

GENERAL NOTES

- 1. ZONING: THE SUBJECT PROPERTIES ARE ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-14-067, WP-14-124
3. SITE ANALYSIS:
TOTAL AREA OF SITE: 51.83 ACRES±
AREA OF 100 YR. FLOODPLAIN: 161 ACRES±
AREA OF STEEP SLOPES (OUTSIDE OF FLOODPLAIN): 0.06 ACRES±
NET AREA: 41.67 ACRES±
AREA OF PROPOSED ROADWAY (PUBLIC): 2.94 ACRES±
NO. OF SINGLE FAMILY DETACHED LOTS: 18
AREA OF SINGLE FAMILY DETACHED LOTS: 23.62 ACRES±
NO. OF BUILDABLE PRESERVATION PARCELS: 18
AREA OF BUILDABLE PRESERVATION PARCELS: 31.22 ACRES±
TOTAL NUMBER OF UNITS: 18
NO. OF NON-BUILDABLE PRESERVATION PARCELS: 3
AREA OF NON-BUILDABLE PRESERVATION PARCELS: 3.76 ACRES±
4. TOTAL APPROXIMATE LIMIT OF PROP. SITE DISTURBANCE: 15.9 ACRES± (27% OF GROSS)
5. OPEN SPACE REQUIREMENTS: NONE
6. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
7. THERE IS A CEMETERY ON SITE LOCATED ON PRESERVATION PARCEL 'A'. THE CEMETERY ON SITE IS LISTED IN THE CEMETERY INVENTORY AS 20-5, THE HENRY MARSHALL PROPERTY.
8. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
9. THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 28DA AND 28EC WERE USED FOR THIS PROJECT.
11. BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHICK, LITTLE, AND WEBER, P.A., DATED APRIL, 2014.
12. SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH, 2008.
13. THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING NOVEMBER, 2013.
14. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASKO ENVIRONMENTAL, LLC, DATED FEBRUARY 21, 2014 AND APPROVED WITH THIS PRELIMINARY PLAN.
15. THE 100-YEAR FLOODPLAIN STUDY FOR THE CLYDE'S BRANCH WAS TAKEN FROM HOWARD COUNTY RECORDS. THE 100-YEAR FLOOD PLAIN LIMITS FOR THE PERENNIAL STREAM FLOWING INTO THE EXISTING FARM POND WAS DETERMINED BY THE FLOOD PLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF THIS PRELIMINARY PLAN SUBMISSION.
16. A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERS DATED MARCH 19, 2014 AND WAS APPROVED WITH THIS PRELIMINARY PLAN.
17. A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP IN A REPORT DATED MARCH 20, 2014 AND WAS APPROVED WITH THIS PRELIMINARY PLAN.
18. THE GEO-TECHNICAL REPORT WAS PROVIDED BY E.C.S. DATED SEPTEMBER 19, 2013. THIS STUDY WILL BE APPROVED AS PART OF THE FINAL PLAN STAGE.
19. EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
20. THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT.
21. WATER AND SEWER ARE PRIVATE AND PROVIDED BY PROPOSED WELL AND SEPTIC SYSTEMS.
22. THE FOLLOWING STREAM BUFFERS HAVE BEEN PROVIDED:
PERENNIAL STREAM- 100' BUFFER
THE STREAM BUFFERS ARE MEASURED FROM THE STREAM BANKS AND NOT THE CENTERLINE.
23. FINAL LOCATION OF STREET TREES WILL BE DETERMINED AT FINAL PLAN STAGE. CONFLICTS BETWEEN THE STREET TREES AND OTHER DESIGN ELEMENTS WILL BE RESOLVED AT THAT TIME.
24. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. DPZ HAS DETERMINED THAT IMPACTS TO ENVIRONMENTAL RESOURCES SHOWN (CONSTRUCTION OF A ROAD CROSSING, REMOVAL OF AN EXISTING CULVERT, AND MAINTENANCE TO THE EXISTING POND AS REQUIRED BY HSCD) ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
25. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED WITH AN OBLIGATION FOR THIS SUBDIVISION OF 13.21 ACRES. THIS OBLIGATION WILL BE MET WITH A TOTAL MINIMUM OF 116.21 ACRES OF REFORESTATION & AFFORESTATION PLANTING AND 1.94 ACRES OF CREDITED RETENTION TO BE PROVIDED ON-SITE.
26. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED OCTOBER, 2013.
27. ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION).
28. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT 6:30 PM ON 04/17/2014 AT DAYTON OAKS ELEMENTARY SCHOOL IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
29. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MD5 STORMWATER DESIGN MANUAL, BASED ON TABLE B.3. THIS SITE HAS A TARGET OF 16" IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2), SWEET FLOW TO CONSERVATION AREA (N-3), DRY WELLS (M-5), RAIN BARRELS (M-1), AND MICRO-BIORETENTION (M-6) WILL BE USED. THE MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. ALL OTHER PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
30. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES UNDER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (8' SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D) STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E) DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
31. PER ZONING SECTION 105.0.F, 10% OF THE TOTAL NUMBER OF UNITS MUST BE DEDICATED AS MIHUs. A FEE IN LIEU WILL BE PAID TO SATISFY THE MIHU REQUIREMENTS.
32. THE PLANNING BOARD APPROVED THE CEMETERY PLAN ASSOCIATED WITH SP-14-006 ON AUGUST 21, 2014 WITH THE FOLLOWING CONDITIONS:
1. THE TWO HEADSTONES SHALL BE REINSTALLED OVER THE EXISTING GRAVE SITES. THE GRAVE STONES MAY BE PLACED FLAT OVER THE GRAVES.
2. THE APPLICANT SHALL ENCLOSE THE CEMETERY AREA WITH OPEN FENCING WHICH WILL ALSO CONTAIN AN ACCESS GATE.
3. CONDITIONS 1 & 2 SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT ASSOCIATED WITH THE "GAITHER'S CHANCE" SUBDIVISION. PHOTOGRAPHS SHALL BE SUBMITTED FOR THE OFFICE FILE AS PROOF THAT CONDITIONS 1 & 2 HAVE BEEN MET.
33. THE SOURCE OF THE 6 DEOS REQUIRED FOR THIS PROJECT IS UNKNOWN AT THIS TIME. IT WILL BE DETERMINED AT THE FINAL PLAN STAGE.
34. THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED PRINCIPAL USE OF THE PRESERVED AREAS, PARCEL 'A' - PRIVATE RESIDENCE AND ENVIRONMENTAL PROTECTION, PARCEL 'B' - EXISTING UNDERGROUND UTILITIES, PARCEL 'C' - STORMWATER MANAGEMENT, & PARCEL 'D' - ENVIRONMENTAL PROTECTION. THE PRESERVATION AREAS, AS DESIGNATED HEREON, ARE FOR THEIR INTENDED USE AND THE CLUSTER LOT ASSIGNMENT WILL MINIMIZE ADVERSE IMPACTS TO PRESERVATION AREAS INCLUDING UNIQUE & SENSITIVE ENVIRONMENTAL CONDITIONS, AND EXISTING ADJACENT FARM OPERATIONS. THE LOCATION AND SHAPE OF THE PRESERVATION PARCELS WILL PRESERVE THE QUALITY OF THE LANDSCAPE PARTICULARLY AS VIEWED FROM TEN OAKS ROAD.
35. PRESERVATION PARCEL LEADERS:
BUILDABLE PRESERVATION PARCEL 'A' - (PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS THE TWO EASEMENT HOLDERS)
NON-BUILDABLE PRESERVATION PARCEL 'B' - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
NON-BUILDABLE PRESERVATION PARCEL 'C' - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
NON-BUILDABLE PRESERVATION PARCEL 'D' - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
36. THE SUBJECT PROPERTY IS LOCATED WITHIN A TIER III GROWTH TIER. PER THE HEALTH DEPARTMENT MEMO DATED APRIL 18, 2014, THIS PROPERTY HAS MET THE GRANDFATHERING REQUIREMENTS OF SB239.
37. WP-14-124, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a)(1) AND 16.1205(a)(10), PROHIBITING REMOVAL OF SPECIMEN TREES AND 16.132(a) WHICH REQUIRES THE DEVELOPER SHALL CONSTRUCT OR PROVIDE FOR THE CONSTRUCTION OF ROADS FRONTING OR WITHIN A PROPOSED SUBDIVISION WAS APPROVED ON AUGUST 19, 2014 UNDER THE FOLLOWING CONDITIONS:
1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, 7-14, 21, 35, AND 43 AS DEFINED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.
2. AS PART OF THE MITIGATION FOR SPECIMEN TREE REMOVAL, PERMANENT FENCING (IN ADDITION TO THE REQUIRED SIGNAGE) WILL BE PLACED ALONG THOSE PROPERTY BOUNDARIES OF LOTS 4, 5 AND 16 CLOSEST TO THE 100' STREAM BUFFER TO HELP INSURE PROTECTION OF THE PROPOSED FOREST CONSERVATION EASEMENTS AND TO INSURE THAT THE 100' STREAM BUFFER IS RESPECTED. THIS FENCING WILL BE PROVIDED PRIOR TO RECORDATION OF THE FINAL PLAT.
3. A MINIMUM OF 12 ADDITIONAL NATIVE 2-3" CALIBER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE SUBDIVISION KNOWN AS "GAITHER'S CHANCE". IT WILL BE SHOWN ON THE APPROVED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL SUBDIVISION APPROVAL.
4. THE ROW OF 30' HIGH PINE TREES MENTIONED IN THE JUSTIFICATION FOR ROAD FRONTAGE IMPROVEMENTS SHALL BE DEMARCATED AND LABELED ON ALL SUBSEQUENT PLANS FOR "GAITHER'S CHANCE" AND SHALL BE LABELED AS "TO REMAIN". PROTECTIVE FENCING FOR THIS ROW OF TREES SHALL ALSO BE SHOWN AND LABELED ON ALL SUBSEQUENT PLANS.
D.E.D. CONDITIONS:
5. PROVIDE RIGHT-OF-WAY DELINEATION ALONG TEN OAKS ROAD FRONTAGE.
6. PROVIDE FEE-IN-LIEU FOR FULL FRONTAGE IMPROVEMENTS. SUBMIT COST ESTIMATE FOR FULL FRONTAGE IMPROVEMENTS TO DETERMINE FEE-IN-LIEU.
38. JUSTIFICATION FOR NECESSARY DISTURBANCES AT GAITHER'S CHANCE PER SECTION 16.116(C):
1. PROPOSED STREAM CROSSING - AFTER SETTING ASIDE ALL THE ENVIRONMENTALLY SENSITIVE AREAS AND PROVIDING ACCESS FROM TEN OAKS ROAD, THE ONLY PERMITTED ACCESS TO THE SITE IS ONE LONG CULVERT UTILIZING THE SUCCESSFUL PER TEST LOCATIONS. THE ROAD CANNOT BE MOVED WITHOUT CREATING PROBLEMS WITH LOT SIZES, WELL AND SEPTIC LOCATIONS, THE GRAVESITES, AND THE EXISTING HOUSE TO BE SAVED. DEVELOPING THE NORTH SIDE OF THE PROPERTY IS REQUIRED TO ACHIEVE THE BASE DENSITY AND 60% OF THE LOTS SHOWN ARE ON THE NORTH SIDE. THE STREAM BISECTS THE PROPERTY AND THERE IS NO WAY TO ACCESS THE NORTH SIDE WITHOUT A STREAM CROSSING. THE CONSTRUCTION SHOWN MINIMIZES THE DISTURBANCE AS MUCH AS POSSIBLE USING THE STANDARD COUNTY ROAD CROSSING.
2. REMOVAL OF EXISTING CULVERT - THIS EXISTING CULVERT IS A 48" CONCRETE PIPE THAT ALLOWS A DIRT PATH TO CROSS OVER THE STREAM. AS PART OF THE PERMIT FROM MDE FOR THE PROPOSED STREAM CROSSING, MDE WILL REQUIRE THAT ANY UNUSED STREAM CROSSINGS BE REMOVED. THE DISTURBANCE IN THIS AREA WILL BE MINIMAL SINCE THERE IS VERY LITTLE VERTICAL DROP THROUGH THE PIPE. REMOVING THIS CULVERT WILL HAVE A POSITIVE IMPACT ON THE STREAM IN THIS AREA.
3. POND MAINTENANCE - WITH A PROPOSED SUBDIVISION HSCD REQUIRES THAT EXISTING PONDS EITHER BE UPGRADED TO MEET CURRENT STANDARDS OR BE REMOVED. SINCE THE ENTIRE POND IS IN THE FLOODPLAIN AND PART OF THE EMBANKMENT IS IN A STREAM BUFFER AND A WETLAND BUFFER, EITHER OPTION WILL REQUIRE DISTURBANCE TO FLOODPLAIN, STREAM BUFFER, AND WETLAND BUFFER. THE DEVELOPER WOULD LIKE TO KEEP THE POND AS AN AMENITY FOR THE NEW COMMUNITY. IN ORDER TO KEEP THE POND, ALL OF THE TREES ON THE EMBANKMENT NEED TO BE REMOVED AND THE EXISTING OUTFALL HAS TO BE REPLACED. THE WORK DONE IN THE POND WILL BE THE MINIMUM REQUIRED BY HSCD TO BRING THE POND UP TO CURRENT STANDARDS.
39. THE ADJACENT PARCEL, PARCEL 170, OWNED BY THE STATE OF MARYLAND HAS BEEN DESIGNATED AS A SCENIC BUFFER BY THE STATE HIGHWAY ADMINISTRATION. THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS ACCEPTED A 24' USE IN COMMON ACCESS EASEMENT TO THE ADJACENT LAND LOCKED PARCEL IN LIEU OF A PUBLIC ROAD BECAUSE OF THIS DESIGNATION.

