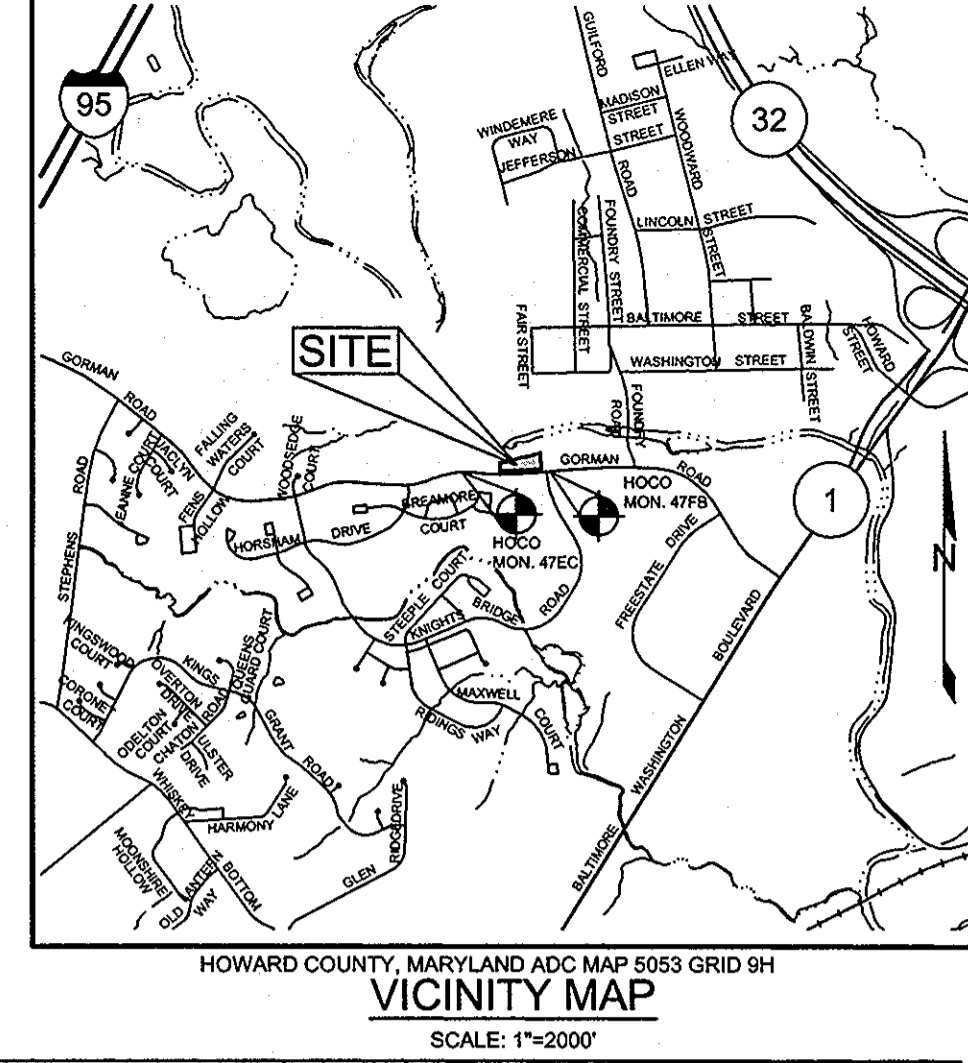
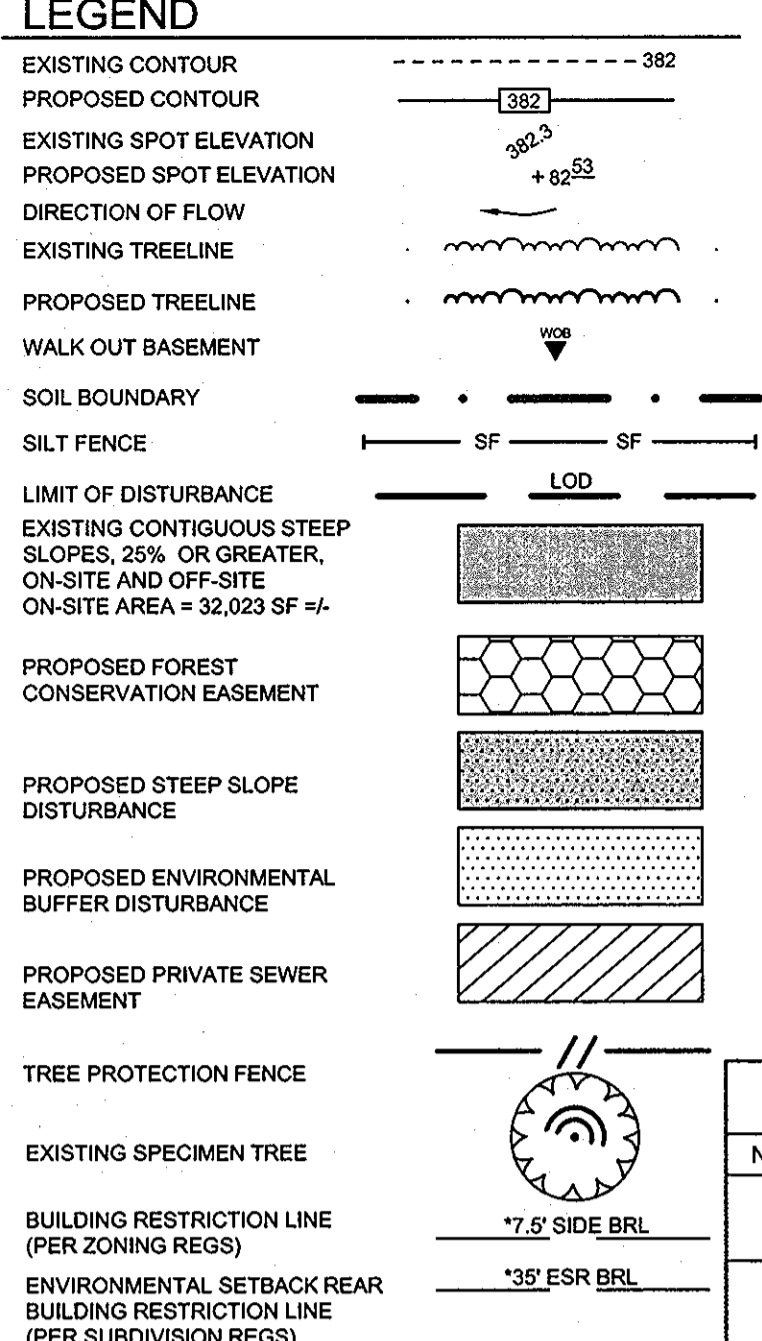


