

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4	TOTAL
FRONT TO SCENIC ROADWAY *					
ADJACENT TO PERIMETER PROPERTIES					
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LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	643.27 LF.	321.62' LF.	592.67' LF.	280.76' LF.	
NUMBER OF PLANTS REQUIRED	10	5 (321.32/60' = 5.36)	10 (592.67/60' = 9.87)	5 (280.76/60' = 4.68)	
SHADE TREES					
CREDIT FOR EXISTING VEGETATION					
SHADE TREES	NO	NO	NO	0	
SMALL/MEDIUM DECIDUOUS TREES (21 SUBSTITUTION)				0	
NUMBER OF PLANTS PROVIDED					
SHADE TREES	10	5	10	5	30
EVERGREEN TREES	0	0	0	0	0

Developer's/Builder's Certificate
 I/We certify that the landscaping shown on this plan will be done according to Section 16.224 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.

James W. Pfefferkorn 9/11/07 DATE
 James W. Pfefferkorn

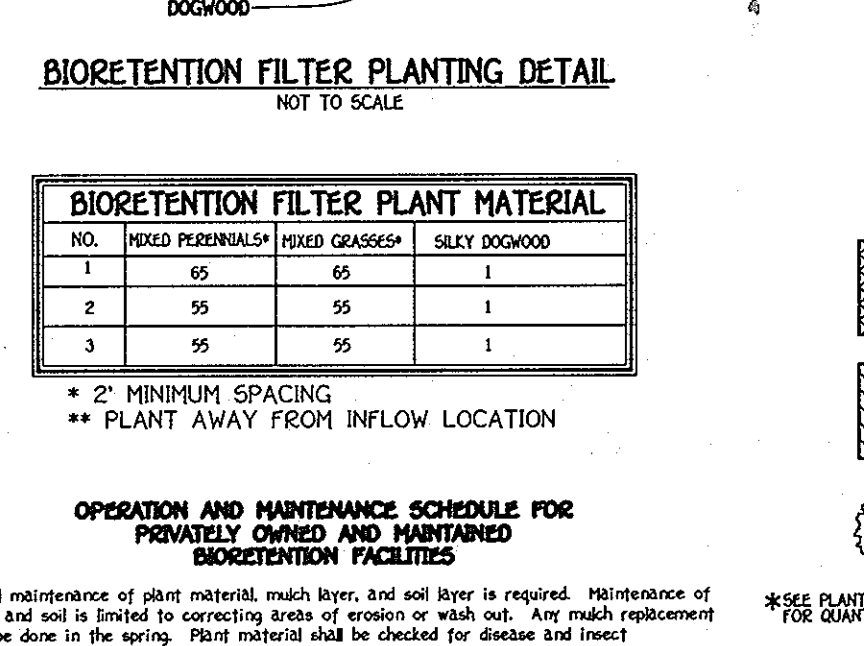
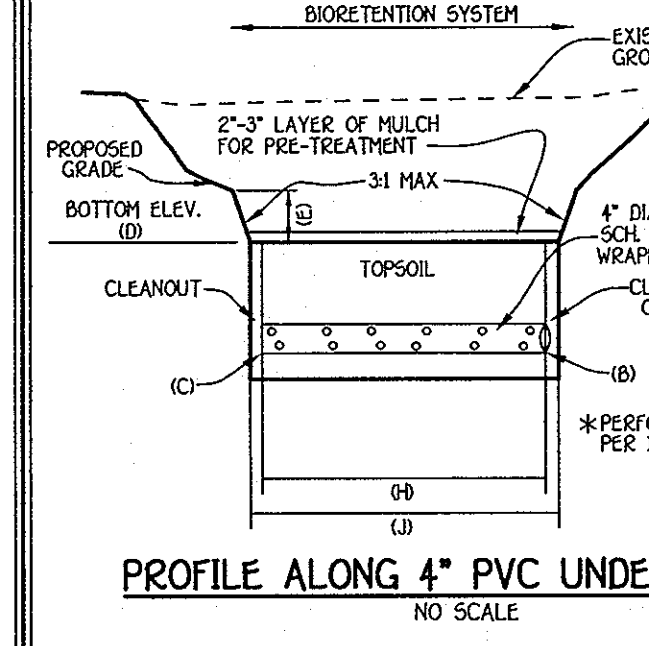
