

- General Notes**
1. Subject Property Zoned R-ED.
 2. Property Information:
Tax Map No. 25
Parcel No. 72
Grid No. 20
Gross Area = 1.992 Ac.
Recording Data - Liber 5051 Folio 634
Election District = Second
 3. Property Will be Served by Public Water
Public Sewer.
 4. Subdivision Data:
Proposed No. of Buildable Lots = 3
Proposed No. of Open Space Lots = 1
Area of Buildable Lots = 0.7011Ac.
Area of Roadway Dedication = 0.1660 Ac.
Area of Open Space Lots = 1.1229 Ac.
Total Area To be Recorded = 1.992 Ac.
 5. Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnections And Non-Rooftop Disconnection Credits, Grass Channel And Natural Area Conservation Credit In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
 6. No 100 Year Floodplain Exists On This Property.
 7. Contour Information Is Based On Field Run Topography By Fisher, Collins Collins & Carter Inc. On October 31, 2003.
 8. Open Space Lot 4 Owned By Howard County Department Of Recreation And Parks.
 9. Perimeter Landscape In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual For Lots 1 Thru 3 Shall be Provided As Shown On The Certified Landscape Plan On File With This Subdivision Plat. This Plat Requires Posting Of Landscape Surety In The Amount Of \$1,800.00 Landscape Surety For 6 Shade Trees @ 300/EA Is Provided With The Grading Permit Associated With The Site Development Plan.
 10. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 241 And No. 243.
Station No. 241
North 175960.9810 (meters)
East 416380.5334 (meters)
Station No. 243
North 176982.1419 (meters)
East 416045.0472 (meters)
 11. B.R.L. Denotes Building Restriction Line.
 12. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance To be Provided At The Junction Of Flag/Pipestem And The Road Right Of Way And Not Onto The Flag/Pipestem Driveway.
 13. Driveways Shall be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Minimum Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence).
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (42.5-Tons).
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
f) Structure Clearances - Minimum 12 Feet.
g) Maintenance - Sufficient To Ensure All Weather Use.
 14. All Lot Areas Are More Or Less (±).
 15. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 16. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 17. Forest Stand Delineation Was Prepared By Eco-Science Professionals, Inc. Dated March, 2005. As Per This Certification No Wetlands Exist On This Site.
 18. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.120 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easements. However, Forest Management Practices As Defined The Deed Of Forest Conservation Easement Are Allowed.
 19. Forest Conservation Requirements For This Plan Have Been Met By The Creation Of An On-Site 0.5 Acre Forest Retention Easement.
 20. The Owner, Tenant, And/Or Their Agents Shall be Responsible For Maintenance Of The Required Landscaping, Plant Materials, Berms, Fences And Walls. All Plant Materials Shall be Maintained In Good Growing Condition, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.
 21. Access To Open Space Lot 4 Is From New Cut Road And Not Via Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 1, 2, And 3.
 22. The Developer Agreement Associated With This Plan Is To be Transferred To The Most Recent Site Development Plan (SDP-22-036).

NOTE: SDP-22-036 SUPERCEDES THIS F PLAN FOR ALL ON-SITE IMPROVEMENTS.

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
6		ACER RUBRUM RED MAPLE	2 1/2" - 3" CAL.

SOILS LEGEND		
SOIL	NAME	CLASS
St	Stony land	St

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

PERIMETER CATEGORY	SCHEDULE A - PERIMETER LANDSCAPE EDGE					TOTAL
	P-1 ADJACENT TO PUBLIC ROAD (SIDE)	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO PERIMETER PROPERTIES	P-5 ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	B	A	A	A	A	
LINEAR FEET OF PERIMETER	209.28'	314.09'	65.68'	208.5'	373.62'	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %) (NO, YES AND %) (NO, YES AND %)	YES	NO	YES (FOREST) (65.68%)	YES (FOREST) (100%)	YES (FOREST) (100%)	
CREDIT FOR WALL, FENCE OR BERM (NO, YES, AND %) (NO, YES, AND %) (NO, YES, AND %)	NO	NO	NO	NO	NO	
NUMBER OF TREES REQUIRED SHADE TREES (2-1/2" TO 3" CAL) EVERGREEN TREES	209.28/150=1.4+ 209.28/140=1.5-2.5	314.09/60=5.2-5	65.68/60=1.09-1	208.5/60=3.5-4	373.62/60=6.2-6	
NUMBER OF TREES PROVIDED SHADE TREES (2-1/2" TO 3" CAL) EVERGREEN TREES	0	5	1 (SEE NOTE #1)	0	0	6

NOTE #1: PERIMETER LANDSCAPE BUFFER OBLIGATIONS FOR P-3 ARE RELOCATED ALONG P-2.
NOTE #2: SURETY FOR THE 6 SHADE TREES @ \$300/SHADE TREE IN THE AMOUNT OF \$1800.00 SHALL BE POSTED WITH THE GRADING PERMIT.