- GENERAL NOTES (CONT'D)
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP 10-033; F 10-110; CONTRACT NO. 257-W, SEWER CONTRACT NO. 20-1719
 - BRL REFERS TO BUILDING RESTRICTION LINE SETBACKS PER THE HOWARD COUNTY ZONING REGULATIONS ESR BRL REFERS TO AN ENVIRONMENTAL SETBACK REAR BUILDING RESTRICTION LINE PER THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 - A WETLAND DELINEATION WAS PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, DATED APRIL, 2010. NO WETLANDS WERE LOCATED ON-SITE.
 - THE RECORDED 35' REAR BUILDING RESTRICTION LINE (BRL) FOR LOTS 1 AND 2 COINCIDE WITH THE BOUNDARY OF THE 35' ENVIRONMENTAL SETBACK FROM THE STEEP SLOPES. THEREFORE THE DISTANCE FROM THE REAR PROPERTY LINES OF LOTS 1 AND 2 WILL VARY IN DISTANCE, NOT TO BE LESS THAN 30' PER THE ZONING REGULATIONS.
 - THE PROPOSED IMPACTS TO ENVIRONMENTALLY SENSITIVE FEATURES OR BUFFERS ON LOT 2 ARE CONSIDERED TO BE NECESSARY OR ESSENTIAL DISTURBANCE BY DPZ IN ACCORDANCE WITH SECTION 16.116(d) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHOULD BE IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF WAIVER PETITION, WP-10-033.