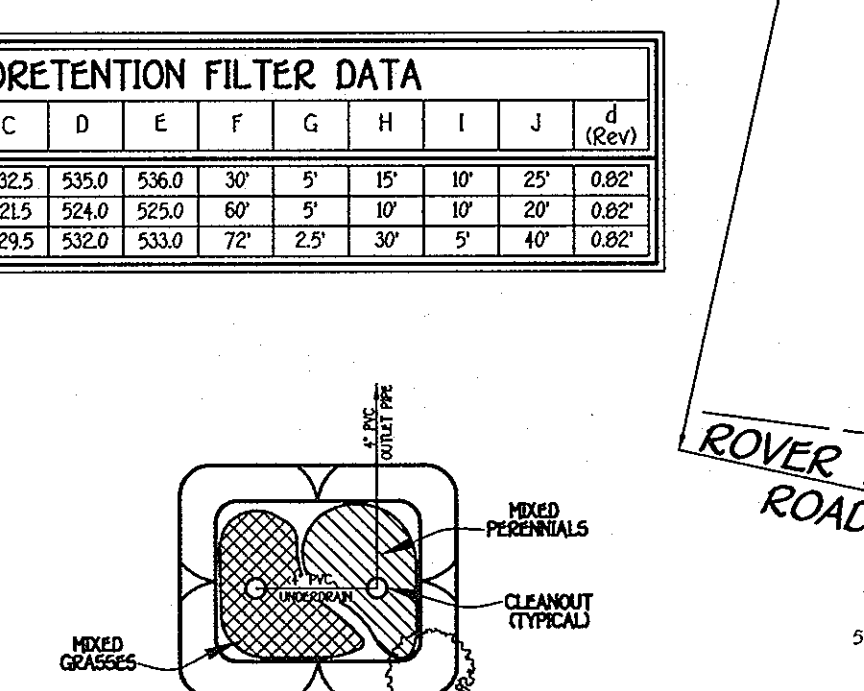
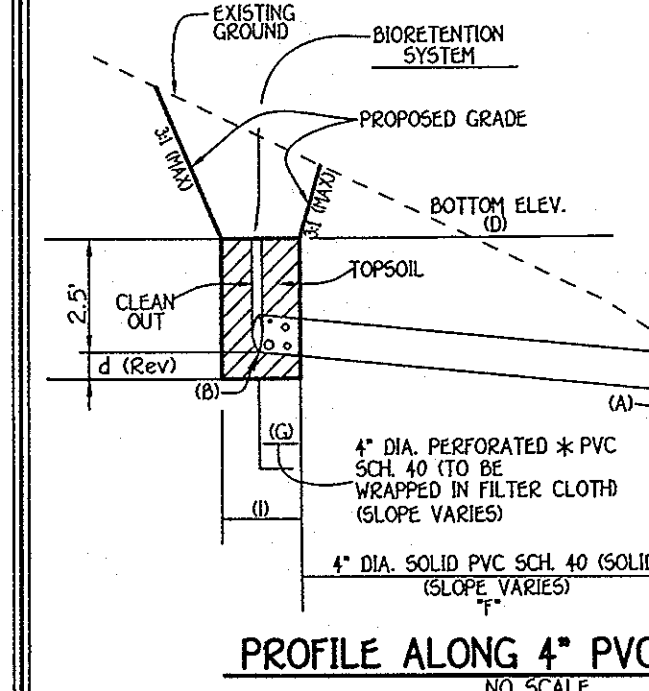
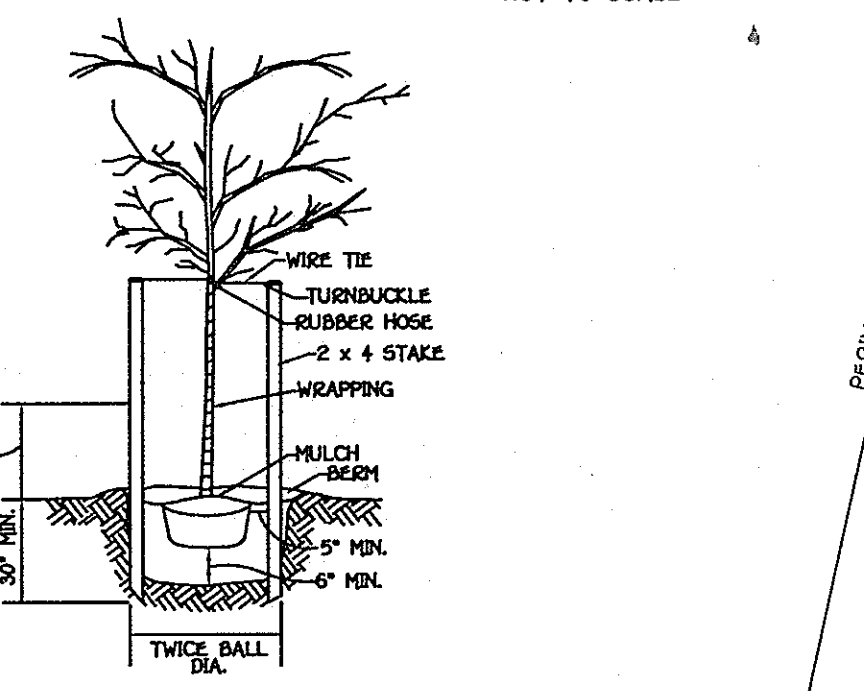
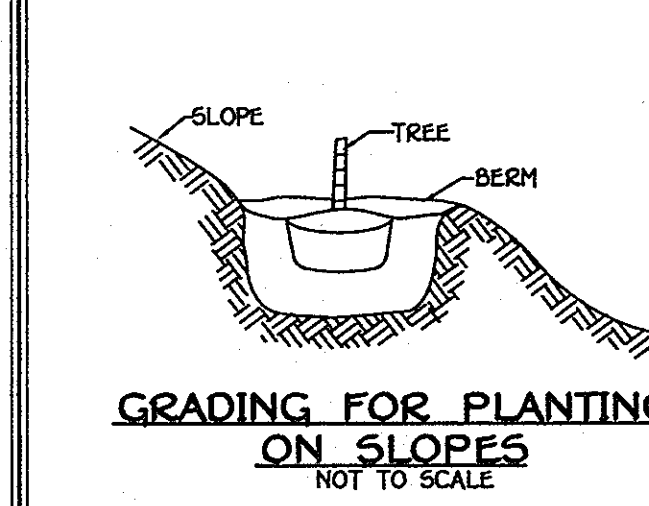
LANDSCAPING NOTES:
 At The Time of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Reductions Of The Required Plantings May Be Made 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, Tenant's 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, Replaced Or Replaced.

