

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Baile silt loam	D
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
EkC2	Elk silt loam, 8 to 15 percent slopes, moderately eroded	B
GIB2	Glenville loam, 3 to 8 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
HgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
HgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
HgC3	Manor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIA	Manor loam, 2 to 3 percent slopes	B

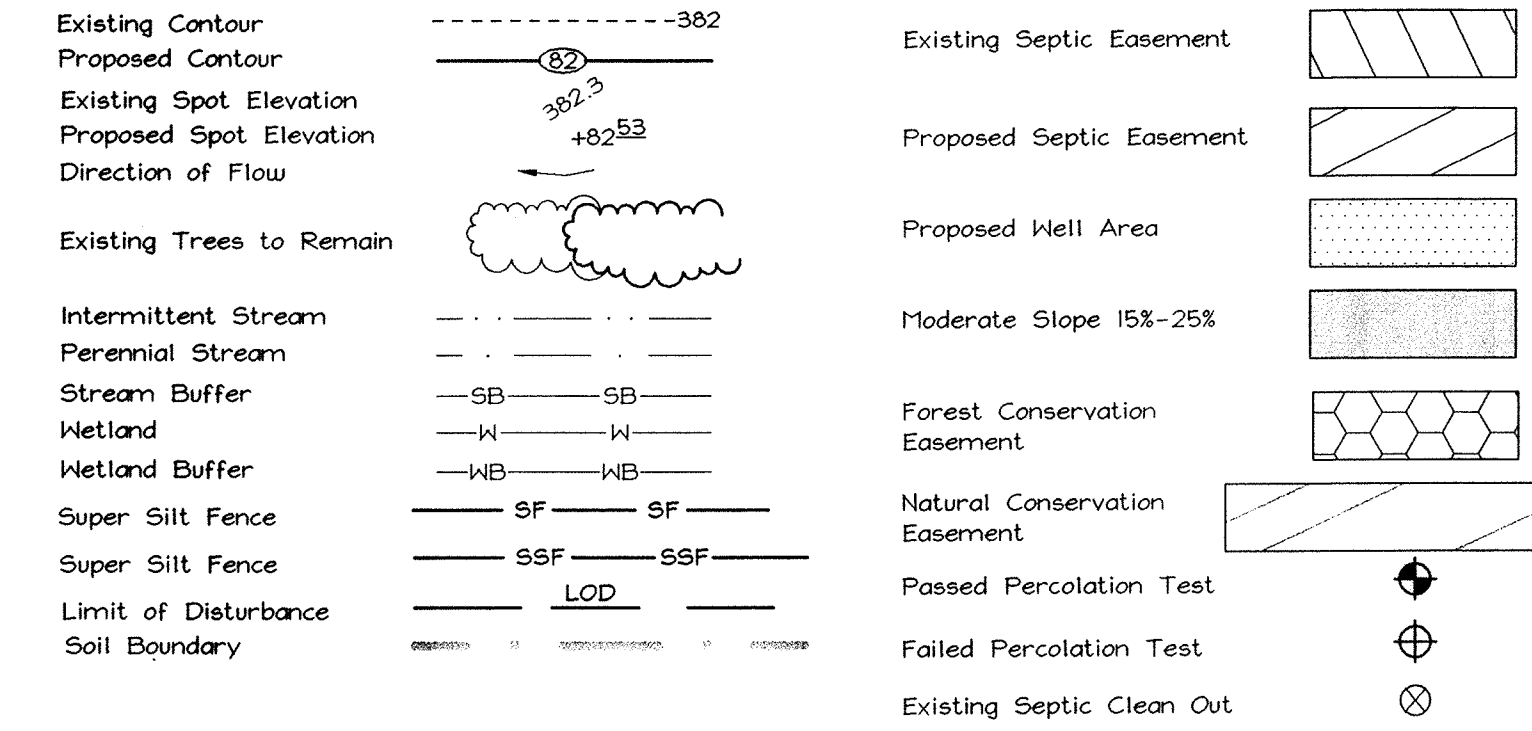
MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
2	47,292±	5,405±	41,887±
3	41,217±	1,153±	40,064±
4	46,570±	6,569±	40,001±

Continuation of General Notes...

- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- 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 and not to the pipestem lot driveway.
- Driveway(s) 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 requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to ensure all weather use.
- Preservation Parcels 'A' and 'B' have no further subdivision potential.
- All wells to be drilled prior to submission of record plat for signature. 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.
- Grading, removal of vegetative cover or trees, paving and new structures shall not be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.

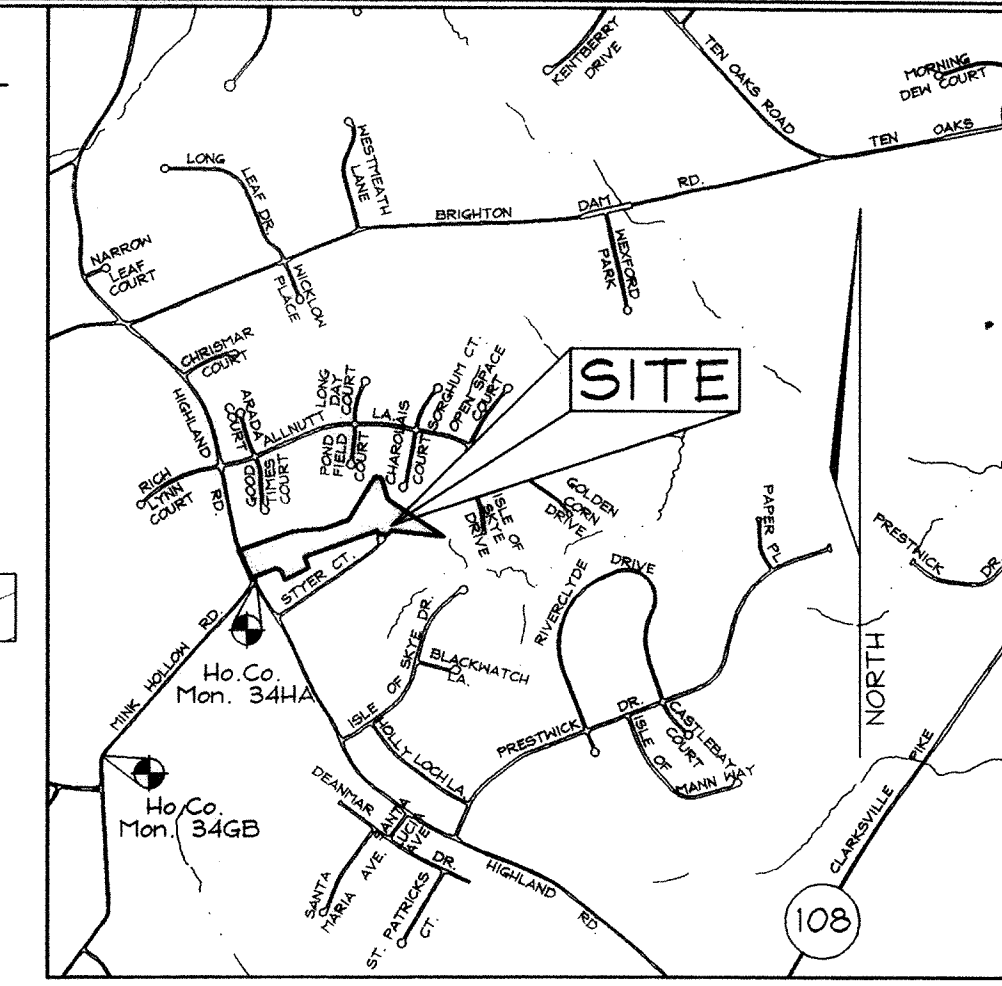
General Notes Continued this page...