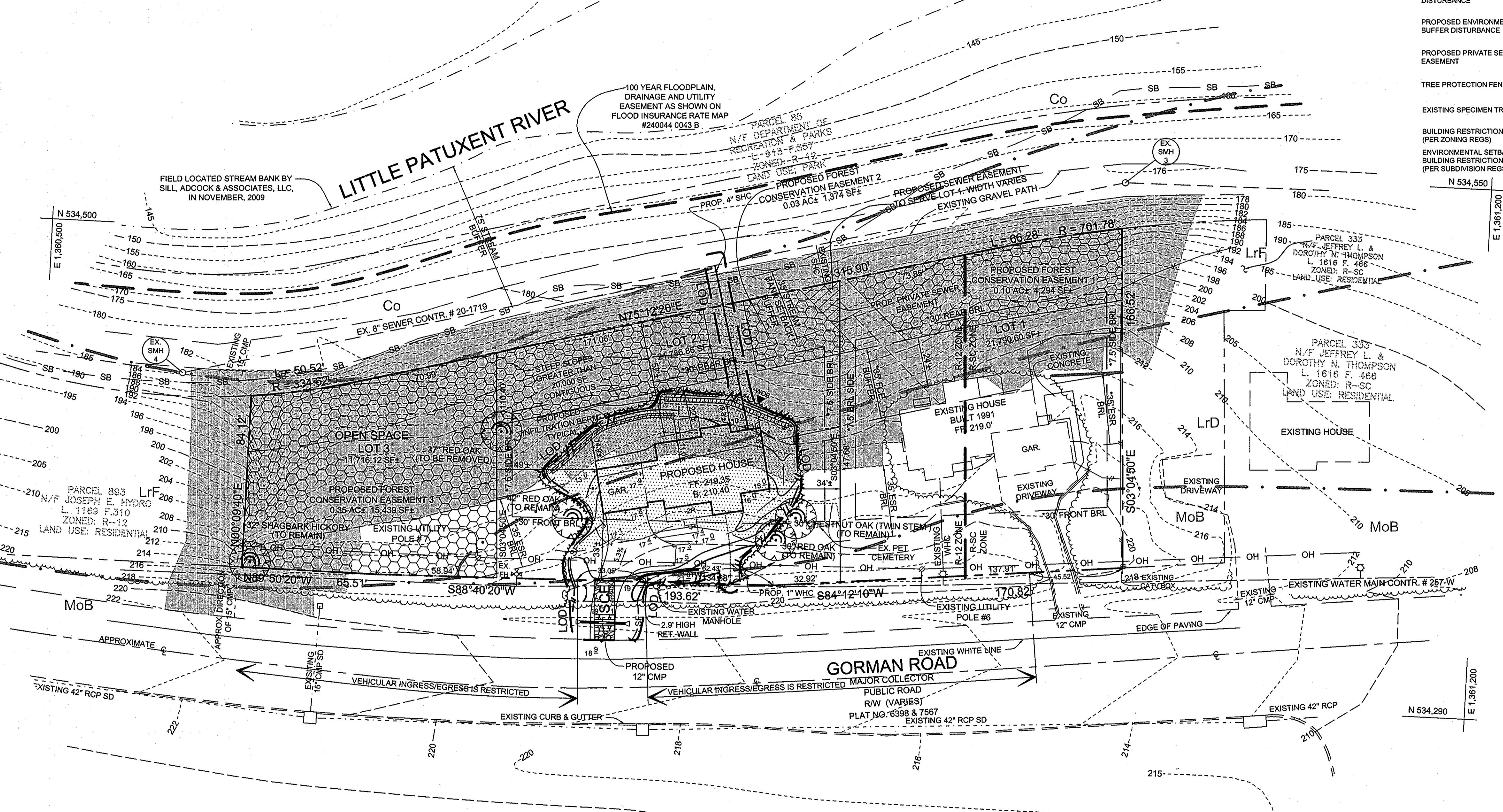


BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
47EC	534,281.2464	1,359,948.1215	233.710	GORMAN ROAD +/- 12 MILE WEST OF RT. 29
47FB	534,295.4029	1,361,228.6196	207.400	GORMAN ROAD +/- 34 MILE WEST OF RT. 29