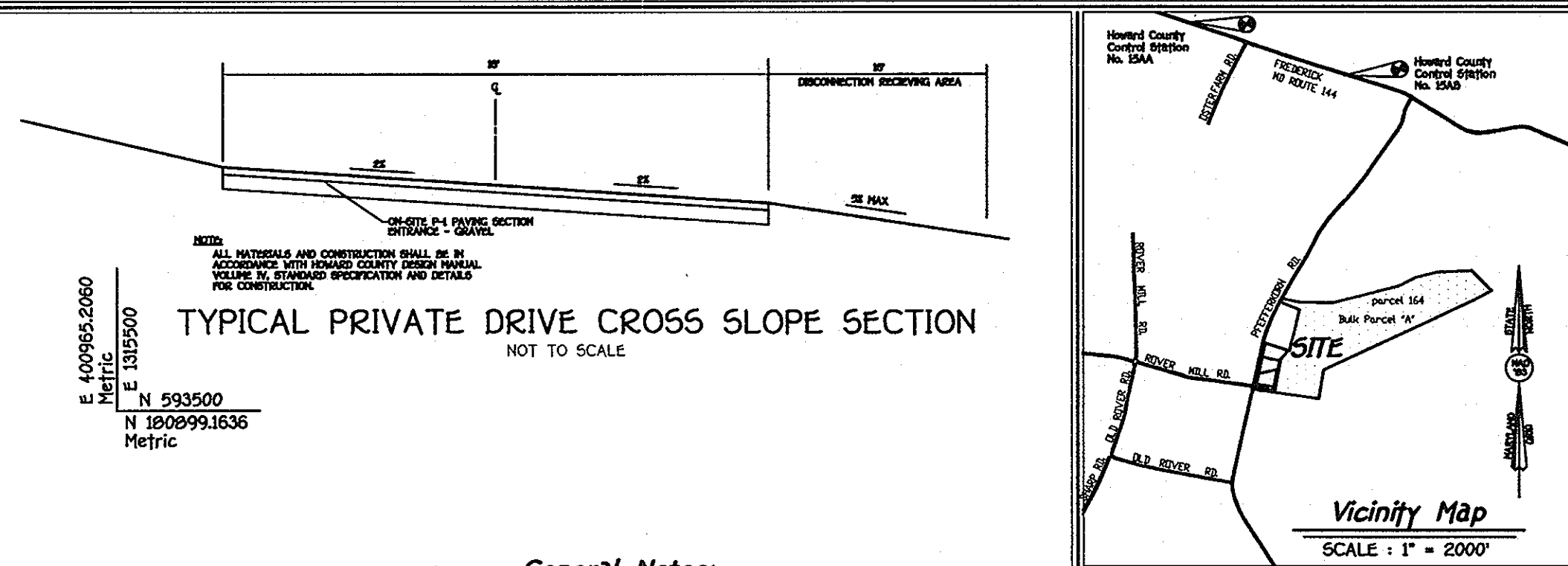
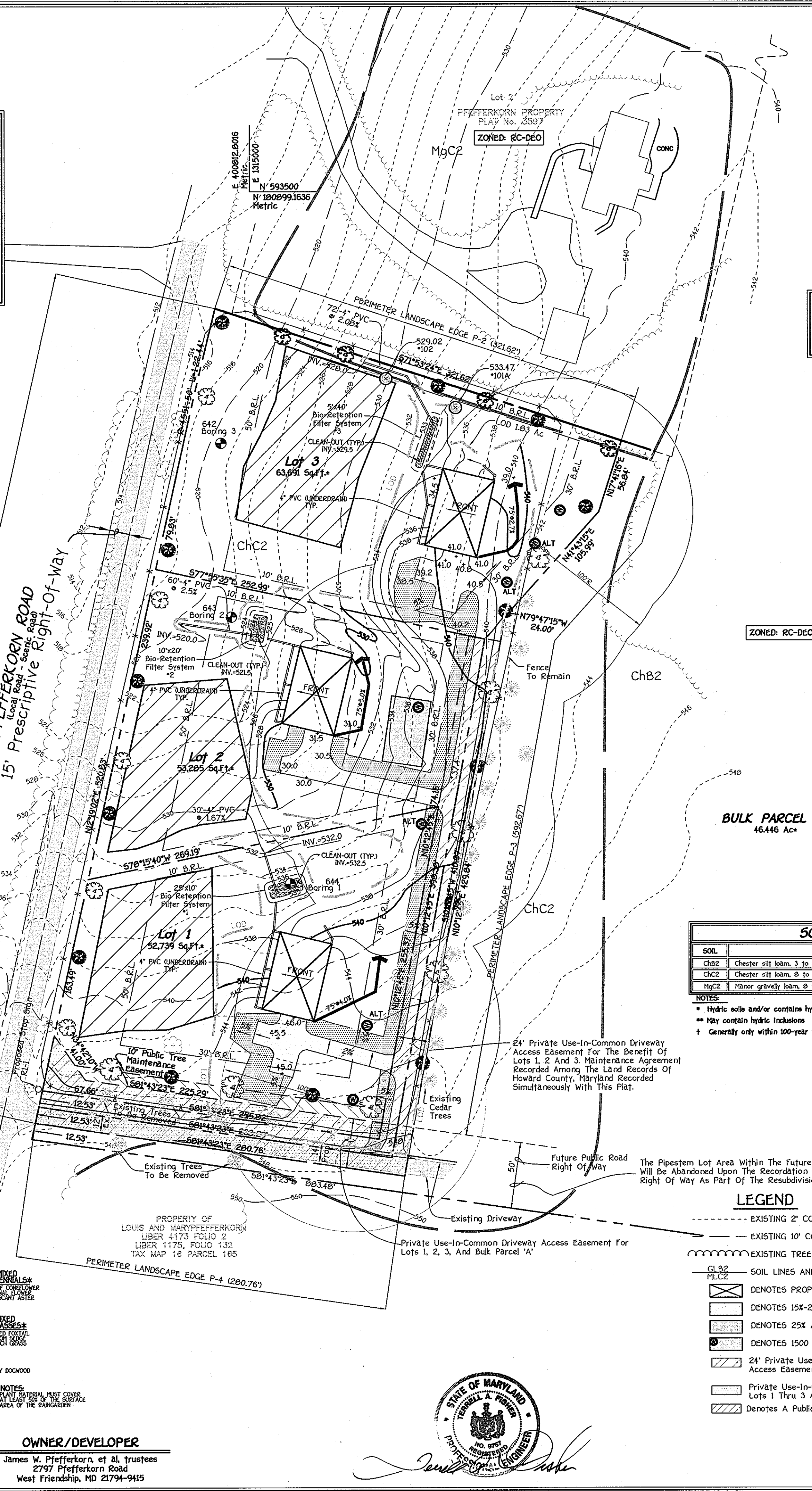
* Landscape Perimeter P-1 Has Been Modified To Provide Screening And Supplement The Existing Natural Vegetation Along Pfefferkorn Road.

