

GENERAL NOTES

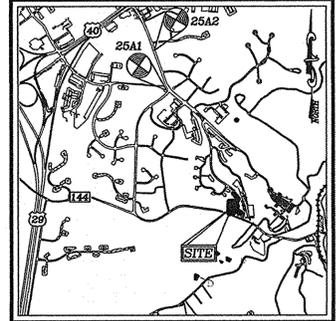
- THIS PROPERTY IS ZONED HC AND RVM PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2012.
- TOPOGRAPHY SHOWN HEREON IS OBTAINED FROM HOWARD COUNTY GIS, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY BY ROBERT H. VOGEL ENGINEERING, INC., NOVEMBER 2011.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT POINTS 25A1 AND 25A2 WERE USED FOR THIS PROJECT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, PREVENTION OF EROSION AND GRADING REGULATIONS AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT REQUIRED IN THE R-VH OR HC ZONE.
- THERE ARE EXISTING STRUCTURES LOCATED ON SITE (8448 MAIN STREET).
- BUILDING RESTRICTION LINES ARE NOT REQUIRED FOR THE R-VH AND HC ZONING DISTRICTS PER SECTION 114 I.D. AND 114.3.D. OF THE HOWARD COUNTY ZONING REGULATIONS.
 - MAXIMUM HEIGHT IN THE R-VH ZONE IS 34 FEET. MAXIMUM HEIGHT IN THE HC ZONE IS 40 FEET.
 - THE HEIGHT OF THE EXISTING DWELLING ON LOT 1 TO REMAIN IS 26'+/-.
 - THE HEIGHT OF THE EXISTING STRUCTURE ON LOT 2 TO REMAIN IS 24'+/-.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT. THE SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS, REFERENCE HDC-13-14. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN. ALL EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING HISTORIC HOUSE AT #8448 MAIN STREET IS LISTED ON THE HISTORIC SITES INVENTORY AS HD-315, GEORGE BRUNN HOUSE.
- PROPOSED RESIDENTIAL LOTS: 2 LOTS
 - LOT 1, EXISTING DWELLING TO REMAIN
 - LOT 2, EXISTING STRUCTURE TO REMAIN
- THERE IS AN EXISTING DWELLING / STRUCTURE LOCATED ON LOTS 1 AND 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING / STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- ELLICOTT MILLS DRIVE IS CLASSIFIED AS A MINOR ARTERIAL.
 - MAIN STREET FROM SIGNAL WESTBOUND IS CLASSIFIED AS A MAJOR COLLECTOR AND IS A SCENIC ROADWAY.
 - MAIN STREET FROM SIGNAL EASTBOUND IS CLASSIFIED AS A MINOR ARTERIAL AND IS A SCENIC ROADWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - EXISTING SERVICE CONNECTIONS TO LOT 1 SHALL REMAIN.
 - WATER SERVICE CONNECTION FOR LOT 2 SHALL BE PRIVATE CONNECTION FROM CONTRACT 14-4709-D.
 - SEWER SERVICE CONNECTION FOR LOT 2 SHALL BE PRIVATE CONNECTION FROM CONTRACT 287-W&S / SMH 3526
- WATER AND SEWER SERVICE TO LOT 2 WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, TOPOGRAPHIC SURVEY, PUBLIC WATER AND AND SEWER EXTENSION PLANS, AND AS-BUILT DRAWINGS, CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- ANY DAMAGE INCURRED TO THE EXISTING UTILITIES, DUE TO CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY - HOWARD COUNTY, MARYLAND.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 23, 2013 AT MILLER BRANCH LIBRARY.
- THERE IS A 100-YR FLOODPLAIN ON SITE KNOWN AS HUDSON BRANCH / TIBER BRANCH AS DESIGNATED BY THE HOWARD COUNTY - STORMWATER MANAGEMENT DIVISION, BUREAU OF ENVIRONMENTAL SERVICES.
- FLOODPLAIN LIMITS AND ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON FIELD RUN TOPOGRAPHY.
- STEEP SLOPES ARE LOCATED AND SHOWN HEREON. THE RELOCATION OF THE PARCEL 158 WATER SERVICE CONNECTION IS THE ONLY IMPACT TO THE STEEP SLOPES. SEE NOTE #41 REGARDING THE WAIVER TO DISTURBANCE OF STEEP SLOPES.
- THIS SITE WAS INVESTIGATED FOR ENVIRONMENTAL FEATURES IN MAY 2013. THERE ARE NO WETLANDS ON SITE AS STATED IN THE REPORT BY ECO-SCIENCE PROFESSIONALS, INC. MAY 2013.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY - DEVELOPMENT ENGINEERING DIVISION EMAIL DATED 4/2/2013.
- THIS PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A MINOR SUBDIVISION.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NO NEW STRUCTURES ARE PROPOSED.
- A GEOTECHNICAL REPORT IS NOT REQUIRED FOR THIS PROJECT.
- A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED ON JULY 9, 2013.
