

GENERAL NOTES

- THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
- SUBJECT PROPERTY ZONED R-ED PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 256A & 0084.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, L.L.C. IN DECEMBER, 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGLAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- 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' (16' 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 (BRIDGES/CULVERTS) - 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.

- WATER AND SEWER SERVICE TO THE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16-122 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.
- WATER SERVICE FOR LOT 1 TO BE SERVED BY PUBLIC WATER (CONTRACT NO. 64-W).
- SEWER SERVICE FOR LOT 1 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 419-S).
- ALL AREAS ARE MORE OR LESS.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. EXIST ON SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING OR GRADING PERMIT APPLICATIONS.
- A SITE DEVELOPMENT PLAN FOR LOT 1 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(c)(2)(i).
- IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(viii) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT, FOREST RETENTION WILL BE ESTABLISHED ON THE NON-BUILDABLE BULK PARCEL A WITH AN AREA OF 1.68 ACRES.
- FOREST CONSERVATION REPORT AND COMPUTATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- DEVELOPER RESERVES THE RIGHT UNTO ITSELF, ASSIGNS AND SUCCESSORS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN AFORESAID PARCEL. SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO PREVIOUS DPZ FILE NUMBERS EXIST FOR THIS LOT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- OPEN SPACE WILL BE DEFERRED BY A FORMAL WAIVER AND AGREED UPON RESUBDIVISION OR DEVELOPMENT OF THE BULK PARCEL, 349-009-120.
- LANDSCAPING PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS SATISFIED BY CREDIT FOR EXISTING FOREST COVER.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
- AREA OF LIMIT OF DISTURBANCE IS 14,068 SQUARE FEET.
- FOREST CONSERVATION SIGNS SHALL REMAIN IN PLACE FOR PERPETUITY.

FOREST STAND CONDITIONS & CONSERVATION OBJECTIVES

THE FOREST STAND IS DOMINATED BY A COMMUNITY OF TULIP POPLAR (LIRIODENDRON TULIPIFERA), WHICH OCCURS ON THE SLOPES AND RIDGELINE. OVERALL CANOPY CLOSURE IN THE STAND IS APPROXIMATELY 70%. THE STAND IS COMPRISED IN VARYING COMPOSITION OF TULIP POPLAR, AMERICAN BEECH, RED MAPLE, BOX ELDER AND BLACK CHERRY. THIS STAND SHOWS LITTLE EVIDENCE OF DISEASE OR INSECT INFESTATION. THIS STAND PROVIDES EXCELLENT WILDLIFE HABITAT. THE ADJACENT OFFSITE FORESTED AREAS THAT ARE SUFFICIENT IN SIZE AND CONFIGURATION TO PROVIDE FOREST INTERIOR HABITAT. FURTHER, THE LOCATION OF THE FOREST IN ADJACENT TO THE RIPARIAN ZONE AND ON STEEP SLOPE NATURE OF THE FOREST GREATLY ENHANCES ITS VALUE FOR HABITAT AND SOIL STABILIZATION.

CONSIDERATIONS FOR FOREST CONSERVATION ON THIS SITE INVOLVED LOCATING THE EASEMENT TO ENHANCE AND PROTECT THE EXISTING FOREST AND WHEREVER POSSIBLE LIMIT IT TO ENVIRONMENTALLY SENSITIVE AREAS, SUCH AS STEEP SLOPES. THE SITE IS COMPLETELY WOODED AND ADJOINS STATE PARKLAND, WHICH IS ALSO WOODED. THIS PROVIDED AN OPPORTUNITY TO ADD ADDITIONAL FORESTED AREAS IN PERPETUITY TO THE CONTIGUOUS WOODLAND AREAS OF THE PARK. HENCE, PROTECTING A NATURAL WILDLIFE HABITAT AS AN EXTENSION OF THE PARK. THE MAJORITY OF THE EASEMENTS ARE LOCATED ON STEEP SLOPES AND FAR ENOUGH AWAY FROM ANY PROPOSED CONSTRUCTION, THUS ENSURING ADDED PROTECTION.

