

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: September 10, 2009

DPZ File No. WP-10-037

Department of Planning and Zoning

- Transportation Planning
Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator

- Comprehensive & Community Planning
2 Development Engineering Division
Other
2 File

See: F-09-038
F-09-038

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
5 State Highway Administration
1 Health Department
Public School System
Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Friendship Meadows, Lots 1-3

ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Original Review & Comments Files Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Plans. Lists various plan types like Sketch Plan, Prel Equiv Sketch Plan, etc.

Table with 1 column: Supplemental Documents. Lists documents like Wetlands Report, Soils/Topo Map/Drain Area Map, etc.

Table with 2 columns: Applications, # of Plans. Lists applications like Waiver Petition Applic/Exhibit, Planning Board Application, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved
On September 10, 2009

COMMENTS: Due- 17 Working Days: October 5, 2009

Handwritten signature and text: Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JB

Howard County Department of Planning and Zoning  
Division of Land Development

# WAIVER PETITION APPLICATION

Date Submitted/Accepted 9/10/09 DPZ File Number WP-10-037

I. **Site Description**

Subdivision Name/Property Identification: FRIENDSHIP MEADOWS (F-09-038)

Location of property: ~~#~~ 12097 FREDERICK ROAD  
(Street Address and/or Road Name)

RESIDENTIAL  
(Existing Use)

RESIDENTIAL  
(Proposed Use)

16  
(Tax Map No.)

13  
(Grid/Block No.)

210  
(Parcel No.)

FOURTH  
(Election District)

R-20  
(Zoning District)

10.013 ACRES  
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active planson file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

WP-09-071

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

| Section Reference No.            | Summary of Regulation  |
|----------------------------------|--|
| 1. <u>16.144 (p)</u>             | <u>REQUIRING PAYMENT OF FEES AND POSTING FINANCIAL OBLIGATIONS WITHIN 120 DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN.</u>       |
| 2. _____                         | _____  |
| 3. <u>16.144 (g)</u><br><u>a</u> | <u>REQUIRING SUBMISSION OF THE FINAL SUBDIVISION PLAN FOR RECORDATION WITHIN 180 DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN</u> |
| 4. _____                         | _____  |
| 5. _____                         | _____  |

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

SEE ATTACHED LETTER

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HCD scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**  
N/A
- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.  
N/A
- c. **Design Advisory Panel (DAP)** - For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendation to DPZ along with the waiver petition application submission, if applicable.  
N/A

V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 7 or 11 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

Plan applications are available on the DPZ website at [formsfeesapplications.htm](http://www.co.ho.md.us/DPZ/formsfeesapplications.htm).

<http://www.co.ho.md.us/DPZ/>

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plat or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

|         |  |                                    |
|---------|--|------------------------------------|
| Legend: | <u>T</u> Information Provided          | <u>X</u> Information Not Provided, |
|         | <u>NA</u> Not Applicable Justification | Attached                           |

1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
3. North arrow and scale of plan.
4. Location, extent, boundary lines and area of any proposed lots.
5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
6. Delineation of building setback lines.
7. Delineation of all existing public road and/or proposed street systems.
8. Identification and location of all easements.
9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
14. Submit 2 sets of photographs for all existing on-site structures.
15. Identify the location of any existing wells and/or private septic systems.

N/A 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

X 17. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

N/A 18. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with \_\_\_\_\_ [date] \_\_\_\_\_ if applicable.  
[DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

**I/WE** the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached \*

Nooshin Soozanagar 9-9-09  
(Signature of Property Owner) (Date) (Signature of Fee Simple Owner Only)

Terry Fisher 9/9/09  
(Signature of Petition Preparer) \* (Date)

Nooshin SOOZANAGAR  
(Name of Property Owner)

FISHER COLLINS & CARTER INC.  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

8955 Skyrock Court  
(Address)

10272 BALTIMORE NATIONAL AVE  
(Address)

Columbia, Md. 21046  
(City, State, Zip Code)

ELlicott City, MD, 21042  
(City, State, Zip Code)

E-Mail \_\_\_\_\_  
443-677-1630 (Telephone) (Fax)

E-Mail tfisher@fcc-edg.com  
410-461-2855 (Telephone) 410-750-3784 (Fax)

Contact Person: JALIL JABERIAN

Contact Person: TERRY FISHER

Howard County Department of Planning and Zoning  
Division of Land Development

**INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET**  
(For DPZ Use Only)

Project Name \_\_\_\_\_ DPZ File No. \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete \_\_\_\_\_
  - b. Required number of plans and applications are provided \_\_\_\_\_  
    2 Plans (7 sets on County Road or \_\_\_\_\_)  
    11 Applications (11 sets on State Road)
  - c. Supplemental Information is provided \_\_\_\_\_
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory \_\_\_\_\_
  - e. Photographs of existing structures (for Historic Preservation Review) \_\_\_\_\_
  - f. MAA Approval Letter (if applicable) \_\_\_\_\_
  - g. Written summary of Route 1 manual compliance (if applicable) \_\_\_\_\_
  - h. DAP project design recommendation for Route 1 projects \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of waivers requested \_\_\_\_\_
- \* Base Fee for first two waiver sections (**\$450**) \_\_\_\_\_
- Fee for each additional waiver section (\_\_\_ additional waivers x **\$50** each) \_\_\_\_\_
- \* (Maximum fee of **\$350** for Agricultural Preservation parcels)
- TOTAL** \_\_\_\_\_

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_ Waiver petition application is accepted for processing.

\_\_\_ Scheduled SRC meeting date.

\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_

**FISHER, COLLINS  
& CARTER, INC.**

*CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS*

Terrell A. Fisher, P.E., L.S.  
Earl D. Collins, P.E.  
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.  
Mark L. Robel, P.L.S.  
Aldo M. Vitucci, P.E.

September 9, 2009

Mrs. Cindy Hamilton, Chief  
Howard County Department of Planning & Zoning  
Division of Land Development  
3430 Court House Dr.  
Ellicott City, MD 21043

RE: Friendship Meadows,  
Lots 1 thru 3  
F-09-038  
Waiver Petition

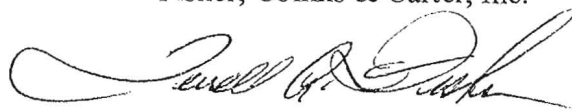
Dear Cindy:

On behalf of our client, we are formally requesting a Waiver from Section 16.144.p and 16.144.q of the Howard County Subdivision Regulations. We are requesting a 6-month extension of the September 10, 2009 APFO date established in your Departments letter dated May 10, 2009 to execute a Developer's Agreement to the Department of Public Works and a 6-month extension of the November 9, 2009 APFO date to submit the original subdivision plat.

Our justification is based on the current economic climate and the various constraints and challenges associated with obtaining loans, bonds and letters of credits from the various banks.

We greatly appreciate your consideration of this request. Should you have any questions or concerns, please contact our office.

Very truly yours,  
Fisher, Collins & Carter, Inc.



Terrell A. Fisher, P.E., L.S.

WO #06055-3001

Cc: File

Mr. Lev Feinstein (w/copy and receipt)

Mr. Jalil Saberian (w/copy and receipt)

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 2/4/2011

DPZ File No. F-09-38

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Public Service and Zoning Administration
1 Research
Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
1 Development Engineering Division
Other
1 File - PBF

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
1 Health Department
Public School System
1 Recreation and Parks
WSSC
MD Aviation Administration
1 Recreation and Parks - D. McNamara

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
1 DPW, Real Estate Services
2 DPW, Construction and Inspection - J. Seefried
DPW, Bureau of Utilities

RE: Friendship Meadows

ENCLOSED FOR YOUR THE ENCLOSED = Signature Approval Original

Review & Comments Files Pre-Packaged Plan Set

Plans # of Sheets

- Sketch Plan
Prel Equiv Sketch Plan
Preliminary Plan
Final Plat/Plat of Easement/RE Plat
Final Constr Plans (RDS)
Final Development Plan
Site Development Plan
Landscape Plan/Supplemental Plan
Grading Plan
House Type Revision/Walk-Thru Red-Line
Water and Sewer Plan

Supplemental Documents

- Wetlands Report
Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
Declaration of Intent (Forest Cons)
Drainage and/or Computation/Pond Safety Comps
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan/Traffic Study
Noise Study
Sight Distance Analysis/Speed Flow Study
Floodplain Study
Stormwater Management Comps/Geo-Tech Report
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
Perc Plat
Scenic Road Exhibits
Deeds
Photographs
Retaining Wall Comps/Details
Poster/Community or HDC Meeting Information
Route 1 Details/Summary

Applications

- Waiver Petition Applic/Exhibit
Planning Board Application
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved
Received and Revised X Approved

Recorded On

COMMENTS: SRC/Comments Due By:

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: November 12, 2008

DPZ File No. WP-09-071

Department of Planning and Zoning

- 1 Transportation Planning
- 2 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Comprehensive & Community Planning
- 1 Development Engineering Division
- Other
- 2 File

**See: F-09-038**

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- ~~4/5~~ State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Friendship Meadows

ENCLOSED FOR YOUR  Signature Approval  Review & Comments  Files

THE ENCLOSED  Original  Pre-Packaged Plan Set

| Plans   | # of Sheets              | Supplemental Documents   |
|---|--------------------------|--|
| <input type="checkbox"/> Sketch Plan                            | <input type="checkbox"/> | <input type="checkbox"/> Wetlands Report                               |
| <input type="checkbox"/> Prel Equiv Sketch Plan                 | <input type="checkbox"/> | <input type="checkbox"/> Soils/Topo Map/Drain Area Map                 |
| <input type="checkbox"/> Preliminary Plan                       | <input type="checkbox"/> | <input type="checkbox"/> FSD/FCP/Worksheet and Application             |
| <input type="checkbox"/> Final Plat/Plat of Easement/RE Plat    | <input type="checkbox"/> | <input type="checkbox"/> Declaration of Intent (Forest Cons)           |
| <input type="checkbox"/> Final Constr Plans (RDS)               | <input type="checkbox"/> | <input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps |
| <input type="checkbox"/> Final Development Plan                 | <input type="checkbox"/> | <input type="checkbox"/> Preliminary Road Profiles                     |
| <input type="checkbox"/> Site Development Plan                  | <input type="checkbox"/> | <input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study |
| <u>2</u> Landscape Plan/Supplemental Plan                       | <u>1</u>                 | <input type="checkbox"/> Noise Study                                   |
| <input type="checkbox"/> Grading Plan                           | <input type="checkbox"/> | <input type="checkbox"/> Sight Distance Analysis/Speed Flow Study      |
| <input type="checkbox"/> House Type Revision/Walk-Thru Red-Line | <input type="checkbox"/> | <input type="checkbox"/> Floodplain Study                              |
| <input type="checkbox"/> Water and Sewer Plan                   | <input type="checkbox"/> | <input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report   |
| <u>Applications</u>   |                          | <input type="checkbox"/> Industrial Waste Survey (DPW)                 |
| <u>19</u> Waiver Petition Applic/Exhibit                        | <input type="checkbox"/> | <input type="checkbox"/> Road Poster Form Letter                       |
| <input type="checkbox"/> Planning Board Application             | <input type="checkbox"/> | <input type="checkbox"/> Response Letter                               |
| <input type="checkbox"/> ASDP/CSDP Application                  | <input type="checkbox"/> | <input type="checkbox"/> Perc Plat                                     |
| <input type="checkbox"/> DED Application/Checklist              | <input type="checkbox"/> | <input type="checkbox"/> Scenic Road Exhibits                          |
| <input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate    | <input type="checkbox"/> | <input type="checkbox"/> Deeds   |
| <input type="checkbox"/> Overall Scaled Composite               | <input type="checkbox"/> | <input type="checkbox"/> Photographs                                   |
| <input type="checkbox"/> Water & Sewer Plans                    | <input type="checkbox"/> | <input type="checkbox"/> Retaining Wall Comps/Details                  |
| <input type="checkbox"/> List of Street Names                   | <input type="checkbox"/> | <input type="checkbox"/> Poster/Community or HDC Meeting Information   |
|   |                          | <input type="checkbox"/> Route 1 Details/Summary                       |