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED BOLD NOTE @ G.N. 22	4/12/23

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hanan
CHIEF, DIVISION OF LAND DEVELOPMENT JA 11/14/05 DATE

William
CHIEF, DEVELOPMENT ENGINEERING DIVISION YR 11/10/05 DATE

Developer's/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to this plan, Section 16.124 of the Howard County Subdivision and Land Development Regulations And The Landscape Manual. I/We Further Certify That Upon Completion, A Letter Of Notice, Accompanied By An Executed One Year Guarantee Of Plant Materials, Will be Submitted To The Department Of Planning And Zoning.

Name: *W.M.C./J.R.* Date: 11/4/05

SUPPLEMENTAL PLAN TOPOGRAPHY, SOILS AND PERIMETER LANDSCAPING JOURNEY'S END

Lots 1 Thru 3 And
Open Space Lots 4 And 5
Zoned: R-ED

Historic Ellicott Properties, Inc.
Suite 102
5300 Dorsey Hall Drive
Ellicott City, Maryland 21042

Tax Map 25 Parcel 72 Grid 20
Second Election District
Howard County, Maryland

Scale: 1"=30'
Date: October 31, 2005
SHEET 1 OF 2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTRAL SQUARE OFFICE PARK • 2072 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410 461 - 2955

F-05-134

FCP NOTES

1. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
2. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
3. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
7. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
8. PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
9. A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED. A DEVELOPER'S AGREEMENT AND FOREST CONSERVATION SURETY ARE NOT REQUIRED SINCE THIS IS A MINOR SUBDIVISION.

FSD NOTES

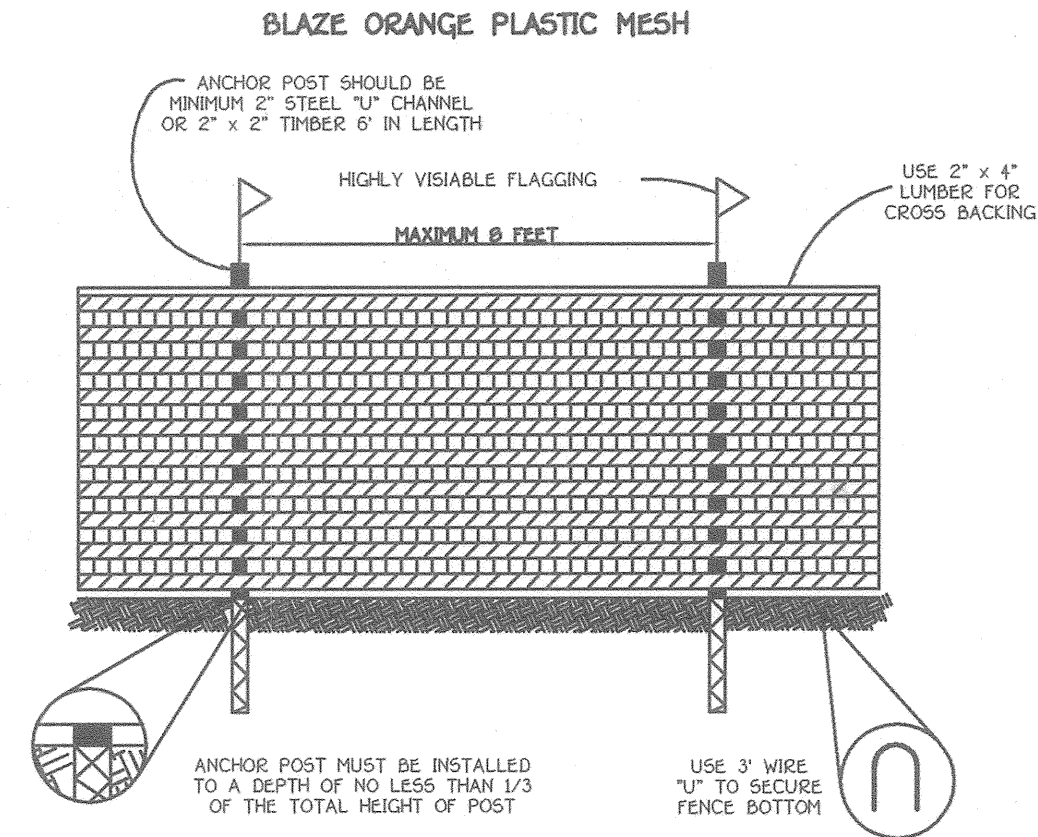
1. No rare, threatened, or endangered species were observed on the property.
2. Surrounding land use is medium density residential and agricultural.
3. All forest on the site is in stand F-1.

