9. TOPOGRAPHY SHOWN IS FROM HARFORD AERIAL DATED JULY, 2005 AND
- SUPPLEMENTED WITH FIELD RUN TOPO BY FISHER, COLLINS AND CARTER, INC. 10. THE NOISE ANALYSIS FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED
- QUANTITY AND QUALITY STORMWATER MANAGEMENT REQUIREMENTS ARE PROPOSED TO BE MET BY APPLYING THE NON-ROOFTOP DISCONNECTION AND ROOFTOP DISCONNECTION CREDITS ALONG WITH RAIN GARDENS IN ACCORDANCE WITH CHAPTER 5 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- IF THE HOUSE FOOTPRINTS OR IMPERVIOUS AREAS ARE INCREASED AT A LATER PLANNING STAGE, ADDITIONAL STORMWATER MEASURES WILL BE REQUIRED.
- 12. AS PER SECTION 104.F.4.b OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNED SOLELY FOR SWM FACILITIES OR COMMUNITY SEWERAGE DISPOSAL SYSTEMS.
- A. NON-BUILDABLE PRESERVATION PARCEL 'A'
- EASEMENT HOLDERS: HOMEOWNERS ASSOCIATION AND HOWARD COUNTY,
- USE: ENVIRONMENTAL PROTECTION
- 8. NON-BUILDABLE PRESERVATION PARCEL 'B' OWNED: HOMEOWNERS ASSOCIATION EASEMENT HOLDER: HOWARD COUNTY, MARYLAND
- USE: SHARED SEPTIC SYSTEM (TO BE PUBLICLY MAINTAINED) C. BUILDABLE PRESERVATION PARCEL 'C'
- OWNED: PRIVATELY EASEMENT HOLDERS: HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, USE: RESIDENTIAL DWELLING
- 13. THE EXISTING HOUSE ON BUILDABLE PRESERVATION PARCEL 'C' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO
- BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE 14. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED
- 15. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2008. I IS STATED THAT NO RARE, THREATENED OR ENDANGERED SPECIES AND/OR THEIR
- 16. THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- 17. 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 THE PIPESTEM LOT DRIVEWAY.
- 18. 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. 21BA N 588125.1820 E 1303655.3145
- HOWARD COUNTY MONUMENT NO. 21CB N 588188.0388 E 1306716.6259 19. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW
- STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S). OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. WETLANDS DO EXIST ONSITE.
- 20. A LANDSCAPING SURETY IN THE AMOUNT OF 1,800.00 WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE. (3 SHADE TREES . \$300/5HADE TREE) = \$900.00
- 21. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. 22. ALL EXISTING WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF SUBJECT PROPERTY
- 23. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 24. NO CEMETERIES EXIST ON THIS SITE BASED ON UPON A VISUAL SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- 25. LOTS 1 THRU 3 (3 DWELLINGS) ARE TO BE SERVED BY A PRIVATE SHARED SEPTIC FACILITY LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'B'.
- 26. AS PER SECTION 16.121, PUBLIC SITES AND OPEN SPACE, PARAGRAPH (a) (2), NO OPEN SPACE IS REQUIRED AS THE PRESERVATION PARCEL 'A' IS BEING DEDICATED TO THE SPRINGS AT GLENWOOD HOMEOWNER'S ASSOCIATION. NO RECREATIONAL OPEN SPACE IS REQUIRED.
- 27. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 3.83 ACRES PROVIDED BY 1.74 ACRES OF ON SITE RETENTION, AND 0.60 ACRES OF ON SITE AFFORESTATION (PLANTING) AND 1.49 ACRES OF OFFSITE AFFORESTATION (PLANTING). / FOREST CONSERVATION SURETY IN THE AMOUNT OF \$60,679.00 SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT. BASED ON 1.74 ACRES (RETENTION) X 43,560 SQ.FT./AC. X \$0.20/5Q.FT.= \$15,150.00 0.60 ACRES (REFORESTATION) X 43,560 SQ.FT./AC. X \$0.50/5Q.FT. = \$13,060.00,

1.49 AC. OFF SITE (REFORESTATION) X 43,560 SQ.FT./ACRE X \$0.50/5Q.FT. = \$32,452.20

PRELIMINARY EQUIVALENT SKETCH PLAN

BUILDABLE LOTS 1 THRU 4, NON-BUILDABLE PRESERVATION PARCELS 'A', B, AND 'D' AND BUILDABLE PRESERVATION PARCEL 'C'

