

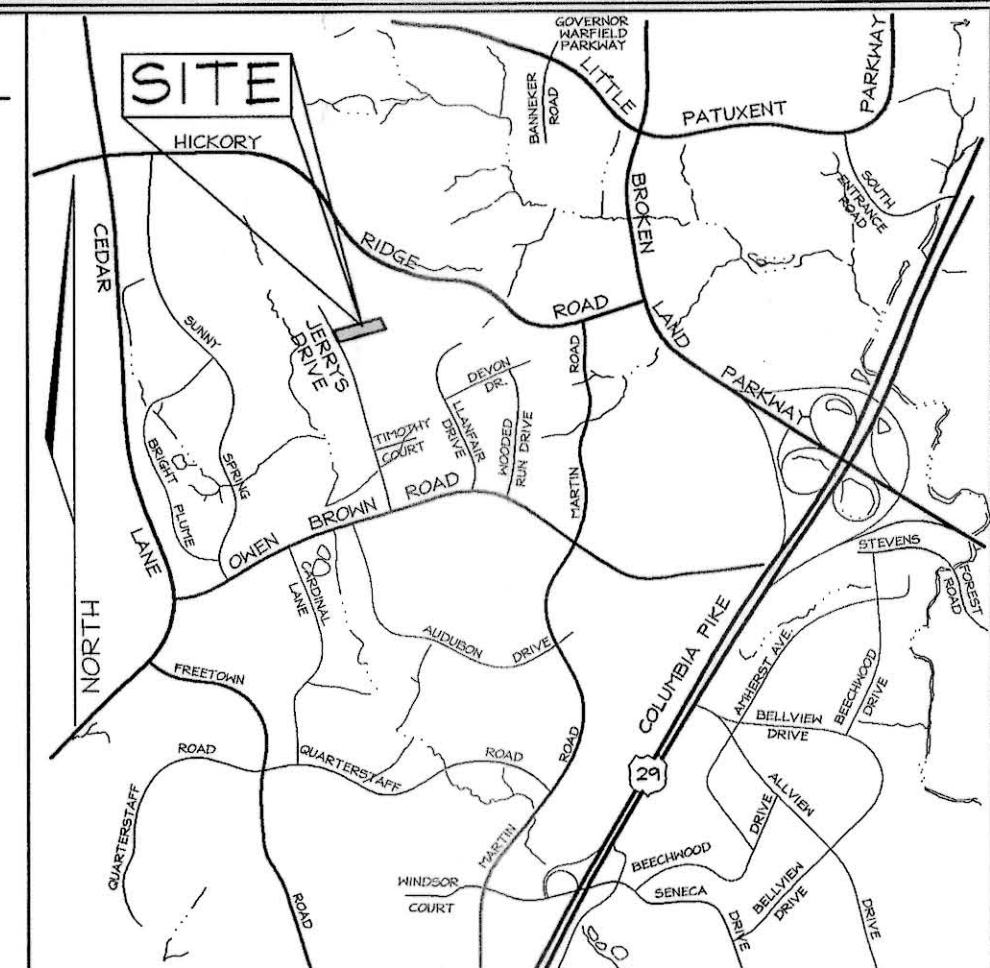
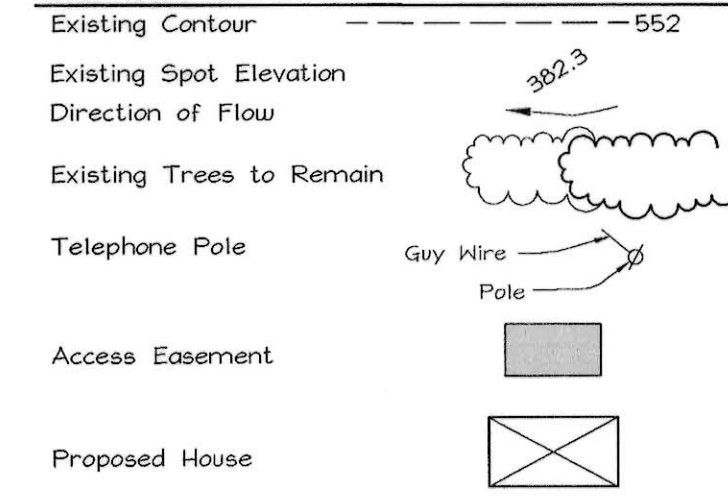
U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
100	560,500.3480	1,346,903.3260
101	560,610.5760	1,346,844.5059
102	560,744.8729	1,347,342.6195
103	560,632.5792	1,347,394.0955

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	21,520±	3,520±	18,000±
3	22,522±	4,522±	18,000±