FOREST RETENTION AREAS AND NOTES

- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
- CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. THERE IS NO DEVELOPMENT OR CONSTRUCTION PROPOSED IN THE PROXIMITY OF THE FOREST RETENTION EASEMENT TO AFFECT IT ADVERSELY IN ANY MANNER.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, OPZ AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 1.68 ACRES.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED THE FOREST CONSERVATION EASEMENT. HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

FOREST PROTECTION NOTES

- PRE-CONSTRUCTION ACTIVITIES**
- FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
 - FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
 - A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNE TREES AS REQUIRED, WATER ANY ROOT PRUNED TREES IMMEDIATELY AFTER ROOT PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.
- CONSTRUCTION PHASE**
- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
 - NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
 - IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamer
CHIEF, DIVISION OF LAND DEVELOPMENT
5/20/09
DATE

John DeWitt
CHIEF, DEVELOPMENT ENGINEERING DIVISION
5/20/09
DATE

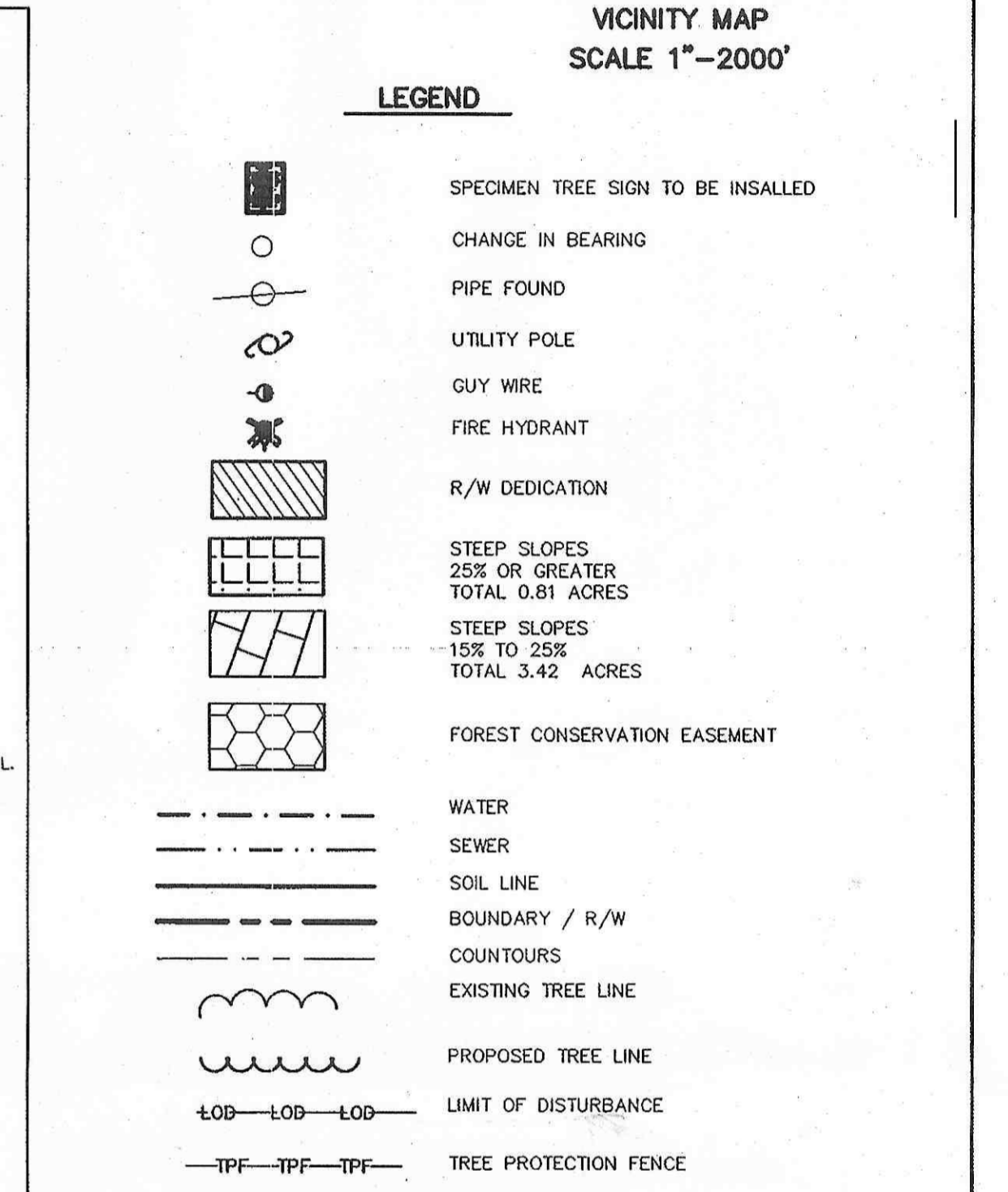
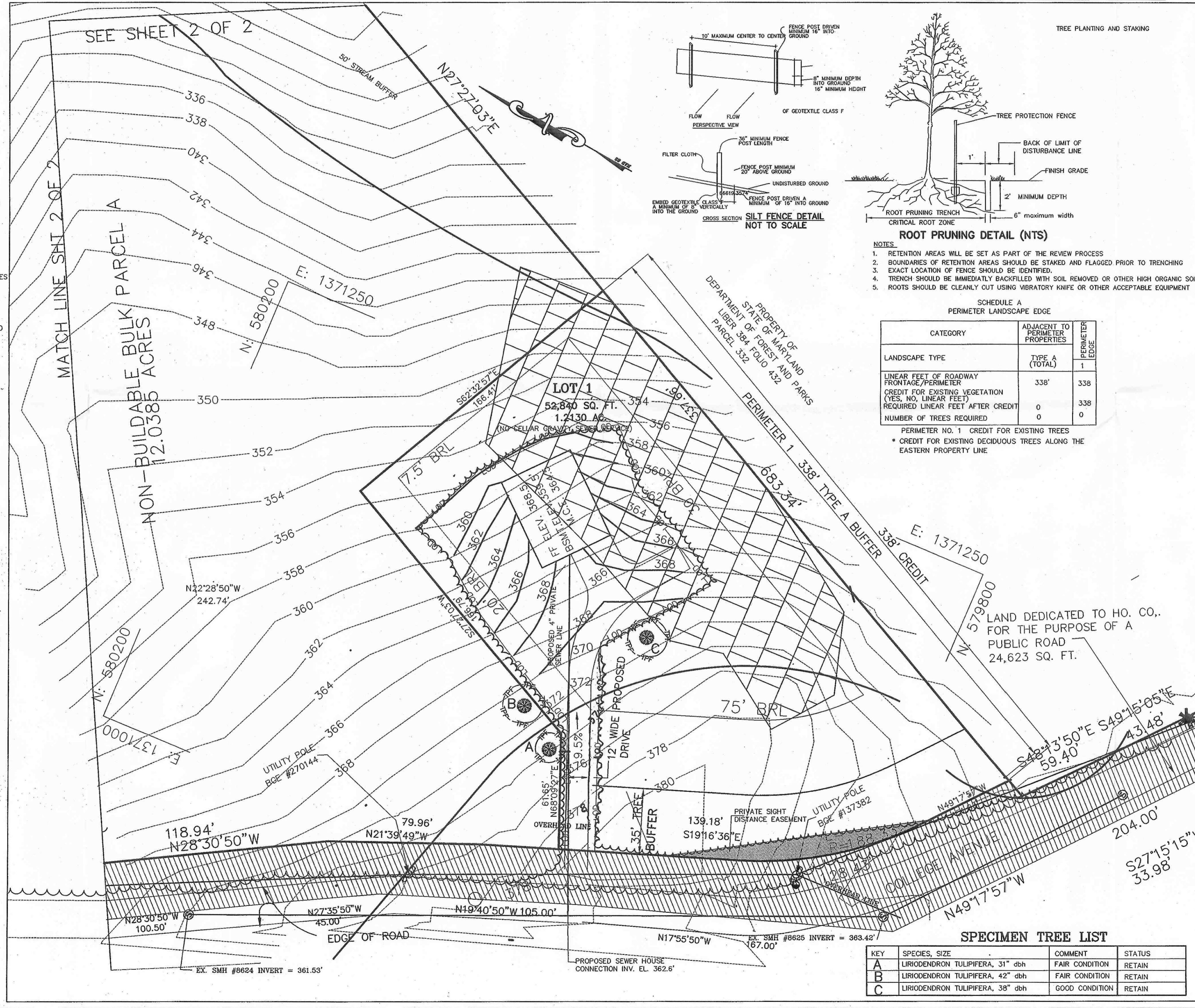
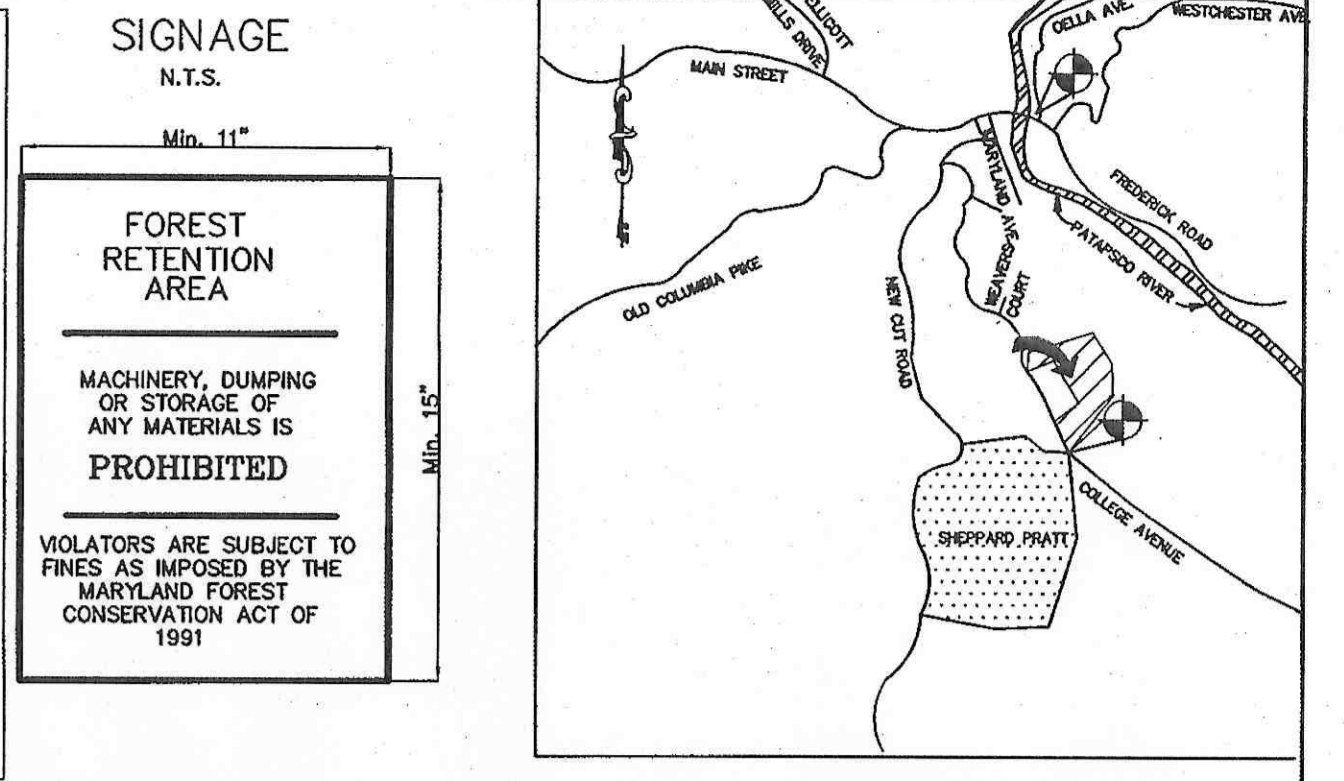
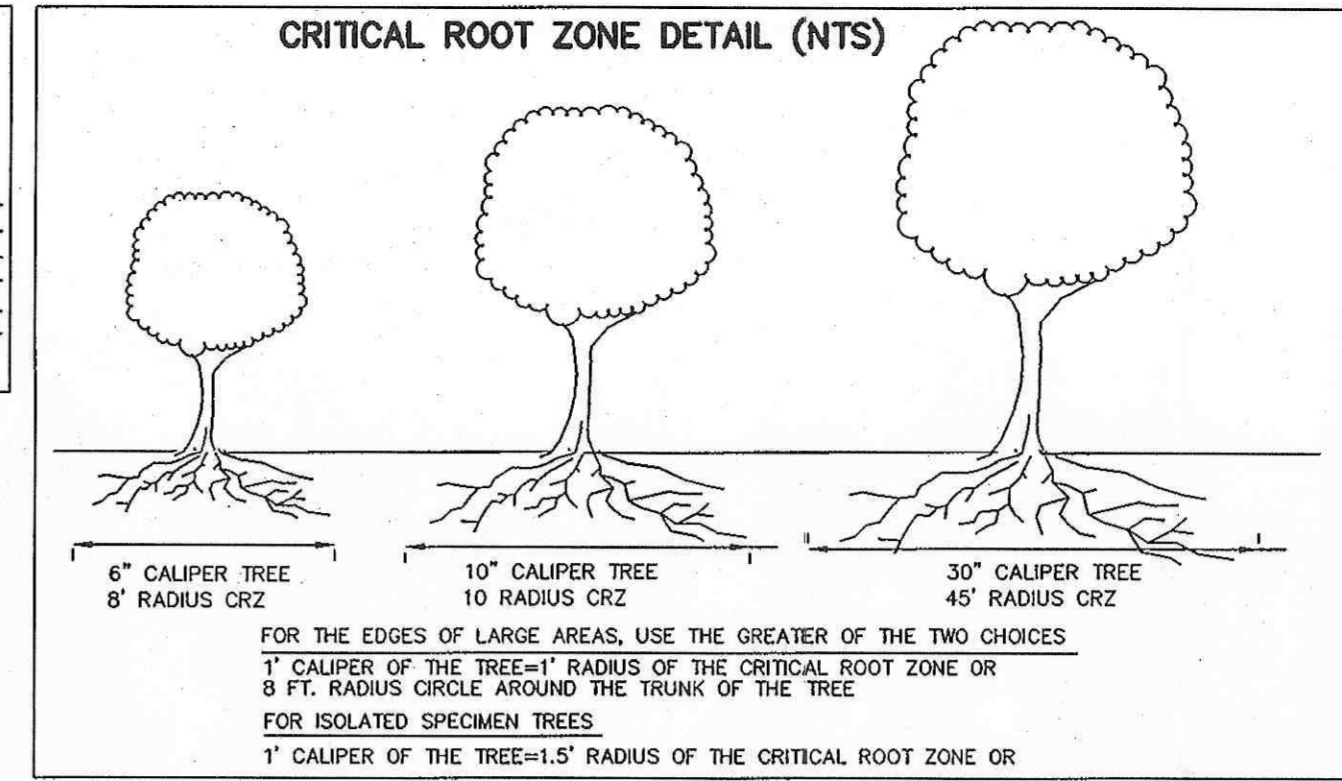
- POST CONSTRUCTION ACTIVITIES**
- AT THE DIRECTION OF A TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
 - FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
 - DO NOT REMOVE SIGNS.
- SEQUENCE OF CONSTRUCTION-FOREST CONSERVATION**
- PRE-CONSTRUCTION MEETING/SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
 - STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
 - INSTALL TREE PROTECTION FENCING: FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
 - TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED FOREST HARVEST PLAN.
 - TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

