

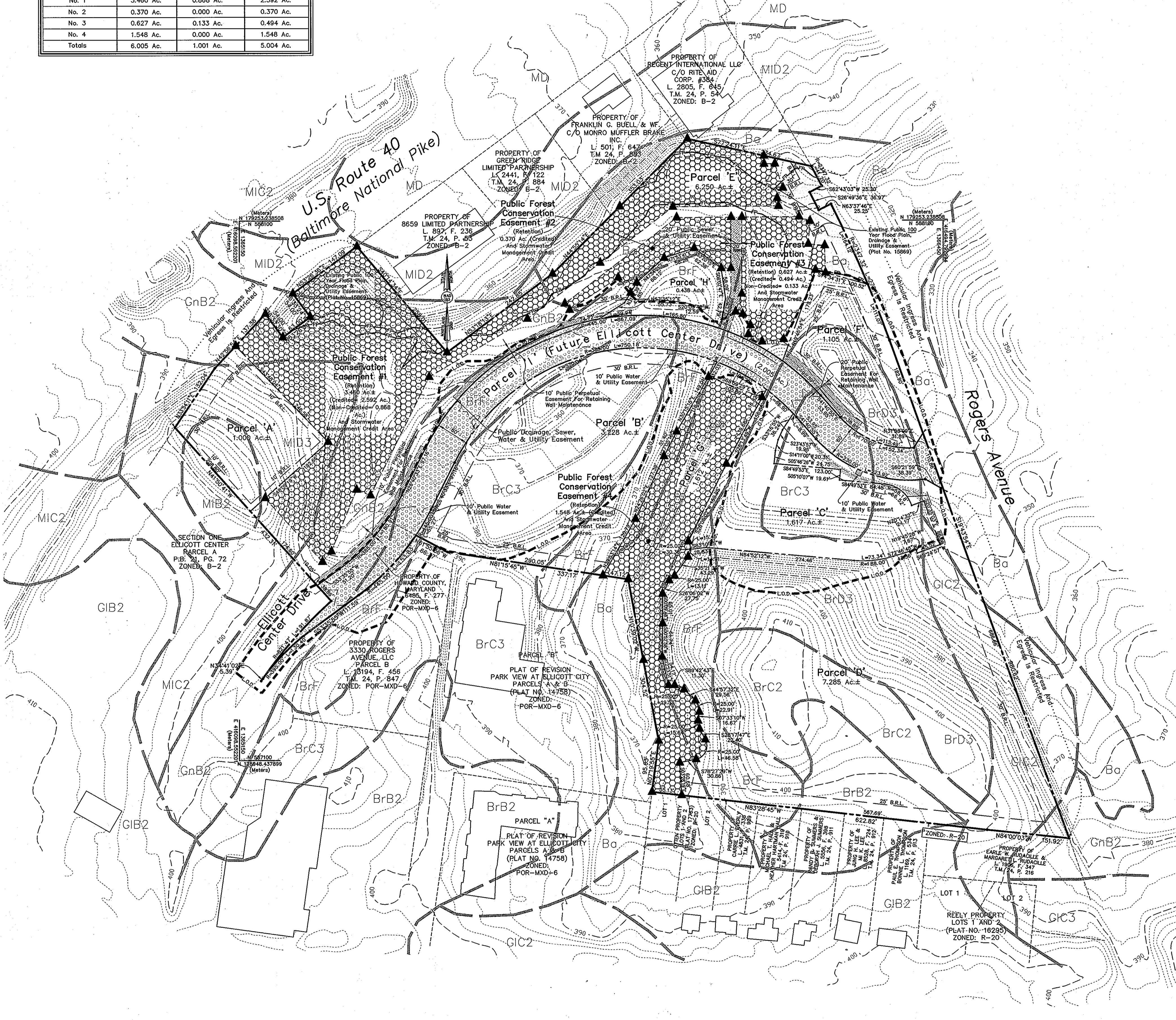
Soils Legend		
SOIL	NAME	CLASS
** Ba	Boile silt loam	D
BrB2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrC2	Brandywine loam, 8 to 15 percent slopes, moderately eroded	C
BrC3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
BrD3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
BrF	Brandywine loam, 25 to 60 percent slopes	C
GIB2	Glensig loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glensig loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glensig loam, 8 to 15 percent slopes, severely eroded	B
* GIB2	Glensig silt loam, 3 to 8 percent slopes, moderately eroded	C
Md	Moist loam	Md
MIC2	Minor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B