TAX MAP NO. 14 GRID No. 22 PARCEL No. 77 & 251 FORTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: JULY 30, 2009 SHEET 1 OF 5



	LEGEND
SYMBOL	DESCRIPTION
$\sim\sim$	EXISTING TREE LINE
<b>®</b>	PASSED PERC HOLES
Of	FAILED PERC HOLES
——5В——	STREAM BUFFER
/-@-\	LANDSCAPE PERIMETER
SF	SILT FENCE
E-EXCES L.O.D. EXCESSES	LIMIT OF DISTURBANCE
GLB2	SOILS LINE AND TYPE
₹₹₹₹	FOREST CONSERVATION EASEMENT (RETAINED)
	FOREST CONSERVATION EASEMENT (REFORESTED)
$\sim$	PROPOSED TREE LINE
WL	WETLANDS LIMITS
——wв—	WETLANDS BUFFER
منائد	WETLANDS AREA
0000	UNMITIGATED 65-DBA NOISE CONTOUR LINE
60.65546	DISCONNECTED IMPERVIOUS AREA
	DISCONNECTION RECEIVING AREA

#### Developer's/Builder's Certificate

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

Chilly Frital

Tune 26, 2009

#### LANDSCAPE NOTES

The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To Applicable Plans Or Certificates.

Should any tree designated for preservation for which landscaping credit is given, die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Howard County Landscape Manual.

	LANDSCAPING PLANT LIST						
QTY.	KEY	NAME	SIZE				
3	£33	ACER RUBRUM OCTOBER GLORY (OCTOBER RED MAPLE)	2 1/2" - 3" Caliper full Crown, Bab				

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 3 TOTAL REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$900.00.

		9	CHEDULE	A - PERIMETE	R LANDSCAPING	4		
PERIMETER	CATEGORY (PROPERTIES/ ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF OF PERIMETER	EXICING TEGETATION	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	SHADE TREES	OF PLANTS ( EVERGREEN TREES	SHRUBS
N/A	ADJACENT TO ROADWAY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
P-1	ADJACENT TO PERIMETER	Α	164.3'	NO	NO	3	_	-
P-2	ADJACENT TO PERIMETER	Α	1073.6'	YE5, 100%	NO	0	-	-
P-3	ADJACENT TO PERIMETER	Α	315.7'	YES, 100%	NO	0	-	_

NOTE: A LANDSCAPING SURETY WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.

PRELIMINARY EQUIVALENT SKETCH PLAN
AND LANDSCAPE PLAN

# THE SPRINGS AT GLENWOOD

BUILDABLE LOTS 1 THRU 4, NON-BUILDABLE PRESERVATION PARCELS 'A' AND B, AND BUILDABLE PRESERVATION PARCEL 'C'

ZONING: RC-DEO

TAX MAP NO. 14 GRID No. 22 PARCEL No. 77 & 251

FORTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=50" DATE: JULY 30, 2009

SHEET 2 OF 5

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

mark to wighte

101/09

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS APPROVED FOR PRIVATE WATER AND PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN. HOWARD COUNTY HEALTH DEPARTMENT.

BN you for Poter Beileusen COUNTY HEALTH OFFICER

8/18/2009

And Maintained By The Howard

County Department Of Public Works

DEVELOPER

CHARLES FRITSCH
JEAN FRITSCH
6 ROCKY GLEN COURT
BROOKEVILLE MD 20833

-Buildable Preservation

Parcei 'A'

Owned: Privately Easement Holders:

Howard County, Maryland

The Springs At Glenwood H.O.A.