GENERAL NOTES

- PROPERTY ADDRESS: 9100 GORMAN ROAD
- DEED REFERENCE: LIBER 709 FOLIO 532
- TOTAL AREA OF PROPERTY = 86,292 SF; OR 1.2693 AC
- SUBJECT PROPERTY ZONED R-3C & R-12 PER 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- PROPERTY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES IN DECEMBER, 2008.
- TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, IN DECEMBER 2008. TOPOGRAPHY FOR THE AREAS OFF-SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. SEE GENERAL NOTE #19.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47C AND 47F WERE USED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. PORCH OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAY(S) 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 FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 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 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.06
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THERE ARE NO CEMETERIES, HISTORIC STRUCTURES OR WETLANDS ON-SITE.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.48 ACRES (20,939 SF) OF FOREST. SURETY WILL NOT BE REQUIRED FOR THIS PLAN.
- THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS PROJECT REQUIRES STORMWATER MANAGEMENT TREATMENT AND IT WILL BE TREATED BY THE SHEET FLOW TO BUFFER CREEK.
- THIS PLAN IS SUBJECT TO WP-10-033 TO WAIVE THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.116(b)(1) - PROTECTION OF STEEP SLOPES; SECTION 16.117(b) - FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER; SECTION 16.119(k)(3) - ACCESS RESTRICTIONS; SECTION 16.1200(d)(4)(i)(a) & (b); SECTION 16.1200(d)(v) - USABLE LOT DESIGN. THIS WAIVER WAS APPROVED ON DECEMBER 22, 2009 SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED IN THE REVIEW OF THE SUBDIVISION AND SITE DEVELOPMENT PLAN.
 - ANY INCREASE IN THE SIZE OF THE PROPOSED HOUSE FOOTPRINT ON LOT 2, INCREASE IN THE LIMIT OF DISTURBANCE OR INCREASE IN THE NUMBER OF PROPOSED LOTS, AS SHOWN ON THE EXHIBIT ACCOMPANYING THE APPROVED WAIVER PETITION, WILL NEGATE THE CONDITIONAL APPROVAL OF WP-10-033.
 - RE-EVALUATION OF THE 75' STREAM BANK BUFFER AT THE FINAL SUBDIVISION PLAN STAGE. BASED ON THE FIELD EXAMINATION IN THE AREA JUST NORTH OF THE SHARED PROPERTY LINE OF LOTS 1 AND 2, WHERE THE RIVER FLOWS AROUND A SEDIMENT ISLAND, THE STREAM BANK APPEARS CLOSER THAN WHAT IS SHOWN ON THE PLAN.
 - THE APPLICANT SHALL, FURTHER EVALUATE THE PROPOSED HOUSE LOCATION ON LOT 2 AT THE SITE DEVELOPMENT PLAN STAGE TO LESSEN THE IMPACT TO THE STEEP SLOPES BY RE-ORIENTING THE FRONT OF THE DWELLING TO AS CLOSE AS POSSIBLE TO THE FRONT 30' BUILDING RESTRICTION LINE (BRL). FOR EXAMPLE, IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS, THE FRONT PORCH CAN ENCRoACH UP TO 10' INTO THE FRONT BRL.
 - THE EXACT DRIVEWAY LOCATION FOR THE 20' SINGLE USE UNRESTRICTED ACCESS POINT ONTO GORMAN ROAD IS CONTINGENT UPON THE APPROVAL OF THE SITE DISTANCE ANALYSIS AT THE FINAL SUBDIVISION PLAN STAGE.
 - COMPLIANCE WITH THE FOLLOWING COMMENTS FROM THE DEPARTMENT OF RECREATION AND PARKS, DATED SEPTEMBER 4, 2009:
 - DEDICATION OF OPEN SPACE LOT 3 TO HOWARD COUNTY
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE APPROVAL OF THE RIGHT OF ENTRY AGREEMENT TO CONNECT TO THE PUBLIC SEWER
 - THE DEVELOPER WILL HAVE TO COMPLY WITH THE DEPARTMENT OF RECREATION AND PARKS GENERAL CONDITIONS OF ENTRY.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE 75' STREAM BANK BUFFER.



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
LrD	LEGONRE-RELY GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES, VERY STONY	B
LrE	LEGONRE-RELY GRAVELLY LOAMS, 25 TO 65 PERCENT SLOPES, VERY STONY	B
MoB	MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES, STONY	C
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES, STONY	C

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	1.27 ACRES±
LIMIT OF DISTURBANCE	0.25 ACRES±
GREEN OPEN AREA (LAWN)	0.16 ACRES±
IMPERVIOUS AREA	0.19 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
FOREST	0.92 ACRES±
SLOPES GREATER THAN 15% ERODIBLE SOILS	1.11 ACRES±
ERODIBLE SOILS	0.00 ACRES±

- STORMWATER MANAGEMENT NOTES**
- THIS PROPERTY IS SUBJECT TO STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY THE SHEET FLOW TO BUFFER CREEK.
 - A WAIVER PETITION HAS BEEN APPROVED FOR THIS PROJECT TO DISTURB ENVIRONMENTAL AREAS. SEE GENERAL NOTE #19.
 - NATURAL AREAS ARE BEING PROTECTED ON-SITE VIA OPEN SPACE LOT 3, WHICH WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. LOT 3 WILL ALSO BE ENCLOSED BY A NATURAL AREA CONSERVATION CREDIT AREA AND BY A FOREST CONSERVATION EASEMENT. FURTHER PROTECTION OF NATURAL AREAS WILL BE BY THE PLACEMENT OF A FOREST CONSERVATION EASEMENT ALONG THE REAR LOT LINES OF LOTS 1 AND 2.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	FOREST STAND DELINEATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/15/10
 CHIEF, DIVISION OF LAND DEVELOPMENT

