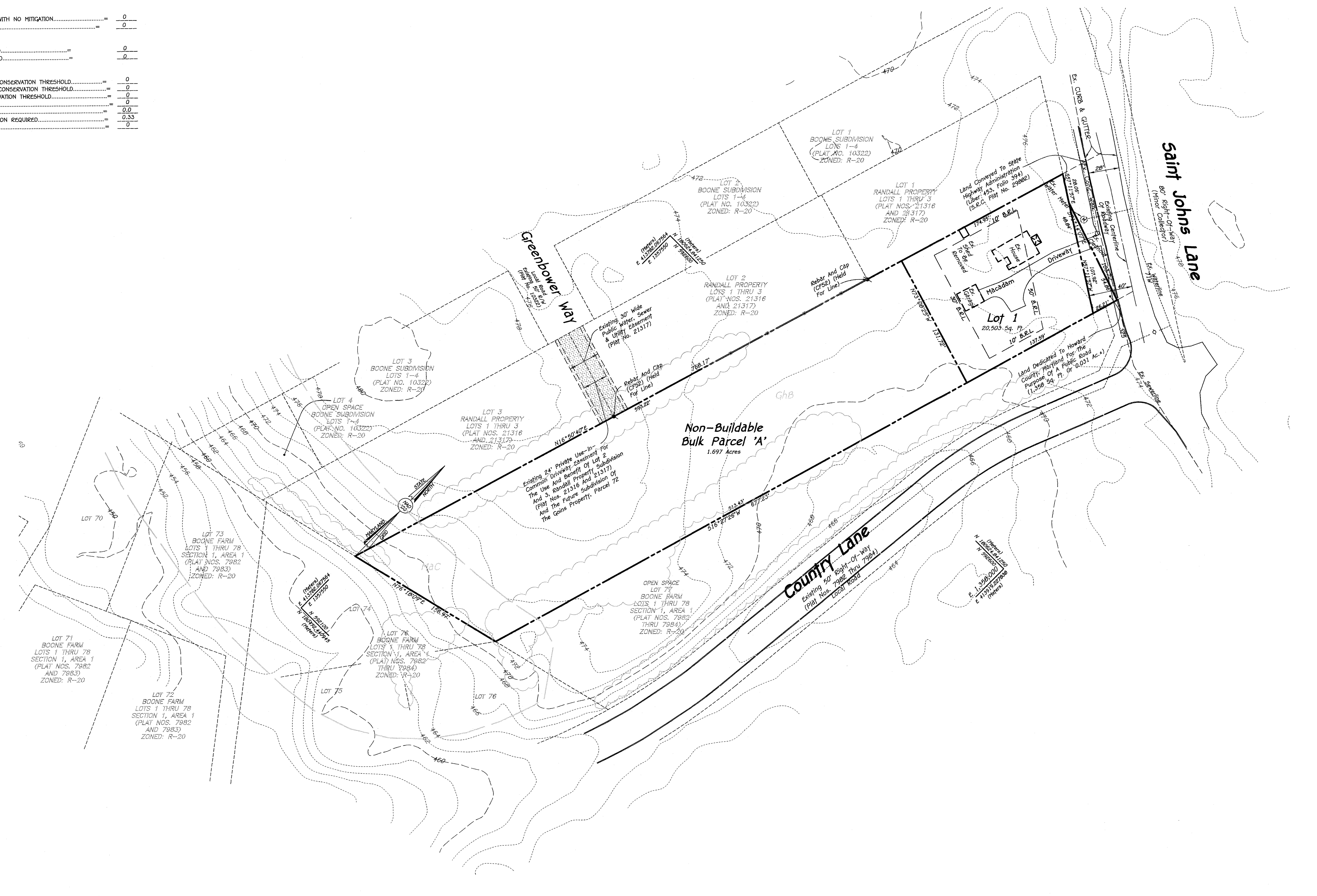
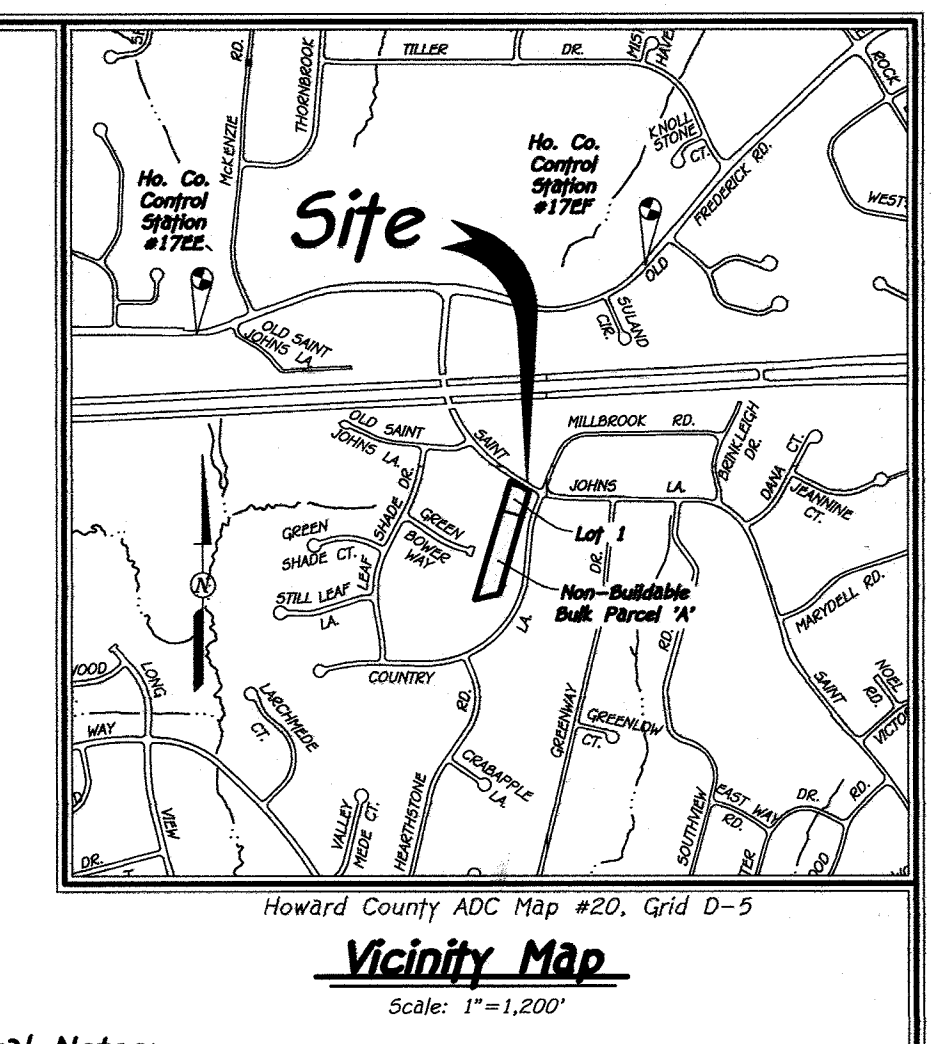