LEGEND



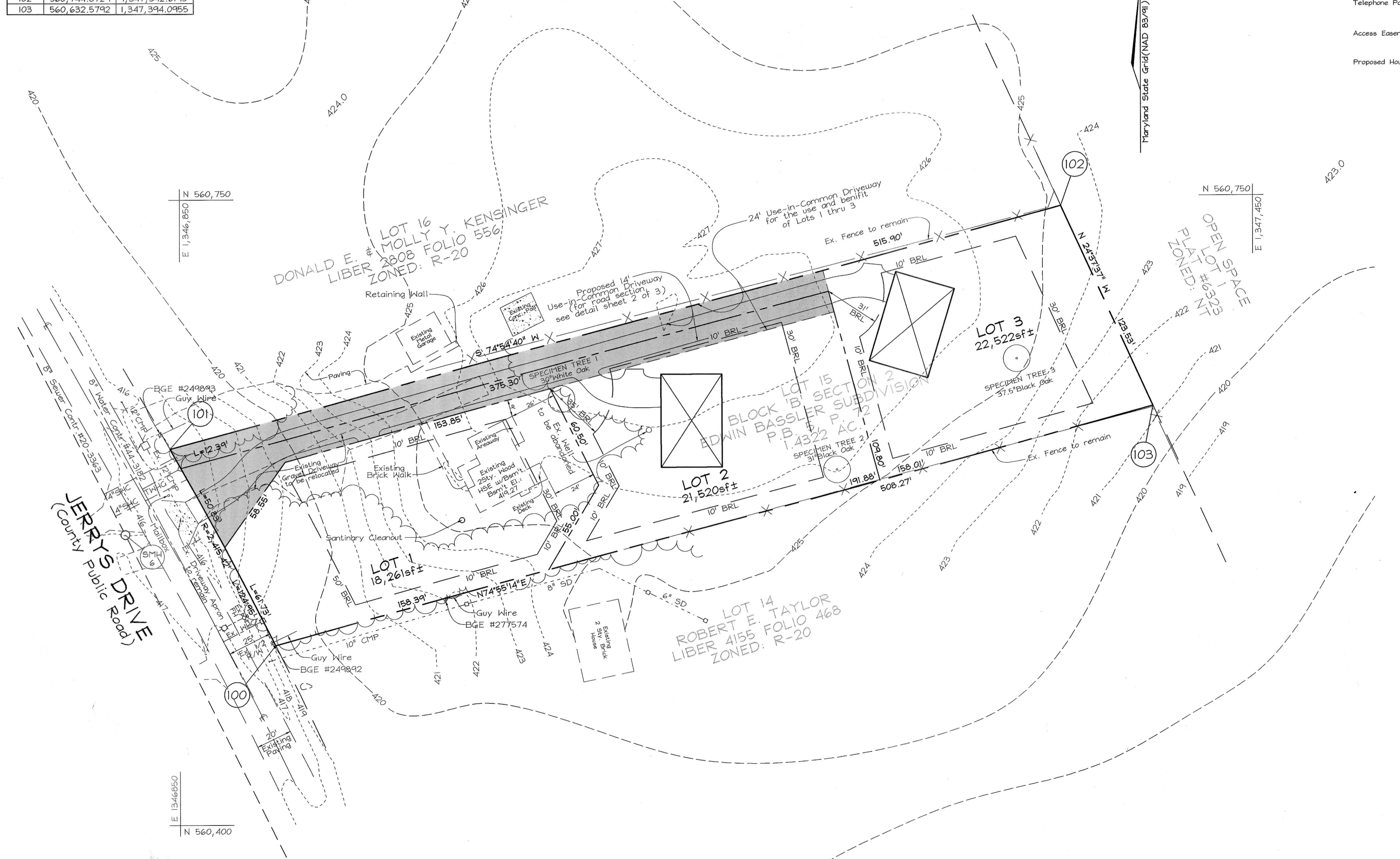
VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

DESCRIPTION	SHEET No.
Preliminary Equivalent Sketch Plan	1 of 3
Schematic Grading, Landscaping and Sediment Control	2 of 3
Preliminary Forest Conservation and Forest Stand Delineation Plan	3 of 3

GENERAL NOTES

- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- Public water and sewer will be used within this site.
- Total area of property = 1.4322 ac.±
- Area of proposed public R/W: 0 ac.±
- Number of proposed buildable lots: 3
Area of proposed buildable lots: 1.4322 ac.±
- Open space requirements:
 - Minimum open space required = 1.4322 ac. x 10% = 0.14322 ac. OR 6,238 sf
 - In accordance with Section 16.121(b)(1)(iii) of the Howard County Subdivision Regulations, the developer proposes to pay a fee-in-lieu of Open Space requirements in the amount of \$5,000.00
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in October, 2001 with one foot contours. Off-site topography based on Howard County 1993 Aerial Topographic Surveys with five foot contours.
- Existing house on Lot 1 to remain.
- Existing well on property to be properly abandoned prior to submittal of record plat for signature.
- A.P.F.O. traffic study prepared by Lee Cunningham and Associates in November, 2001.
- There are no wetlands on site. Wetlands evaluation prepared by Exploration Research, Inc. in November, 2001.
- Forest Stand delineation prepared by Exploration Research Inc. in November, 2001.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Stormwater Management requirements:
 - SWMT for Channel Protection (Cpv) is not required for this site.
 - Water Quality (Wq) for lots 2 and 3 and the new portions of the driveway is provided by disconnecting the roofs and driveways.
 - Recharge (Rea) for lots 2 and 3 and the new portions of the driveway is provided by disconnecting the roofs and driveways utilizing the Percent Area Method.
- This property is within the Metropolitan District.
- Howard County Geodetic Control Stations: 36DC and 36DD.
- Landscape trees will be shown and bonded at Site Development Plan stage.
- Since this plan was submitted for Howard County review/approval prior to November 15, 2001, it is subject to compliance with the requirements/restrictions of The Fourth Edition of the Howard County Subdivision and Land Development Regulations.
- Howard County Soils Map #24.
- The property is subject to a design manual waiver from figure 2.17 in Design Manual Volume III, waiving the requirement to perform an 85th percentile speed study. The waiver was approved on February 26, 2002.
- The property is subject to a design manual waiver from Section 16.132(a)(2)(i)(a) in Design Manual Volume III, waiving the requirement to perform an 85th percentile speed study. The waiver was approved on February 26, 2002.
- The property is subject to a waiver of Section 16.132(a)(2)(i)(a) of the Subdivision Regulations of Howard County, waiving the requirement to construct one side of the road up to one-half of the full designated paving section; Section 16.134(b)(1)(i) sidewalks are required on only one side of cul-de-sacs; Section 16.134(a) the developer shall provide street lighting in accordance with the Design Manual; and, Section 16.136 developer shall provide street trees. This waiver, WP-02-100, was approved on May 20, 2002.