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Janet A. Coughlin, COUNTY HEALTH OFFICER, 10/29/2014

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer, 10/29/2014

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-989-2524

Table with columns: DATE, REVISION, BY, APPR.

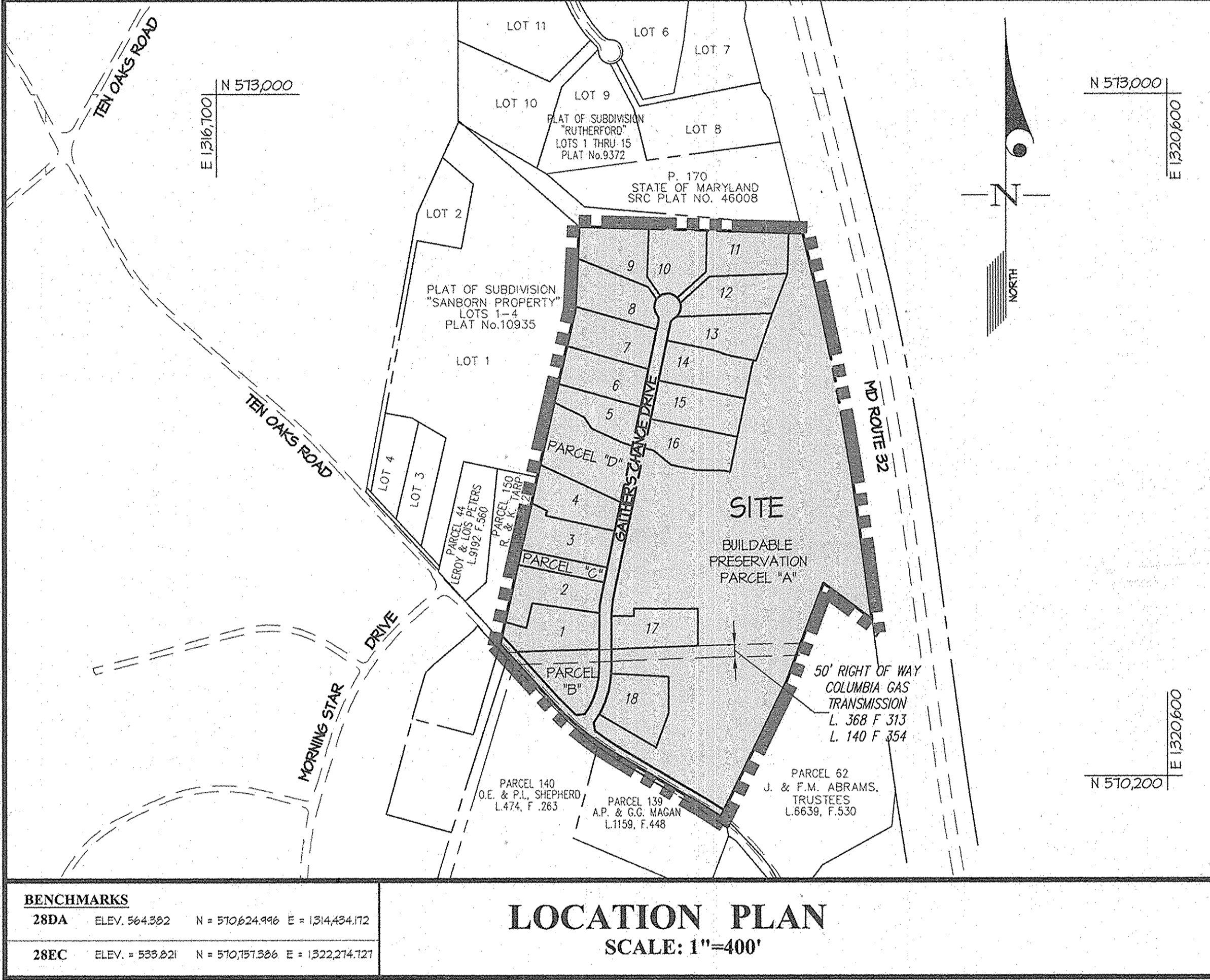
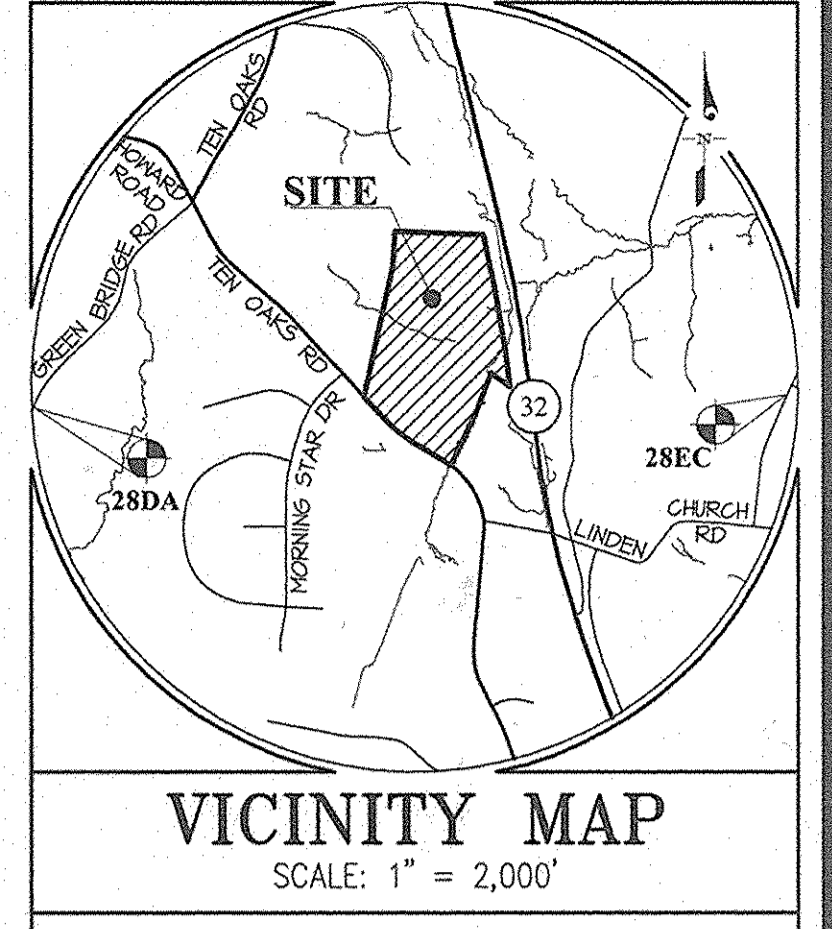
PREPARED FOR / OWNER:
CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029
JANET MARSHALL
410-531-1460

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 2016, EXPIRATION DATE MAY 28, 2016.

