

SOILS LEGEND

SOIL	NAME	CLASS
BeB	Benevola silt loam, 3 to 8 percent slopes	B
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
GgC	Glenela loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	C
MaD	Manor loam, 15 to 25 percent slopes	B
MaD	Manor-Bannertown sandy loams, 15 to 25 percent slopes, rocky	B
WHA	Wiltshire silt loam, 0 to 3 percent slopes	X

Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
99	9.383 Ac.*	0.328 Ac.*	8,985 Ac.*
61	4.148 Ac.*	0.081 Ac.*	4,067 Ac.*
62	5.872 Ac.*	0.085 Ac.*	5,787 Ac.*

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

Legend

- Existing Private Driveway Access And Maintenance Easement
- Existing Private Use-In-Common Access Easement For The Benefit Of Lots 50 Thru 54
- Existing Private Use-In-Common Ingress & Egress Access Easement Across Lots 25 And 26
- Existing Public Forest Conservation Easement To Remain
- Existing Public Forest Conservation Easement Removed By Recordation Of This Plat
- Existing 20' Public Drainage & Utility Easement
- Public Forest Conservation Easement
- Existing Tree Line

APPROVED: DEPARTMENT OF PLANNING AND ZONING

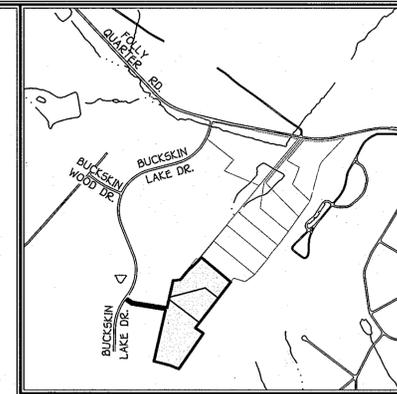
Kate Shulman 2-10-14
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Clayton Edmister 2-10-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Owner/Developer

Brian A. Knuff and
Ann Margaret B. Knuff
4279 Buckskin Lake Drive
Ellicott City, Maryland 21042
Ph: (410) 998-9769

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2899



VICINITY MAP
SCALE: 1" = 1200'

General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet Or Greater As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified 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.
- Subject Property Is Zoned RR-DEO Per 2/2/04 Comprehensive Zoning Plan And Per The "Come Life" Zoning Regulation Amendments Effective 7/28/06.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 229A And No. 221A.
Sta. 229A N 579222.306 E 1326483.751
Sta. 221A N 579193.438 E 1326414.156
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About March, 1992, By Fisher, Collins And Carter, Inc.
- B.C.L. Denotes Building Restriction Line.
- ∅ Denotes Iron Pin Set Capped T.C.C. 105'.
- Denotes Iron Pipe Or Iron Bar Found.
- ◊ Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 105'.
- ✳ 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.
- Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet Or Feet Serving More Than One Residence.
b) Surface - Six (6) Inches Of Completed Crushed Run Base With Tar And Chip Coating, 1/2" Minimum Coefficient Of Friction, Maximum 10% Grade Change And 45-Foot Turning Radius.
c) Structures - (Gutters/Bridges) - Capable Of Supporting 25 Gross Tons (250,000 Lbs.)
d) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
e) Structure Clearances - Minimum 12 Feet.
f) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less 60.
- EE Denotes Forest Conservation Easement. The Forest Conservation Easement Has 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 Easement. However, Forest Management Practices As Defined In The Code Of Forest Conservation Easement Are Allowed.
- This Subdivision Is Exempt From The Requirements Of Section 16.1204 Of The Howard County Code And The Landscape Manual Because It Is A Part Of Section 16.1204.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. F-86-086, F-93-126, F-95-146, WP-92-08, F-96-025, WP-95-10, F-93-125 And F-95-146.
- Lot 61 (Formerly Lot 60) Is Subject To Waiver Petition WP-92-08 Which The Planning Director On May 8, 1992 Responded To The Following:
1) Approval To Waive Section 16.1508(K) To Allow The Subdivision Of Proposed Lots 50-54, Inclusive Without Providing The Required Public Road Frontages.
2) Approval To Waive Section 16.1508(J) To Allow The Length Of A Commonly Owned Lot Containing A Shared Driveway To Exceed 500 Feet.
- This Plat Is Subject To WP-95-90 Which The Planning Director On June 19, 1995 Responded To The Following:
1) Approval To Waive Section 16.1204 To Require A Forest Plan And Developer's Agreement To Meet Forest Conservation Obligations.
- This Plat Is Exempt From Providing Stormwater Management Since This Is A Part Of Revision To Modify An Existing Easement With No Site Improvements Proposed.
- On Lots In Which The Forest Conservation Easement And The Private Sewerage Easement Overlap, Disturbance Subject To The Permitted Repair, Replacement, Or Maintenance Of Private Sewerage Systems Will Be Allowed Within The Overlapping Portion Of The Forest Conservation Easement.
- The Department Of Planning And Zoning Has Determined That The Purpose Of This Plat Is To Correct Prior Recorded Forest Easements That A 33' Environmental Buffer Is Not Required For The Forest Easements Shown Hereon.
- Topography Shown Is From Howard County GIS Topography At 2' Contour Interval.

ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

15" MINIMUM

11" MINIMUM

▲ = SIGNAGE

MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # WDC93MD01044B

John P. Canoles
JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

SUPPLEMENTAL PLAN
FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
BUCKSKIN WOODS
LOTS 59, 61 AND 62
TAX MAP #22 P/O PARCEL #535 GRID: 22
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1"=100' DATE: SEPTEMBER 26, 2013



F-14-067