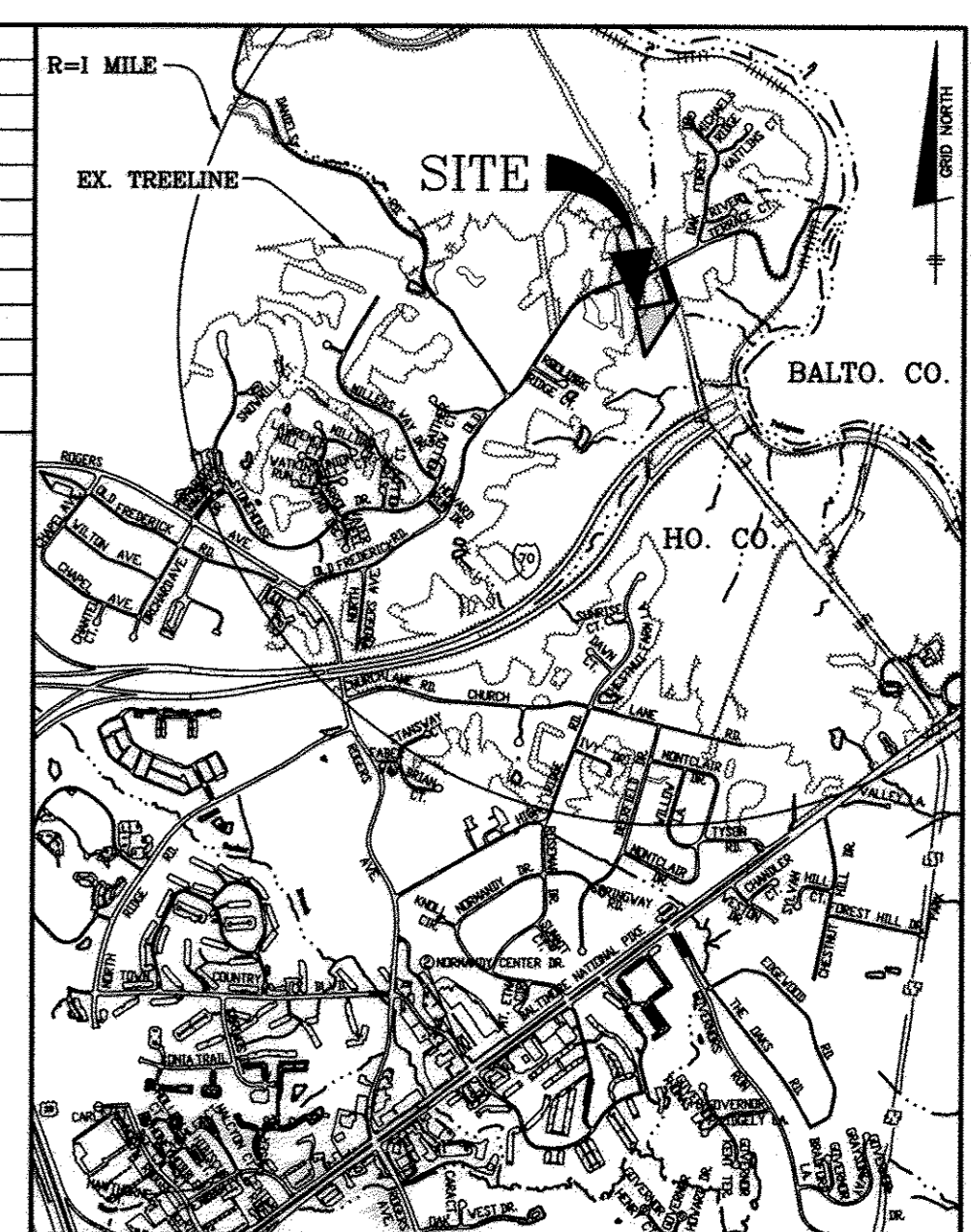


MAP SYMBOL	SOIL GROUP	SOIL TYPE
cbB	B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
cbC	B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
*GmB	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
GmC	C	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
MaC	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MaD	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES
McD	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY
MkF	B	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY

FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0
*HYDRIC SOILS

LEGEND

- SLOPES GREATER THAN 25%
- ST-1 SPECIMEN TREE
- FCE CARSONITE MARKER LOCATION
- EXISTING SEPTIC RESERVE AREA
- PROPOSED FOREST RETENTION AREA
- PROPOSED FOREST REFORESTATION AREA
- EXISTING 66' UTILITY EASEMENT, PLAT 4768 L. 128, F. 257
- EXISTING 20' DRAINAGE & UTILITY EASEMENT, PLAT 4768



GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE 10-13 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- PROJECT LIMITS WILL BE BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED SEPTEMBER, 2013 AND PLAT NUMBER 4768.
- EXISTING TOPOGRAPHY FOR THIS PLAN IS BASED ON HOWARD COUNTY GIS, 2011 LIDAR FROM THE COUNTY WEBSITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GPS RECEIVERS WERE USED TO ESTABLISH THE CONTROL FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE ARE STEEP SLOPES (25% OR GREATER) IN EXCESS 20,000 S.F. ON THIS SITE.
- A FOREST STAND DELINEATION WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED AUGUST, 2013.
- THERE IS NO NEED FOR A PRELIMINARY FLOOD STUDY FOR THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PLAN.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PRIVATE.
- THERE IS NO FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT. THIS SITE WILL PROVIDE A RETENTION/REFORESTATION BANK FOR FOREST CONSERVATION OBLIGATIONS FOR OFF-SITE DISTURBANCES.
- THE PREVIOUS DPZ FILES FOR THIS SITE ARE: F-81-07, WP-14-019, F-14-042.
- THERE ARE NO FLOODPLAINS ON THIS PROPERTY. THE DRAINAGE AREA AT THE STUDY POINT IS LESS THAN 30 ACRES. THERE ARE WETLANDS AND STREAMS ON THIS PROPERTY AS INDICATED ON THIS PLAN. THESE LOCATIONS ARE APPROXIMATE. NO DIRECTION HAS BEEN PERFORMED FOR THE STREAM OR WETLANDS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL 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 CONSERVATION EASEMENT ARE ALLOWED.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. 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 SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- THIS LOT IS ENCLUMBERED WITH A NEIGHBORHOOD PRESERVATION EASEMENT UNDER F-14-042, WITH HOWARD COUNTY AS AN EASEMENT HOLDER.
- THE EXISTING HOUSE AND SHED ARE TO REMAIN.
- A 20' VEHICLE ACCESS TO THE EXISTING WELL IS REQUIRED PER THE HEALTH DEPARTMENT FOR MAINTENANCE.
- SURETY IN THE AMOUNT OF \$6,970.00 FOR 0.32 ACRES OF REFORESTATION SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN, SDP-14-026FC.

SITE ANALYSIS DATA/TABULATION

A) TOTAL PROJECT AREA.....	3.40± AC.
B) AREA OF WETLANDS AND BUFFER.....	0.00 AC.
C) AREA OF 100-YR. FLOODPLAIN.....	0.00 AC.
D) AREA OF FOREST.....	2.10± AC.
E) AREA OF STEEP SLOPES 25% OF GREATER.....	1.61± AC.
F) AREA OF DEDICATION.....	0.00 AC.
G) HIGHLY ERODIBLE SOILS (K > 0.35).....	0.00 AC.
H) NUMBER OF UNITS ALLOWED.....	6
I) NUMBER OF RESIDENTIAL UNITS PROPOSED... 1 (EXISTING)	
J) AREA OF PLAN SUBMISSIONS.....	3.40± AC.
K) LIMIT OF DISTURBED AREA.....	0.00 AC.
L) OPEN SPACE REQUIRED.....	0.00 AC.
M) OPEN SPACE PROVIDED.....	0.00 AC.
N) PRESENT ZONING DESIGNATION.....	R-20
O) PROPOSED USE: EXISTING SINGLE FAMILY DETACHED DWELLING	
P) IMPERVIOUS COVER.....	0.04± AC.