COVER SHEET & REVISED PERCOLATION CERTIFICATION PLAN
GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
PARCEL 45
LIBER 10486 FOLIO 203
HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN
GAITHER'S CHANCE

Lots 1 - 18, BUILDABLE PRESERVATION PARCEL 'A', & NON-BUILDABLE PRESERVATION PARCELS "B", "C", & "D"



SHEET INDEX

- 1. COVER SHEET & REVISED PERCOLATION CERTIFICATION PLAN
2. PRELIMINARY EQUIVALENT SKETCH PLAN & REVISED PERCOLATION CERTIFICATION PLAN
3. PRELIMINARY EQUIVALENT SKETCH PLAN & REVISED PERCOLATION CERTIFICATION PLAN
4. PRELIMINARY EQUIVALENT SKETCH PLAN & REVISED PERCOLATION CERTIFICATION PLAN
5. PRELIMINARY GRADING PLAN & SOILS MAP
6. PRELIMINARY GRADING PLAN & SOILS MAP
7. PRELIMINARY GRADING PLAN & SOILS MAP
8. PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
9. PRELIMINARY ESD DRAINAGE AREA MAP
10. PRELIMINARY LANDSCAPE PLAN
11. PRELIMINARY SEDIMENT CONTROL PLAN
12. PRELIMINARY FOREST CONSERVATION PLAN
13. FOREST CONSERVATION CHARTS, NOTES & DETAILS

MINIMUM LOT SIZE CHART table with columns: LOT NUMBER, GROSS AREA, PIPESTEM AREA, MINIMUM LOT SIZE.

SETBACK REQUIREMENTS

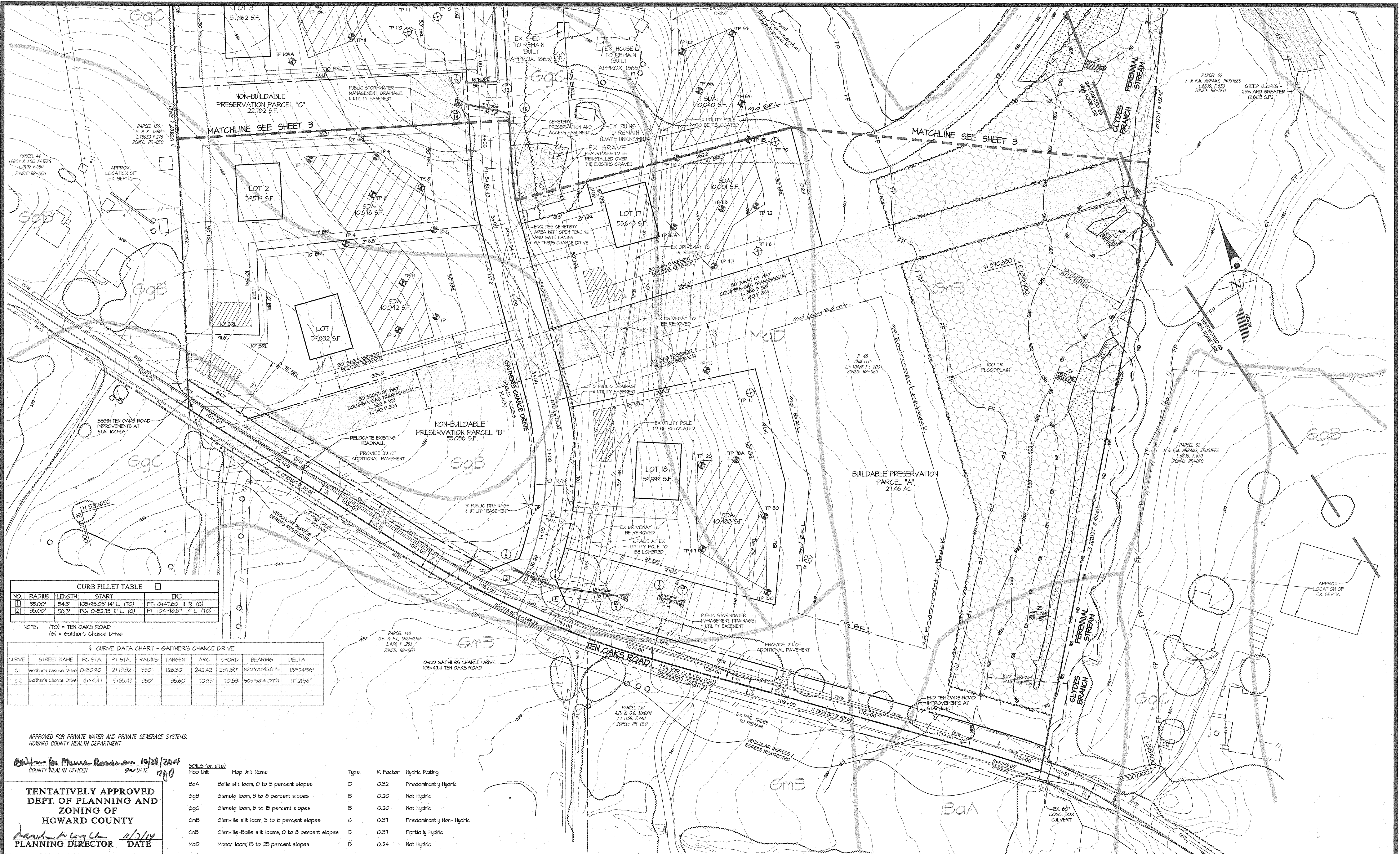
Table with columns: SETBACK TYPE (RR, Lots Less than 3 Acres), SETBACK (e.g., 75', 50', 30').

LEGEND

- EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING TREELINE
PROPOSED/ULTIMATE TREELINE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
STRUCTURE NUMBER
LIMIT OF SITE
CONCRETE SIDEWALK
EXISTING CURB AND GUTTER
EXISTING EDGE OF PAVEMENT
PROPOSED CURB AND GUTTER
PROPOSED EDGE OF PAVEMENT
LIMIT OF WETLAND
WETLAND AREA
STREAM BANK BUFFER
WETLAND BUFFER
100 YEAR FLOODPLAIN
FOREST CONSERVATION EASEMENT
STREAM BANK CENTERLINE OF STREAM
STEEP SLOPES - 25% AND GREATER
PROPOSED STREET LIGHT
EASEMENTS
LIMIT OF DISTURBANCE
PROPERTY LINE
PROPOSED BUILDING RESTRICTION LINE
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED DRIVEWAY

SITE DATA TABLE

- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-14-067, WP-14-124
A. GROSS AREA OF PROPERTY TRACT = 51.83± AC.
B. 100-YEAR FLOOD PLAIN AREA = 16.1± AC.
C. NET AREA OF PROPERTY TRACT = 41.67± AC.
D. AREA OF PROPOSED PUBLIC ROAD RIGHT OF WAY = 2.94± AC.
E. AREA OF PROPOSED LOTS = 23.62± AC.
F. PRESERVATION PARCEL A (BUILDABLE) = 27.46± AC.
G. BASE DENSITY = 18 LOTS (RR CLUSTER 1 LOT PER 4.25 AC.)
H. MAXIMUM DENSITY ALLOWED = 20 LOTS (RR-CEO CLUSTER 1 LOT PER 2.0 NET ACRES)
I. DENSITY SHOWN = 18 LOTS (1 EX. HOME ON PARCEL A + 18 PROPOSED SFD LOTS)
J. DEOS REQUIRED = 6
K. OPEN SPACE REQUIRED (NONE) = 0.00 AC.
L. TOTAL NUMBER OF PROPOSED SFD BUILDABLE LOTS = 18
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS = 1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS = 3



NO.	RADIUS	LENGTH	START	END
1	35.00'	54.3'	105+15.03' 14' L (T)	PT. 0+41.80 11' R (G)
2	35.00'	58.3'	PC. 0+52.75' 11' L (G)	PT. 10+44.80 14' L (T)

NOTE: (T) = TEN OAKS ROAD
(G) = Gaither's Chance Drive

CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
C1	Gaither's Chance Drive	0+30.90	2+13.32	350'	126.30'	242.42'	231.60'	N20°00'45.81"E	15°24'38"
C2	Gaither's Chance Drive	4+44.41	5+65.43	350'	35.60'	10.45'	10.83'	S05°58'41.09"W	11°21'56"

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

William M. Rossman 10/28/2014
COUNTY HEALTH OFFICER DATE

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

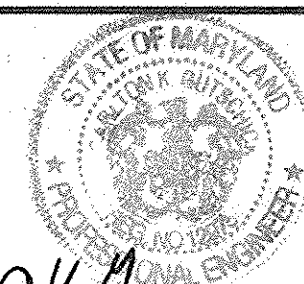
Janet Marshall 11/2/14
PLANNING DIRECTOR DATE

SOILS (on site)	Map Unit Name	Type	K Factor	Hydric Rating
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32	Predominantly Hydric
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20	Not Hydric
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20	Not Hydric
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.31	Predominantly Non-Hydric
GmB	Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.37	Partially Hydric
MaD	Manor loam, 15 to 25 percent slopes	B	0.24	Not Hydric

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-583-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR / OWNER:
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JANET MARSHALL
410-531-1460

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ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2016



PRELIMINARY PLAN & REVISED PERCOLATION CERTIFICATION PLAN

GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', &
Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
OCT., 2014	28 - 8,9,14,&15	2 OF 13

C:\CAD\DRAWINGS\13070\PLANS BY QLM\p16m\13070-PP.dwg DES. dds DRN. dds CHK.

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Handwritten signature 10/14
 PLANNING DIRECTOR DATE

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

Handwritten signature 10/23/2014
 COUNTY HEALTH OFFICER DATE

GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APPR.

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 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2016