WAS:  Received  Tentatively Approved  Recorded

Received and Revised  Approved On November 12, 2008

COMMENTS: \_\_\_\_\_ SRC/Comments Due By: December 4, 2008

*X* Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.  
*The Health Department does not object to this proposal. RB 11/25/08*  
 DPZ STAFF INITIALS: JEH

Howard County Department of Planning and Zoning  
Division of Land Development

# WAIVER PETITION APPLICATION

Date Submitted/Accepted 11/12/08 DPZ File Number WP-09-071

I. **Site Description**

Subdivision Name/Property Identification: Friendship Meadows

Location of property: 12097 Frederick Road, Ellicott City, Maryland 21042  
(Street Address and/or Road Name)

Residential  
(Existing Use)

Residential  
(Proposed Use)

16  
(Tax Map No.)

13  
(Grid/Block No.)

270  
(Parcel No.)

Fourth  
(Election District)

RR-DEO  
(Zoning District)

10.10 acres  
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)  
None

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

| <u>Section Reference No.</u>   | <u>Summary of Regulation</u>  |
|--------------------------------|---|
| 1. <u>16.120(B)(4)(iii)(b)</u> | <u>Usable Design: Residential lots shall be designed to be usable in terms of not being encumbered by environmentally sensitive features.</u> |
| 2. _____                       | _____   |
| 3. _____                       | _____   |
| 4. _____                       | _____   |
| 5. _____                       | _____   |

III. **Justification** (if additional space is needed for justification, please attach to the application)

**All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application.** Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

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- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.  
See attached Waiver Petition Justification

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IV. **Pre-Submission Meeting Requirements**

- ➔➔➔a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
  
- ➔➔➔b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.
  
- ➔➔➔c. **Design Advisory Panel (DAP)** – For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendation to DPZ along with the waiver petition application submission, if applicable.

V. **Plan Exhibit**

A. **Number of Copies Required**

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B. **Plan Requirement Checklist**

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|         |                                  |   |
|---------|----------------------------------|---|
| Legend: | <u>  </u> T Information Provided | <u>  </u> X Information Not Provided,<br>Justification Attached |
|         | <u>  </u> NA Not Applicable      |   |

- T \_\_\_ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T \_\_\_ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T \_\_\_ 3. North arrow and scale of plan.
- T \_\_\_ 4. Location, extent, boundary lines and area of any proposed lots.
- T \_\_\_ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- T \_\_\_ 6. Delineation of building setback lines.
- T \_\_\_ 7. Delineation of all existing public road and/or proposed street systems.
- T \_\_\_ 8. Identification and location of all easements.
- T \_\_\_ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A \_\_\_ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- T \_\_\_ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- T \_\_\_ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- T \_\_\_ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- T \_\_\_ 14. Submit 2 sets of photographs for all existing on-site structures.
- T \_\_\_ 15. Identify the location of any existing wells and/or private septic systems.

- N/A      16. **Route 1 Manual**  
 Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- T      17. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**
- N/A      18. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with  
 [date]  
 \_\_\_\_\_, if applicable.  
 [DPZ, Director, DLD Division Chief or other SRC representatives]

**VI. Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

**VII. Owner's/Petitioner's Certification**

**I/WE** the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner=s authorization attached \*

\_\_\_\_\_  
 (Signature of Property Owner) (Date)  
 (Fee Simple Owner Only)

\_\_\_\_\_  
 (Signature of Petition Preparer) \* (Date)

See Attached ✓  
 \_\_\_\_\_  
 (Name of Property Owner)

See Attached ✓  
 \_\_\_\_\_  
 (Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

\_\_\_\_\_  
 (Address)

\_\_\_\_\_  
 Address)

\_\_\_\_\_  
 (City, State, Zip Code)  
 E-Mail \_\_\_\_\_

\_\_\_\_\_  
 (City, State, Zip Code)  
 E-Mail \_\_\_\_\_

\_\_\_\_\_  
 (Telephone) (Fax)

\_\_\_\_\_  
 (Telephone) (Fax)

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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N/A 18. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with \_\_\_\_\_ [date], if applicable.  
[DPZ, Director, DLD Division Chief or other SRC representatives]


VI. **Fees**

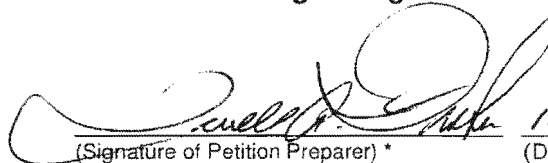
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Owner's authorization attached \*

 \_\_\_\_\_ 11-1  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)

 \_\_\_\_\_ 10/3/08  
(Signature of Petition Preparer) \* (Date)

Mr. Lev Feinstein & Mr. Nooshin Soozanger  
\_\_\_\_\_  
(Name of Property Owner)

Fisher, Collins & Carter, Inc.  
\_\_\_\_\_  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

8955 Skyrock Court  
\_\_\_\_\_  
(Address)

10272 Baltimore National Pike  
\_\_\_\_\_  
(Address)

Columbia, Maryland 21046  
\_\_\_\_\_  
(City, State, Zip Code)

Ellicott City, Maryland 21042  
\_\_\_\_\_  
(City, State, Zip Code)

E-Mail Unavailable

E-Mail tfisher@fcc-eng.com

443-570-3165 Unavailable  
\_\_\_\_\_  
(Telephone) (Fax)

410-461-2855 410-750-3784  
\_\_\_\_\_  
(Telephone) (Fax)

Contact Person: Mr. Feinstein or Mr. Soozanger

Contact Person: Mr. Terrell A. Fisher, P.E., L.S.

**Howard County Department of Planning and Zoning  
Division of Land Development**

Howard County Department of Planning and Zoning  
Division of Land Development

INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET  
(For DPZ Use Only)

Project Name \_\_\_\_\_ DPZ File No. \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete ..... \_\_\_\_\_
  - b. Required number of plans and applications are provided ..... \_\_\_\_\_  
    \_\_\_ Plans (15 sets on County Road or  
    \_\_\_ Applications 19 sets on State Road)
  - c. Supplemental Information is provided ..... \_\_\_\_\_
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory ..... \_\_\_\_\_
  - e. Photographs of existing structures (for Historic Preservation Review) ..... \_\_\_\_\_
  - f. MAA Approval Letter (if applicable) ..... \_\_\_\_\_
  - g. Written summary of Route 1 manual compliance (if applicable) ..... \_\_\_\_\_
  - h. DAP project design recommendation for Route 1 projects ..... \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of waivers requested ..... \_\_\_\_\_
  - \* Base Fee for first two waiver sections (**\$450**) ..... \_\_\_\_\_
  - Fee for each additional waiver section (\_\_\_ additional waivers x **\$50** each) ..... \_\_\_\_\_
  - \* (Maximum fee of **\$350** for Agricultural Preservation parcels)
- TOTAL** \_\_\_\_\_

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_ Waiver petition application is accepted for processing.

\_\_\_ Scheduled SRC meeting date.

\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_

**FISHER, COLLINS  
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS**

Terrell A. Fisher, P.E., L.S.  
Earl D. Collins, P.E.  
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.  
Mark L. Robel, P.L.S.  
Aldo M. Vitucci, P.E.

COMMUNITY MEETING  
PROPOSED SUBDIVISION  
**FRIENDSHIP MEADOWS**  
(FORMERLY SABERIAN PROPERTY)  
LOTS 1 THRU 3  
12097 FREDERICK ROAD  
TAX MAP 16, GRID 13, PARCEL 270

SUMMARY

- Meeting held on November 20, 2007 at 6:00 P.M. at Miller Library Meeting Room - #9421 Old Frederick Road
- A sign-in-sheet was provided for those in attendance and a copy is enclosed with this summary.
- Discussion was presented from the consultant about APFO processing relating to housing and open closed school charts.
- The processing of the subdivision plat and supporting drawings was discussed explaining the general information required.
- The adjoining property owners in attendance were pleased to see that the prepared Saberian subdivision is being designed to create a 3 acre lot community that is compatible with the surrounding existing homesite parcels. An explanation of the cluster density exchange option was discussed to explain the ultimate cluster development that was not being pursued by the owner/developer with this submittal.
- The neighbors expressed their concern over the present renter's use of the site to park numerous cars and said that there appeared to be religious meetings being held at the on-site existing rancher and were pleased that the property owner stated that they would be asking the renter to vacate the property very soon.
- We mentioned that perimeter landscaping along the western side of the proposed driveway was being considered to provide a buffer the existing on-site rancher from the homes on adjoining Tax Parcels 29, 113 and 266. This was also received favorably by those in attendance.
- General conversation continued and the meeting adjourned at 7:30 p.m.