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
15	(1)	ACER RUBRUM DOCTORS GLOVE (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, DAB
14	(2)	CORNUS FLORIDA RED FLOWERING DOGWOOD	8"-10" HGT



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
 ELKLOFT CITY, MARYLAND 21042
 (410) 461 - 2555



BORINGS

POINT	NORTH (feet)	EAST (feet)	ELEVATION
642	593308.2050	134977.3701	519.49
643	593178.3370	134985.7655	521.20
644	592974.0670	1315029.2803	534.69

- General Notes:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 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.
 - Subject Property Zoned RC-DEO Per 60204 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 07/28/06.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 554A And No. 1545.
 STA. 1545N 52743.498 (meters), E 1312790.714 (meters)
 STA. 554A 590959.934 (meters), E 1315253.777 (meters)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2005, By Fisher, Collins And Carter, Inc.
 - D.C.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Placed T.C.C. 105'.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 105'.
 - 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 For Pfefferkorn Road And Not On To The Pipestem Lot Driveway.
 - Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 a) Width - 12 Feet 06 Feet Serving More Than One Residence.
 b) Surface - Six (6) Inches Of Compacted Gravel Run Base With Tar And Chip Coating, 0-1/2" Minimum.
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons 0-125-Loading.
 e) Drainage Elements - Capable Of Safely Raising 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 f) Structure Clearances - Minimum 12 Feet.
 g) Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (+ or -).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Mtd.
 * 90 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.
 - Previous Department Of Planning And Zoning File Numbers: NCJ-07-01.
 - Articles Of Incorporation The State Department Of Assessments And Taxation For The Pfefferkorn Overlook Homeowners Association, Inc. Were Accepted And Approved On August 20, 2007.
 - Landscaping For Lots 1, 2 And 3 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.224 of the Howard County Code And The Landscape Manual. Bulk Parcel A Is Exempt From The Perimeter Landscape Requirements Of Section 16.224 of the Howard County Code And The Landscape Manual Because Bulk Parcel A Contains An Existing Dwelling To Remain Landscape Surety Provided In The Amount Of \$9,000 For 30 Shade Trees At \$300/Each Will Be Posted With The Stormwater Management Developer's Agreement. Lot 1 Surety = \$2400.00; Lot 2 Surety = \$1200.00; Lot 3 Surety = \$2400.00.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. The Proposed 218-22023, Development Of Construction On These Lots Must Comply With Section 5 of the Maryland Stormwater Design Manual By Applying Non-Rooftop And Rooftop Disconnection Credits Along With The Utilization Of Bioretention Facilities To Compensate For Areas With Disconnection Lengths Of Less Than 75 Feet. The Site Is Exempt From Cpv Because The Cpv Inflow Rate Is Less Than 2.0 cfs. However Upon Resubdivision Of Parcel 154, The Cpv Criteria Shall Be Reanalyzed To Include Lots 1 Thru 3.
 26. Plat Is Subject To Historical District Commission Approval On August, 2006 As File HO-566.
 27. All Wells To Be Drilled Prior To Final Plat Approval. It Is The Developer's Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds Up The Health Department Signature Of The Record Plat.
 28. There Is An Existing Dwelling/Structure Located On Bulk Parcel A To Remain. No New Buildings, Extensions Or Additions To An Existing Building Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. (See Sheet 2 For Circle Dates Of All Existing Dwellings/Structures).
 29. The Forest Conservation Obligation Of 1.74 acres Retention to fulfill the requirements of Section 16.1200 of the Howard County Code Forest Conservation Act is being provided to address the obligation for Lots 1 thru 3 only. The Forest Conservation Obligation for Bulk Parcel A will be addressed when it is re-subdivided. This is because the acre of Bulk Parcel A was deducted from the Net Tract Area for Forest Conservation calculations based upon the fact that it had no change in use; it is part of a minor subdivision and has future re-subdivision potential. As such, the establishment of the Forest Conservation Easement on Bulk Parcel A for Lots 1 thru 3 is at a 2:1 ratio. Based upon the above, a Forest Conservation Surety in the amount of \$15,150.00 (0.74 acres x \$43,650 sqft. x \$40.20) is required.
 30. All Houses On Lots 1, 2 & 3 To Face Pfefferkorn Road.
 31. The Watershed Number For This Site Is 233106 - Middle Pottomac River.
 32. The Topography Shown On This Plat Is A Composite Of Aerial Photogrammetry Provided By Hurdorf Aerial Surveys In July Of 2005 And Field Run Topography By Fisher, Collins & Carter, Inc. In January Of 2006.
 33. The Stream Located On Bulk Parcel A Is A Headwater Wetland / Intermittent Stream Located Within A Narrow Draw Through The Pasture. It Is Not Fenced And Subject To Use By Farm Live Stock.
 34. The information regarding the Pfefferkorn House and Gentry (main house) was gleaned from the Historic Site Inventory for HO-566 and the Pfefferkorn family. The original mansion, known as Lichenside, was constructed in 1972 and burned in 1946. In 1946, the Pfefferkorn family moved an existing on-site granary originally built in 1846 to the foundations of the old mansion. In 1972 they commenced rebuilding the main house incorporating the granary into the structure and completed construction in 1978. It became the Pfefferkorn House and Gentry, also known as Lichenside.
 35. On January 13, 2007, the Director of the Department of Planning and Zoning for Howard County ordered that Nonconforming Use (NCU) Case No. 07-01, a petition filed by Mr. James Pfefferkorn (petitioner) for the requested confirmation of a nonconforming use for one (1) single-family detached dwelling as a rental unit and a barn as four (4) apartment units on one (1) lot be granted, subject to the following conditions:

SOILS LEGEND

SOIL	NAME	CLASS
ChB2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
MgC2	Minor sandy loam, 8 to 15 percent slopes, moderately eroded	B

- NOTES:**
- ** Hydric soils and/or contains hydric inclinations
 - ** May contain hydric inclinations
 - † Generally only within 100-year floodplain areas

- LEGEND**
- EXISTING 2' CONTOURS
 - EXISTING 10' CONTOURS
 - EXISTING TREE LINE
 - SOIL LINES AND TYPES
 - DENOTES PROPOSED HOUSE
 - DENOTES 15%-24.9% SLOPES
 - DENOTES 25% AND GREATER SLOPE
 - DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
 - 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 1, 2 And 3.
 - Private Use-In-Common Driveway Access Easement For Lots 1 Thru 3 And Bulk Parcel 'A'.
 - Denotes A Public 10' Tree Maintenance Easement.

SUPPLEMENTAL PLAN
LANDSCAPE, FOREST STAND DELINEATION, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS Pfefferkorn Overlook
 Lots 1 Thru 3 And Bulk Parcel 'A'
 TAX MAP #15 PARCEL #164 GRID: 14
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=50' DATE: AUGUST 24, 2007
 SHEET 1 OF 2

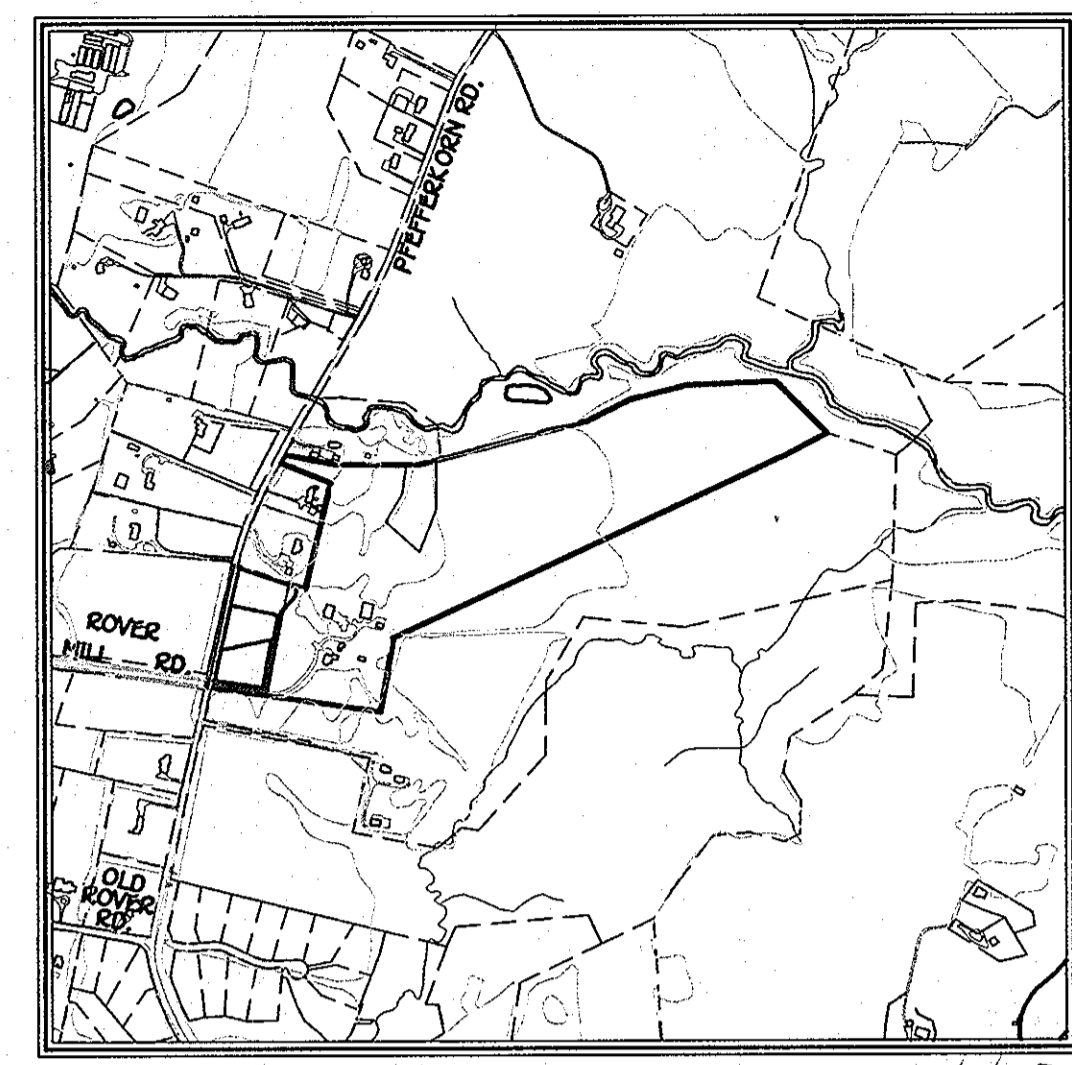


OWNER/DEVELOPER
 James W. Pfefferkorn et al. trustees
 2797 Pfefferkorn Rd.
 West Friendship, MD 21794-9415