10/21/14 *Handwritten signature*



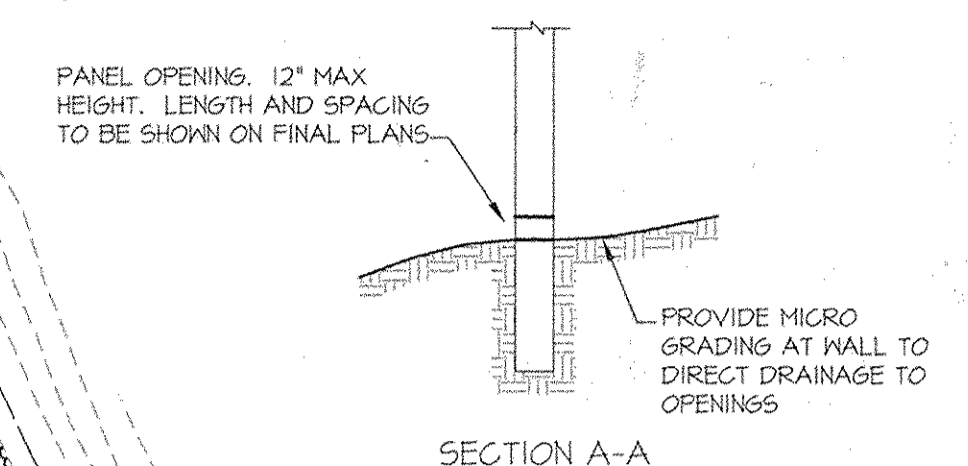
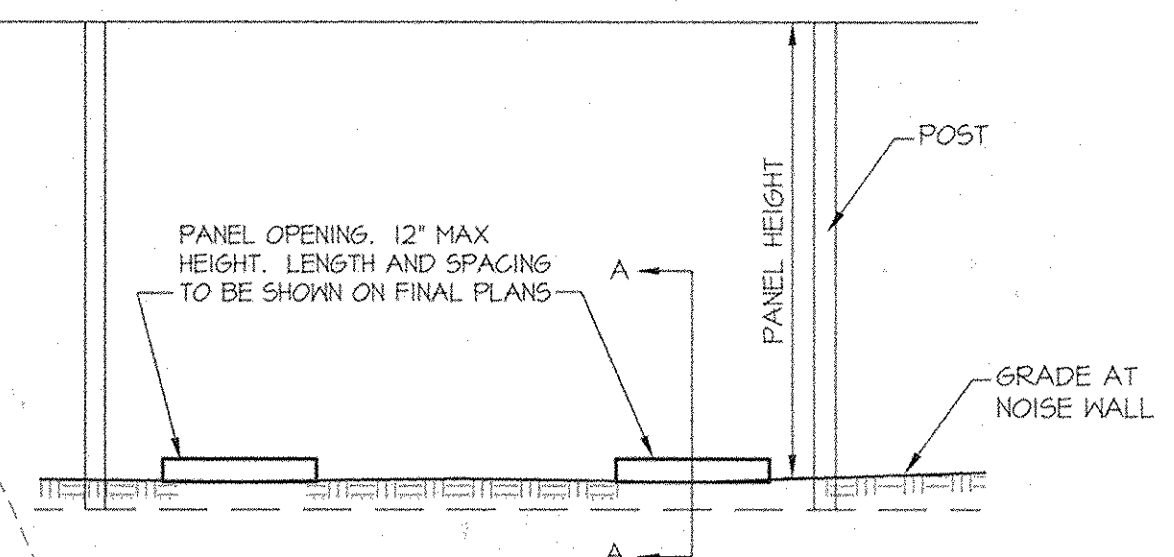
PRELIMINARY PLAN & REVISED PERCOLATION CERTIFICATION PLAN

GAITHER'S CHANCE
 LOTS 1-18, Buildable Preservation Parcel 'A', &
 Non-Buildable Preservation Parcels 'B', 'C', & 'D'

TAX PARCEL 45
 LIBER 10486 FOLIO 203

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
OCT, 2014	28 - 8,9,14,&15	3 OF 13



NOISE WALL DRAINAGE DETAILS
SCALE: NTS

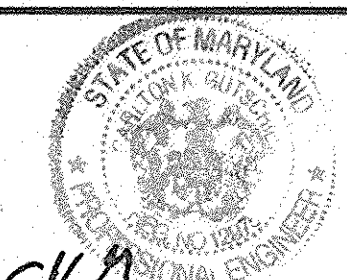
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
William M. Rosenman 10/23/2014
COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Janet Marshall 11/7/14
PLANNING DIRECTOR DATE

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20866
TEL: 301-421-4024 BALF: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR / OWNER:
CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029
JANET MARSHALL
410-531-1460

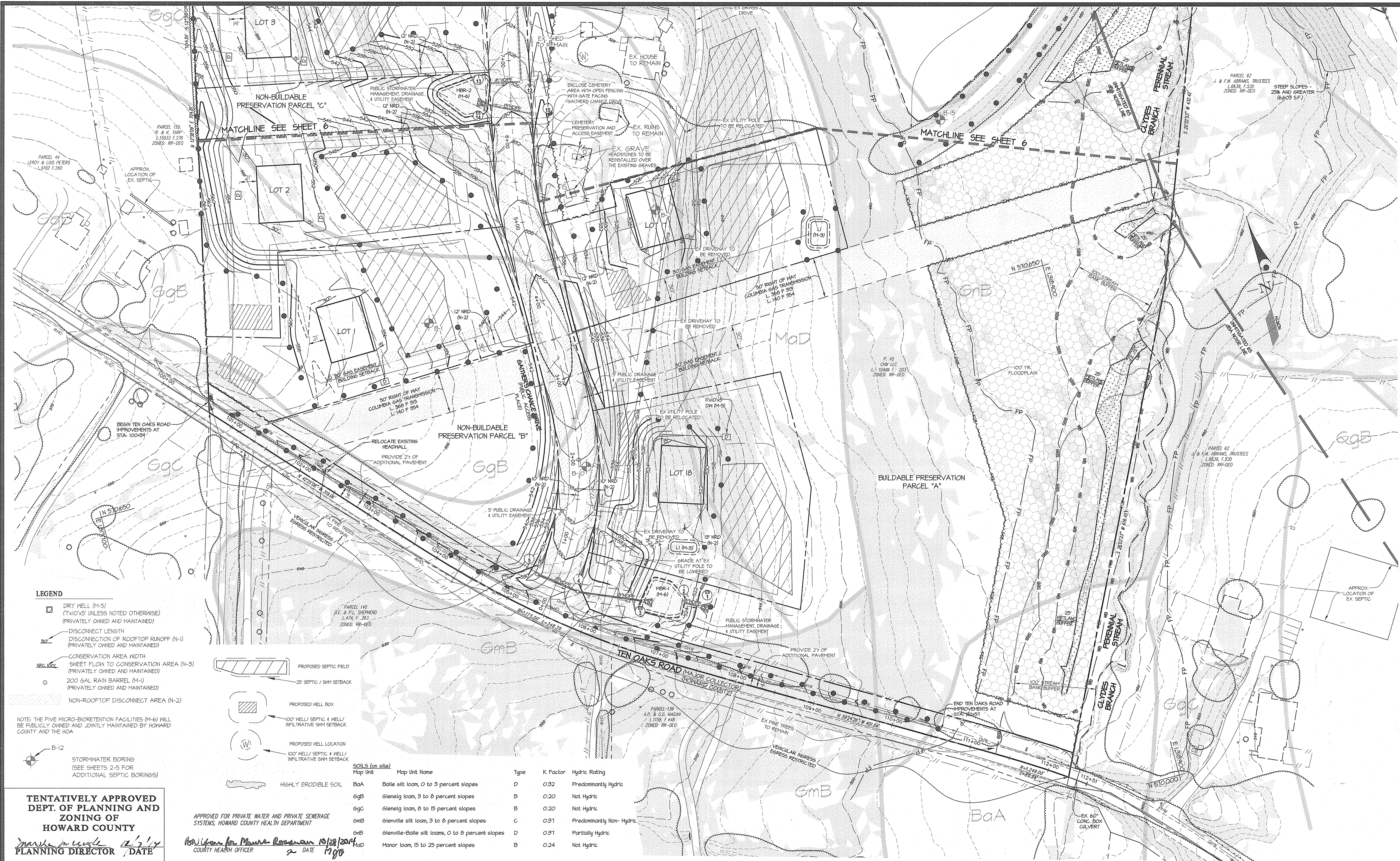
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 22975
EXPIRATION DATE: MAY 28, 2016
10/21/14



PRELIMINARY PLAN & REVISED PERCOLATION CERTIFICATION PLAN

GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', &
Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203

SCALE 1"=50'	ZONING RR-DEO	G. L. W. FILE No. 13070
DATE OCT., 2014	TAX MAP - GRID 28 - 8,9,14, & 15	SHEET 4 OF 13



- LEGEND**
- DRY WELL (M-5)
(7'x10'x5' UNLESS NOTED OTHERWISE)
(PRIVATELY OWNED AND MAINTAINED)
 - DISCONNECT LENGTH
DISCONNECTION OF ROOFTOP RUNOFF (N-1)
(PRIVATELY OWNED AND MAINTAINED)
 - CONSERVATION AREA WIDTH
SHEET FLOW TO CONSERVATION AREA (N-3)
(PRIVATELY OWNED AND MAINTAINED)
 - 200 GAL RAIN BARREL (M-1)
(PRIVATELY OWNED AND MAINTAINED)
 - NON-ROOFTOP DISCONNECT AREA (N-2)

- PROPOSED SEPTIC FIELD
- PROPOSED WELL BOX
- PROPOSED WELL LOCATION
- HIGHLY ERODIBLE SOIL

NOTE: THE FIVE MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA

Soils (on site)	Map Unit Name	Type	K Factor	Hydric Rating
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32	Predominantly Hydric
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20	Not Hydric
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20	Not Hydric
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.31	Predominantly Non-Hydric
GmB	Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.31	Partially Hydric
MaD	Manor loam, 15 to 25 percent slopes	B	0.24	Not Hydric

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Mark A. Wolfe 12/14
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
William for Marie Roseman 10/28/2014
COUNTY HEALTH OFFICER DATE