LEGEND



SHEET INDEX		
DESCRIPTION	SHEET No.	
Final Construction and Stormwater Management Plans	1 of 5	
Final Construction Plan, Details and Landscaping Plan	2 of 5	
Storm Drain, Drainage Area Map, Storm Drain & SWM Profiles	3 of 5	
Forest Conservation Plan	4 of 5	
Forest Conservation Plan	5 of 5	

SEPTIC AREAS	
LOT	AREA (sf±)
2	10,060
3	10,020
4	10,156
A	10,020

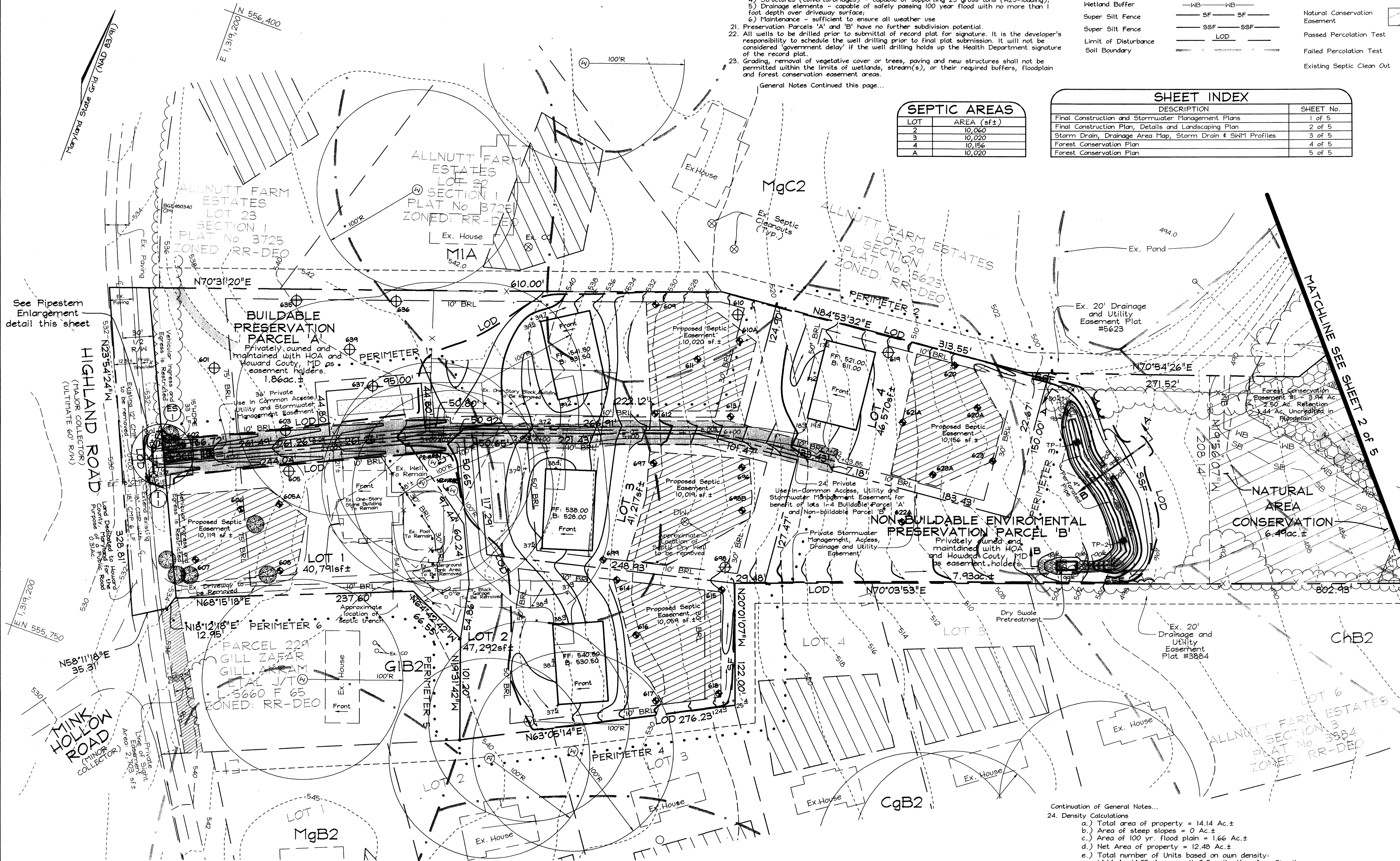


BENCHMARKS
SCALE: 1"=2000'

Sta.	34GB	N 168,849.3910 (meters)	E 401,651.7635 (meters)
Sta. 34HA	N 553,966.710 (feet)	E 1,317,752.494 (feet)	
	N 169,402.1285 (meters)	E 402,140.3624 (meters)	
	N 555,780.149 (feet)	E 1,319,555.505 (feet)	

- GENERAL NOTES**
- Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geospatial Control Stations no. 41CC and no. 3513. Denotes approximate location (see vicinity map).

