

SCHEDULE A - PERIMETER LANDSCAPE EDGE			
PERIMETER	P-1	P-2	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	---
LANDSCAPE TYPE	A	A	---
LINEAR FEET OF PERIMETER	654.07' LF.	984.55' LF.	---
NUMBER OF PLANTS REQUIRED	654.07/60' = 11	984.55/60' = 16	---
SHADE TREES	0	0	---
EVERGREEN TREES	0	0	---
CREDIT FOR EXISTING VEGETATION	---	EXISTING WOODS (650')	---
SHADE TREES	0	650/60=11	---
SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)	0	0	---
NUMBER OF PLANTS PROVIDED	11	16 REQUIRED - 11 CREDIT = 5	15
SHADE TREES	0	0	0
EVERGREEN TREES (2:1)	0	0	0

KEY	SPECIES	SIZE	CONDITION	COMMENTS
A	Liriodendron tulipifera	32" dbh	Good	twin stem
B	Liriodendron tulipifera	32" dbh	Good	
C	Liriodendron tulipifera	34" dbh	Good	
D	Quercus rubra	30" dbh	Good	
E	Liriodendron tulipifera	32" dbh	Good	
F	Liriodendron tulipifera	34" dbh	Good	
G	Liriodendron tulipifera	34" dbh	Good	
H	Liriodendron tulipifera	30" dbh	Good	
I	Liriodendron tulipifera	32" dbh	Good	

Wetland Delineation, Forest Stand Delineation & Preliminary Forest Conservation Plan

Forest Stand Data				
KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	PRIORITY
F1	Poplar	4.5 (NTA)	Liriodendron tulipifera, Acer rubrum, Quercus alba, Quercus rubra, Carya tomentosa	2.0 +/- slopes

See accompanying report for complete stand descriptions

NOTES:

- No rare, threatened or endangered species were observed on the property.
- Surrounding land use is primarily low density residential development.
- All forest on the site is within stand F1.

Wetland System A Wetland Data		
WETLAND SYSTEM	COMAR/IN CLASSIFICATION	DOMINANT VEGETATION
A	PFOA/C	acer rubrum, Boerhaavia cylindrica, Symlocarpus foetidus, Osmunda cinnamomea
	PEMIA/C	Juncus effusus, Vernonia noveboracensis, Onoclea sensibilis, Eupatorium perfoliatum, Alnus serrulata

PFCP 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.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing.
- There shall be no clearing, grading, construction or disturbance of vegetation beyond the depicted limits of disturbance, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as non-disturbance areas.
- Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed forest retention limits.
- Forest Conservation Act requirements for this project will be met through the retention of 31 acres of forest in a non-disturbance area on Lots 1 and 2 and will be placed within a forest conservation easement.

A LANDSCAPE SURETY FOR 16 SHADE TREES IN THE AMOUNT OF \$4,800.00 (16 SHADE TREES @ \$300 EACH) SHALL BE PROVIDED WITH THE GRADING PERMIT. LOT 1 = (16 SHADE TREES)

At The Time of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

The Owner, Tenants And/or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

Developer's/Builder's Certificate
I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

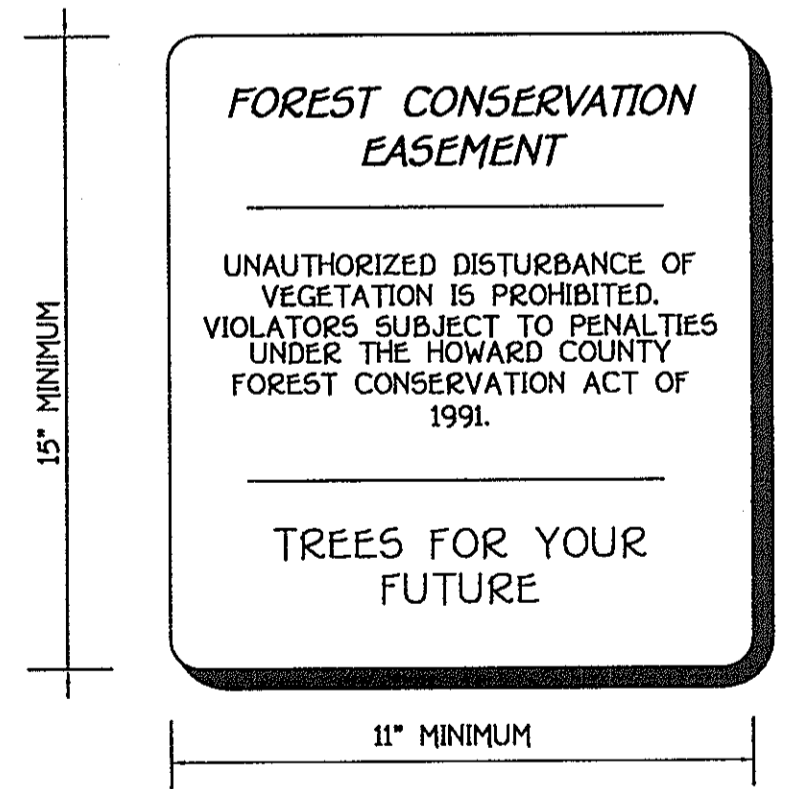
Walter C. Dustin 8-27-07
Walter Dustin Date