- STORMWATER MANAGEMENT IS EXEMPT FOR DEVELOPMENTS WHICH DO NOT EXCEED 5,000 SF OF DISTURBANCE. NO NEW IMPERVIOUS AREAS ARE PROPOSED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING IN THE AMOUNT OF \$ 3,000.00 WILL BE POSTED AS PART OF THE BUILDING PERMIT FOR LOT 2 FOR THE REQUIRED 10 SHADE TREES.
- A FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 01/27/2014. NO SPECIMEN TREES ARE LOCATED ON THE PROJECT SITE.
- A FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 01/27/2014.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE RETENTION OF 0.20 AC. SEE "CREDITED" FOREST CONSERVATION AREA #1 (NO SURETY REQ).
- LOTS 1 AND 2 WILL DERIVE ACCESS FROM AN EXISTING PAVED ROAD PREVIOUSLY KNOWN AS MERCER STREET. REFER TO NOTE 40 REGARDING REQUIRED IMPROVEMENTS PER THE CONDITIONS OF THE DESIGN MANUAL WAIVER APPROVAL.
 - GRAVEL SHOULDER IMPROVEMENTS ARE REQUIRED BY FIRE & RESCUE TO CONTROL FURTHER EROSION.
 - THERE ARE NUMEROUS CRACKS AND SETTLED AREAS WITHIN THE DRIVEWAY WHICH SHOULD BE REPAIRED TO ENSURE THE DRIVEWAY WILL REMAIN SUFFICIENT FOR FIRE & RESCUE ACCESS IN THE FUTURE. AS A CONDITION OF THIS APPROVAL, THE DRIVEWAY MUST BE REPAIRED AND OVERLAYED WITH NEW ASPHALT. THIS MUST BE SPECIFIED ON THE SUPPLEMENTAL PLANS.
 - LOTS 1 AND 2 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. THE USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY FOR THE USE-IN-COMMON DRIVEWAY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY - BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- TRASH AND RECYCLING COLLECTION WILL BE AT ELLICOTT MILLS DRIVE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, ON JANUARY 16, 2014, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOLUME 4, SECTION 2.6.A. WHICH REQUIRED A MINIMUM SHARED DRIVEWAY WIDTH OF 16 FEET, VOLUME 4, SECTION 2.6.B. WHICH SPECIFIES THE DESIGN STANDARDS FOR A PROPOSED DRIVEWAY APRON AND VOLUME 3, SECTION 2.6.A. WHICH REQUIRES A 24 FEET WIDE USE-IN-COMMON EASEMENT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - FIRE AND RESCUE HAS INSPECTED THE EXISTING DRIVEWAY AND HAS APPROVED THE DRIVEWAY TO REMAIN AS IT EXISTS, SUBJECT TO STABILIZING ERODED AREAS ALONG THE EDGE OF PAVEMENT. THE STABILIZATION IS PROPOSED WITH THE SUBDIVISION AND IS A CONDITION OF THIS WAIVER APPROVAL.
 - THE EXISTING DRIVEWAY IS SURROUNDED BY FORESTED AREAS, ROCK OUTCROPS AND STEEP SLOPES. ANY EFFORTS TO WIDEN THE EXISTING DRIVEWAY WOULD HAVE SIGNIFICANT IMPACTS TO THE STEEP SLOPES / TOPOGRAPHY WHICH COULD CAUSE EROSION / STABILIZATION PROBLEMS.
 - IF THIS LOT IS FURTHER SUBDIVIDED OR THE PROPOSED UNITS UTILIZING THIS ACCESS INCREASES BEYOND TWO (2), THE DRIVEWAY WILL HAVE TO BE MODIFIED TO MEET ALL THE CURRENT DESIGN STANDARDS.
 - THE PROPOSED USE-IN-COMMON EASEMENT IS 20-FOOT WIDE. THE 20-FOOT WIDTH REPRESENTS THE FULL WIDTH OF FRONTAGE FOR THIS PROPERTY AND CANNOT BE EXTENDED FURTHER.
 - THE EXISTING DRIVEWAY APRON MEETS THE MINIMUM DESIGN STANDARDS BUT HAS BEEN MODIFIED TO ACCOMMODATE A TRANSITION IN THE SIDEWALK MATERIAL AND LOCATION.
 - THERE ARE NUMEROUS CRACKS AND SETTLED AREAS WITHIN THE DRIVEWAY WHICH SHOULD BE REPAIRED TO ENSURE THE DRIVEWAY WILL REMAIN SUFFICIENT FOR FIRE & RESCUE ACCESS IN THE FUTURE. AS A CONDITION OF THIS APPROVAL, THE DRIVEWAY MUST BE REPAIRED AND OVERLAYED WITH NEW ASPHALT. THIS MUST BE SPECIFIED ON THE SUPPLEMENTAL PLANS.