WO #06055-3001

**Friendship Meadows**  
**Lots 1 thru 3**  
**Waiver Petition Justification**

On behalf of our clients, Mr. Lev Feinstein and Nooshin Soozangar, et al., owners of the property at 12097 Frederick Road, Ellicott City, Maryland 21042, we are requesting a waiver to the **Howard County Subdivision and Land Development Regulations (Regulations)**, Section 16.120 (b)(4) *Usable Design*: Residential lots shall be designed to be usable in terms of:

**(iii) Not being encumbered by environmentally sensitive features:**

**(b) For a lot or buildable preservation parcel of 10 acres or greater in size, floodplains, wetlands, streams, their buffers, and forest conservation easements for afforestation, reforestation or retention may be located on the lot or parcel if the building envelope is no closer than 35 feet from these environmental features, and provided that a deck may project 10 beyond the building envelope;**

Justification for the waiver to **Section 16.120 (b)(4)(iii)(b)** is as follows:

- a. “Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.”**

The total acreage of the Friendship Meadows property is 10.10 acres and it is being subdivided into three (3) lots of 3.00 acres to 3.78 acres in accordance with the conditions set forth under the RR-DEO District Bulk Regulations in the Howard County Zoning Regulations. The 3 acre Non-Cluster zoning option was utilized based upon the location of successful percolation testing for the proposed septic systems. As such, there are no Preservation Parcels or Open Space Lots upon which to locate environmentally sensitive features. There is; however, an existing stream that traverses the front of the property from west to east through proposed Lot 1 and crosses again on the west side of the property from north to south through Lot 3. A Floodplain Study prepared by Fisher, Collins & Carter Inc., in August of 2008, indicates that the limits of the 100-year Floodplain (Floodplain), associated stream buffers and wetlands will fall within the boundaries of the aforementioned lots. Since there are no Preservation Parcels or Open Space Lots upon which to locate these features, and should the Regulations be strictly enforced, the property cannot be developed which will create an extraordinary financial hardship for the property owners who wish to subdivide in compliance with the current Regulations.

b. **“Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.”**

When presented at the Community Meeting in November of 2007, the adjacent property owners in attendance were very receptive to the implementation of the 3 acre Non Cluster zoning option for this project because it would allow development of this project in a way that would be compatible with their existing properties in the surrounding neighborhoods. This, along with the preservation of the Floodplain and portions of the existing wetlands and stream bank buffers within an easement that will be deeded to Howard County in accordance with Section 16.115(b)(1) of the Regulations would support the premise that the intent of the Regulations will be served to a greater extent by the implementation of this alternative proposal.

c. **“Substantiate that approval of the waiver will not be detrimental to the public interests.”**

It is felt that approval of this waiver request will not be detrimental to the public interests because approval will put in place a mechanism by which the Floodplain and associated environmental features located on Lots 1 and 3 of this property will be located within the aforementioned easement which should minimize the potential for adverse environmental impacts, i.e. additional grading, loss of buffers and trees, etc. Finally, the Floodplain will not be critical to the proposed development because the existing house on Lot 1 and the proposed house on Lot 3 will be located above and beyond the Floodplain limits.

d. **“Confirm that approval of the waiver will not nullify the intent of the Regulations.”**

Approval of this waiver request should not be seen as setting a precedent leading to the nullification of the Regulations as it is felt that approval of this waiver is particular to this project and will allow development of this property in conformance with the existing properties in the surrounding neighborhoods and also protect the on-site environmental features.

| U.S. Equivalent Coordinate Table |             |              | Metric Coordinate Table |               |               |
|----------------------------------|-------------|--------------|-------------------------|---------------|---------------|
| POINT                            | NORTH       | EAST         | POINT                   | NORTH         | EAST          |
| 102                              | 593668.5227 | 1331317.6177 | 102                     | 180950.527632 | 405786.421498 |
| 103                              | 593923.1816 | 1331500.8677 | 103                     | 181028.147833 | 405842.276196 |
| 104                              | 593413.0923 | 1331282.3024 | 104                     | 180872.672282 | 405775.657368 |
| 118                              | 592500.9761 | 1331891.2822 | 118                     | 180594.559710 | 405956.226760 |
| 134                              | 592661.3003 | 1330924.5084 | 134                     | 180643.525639 | 405666.601529 |
| 448                              | 593844.8280 | 1331737.9614 | 448                     | 181004.265587 | 405914.542516 |
| 449                              | 593018.0420 | 1331462.2996 | 449                     | 180752.260712 | 405830.520610 |
| 450                              | 592594.2015 | 1331324.9384 | 450                     | 180623.073878 | 405788.852839 |
| 451                              | 592689.6658 | 1331375.4416 | 451                     | 180652.171449 | 405804.046239 |
| 452                              | 592768.0818 | 1331135.9527 | 452                     | 180676.072712 | 405731.049884 |
| 453                              | 592629.8979 | 1331111.9095 | 453                     | 180633.954174 | 405723.721499 |
| 454                              | 592782.2713 | 1330915.2926 | 454                     | 180680.397674 | 405663.792557 |
| 455                              | 592844.0254 | 1331361.1260 | 455                     | 180699.220357 | 405799.682856 |

| Minimum Lot Size Chart |            |               |                  |
|------------------------|------------|---------------|------------------|
| LOT No.                | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
| 2                      | 3,258 Aca  | 0.133 Aca     | 3,125 Aca        |
| 3                      | 3,582 Aca  | 0.310 Aca     | 3,272 Aca        |

| WETLAND TABULATION |                    |
|--------------------|--------------------|
| Sym                | Bearing & Distance |
| WL-1               | N35°06'41"E 24.05' |
| WL-2               | S34°27'11"W 24.11' |
| WL-3               | S54°31'05"W 12.75' |
| WL-4               | S65°05'58"W 14.17' |
| WL-5               | S71°56'55"W 18.60' |

| PUBLIC FOREST CONSERVATION EASEMENT No. 2 |                     |
|---|---------------------|
| Sym                                       | Bearing & Distance  |
| FCE-2-1                                   | S82°06'50"W 219.16' |
| FCE-2-2                                   | S07°53'10"E 123.28' |
| FCE-2-3                                   | S79°37'03"W 36.57'  |
| FCE-2-4                                   | N34°43'17"W 62.21'  |
| FCE-2-5                                   | N45°23'31"W 50.14'  |
| FCE-2-6                                   | N39°03'13"W 49.60'  |
| FCE-2-7                                   | N25°09'58"W 40.01'  |
| FCE-2-8                                   | N15°05'24"W 38.73'  |
| FCE-2-9                                   | S71°11'17"E 110.38' |
| FCE-2-10                                  | N45°53'05"E 118.65' |
| FCE-2-11                                  | S71°11'17"E 170.28' |
| FCE-2-12                                  | S24°55'24"E 35.06'  |

| PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT |                    |
|---|--------------------|
| Sym   | Bearing & Distance |
| FP-1  | N31°14'01"E 35.91' |
| FP-2  | N22°25'18"E 31.68' |
| FP-3  | N18°55'05"E 27.24' |
| FP-4  | N29°38'40"E 23.68' |
| FP-5  | N65°42'28"W 46.90' |
| FP-6  | N59°20'17"W 33.12' |
| FP-7  | N48°09'10"W 42.69' |
| FP-8  | N41°21'20"W 33.09' |
| FP-9  | N54°19'11"W 27.50' |
| FP-10   | N45°21'50"W 37.71' |
| FP-11   | N56°10'12"W 75.14' |

| PUBLIC FOREST CONSERVATION EASEMENT No. 3 |                     |
|---|---------------------|
| Sym                                       | Bearing & Distance  |
| FCE-3-1                                   | N39°01'05"W 494.33' |
| FCE-3-2                                   | N29°36'40"E 23.68'  |
| FCE-3-3                                   | N18°55'05"E 27.24'  |
| FCE-3-4                                   | N22°25'18"E 31.68'  |
| FCE-3-5                                   | N31°14'01"E 35.91'  |
| FCE-3-6                                   | S80°29'15"E 123.27' |
| FCE-3-7                                   | S09°56'55"W 35.34'  |
| FCE-3-8                                   | S65°24'15"W 52.16'  |
| FCE-3-9                                   | S30°57'51"W 70.79'  |
| FCE-3-10                                  | S28°16'52"E 56.47'  |
| FCE-3-11                                  | S44°32'57"E 69.17'  |
| FCE-3-12                                  | S64°34'36"E 55.37'  |
| FCE-3-13                                  | S18°19'53"E 84.88'  |
| FCE-3-14                                  | S39°05'04"E 219.09' |
| FCE-3-15                                  | S28°06'22"E 35.93'  |
| FCE-3-16                                  | S58°54'00"W 73.42'  |
| FCE-3-17                                  | S14°20'24"W 74.95'  |
| FCE-3-18                                  | S46°50'54"W 31.64'  |
| FCE-3-19                                  | N72°47'55"W 35.02'  |
| FCE-3-20                                  | N18°26'21"E 184.48' |

| PUBLIC FOREST CONSERVATION EASEMENT No. 1 |                     |
|---|---------------------|
| Sym                                       | Bearing & Distance  |
| FCE-1-1                                   | S04°21'23"E 121.32' |
| FCE-1-2                                   | S82°06'50"W 201.33' |
| FCE-1-3                                   | N00°58'47"E 38.67'  |
| FCE-1-4                                   | N45°28'53"E 47.44'  |
| FCE-1-5                                   | N18°10'09"E 58.73'  |
| FCE-1-6                                   | N01°41'15"W 46.14'  |
| FCE-1-7                                   | S80°29'15"E 141.33' |

| PUBLIC FOREST CONSERVATION EASEMENT No. 4 |                     |
|---|---------------------|
| Sym                                       | Bearing & Distance  |
| FCE-4-1                                   | S18°26'21"W 184.48' |
| FCE-4-2                                   | N33°22'15"W 245.79' |
| FCE-4-3                                   | N19°40'39"E 149.73' |
| FCE-4-4                                   | N22°01'33"E 24.81'  |
| FCE-4-5                                   | S71°42'51"E 188.40' |

**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher, L.S. #10692* 10/14/09 Date  
 (Registered Land Surveyor)

*L. Feinstein* 11/30/10 Date  
 Lev N. Feinstein (Owner)

*Nooshin Soozangar* 11/30/10 Date  
 Nooshin Soozangar (Owner)

*Larisa Feinstein* 11/30/10 Date  
 Larisa Feinstein (Owner)

**OWNER/DEVELOPER**

Lev N. Feinstein  
 Nooshin Soozangar  
 Larisa Feinstein  
 8955 Skyrock Court  
 Columbia Md. 21046  
 443-570-3165

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2255

**TOTAL SHEET AREA TABULATION**

|  | SHEET 2   | SHEET 3   | TOTAL      |
|--|-----------|-----------|------------|
| TOTAL AREA OF FLOODPLAIN TO BE RECORDED        | 0.798 Aca | 0.206 Aca | 1.002 Aca  |
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 2         | 1         | 3          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0         | 0         | 0          |
| TOTAL NUMBER OF LOTS TO BE RECORDED            | 2         | 1         | 3          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 5.471 Aca | 4.443 Aca | 9.914 Aca  |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.000 Aca | 0.000 Aca | 0.000 Aca  |
| TOTAL AREA OF LOTS TO BE RECORDED              | 5.471 Aca | 4.443 Aca | 9.914 Aca  |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.099 Aca | 0.000 Aca | 0.099 Aca  |
| TOTAL AREA TO BE RECORDED                      | 5.570 Aca | 4.443 Aca | 10.013 Aca |

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

*Barbara Saunders* 11/7/2011 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Michael DeWitt* 11/2/11 Date  
 Chief, Development Engineering Division

*Robert Shalinski* 11/13/11 Date  
 Director

**OWNER'S CERTIFICATE**

Lev N. Feinstein, Nooshin Soozangar, Larisa Feinstein Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 30th Day Of November, 2010.