10/19/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER/DEVELOPER

JOHN M. GARBER & WIFE
 9100 GORMAN ROAD
 LAUREL, MARYLAND 20723
 1.301.776.5941

ENVIRONMENTAL CONCEPT PLAN

GARBER PROPERTY

LOTS 1, 2 AND OPEN SPACE LOT 3

PREVIOUS HOWARD COUNTY FILE NO.S: WP-10-033, F-10-110

TAX MAP 47 GRID 17
 6TH ELECTION DISTRICT

PARCEL 898
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saalnd.com

DESIGN BY: PS
 DRAWN BY: JH
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: SEPTEMBER 28, 2010
 PROJECT #: 08-056
 SHEET #: 1 of 2

PROFESSIONAL CERTIFICATION: 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. 32025, EXPIRATION DATE: JUNE 30, 2011

FOREST STAND DELINEATION NARRATIVE

FS1 - A MIDDLE SUCCESSIONAL CHESTNUT OAK ASSOCIATION - THE STAND HAS A SOMEWHAT WELL-ESTABLISHED CANOPY OF WHITE OAKS, RED OAKS, HICKORIES, AND BEECHES BETWEEN 12" AND 42" DBH. THE APPROXIMATE AGE OF THE STAND IS 30 TO 40 YEARS.

COMMON SPECIES WITHIN THE FOREST STAND WERE CHESTNUT OAK (QUERCUS MONTANA), RED OAK (QUERCUS RUBRA), WHITE OAK (QUERCUS ALBA), BEECH (FAGUS GRANDIFOLIA) AND SHAGBARK HICKORY (CARYA OVATA) IN THE CANOPY LAYER; RED MAPLE (ACER RUBRUM), SUGAR MAPLE (ACER SACCHARINUM), TULIP POPLAR (LIRIODENDRON TULIPIFERA), CHERRY (PRUNUS SEROTINA), BLACK GUM (NYSSA SYLVATICA), WITCH HAZEL (HAMAMELIS VIRGINIANA), AND MULTIFLORA ROSE IN THE UNDERSTORY ALONG WITH SAILING CANOPY SPECIES; WOOD FERN, RUDEBECKIA, SOLOMON'S SEAL, MAYAPPLE, GREENBRIER, AND SMALL CANOPY AND UNDERSTORY TREES. THE STAND IS DOMINATED BY CHESTNUT OAK, WHITE OAK, AND BEECH TREES. THE AVERAGE CANOPY TREES ARE 12" TO 24" IN DIAMETER. THERE ARE SOME DEAD AND DOWNED TREES WITHIN THE STAND INCLUDING A 3" RED OAK, AS WELL AS LEAF DEBRIS AND A ROCKY SOIL SURFACE LAYER THROUGHOUT THE MAJORITY OF THE STAND.

THE OVERALL CONDITION OF THE STAND IS GOOD. THE EXISTENCE OF THE OAKS, HICKORY, AND BLACK CHERRY TREES, MAKE THIS STAND A SUITABLE WILDLIFE HABITAT. ALTHOUGH THERE IS LIMB DIEBACK ON THE TREES, THERE IS NO EVIDENCE OF SIGNIFICANT INSECT INFESTATION OR DISEASE WITHIN THE STAND, WHICH WOULD REQUIRE TREATMENT OR MANAGEMENT. THIS STAND EXISTS UPLAND OF AN OLD RAILWAY LINE THAT WAS CONVERTED TO A PARK PATH LOCATED UPHILL OF THE LITTLE PATUXENT RIVER WHICH IS APPROXIMATELY 30 FEET FROM THE NORTHERN PROPERTY LINE. THE MAJORITY OF THE SITE IS MADE UP OF STEEP SLOPES. THE STAND SHOULD BE CONSIDERED OF HIGH PRIORITY FOR RETENTION DUE TO THE VALUE TO WILDLIFE AND DUE TO ENVIRONMENTALLY SENSITIVE AREAS BEING PRESENT ON-SITE.