- THIS PROJECT IS SUBJECT TO HD-14-071. ON JANUARY 10, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.116(A)(3) THAT REQUIRES WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL AND NOT A RESIDENTIAL LOT; A WAIVER TO SECTION 16.116 (B)(2) THAT REQUIRES STEEP SLOPES TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL; A WAIVER TO SECTION 16.116 (C)(1)(I) THAT PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING WITHIN WETLANDS, STREAMS, STREAM AND WETLAND BUFFERS AND STEEP SLOPES UNLESS THE DISTURBANCE IS CONSIDERED "NECESSARY"; A WAIVER TO SECTION 16.117(B) THAT REQUIRES FOREST CONSERVATION EASEMENTS TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL; A WAIVER TO SECTION 16.120(A)(1) WHICH STATES THAT RESIDENTIAL LOTS SHALL NOT DERIVE ACCESS FROM ARTERIAL HIGHWAYS OR MAJOR COLLECTOR ROADS; A WAIVER TO SECTION 16.120(A)(4)(A) AND (B) THAT REQUIRES FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION AREAS TO BE LOCATED ON LOTS 10 ACRES IN SIZE OR LARGER AND REQUIRES STEEP SLOPES TO BE LOCATED ON LOTS 20,000 SQUARE FEET IN SIZE OR LARGER; A WAIVER TO SECTION 16.120 (C)(2)(II) WHICH STATES THAT RESIDENTIAL LOTS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE EDGE OF THE STREAMBANK SHALL BE FIELD LOCATED AND THE WAIVER EXHIBIT, F-14-044 AND ALL FUTURE PROJECT SUBMITTALS SHALL BE UPDATED TO ACCURATELY DEPICT THE FIELD-LOCATED STREAMBANKS AND STREAM BUFFER.
 - A 35' ENVIRONMENTAL SETBACK SHALL BE DEPICTED AND LABELED FROM THE FIELD-LOCATED STREAM BUFFER. THIS SETBACK SHALL BE SHOWN ON THE WAIVER EXHIBIT, THE PLAN AND PLAN FOR F-14-044 AND THE FUTURE REQUIRED SITE DEVELOPMENT PLAN.
 - AN UPDATED FOREST CONSERVATION WORKSHEET SHALL BE SUBMITTED FOR F-14-044, REFLECTING A TOTAL TRACT AREA OF 1.0843 A FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WILL ALSO BE SUBMITTED FOR F-14-044.
 - FOREST CONSERVATION SHALL BE ADDRESSED WITH F-14-044 THROUGH AN ON-SITE EASEMENT.
 - THE STEEP SLOPE DISTURBANCE FOR THE OFFSITE UTILITY CONNECTION MAY BE CONSIDERED "NECESSARY DISTURBANCE", THE STEEP SLOPE DISTURBANCE IS LIMITED TO WHAT IS SHOWN ON THE WAIVER EXHIBIT FOR WP-14071.
 - THE CONSULTANT MUST DEPICT AND LABEL A MINIMUM OF 2 STANDARD PARKING SPACES FOR PROPOSED LOT 2.
 - A USE-IN-COMMON ACCESS EASEMENT WILL BE ESTABLISHED, DEPICTED AND LABELED ON F-14-044.
 - A USE-IN-COMMON EASEMENT AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAN, F-14-044.
 - COMPLIANCE WITH THE DED COMMENTS DATED, JANUARY 7, 2014, INCLUDING THE SUBMITTAL AND APPROVAL OF ALL DESIGN MANUAL WAIVERS (SEE ATTACHED).
- PURSUANT TO THE CONSENT JUDGMENT CASE 13-C-13-095422 OC, DATED DECEMBER 5, 2013, ERIK AND LAURA STEENSEN ARE THE ABSOLUTE AND SOLE OWNERS OF THE FORMER MERCER STREET PARCEL. REFER TO L. 12436 - F. 491.
- STEEP SLOPES ARE LOCATED ON SITE. THE RELOCATION OF THE PARCEL 158 WATER SERVICE CONNECTION IS THE ONLY IMPACT TO THE STEEP SLOPES. REFER TO WP14-071. THE AREA OF CONTIGUOUS ON AND OFFSITE SITE SERVICE 25% OR GREATER IS LESS THAN 20,000 SF.
- THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JULY 23, 2013, 6:00 PM AT THE MILLER BRANCH LIBRARY - AVALON ROOM - ELLICOTT CITY, MD.
- FIRE & RESCUE HAS RECOMMENDED APPROVAL BASED ON THE STABILIZATION OF ERODED AREAS ALONG THE EDGE OF PAVEMENT ON THE EXISTING DRIVEWAY.
- THE PLAN IS SUBJECT TO A TEMPORARY USE PETITION. ON APRIL 15, 2014, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ORDERED THAT THE PETITION OF ERIK STEENSEN AND LAURA STEENSEN FOR AUTHORIZATION OF A TEMPORARY USE FOR A DETACHED ACCESSORY BUILDING TO REMAIN ON A NEW LOT PRIOR TO ITS CONVERSION TO A DWELLING, BE AND THE SAME WAS GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONERS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 - THE PETITIONERS SHALL CONDUCT THE TEMPORARY USE IN SUBSTANTIAL CONFORMANCE WITH THE RECORDED TESTIMONY.
 - THE TEMPORARY USE PERIOD SHALL NOT BEGIN UNTIL THE BUILDING PERMIT FOR THE CONSTRUCTION IS ISSUED. THE PETITIONERS SHALL NOTIFY THE DIVISION OF PUBLIC SERVICE AND ZONING OF THE COMMENCEMENT OF THE TEMPORARY USE. THE PETITIONERS SHALL SUBMIT A COPY OF THE APPROVED BUILDING PERMIT FOR THE FILE.