*L. Feinstein* Lev N. Feinstein  
*Nooshin Soozangar* Nooshin Soozangar  
*Larisa Feinstein* Larisa Feinstein

*Terrell A. Fisher* Witness  
*Terrell A. Fisher* Witness  
*Terrell A. Fisher* Witness

**GENERAL NOTES CONTINUED:**

- The Forest Conservation Easements Shown Hereon Have Been Established To Fulfill The Requirements Of Section 161200 Of The Howard County Subdivision And Land Developments Regulations, Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. Any Unauthorized Activities That Result In Additional Clearing, Or That Affect Proposed Planting/Retention Areas Shown On The Forest Conservation Plan May Result In A Request For Reevaluation Of The Forest Conservation Requirements And Designation Of Additional Planting/Retention Areas If Needed To Meet The Obligations Of The Forest Conservation Program.
- The Lots Shown Hereon Conform With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- The Property Is Located Outside Of The Metropolitan District.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures shall be Permitted Within The Limits Of Wetlands, Streambeds, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
- Wetlands Denotes Wetlands Area Outline.
- FP- Denotes Existing Centerline Of Stream.
- FP- Denotes Public 100 Year Floodplain Elevation.
- FP- Denotes Limit Of Public 100 Year Floodplain, Drainage And Utility Easement.
- A Community Hearing Was Conducted On November 20, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, For Section 161200, Of The Subdivision Regulations.
- Stream Buffers Are Measured From The Top Of Bank Of The Stream.
- The Floodplain Delineation Shown On This Plat Is Based On Floodplain Study Provided By Fisher, Collins & Carter, Inc. Dated August 4, 2008 And Approved Under F-09-038. The Onsite Floodplain Area Is 1.04 Acres.
- No Clearing, Excavating, Filling, Altering Drainage, Or Impermeable Paving, May Occur On Land Located In A Floodplain Unless Required Or Authorized By The Department Of Planning And Zoning Upon The Advice Of The Department Of Inspections, Licenses And Permits, The Department Of Public Works, The Department Of Recreation And Parks, The Soil Conservation District, Or The Maryland Department Of The Environment. Any Proposed Construction Of A Structure Located Within A Floodplain Shall Be Subject To The Requirements Of The Howard County Building Code.
- Plat Subject To WP-09-071 Which The Planning Director On December 17, 2008 Approved A Request To Waive The Following Section 161200(b)(4)(ii) Usable Lot Design. In That Residential Lots Shall Be Designed To Be Usable In Terms Of Not Being Encumbered By Environmentally Sensitive Features.
- Approval Subject To The Final Conditions:
  - Compliance With All SAC Agency Comments Generated With The Review Of This Subdivision Plat, F-09-038.
  - Compliance With The State Highway Administration Comments "Applicant Must Obtain And Meet The Terms And Conditions Of A Use And Common Access Permit".
  - Final Plat, F-09-038, Shall Be Designed So That A 35-Foot Environmental Residential Setback Is Required From The Edge Of The Most Restrictive Environmental Buffer Or Feature Located Within The Subject Lots.
  - To Fulfill The Forest Conservation Obligation Associated With The Subdivision The Existing Qualifying Forest Located On Lots 2 And 3 Shall Be Encumbered Forest Conservation Retention Easements. These Easements Shall Be Located To Allow The Property Owners To Have Adequate Yard Areas. In Addition To The On-site Retention Of Forest On Lots 2 And 3, On-site Planting Is Required On Lot 1 Of The Floodplain And Wetlands. This Planting Shall Be Done As "Priority Planting" Which Will Protect These Environmental Features As Well As Enhance The Scenic Views. Off-site Planting Shall Be Done Only For The Remainder Of FC Obligation, If Needed.
  - The Approval Of This Petition Does Not Sanction Any Disturbance To The Environmental Features, Or Their Restrictive Buffers Or Setbacks.
- This Subdivision Is Subject To The Conditions Of Approval Of Waiver To The Design Manual III, Section 2.6.6B, On Which The Planning Director On January 16, 2009 Approved A Request To Waive The Following: Section 2.6.6B. If A Shared Residential Driveway Crosses A 100-Year Floodplain As Defined By Volume I Of The Howard County Design Manual, Then A Public Access Place Shall Be Required.
  - The Justification Provided By FCC In Their Letter Dated January 16, 2009.
  - A Use-In-Common Driveway To Provide Ingress And Egress To The Three Lots Will Lessen The Environmental Impact Of The Development.
  - The Granting Of The Waiver Will Not Impact County's Infrastructure System. In Accordance With The Structural Inspection Report Provided By Transitech Engineering Consultants, Inc. In April 2009, The Existing Entrance Bridge Is In Need Of Repair Or Replacement. It Is Understood That The Bridge Will Be Updated To Meet A Load Rating Of HS-20. The Design Shall Be Signed And Sealed By A Professional Engineer Prior To The Issuance Of Any Building Permit.

**Developer's/Builder's Certificate**

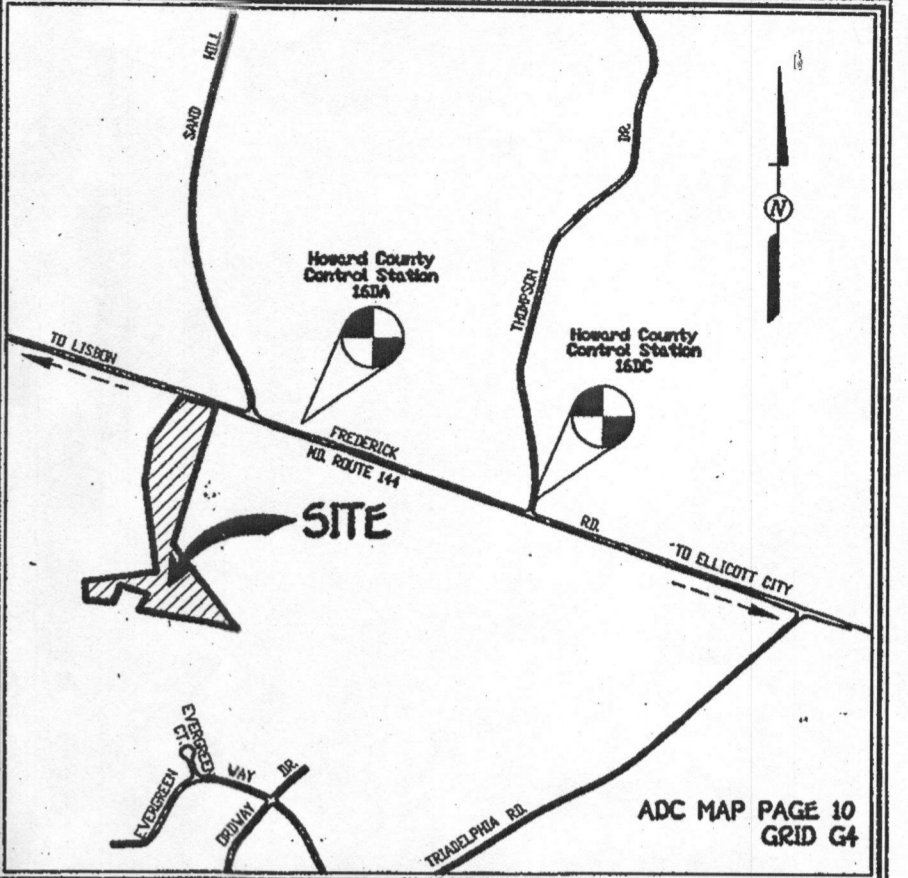
I/We certify that the landscaping shown in this plan will be done according to Section 16124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*Terrell A. Fisher* 11/30/10 Date  
 Developer/Builder

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By William E. Saunders And Barbara Saunders To Lev N. Feinstein And Nooshin Soozangar And Larisa Feinstein By Deed Dated September, 2005 And Recorded In The Land Records Of Howard County In Liber No. 9513 Folio 303, And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 10/14/09 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692



**VICINITY MAP**

SCALE: 1" = 1200'

**GENERAL NOTES:**

- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 161A And 161C.  
 Sta. HCN. 161A N 59372.09430 E 1332332.02190  
 Sta. HCN. 161C N 593095.46570 E 1333961.81310
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 10, 2007 By Fisher, Collins & Carter, Inc.
- B.C. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
  - Width - 12 Feet (US Feet) Serving More Than One Residence;
  - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1" - 1/2" Minimum;
  - Geometry - Maximum 18% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loadings);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (9).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Zoning Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2005.
- Previous Department Of Planning And Zoning File Number: WP-09-071.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$3,000.00.
- Landscape Plan For Lots 2 And 3 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual. A Landscape Surety For 20 Shade Trees, 70 Evergreens And 1 (235 L.F. Privacy Fence) In The Amount Of \$18,850.00 Is Provided With The Grading Permit.  
 Lot 2 Surety 05 Shade Trees • \$300/Shade Tree And 070 Evergreens • \$150/Evergreen Tree = \$45,000.00  
 Lot 3 Surety 05 Shade Trees • \$300/Shade Tree + 1 (235 L.F. Privacy Fence) • \$10 per L.F. = \$3,950.00
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January, 2008.
- This Project Complies With The Requirements Of Section 161200 Of The Howard County Code For Forest Conservation With An Obligation Of 3.4 Acres Provided By 2.3 Acres Of On Site Retention, And 1.1 Acres Of On Site Afforestation (Planting) Forest Conservation Surety In The Amount Of \$43,996.00 Shall Be Provided With The Developer's Agreement For This Plat (F-09-038) Based On:  
 2.3 Acres (Retention) x \$4,560 Set/1 Ac. x \$4020/Set/1" = \$420,038.00  
 1.1 Acres (Afforestation) x \$4,560 Set/1 Ac. x \$8050/Set/1" = \$623,958.00
- Reforestation Of Trees Within The 100 Year Flood Zone Shall Be A Species Of Tree That Does Not Grow More Than 40 Feet Tall. Refer To The 806 Tree Planting Guide.
- Water Quality Volume (WQV) And Groundwater Recharge Volume (GRV) Stormwater Management Requirements Are Being Met By Applying The Criteria Found In The 2000 Maryland Stormwater Design Manual Volumes I And II, Chapter 3, Section 3.4 "Stormwater Filtering Systems" For The Bioretention Filter Systems Located On Lots 2 And 3 Along With Chapter 5, Section 5.3 "Disconnection Of Non-Rooftop Runoff Credit" For All Driveway Surfaces And Section 5.4 "Vegetation To Buffer Credit" For The Level Spreader Located On Lot 3.
- A Private Use-In-Common Driveway Access And Maintenance Agreement For Shared Driveway For Lots 1, 2 & 3 Is Recorded Simultaneously With This Plat.