Forest Conservation Worksheet
Version 1.0

BASIC SITE DATA:	
A. TOTAL TRACT AREA.....	2.00 Ac
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0
C. NET TRACT AREA.....	2.00 Ac
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	
ARA MDR IDA HDR MPD CIA	
INFORMATION FOR CALCULATIONS:	
D. AFFORESTATION THRESHOLD.....	0.33
E. FOREST CONSERVATION THRESHOLD.....	0.44
EXISTING FOREST COVER:	
F. EXISTING FOREST COVER WITHIN NET TRACT AREA.....	0
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	0
BREAK EVEN POINT:	
H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	0
I. CLEARING PERMITTED WITHOUT MITIGATION.....	0
PROPOSED FOREST CLEARING:	
J. TOTAL AREA OF FOREST TO BE CLEARED.....	0
K. TOTAL AREA OF FOREST TO BE RETAINED.....	0
PLANTING REQUIREMENTS:	
L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0
P. TOTAL REFORESTATION REQUIRED.....	0
Q. TOTAL AFFORESTATION REQUIRED.....	0.00
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0.33
S. EXCESS FOREST CREDIT.....	0

Soils Legend			
SOIL	NAME	CLASS	KW
GhB	Glenn-Urbán lánd complex, 0 to 8 percent slopes	B	.37
Mac	Mánor loám, 8 to 15 percent slopes	B	.32