SUPPLEMENTAL INFORMATION PLAN

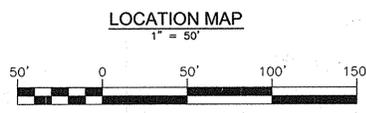
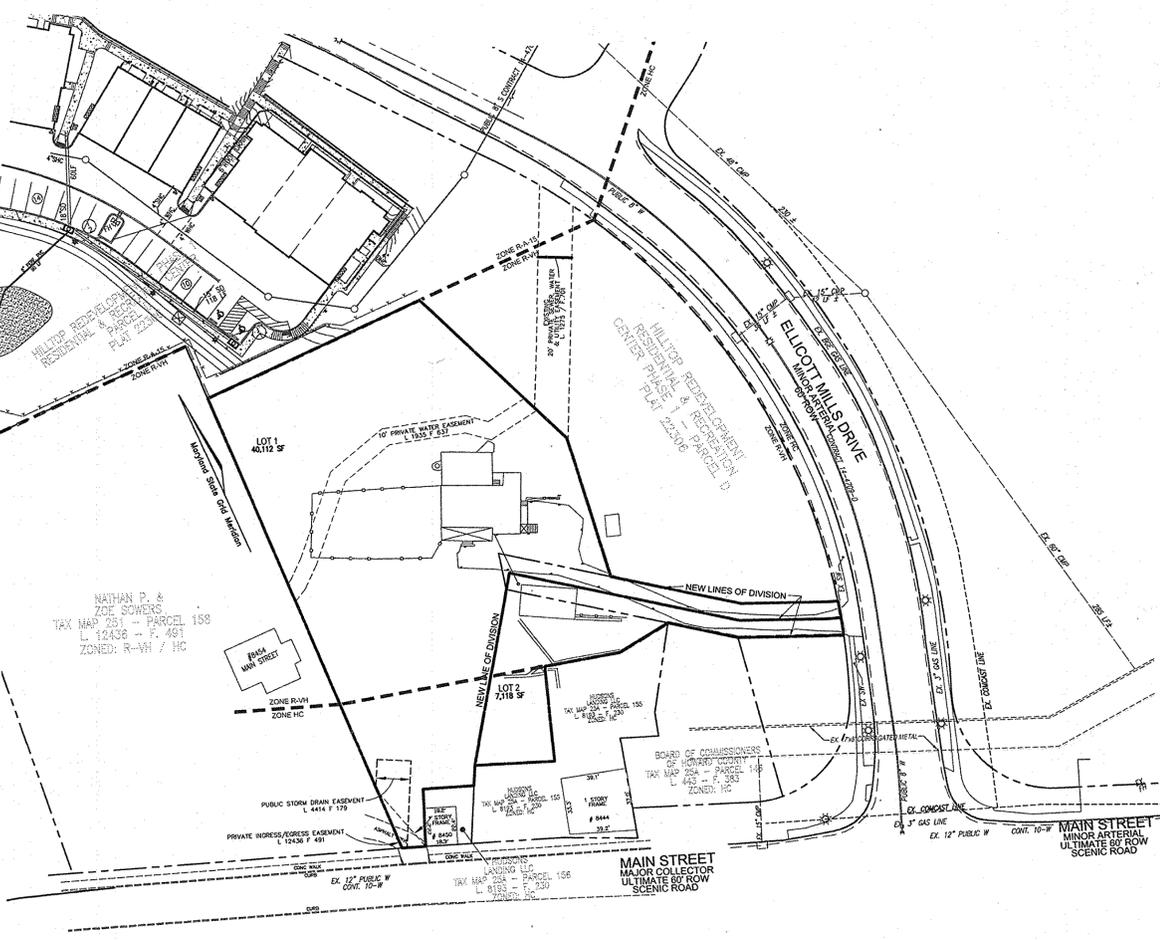
STEENSEN PROPERTY