RECORDED AS PLAT No. 21456 ON 11/28/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**FRIENDSHIP MEADOWS**

LOTS 1 THRU 3  
 Zoned: RR-DEO  
 Tax Map: 16 Parcel: 270 Grid: 13  
 Third Election District  
 Howard County, Maryland

Scale: 1" = 50'  
 Date: September 29, 2009  
 Sheet 1 of 3

F-09-038



**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

N 593000  
N 180746.7614  
(Meters)  
E 1331000  
E 405720.0914  
(Meters)

**PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT**

| Sym  | Bearing & Distance |
|------|--------------------|
| FP-1 | N31°14'01"E 35.91' |
| FP-2 | N22°25'10"E 31.60' |
| FP-3 | N10°55'05"E 27.24' |
| FP-4 | N29°36'40"E 23.60' |

**WETLAND TABULATION**

| Sym  | Bearing & Distance |
|------|--------------------|
| WL-1 | N35°06'41"E 24.05' |
| WL-2 | S34°27'11"W 24.11' |
| WL-3 | S54°31'05"W 12.75' |
| WL-4 | S65°05'50"W 14.17' |
| WL-5 | S71°56'55"W 18.60' |

PROPERTY OF  
CARLTON N. SAUNDERS &  
DEBORAH A. SAUNDERS  
L. 1293, F. 687  
TAX MAP 16  
PARCEL 24  
ZONED RR-DEO

PROPERTY OF  
EDWARD T. GROGAN &  
ANNETTE L. GROGAN  
L. 1355, F. 606  
TAX MAP 16  
PARCEL 317  
ZONED RR-DEO

PROPERTY OF  
ROBERT PATRICK SAUNDERS &  
DEBORAH ANN SAUNDERS  
L. 1975, F. 500  
LOT 1  
PLAT NO. 8374  
ZONED RR-DEO

PROPERTY OF  
MARC PALOS  
L. 8588, F. 381  
TAX MAP 16  
PARCEL 265  
ZONED RR-DEO

PROPERTY OF  
MICHAEL E. SAUNDERS &  
JANET M. SAUNDERS  
L. 2188, F. 707  
LOT 2  
PLAT NO. 8374  
ZONED RR-DEO

PROPERTY OF  
DAVID B. SVRUCĚK &  
EVE HANSEN  
L. 1668, F. 173  
TAX MAP 16  
PARCEL 87  
ZONED RR-DEO

PROPERTY OF  
TROY W. TIFTON &  
THERESA H. TIFTON  
L. 10875, F. 545  
TAX MAP 16  
PARCEL 315  
ZONED RR-DEO

The Requirements S3-108, The Real Property Article; Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 10/14/08  
Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor) Date

*L. Feinstein* 11/30/10  
Lev N. Feinstein  
(Owner) Date

*Nooshin Soozangar* 11/30/10  
Nooshin Soozangar  
(Owner) Date

*Larisa Feinstein* 11/30/10  
Larisa Feinstein  
(Owner) Date

N 593000  
N 180746.7614  
(Meters)  
E 1331000  
E 405633.4518  
(Meters)

**LEGEND**

- STREAM AND TOP OF BANK
- 75' STREAM TOP OF BANK BUFFER
- LIMIT OF WETLANDS
- WETLANDS AREA
- 25' WETLANDS BUFFER
- PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
- LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- NATURAL AREA CONSERVATION STORMWATER MANAGEMENT CREDIT EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- UNMITIGATED 65 dBA NOISE CONTOUR LINE

**AREA TABULATION FOR SHEET 3 OF 3**

|  |           |
|--|-----------|
| TOTAL AREA OF FLOODPLAIN TO BE RECORDED        | 0.206 Aca |
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 1         |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 4.443 Aca |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.000 Aca |
| TOTAL AREA OF LOTS TO BE RECORDED              | 4.443 Aca |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Aca |
| TOTAL AREA TO BE RECORDED                      | 4.443 Aca |

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 481 - 2255

**OWNER/DEVELOPER**  
Lev N. Feinstein  
Nooshin Soozangar  
Larisa Feinstein  
8955 Skyrock Court  
Columbia Md. 21046  
443-570-3165

APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

*Nixon for Peter Bidelson* 11/7/2011  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*W. D. ...* 11/2/11  
Chief, Development Engineering Division Date

*Kat ...* 11/3/11  
Director Date

**OWNER'S CERTIFICATE**

Lev N. Feinstein, Nooshin Soozangar, Larisa Feinstein Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way.

Witness My Hand This 30<sup>th</sup> Day Of November, 2010.

*L. Feinstein*  
Lev N. Feinstein  
*Nooshin Soozangar*  
Nooshin Soozangar  
*Larisa Feinstein*  
Larisa Feinstein

*[Witness Signatures]*  
Witness  
*[Witness Signatures]*  
Witness  
*[Witness Signatures]*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By William E. Saunders And Barbara Saunders To Lev N. Feinstein And Nooshin Soozangar And Larisa Feinstein By Deed Dated September, 2005 And Recorded In The Land Records Of Howard County In Liber No. 9513 Folio 303, And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 10-14-08  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21458 ON 11/20/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

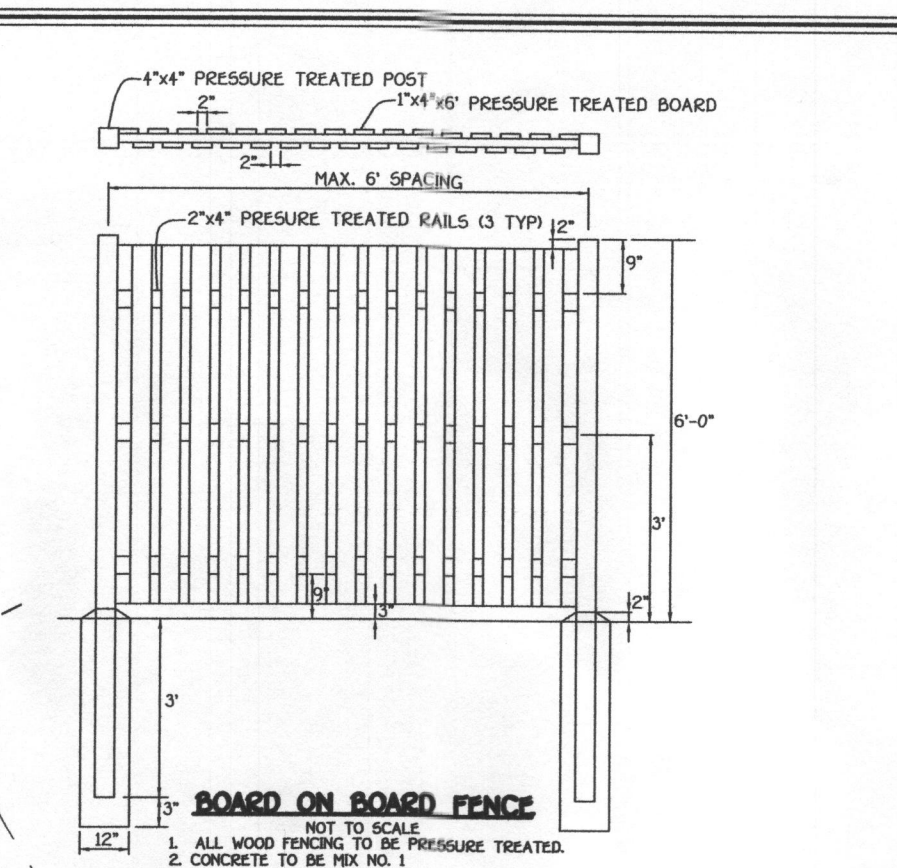
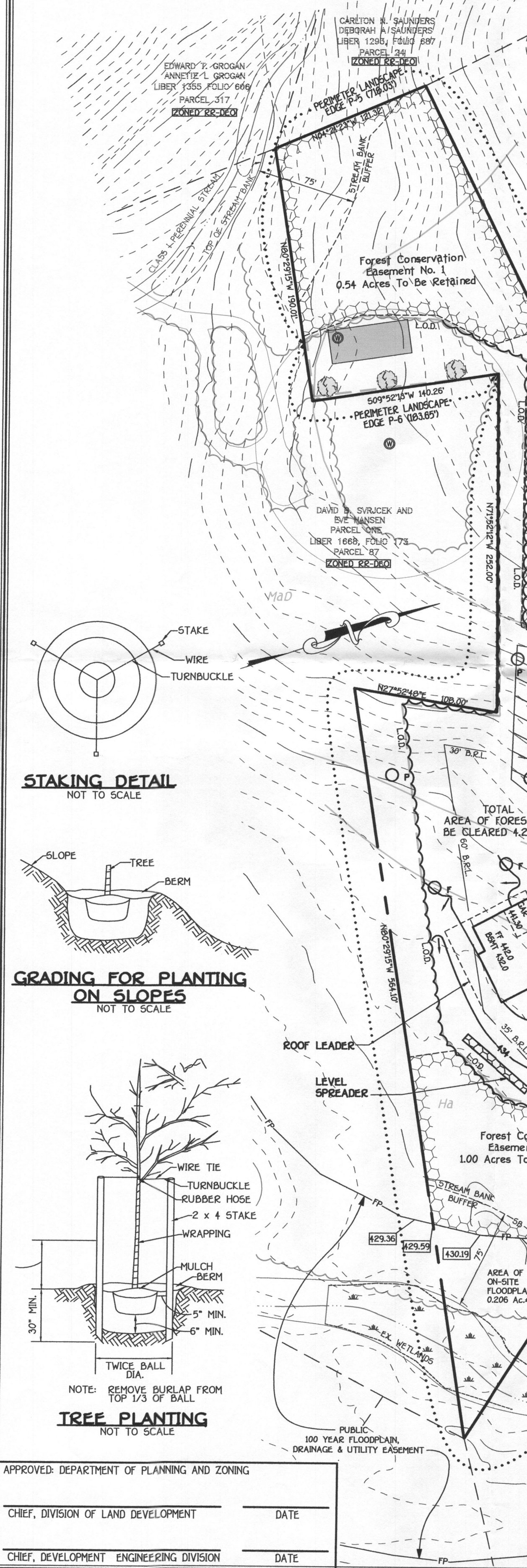
**FRIENDSHIP MEADOWS**  
LOTS 1 THRU 3  
Zone: RR-DEO  
Tax Map: 16 Parcel: 270 Grid: 13  
Third Election District  
Howard County, Maryland

Scale: 1" = 50'  
Date: September 29, 2009  
Sheet 3 of 3

F-09-038

| SOILS LEGEND |   |       |
|--------------|---|-------|
| SOIL         | NAME  | CLASS |
| GoB          | Glenville-Codorus silt loams, 0 to 8 percent slopes | C     |
| GoC          | Galla loam, 0 to 15 percent slopes                  | B     |
| GgC          | Glenald loam, 0 to 15 percent slopes                | B     |
| Hs           | Hatboro-Codorus silt loams, 0 to 3 percent slopes   | D     |
| MaD          | Manor loam, 15 to 25 percent slopes                 | B     |