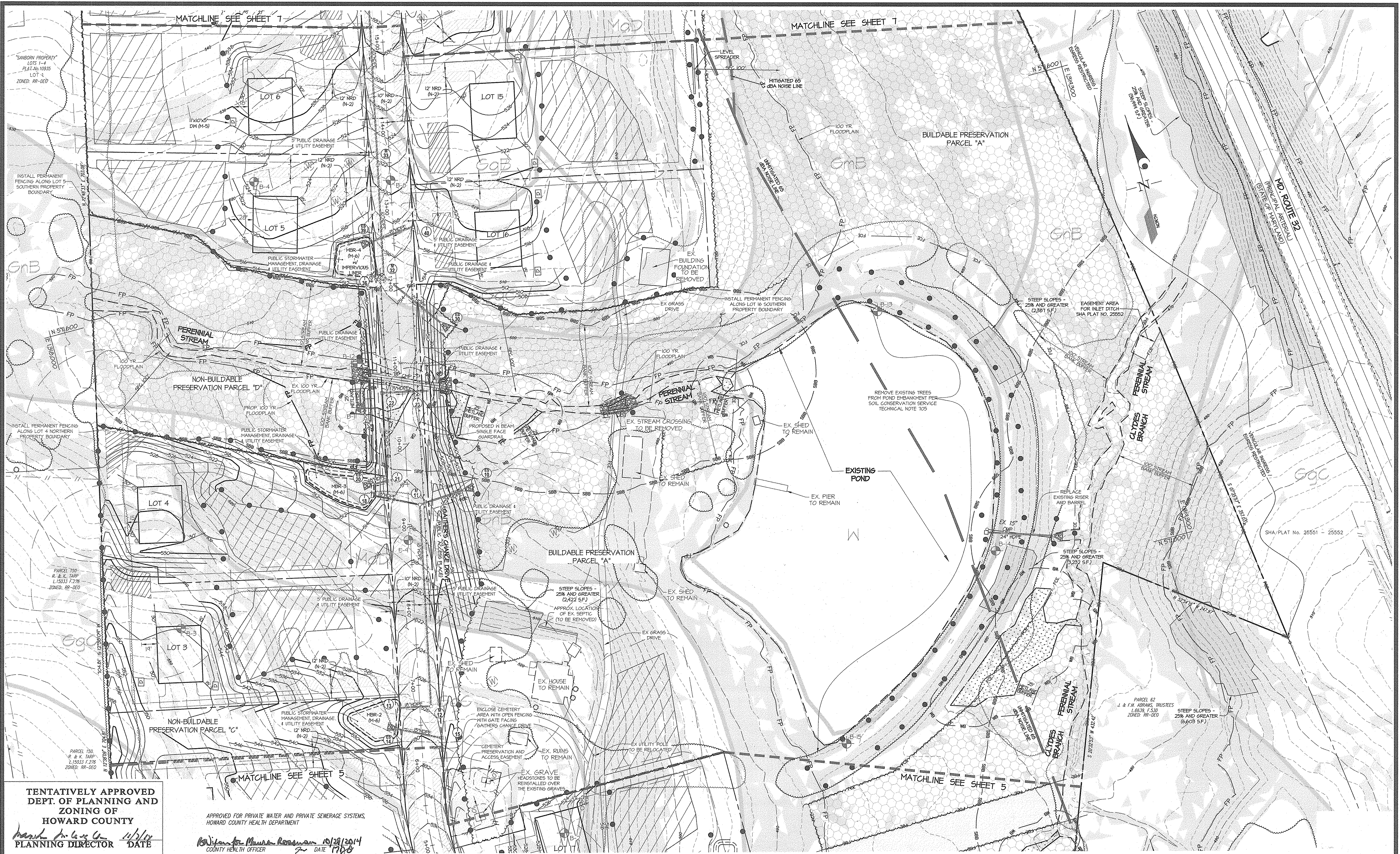
GLW Gutschick Little & Weber, P.A.
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PREPARED FOR / OWNER:
 CHM, LLC
 5027 TEN OAKS ROAD
 CLARKSVILLE, MD 21029
 JANET MARSHALL
 410-531-1460

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975
 EXPIRATION DATE: MAY 26, 2016
 10/2/14 *OK*

PRELIMINARY GRADING PLAN & SOILS MAP
GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
 TAX PARCEL 45
 LIBER 10486 FOLIO 203
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
OCT., 2014	28 - 8,9,14,&15	5 OF 13



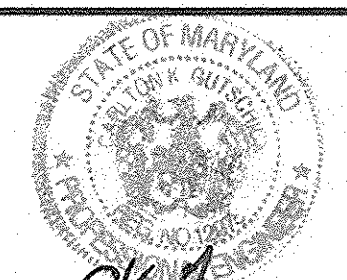
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Handwritten signature 11/3/14
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Handwritten signature 10/28/2014
COUNTY HEALTH OFFICER DATE

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

PREPARED FOR / OWNER:
CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029
JANET MARSHALL
410-531-1460

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LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2016
10/2/14 *Handwritten signature*



PRELIMINARY GRADING PLAN & SOILS MAP
GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', &
Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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DATE	TAX MAP - GRID	SHEET
OCT., 2014	28 - 8,9,14,&15	6 OF 13



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

Wilson for Maria Resman 10/29/2014
COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Marsha McLaughlin 11/3/14
PLANNING DIRECTOR DATE

GLW Gutschick Little & Weber, P.A.
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DES. dds DRN. dds CHK. DATE REVISION BY APPR.

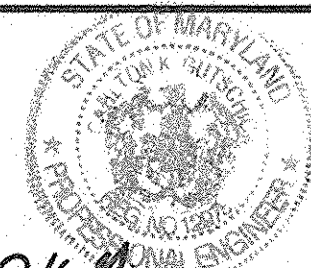
PREPARED FOR / OWNER:

CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029

JANET MARSHALL
410-531-1460

PROFESSIONAL CERTIFICATION

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WERE PREPARED OR APPROVED BY
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PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 25, 2016



PRELIMINARY GRADING PLAN & SOILS MAP

GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', &
Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING RR-DEO	G. L. W. FILE NO. 13070
DATE OCT., 2014	TAX MAP - GRID 28 - 8,9,14,&15	SHEET 7 OF 13



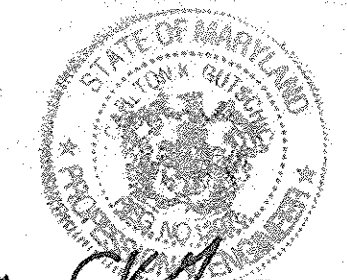
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark G. Galt
PLANNING DIRECTOR DATE 11/2/14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR / OWNER:
CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029
JANET MARSHALL
410-531-1460

PROFESSIONAL CERTIFICATION
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PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2016
10/2/14 *Clara*



PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', &
Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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DATE	TAX MAP - GRID	SHEET
OCT., 2014	28 - 8,9,14,&15	8 OF 13

LEGEND

- [White Box] B' TYPE SOILS
- [Dotted Box] C' TYPE SOILS
- [Hatched Box] D' TYPE SOILS
- [Dashed Line] STORM DRAIN
- [Solid Line] DRAINAGE DIVIDE

STRUCTURE	AREA (AC)	C'	IMPERVIOUS
I-2	0.13	0.34	30%
I-4	0.29	0.34	30%
I-5	1.80	0.34	30%
I-13	3.23	0.34	30%
I-15	0.22	0.34	30%
I-18	1.84	0.34	30%
I-21	0.47	0.34	30%
I-22	0.17	0.34	30%
I-23	0.67	0.34	30%
I-35	1.08	0.34	30%
I-36	1.39	0.34	30%
I-38	0.60	0.34	30%
I-40	0.40	0.34	30%

PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT

DEVELOPMENT AREA (L.O.D.): 16.0 Ac.
 % IMPERVIOUS: 30%
 P_e: 1.6'

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE

MICRO-BIORETENTION (M-6): 12,133 CU-FT
 DRY WELLS (M-5): 3,070 CU-FT
 RAIN BARRELS (M-1): 214 CU-FT
 SHEETFLOW TO CONSERVATION (N-3): 3,153 CU-FT
 ROOFTOP DISCONNECT (N-1): 1,350 CU-FT
 NON-ROOFTOP DISCONNECT (N-2): 4,631 CU-FT
 LANDSCAPE INFILTRATION (M-5): 1,815 CU-FT
TOTAL: 25,812 CU-FT
 P_e Provided = 1.60'

ESD SUMMARY TABLE				
AREA NO.	AREA (SF)	IMPERVIOUS	ESDv (CF)	P _e PROVIDED
MBR 1	96,686	14%	2,749	1.90
MBR 2	151,145	16%	4,151	1.70
MBR 3	136,182	21%	4,204	1.55
MBR 4	78,181	21%	3,368	1.71
MBR 5	73,066	30%	2,957	1.52
Lot 4	3,232	100%	317	1.24
Lot 5	3,375	100%	298	1.12
Lot 6	2,542	100%	281	1.40
Lot 7	2,203	100%	281	1.61
Lot 9	3,233	100%	264	1.03
Lot 10	3,496	100%	293	1.06
Lot 11	8,674	100%	951	1.39
Lot 12	7,407	100%	998	1.70
Lot 13	6,817	100%	892	1.65
Lot 14	5,611	100%	665	1.50
Lot 15	5,792	100%	753	1.64
Lot 16	4,536	100%	577	1.61
Lot 17	34,272	19%	981	1.60
Lot 18	11,217	51%	891	1.60
TOTAL	637,657	28%	25,872	1.60

- LEGEND**
- DRY WELL (M-5)
 - (X)10'S UNLESS NOTED OTHERWISE (PRIVATELY OWNED AND MAINTAINED)
 - 200 GAL RAIN BARREL (M-1) (PRIVATELY OWNED AND MAINTAINED)
 - DISCONNECT LENGTH
 - DISCONNECT OF ROOFTOP RUNOFF (N-1) (PRIVATELY OWNED AND MAINTAINED)
 - MINIMUM CONSERVATION AREA WIDTH
 - SHEET FLOW TO CONSERVATION AREA (N-3) (PRIVATELY OWNED AND MAINTAINED)
 - DISCONNECT OF NON-ROOFTOP RUNOFF (N-2) (PRIVATELY OWNED AND MAINTAINED)
 - B-12 STORMWATER BORING
 - B' TYPE SOILS
 - C' TYPE SOILS
 - D' TYPE SOILS
 - ESD DRAINAGE DIVIDE
 - PROPOSED SEPTIC FIELD
 - PROPOSED WELL BOX
 - PROPOSED WELL LOCATION

NOTE: THE FIVE MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Janet Marshall 11/2/14
 PLANNING DIRECTOR DATE

SOILS (on site)	Map Unit Name	Type	K Factor	Hydric Rating
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32	Predominantly Hydric
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20	Not Hydric
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20	Not Hydric
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.37	Predominantly Non-Hydric
GmB	Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.37	Partially Hydric
MaD	Manor loam, 15 to 25 percent slopes	B	0.24	Not Hydric

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 CLARKSVILLE, MD 21029
 JANET MARSHALL
 410-531-1460

PROFESSIONAL CERTIFICATION
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 LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2016
Janet Marshall

STORMWATER MANAGEMENT DRAINAGE AREA MAP
GAITHER'S CHANCE
 LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
 TAX PARCEL 45
 LIBER 10486 FOLIO 203
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
OCT, 2014	28 - 8,9,14,15	9 OF 13

DATE REVISION BY APPR.