(SFD RESIDENTIAL)
LOTS 1 AND 2
A SUBDIVISION OF L. 12576, F. 304
HISTORIC ELLICOTT CITY
HOWARD COUNTY, MARYLAND

BENCHMARKS
 HOWARD COUNTY BENCHMARK 25A1 (CONC. MON.)
 N 58555.5467' E 1366847.0988' ELEV. 396.343'
 LOCATION: CORNER OF ROGERS AVENUE AND COURT HOUSE DRIVE 115.7' NE OF RAMP/FACE CURB INTX AND 111.3' SE OF EXISTING SIGN
 HOWARD COUNTY BENCHMARK 25A2 (CONC. MON.)
 N 587502.7292' E 1366556.3776' ELEV. 348.145'
 LOCATION: 73' SOUTH OF C&P POLE #34 / G&E 203412, 161.8' WEST OF END OF EX. CONC. PAVL 87.8' NORTH OF CL DRIVE TO #3329 ROGERS AVENUE.



SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
EXISTING CONDITIONS, LAYOUT, LANDSCAPE AND FOREST CONSERVATION PLAN	2 OF 2
GRADING PLAN, SOILS MAP AND FOREST CONSERVATION PLAN	3 OF 3



SITE ANALYSIS DATA

A. TOTAL PROJECT AREA:	47,230 SF. OR 1.08 AC±
B. AREA OF PLAN SUBMISSION:	47,230 SF.
C. AREA OF WETLANDS AND BUFFERS:	N/A
D. AREA OF FLOODPLAIN:	0.0876 AC. 11/2013 HOWARD COUNTY APPROVED AND STAYED
E. AREA OF FOREST:	0.25 AC±
F. AREA OF STEEP SLOPES:	0.28 AC. OR 12,160SF TOTAL
G. ERODIBLE SOILS:	8700 SF±
H. LIMIT OF DISTURBED AREA:	4,150 SF.
I. PROPOSED USES FOR SITE AND STRUCTURES:	1. INTERIOR BARN RENOVATION WORK ONLY 2. FIRE & RESCUE REQUIRE THE GRADING OF THE SIDE OF THE DRIVEWAY REFER TO NOTE 40
J. GREEN OPEN AREA:	36,590 SF.
K. PROPOSED IMPERVIOUS AREA:	0 SF. (6,590+/- EXISTING IMP.)
L. DPZ FILE REFERENCES:	SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN, WP 14-071, CASE NO. 13-C-13-095422 OC

LEGEND:

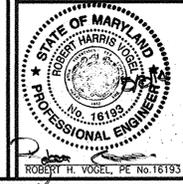
---	EXISTING CURB AND GUTTER
⊙	EXISTING UTILITY POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING MAILBOX
⊙	EXISTING SIGN
⊙	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY LINE
---	EXISTING CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING FENCE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
1	40,112 SF	1,375 SF	38,737 SF
2	7,118 SF	1,028 SF	6,090 SF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5-19-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5-20-14
 CHIEF, DIVISION OF LAND DEVELOPMENT