BROOKEVILLE MD 20833
410-489-5900

WILLIAM MITCHELL
22 CANAL ROAD
POQUOSON, VA 23662

JEAN MITCHELL
8601 MISTY WATERS WAY
LAUREL, MD. 20723

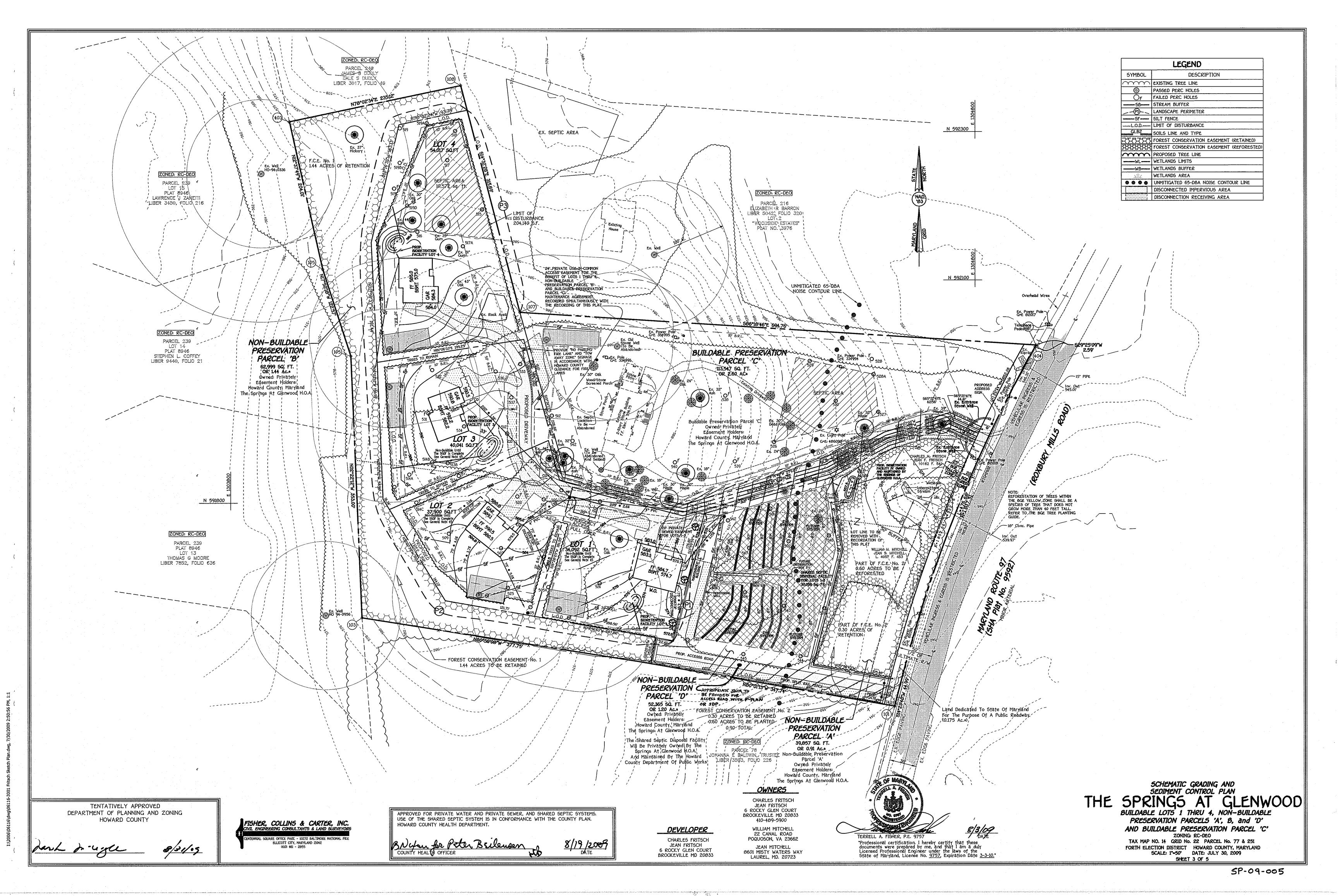
OWNERS

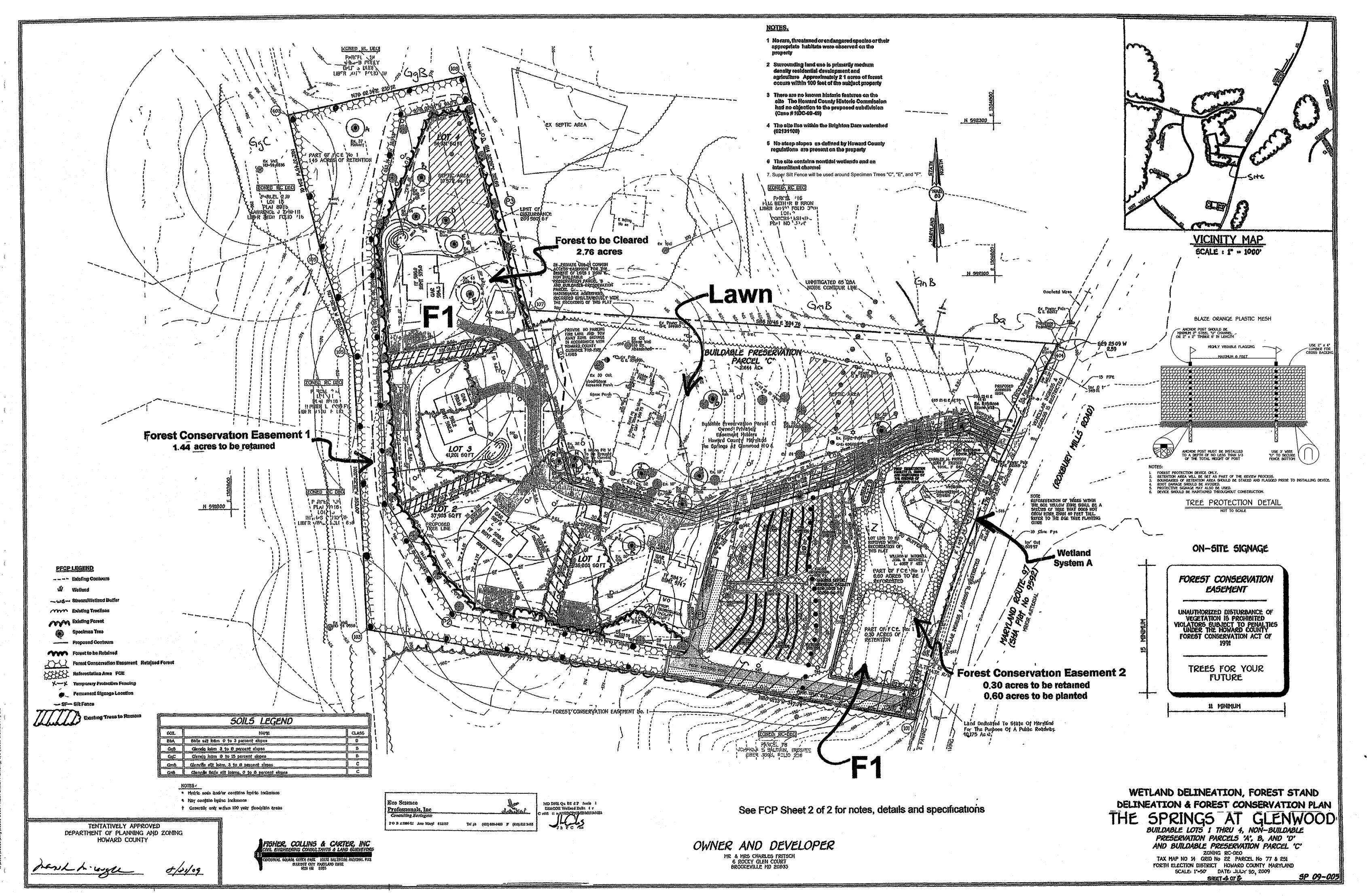
CHARLES FRITSCH JEAN FRITSCH

6 ROCKY GLEN COURT

TERRELL A. FISHER, P.E. 9757

"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date 3-3-10."





1:\2006\06\06116\dwo\06116-3001 Fritsch Sketch Plan.dwg. 6/24/2009 1:56:52 P

### A Planting Plan and Methods

Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry

Reforestation will be accomplished through a mixed planting of whips and branched transplants. Container grown stock is recommended but bareroot stock may be used to help control afforestation costs. If bareroot stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root

Prior to planting the proposed Forest Conservation Easements all multiflorarose in the planting area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide. treatment of slump sprouts is recommended. Native tree and shrub species occurring within the rose trickets should be retained wherever possible. Herbicides treatments shall occur on 2 month intervate during the first growing season and once each in the spring and fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturers appoint allows. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that initiation of rose removal begin at least ex months prior to planting

#### B Planting and Soll Specifications

Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan

Amendments to existing soil will be in accordance with the Planting Specifications shown on the Forest Conservation Plan Soil disturbance will be limited to individual planting

#### C Maintenance of Plantings

See Post Construction Management Plan section B

#### D Guarantee Requirements

A 90 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 90 percent survival threshold will be replaced at the beginning of the second growing season. At the end of the second growing season a 75 percent survival rate will be required. All plant material below the 75 percent survival. threshold will be replaced by the beginning of the next growing season

#### E Security for Reforestation

Section 18.1209 of the Howard County Forest Conservation Act requires that a developer shall post a security (bond letter of credit, etc.) with the County to insure that all work is done in accordance with the FCP

#### Forest Conservation Surety

FCE#1 06 acre planting area

38 Cercis canadensis Redbud
30 Comus florida Flowering degwood
26 Liriodendron tulipffera Tulip popular
20 Nyssa sylvatica Black gum