FOREST CONSERVATION WORKSHEET VERSION 1.0

BASIC SITE DATA:		
A. TOTAL TRACT AREA.....		43.4
B. AREA OF LOT 4 WITHIN 100 YEAR FLOODPLAIN.....		2.0
C. AREA OF LOT 4 TO REMAIN IN AGRICULTURAL PRODUCTION.....		31.7
D. NET TRACT AREA.....		9.7
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)		
ARA MDR IDA HDR MPD CIA		
INFORMATION FOR CALCULATIONS:		
E. AFFORESTATION THRESHOLD.....	20x x D =	1.9
F. FOREST CONSERVATION THRESHOLD.....	0.25x x D =	2.4
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER EXCLUDING FLOODPLAIN.....		4.5
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD.....		2.4
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		1.8
BREAK EVEN POINT:		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....		31
K. CLEARING PERMITTED WITHOUT MITIGATION.....		0.7
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED.....		1.4
M. TOTAL AREA OF FOREST TO BE RETAINED.....		31
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....		0.00
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....		0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....		0.00
R. TOTAL REFORESTATION REQUIRED.....		0.00
S. TOTAL AFFORESTATION REQUIRED.....		0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....		0.00

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
16		ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B

ON-SITE SIGNAGE



LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN LIMITS
- WETLAND BUFFER
- WETLAND LIMITS
- STREAM BUFFER
- WETLAND AREAS
- STREAM TOP OF BANK
- ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN ELEVATION

OWNER

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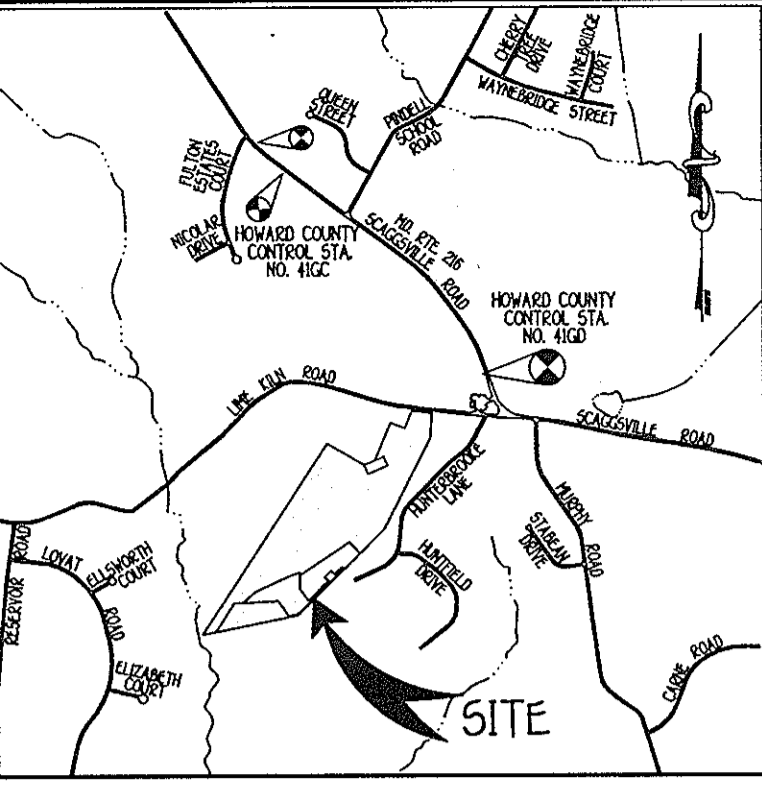
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hanna 9/13/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John P. Canoles 9/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

GENERAL NOTES:

- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/29/06.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41G And No. 46G. S19, 41G2 N 541963336 (meters), E 1333747230 (meters) S19, 41G2 N 541963336 (meters), E 1333747230 (meters)
- This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2005, By Fisher, Collins & Carter, Inc.
- Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Actual Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipestem Lot Driveway, Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet (6 Feet Sealing More Than One Residence)
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating - (1/2" Minimum)
 - Geometry - Maximum 10% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 gross Tons (1-125' Load)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less 0 +/-.
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- Denotes Existing Centerline Of Stream.
- Denotes Public 100 Year Floodplain Elevation.
- Denotes Limit Of Public 100 Year Floodplain Drainage And Utility Easement.
- No Previous Department Of Planning And Zoning File Number Exist For This Property.
- There Is An Existing Dwelling/Structure(s) Located On Lot 4 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. Accessory Structures That Do Not Conform To RR-DEO Building Setback Are To Be Sazed.
- Landscaping For Lots 1, 2 And 3 On File With This Plan Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 4 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 4 Contains An Existing Dwelling To Remain. A Landscape Surety For 16 Shade Trees In The Amount Of \$ 4,800.00 Is Posted With The Grading Permit.
- This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003 And The July 28, 2006 Update Of The Howard County Zoning Regulations. 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/Structure Permit.
- Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$4,500.00.
- No Certificates Exist On This Site Based On A Visual Site Visit & Based On An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September, 2006.
- 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.
- The Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland Department Of The Environment For Individual Sewage 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 Adjustments To 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.
- Water Quality And Groundwater Recharge Volume Stormwater Management Requirements Are Proposed To Be Met In Accordance With Chapter 5 of the 2000 Maryland Stormwater Management Design Manual By Applying The "Environmentally Sensitive Development Credit" Criteria Contained In Section 5.6. The site is exempt from Channel Protection Volume (CPV) requirements because the Cpv discharge rate from the various Study Points does not exceed 2.0 cfs.
- The Property Is Located Outside Of The Metropolitan District.
- A Maintenance Agreement For The 24' Private Use-In-Corridor Driveway For Lots 1 Thru 3 Has Been Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plan.
- The Forest Conservation Obligation For This Subdivision Is Fulfilled By Providing Retention On Lots 1 And 2 Of 310 Acres Of Existing Forest. This Retention Will Be Placed Within A Forest Conservation Easement. The Forest Conservation Is Only Being Addressed For Lots 1 Thru 3 And Lot 4 Has Been Deducted From The Net Tract Area Based On No Change In Use And Lot 4 Resubdivision Potential.
- All Wells Must Be Drilled Prior To Plan Final Recordation.
- Stream Buffers Are Measured From The Top Of Bank Of The Stream.
- Lot 4 Reserves The Right To Be Further Subdivided In Accordance With Section 106 DEO Overlay District Of The Howard County Zoning Regulations.
- This Property Is Located Within 2500 Feet Of The Triadelphia Reservoirs, Comar 26.04.02.04C States: "A Lot Located Within 2500 Feet Of The Normal Water Level Of Existing Or Proposed Water Supply Reservoirs, Measured Horizontally Or Within A 5000-Foot Radius Upstream From The Water Intake On Streams Used As Potable Water Supply Sources And A 5000-Foot Radius Of Water Intake Located Within A Reservoir Shall Have An Area Of Not Less Than 2 Acres With A Minimum Width Of 175 Feet. A Variance From HDE To This Section Of The Regulation Must Be Obtained And Documentation Submitted To The Health Department Prior To Submission Of The Preliminary Plan For Signature.
- The Floodplain Delineation Shown On This Plan Is Based On Field Run Cross Sections Provided By Fisher, Collins & Carter, Inc. Dated September 20, 2006. The On-Site Floodplain Area Is 2.00 Acres.
- Topography Shown In This Plan Is Based Upon Aerial Topography Flown By Hartford Aerial Surveys In August Of 2006 And Supplemented With The 2004 Howard County Aerial Topography Maps For The Off-Site Areas. Field Run Topography Was Used To Supplement The Information Used In The 100 Year Floodplain Study.
- Plan Subject To Wp-07-099 Which The Planning Director Approved On May 29, 2007 A Request To Waiver Section 16.120 (c) (2) Which States All Lots Preservation Parcels, Or Bulk Parcels For Single-Family Detached Dwellings Shall Have Minimum Lot Frontages On Approved Streets Within The Public Right-Of-Way Which Provides Access To The Property; And Section 16.120(b) (4) (iii) Which Prohibits Forest Conservation Easements On Lots Less Than 10 Acres In Size.