OWNER / DEVELOPER
 ERIK STEENSEN
 AND LAURA STEENSEN
 MAIN STREET
 ELLICOTT CITY, MD 21043
 PHONE: (410) 659-0250

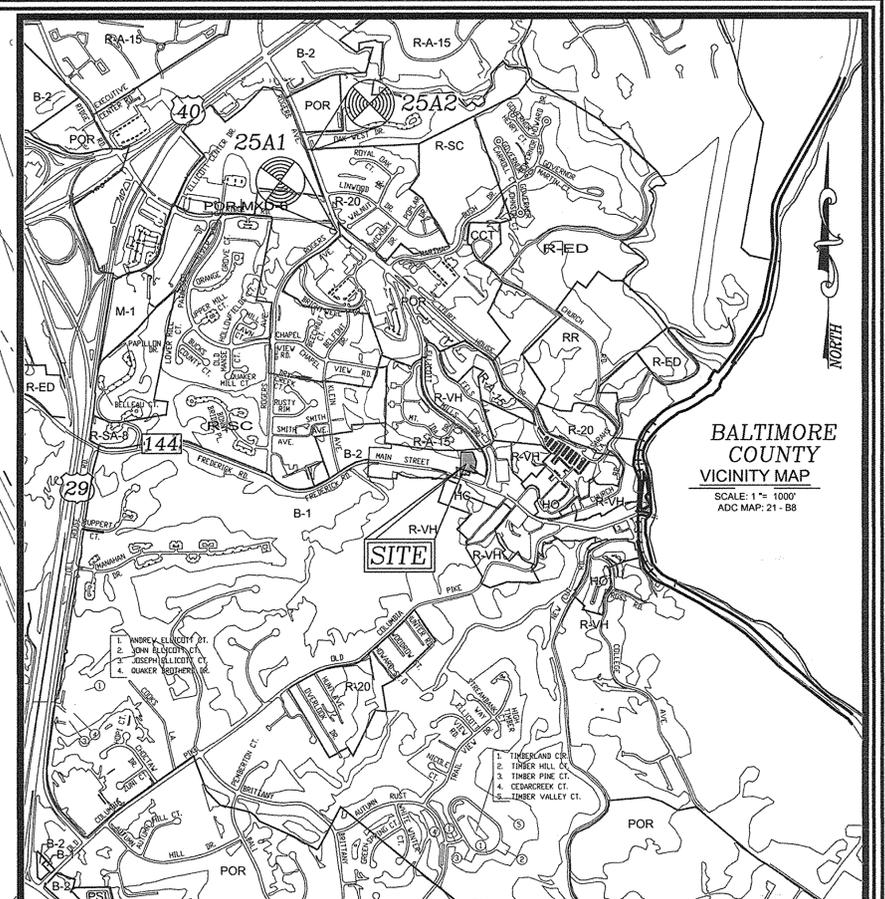
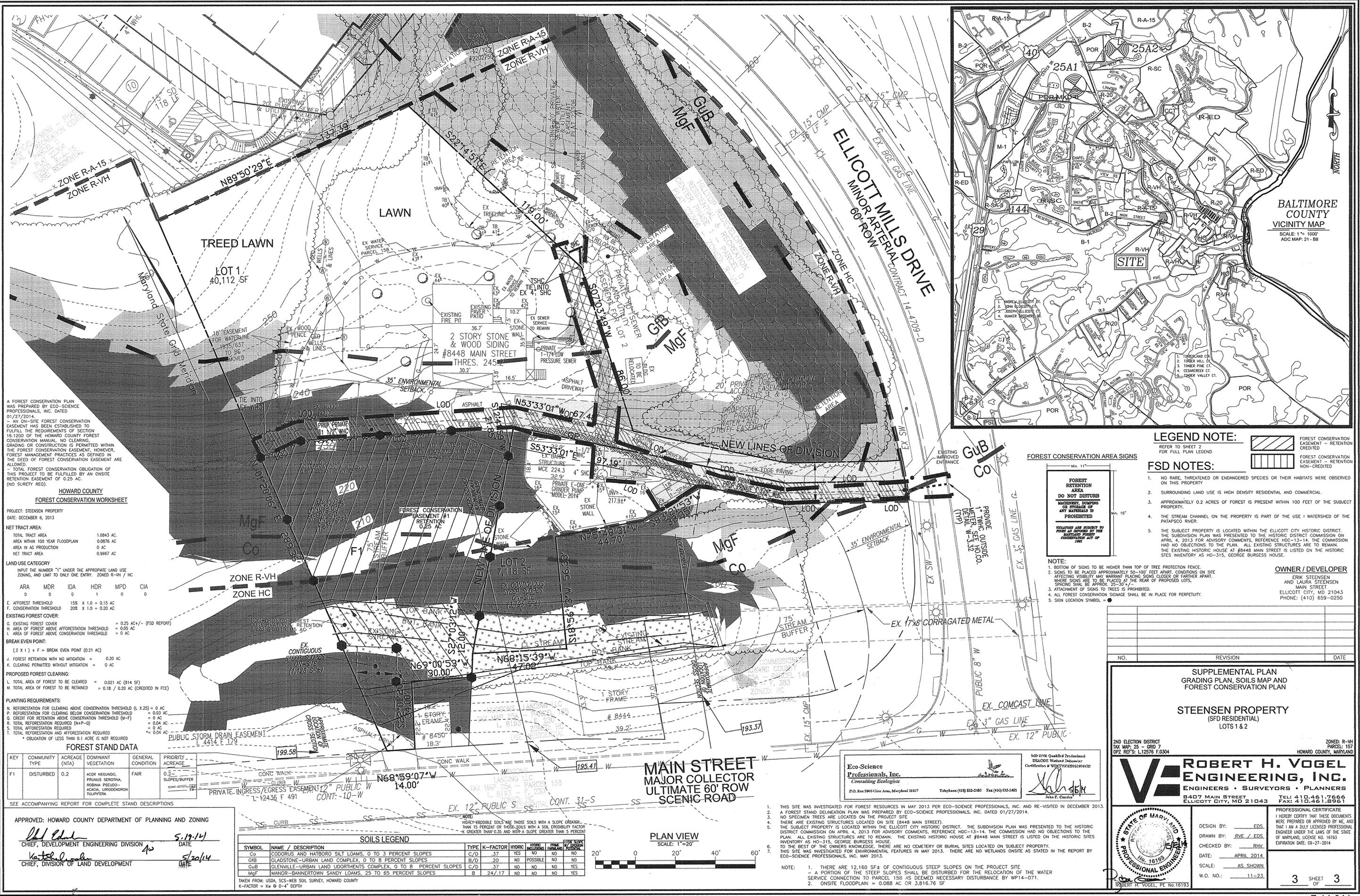


ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

DESIGN BY: EDS
 DRAWN BY: RVE / EDS
 CHECKED BY: RHV
 DATE: APRIL 2014
 SCALE: AS SHOWN
 W.O. NO.: 11-23

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2014

1 SHEET OF 3



A FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 01/27/2014. AN ON-SITE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. 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.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

PROJECT: STEENSEN PROPERTY
DATE: DECEMBER 6, 2013

NET TRACT AREA:
TOTAL TRACT AREA: 1.0843 AC.
AREA WITHIN 100 YEAR FLOODPLAIN: 0.0876 AC.
AREA IN AG PRODUCTION: 0 AC.
NET TRACT AREA: 0.9967 AC.

LAND USE CATEGORY:
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-VH / HC

ARA	MDR	IDA	HDR	MPD	OIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD: 15% X 1.0 = 0.15 AC
F. CONSERVATION THRESHOLD: 20% X 1.0 = 0.20 AC

EXISTING FOREST COVER:
G. EXISTING FOREST COVER = 0.25 AC +/- (FSD REPORT)
H. AREA OF FOREST ABOVE AFFORESTMENT THRESHOLD = 0.05 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0 AC

BREAK EVEN POINT:
J. (2 X I) + F = BREAK EVEN POINT (0.21 AC)
K. FOREST RETENTION WITH NO MITIGATION = 0.20 AC
L. CLEARING PERMITTED WITHOUT MITIGATION = 0 AC

PROPOSED FOREST CLEARING:
L. TOTAL AREA OF FOREST TO BE CLEARED = 0.021 AC (914 SF)
M. TOTAL AREA OF FOREST TO BE RETAINED = 0.18 / 0.20 AC (CREDITED IN FCE)

PLANTING REQUIREMENTS:
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 2.5) = 0 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.03 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (4+7) = 0 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q) = 0.04 AC
S. TOTAL AFFORESTATION REQUIRED = 0 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.04 AC
* OBLIGATION OF LESS THAN 0.1 ACRE IS NOT REQUIRED

FOREST STAND DATA

KEY	COMMUNITY TYPE	ACREAGE (NTA)	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	DISTURBED	0.2	ACER NEGUNDO, PRINUS SEROTINA, RHODODENDRON TULIPIFERA	FAIR	0.2 - SLOPES/BUFFER

SEE ACCOMPANYING REPORT FOR COMPLETE STAND DESCRIPTIONS

LEGEND NOTE:
REFER TO SHEET 2 FOR FULL PLAN LEGEND

FSD NOTES:

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THIS PROPERTY.
- SURROUNDING LAND USE IS HIGH DENSITY RESIDENTIAL AND COMMERCIAL.
- APPROXIMATELY 0.2 ACRES OF FOREST IS PRESENT WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THE STREAM CHANNEL ON THE PROPERTY IS PART OF THE USE 1 WATERSHED OF THE PATAPSCO RIVER.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT. THE SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS. REFERENCE HDC-13-14. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN. ALL EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING HISTORIC HOUSE AT #8448 MAIN STREET IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-315, GEORGE BURGESS HOUSE.