16 Propus serotina Black charty 10 Quercus alba White cak 28 Vrburaum prunifolom Blackts

Plenting Units Required 420 Planting Units Provided 420

**Planting Notes** 

On site Retention On site Referestation Off-site Referestation

75,794 sq ft X so 20 = \$15,158 88 26,186 sq ft X \$0 50 = \$13,068 00 64,904 sq.ft X \$0 50 = \$32,452 20 \$80,679 08

PLANTING SCHEDULE

al whip plantings x 2 unite itree = FCA unit credi

Planting density based on 700 planting units per acre 2 caliper trees = 7 planting units 1

Planting shall be made in a curvilinear fashion along contour. The planting should avoid a

Multiflora reselheavy brush removal/control may be required prior to installation of planting

All whips are required to be installed with tree shelters per Howard County FCA requirements

caliper tress = 3 5 planting units, whips with shelter = 2 planting units

\* Only these species shall be planted within the BGE Yellow Zone

grid appearance but should be spaced to facilitate maintenance

#### CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

#### 1 Soil Protection Area (Critical Root Zone)

The soil protection area or critical root zone of a tree is that portion of the soil column where most of a its roots may be found. The majority of roots responsible for water and nutnent uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance

#### 2 Fencing and Signage

Existing forest limits occurring within 50 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

#### B Pre-Construction Meeting

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer contractor and appropriate County inspector. The purpose of the meeting will verify that all sediment control is in order and to notify the contractor of possible penalties for non-compliance with the FCP

#### C Storage Facilities/Equipment Cleaning

All equipment storage parking sanitary facilities material stockpiling etc associated with construction of the project will be restricted to those areas cuiside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent rupoff into environmentally sensitive areas.

#### D Sequence of Construction

The following timetable represents the proposed timetable for development. The demo outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision

## Below find a proposed sequence of construction

1 Install all signage and sediment control devices

2 Hold pre construction meeting between developer contractor and County

3 Build access roads install well and septic systems and construct houses Stabilize at disturbed areas accordingly

4 Begin multiflora rose removal Install permanent protective signage for Easements and initiate plantings in accordance with Forest Conservation Plan Plantings will be completed within two (2) years of subdivision approval

#### 6 Remove sediment control

6 Hold post-construction meeting with County inspectors to assure compliance with FCP Submit Certification of Installation

7 Monitor and maintain plantings for 2 years

#### E Construction Monitoring

Eco-Science Professionals or another qualified professional designated by the developer will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan

#### F Post Construction Meeting

Upon completion of construction Eco-Science Professionals or another qualified professional designated by the developer will notify the County that construction has been completed and arrange for a post construction meeting to review the project site. The meeting will allow the County inspector to verify that afforestation plantings have been

#### POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals or another qualified professional designated by the developer will be responsible for implementation of the post-construction management plan

The following items will be incorporated into the plan

#### A Fencing and Signage

Permanent signage indicating the limits of the retention/reforestation area shall be

#### B General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings Appropriate measures will be taken to rectify any problems which may arise

#### In addition maintenance of the afforestation plantings will involve the following steps

- Watering All plant material shall be watered twice a month during the 1st growing season more or less frequently depending on weather conditions. During the second growing season once a month during May September if
- 2 Removal of invasive exotics and noxious weeds. Old field successional species.
- identification of serious plant pests and diseases treatment with appropriate
- 4 Pruning of dead branches
- After 12 and 24 months replacement of plants if required in accordance with the Guarantee Requirements shown on the FCP

### C Education

The developer will provide appropriate materials to properly owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law

#### D Final Inspection

At the end of the two year post-construction management period Eco-Science Professionals or another qualified professional will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond

**Undisturbed Soil** 

# Disturbed Soil Planting on Slope

**FOREST CONSERVATION WORKSHEET** Version 10

## Project The Springs at Glenwood Date January 30 2009

Specimen Tree Chart

Proposed (mpactiComment

no impact

retained crz protection needed

retained cux protection needed

retained crz protection needed

retained erz protection needed

retained crz protection needed

retained crz protection needed

retained orz protection needed

retained ciz protection needed

retained crz protection needed

retained ciz protection needed

retained crz protection needed

no impact

retained car protection needed

no impact

removed by driveway

Condition

good

poor

pood

good

baop

Species Size

White oak 43 DBH

White oak 44 DBH

Black gum 35 DBH

White oak 43 DBH

White ash 34 DBH

White ash 32 DBH

P Red maple 39 DBH good

A Plemut hickory 37 DBH

E Blackgum 31 DBH

H White ash 32 DBH

White ash 31 DBH

K Black oak 30 DBH

L Norway maple 30 DBH

M Red maple 30 DBH

N Red maple 32 DBH

O Whate ash 32 DBH

	Acres
A. Total tract area	10.16
B Area within 100 Year Floodplain	O
C Area to remain in agricultural production	8
D Net Tract Area	10.16
LAND USE CATEGORY (from table 3 2 1 page 40 Manual) ARA MOR IDA HDR MPD CIA X	•.
E Afforestation Threshold (percentage) 102	2.03
F Conservation Threshold (percentage) 0.25	2.54
3 Existing forest cover (excluding floadplain) H. Area of forest above afforestation threshold	4,50 2,47
Area of forest above conservation threshold	1.96
BREAK EVEN POINT  J. Forest retention above threshold with no mitigation	
	0.39
K Clearing permitted without miligration Break Even Point	2.93
	1.57
PROPOSED FOREST CLEARING	
Total area of forest to be Cleared or Retained Outside FCE	2.76
Ye Total area of forest to be Retained in FCE	1.74
PLANTING REQUIREMENTS	
N Reforestation for cleaning above Conservation Threshold	0.49
Reforestation for clearing below Conservation Threshold	1,60
Oredit for relantion above conservation threshold	
	2,69
The state of the s	
R Total reforestation required S Total afforestation required F Total reforestation and afforestation required	

## PFCP NOTES

- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants
- Limits of disturbance chall be restricted to mean outside the limit of temporary fencing or the shown LOD whichever is greater. Forest cleaning post development will be subject to Forest Conservation Acrostrictions and will be allowed at the discretion of each future int
- No stockpiles parking areas equipment cleaning areas etc shall occur within areas designated as Forest Conservation Exements
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all LQD broundaries which occur within 60 feet of the proposed forest retention limits Fencing will also be utilized to protect the critical root zone of specimen trees to be reighted quiside the FGB.
- Permanent protoctive signage chall be placed along the outer edge of the FCH limits This fending shall be spaced at 50-100 foot intervals and at all angles in the FCH boundary
- The Forest Conservation Act requirements for the project will be met through the ensite retention of 4.74 acres of forest, ensite referestation of 0,60 acres and offsite referestation of 1.49 acres. The retention and referestation areas will be placed in Forest Conservation Ensaments on Non Bu idable Preservation Parcels A and B The offside referestation will Occur in a County approved Location to be determined
- Forest Conservation Surety

Onsite Retention 1,74 acres (75,794 sq ft./43 569 sq ft.) x \$0 20/sq ft. = \$15,158 88 Onsite Referentation 0,60 acres (26,236 sq ft./43 560 sq ft.) x \$0 50/sq ft = \$18,068 00 Offsite Referestation 1.49 seres (64,904 sq R./43 569 sq ft ) x 50 50/sq ft. = 532,452 20

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY



## **Typical Planting Layout**

£.t		Ps		Lt	· · · · · · · · · · · · · · · · · · ·	Ar
	As		Po		i.t	
Qa		Vp		Ar		As
	Lt		Ps		Po	
Ar		Аs		Lt.		Lt

This diagram shows a typical dispersal of species within planting area. The spacing shall be in accordance with the approved planting schedule. Where the size of the planting stock varies the planting units shall installed at averaged spacing to provide approximately uniform coverage

Eco Science PO Bo 5086 Glin Arm of 1914 421057

USACOE With ad Delineat r

OWNER AND DEVELOPER MR. & MRS. CHARLES FRITSCH 6 ROCKY GLEN COURT BROOKEVILLE MD 20033

Container Grown and B&B Planting Techniques

WETLAND DELINEATION, FOREST STAND DELINEATION & FOREST CONSERVATION PLAN

THE SPRINGS AT GLENWOOD BUILDABLE LOTS I THRU 4. NON-BUILDABLE

PRESERVATION PARCELS 'A' AND B. AND BUILDABLE PRESERVATION PARCEL 'C'

ZONING 2C-DEO TAX MAP NO 14 GRID No 22 PARCEL No 77 & 251 FORTH ELECTION DISTRICT HOWARD COUNTY MARYLAND SCALE: 1-50 DATE: JULY 30, 2009

SHEET SOFS

SP 09-005