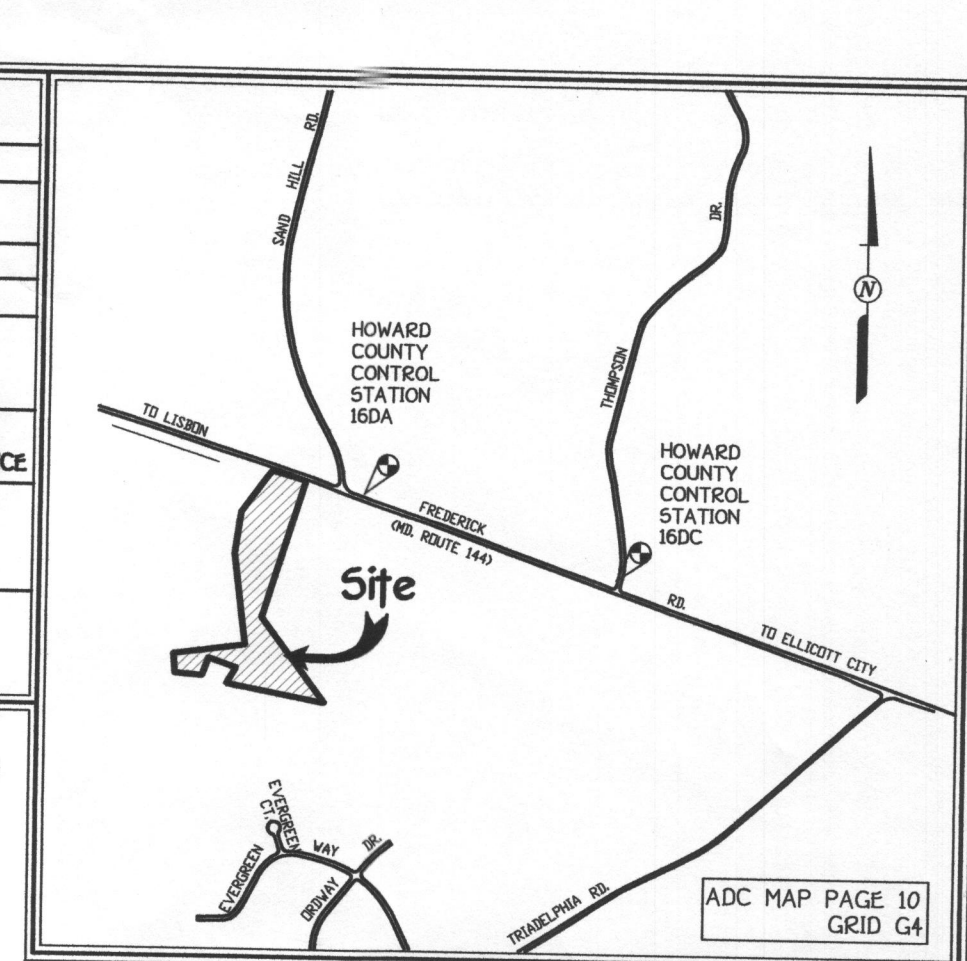
NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



| SCHEDULE A - PERIMETER LANDSCAPE EDGE |                         |                                      |                                       |                                      |                                      |                                      |                                      |                         |                       |
|---------------------------------------|-------------------------|--------------------------------------|---------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------|-----------------------|
| PERIMETER CATEGORY                    | P-1 ADJACENT TO ROADWAY | P-2 ADJACENT TO PERIMETER PROPERTIES | P-3 ADJACENT TO PERIMETER PROPERTIES  | P-4 ADJACENT TO PERIMETER PROPERTIES | P-5 ADJACENT TO PERIMETER PROPERTIES | P-6 ADJACENT TO PERIMETER PROPERTIES | P-7 ADJACENT TO PERIMETER PROPERTIES | P-8 LANDSCAPE BUFFER    | TOTAL                 |
| LANDSCAPE TYPE                        | N/A                     | D                                    | D                                     | D                                    | A                                    | A                                    | A                                    | A                       |                       |
| LINEAR FEET OF PERIMETER              | 2516 L.F.               | 702.10 L.F.                          | 235.00 L.F.                           | 209.72 L.F.                          | 718.03 L.F.                          | 183.65 L.F.                          | 1967.52 L.F.                         | 284.93 L.F.             |                       |
| NUMBER OF PLANTS REQUIRED             |                         |                                      |                                       |                                      |                                      |                                      |                                      |                         |                       |
| SHADE TREES                           | N/A                     | (702.10/60' = 11.70) = 12            | 0                                     | (209.72/60' = 3.49) = 3              | (718.03/60' = 11.96) = 12            | (183.65/60' = 3.06) = 3              | (1967.52/60' = 32.79) = 33           | (284.93/60' = 4.74) = 5 |                       |
| EVERGREEN TREES                       |                         | (702.10/10' = 70.21) = 70            | 0                                     | 0                                    | 0                                    | 0                                    | 0                                    | 0                       |                       |
| CREDIT FOR WALL, FENCE OR BERM        | N/A                     | 0                                    | 265' OF PRIVACY FENCE TO BE INSTALLED | 0                                    | 0                                    | 0                                    | 0                                    | 0                       | 265' OF PRIVACY FENCE |
| CREDIT FOR EXISTING VEGETATION        |                         |                                      |                                       |                                      |                                      |                                      |                                      |                         |                       |
| SHADE TREES                           | N/A                     | 0                                    | 0                                     | YES EXISTING TREES TO REMAIN         | YES EXISTING TREES TO REMAIN         | 0                                    | YES EXISTING TREES TO REMAIN         | 0                       |                       |
| EVERGREEN TREES                       |                         |                                      |                                       |                                      |                                      |                                      |                                      |                         |                       |
| NUMBER OF PLANTS PROVIDED             |                         |                                      |                                       |                                      |                                      |                                      |                                      |                         |                       |
| SHADE TREES                           | N/A                     | 12                                   | 0                                     | (3 REQUIRED - 3 CREDIT) = 0          | 0                                    | 0                                    | (33 REQUIRED - 33 CREDIT) = 0        | 0                       | 20                    |
| EVERGREEN TREES                       |                         | 70                                   | 0                                     | 0                                    | 0                                    | 3                                    | 0                                    | 5                       | 70                    |

A Total Landscape Surety For 20 Shade Trees @ \$300/each And 1 (235 L.F. Privacy fence) @ \$10 per L.F. And 70 Evergreen Trees @ \$150/each = \$15,000.00  
 Lot 2 (15 Shade Trees @ \$300/each) And 1 (235 L.F. Privacy fence) @ \$10 per L.F. = \$3,950.00  
 Lot 3 (15 Shade Trees @ \$300/each) And 1 (235 L.F. Privacy fence) @ \$10 per L.F. = \$3,950.00

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE SPACE 10272 BALTIMORE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21042  
 410-481-2099

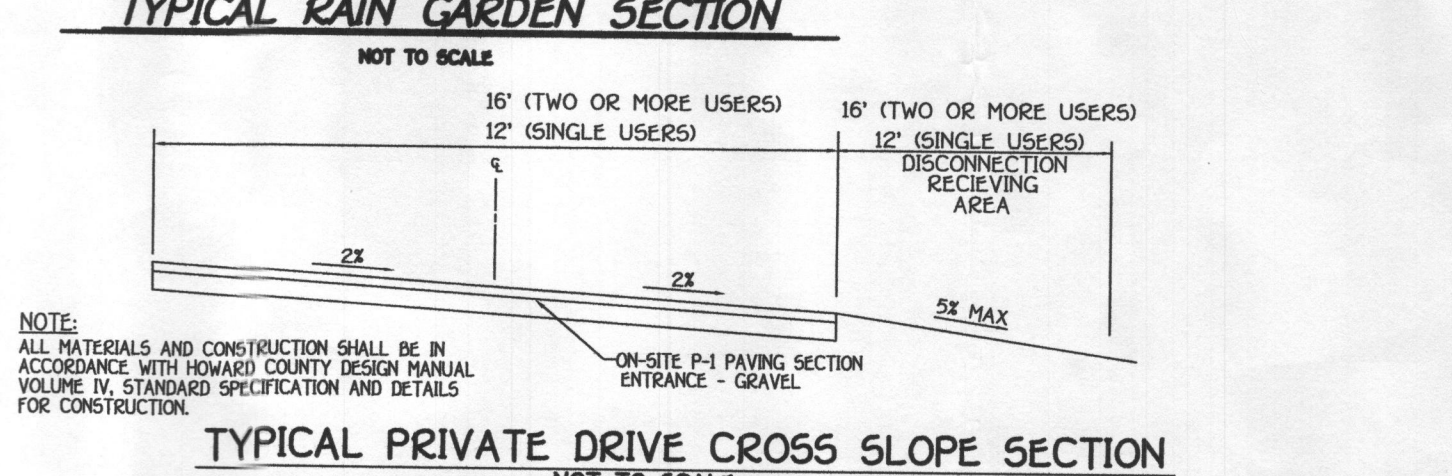
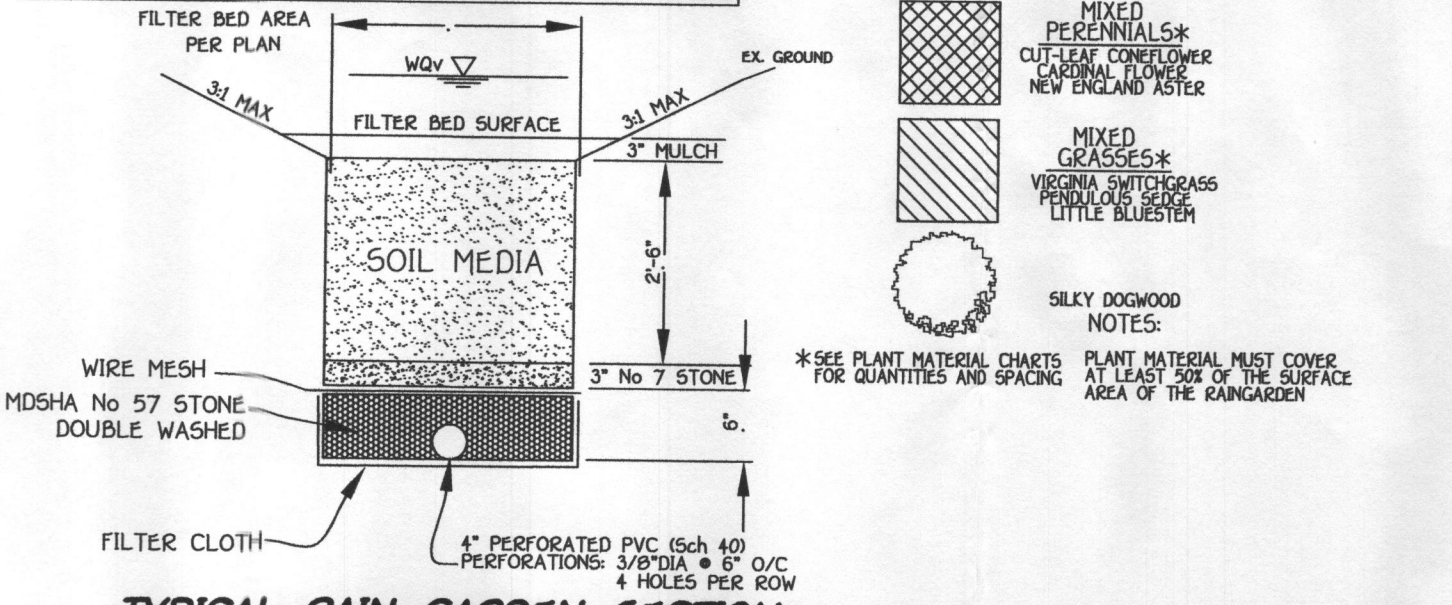
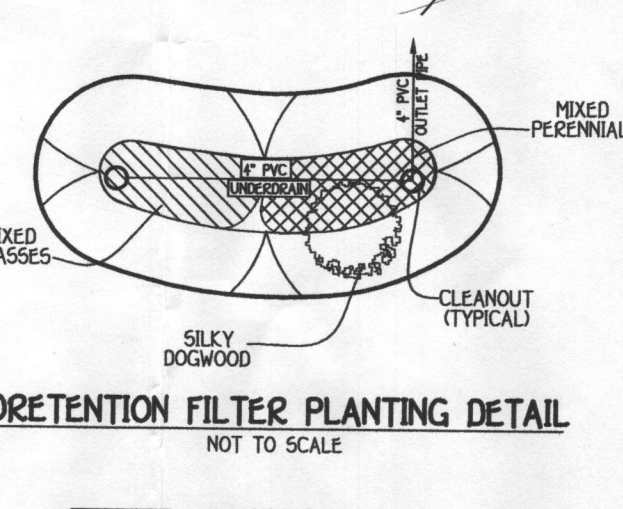