F-07-007

Cindy [Signature] 9/18/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

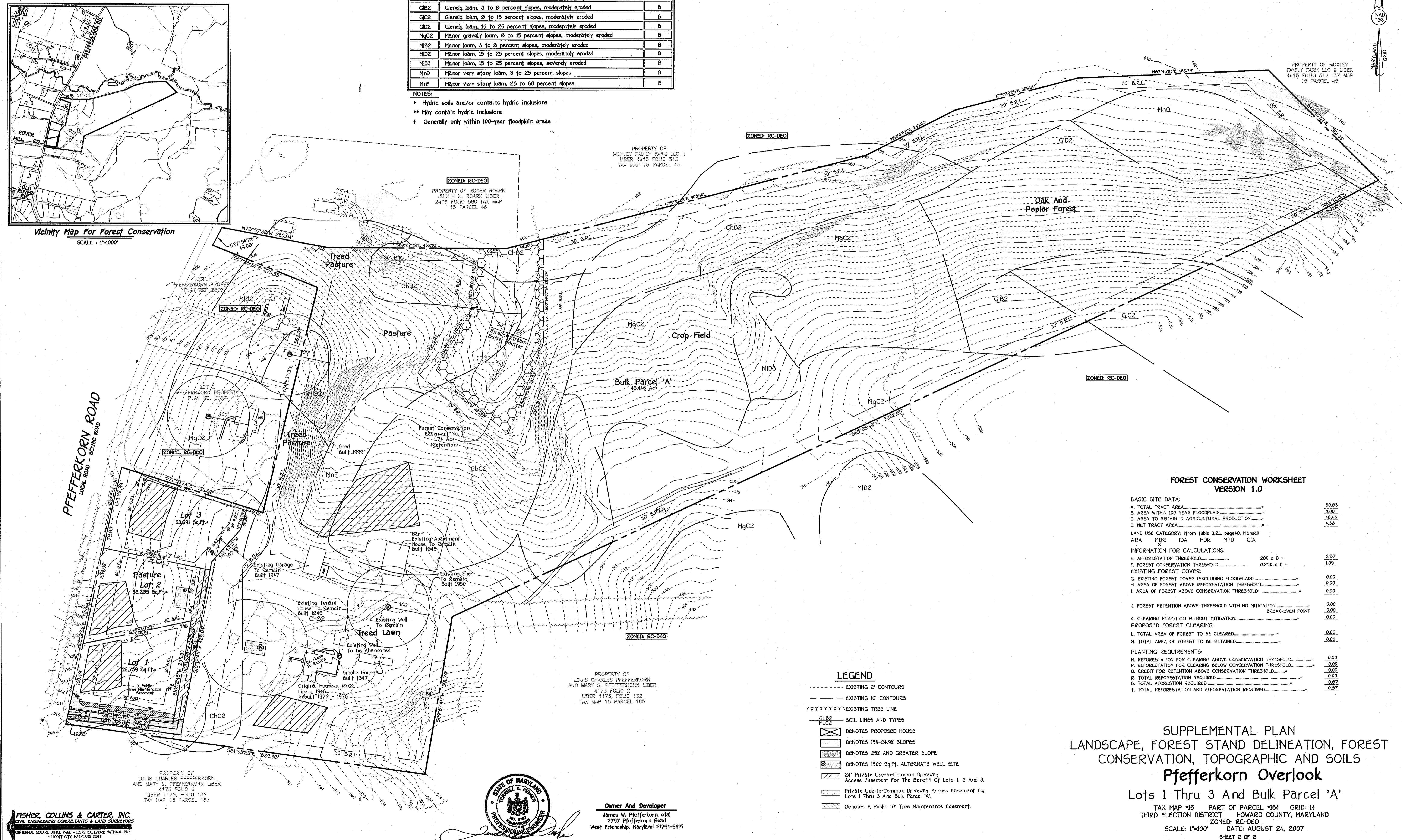
[Signature] 9/18/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



Vicinity Map For Forest Conservation
SCALE: 1"=1000'

SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded	B
GlB2	Glensig loam, 3 to 8 percent slopes, moderately eroded	B
GlC2	Glensig loam, 8 to 15 percent slopes, moderately eroded	B
GlD2	Glensig loam, 15 to 25 percent slopes, moderately eroded	B
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MiB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MiD2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MiD3	Manor loam, 15 to 25 percent slopes, severely eroded	B
MnD	Manor very stony loam, 3 to 25 percent slopes	B
MnF	Manor very stony loam, 25 to 60 percent slopes	B

NOTES:
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 ** May contain hydric inclusions
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FOREST CONSERVATION WORKSHEET VERSION 1.0

BASIC SITE DATA:	
A. TOTAL TRACT AREA.....	50.83
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.....	46.45
D. NET TRACT AREA.....	4.38

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
 ARA MDR IDA HDR MPD CIA

INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD..... 20% x D =	0.87
F. FOREST CONSERVATION THRESHOLD..... 0.25% x D =	1.09

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....	0.00
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD.....	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	0.00

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....		0.00
BREAK-EVEN POINT.....		0.00
K. CLEARING PERMITTED WITHOUT MITIGATION.....		0.00
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED.....		0.00
M. TOTAL AREA OF FOREST TO BE RETAINED.....		0.00

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.....	0.87
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0.87

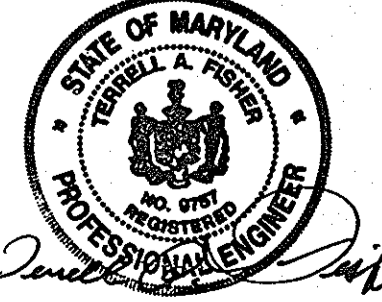
LEGEND

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Lots 1 Thru 3 And Bulk Parcel 'A'

TAX MAP #15 PART OF PARCEL #164 GRID: 14
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=100' DATE: AUGUST 24, 2007



Owner And Developer
 James W. Pfefferkorn, etal
 2737 Pfefferkorn Road
 West Friendship, Maryland 21794-9415

044149(09)044-3001 Support Plan Sheet 2.dwg, 11/00