- General Notes:**
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 172F And No. 172E.
Sta. 172F N 594,243.800 E 1,358,578.648 Elev = 473.65
Sta. 172E N 593,919.262 E 1,359,774.821 Elev = 453.94
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2019 By Fisher, Collins And Carter, Inc.
 - B.L. Denotes Building Restriction Line
 - Denotes Iron Pin Set Clipped "F.C.C. 106".
 - 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 "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 - Driveways 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 (Minimum) Requirements:
a. Width = 12 Feet (16 Feet Serving More Than One Residence)
b. 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 (H20-Loading).
 - Drainage Channels - Capable Of Safely Raising 100 Year Flood With No More Than 1 Foot Depth Over Surface.
f. Structure Minimum - Minimum 12 Feet.
g. Maintenance - Sufficient To Ensure All Weather Use.
 - This Plat Is Subject To Prior Department Of Planning And Zoning File No's: F-14-045, ECP-13-042 And W-15-006.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Is An Existing Dwelling On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. Site Is Not Adjacent To A Scenic Route.
 - 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site. Water And Sewer Services To These Lots Will Be Granted Under The Provisions Of Section 18.122B 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.
 - This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
 - This Plat Is Exempt From Providing Open Space For Lot 1. The Resubdivision Of Non-Buildable Bulk Parcel 'A' Will Be Subject To Payment Of A Fee-In-Lieu For Providing Open Space Based On The Number Of Building Lots Created.
 - This Subdivision Does Not Create Any New Building Lots. Lot 1 Containing An Existing House Is Exempt From Providing Moderate Income Housing Units (MIH.U.). All Lots Created By The Resubdivision Of Non-Buildable Bulk Parcel 'A' Are Subject To MIH.U. Obligation.
 - An Environmental Concept Plan (ECP) Is Not Required For This Subdivision Since No Improvements Are Proposed.
 - A Community Meeting For This Subdivision Plat Is Not Required. A Community Meeting Was Held On April 26, 2012 Which Identified The Ultimate Subdivision Of The Goins Property Into Lot 1 (Existing House) And Lots 2, 3 And 4 With New Homes, F-14-045.
 - This Plat Is In Compliance With The Amended 1978 Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan, Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
 - Forest Conservation Obligation Was Prepared By Eco-Science Professionals, Inc. And Approved With F-14-045. Forest Conservation Will Be Addressed With The Resubdivision Of Non-Buildable Parcel A Per Policy Memo "Net Tract Area" Dated October 26, 1999 Since There Is No Change In Use On The Lot.
 - This Property Is Exempt From Providing Stormwater Management Since Lot 1 Contains An Existing House And Driveway. No Improvements Are Proposed On Lot 1 And Non-Buildable Bulk Parcel 'A' With This Plat.
 - There Are No Wetlands, Wetlands Buffers, Streams, Stream Buffers, Floodplain Or Forest Conservation Easements Within This Plat Submission Limits.
 - No Historic Structures Exist Within The Limits Of This Plat Submission.
 - Property Is A Minor Subdivision And Is Exempt From APFO Traffic Report In Accordance With Section 4.7.B.5. Of The Howard County Design Manual, Volume III-Roads And Bridges.
 - No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
 - Landscape Obligation Is Deferred Until The Non-Buildable Bulk Parcel 'A' Is Resubdivided And New Residential Lots Are Created.
 - An Alternative Compliance Application Was Submitted To Waive Section 18.120(C)(2) Which Requires All Lots For Single Family Detached Dwellings To Have Minimum Lot Frontages On Approved Streets Within A Public Right-Of-Way. It Was Approved On July 31, 2014 And Filed As W-15-006. Subject To The Following Conditions:
a. As Part Of The Final Subdivision Plan, F-14-045 The Proposed Use-In-Common Driveway Shall Be Designed To Provide Sufficient Turning Radius And Width For Use By Emergency Vehicles.
b. Approval Of F-14-045 Final Subdivision Plat For The Subject Property By The Department Of Planning And Zoning And The SAC Review Agencies For Establishment Of Lot 1-4 Goins Property.
c. The Applicant Shall Process And Re-Record A New Shared Use-In-Common Driveway Maintenance Agreement For The Randall Property Unless The Existing Recorded Driveway Maintenance Agreement For The Randall Property Is Sufficient For The 5 Lots.
 - The Non-Buildable Bulk Parcel 'A' Was Excluded From The Forest Conservation Calculations And Requirements With This Subdivision Plat. However, Upon Further Resubdivision Of The Non-Buildable Bulk Parcel 'A' Then Separate Forest Conservation Calculations And Requirements Will Be Provided Based On The Acreage Size.
 - The Purpose Of This Final Plat Is To Re-Phase F-14-045 By Creating One Buildable Lot For The Existing Dwelling And A Non-Buildable Bulk Parcel That Will Be Re-subdivided Into Three Lots Under F-14-045. The Re-phasing Was Approved By DEC On 12/20/2019 And Is In Accordance With Section 16.110(h) Of The Subdivision And Land Development Regulations. If F-14-045 Fails To Meet The APFO Minimum Dates It Will Be Voided. Alternative Compliance Approval For W-15-006 Will Also Be Voided. The Tentative Allocations Will Be Revoked And The Future Subdivision Of Non-Buildable Bulk Parcel 'A' Will Require Compliance With The Regulations In Effect At The Time Of Re-subdivision.
 - If Any Well Or Septic Systems Are Found They Must Be Properly Abandoned With Documentation Sent To The Health Department.
 - This Property Is Located In The Plumtree Branch Watershed And Is Subject To Additional Peak Stormwater Management For Any Proposed Development.
 - The Existing House Is Non-Conforming Per Section 129.0 of The Zoning Regulations.

**Supplemental Plan,
Topographic, And
Existing Conditions
Goins Property**
Lot 1 And Non-Buildable
Bulk Parcel 'A'

(Being A Subdivision Of Tax Map 17,
Tax Parcel No. 72, Liber 18444 At Folio 78)

Zoned: R-20
Tax Map #17, Grid #16, Parcel #72
Second Election District - Howard County, Maryland
Scale: 1"=50' Date: March 17, 2020



Legend

- Existing 24' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lot 2 And 3, Randall Property Subdivision (Plat Nos. 21316 And 21317) And The Future Subdivision Of The Goins Property, Parcel 72
- Existing 30' Wide Public Water, Sewer & Utility Easement (Plat No. 21317)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
Chief, Development Engineering Division

[Signature]
Date: 7.17.20

Owner And Developer
Goins Property, LLC
6421 Church Street
Sykesville, Maryland 21784

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Crofton City, Maryland 21114
(410) 461-2995