FOREST CONSERVATION AREA SIGNS

DO NOT DISTURB
MATERIALS, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

NOTE:

- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
- SIGNS TO BE PLACED APPROXIMATELY 50-100 FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. WHERE SIGNS ARE TO BE PLACED AT THE REAR OF PROPOSED LOTS.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- ALL FOREST CONSERVATION SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.
- SIGN LOCATION SYMBOL = ●

OWNER / DEVELOPER
ERIK STEENSEN AND LAURA STEENSEN
MAIN STREET
ELLICOTT CITY, MD 21043
PHONE: (410) 659-0250

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

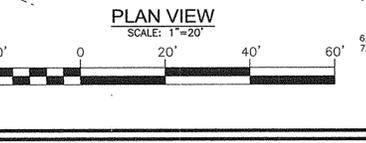
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/19/14

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/20/14

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE	K-FACTOR	HYDRIC	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC	PERCENT ROCK	PERCENT COBBLES	PERCENT GRAVEL
C/D	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C/D	.37	YES	NO	NO	NO	NO	NO	NO	NO
G/B	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B/D	.20	NO	POSSIBLE	NO	NO	NO	NO	NO	NO
G/B	GLENNVILLE-URBAN LAND UPOURTHENS COMPLEX, 0 TO 8 PERCENT SLOPES	C/D	.37	NO	NO	NO	NO	NO	NO	NO	NO
MgF	MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES	B	24/17	NO	NO	NO	NO	NO	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
K-FACTOR = K_w @ 0-4' DEPTH



Eco-Science Professionals, Inc.
Consulting Ecologists
210, Box 5805 Clon Area, Maryland 21027
Tel: (410) 832-2480 Fax: (410) 832-2483

MD 1338 Qualified Professional
USDCO2: Wetland Designer
Certification # W220033200504042

[Signature]
John F. Ciofalo

1. THIS SITE WAS INVESTIGATED FOR FOREST RESOURCES IN MAY 2013 PER ECO-SCIENCE PROFESSIONALS, INC. AND RE-VISITED IN DECEMBER 2013.
2. A FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 01/27/2014.
3. NO SPECIMEN TREES ARE LOCATED ON THE PROJECT SITE.
4. THERE ARE EXISTING STRUCTURES LOCATED ON SITE (#8448 MAIN STREET).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT. THE SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS. REFERENCE HDC-13-14. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN. ALL EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING HISTORIC HOUSE AT #8448 MAIN STREET IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-315, GEORGE BURGESS HOUSE.
6. TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
7. THIS SITE WAS INVESTIGATED FOR ENVIRONMENTAL FEATURES IN MAY 2013. THERE ARE NO WETLANDS ON-SITE AS STATED IN THE REPORT BY ECO-SCIENCE PROFESSIONALS, INC. MAY 2013.

NOTE:

- THERE ARE 12,160 SF ± OF CONTIGUOUS STEEP SLOPES ON THE PROJECT SITE.
- A PORTION OF THE STEEP SLOPES SHALL BE DISTURBED FOR THE RELOCATION OF THE WATER SERVICE CONNECTION TO PARCEL 158 AS DEEMED NECESSARY DISTURBANCE BY WPT4-071.
- ONSITE FLOODPLAIN = 0.088 AC OR 3,815.76 SF

SUPPLEMENTAL PLAN
GRADING PLAN, SOILS MAP AND FOREST CONSERVATION PLAN

STEENSEN PROPERTY
(SFD RESIDENTIAL)
LOTS 1 & 2

2ND ELECTION DISTRICT
TAX MAP: 25 - GRID 7
DPZ REF: L12576 F0304

ZONED: R-VH
PARCEL: 157
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

DESIGN BY: EDS
DRAWN BY: RVE / EDS
CHECKED BY: RHV
DATE: APRIL 2014
SCALE: AS SHOWN
W.O. NO.: 11-23

3 SHEET OF 3