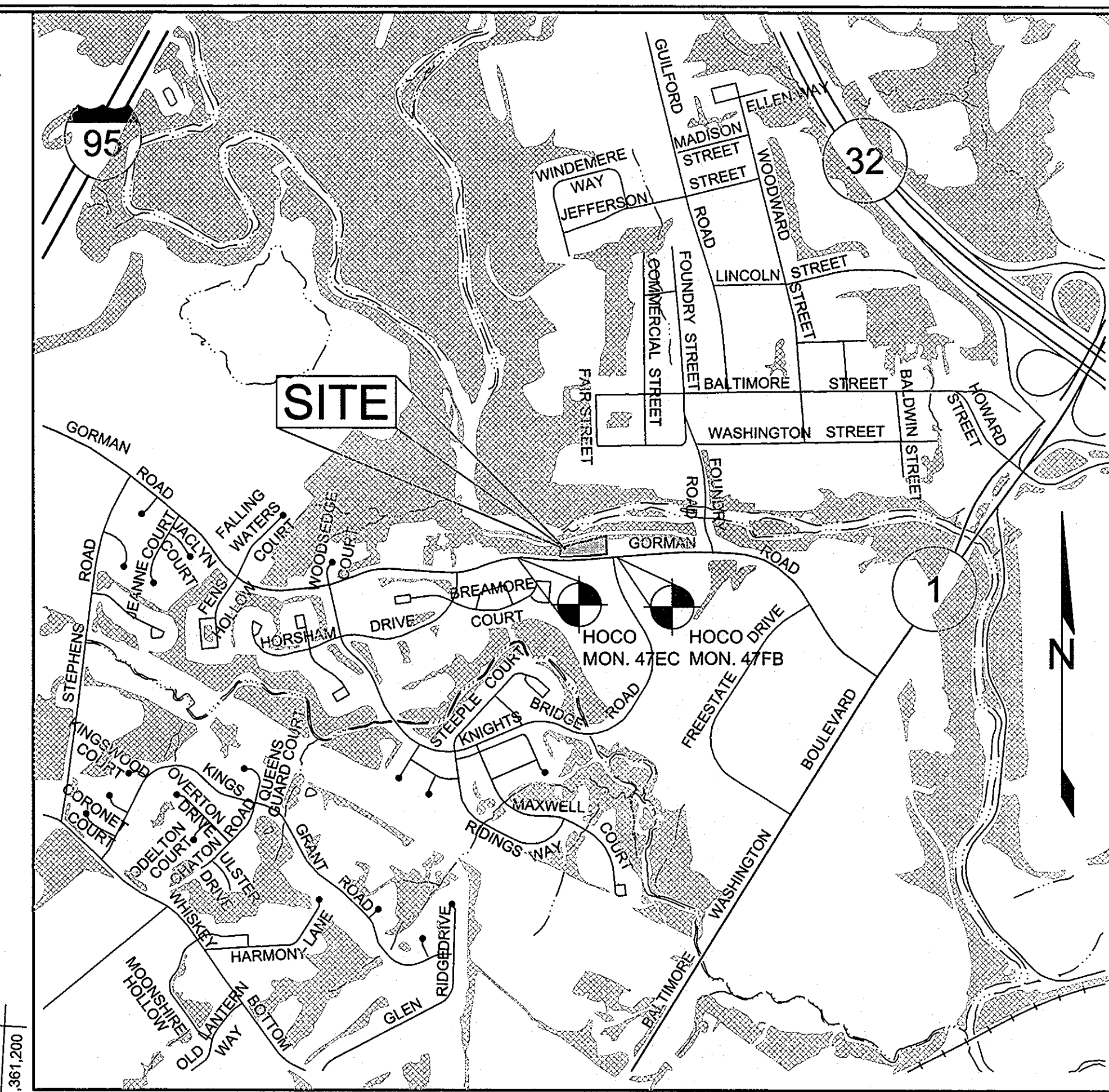
SPECIMEN TREES - FIVE SPECIMEN TREES EXIST ON-SITE, SEE TABLE THIS SHEET. ACCORDING TO THE HOWARD COUNTY FOREST CONSERVATION PROGRAM, A SPECIMEN TREE IS DEFINED AS A TREE "HAVING A DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND OF 30 INCHES OR MORE, OR TREES HAVING 75% OR MORE OF THE DIAMETER OF THE CURRENT STATE, COUNTY, OR MUNICIPAL CHAMPION TREE OF THAT SPECIES". REFER TO THE FOREST STAND DELINEATION REPORT ON FILE WITH F-10-090 FOR MORE DETAILED INFORMATION.

GENERAL NOTES (cont'd)

- 13. (Cont'd)
- 6) ii) THE DEVELOPER WILL HAVE TO COMPLY WITH THE DEPARTMENT OF RECREATION AND PARKS GENERAL CONDITIONS OF ENTRY.
- 7) NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE 75' STREAM BANK BUFFER.