WP-14-124, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a)(7) AND 16.1205(a)(10), PROHIBITING REMOVAL OF SPECIMEN TREES AND 16.132(a) WHICH REQUIRES THE DEVELOPER SHALL CONSTRUCT OR PROVIDE FOR THE CONSTRUCTION OF ROADS FRONTING OR WITHIN A PROPOSED SUBDIVISION, WAS APPROVED ON AUGUST 19, 2014 UNDER THE FOLLOWING CONDITIONS:

1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, 1-4, 21, 35, AND 43 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.
2. AS PART OF THE MITIGATION FOR SPECIMEN TREE REMOVAL, PERMANENT FENCING (IN ADDITION TO THE REQUIRED SIGNAGE) WILL BE PLACED ALONG THOSE PROPERTY BOUNDARIES OF LOTS 4, 5 AND 16 CLOSEST TO THE 100' STREAM BUFFER TO HELP INSURE PROTECTION OF THE PROPOSED FOREST CONSERVATION EASEMENTS AND TO INSURE THAT THE 100' STREAM BUFFER IS RESPECTED. THIS FENCING WILL BE PROVIDED PRIOR TO REGRADATION OF THE FINAL PLAT.
3. A MINIMUM OF 12 ADDITIONAL NATIVE 2-3" CALIBER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE SUBDIVISION KNOWN AS 'GAITHER'S CHANCE'. IT WILL BE SHOWN ON THE APPROVED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL SUBDIVISION APPROVAL.
4. THE ROW OF 30' HIGH PINE TREES (MENTIONED IN THE JUSTIFICATION FOR ROAD FRONTAGE IMPROVEMENTS) SHALL BE DEMARCATED AND LABELED ON ALL SUBSEQUENT PLANS FOR 'GAITHER'S CHANCE' AND SHALL BE LABELED AS 'TO REMAIN'. PROTECTIVE FENCING FOR THIS ROW OF TREES SHALL ALSO BE SHOWN AND LABELED ON ALL SUBSEQUENT PLANS.
5. PROVIDE RIGHT-OF-WAY DEDICATION ALONG TEN OAKS ROAD FRONTAGE.
6. PROVIDE FEE-IN-LIEU FOR FULL FRONTAGE IMPROVEMENTS. SUBMIT COST ESTIMATE FOR FULL FRONTAGE IMPROVEMENTS TO DETERMINE FEE-IN-LIEU.

STATE OF MARYLAND
Michael B. Tran
10-2-14



FOREST CONSERVATION POST-CONSTRUCTION MANAGEMENT PRACTICES

Many of the protection and management practices for the construction period must be continued for at least 2 growing seasons following official notification of completion of the development (or a specific phase of the overall development if phasing has been approved). The responsibility to meet the survival standards requires adequate watering, weeding, thinning or other appropriate measures. Also, inappropriate uses or intrusions must not occur, a responsibility that requires the knowledge and cooperation of the new occupants of the development.

Minimum Two Growing Season Post-Construction Management Program

A post-construction management program must be approved as part of the original forest conservation plan and remain in effect for a minimum of two growing seasons. A longer period may be required for specific strategies (e.g. natural regeneration near high use areas whose long-term viability may take longer to confirm).

Implementation of the post-construction management program must be supervised by a qualified professional who should inspect the status of all forest retention, reforestation and afforestation areas at specified times during the life of the post construction agreement and who must certify that the required survival rates have been achieved in accordance with the agreement prior to release of bonds.

There are five primary components of the post-construction program: inspection, management of retained or new plantings, replacement of dead or damaged material when necessary, education of new occupants of the development and final inspection and release of development from additional responsibilities.

Inspection

Inspections should be carried out at the beginning and end of the growing season to pinpoint any problems, monitor survival rates, and specify remedial actions needed to correct existing problems. Appendix J has an example of an inspection report checklist.

Management of Forest Conservation Areas

Post construction management includes: maintenance of all fences, signs or other devices delineating forest conservation areas and other measures. Such other measures include: needed watering; removal of dead or damaged material and control of undesirable competing species; thinning or pruning to encourage proper growth; fertilizing, if necessary, and control of pests. Specific practices will depend on the weather prevailing during the post construction period, the types of plant material and planting methods used, and specific site conditions such as proximity to high use areas. It is the responsibility of the post-construction plan supervisor to take appropriate actions as needed. This manual, therefore, does not cite required measures. Survival success, not fulfillment of a given series of tasks, will be the measure of conformance to the needs of the post-construction program.

Newly planted trees, whether they are seedlings or 4" caliber transplants, have basic needs. Some of these needs can be met by nature alone; others may require human intervention. (The three most likely causes of death for newly planted trees are: drought, competing vegetation and deer.) The basic maintenance regime should be determined by on-site environmental conditions, structure and nutrient content of soil, and rainfall. Understanding these factors and the specific needs of the species and size of plants used will result in a healthy forested area at the end of the maintenance period. Appendix H contains guideline specifications for maintenance of forest conservation areas and focuses on the following critical needs:

- watering
- fertilizing
- control of competing vegetation
- protection from pests, diseases and mechanical injury.

Replacement of Plant Material

An inspection shall take place at the end of year one or before the second growing season to evaluate survival rates with reference to the survival required at the end of the two year period. This is an opportunity to avoid the penalty for violating survival rate standards. This inspection should estimate survival potential based on the following:

- vigor and threat of competing vegetation (i.e. if seedlings are free to grow)
- structure
- growth rate
- crown development
- trunk health

If, after one year, the possibility exists that the original planting will not meet survival standards, the applicant may choose to establish replacement plantings. If plant mortality of reforestation or afforestation exceeds 10% of planted material at the end of the first growing season, such material should be replaced to bring the total number of trees to 90% of the original total. Such material shall be installed by the beginning of the second growing season. If at the end of the second growing season survival rate drops below 75%, such material as needed to guarantee a 75% survival rate by the end of the third growing season shall be installed.

Education of New Occupants

The occupants of a new development, whether owners or tenants, must avoid activities that destroy or degrade protected forest resources. The post-construction management program must therefore include steps to educate the new occupants about the proper use of forest conservation areas, about the need for the developer to carry out the postconstruction management program, and the eventual transfer of long-term responsibilities to the owners or occupants. Such educational material should include a plan locating protected areas on the site and a description of permitted and prohibited activities within or affecting such areas. The format and method of conveying such information is left to the discretion of the developer.

Final Inspection and Release of Obligations

At the end of the post-construction management and protection period, the designated responsible professional shall convey to the Department of Planning and Zoning certification that all forest conservation areas have remained intact or have been restored to the appropriate condition, that the stipulated survival rates have been achieved, and that any permanent protection measures required by the plan are in place. Appendix I contains a sample format for such certification.

Upon review of the final certification document for completeness and accuracy, the County will notify the developer of release of surety and all future obligations. The developer's last official responsibility will be to transmit a copy of this notification to the owner(s) of the property(ies). Such transmittal will serve as official notice to owners of their assumption of full responsibility for all future forest conservation obligations.

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

THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, CHAPTER IV, TABLE 1:

EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/LF	EVERGREEN/LF	SHRUBS/LF
A	LIGHT BUFFER	1:60	0	0
B	MODERATE BUFFER	1:50	1:40	0
C	HEAVY BUFFER	1:40	1:20	0

NOTE:
1. STREET TREES SHALL BE PROVIDED AT FINAL PLAN STAGE.

PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER PRIOR TO CREDITS	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED	HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES EVERGREEN TREES SHRUBS	
EXTERNAL PERIMETER 1	SFD	RESIDENTIAL (SFD)	'A' Buffer	2660'	NO	NO	44 0 0	BY THE DEVELOPER AT THE FINAL PLAN STAGE
EXTERNAL PERIMETER 2	SFD REAR	ROADWAY	'B' Buffer	1611'	YES, 1611 LF - 584 LF CREDIT = 1027 LF	NO	21 26 0	
EXTERNAL PERIMETER 3	SFD	RESIDENTIAL (SFD)	'A' Buffer	1241'	YES, 1241 LF - 1008 LF CREDIT = 234 LF	NO	5 0 0	
EXTERNAL PERIMETER 4	SFD SIDE	ROADWAY	'B' Buffer	652'	YES, 652 LF - 94' CREDIT = 558 LF	NO	11 14 0	
EXTERNAL PERIMETER 5	SFD SIDE	ROADWAY	'B' Buffer	453'	NO	NO	9 11 0	

GLWGuttschick 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	APPR.

PREPARED FOR / OWNER:
CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029
JANET MARSHALL
410-531-1460

PRELIMINARY LANDSCAPE PLAN
GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE: 1"=100'
ZONING: RR-DEO
G. L. W. FILE No.: 13070
DATE: OCT, 2014
TAX MAP - GRID: 28 - 8,9,14,&15
SHEET: 10 OF 13

Soil S (on site)	Map Unit Name	Type	K Factor	Hydric Rating
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32	Predominantly Hydric
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20	Not Hydric
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20	Not Hydric
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.31	Predominantly Non-Hydric
GmB	Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.31	Partially Hydric
MaD	Manor loam, 15 to 25 percent slopes	B	0.24	Not Hydric

LEGEND

- LIMIT OF DISTURBANCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SSF PROPOSED SUPER SILT FENCE
- EARTH DIKE / CLEAN WATER DIVERSION
- PROPOSED TEMPORARY STOCKPILE AREA
- EXISTING TREELINE
- FP 100 YEAR FLOODPLAIN
- HIGHLY ERODIBLE SOIL
- MGWC 12 TEMPORARY PUMP AROUND PER MARYLAND'S GUIDELINES TO WATERWAY CONSTRUCTION DETAIL 1.2. NOTE: STREAM IS A USE IV-P STREAM. NO DISTURBANCE TO STREAM CHANNEL IS ALLOWED BETWEEN MARCH 1 - MAY 31.



NOTE: USE EXISTING FARM ROAD TO ACCESS THE SITE NORTH OF THE STREAM. DO NOT REMOVE EXISTING CROSSING UNTIL PROPOSED ROAD CROSSING HAS BEEN INSTALLED.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark A. Lewis 11/11/14
PLANNING DIRECTOR DATE

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

PREPARED FOR / OWNER:
CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029
JANET MARSHALL
410-531-1460

