

EXISTING WETLANDS METES & BOUNDS
(PLAT No. 1114)

SYMBOL	BEARING AND DISTANCE
▲	N75°15'56"E 122.63'
▲	S72°57'13"E 19.27'
▲	S71°34'15"E 34.25'
▲	S59°06'51"E 39.19'
▲	N14°53'10"E 21.08'
▲	N06°24'29"E 36.57'
▲	S07°57'10"E 50.57'
▲	S03°24'05"W 10.01'
▲	S20°17'03"W 35.51'
▲	S60°06'47"W 21.00'
▲	S08°24'18"W 50.07'
▲	N34°41'33"E 53.80'
▲	N48°24'57"E 43.04'
▲	N10°30'01"E 60.88'
▲	N28°05'28"E 58.63'
▲	N30°06'39"E 56.32'
▲	N02°43'04"E 91.30'
▲	S70°59'00"E 59.53'
▲	S21°22'22"W 63.37'
▲	S01°29'32"W 63.58'
▲	S57°30'19"W 58.00'
▲	S30°49'46"W 73.75'
▲	S05°59'08"E 36.89'
▲	S37°09'45"W 38.45'

EXISTING PUBLIC STORM WATER QUALITY FACILITY, DRAINAGE, UTILITY & ACCESS EASEMENT
PLOT NO. 11621

SYMBOL	BEARING AND DISTANCE
①	N30°54'40"E 62.06'
②	S75°04'20"E 61.33'
③	S13°55'47"E 29.00'
④	S63°09'20"E 50.00'
⑤	N00°00'00"E 50.00'
⑥	N36°54'05"W 27.00'
⑦	S75°11'46"W 53.00'
⑧	N74°09'20"W 39.00'
⑨	N30°54'40"E 65.89'
⑩	N59°09'20"W 20.00'
⑪	N30°54'40"E 67.00'

SOILS LEGEND

SOIL	NAME	CLASS
Co	Codorus silt loam	C
Ba	Baile silt loam	D
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChC2	Chester silt loam, 0 to 15 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 0 percent slopes, moderately eroded	B
Gnb2	Glenville silt loam, 3 to 0 percent slopes, moderately eroded	C
Gic2	Gleniel loam, 0 to 15 percent slopes, moderately eroded	B
Elb2	Elloak silt loam, 3 to 0 percent slopes, moderately eroded	B
Elc2	Elloak silt loam, 0 to 15 percent slopes, moderately eroded	B
Gid2	Gleniel loam, 15 to 25 percent slopes, moderately eroded	B

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

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

11" MINIMUM

DENOTES SIGNAGE LOCATION

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/2/05
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 7/2/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2995

FOREST CONSERVATION WORKSHEET
VERSION 1.0

BASIC SITE DATA:

A. TOTAL TRACT AREA..... 48.9 *

B. AREA WITHIN 100 YEAR FLOODPLAIN..... 0.00

C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION..... 0.00

D. NET TRACT AREA..... 48.9 *

LAND USE CATEGORY: RR

INFORMATION FOR CALCULATIONS:

E. AFFORESTATION THRESHOLD..... 20% x D = 9.78

F. FOREST CONSERVATION THRESHOLD..... 25% x D = 12.23

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)..... 9.6

H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD..... 0.00

I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD..... 0.00

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION..... 0.00

K. CLEARING PERMITTED WITHOUT MITIGATION..... 0.00

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED..... 0.00

M. TOTAL AREA OF FOREST TO BE RETAINED..... 9.6

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD..... 0.00

O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD..... 0.00

P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD..... 0.00

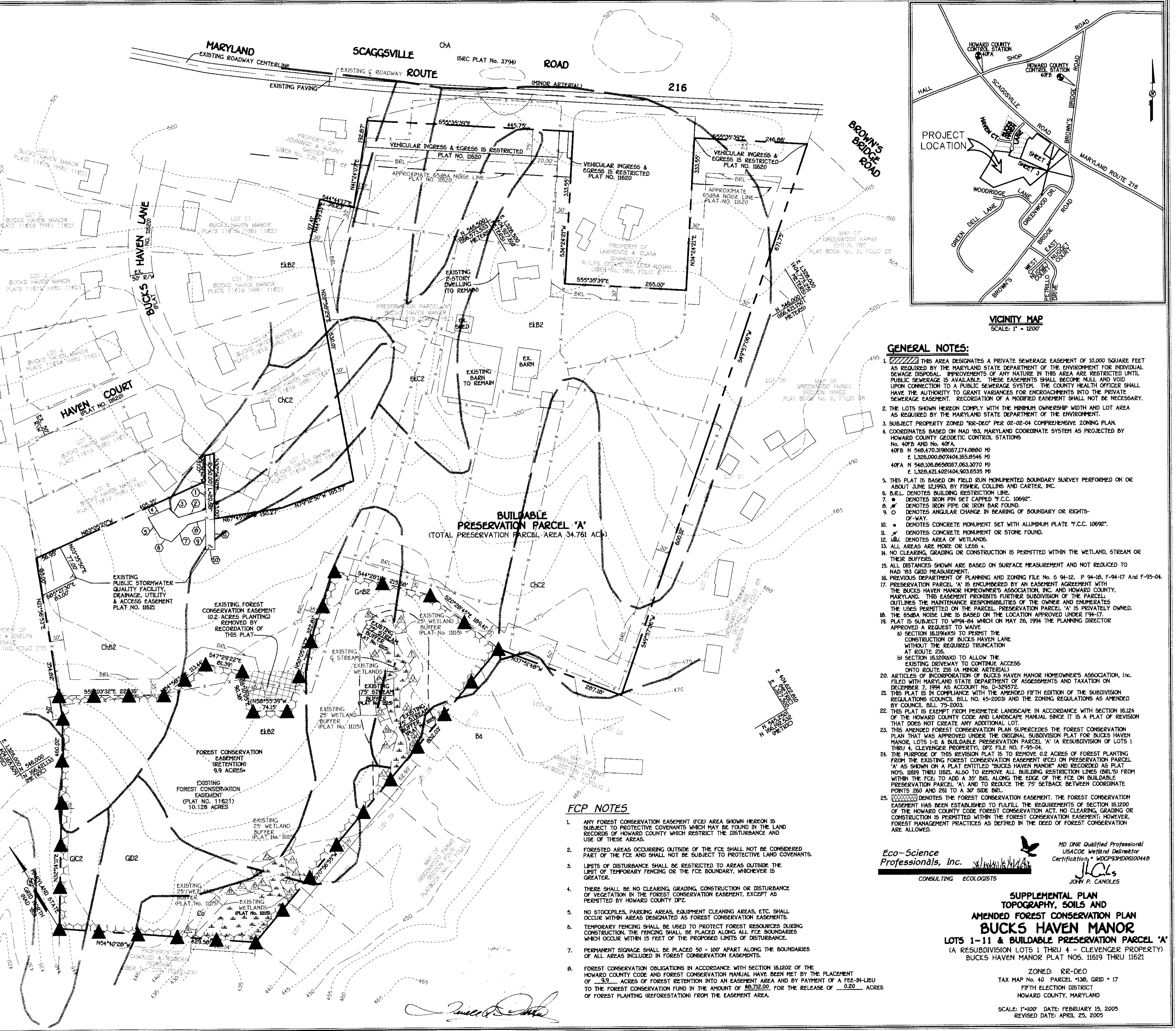
Q. CREDIT FOR RETENTION BELOW CONSERVATION THRESHOLD..... 0.00

R. TOTAL REFORESTATION REQUIRED..... 0.00

S. TOTAL AFFORESTATION REQUIRED..... 0.00

T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED..... 0.00

* THE TOTAL TRACT AREA OF 48.9 ACRES IS BASED UPON THE AREA OF THE MINOR SUBDIVISION-CLEVELER PROPERTY LOTS 1-4 (F-94-17) WHICH WAS RESUBDIVIDED INTO THE MAJOR SUBDIVISION OF BUCKS HAVEN MANOR, LOTS 1-11 & BUILDABLE PRESERVATION PARCEL 'A' (F-95-04).



GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET 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 ZONED "RR-DEO" PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 40F AND No. 40F.A.
 40F B N 548,470.3190067174.00880 M
 E 1326,000.807404.1658546 M
 40F A N 548,106.2669667063.30710 M
 E 1328,421.402104.9036535 M
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 12, 1993, BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPER "T.C.C. 10692".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "T.C.C. 10692".
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- W.L. DENOTES AREA OF WETLANDS.
- ALL AREAS ARE MORE OR LESS ±.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, STREAM OR THEIR BUFFERS.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD '83 GRID MEASUREMENT.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. S 94-18, P 94-18, F-94-17 AND F-95-04.
- PRESERVATION PARCEL 'A' IS ENCLOSED BY AN EASEMENT AGREEMENT WITH THE BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PARCEL. PRESERVATION PARCEL 'A' IS PRIVATELY OWNED.
- THE 65DBA NOISE LINE IS BASED ON THE LOCATION APPROVED UNDER F94-17.
- PLAT IS SUBJECT TO WPS9-84 WHICH ON MAY 26, 1994 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE
 a) SECTION 16.19(a)(2) TO PERMIT THE CONSTRUCTION OF BUCKS HAVEN LANE WITHOUT THE REQUIRED TRUNCATION AT ROUTE 216.
 b) SECTION 16.20(a)(d) TO ALLOW THE EXISTING DRIVEWAY TO CONTINUE ACCESS ONTO ROUTE 216 (A MINOR ARTERIAL).
- ARTICLES OF INCORPORATION OF BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 7, 1994 AS ACCOUNT NO. 30-3072.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003) AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOT.
- THIS AMENDED FOREST CONSERVATION PLAN SUPERCEDES THE FOREST CONSERVATION PLAN THAT WAS APPROVED UNDER THE ORIGINAL SUBDIVISION PLAT FOR BUCKS HAVEN MANOR, LOTS 1-11 & BUILDABLE PRESERVATION PARCEL 'A' (A RESUBDIVISION OF LOTS 1 THRU 4, CLEVELER PROPERTY), DPZ FILE NO. F-95-04.
- THE PURPOSE OF THIS REVISION PLAT IS TO REMOVE 0.2 ACRES OF FOREST PLANTING FROM THE EXISTING FOREST CONSERVATION EASEMENT (FCE) ON PRESERVATION PARCEL 'A' AS SHOWN ON A PLAT ENTITLED "BUCKS HAVEN MANOR" AND RECORDED AS PLAT NOS. 11619 THRU 11621. ALSO TO REMOVE ALL BUILDING RESTRICTION LINES (B.R.L.) FROM WITHIN THE FCE. TO ADD A 35' B.R.L. ALONG THE EDGE OF THE FCE ON BUILDABLE PRESERVATION PARCEL 'A' AND TO REDUCE THE 75' SETBACK BETWEEN COORDINATE POINTS 280 AND 281 TO A 30' SIDE B.R.L.
- DENOTES THE FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN MET BY THE PLACEMENT OF 3.9 ACRES OF FOREST RETENTION INTO AN EASEMENT AREA AND BY PAYMENT OF A FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$8,712.00 FOR THE RELEASE OF 0.20 ACRES OF FOREST PLANTING (REFORESTATION FROM THE EASEMENT AREA).

FCP NOTES

- 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.
- FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- 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.
- PERMANENT SIGNAGE SHALL BE PLACED 50 - 100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN MET BY THE PLACEMENT OF 3.9 ACRES OF FOREST RETENTION INTO AN EASEMENT AREA AND BY PAYMENT OF A FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$8,712.00 FOR THE RELEASE OF 0.20 ACRES OF FOREST PLANTING (REFORESTATION FROM THE EASEMENT AREA).

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACOE Wetland Delimited
 Certification # WDCP93M006100448
[Signature]
 JOHN P. CANOLES

SUPPLEMENTAL PLAN TOPOGRAPHY, SOILS AND AMENDED FOREST CONSERVATION PLAN
BUCKS HAVEN MANOR
 LOTS 1-11 & BUILDABLE PRESERVATION PARCEL 'A'
 (A RESUBDIVISION OF LOTS 1 THRU 4 - CLEVELER PROPERTY) BUCKS HAVEN MANOR PLAT NOS. 11619 THRU 11621

ZONED: RR-DEO
 TAX MAP No. 40 PARCEL 136, GRID ± 17
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=100' DATE: FEBRUARY 15, 2005
 REVISED DATE: APRIL 25, 2005

F-05-169 (F-95-04) - AMENDED FCP