

VICINITY MAP  
SCALE: 1"=2000'

- ### GENERAL NOTES
- TAX MAP: 48, PARCEL: 121, BLOCK: 1
  - SUBJECT PROPERTY ZONED CE-CU PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
  - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JUNE 2006 BY JOHN E. HARMS, JR. & ASSOCIATES, INC.
  - COORDINATES BASED ON MD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4775 & 3864. BOTH MONUMENTS ARE STAMPED (BRASS OR ALUMINUM) DISCS SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.  
STA. NO. 45F5 N 535,985.02, E. 1,365,653.51 ELEV. 235.05  
STA. NO. 48A9 N 535,984.45, E. 1,366,415.81 ELEV. 225.70
  - ALL AREAS ARE MORE OR LESS.
  - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
  - NO STREAMS OR FLOODPLAINS EXIST ON-SITE.
  - WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY JOHN E. HARMS, JR. & ASSOCIATES, INC. ON JUNE 2007.
  - THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT, NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST EASEMENT ARE ALLOWED. THE FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY RETENTION OF 2.12 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR 1.45 ACRES (63,162 SQ.FT.) IN THE AMOUNT OF \$47,371.50. FINANCIAL SURETY FOR THE ON-SITE RETENTION (2.12 ACRES OR 92,347.2 SQ.FT. IN THE AMOUNT OF \$18,469.44) HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, FILL COMPACTION OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
  - ON DECEMBER 11, 2006 UNDER BA06-28N, CONFIRMATION AND EXPANSION OF A NONCONFORMING USE RENTAL VEHICLE FACILITY WITH RENTAL VEHICLE STORAGE, REPAIR AND FUEL DISPENSING FACILITY LOCATED IN A CE-CU ZONING DISTRICT WAS GRANTED.
  - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD. NO HISTORIC STRUCTURES EXIST ON THE SUBJECT PROPERTY.
  - AREA OF SUBDIVISION = 17.46 ACRES  
AREA OF THE SHALLES LOT = 6.85 ACRES.
  - STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED UNDER THE SDC VIA STRUCTURAL METHODS. THREE BIOMIMETIC RETENTION FACILITIES WILL BE UTILIZED TO PROVIDED WATER QUALITY MANAGEMENT IN ACCORDANCE WITH REDEVELOPMENT REQUIREMENTS.
  - WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - LANDSCAPING FOR PARCEL A HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER SDC-08-015. AT THE SITE DEVELOPMENT PLAN STAGE, LANDSCAPING FOR PARCEL B WILL BE PROVIDED.
  - A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR PARCELS A AND B SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
  - A SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR PARCELS A AND B.
  - THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THERE ARE TWO EXISTING STRUCTURES LOCATED ON PARCEL A ARE TO REMAIN UNTIL SUCH TIME AS THE SITE DEVELOPMENT PLAN IS APPROVED TO REMOVE THE STRUCTURE EXCEPT FOR TWO EXISTING WALLS OF THE SHOP / OFFICE BUILDING WHICH WILL REMAIN.
  - THE GRADING AND REMOVAL OF VEGETATION WITHIN THE WETLANDS IS PERMITTED PER WP-08-11 APPROVED ON SEPTEMBER 18, 2007. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - THE PETITIONER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, AS WELL AS FROM ALL APPLICABLE HOWARD COUNTY AGENCIES.
    - THE PETITIONER SHALL ENSURE ALL STORMWATER RUNOFF CURRENTLY RECEIVED BY THIS MAN-MADE WETLAND AREA IS DIVERTED TO OTHER AREAS AS APPROVED BY BED PRIOR TO FILLING IN THIS WETLAND AREA.
    - STABILIZE GRADED AREAS THAT WILL NOT BE IMMEDIATELY DEVELOPED IN CONJUNCTION WITH A PLAN APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT(SCD) AND DEVELOPMENT ENGINEERING DIVISION(DED).
    - THE APPLICANT MUST MEET THE REQUIREMENTS OF THE DEPARTMENT OF HEALTH AS LISTED ON THEIR AUGUST 30, 2007 RESPONSE TO THIS APPLICATION.
  - APFO STUDY FOR PARCEL A WAS PREPARED BY THE TRAFFIC GROUP, INC. IN AUGUST 2007.
  - APPROVAL OF SDC-08-015 IS REQUIRED FOR THE DEVELOPMENT OF THIS SITE PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. SEE SDC-08-015 FOR ADDITIONAL REQUIRED INFORMATION FOR THIS PLAT.
  - SEPTIC SYSTEM TO BE PROPERLY ABANDONED AS PART OF PHASE 2 CONSTRUCTION IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION UNDER SDC-08-015
  - FOR FOREST STAND DELINEATION, WETLANDS REPORT, APFO STUDY AND ANY ADDITIONAL INFORMATION, SEE SDC-08-015. SEE THE FOREST STAND DELINEATION REPORT FOR MORE DETAILED INFORMATION.
  - ALL SITE IMPROVEMENTS ARE BEING CONDUCTED UNDER SDC-08-015 AND HAVE ONLY BEEN SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE SDC-08-015 FOR ITEMS PROPOSED FOR DEMOLITION.