FOREST BANK TABULATIONS

FOREST EASEMENT DESIGNATION	FOREST EASEMENT ACREA
FCE-1	1.77 AC. RETENTION
FCE-2	0.32 AC. REFORESTATION

FOREST BANK TRACKING TABULATIONS (PHELPS PROPERTY, LOT 2)

RECEIVING LOCATION	HOWARD COUNTY FILE NUMBER	RETENTION OBLIGATIONS	REFORESTATION OBLIGATIONS	FOREST BANK RETENTION RATIO 2:1 OBLIGATIONS	FOREST BANK REFORESTATION RATIO 1:1 OBLIGATIONS	REMAINING FOREST RETENTION AREA	REMAINING REFORESTATION AREA
CEDARS EASEMENT LOT 18	F-16-093		0.5	1.0		0.77 AC.	0.32 AC.
MAIER LAND OPTICAL PARK, PARCEL 2-A	SDP-15-059		0.61	0.77		0 AC.	0.095 AC.

ADDRESS CHART

LOT	STREET ADDRESS
2	8369 OLD FREDERICK ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
PHELPS PROPERTY	NA	LOT 2

PLAT No. OR L/F	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
22843	1	R-20	18	2	602100

SUPPLEMENTAL INFORMATION

GROSS SITE AREA 3.40 ACRES±
ZONED R-20
PROPOSED USE RESIDENTIAL
WATERSHED PATAPSCO
DNR NO. 02-13-09-06

SPECIMEN TREE CHART

NUMBER	DBH(INCHES)	COMMON NAME	CONDITION
ST-1	42 (TRIPLE TRUNK)	POPLAR	GOOD
ST-2	35	POPLAR	GOOD
ST-3	30	POPLAR	GOOD
ST-4	36	POPLAR	GOOD

FOREST STAND ANALYSIS TABLE

KEY	TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV	G. HABITAT VALUE
			1. SOILS TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION		
F-1	MIXED HARDWOODS	2.17 AC.	GmB GmC GmD MkF	HARDWOODS	70-90	POPLARS, OAKS, MAPLES	12"-19"	20+	GOOD	N/A	GOOD
L-1	LAWN, GRASS	0.34	cbC MkF	N/A		MAINTAINED GRASS					
AF-1	OPEN FIELD	0.36	GmB MkD	N/A		EARTH, GRASS					
AF-2	OPEN FIELD (UTILITY EASEMENT)	0.54	GmB MkD	N/A		EARTH, GRASS					

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 5-28-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Helms 6-09-14
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark A. Lyell 6/9/14
DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS

William M. Moore-Rosman 5/21/2014
HOWARD COUNTY HEALTH OFFICER DATE

- GENERAL NOTES CONTINUED:
- THIS PLAN IS SUBJECT TO WP-14-019 APPROVED SEPTEMBER 25, 2013 TO SECTION 16.1200(b)(4)(viii) REQUIRING FOREST CONSERVATION EASEMENTS BE LOCATED ON LOTS 10 ACRES OR GREATER AND SECTION 16.116(a)(4) REQUIRING RESTRICTIONS REGARDING ACCESS TO THE DELINEATED ON FINAL PLANS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PROPERTY OWNER SHALL BE REQUIRED TO RECORD A PLAT OF REVISION AND A FOREST CONSERVATION PLAT OF EASEMENT WHICH MAY ALSO BE COMBINED TO SHOW THE PROPOSED DENSITY SENSING UNITS AND TO PROCESS A SITE DEVELOPMENT PLAN TO ESTABLISH THE AREA OF THE FOREST CONSERVATION EASEMENT BANK.
 - THE AREA OF EASEMENT PLACED INTO A FOREST CONSERVATION EASEMENT BANK SHALL BE A MINIMUM OF ONE ACRE IN SIZE TO INCLUDE APPROXIMATELY 0.29 ACRES OF REFORESTATION.
 - A 35' ENVIRONMENTAL BUFFER SHALL BE SHOWN AROUND THE NORTHERN AND EASTERN FOREST CONSERVATION EASEMENT LINE AND A MINIMUM WIDTH OF 20' ALONG THE WESTERN PROPERTY LINE SHALL BE EXCLUDED FROM THE RETENTION EASEMENT AREA TO PROVIDE AN ACCESS DRIVE TO THE EXISTING WELL LOCATED TO THE SOUTHWEST OF LOT 2 (AS REQUIRED BY THE HEALTH DEPARTMENT FOR ACCESS TO THE WELL).
 - THE AREA OF THE EXISTING WELL AND HOUSE WATER LINE FROM THE WELL TO THE HOUSE LOCATED ON LOT 2 SHALL NOT BE PLACED INTO EASEMENT AREA. THE PROPERTY OWNER IS REQUIRED TO CONSULT WITH THE HEALTH DEPARTMENT FOR FURTHER RESTRICTIONS REGARDING ACCESS TO THE EXISTING/PROPOSED WELLS AND HOUSE WATER LINE AND SHALL REMOVE FURTHER AREAS FROM THE FOREST CONSERVATION EASEMENT AS APPLICABLE.
 - A 20' WIDE ENVIRONMENTAL BUFFER SHALL BE SHOWN FROM THE EASTERN CONSOLIDATED GAS, ELECTRIC, LIGHT AND POWER COMPANY RIGHT-OF-WAY (OVERHEAD POWER LINES) TO THE PROPOSED 0.30 ACRES OF PROPOSED REFORESTATION AREA. REFORESTATION PLANTINGS SHALL CONSIST OF NATIVE TREE SPECIES WHICH WILL NOT EXCEED 40 IN HEIGHT. VEHICULAR ACCESS TO THE PLANTING AREA(S) SHALL NOT BE THROUGH THE AREA OF EXISTING FOREST.
 - REMOVAL OF INVASIVE PLANT SPECIES, BUILDING MATERIALS (CINDER BLOCKS) AND OTHER DEBRIS (WHERE APPLICABLE) SHALL BE REQUIRED AND INTERIOR PLANTINGS INSTALLED WHERE JUNK VEHICLE(S) WERE REMOVED.
 - A DEVELOPER'S AGREEMENT AND POSTING OF SURETY FOR THE ESTABLISHMENT OF THE FOREST BANK SHALL BE REQUIRED UNDER THE SITE DEVELOPMENT PLAN.
 - THE APPROXIMATE AREA OF WETLANDS, THE PERENNIAL STREAM AND THEIR BUFFERS AS DEPICTED ON THE WAIVER PETITION EXHIBIT SHALL BE SHOWN ON THE REVISION PLAT AND FOREST CONSERVATION PLAT OF EASEMENT BUT WAIVER TO DELINEATE THE ENVIRONMENTAL FEATURES BY METES AND BOUNDS DESCRIPTION IS APPROVED. THE DEPARTMENT OF PLANNING AND ZONING HAS, HOWEVER, ISSUED AN INTERPRETATION THAT METES AND BOUNDS DESCRIPTION IS NOT REQUIRED FOR WETLANDS OR THEIR BUFFERS BUT THEIR APPROXIMATE LOCATIONS SHALL BE SHOWN ON THE PLAT OF REVISION FOR INFORMATIONAL PURPOSES.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

OWNER: JOHN AND REBECCA CARNEY
8369 OLD FREDERICK ROAD
ELLICOTT CITY, MD 21043
443-812-4806

PROJECT: PHELPS PROPERTY
LOT 2

LOCATION: TAX MAP 18, GRID 1, PARCEL 357
2nd ELECTION DISTRICT
8369 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND, 21043

TITLE: SITE DEVELOPMENT PLAN
PLAN FOR FOREST CONSERVATION BANK AND
EXISTING CONDITIONS

DATE: MAY, 2014 PROJECT NO. 2589

DESIGN: JC DRAFT: JCO SCALE: 1" = 50' DRAWING 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. 22390, Expiration Date: 6-30-15.