Forest Stand Data

KEY	COMMUNITY TYPE	ACREAGE (HTA)	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	MAPLE-POPULAR	1.1	Acer Rubrum Liriodendron tulipifera Acer Flatanoides, Fraxus serotina, Acer negundo, Quercus alba	GOOD	0

LEGEND

- EX. CONTOURS
- SOILS
- EX. TREE LINE
- PROPOSED TREE LINE
- FCE FOREST CONSERVATION
- TEMPORARY FENCING
- ▲ PERMANENT SIGNAGE
- DENOTES NATURAL AREA CONSERVATION CREDIT FOR STORMWATER MANAGEMENT.
- DENOTES 25% AND GREATER.
- DENOTES 15% - 24.99% SLOPES.
- LIMIT OF DISTURBANCE

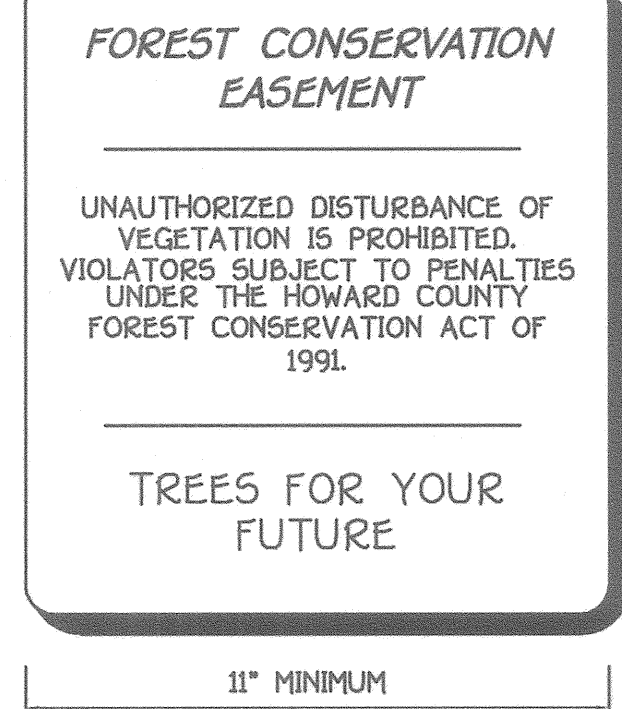


- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED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