Sta.	34GB	N 553,966.710 (ft)	E 1317752.494 (ft)	Elev. 505.821 (ft)
Sta. 34HA	N 555,780.149 (m)	E 401651.7635 (m)	Elev. 154.1747 (m)	
	N 169402.1285 (m)	E 402140.3624 (m)	Elev. 535.458 (ft)	
	N 555,780.149 (m)	E 402140.3624 (m)	Elev. 163.3573 (m)	
 - Private water and sewer to be utilized.
 - Gross area of site: 14.14 Ac.±
 - Area of proposed public R/W: 0.31 Ac.±
 - Number of proposed buildable lots: 4
 - Area of proposed buildable lots: 4.04 Ac.±
 - Number of proposed buildable parcels: 1
 - Area of proposed buildable parcel: 1.86 Ac.±
 - Number of Non-Buildable Preservation Parcels to be recorded: 1
 - Area of Non-Buildable Preservation Parcels to be recorded: 7.93 Acres
 - On-site topography based on a Field Run Topographic Survey prepared by FSH Associates on or about December 12, 2003. Offsite topography taken from Howard County aerial topography in 1993.
 - The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
 - Wetlands as shown delineated by Exploration Research, Inc. on 03/01/04
 - SWM Requirements:
 - Lot 1 has an existing house and is exempt.
 - SWP for C/PV is not required for this site.
 - WOW and REV for the proposed house and driveway on Lots 2-4 and Buildable Preservation Parcel 'A' is provided by grass channels and by a dry swale.
 - Dry swale to be privately owned and maintained by Home Owners Association
 - Soils map No. 23.
 - There is no 100-Year Floodplain on site.
 - There are no steep slopes existing on site.
 - Existing dry well located on Lot 3 to be properly abandoned according to Health Department Regulations prior to issuance of a building permit for Lots 2-4 and Buildable Preservation Parcel 'A'.
 - Posting of surety for required landscaping in accordance with Section 16.124 of the Landscape Plan in the amount of \$10,950.00 for 26 shade trees and 21 evergreen trees (26#300/shade + 21#150/evergreen). Landscaping for Lots 2-4 and Buildable Preservation Parcel 'A' shall be deferred until grading permit stage. Lot 1 is exempt since it has an existing house which is to remain.
- General Notes Continued this page.



PLAN VIEW
SCALE: 1"=50'

Continuation of General Notes...

- Density Calculations
 - Total area of property = 14.14 Ac.±
 - Area of steep slopes = 0 Ac.±
 - Area of 100 yr. Flood plain = 1.66 Ac.±
 - Net Area of property = 12.48 Ac.±
 - Total number of Units based on own density: 14.14 Ac./4.25 Ac. per unit = 3.3 units therefore 3 units.
 - Maximum number of units allowed utilizing the DEO option: 12.48 Ac. / 2 Acres per Unit = 6 Units
 - Number of DEO Units required = 5-3 = 2 DEO Units
- Forest conservation obligations are fulfilled with the retention of 3.92 ac of forest in Forest Conservation Easement #1. Surety in the amount of \$34,151.00 will be paid with the Developers Agreement.
- 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 regulations require.
- This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill #45-2003 and the 2004 Zoning Regulation per Council Bill #75-2005.
- In accordance with section 16.115.(d) of the subdivision and land development regulations, a non-critical floodplain exists on site.
- Access to Highland Road is permitted to avoid impacts to environmental features should access be derived off STYER Court.
- The existing septic dry well that serves the existing house on Lot 1 and is located on Lot 3 shall be abandoned prior to recordation of the Record Plat.