FOREST CONSERVATION WORKSHEET

A. GROSS SITE AREA	1.21 AC	L. TOTAL AREA OF FOREST TO BE CLEARED =	1.21 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC	M. TOTAL AREA OF FOREST TO BE RETAINED =	0.00 AC
C. AREA WITHIN AGR. USE OR PRESERVATION PARCEL	0.00 AC		
D. NET TRACT AREA	1.21 AC		
E. LAND USE CATEGORY	IDA REED		
F. AFFORESTATION THRESHOLD	20% X D = 0.24 AC	N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD =	0.23 AC
G. CONSERVATION THRESHOLD	25% X D = 0.30 AC	O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD =	0.61 AC
H. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) =	1.21 AC	P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD =	0.00 AC
I. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD =	0.97 AC	Q. TOTAL REFORESTATION REQUIRED =	0.83 AC
J. AREA OF FOREST ABOVE CONSERVATION THRESHOLD =	0.91 AC	R. TOTAL AFFORESTATION REQUIRED =	0.00 AC
K. BREAK EVEN POINT		S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED =	0.83 AC
L. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION =	0.48 AC		
M. CLEARING PERMITTED WITHOUT MITIGATION =	0.73 AC		

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION
MoC	MOUNT LUCUS SILT LOAM, 8 TO 15 PERCENT SLOPES, STONY
LmB	LEGORE-4 TO 10 FEET DEPTH OF BEDROCK : 20+ DEPTH TO WATER TABLE; SLIGHT TO MODERATE LIMITATIONS FOR SEWAGE DISPOSAL FIELDS AND HOMES W/ BASEMENT, DEPENDING ON SLOPE; EROSION HAZARD.
LoC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES
LiC	LEGORE SILT LOAMS, 8 TO 15 PERCENT SLOPES, STONY
MCC	MANOR LOAM-6 TO 10 FEET DEPTH OF BEDROCK : 20+ DEPTH TO WATER TABLE; SLIGHT TO SEVERE LIMITATIONS FOR SEWAGE DISPOSAL FIELDS AND HOMES W/ BASEMENT, DEPENDING ON SLOPE; EROSION HAZARD.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,130 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED:	2,130 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.977 ACRES
TOTAL AREA TO BE RECORDED:	13,842 ACRES

Marks & Associates, L.L.C.
-Surveyors-Planners-
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ELLCOTT CITY, MARYLAND 21043
PH. (410) 747-8738 FAX (410) 747-8547