PLAN VIEW
SCALE: 1"=30'

OWNER/DEVELOPER
MICHAEL PFAU
7320 Grace Drive
Columbia, Maryland 21044

PRELIMINARY EQUIVALENT SKETCH PLAN
ABBIE GLEN
LOTS 1 THRU 3
(A RESUBDIVISION OF LOT 15, BLOCK 'B', SECTION 2, OF THE EDWIN BASSLER SUBDIVISION)
PLAT BOOK 5 FOLIO 72
TAX MAP 35 GRID 12 PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

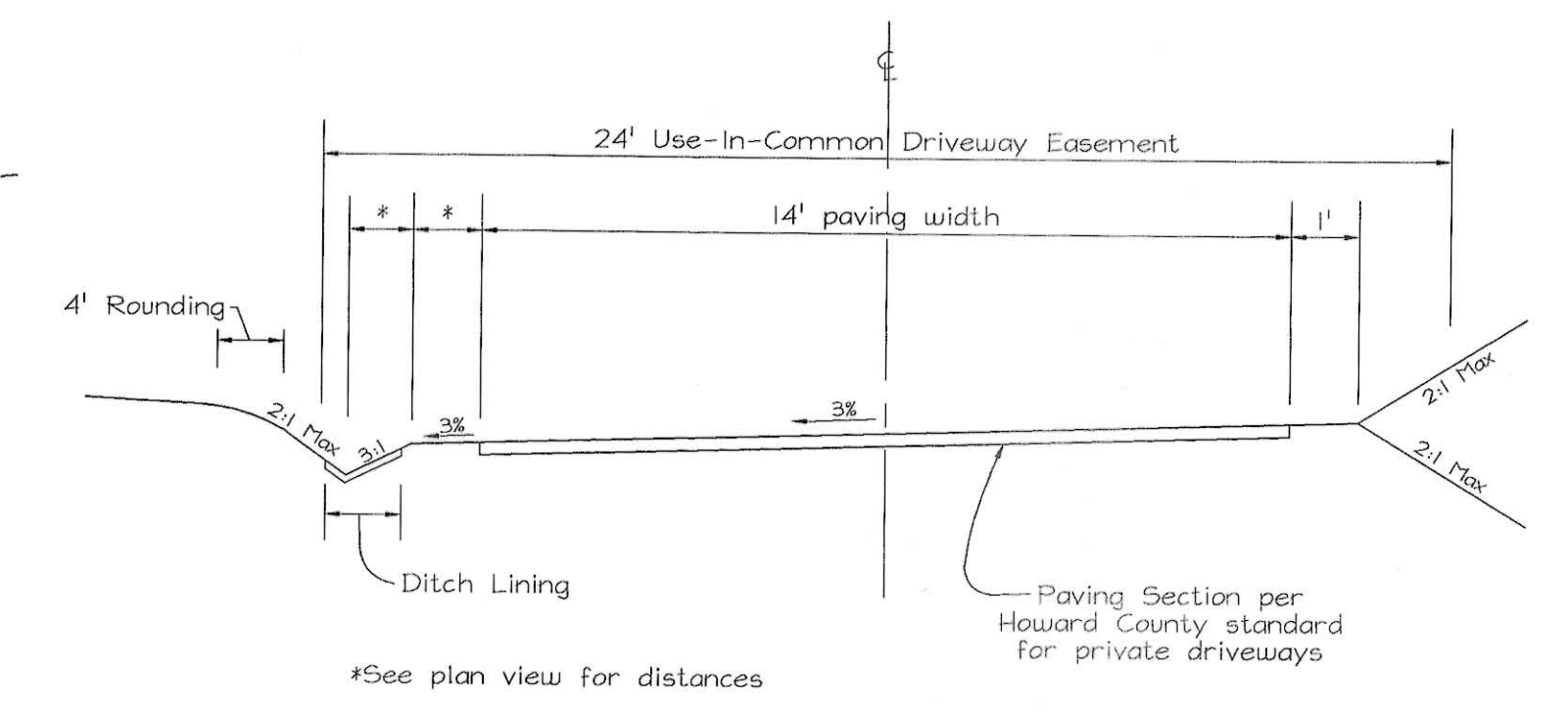
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
August 7, 2002
PLANNING DIRECTOR