OWNER	DEVELOPER
SMITH & ALLNUTT MARGARET ALLNUTT 13288 East Highland Road Highland, MD 20777	STEVE ALLNUTT 8815 Centre Park Drive, Suite 110 Columbia, MD 21045 410.423.5228

PRELIMINARY EQUIVALENT SKETCH PLAN AND STORMWATER MANAGEMENT PLANS
ALLNUTT PROPERTY
LOTS 1-4, PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'
TAX MAP 34 GRID 15 PARCELS 170
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.com

DESIGN BY: PS
DRAWN BY: KSZ
CHECKED BY: ZYE
SCALE: As Shown
DATE: July 27, 2006
H.O. No.: 3220
SHEET No.: 1 OF 5

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

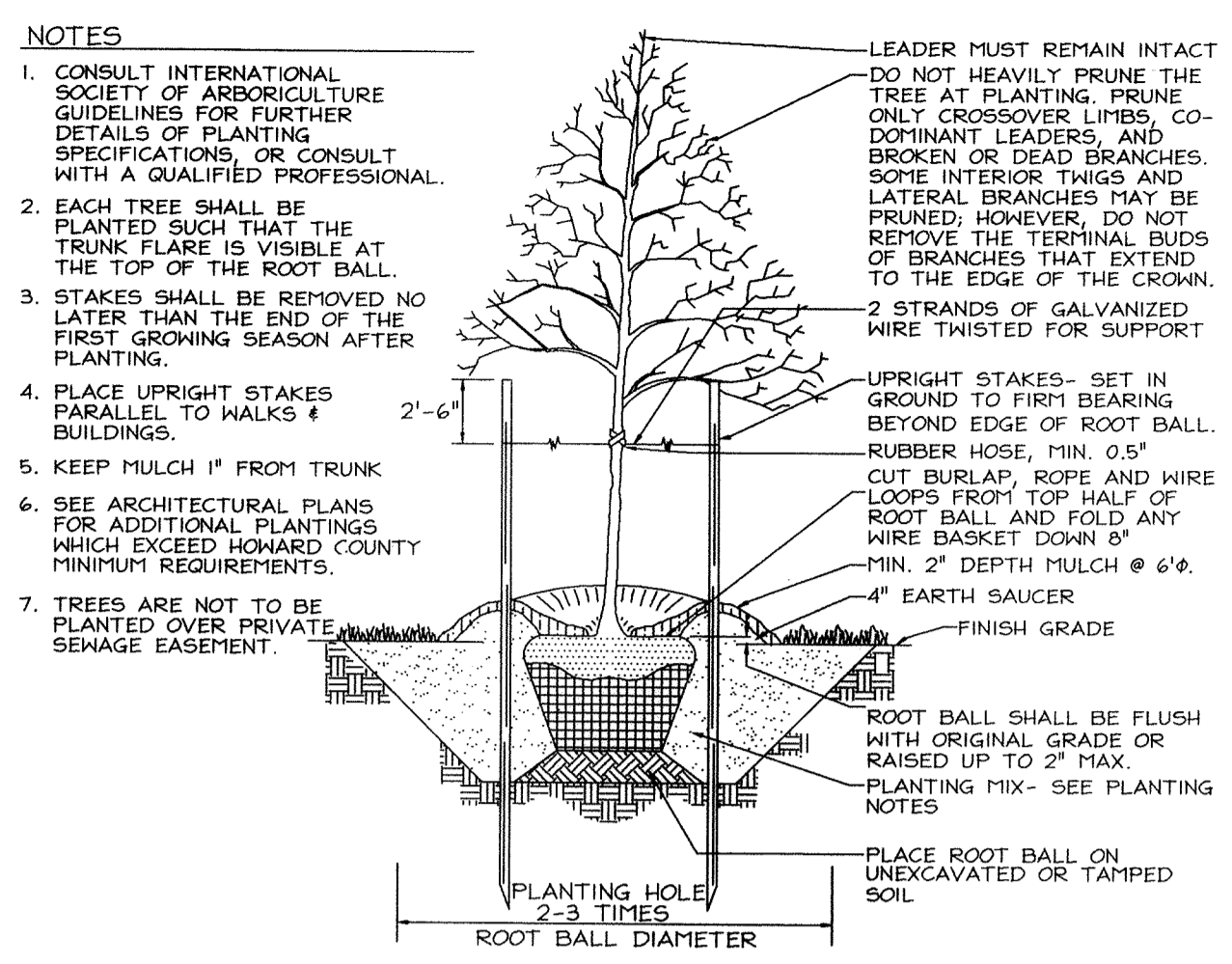
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