LEGEND

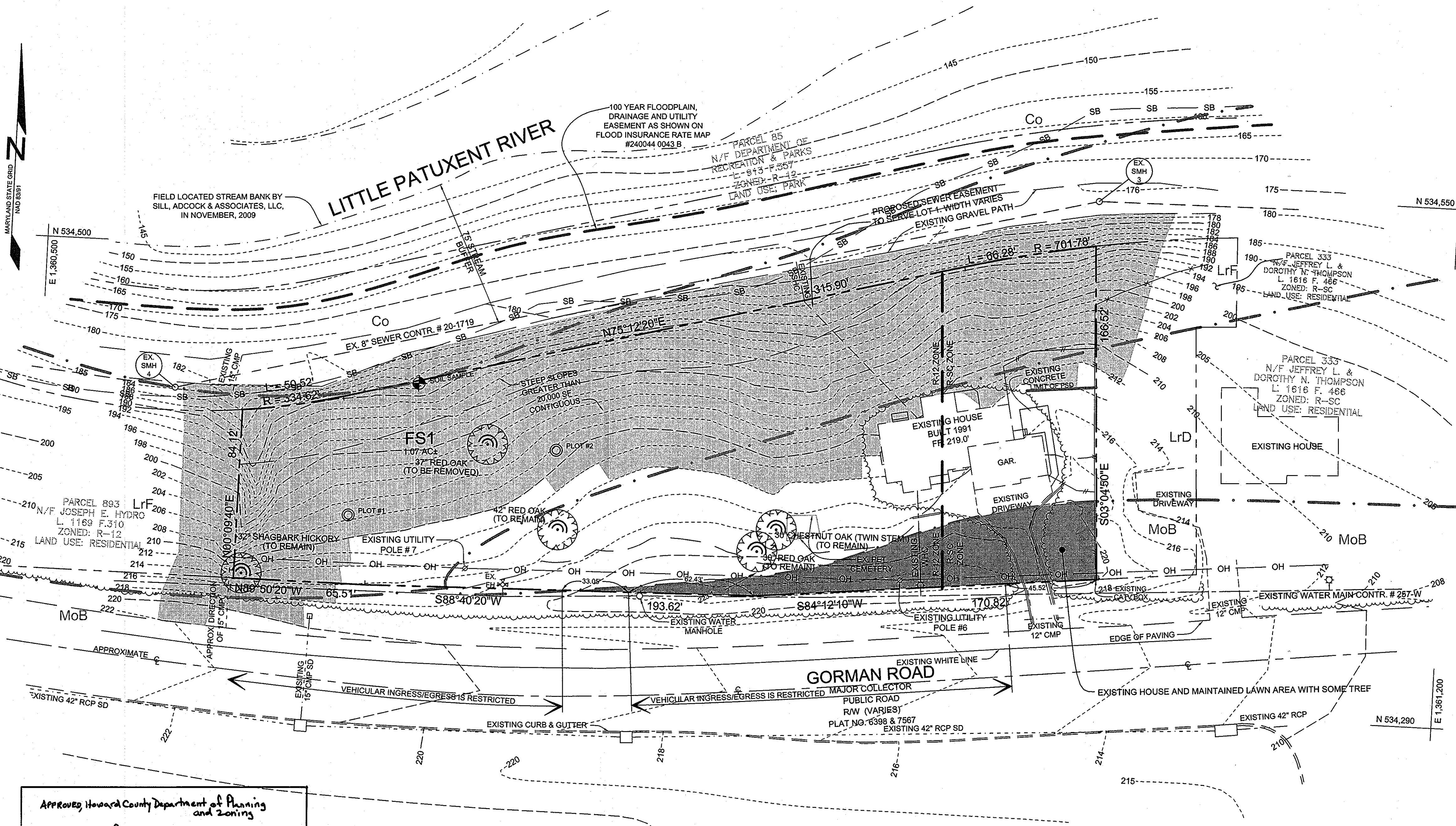
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING CONTIGUOUS STEEP SLOPES, 25% OR GREATER, ON-SITE AND OFF-SITE
- ON-SITE AREA = 32,023 SF +/-
- EXISTING SPECIMEN TREE