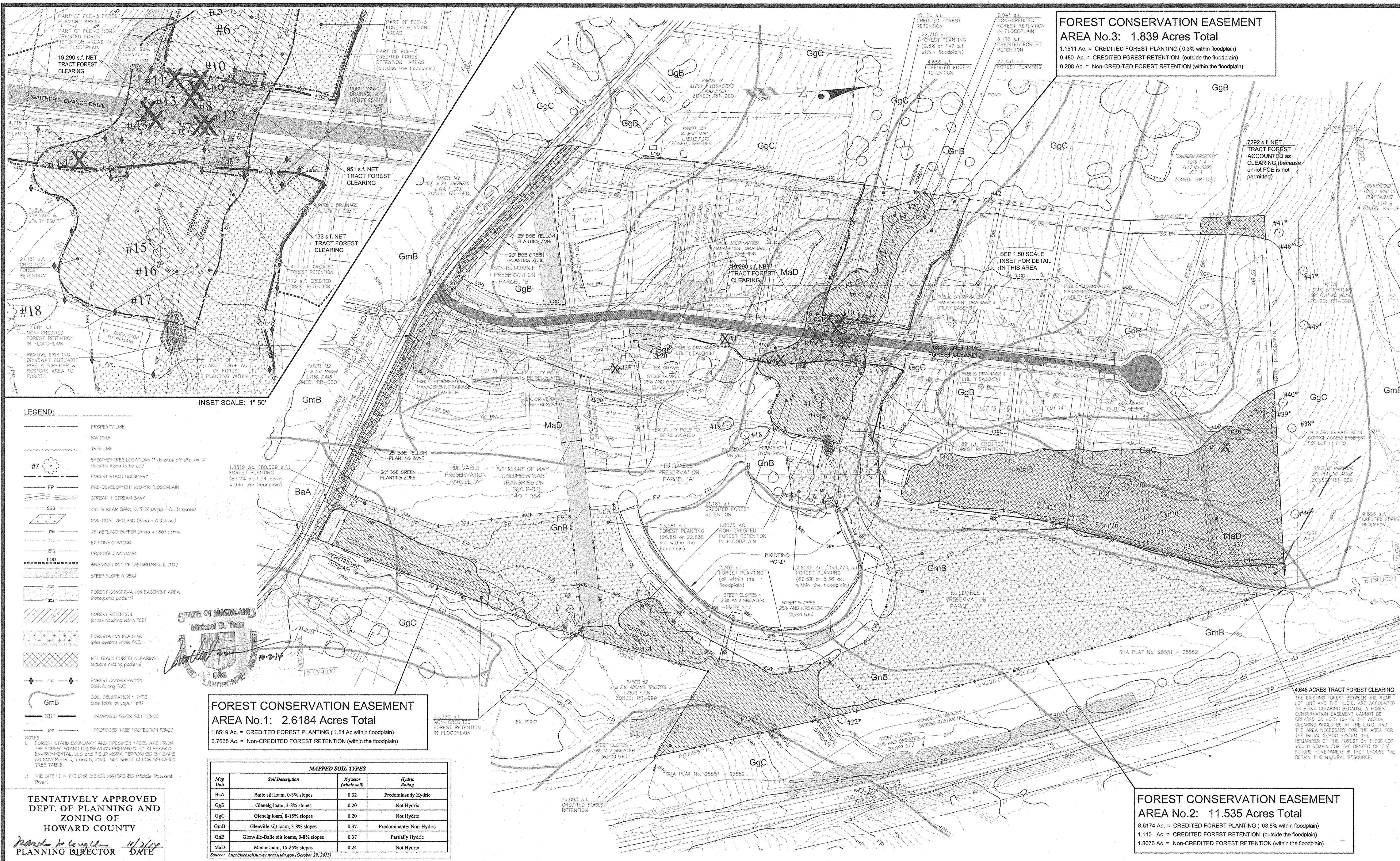
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12975
EXPIRATION DATE: MAY 25, 2015
10/2/14



PRELIMINARY SEDIMENT CONTROL PLAN

GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
OCT, 2014	28 - 8,9,14,&15	11 OF 13



FOREST CONSERVATION EASEMENT AREA No.3: 1,839 Acres Total
 1.1511 Ac. = CREDITED FOREST PLANTING (0.3% within floodplain)
 0.480 Ac. = CREDITED FOREST RETENTION (outside the floodplain)
 0.208 Ac. = Non-CREDITED FOREST RETENTION (within the floodplain)

FOREST CONSERVATION EASEMENT AREA No.1: 2,6184 Acres Total
 1.8519 Ac. = CREDITED FOREST PLANTING (1.54 Ac within floodplain)
 0.7665 Ac. = Non-CREDITED FOREST RETENTION (within the floodplain)

FOREST CONSERVATION EASEMENT AREA No.2: 11,535 Acres Total
 8.6174 Ac. = CREDITED FOREST PLANTING (68.8% within floodplain)
 1.110 Ac. = CREDITED FOREST RETENTION (outside the floodplain)
 1.8075 Ac. = Non-CREDITED FOREST RETENTION (within the floodplain)

- LEGEND:**
- PROPERTY LINE
 - BUILDING
 - TREE LINE
 - SPECIMEN TREE LOCATIONS (* denotes off-site, or 'X' denotes those to be cut)
 - FOREST STAND BOUNDARY
 - PRE-DEVELOPMENT 100-YR FLOODPLAIN
 - STREAM & STREAM BANK
 - SBB 100' STREAM BANK BUFFER (Area = 8.731 acres)
 - NON-TIDAL WETLAND (Area = 0.314 ac.)
 - 20' WETLAND BUFFER (Area = 1.861 acres)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - GRADING LIMIT OF DISTURBANCE (L.O.D.)
 - STEEP SLOPE (≥ 25%)
 - FOREST CONSERVATION EASEMENT AREA (hatched pattern)
 - FOREST RETENTION (cross-hatching within FCE)
 - FORESTATION PLANTING (plus symbols within FCE)
 - NET TRACT FOREST CLEARINGS (square nesting pattern)
 - FOREST CONSERVATION SIGN (along FCE)
 - SOIL DELINEATION & TYPE (see table at upper left)
 - PROPOSED SUPER SILT FENCE
 - PROPOSED TREE PROTECTION FENCE

MAPPED SOIL TYPES

Map Unit	Soil Description	K-factor (whole soil)	Hydric Rating
BaA	Baile silt loam, 0-3% slopes	0.32	Predominantly Hydric
GgB	Glensig loam, 3-8% slopes	0.20	Not Hydric
GgC	Glensig loam, 8-15% slopes	0.20	Not Hydric
GmB	Glenville silt loam, 3-8% slopes	0.37	Predominantly Non-Hydric
GnB	Glenville-Baile silt loams, 0-8% slopes	0.37	Partially Hydric
MaD	Manor loam, 15-25% slopes	0.24	Not Hydric

Source: <http://websoilsurvey.nrcs.usda.gov> (October 29, 2013)

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director: *Janet Marshall* 11/2/14
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND, 20686
 TEL: 301-421-4024 BALT: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4185

PREPARED FOR / OWNER:
 CHM, LLC
 5027 TEN OAKS ROAD
 CLARKSVILLE, MD 21029
 JANET MARSHALL
 410-531-1460

PRELIMINARY FOREST CONSERVATION PLAN
GAITHER'S CHANCE
 LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
 TAX PARCEL 45
 LIBER 10486 FOLIO 203
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
OCT, 2014	28 - 8,9,14, & 15	12 OF 13

NARRATIVE:

THIS SITE MUST BE AFFORESTED TO BRING IT UP TO THE 50% AFFORESTATION THRESHOLD. THE ENVIRONMENTAL BUFFERS AND AVAILABLE PERCENTAGE AREA DICTATE WHERE THE PROPOSED BUILDABLE LOTS COULD BE LOCATED. CONSEQUENTLY, THE PROPOSED LOTS (F1-F3) OCCUPY MOST OF THE EXISTING FOREST ON THE NET TRACT PORTION OF THIS SITE. SINCE A FOREST CONSERVATION EASEMENT CANNOT BE CREATED ON A BUILDABLE LOT, THE AMOUNT OF AFFORESTATION AND REFORESTATION PLANTING MUST ACCOUNT FOR ALL THE EXISTING FOREST ON LOTS B-16 AS BEING CLEARED (THOUGH ONLY THE FOREST WITHIN THE L.O.D. AND THE AREA FOR THE INITIAL SOFC SYSTEM WOULD ACTUALLY BE CLEARED).

TO MEET THE FOREST CONSERVATION OBLIGATION FOR THE DEVELOPMENT OF THIS SITE, APPROXIMATELY 11.7 ACRES OF MUST BE AFFORESTED OR REFORESTED. THE BULK OF THE AFFORESTATION PLANNING WILL BE WITHIN ENVIRONMENTAL AREAS (100-YR FLOODPLAIN, STREAM AND WETLAND BUFFERS) EXCEPT THE REGION AROUND THE EXISTING SHED/WORKSHOP TO REMAIN AND THE EXISTING POND AND ITS POTENTIAL EMBANKMENT "NON-WOODY" ZONE.

GENERAL NOTES

- 1. THIS AFFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- 2. IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- 3. THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE AFFORESTATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- 4. AT THE END OF THE POST-CONSTRUCTION MAINTENANCE AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- 5. THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
- 6. REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVE/PATTERN PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
- 7. THE FOREST CONSERVATION EASEMENT SHALL BE ESTABLISHED AT FINAL PLAN STAGE TO FULFILL THE REQUIREMENTS OF SECTION 15.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE WEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 8. THE FOLLOWING NOTES ARE FROM THE FOREST STAND DELINEATION PREPARED BY KLEBASKO ENVIRONMENTAL, LLC.
 - a. Total Site Area: 57.83 ± acres
 - b. Total Forest Area: 10.04 ± acres
 - c. Stand F1: 2.91 ± acres
 - d. Stand F2: 5.95 ± acres
 - e. Stand F3: 1.18 ± acres
 - f. Total Floodplain Area: 16.10 acres
 - g. Forested Floodplain Area: 3.18 acres
 - h. Total Steep Slope Area: 0.19 acres
 - i. Forested Steep Slope Area: 0.00 acres
- 9. No rare, threatened, or endangered species or their habitats were identified on the property during the course of the Forest Stand Delineation field work.
- 10. No known historic structures are located on the property. There are two existing graves on site located near the existing house.
- 11. Forest stand delineation field work was conducted by Michael J. Klebasco and Marijke Neers of Klebasco Environmental, LLC on November 5, 7, and 8, 2013.
- 12. Forty-nine (49) specimen trees exist on or within close proximity to the site and their survey locations are detailed on this plan. No State Champion Trees exist on the property and none of the specimen trees have a diameter within 75% of the diameter of a State Champion Tree.
- 13. A wetland delineation was performed by Michael J. Klebasco and Marijke Neers of Klebasco Environmental, LLC on October 30, 2013 and on November 4, 5, 7, and 8, 2013. The delineation revealed that jurisdictional Waters of the U.S. (excluding wetlands) do exist on the site, and their surveyed limits are demarcated on this plan.

FOREST CONSERVATION PROGRAM SEQUENCE (at Final Plan stage)

- 1. OBTAIN ALL NECESSARY PERMITS.
- 2. STAKEOUT LIMITS OF DISTURBANCE.
- 3. FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
- 4. INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
- 5. COMMENCE SITE CONSTRUCTION.
- 6. PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
- 7. INSTALL FOREST PLANTING AND THE REMAINDER OF THE CONSERVATION SIGNS ALONG THE EDGE OF THE CONSERVATION EASEMENT. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
- 8. INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS, START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- 9. POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- 10. FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

STATE OF MARYLAND
Michael B. Tran
10-2-14
PLANNING DIRECTOR

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

GLWGutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE REVISION BY APPR.