8/17/06
DATE

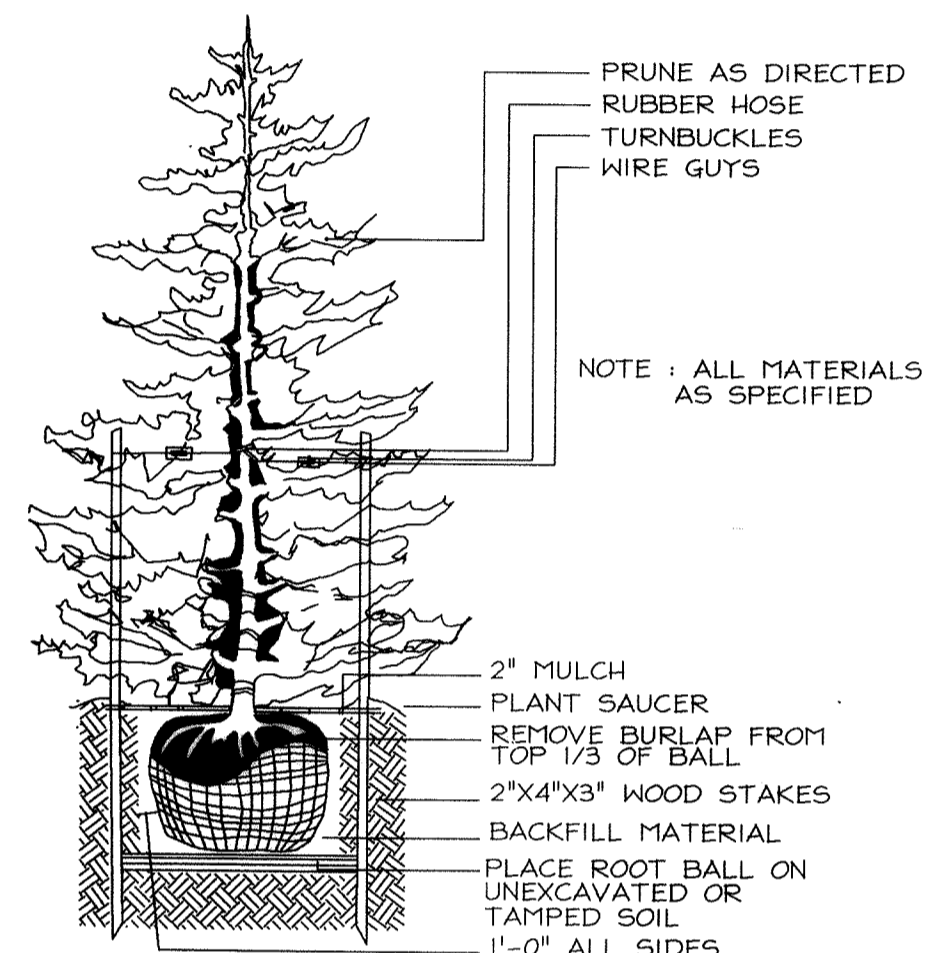
8/9/06
DATE

PLANNING DIRECTOR

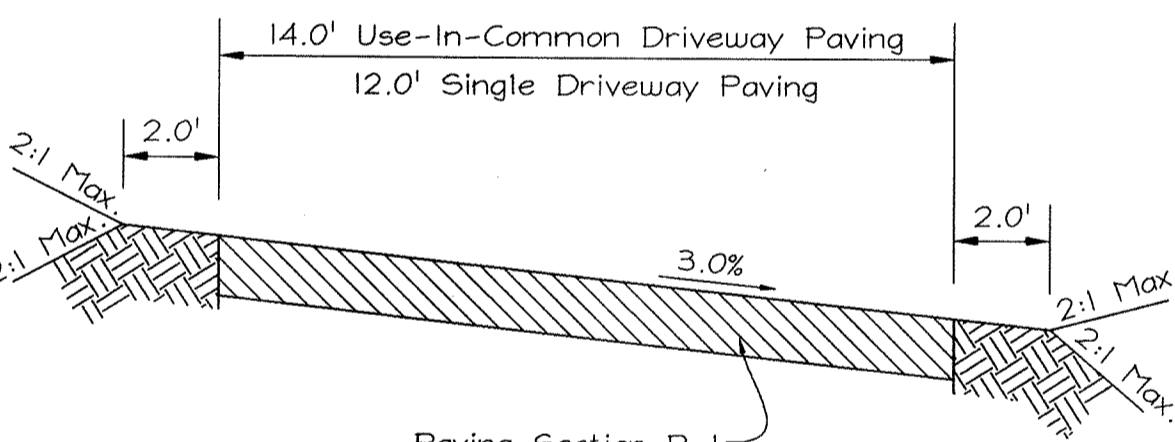