OWNER/DEVELOPER
McCORMACK ET. AL.
4021 COLLEGE AVENUE
ELLCOTT CITY MD 21043-5503
PH. (410) 465-8109

NO.	REVISION	DATE

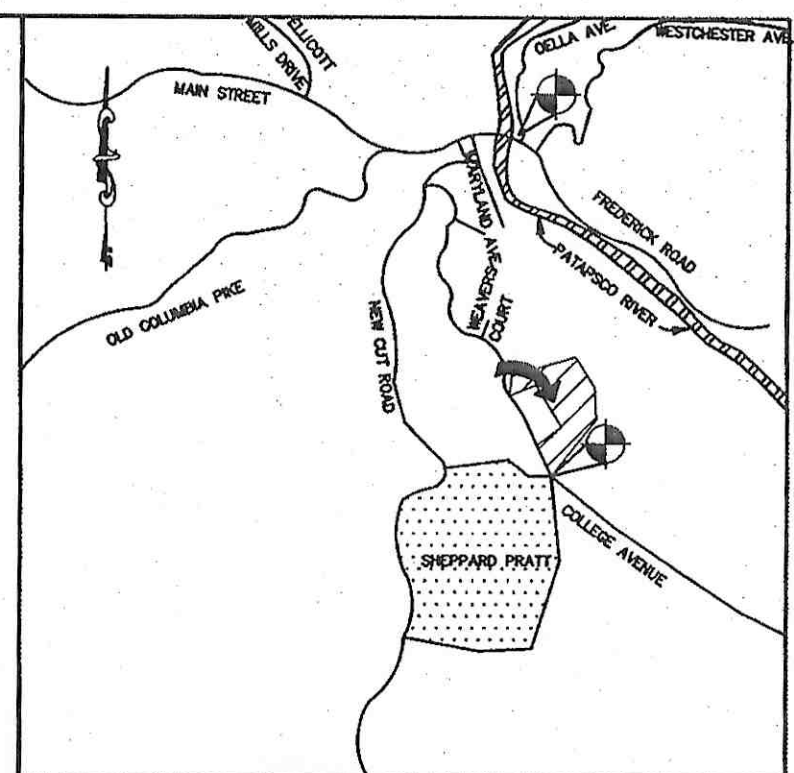
SUPPLEMENTAL PLAN-LANDSCAPE PLAN, FOREST CONSERVATION PLAN

McCORMACK PROPERTY
LOT 1 AND
NON-BUILDABLE BULK PARCEL A
LIBER 6252 FOLIO 79, DECEMBER 31, 1999
TAX MAP NO.25 PARCEL NO:58 GRID NO:14
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'
SHEET 1 OF 1
DATE: APRIL, 2009

DESIGN BY: E.C.M.
DRAWN BY: D.B.S.
CHECKED BY: E.C.M.
DATE: FEBRUARY, 2008
SCALE: 1"=30'
W.O. NO.: 93/05

1 SHEET OF 2



VICINITY MAP
SCALE 1"=2000'

PROPERTY OF
STATE OF MARYLAND DEPARTMENT
OF FOREST AND PARKS
LIBER 376 FOLIO 4

PROPERTY OF
HOWARD COUNTY
DEPARTMENT OF FOREST AND PARKS
LIBER 384 FOLIO 432

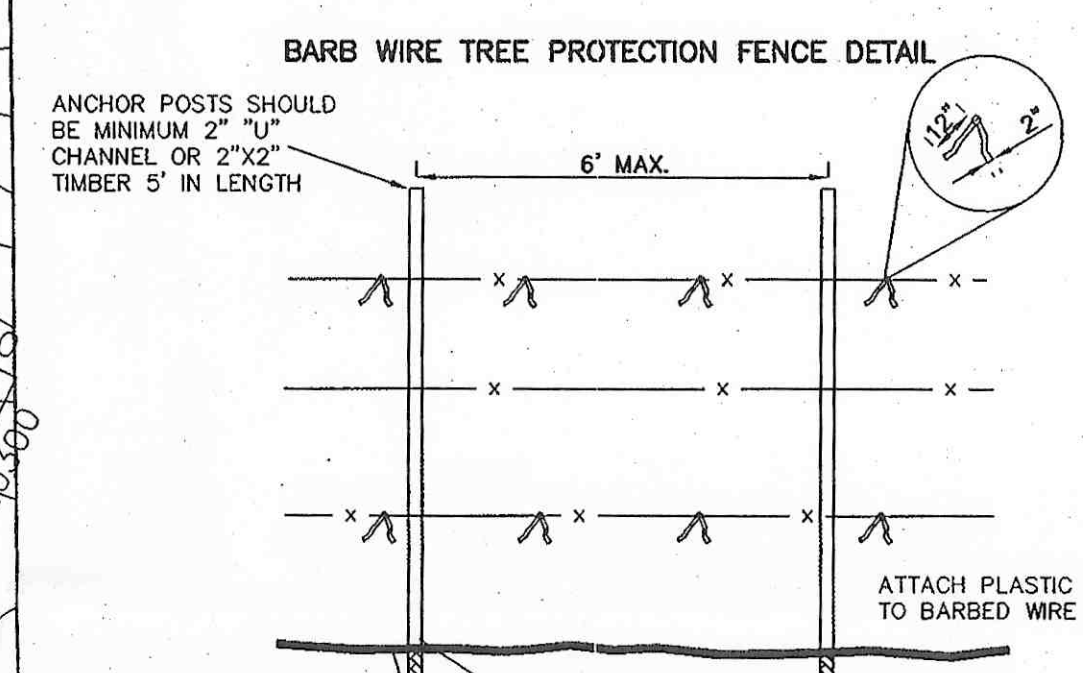
PROPERTY OF
HOWARD COUNTY
DEPARTMENT OF FOREST AND PARKS
LIBER 384 FOLIO 432

EACH OF THE TWO AREAS OF
STEEP SLOPES ON BULK PARCEL
A IS LESS THAN 20,000 SQ. FT.,
BUT COMBINED ARE OVER 20,000
SQ. FT.
HOWEVER EACH OF THE TWO
AREAS ARE ADJACENT TO
OFFSITE STEEP SLOPES THAT
ARE GREATER THE 20,000 SQ.
FT.