HOWARD COUNTY, MARYLAND ADC MAP 5053 GRID 9H
VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- PROPERTY ADDRESS: 9100 GORMAN ROAD
- DEED REFERENCE: LIBER 709 FOLIO 532
- TOTAL AREA OF PROPERTY: 65,292 SF OR 1.2893 AC±
- SUBJECT PROPERTY ZONED R-SC & R-12 PER 2020/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- PROPERTY IS LOCATED WITHIN THE LITTLE PATUXENT RIVER WATERSHED. THE PATUXENT RIVER WATERSHED IS DNR NO. 02-13-11.
- PROPERTY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES IN DECEMBER, 2008.
- TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, IN DECEMBER 2008. TOPOGRAPHY FOR THE AREAS OFF-SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47EC AND 47FB WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN EXCEPT AS APPROVED BY DPZ.
- THERE ARE NO CEMETERIES, HISTORIC STRUCTURES OR WETLANDS ON-SITE.
- THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- A WETLAND DELINEATION WAS PERFORMED BY SILL, ADCOCK & ASSOCIATES LLC, DATED APRIL, 2010. NO WETLANDS WERE LOCATED ON-SITE.
- THIS PLAN IS SUBJECT TO WP-10-033 TO WAIVE THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.11(b)(1) - PROTECTION OF STEEP SLOPES; SECTION 16.17(b) - FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER; SECTION 16.11(b)(3) - ACCESS RESTRICTIONS; SECTION 16.12(b)(4)(b), (a) & (d); SECTION 16.12(b)(4)(v) - USEABLE LOT DESIGN. THIS WAIVER WAS APPROVED ON DECEMBER 22, 2009 SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED IN THE REVIEW OF THE SUBDIVISION AND SITE DEVELOPMENT PLAN.
 - ANY INCREASE IN THE SIZE OF THE PROPOSED HOUSE FOOTPRINT ON LOT 2, INCREASE IN THE LIMIT OF DISTURBANCE OR INCREASE IN THE NUMBER OF PROPOSED LOTS, AS SHOWN ON THE EXHIBIT ACCOMPANYING THE APPROVED WAIVER PETITION, WILL NEGATE THE CONDITIONAL APPROVAL OF WP-10-033.
 - RE-EVALUATION OF THE 75' STREAM BANK BUFFER AT THE FINAL SUBDIVISION PLAN STAGE. BASED ON THE FIELD EXAMINATION IN THE AREA JUST NORTH OF THE SHARED PROPERTY LINE OF LOTS 1 AND 2, WHERE THE RIVER FLOWS AROUND A SEDIMENT ISLAND, THE STREAM BANK APPEARS CLOSER THAN WHAT IS SHOWN ON THE PLAN.
 - THE APPLICANT SHALL FURTHER EVALUATE THE PROPOSED HOUSE LOCATION ON LOT 2 AT THE SITE DEVELOPMENT PLAN STAGE TO LESSEN THE IMPACT TO THE STEEP SLOPES BY RE-ORIENTING THE FRONT OF THE DWELLING TO AS CLOSE AS POSSIBLE TO THE FRONT 30' BUILDING RESTRICTION LINE (BRL). FOR EXAMPLE, IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS, THE FRONT PORCH CAN ENCRoACH UP TO 10' INTO THE FRONT BRL.
 - THE EXACT DRIVEWAY LOCATION FOR THE 20' SINGLE USE UNRESTRICTED ACCESS POINT ONTO GORMAN ROAD IS CONTINGENT UPON THE APPROVAL OF THE SITE DISTANCE ANALYSIS AT THE FINAL SUBDIVISION PLAN STAGE.
- COMPLIANCE WITH THE FOLLOWING COMMENTS FROM THE DEPARTMENT OF RECREATION AND PARKS, DATED SEPTEMBER 4, 2009:
 - DEDICATION OF OPEN SPACE LOT 3 TO HOWARD COUNTY
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE APPROVAL OF THE RIGHT OF ENTRY AGREEMENT TO CONNECT TO THE PUBLIC SEWER.



PLAN VIEW
SCALE: 1"=30'

SPECIMEN TREE TABLE

KEY	SIZE	TYPE	CONDITION	LOCATION	REMARKS
ST-1	32"	SHAGBARK HICKORY	GOOD	FS1	
ST-2	37"	RED OAK	DEAD	FS1	
ST-3	42"	RED OAK	GOOD	FS1	
ST-4	30"	RED OAK	GOOD	FS1	
ST-5	30"	CHESTNUT OAK	GOOD	FS1	TWIN STEM

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
L1D	LEGORE-RELY GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES, VERY STONY	B
L1F	LEGORE-RELY GRAVELLY LOAMS, 25 TO 65 PERCENT SLOPES, VERY STONY	B
MoB	MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES, STONY	C
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES, STONY	C

APPROVED Howard County Department of Planning and Zoning
 Keat Shelton, Chief, Div. of Land Development, 10/15/10 Date
 Chief, Development Engineering Div., 10/15/10 Date

OWNER/DEVELOPER
 JOHN M. GARBER & WIFE
 9100 GORMAN ROAD
 LAUREL, MARYLAND 20723
 1.301.776.3941

FOREST STAND DELINEATION
 GARBER PROPERTY
 LOTS 1, 2 AND OPEN SPACE LOT 3
 PREVIOUS HOWARD COUNTY FILE NO.S: WP-10-033, F-10-110
 TAX MAP 47 GRID 17 PARCEL 898
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com

PROFESSIONAL CERTIFICATION: 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. 32025, EXPIRATION DATE: JUNE 20, 2011