FSH Associates
Engineers Planners Surveyors
8318 Forest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: ZYF
SCALE: As Shown
DATE: July 25, 2002
W.O. No.: 3100
SHEET No.: 1 OF 3

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4
Perimeter/Frontage Designation				
Landscaping Type	A	A	A	A
Linear Feet of Roadway Frontage/Perimeter	116	350	124	516
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	Yes 80'	Yes 124'	Yes 55'
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	No
Number of Plants Required				
Shade Trees	1:60	2	1:60=5	-
Evergreen Trees	-	-	-	-
Shrubs	-	-	-	-
Number of Plants Provided				
Shade Trees	2	4	-	8
Evergreen Trees	-	-	-	-
Other Trees (2:1 Substitution)	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-
(Describe Plant Substitution Credits Below if needed)				

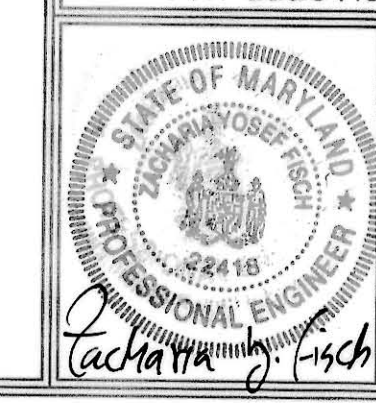


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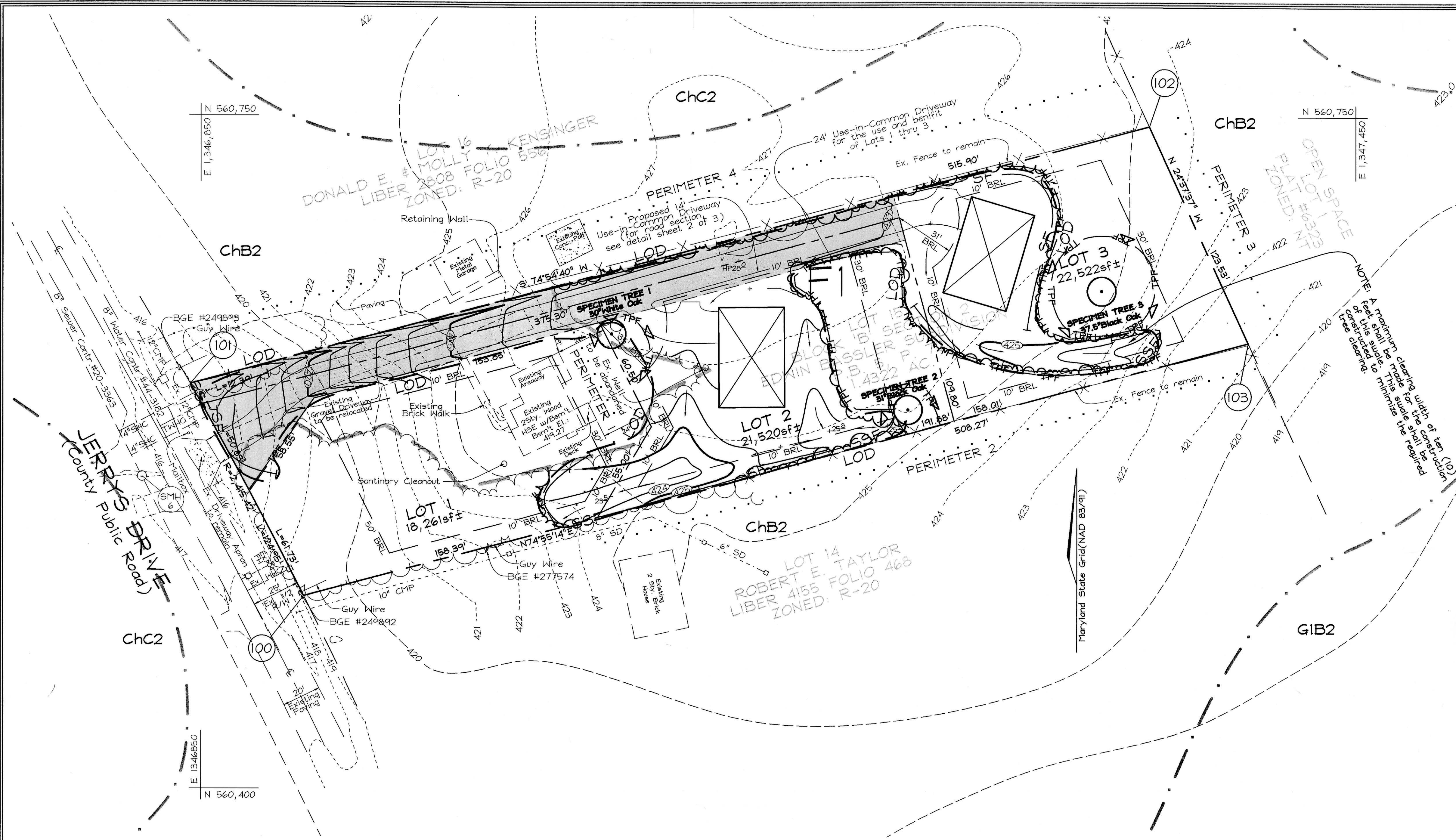
SCHMATIC GRADING, LANDSCAPING AND SEDIMENT CONTROL PLAN
ABBIE GLEN
LOTS 1 THRU 3
(A RESUBDIVISION OF LOT 15, BLOCK 'B', SECTION 2, OF THE EDWIN BASSLER SUBDIVISION)
TAX MAP 35 GRID 12 PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
James R. Butler
PLANNING DIRECTOR 8/7/02
DATE