Subject To The Following Conditions:

- The Access Easement Created From Non-Buildable Bulk Parcel E May Only Serve Lots 1-3 Of The Dustin Property (F-07-100) And Parcels 104, 09 And 237. Once The New Road Or Access Easement Has Been Constructed To Serve Parcels 104, 09 And 237, These Parcels Will Abandon Their Right To Use The Access Through Non-Buildable Bulk Parcel E.
- The Resubdivision Of Lot 4 Of The Dustin Property Must Obtain Access Via Lime Kiln Road.
- Compliance With All Subdivision Review Committee Comments Generated With F-07-100.
- The Building Restriction Lines For Lots 1 And 2 Must Include A 35' Structure Setback From The Edge Of The Forest Conservation Easement.
- The Shared Driveway Located Within Non-Buildable Bulk Parcel E Must Be Improved (If Necessary) To Meet Current Design Manual Standards.
- The Existing Well & Septic Systems Will Be Abandoned For The Accessory Structure Of Lot 4 Prior To Final Plan Approval.



VICINITY MAP SCALE: 1" = 2,000'

SUPPLEMENTAL PLAN, TOPOGRAPHY, SOILS, STORMWATER MANAGEMENT, FOREST CONSERVATION AND PERIMETER LANDSCAPING PLAN DUSTIN PROPERTY LOTS 1 THRU 4

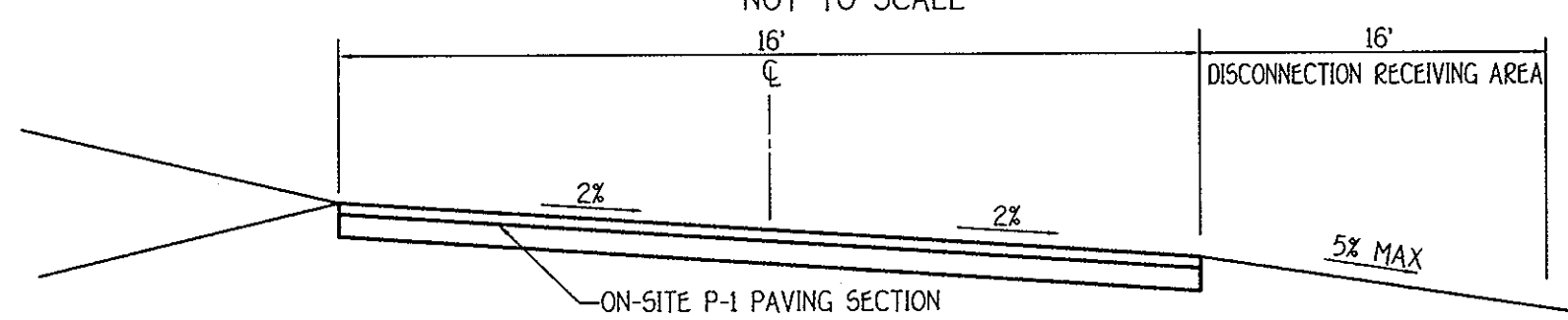
ZONED: RR-DEO
TAX MAP NO: 46 PARCEL NO: 103 GRID NO: 1
TAX MAP NO: 46 PARCEL NO: 184 GRID NO: 2
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 27, 2007
SCALE 1"=50'
SHEET 1 OF 3



F-07-100

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

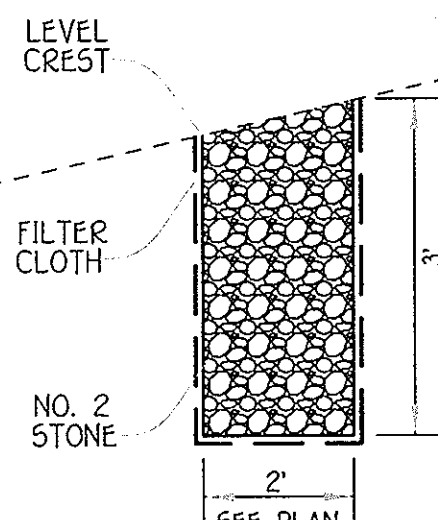
NOT TO SCALE



NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

MD DNR Qualified Professional
USACE Wetland Delimitator
Certification # WD2953MD061004H
J.P. CAVOLE
JOHN P. CAVOLE