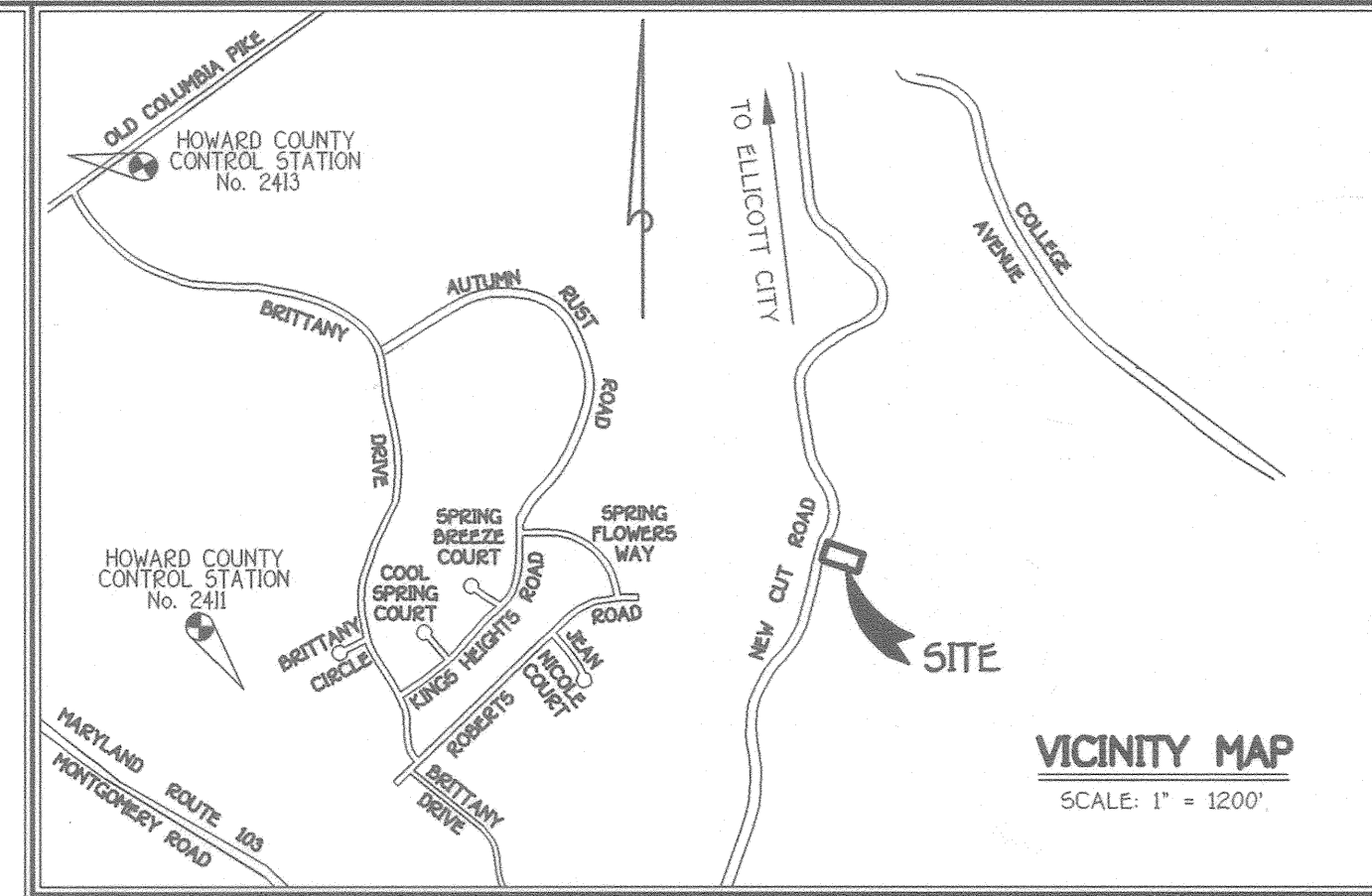
TREE PROTECTION DETAIL

NOT TO SCALE

ON-SITE SIGNAGE



▲ DENOTES APPROXIMATE LOCATION OF SIGNS TO BE PLACED



FOREST CONSERVATION WORKSHEET VERSION 1.0

BASIC SITE DATA:

A. TOTAL TRACT AREA.....	2.0
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.....	0
D. NET TRACT AREA.....	2.0

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual
ARA MDR IDA HDR MPD CIA
X

INFORMATION FOR CALCULATIONS:

E. AFFORESTATION THRESHOLD.....	15% x D =	0.3
F. FOREST CONSERVATION THRESHOLD.....	20% x D =	0.4

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....	1.1
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD.....	0.8
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	0.7

BREAK-EVEN POINT:

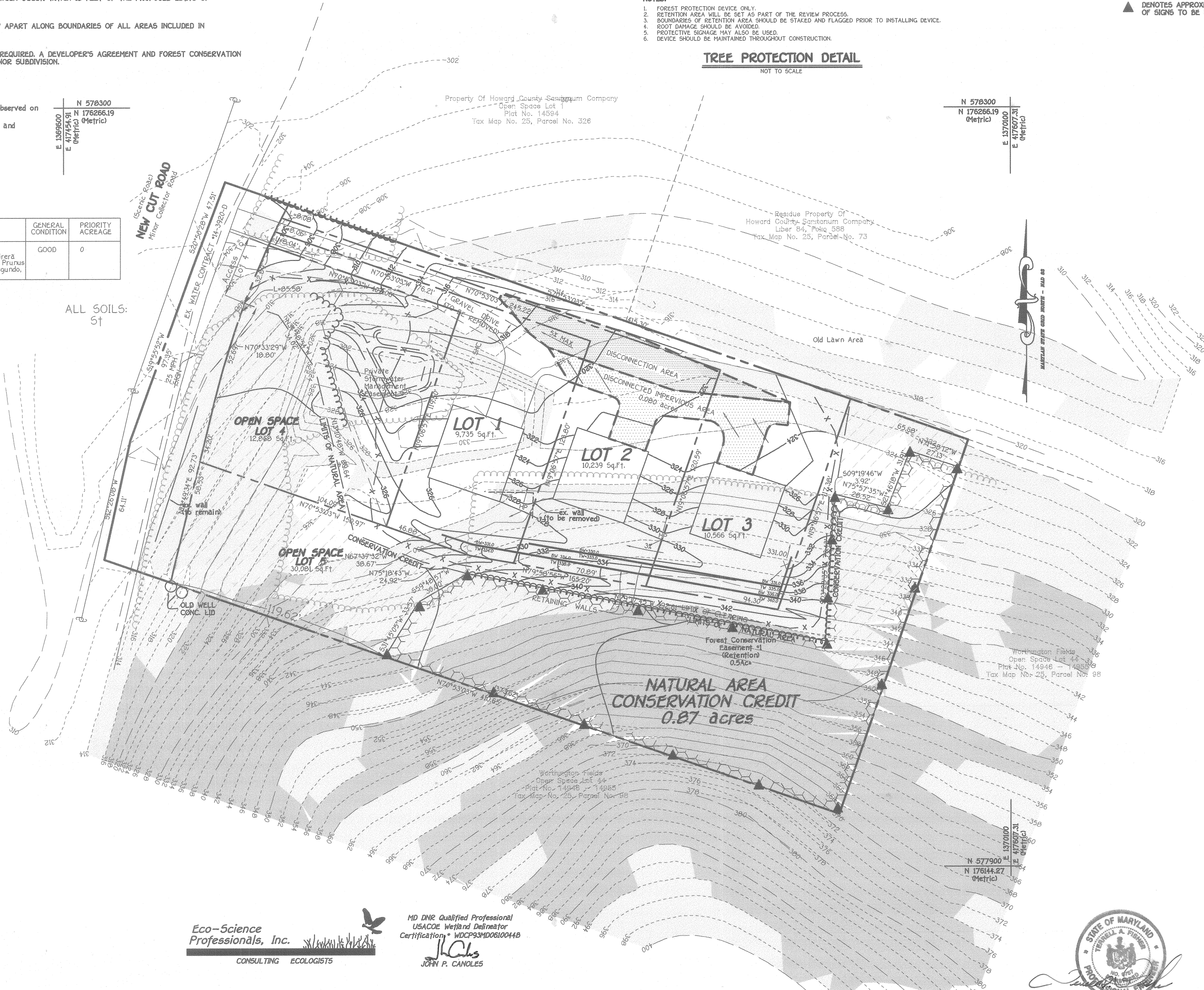
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	0.1
Break-Even Point	0.4
K. CLEARING PERMITTED WITHOUT MITIGATION.....	0.6

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED.....	0.6
M. TOTAL AREA OF FOREST TO BE RETAINED.....	0.5

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0
R. TOTAL REFORESTATION REQUIRED.....	0
S. TOTAL AFFORESTATION REQUIRED.....	0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0



APPROVED: DEPARTMENT OF PLANNING AND ZONING

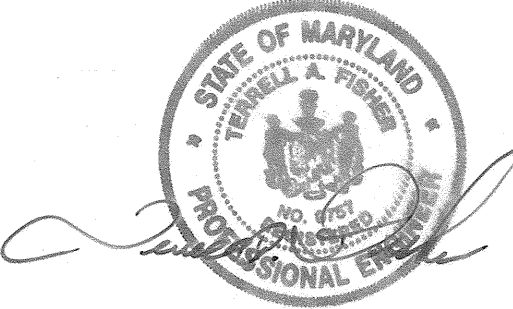
Cindy Hammett 11/14/05
CHIEF, DIVISION OF LAND DEVELOPMENT JR. DATE

John P. Canoles 11/10/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION YC DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD06100448
John P. Canoles
JOHN P. CANOLES



OWNER/DEVELOPER
Historic Ellicott Properties, Inc.
Suite 102
5300 Dorsey Hall Drive
Ellicott City, Maryland 21042

Forest Stand Delineation & Forest Conservation Plan
JOURNEY'S END
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Sheet 2 of 2

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