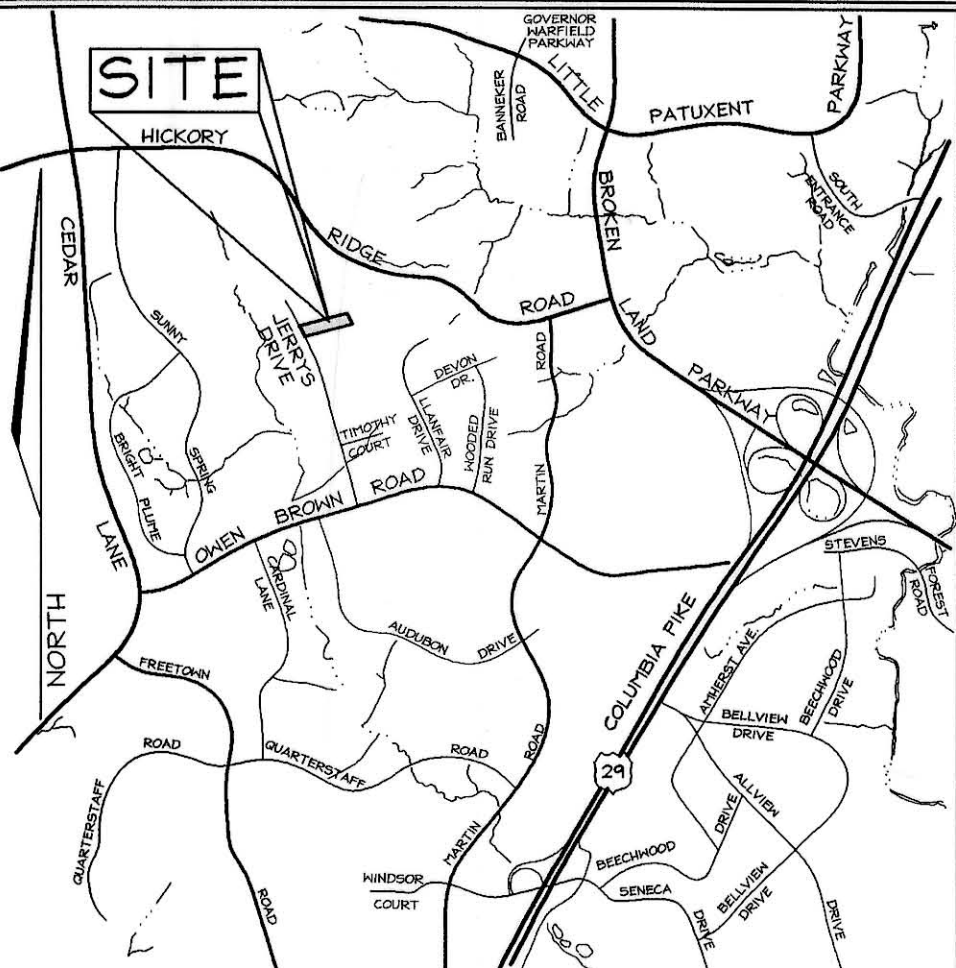
FSH Associates
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Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: July 25, 2002
P.L.O. No.: 3100
SHEET No. 2 OF 3



LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees
- PROPOSED TREES
- Telephone Pole
- Forest Type Boundary
- Soil Type Boundary
- Tree Protection Fence
- Specimen Tree Sign



FOREST CONSERVATION WORKSHEET

Item	Acres (1/100 ac.)
Net Tract Area	
A. Total Tract Area	1.43
B. Area Within 100 Year Floodplain	0
C. Other deductions	0
D. Net Tract Area	1.43
Land Use Category Residential-Suburban	
E. Afforestation Minimum (15% x D)	0.22
F. Conservation Threshold (20% x D)	0.29
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0.86
H. Existing Area Above Conservation Threshold	0.57
Breakeven Point	
I. Forest Retention for no Mitigation	0.40
J. Clearing Permitted without Mitigation	0.46
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0.86
L. Forest Areas to be Retained	0
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.14
N. Reforestation for Clearing Below the Threshold	0.58
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0.72
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0.72

VICINITY MAP
SCALE: 1"=2000'

Soil Protection Zone Notes

- The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

Forest Conservation Narrative

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the 1991 Forest Conservation Act.

The existing site consists of 1.43 acres. The site has 0.86 acres of existing forest within the net tract area. While not all trees will be cleared, there will not be areas which qualify as forest. Specimen trees will be protected. Due to the small size of the site no on-site forest mitigation is possible. A fee-in-lieu is requested to fulfill the reforestation obligations of 0.72ac (31,363.2 sq. ft.).