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT



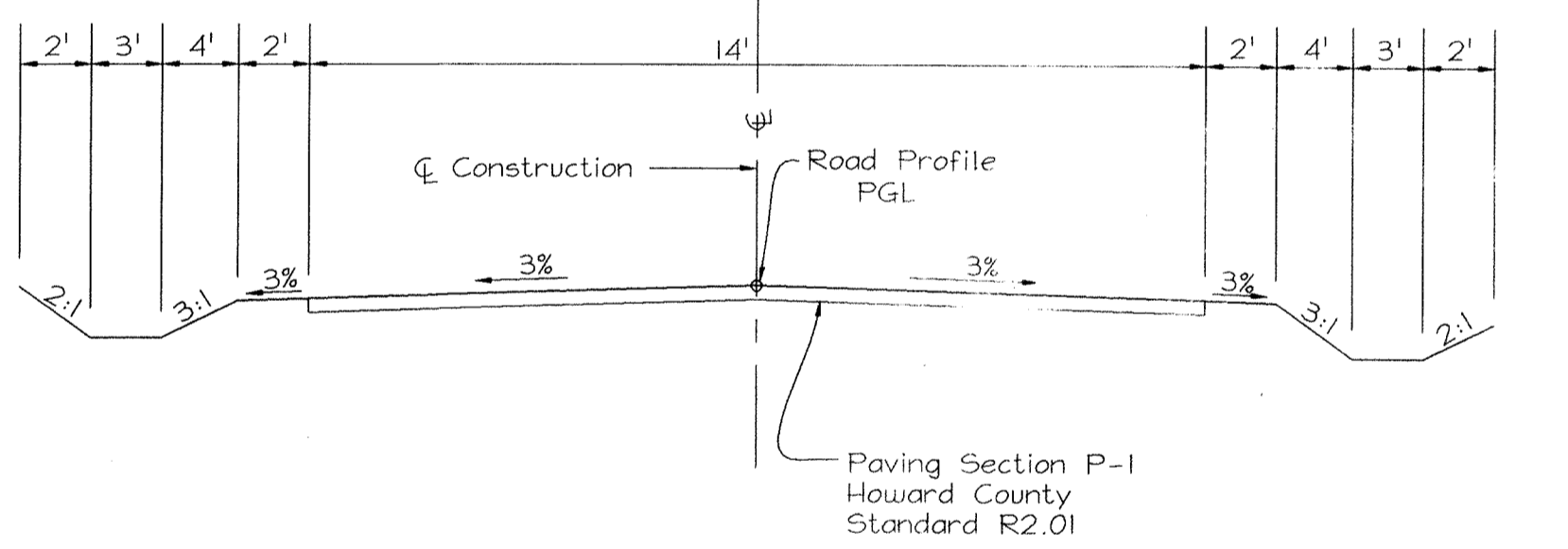
TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