Forest Conservation Summary			
Forest Conservation Easement Number	Total Forest Retention Area	Non-Credited (Floodplain) Forest Retention Area	Credited Forest Retention Area
No. 1	3.460 Ac.	0.868 Ac.	2.592 Ac.
No. 2	0.370 Ac.	0.000 Ac.	0.370 Ac.
No. 3	0.627 Ac.	0.133 Ac.	0.494 Ac.
No. 4	1.548 Ac.	0.000 Ac.	1.548 Ac.
Totals	6.005 Ac.	1.001 Ac.	5.004 Ac.

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

Legend

- Existing Public 100 Year Flood Plain, Drainage & Utility Easement (Plot Nos. 15867 Thru 15870)
- Public Forest Conservation Easement And Stormwater Management Credit Area
- Public Drainage, Sewer, Water & Utility Easement
- Public Perpetual Easement For Retaining Wall Maintenance
- Area Of Existing Public 100 Year Flood Plain, Drainage & Utility Easement (Plot Nos. 15867 Thru 15870) Containing 1.242 Acres



Forest Conservation Worksheet Version 1.0

NET TRACT AREA:		
A. TOTAL TRACT AREA.....		24.55
B. AREA WITHIN 100 YEAR FLOODPLAIN.....		1.26
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.....		0.00
D. NET TRACT AREA.....		23.29
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)		
ARA MDR IDA HDR MPD OR	0 0 0 0 1 0	
INFORMATION FOR CALCULATIONS:		
E. AFFORESTATION THRESHOLD.....	15% x D =	3.49
F. CONSERVATION THRESHOLD.....	15% x D =	3.49
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....		21.89
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.....		18.40
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		18.40
BREAK-EVEN POINT:		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....		7.17
K. CLEARING PERMITTED WITHOUT MITIGATION.....		14.72
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED.....		16.89
M. TOTAL AREA OF FOREST TO BE RETAINED.....		5.00
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....		4.22
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....		0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....		1.91
R. TOTAL REFORESTATION REQUIRED.....		2.71
S. TOTAL AFFORESTATION REQUIRED.....		0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....		2.71

Owner
 Howard County, Maryland
 3430 Court House Drive
 Ellicott City, Maryland 21043
 Phone# 410-315-4400

Developer
 3330 Rogers Avenue LLC
 5300 Dorsey Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Phone# 443-367-0422

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-3055

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/05/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/4/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