FOREST STAND ANALYSIS TABLE

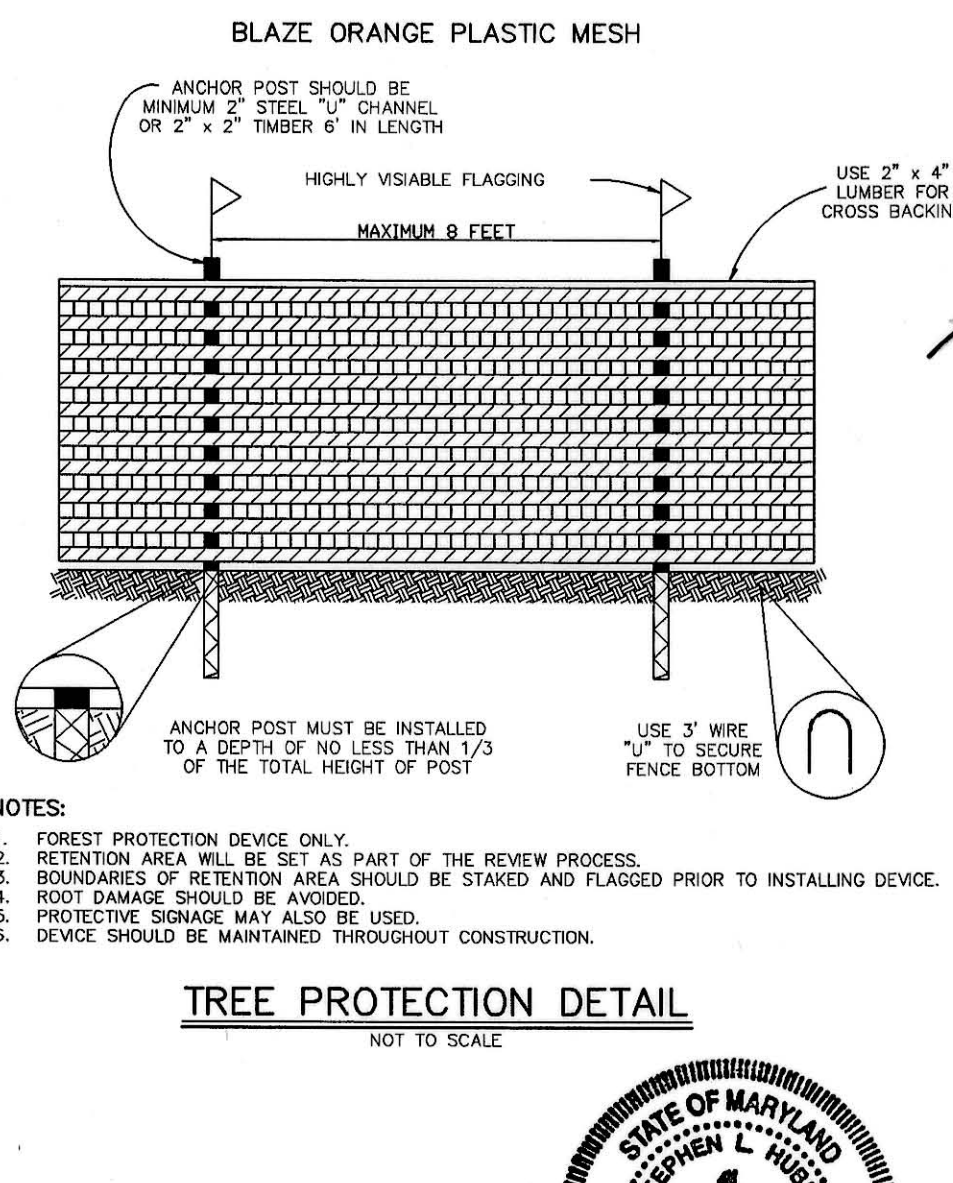
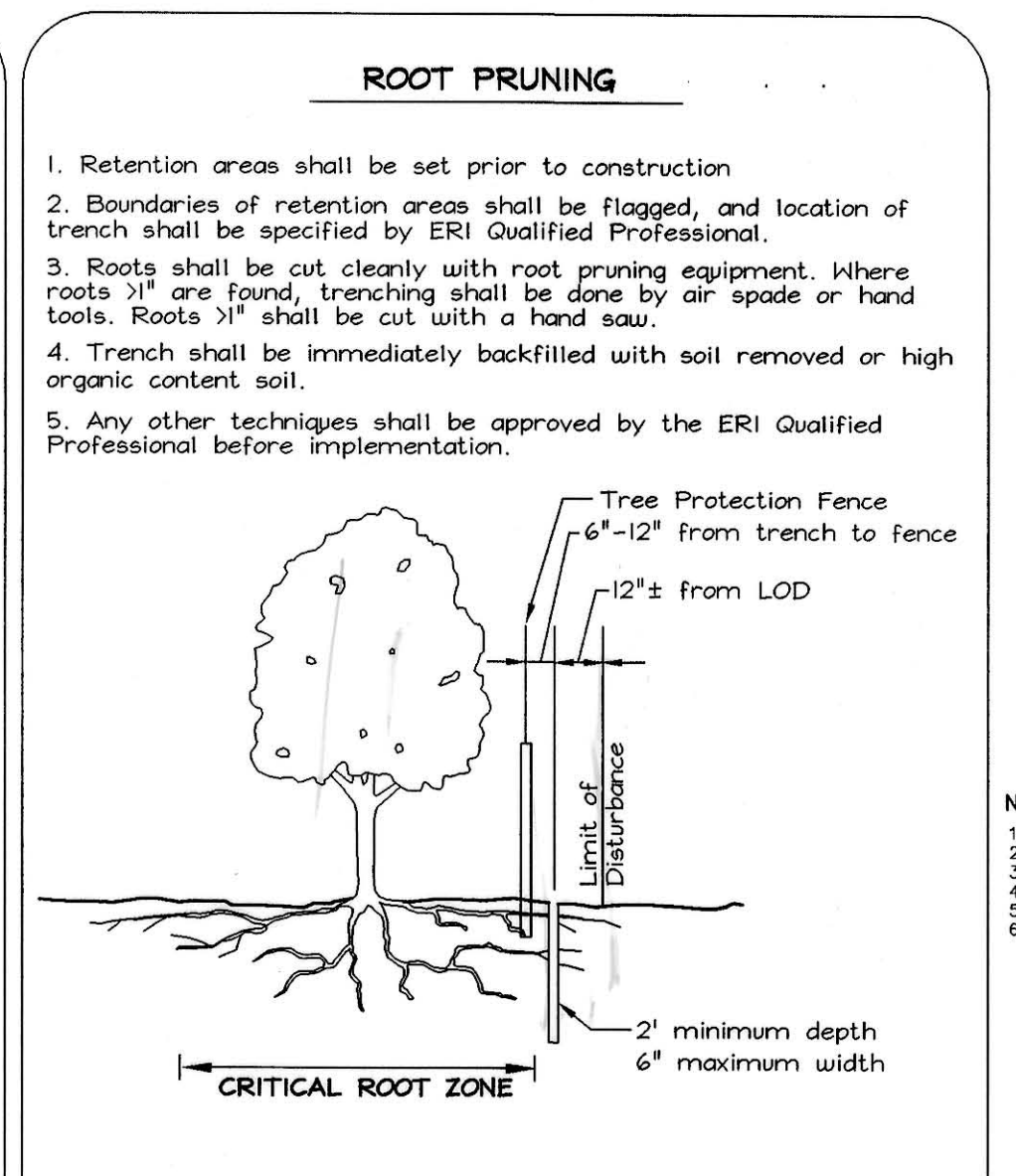
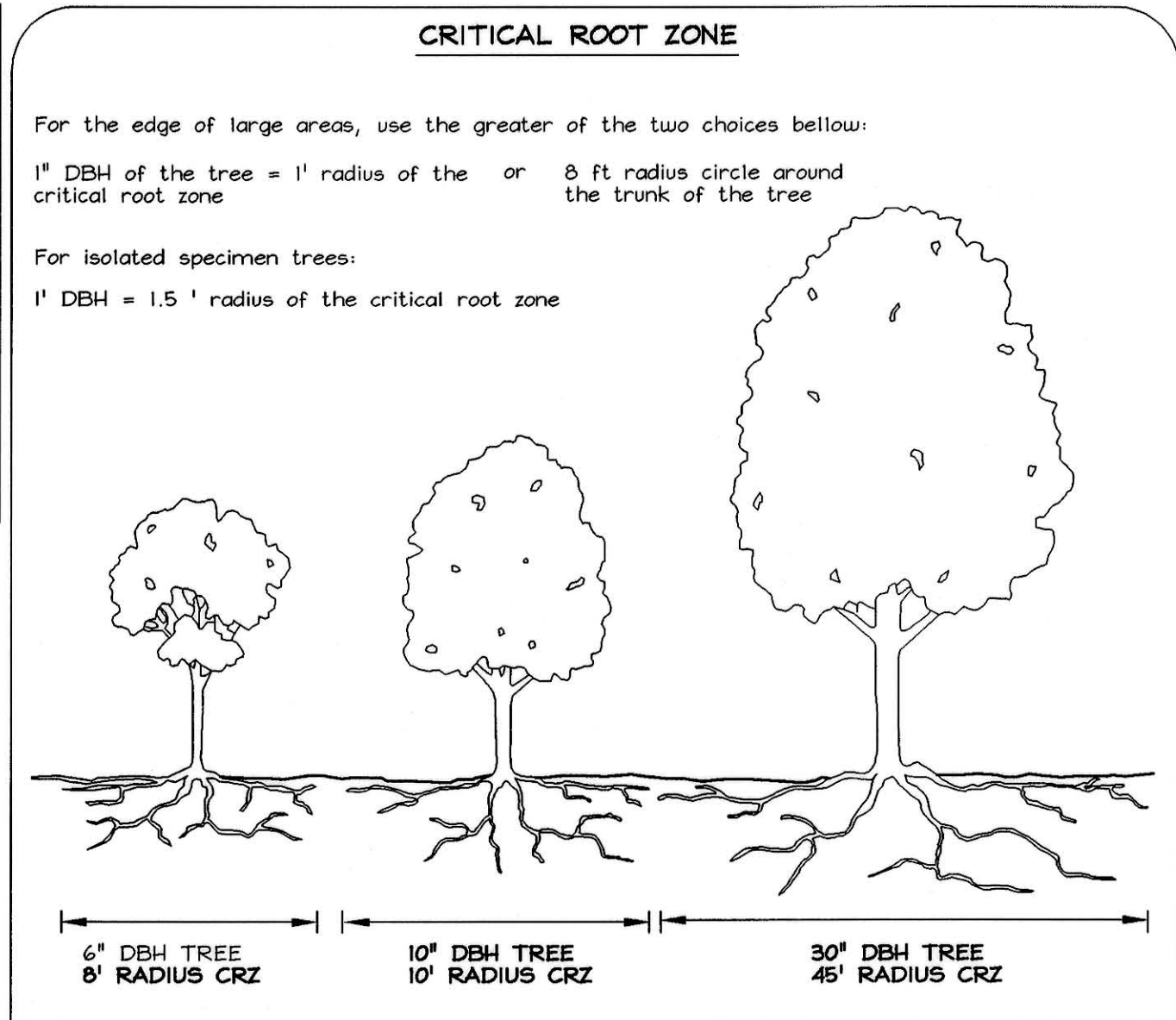
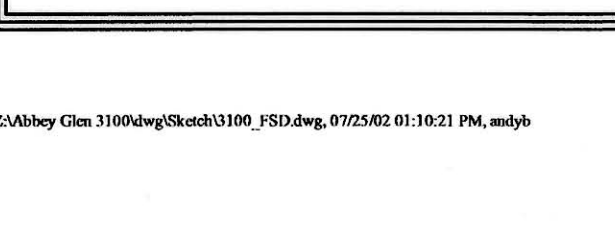
KEY	TYPE OF COMMUNITY	AREA	SOIL INFORMATION				EXISTING VEGETATION (Type and approx. %)	STAND CHARACTERISTICS			FOREST AREA IN SENSITIVE ENVIRONMENTS
			SOIL TYPE	TYPICAL FOREST COVER	WOODLAND SUITABILITY INDEX	HABITAT VALUE		SIZE AVG. DIAH	AGE	GENERAL CONDITIONS	
FI	Mixed Hardwood	1.10 AC	ChB2	Oaks and other Upland Hardwood	75-84 oaks	Good	Black Oak % White Oak % Oak Pignut % Hickory %	18-24 in	100±	Good	None