- GENERAL NOTES:**
- Subject Property Zoned R2-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/06.
  - Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 180A And 180C.
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  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
  - Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
    - Width - 12 Feet (6 Feet) Serving More Than One Residence.
    - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
      - 1/2" Minimum.
    - Denotes Iron Pin Set Capped "F.C.C. 106".
    - Denotes Concrete Monument Or Stone Found.
    - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
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        - 1/2" Minimum.
      - Denotes Iron Pin Set Capped "F.C.C. 106".
      - Denotes Concrete Monument Or Stone Found.
      - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
    - No Historic Structures Or Cemeteries Exist On The Subject Property.
    - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
    - No Historic Structures Or Cemeteries Exist On The Subject Property.
    - This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003, Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
    - Previous Department Of Planning And Zoning File Number: WP-09-071.
    - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$3,000.00.
    - Landscaping For Lots 2 And 3 On File With This Plan Is Provided In Accordance With The Landscape Plan In Accordance With Section 16.12 Of The Howard County Code And The Landscape Manual. A Landscape Surety For 20 Shade Trees, 70 Evergreens And 1 (235 L.F. Privacy Fence) In Lot 2 Surety (15 Shade Trees @ \$300/each) And 1 (235 L.F. Privacy Fence) @ \$10 per L.F. = \$3,950.00  
 Lot 3 Surety (15 Shade Trees @ \$300/each) And 1 (235 L.F. Privacy Fence) @ \$10 per L.F. = \$3,950.00
    - Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January, 2008.
    - The Project Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation With An Obligation Of 3.4 Acres Provided By 2.3 Acres Of On Site Retention And 1.1 Acres Of On Site Afforestation (Planting) Forest Conservation Surety In The Amount Of \$43,996.00 Shall Be Provided With The Developer's Agreement For This Plan (F-09-038) Based On:
      - 2.3 Acres (Retention) x 43,960 \$/A.C. = \$101,108.00.
      - 1.1 Acres (Afforestation) x 43,960 \$/A.C. = 48,356.00.
    - Restoration 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 Planting Guide.
    - Water Quality Volume (WQV) And Groundwater Recharge Volume (GRV) Stormwater Management Requirements Are Being Met By Applying The Criteria Found In The 2000 Maryland Stormwater Design Manual Volumes 1 And II, Chapter 3, Section 3.4 "Stormwater Filtering Systems" For The Bioretention Filter Systems Located On Lot 2 And 3 Along With Chapter 5, Section 5.3 "Disconnection Of Non Rooftop Runoff Credit" For All Private Surfaces And Section 5.4 "Sheetflow To Buffer Credit" For The Level Spreader Located On Lot 3.
    - A Private Use-In-Common Driveway Access And Maintenance Agreement For Shared Driveway For Lots 1, 2 & 3 Is Recorded Simultaneously With This Plan.
    - The Forest Conservation Easements Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Subdivision And Land Development Regulations, Forest Conservation Act, No. 45-2003. The Forest Conservation Easement Shall Remain In Effect Until The Forest Conservation Plan Is Approved. The Forest Conservation Plan May Result In A Request For Reevaluation Of The Forest Conservation Requirements And Designation Of Additional Planting/Retention Areas If Needed To Meet The Obligations Of The Forest Conservation Program.
    - The Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Easement Are Restricted. The Easement Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Reacquisition Of A Revised Sewerage Easement Shall Not Be Necessary.
    - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
    - The Property Is Located Outside Of The Metropolitan District.
    - No Grading, Removal Of Vegetative Cover Or Trees, Felling And New Structures shall be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
    - Denotes Existing Centerline Of Stream.
    - Denotes Public 100 Year Floodplain Elevation.
    - Denotes Existing Centerline Of Stream.
    - A Community Meeting Was Conducted On November 20, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments. The Project Is In Compliance With The Subdivision Regulations.
    - The Floodplain Delineation Shown On This Plan Is Based On Floodplain Study Provided By Fisher, Collins & Carter, Inc. Dated August 4, 2008 And Approved Under F-09-038. The Onsite Floodplain Area Is 1.04 Acres.
    - No Clearing, Excavating, Filling, Altering Drainage, Or Impervious Paving, May Occur On Land Located In A Floodplain Unless Required Or Authorized By The Department Of Planning And Zoning Upon The Advice Of The Department Of Inspections, Licenses And Permits, The Department Of Public Works, The Department Of Recreation And Parks, The Soil Conservation District, Or The Maryland Department Of The Environment. Any Proposed Construction Of A Structure Located Within A Floodplain Shall Be Subject To The Requirements Of The Howard County Building Code.

**GENERAL NOTES CONTINUED:**

- Plan Subject To WP-09-071 Which The Planning Director On December 17, 2008 Approved A Request To Waive The Following:
  - Section 16.1200(b)(4)(ii) Usable Lot Design. This Residential Lots Shall Be Designed To Be Usable In Terms Of Not Being Encumbered By Environmentally Sensitive Features.
- Approval Subject To The Final conditions:
  - Compliance With All SDC Agency Comments Generated With The Review Of This Subdivision Plan (F-09-038).
  - Compliance With The State Highway Administration Comments "Applicant Must Obtain And Meet The Terms And Conditions Of A Use And Common Access Permit".
  - Final Plan, F-09-038, Shall Be Designed So That A 35-Foot Environmental Residential Structure Setback Is Required From The Edge Of The Most Restrictive Environmental Buffer Or Feature Located Within The Subject Lots.
  - To Fulfill The Forest Conservation Obligation Associated With The Subdivision, Encumbering Qualifying Forest Located On Lots 2 And 3 Shall Be Encumbered Forest Conservation Easements. These Easements Shall Be Located To Allow The Property Owners To Have Adequate Yard Access. In Addition To The On-site Retention Of Forest On Lots 2 And 3, On-site Planting Is Required On Lot 1 Of The Floodplain And Wetlands. This Planting Shall Be Done As "Priority Planting" Which Will Protect These Environmental Features As Well As Enhance The Scenic Views. Off-site Planting Shall Be Done Only For The Remainder Of FC Obligation (If Needed).
  - The Approval Of This Petition Does Not Sanction Any Disturbance To The Environmental Features, Or Their Restrictive Buffers Or Setbacks.
- This Subdivision Is Subject To The Conditions Of Approval Of Waiver To The Design Manual II Section 2.6.8(b), On Which The Planning Director On January 16, 2009 Approved A Request To Waive The Following:
  - Section 2.6.8(b). If A Shared Residential Driveway Crosses A 100-Year Floodplain As Defined By Volume I Of The Howard County Design Manual, Then A Public Access Place Shall Be Required.

| LANDSCAPING PLANT LIST |     |   |                                     |
|------------------------|-----|---|-------------------------------------|
| QTY.                   | KEY | NAME  | SIZE                                |
| 12                     |     | ACACIA RUSCUM (OCTOBER RED MAPLE)             | 2 1/2" - 3" CALIPER FULL CROWN, B&B |
| 8                      |     | FAGUS GRANDIFOLIA (AMERICAN BEECH)            | 2 1/2" - 3" CALIPER FULL CROWN, B&B |
| 70                     |     | JUNIPERUS CHINENSIS (SPARTAN CHINESE JUNIPER) | 6'-8" HGT.                          |



| LEGEND  |  |
|---|--|
|   | EXISTING 2' CONTOURS   |
|   | EXISTING 10' CONTOURS  |
|   | PROPOSED CONTOUR   |
|   | DISCONNECTED IMPERVIOUS AREA                                     |
|   | DISCONNECTION RECEIVING AREA                                     |
| NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE, AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE. |  |
|   | SOILS LINES AND TYPE   |
|   |  |
|   | LIMIT OF DISTURBANCE (L.O.D.)                                    |
|   | LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT |
|   | 35' ENVIRONMENTAL SETBACK  |
|   | STREAM AND TOP OF BANK   |
|   | 75' STREAM BANK BUFFER   |
|   | LIMIT OF WETLANDS  |
|   | WETLANDS AREA  |
|   | 25' WETLANDS BUFFER  |
|   | EXISTING TREELINE  |
|   | FOREST CONSERVATION EASEMENT (RETENTION)                         |
|   | FOREST CONSERVATION EASEMENT (REFORESTATION)                     |
|   | UNMITIGATED 65 dBA NOISE CONTOUR LINE                            |

**OWNER/DEVELOPER**

Lev N. Feinstein  
 Nooshin Soozangar  
 Larisa Feinstein  
 8955 Skyrack Court  
 Columbia Md, 21046  
 443-570-3165

**FRIENDSHIP MEADOWS**  
 SUPPLEMENTAL PLAN  
 LANDSCAPE, FOREST CONSERVATION,  
 TOPOGRAPHY AND SOILS  
 Lots 1 Thru 3

TAX MAP #16 PARCEL #270  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED R2-DEO  
 SCALE: 1"=60' DATE: APRIL 7, 2009  
 SHEET 1 OF 3



**FOREST CONSERVATION WORKSHEET**  
Version 1.0

Project: Friendship Meadows  
Date: January 19, 2009

| NET TRACT AREA  |                  | Acres |     |     |     |
|---|------------------|-------|-----|-----|-----|
| A. Total tract area   |                  | 10.1  |     |     |     |
| B. Area within 100 Year Floodplain                                      |                  | 1.1   |     |     |     |
| C. Area to remain in agricultural production                            |                  | 0     |     |     |     |
| D. Net Tract Area   |                  | 9.0   |     |     |     |
| LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)                  |                  |       |     |     |     |
| ARA   | MDR              | IDA   | HDR | MPD | CIA |
| X   |                  |       |     |     |     |
| E. Afforestation Threshold (percentage)                                 | 0.20             | 1.8   |     |     |     |
| F. Conservation Threshold (percentage)                                  | 0.25             | 2.3   |     |     |     |
| EXISTING FOREST COVER:  |                  |       |     |     |     |
| G. Existing forest cover (excluding floodplain)                         |                  | 6.5   |     |     |     |
| H. Area of forest above afforestation threshold                         |                  | 4.7   |     |     |     |
| I. Area of forest above conservation threshold                          |                  | 4.2   |     |     |     |
| BREAK EVEN POINT:   |                  |       |     |     |     |
| J. Forest retention above threshold with no mitigation                  |                  | 0.8   |     |     |     |
| K. Clearing permitted without mitigation                                | Break-Even Point | 3.1   |     |     |     |
| PROPOSED FOREST CLEARING  |                  |       |     |     |     |
| L. Total area of Forest to be Cleared or Retained Outside FCE           |                  | 4.2   |     |     |     |
| M. Total area of Forest to be Retained                                  |                  | 2.3   |     |     |     |
| PLANTING REQUIREMENTS   |                  |       |     |     |     |
| N. Reforestation for clearing above Conservation Threshold (4.2 x 0.25) |                  | 1.1   |     |     |     |
| P. Reforestation for clearing below Conservation Threshold              |                  | 0     |     |     |     |
| Q. Credit for retention above conservation threshold                    |                  | 0     |     |     |     |
| R. Total reforestation required   |                  | 1.1   |     |     |     |
| S. Total afforestation required   |                  | 0.0   |     |     |     |
| T. Total reforestation and afforestation required                       |                  | 1.1   |     |     |     |

**PFCEP NOTES**

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing.
- There shall be no clearing, grading, construction or disturbance of vegetation beyond the depleted limits of disturbance, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as non-disturbance areas.
- Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed forest retention limits.
- The Forest Conservation Act requirements for this project will be met through the retention of 2.3 acres of forest in an easement on Lots 2 and 3 and onsite reforestation of 1.1 acres on Lot 1. A waiver to allow for the creation of forest conservation easement on lots less than 10 acres have been submitted for approval.
- No Specimen trees are located on this property.
- There are no slopes 15%-25% or greater on this site.
- No rare, threatened or endangered species or critical habitats were observed on this property.
- Perennial streams and their required buffers are located on this property.
- Non-tidal wetlands and their required buffers are located on this property.
- No cemeteries or historic features are located on this property.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**REFORESTATION PLAN**

**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-fungal gel prior to planting to improve moisture retention in the root systems.