- General Notes:**
- Subject Property Zoned POR-MXD-6 Per The 2/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06, And Zoning Board Case No. 28 1093M.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24A1 And 25A2. Station No. 25A1: North 585,537.503 East 1,366,847.149 Station No. 25A2: North 587,502.680 East 1,366,556.401
 - This Plot Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2011 By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap "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 Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Lot/Parcel Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
 - Floodplain Shown Hereon Is Based On A Floodplain Study Prepared By Daft-McCune-Walker, Inc. Dated June 2002; Revised October, 2002 And Approved November, 2002. Floodplain Outline Shown On Plats 15867 Thru 15870. No Clearing, Excavating, Draining, 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 & 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.
 - This Plot 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 Numbers: F-03-21, SDP-03-026, 28 1093M And ECP-11-052 Approved 06-14-11.
 - Wetland Delineation Was Prepared By Daft-McCune-Walker, Inc. And Dated June 12, 2001 And Approved September, 2001. Wetland Outline Shown On Plot Nos. 15867 Thru 15870.
 - This Property Is Located Within The Metropolitan District.
 - There Are No Existing Structures To Remain Within The Limits Of Plot Submission.
 - Forest Stand Delineation And Wetland Delineation Was Prepared By Daft-McCune-Walker, Inc. Dated June 12, 2001, And Approved September, 2001. The Forest Conservation Easements Shown Hereon Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Subdivision And Land Development Regulations, Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Designated In The 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 Recalculation Of The Forest Conservation Requirements And Designation Of Additional Planting/Retention Areas If Needed To Meet Obligations Of The Forest Conservation Program.
 - Approval Of A Site Development Plan Is Required For The Development Of Parcels 'B', 'C', 'D' And 'H' Prior To The Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
 - A Road Design Waiver Needed To Minimize Disturbances To Environmentally Sensitive Features Was Approved On August 5, 2002. Standards Waived Include:
 - Sections 1.5.1.B, To Use The Howard County Office Campus Master Plan In Lieu Of A Preliminary Engineering Report;
 - Table 2.01 - Subtable 3, To Use Minor Collector Design And Posted Speed For A Roadway With Maximum Volume Of 3,000 VPD;
 - Table 2.05, To Use A 200 Foot Radius Near Rogers Avenue Intersection And 51 Foot Tangent For Curve Transition;
 - Section 2.4.1, Figure 2.10, To Use A 26 Foot Road Section Through Stream Crossing And Stream Buffer; To Delete A Sidewalk On The Retaining Wall Side Of The Road; To Allow Mountable Curb For A Portion Of The Road, And To Set The Guard Rail 30 Inches Behind The Face Of Curb;
 - Table 2.09, To Allow A Landing Grade Of 3.5 Percent.
 - The Developer Reserves The Right To Credit The Area Of Parcels 'E', 'F' And 'G' Towards The Total Open Space Obligation Of 9.25 Acres Required For The Total Development Of Parcels 'B', 'C', 'D' And 'H', As Shown On Plat F-12-014. And This Plan And Parcel 'B', Forty-Two-Nine Associates Limited Partnership, Plot Nos. 15867 Thru 15870.
 - The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Is Provided By On-Site Credited Forest Conservation Retention Area Of 5.004 Acres. Subsequent Forest Obligation Will Be Provided At The Ellicott Mills Overlook Site Development Plan For Parcels 'B', 'C', 'D' And 'H'. No Forest Retention Is Provided By The Owner, Howard County, Maryland For This Final Plat Submittal.
 - Part Of The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Is Provided By On-Site Credited Forest Conservation Retention Area Of 5.004 Acres. Subsequent Forest Obligation Will Be Provided At The Ellicott Mills Overlook Site Development Plan For Parcels 'B', 'C', 'D' And 'H'. No Forest Retention Surety Is Provided By The Owner, Howard County, Maryland For This Final Plat Submittal. The Approval Of This Resubdivision Plat Is Subject To Finalizing The Forest Conservation Requirements For It Such As Developer's Agreements, Deeds, Forest Conservation Plan, Worksheet, The Outstanding Reforestation Obligation, Etc. For Parcels A-I (24,553 Acres-Floodplain) With The Plan(s) Required For The Development Of Parcels A-I, Or Any Combination Thereof.
 - The Area Of Existing On-Site 100 Year Floodplain = 1.242 Ac.±

Supplemental Plan, Topographic And Soils
Ellicott Mills Overlook
 Parcels 'A' Thru 'I'

Being A Resubdivision Of Parcel 'A', As Shown On Plats Entitled "Plat Of Howard County Office Campus, Parcel A And Forty-Two-Nine Associates Limited Partnership, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 15867 Thru 15870

Zoned: POR-MXD-6
 Tax Map: 24, Grid: 6, Parcel: 852
 Second Election District - Howard County, Maryland
 Date: September 26, 2011 Scale: 1"=100' Sheet 1 of 1

F-12-014