### SUPPLEMENTAL & FOREST CONSERVATION PLAN

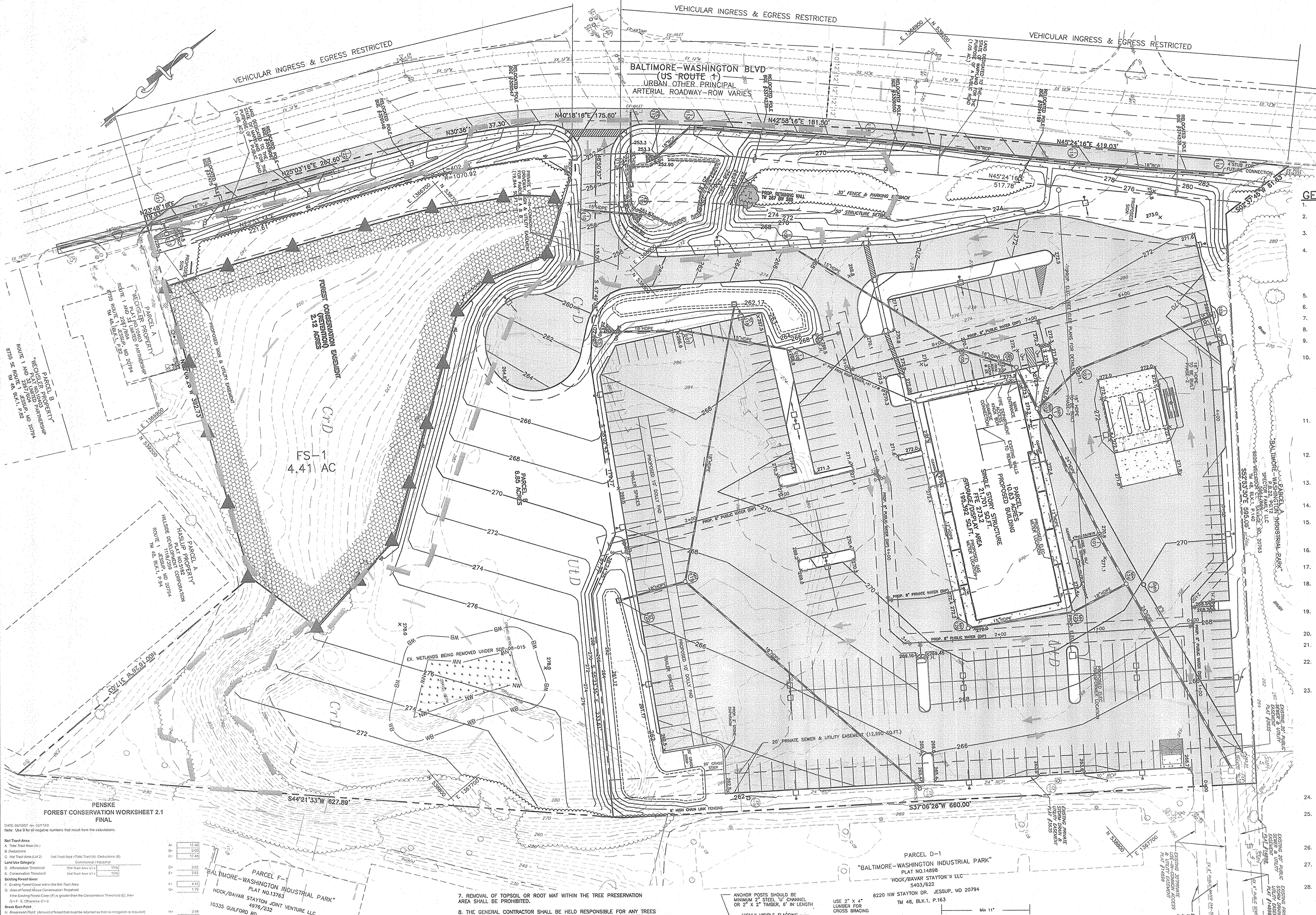
NO.	REVISION	BY	DATE

DESIGNED BY: SJD  
DRAWN BY: SIN  
CHECKED BY: MSC  
DATE: FEBRUARY 2008  
W.D. NO. 08-05-034A

**8665 E. WASHINGTON BOULEVARD  
JESSUP, MARYLAND 20794  
TAX MAP 48, PARCEL 121  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

SCALE: 1" = 50'

1  
1 OF 1



DATE: 02/07/08 (S) 08:15 AM  
Note: Use 0 for negative numbers that result from the calculations.

Area	Acres
A. Total Area	17.46
B. Shalles Lot	6.85
C. Forest Conservation	4.41
D. Parcel B	6.85
E. Parcel D-1	10.63

### GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE TREETOP FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT GRADING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.

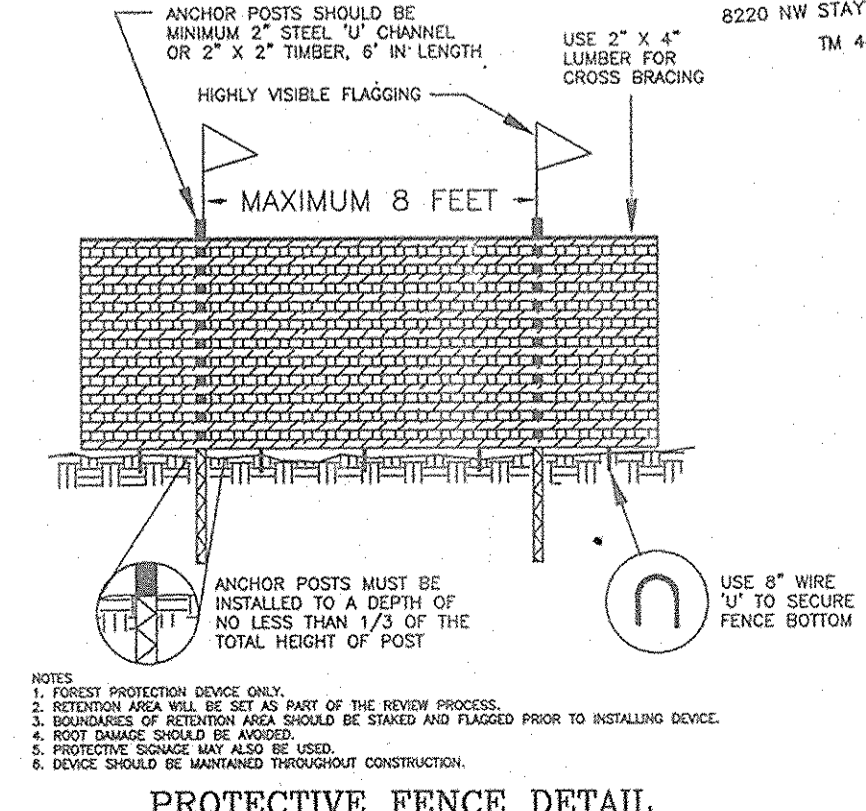
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

### PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
  - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
  - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
  - MAKE ALL NECESSARY ADJUSTMENTS;
  - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

### CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. COVERED PROTECTION SHALL BE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.



### FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

### SPECIMEN TREES

KEY	SPECIES
T-1	31.3" GREEN ASH
T-2	47.0" TULIP POPLAR
T-3	30.8" CHESTNUT OAK

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demich, RLA No. 3038



### SOILS CHART

TYPE	DESCRIPTION
C/D	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES - TYPE C
UID	URBAN-LAND-UDORTHONS COMPLEX, 0 TO 15 PERCENT SLOPES - TYPE D

OWNER/DEVELOPER  
**PENSKE TRUCK LEASING CO, LP**  
ATTN: JOE MCQUILLIN  
P.O. BOX 563  
ROUTE 10 GREEN HILLS  
READING, PA 19603

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 2/2/08  
DATE: 2/15/08