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS



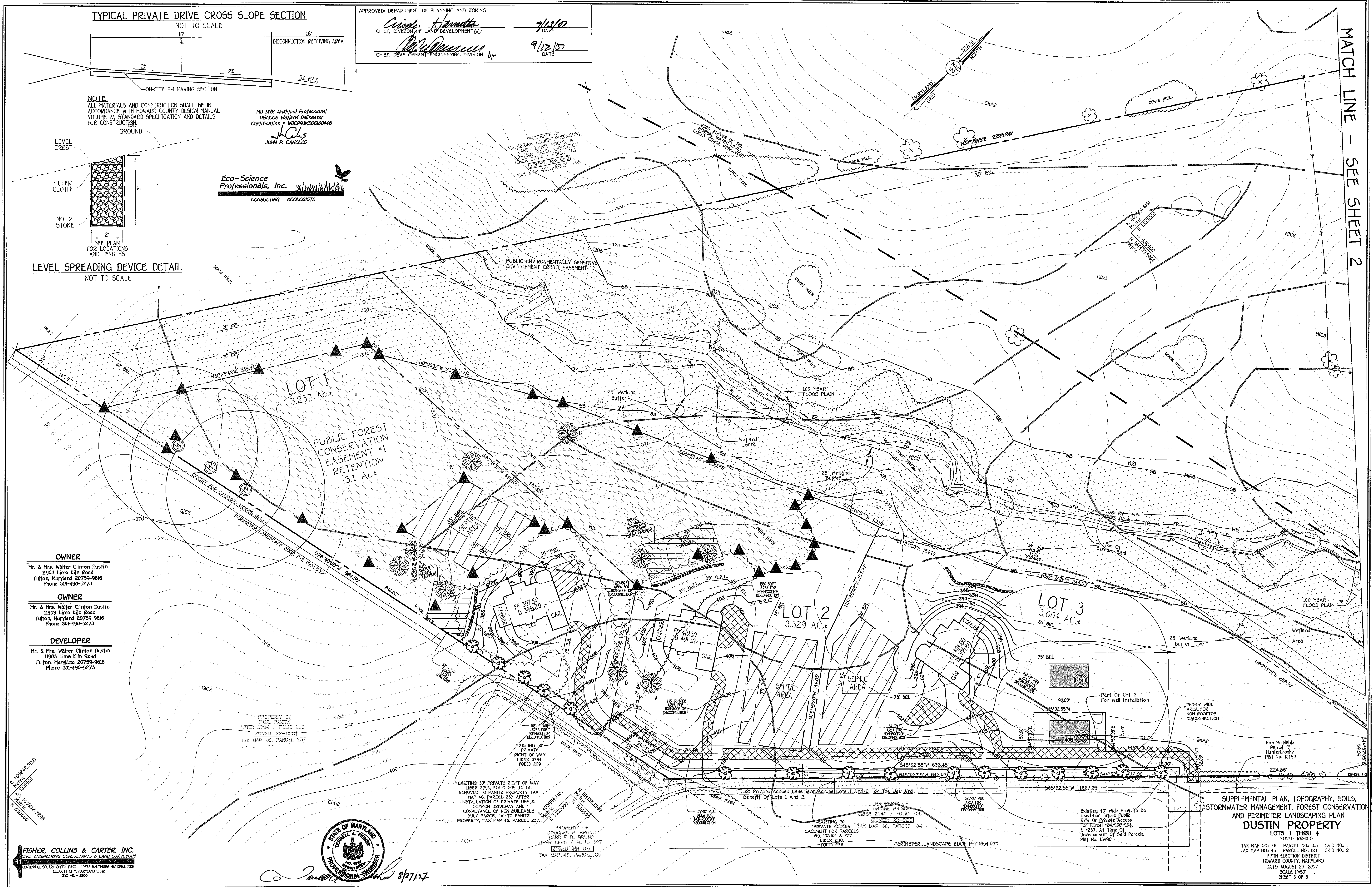
LEVEL SPREADING DEVICE DETAIL
NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
C. Hamlett 9/13/07
CHIEF, DIVISION OF LAND DEVELOPMENT
M. [Signature] 9/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

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SUPPLEMENTAL PLAN, TOPOGRAPHY, SOILS, STORMWATER MANAGEMENT, FOREST CONSERVATION AND PERIMETER LANDSCAPING PLAN
DUSTIN PROPERTY
LOTS 1 THRU 4
ZONED: RR-DEO

TAX MAP NO: 46 PARCEL NO: 103 GRID NO: 1
TAX MAP NO: 46 PARCEL NO: 104 GRID NO: 2
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 27, 2007
SCALE: 1"=50'
SHEET 3 OF 3

F-07-100

MATCH LINE - SEE SHEET 2

0721dwd(05072) Supplemental Plan Lots 1-4.dwg, 1:1