Prior to planting the proposed Forest Conservation Easements all multiflora rose 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 stump sprouts is recommended. Native tree and shrub species occurring within the rose thickets should be retained wherever possible. Herbicide treatments shall occur on 2 month intervals 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 specifications. 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 six months prior to planting.

**B. Planting and Soil 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 locations.

**C. Maintenance of Plantings**

For information regarding maintenance of the reforestation plantings, see Post Construction Management Plans.

**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/Retention**

Section 16-1209 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.

**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 its roots are found. The majority of roots responsible for water and nutrient 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 25 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 be to 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 outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to areas within the sensitive areas. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

**D. Sequence of Construction**

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

Below find a proposed sequence of construction.

- Install all signage and sediment control devices.
- Hold pre-construction meeting between developer, contractor and County Inspector.
- Build access roads, install well and septic systems, and construct houses. Stabilize all disturbed areas accordingly.
- 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.
- Remove sediment control.
- Hold post-construction meeting with County Inspectors to assure compliance with FCP. Submit Certification of Installation.
- 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 installed.

**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 maintained.

**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 needed.
- Removal of invasive exotics and noxious weeds. Old field successional species will be retained.
- Identification of serious plant pests and diseases, treatment with appropriate agent.
- 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 property 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/reforestation 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.

MD DNR Qualified Professional  
USACOE Wetland Delimitator  
Certification # WDC0000060004422  
*John F. Cassio*  
John F. Cassio

Eco-Science Professionals, Inc.  
Consulting Biologists  
P.O. Box 8066 Glen Arm, Maryland 21057 Telephone (410) 833-2469 Fax (410) 833-2468

**OWNER/DEVELOPER**

Lev N. Feinstein  
Nooshin Soozangar  
Larisa Feinstein  
8955 Skyrock Court  
Columbia Md, 21046  
443-570-3165

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21117  
410 481 - 2955

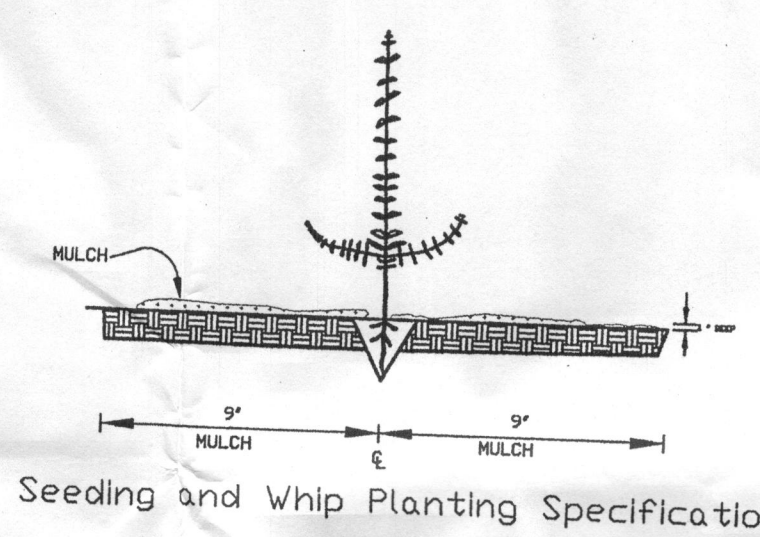
**PLANTING SCHEDULE**

FCE #4 - 1.1 acres  
Planting units Required: 770  
Planting units Provided: 771

| Qty   | Species   | Size      | Spacing  | Total FCA Units |
|---|---|-----------|----------|-----------------|
| 10  | Acer rubrum - Red maple                               | 1" cal.   | 15' o.c. |                 |
| 6   | Liriodendron tulipifera - Tulip poplar **             | 1" cal.   | 15' o.c. |                 |
| 10  | Platanus occidentalis - Sycamore                      | 1" cal.   | 15' o.c. |                 |
| Total 1" caliper trees x 3.5 units/tree = FCA unit credit |   |           |          | 91              |
| 70  | Acer rubrum - Red maple                               | 2-3' whip | 11' o.c. |                 |
| 10  | Diospyros virginiana - Persimmon **                   | 2-3' whip | 11' o.c. |                 |
| 70  | Liriodendron tulipifera - Tulip poplar **             | 2-3' whip | 11' o.c. |                 |
| 40  | Nyssa sylvatica - Black gum                           | 2-3' whip | 11' o.c. |                 |
| 25  | Platanus occidentalis - Sycamore                      | 2-3' whip | 11' o.c. |                 |
| 30  | Prunus serotina - Black cherry **                     | 2-3' whip | 11' o.c. |                 |
| 20  | Quercus alba - White oak **                           | 2-3' whip | 11' o.c. |                 |
| 20  | Quercus palustris - Pin oak                           | 2-3' whip | 11' o.c. |                 |
| 10  | Salix nigra - Black willow                            | 2-3' whip | 11' o.c. |                 |
| 20  | Ulmus rubra - Slippery Elm                            | 2-3' whip | 11' o.c. |                 |
| 25  | Viburnum prunifolium - Blackhaw **                    | 2-3' whip | 11' o.c. |                 |
| 340   | Total whip plantings x 2 units/Area = FCA unit credit |           |          | 680             |
|   |   |           |          | 771             |

**Planting Notes:**

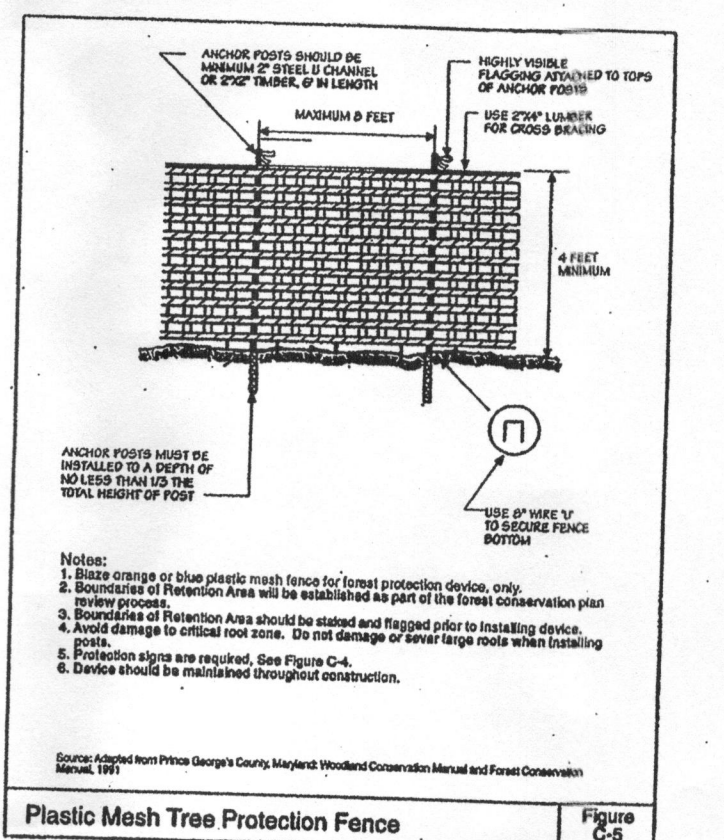
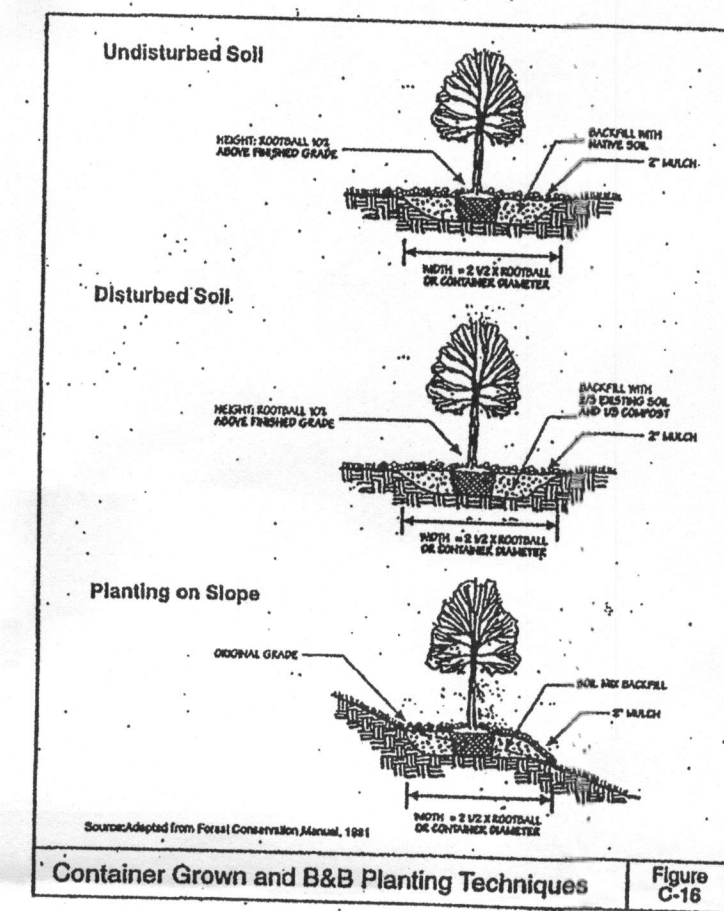
- Planting density based on 700 planting units per acre. 2" caliper trees = 7 planting units, 1" caliper trees = 3.5 planting units, whips with shelter = 2 planting units.
- \*\* - These species should not be planted within the wetland limits.
- 1" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing.
- Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.
- Multiflora rose/heavy 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.



**Forest Conservation Easement**

Unauthorized disturbances of vegetation is prohibited. Violators are subject to fines as imposed by the Howard County Forest Conservation Act of 1992.

*Trees for Your Future*



**FRIENDSHIP MEADOWS**  
SUPPLEMENTAL PLAN  
LANDSCAPE, FOREST CONSERVATION,  
TOPOGRAPHY AND SOILS  
Lots 1 Thru 3  
TAX MAP #16 PARCEL #270  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONED: RR-DEO  
SCALE: 1"=60' DATE: APRIL 7, 2009  
SHEET 3 OF 3