FOREST VICINITY MAP

SCALE: 1" = 1,000'

CONSTRUCTION PERIOD PROTECTION PROGRAM (at Final Plan stage)

- 1. THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
- 2. A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
- 3. FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
- 4. EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF STAKING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
- 5. AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS, THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

SEE SHEET 10 FOR: POST CONSTRUCTION & MANAGEMENT PROGRAM

FOREST CONSERVATION OBLIGATION & SURETY (at Final Plan Stage)

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 1,590+ ACRES OF FOREST RETENTION OUTSIDE THE FLOODPLAIN AND 11,618+ ACRES OF AFFORESTATION & REFORESTATION PLANTING FOR TOTAL OF 13,211+ ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.

Table with columns: Forest Conservation Easement No., Credited Retention Area on Net Tract, Credited Forest Planting and percent of planting within the floodplain, Non-credited forest retention within 100-yr floodplain, Total Area of Forest Conservation Easement (non-credited portion is in parenthesis).

Applicant: MITCHELL & BEST HOMES, LLC
Project Name: MARSHALL PROPERTY

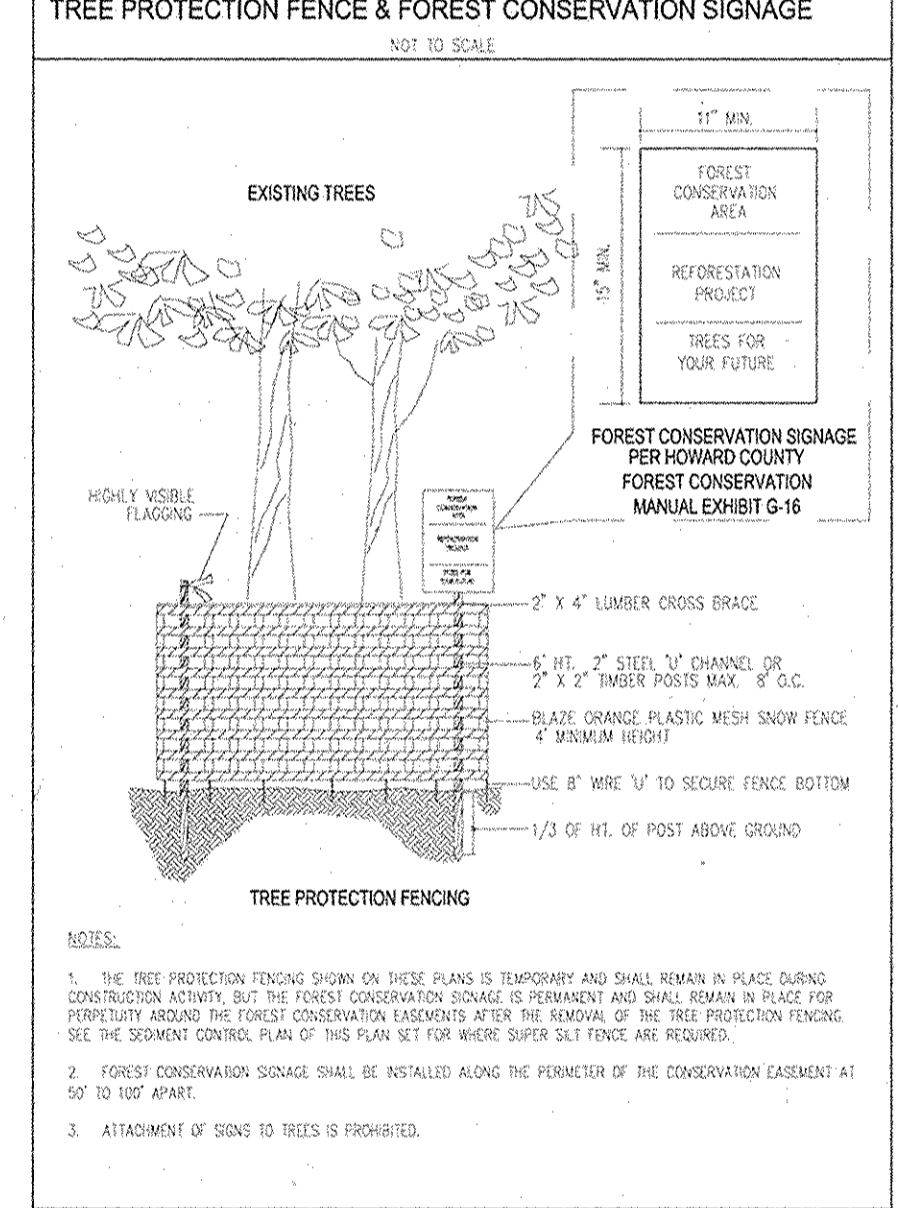
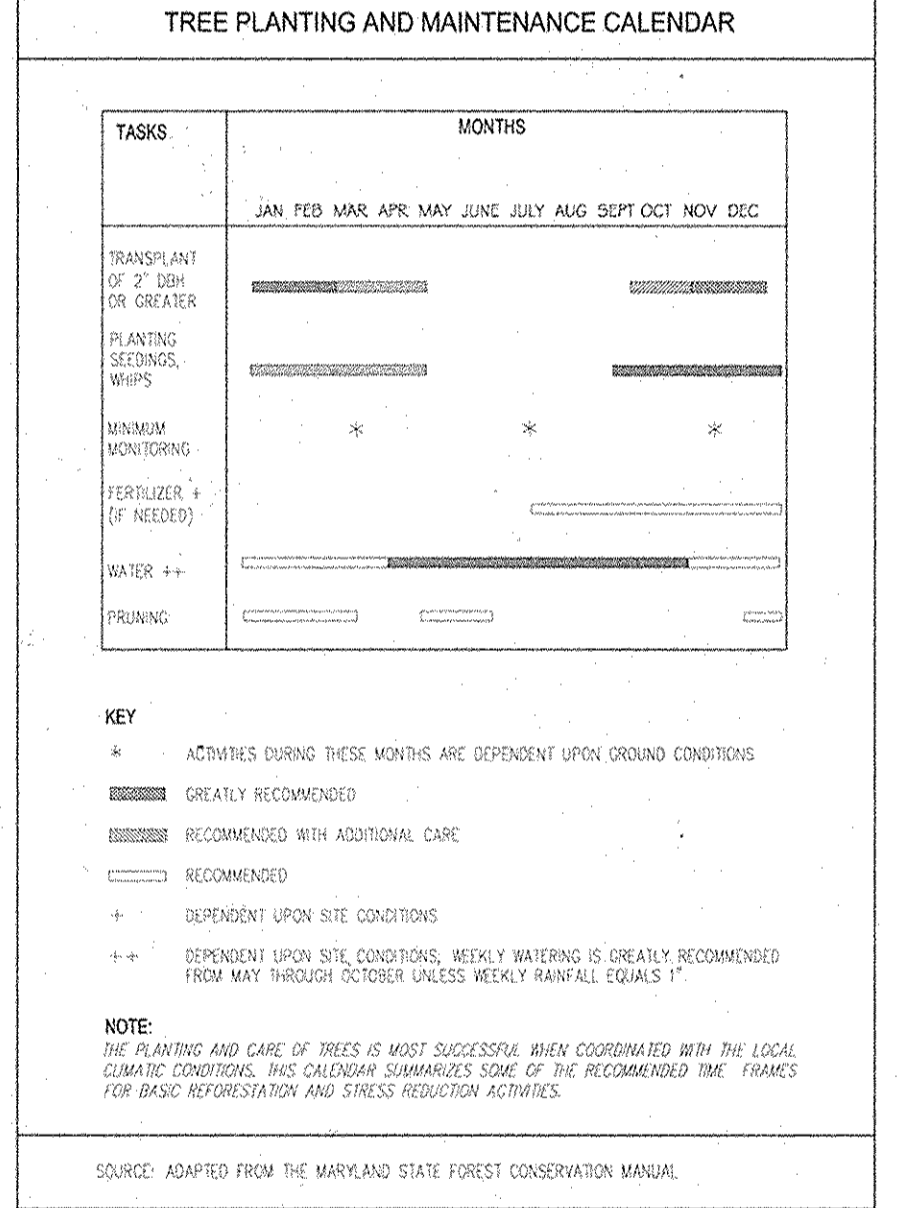
FOREST STAND ANALYSIS TABLE. Columns: KEY, (A) TYPE OF COMUNITY, (B) AREA, (C) SOIL INFORMATION, (D) EXISTING VEGETATION, (E) STAND CHARACTERISTICS, (F) FOREST AREA IN SENSITIVE ENVIRONMENTS.

FOREST CONSERVATION WORKSHEET

Project Name: GATHER'S CHANCE, DPZ File No.: SP-14-006. Tables for Site Data, Input Data, Reforestation and/or Afforestation Calculations, Break Even Point (BEP) Calculations, and Forest Conservation Required.

FOREST CONSERVATION ACREAGE TABULATION

Summary table for Forest Conservation Acreage Tabulation with columns: Forest Conservation Easement No., Credited Retention Area on Net Tract, Credited Forest Planting and percent of planting within the floodplain, Non-credited forest retention within 100-yr floodplain, Total Area of Forest Conservation Easement.



FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

Table with columns: FOREST PLANTING LOCATION NO., FCE-1, FCE-2, FCE-3, TOTAL. Rows for Area to be Planted, Base Quantity, and Required Quantity.

SPECIMEN TREE TABLE

Table with columns: No., Common Name, Scientific Name, DBH (inches), Condition Rating, Condition/Comments. Lists specimen trees like Red Maple, Yellow Poplar, Black Walnut, etc.

Table with columns: No., Common Name, Scientific Name, DBH (inches), Condition Rating, Condition/Comments. Lists specimen trees like Sycamore, Northern Red Oak, Yellow Poplar, Black Oak, Red Maple, White Oak, etc.

SPECIMEN TREE TABLE NOTES: 1. SPECIMEN TREES ARE FROM THE FOREST STAND DELINEATION PREPARED BY KLEBASKO ENVIRONMENTAL, LLC... 2. * DENOTES OFFSITE TREES... 3. DENOTES TREE PLACED IN A FOREST CONSERVATION EASEMENT... 4. DENOTES TREES TO BE CUT PER NP-14-124... 5. DENOTES TREE ON A BUILDABLE LOT BUT OUTSIDE OF THE L.O.D.

FOREST CONSERVATION CHARTS, NOTES & DETAILS

GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
TAX PARCEL 45
LIBER 10486 FOLIO 203

Summary information table: SCALE (1"=100'), ZONING (RR-DEO), G.L.W. FILE NO. (13070), DATE (OCT, 2014), TAX MAP (28-8.9,14,15), SHEET (13 OF 13).