SPECIMEN TREES

Key	Name	Scientific Name	Size	Condition
ST-1	White Oak	Quercus alba	30"	Good
ST-2	Black Oak	Quercus velutina	31"	Good
ST-3	Black Oak	Quercus velutina	37.5"	Good

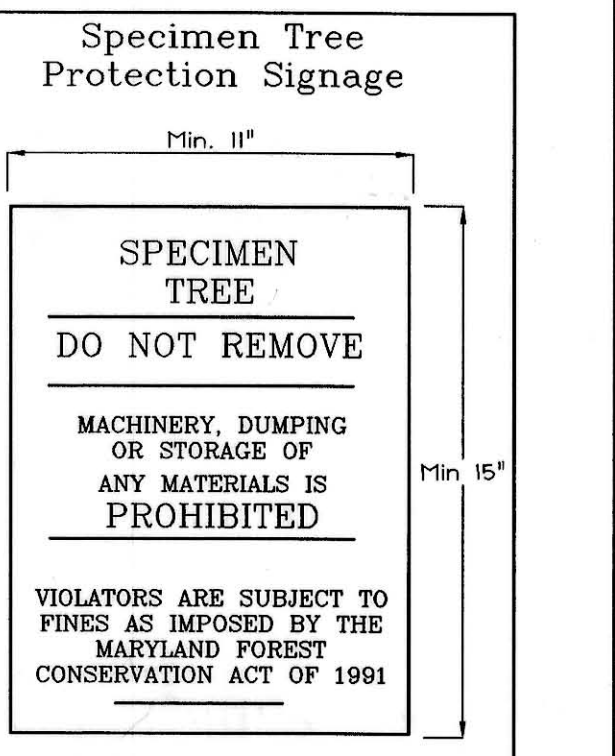
Forest Stand Narrative

FI This 1.1 Acre mature forest has an Oak-Hickory association. The overstory contains black and white oak, and pignut hickory. The middle-story contains 6-8 in. red maple, black gum, and sassafras. In the understorey, arrowwood, mapleleaf viburnum, black cherry, and red maple are found. The stand is in good health without significant invasive infestation.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director 8/7/02
 DA

OWNER/DEVELOPER
 MICHAEL PFAU
 7320 Grace Drive
 Columbia, Maryland 21044



COMBINED FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN
ABBIE GLEN
 LOTS 1 THRU 3
 (A RESUBDIVISION OF LOT 15, BLOCK 'B', SECTION 2, OF THE EDWIN BASSLER SUBDIVISION)
 PLAT BOOK 5 FOLIO 72

TAX MAP 35 GRID 12 5TH ELECTION DISTRICT

PARCEL 179 HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
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 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com

DESIGN BY: ZYF
 DRAWN BY: RAB
 CHECKED BY: SLH
 SCALE: 1"=30'
 DATE: JUL 25, 2002
 W.O. No.: 2125
 SHEET No. 3 OF 3