EACH OF THE TWO AREAS OF
STEEP SLOPES ON BULK PARCEL
A IS LESS THAN 20,000 SQ. FT.,
BUT COMBINED ARE OVER 20,000
SQ. FT.
HOWEVER EACH OF THE TWO
AREAS ARE ADJACENT TO
OFFSITE STEEP SLOPES THAT
ARE GREATER THE 20,000 SQ.
FT.

LOT 2
NON-BUILDABLE
12.0385 ACRES
(THIS SHEET: 8.3921 ACRES)
TOTAL AREA: 13.849 ACRES
(SITE IS WOODED WITH MATURE TREES)

SHEET 1 OF 2



ANCHOR POSTS MUST BE
INSTALLED TO A DEPTH OF
NO LESS THAN 1/3 OF THE
TOTAL HEIGHT OF THE POST

- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
 6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 7. PROTECTIVE SIGNAGE IS ALSO RECOMMENDED.

OWNER/DEVELOPER
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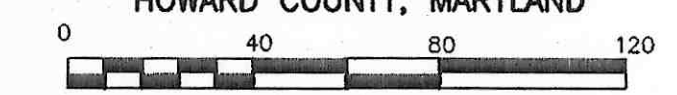
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SUPPLEMENTAL PLAN-LANDSCAPE PLAN, FOREST CONSERVATION PLAN

MCCORMACK PROPERTY
LOT 1 AND
NON-BUILDABLE BULK PARCEL A

LIBER 6252 FOLIO 79, DECEMBER 31, 1999
TAX MAP NO:25 PARCEL NO:58 GRID NO:14
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



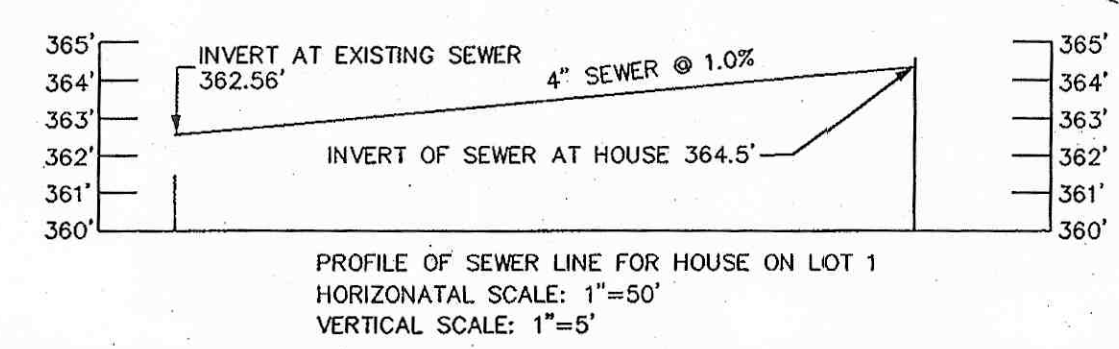
SCALE: 1"=40'
SHEET 1 OF 1
DATE: APRIL, 2009

<p><i>JCC's</i> <i>DRAGAGE</i> <i>Professional</i></p>	DESIGN BY: <u>E.C.M.</u>	<p>2 SHEET 2</p>
	DRAWN BY: <u>D.B.S.</u>	
	CHECKED BY: <u>E.C.M.</u>	
	DATE: <u>FEBRUARY, 2008</u>	
	SCALE: 1"=40' W.O. NO.: <u>93/05</u>	

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamer
CHIEF, DIVISION OF LAND DEVELOPMENT
5/21/09
DATE

Robert J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
5/20/09
DATE



COLLEGE AVENUE

MATCH LINE SEE