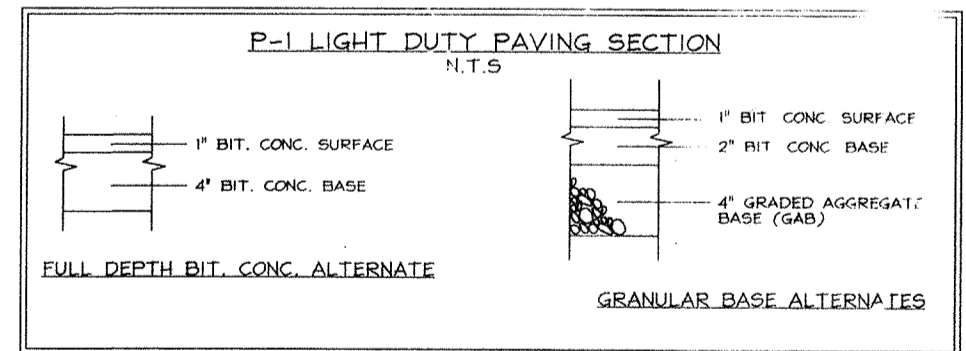
TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



PRIVATE USE-IN-COMMON DRIVEWAY
STA. 3+17.73 - 6+10.68
NOT TO SCALE



PRIVATE USE-IN-COMMON DRIVEWAY
STA. 0+00 - 3+17.73
NOT TO SCALE



Note: Paving sections shown relative to a CBR value of 7. Actual CBR test results may cause modification of these paving sections.

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SMITH W. ALLNUTT
MARGARET ALLNUTT
13288 East Highland Road
Highland, MD 20777

DEVELOPER
STE. ALLNUTT
8815 Centre Park Drive, Suite 110
Columbia, MD 21045
410.423.5228

LEGEND

Existing Contour	-----382	Existing Septic Easement	
Proposed Contour	-----382	Proposed Septic Easement	
Existing Spot Elevation	+82.53	Proposed Well Area	
Proposed Spot Elevation	+82.53	Moderate Slope 15%-25%	
Direction of Flow		Forest Conservation Easement	
Existing Trees to Remain		Natural Conservation Easement	
Intermittent Stream	---SB---	Passed Percolation Test	
Perennial Stream	---SB---	Failed Percolation Test	
Stream Buffer	---SB---	Existing Septic Clean Out	
Wetland	---WB---	Soil Boundary	
Wetland Buffer	---WB---	100 Year Floodplain	
Super Silt Fence	---SF---		
Super Silt Fence	---SFF---		
Limit of Disturbance	---LOD---		

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
	11	Quercus coccinea 'Scarlet Oak'	2 1/2"-3" Cal.	B # B
	15	Acer rubrum 'October Glory Red Maple'	2 1/2"-3" Cal.	B # B
	21	Thuja occidentalis 'Techny American Arborvitae'	6'-8' Ht.	B # B

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES				
	5	B	1	2	3	4	6*
Perimeter/Frontage Designation			A	A	A	A	A
Linear Feet of Roadway	314		796	283	498	429	317
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	No	No	No	No	Yes
Remaining Perimeter Length			796	283	498	429	0
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)			No	No	No	No	No
Remaining Perimeter Length							
Number of Plants Required							
Shade Trees	1150 6		160 13	160 5	160 8	160 7	160 5
Evergreen Trees	140 8						
Shrubs							
Number of Plants Provided							
Evergreen Trees	6		7	3	6	4	4*
Other Trees (2:1 Substitution)	8		6	2	2	3	
Shrubs (10:1 Substitution)							
(Describe Plant Substitution Credits Below if needed)							

* Perimeter 6 surrounds the existing homestead. Under Alternative Compliance rules, we are requesting that credit be given to the existing planting as fully meeting buffer requirements due to there being no change to the existing structures and their relationship to the surrounding properties.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

8/17/06
PLANNING DIRECTOR

8/9/06
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

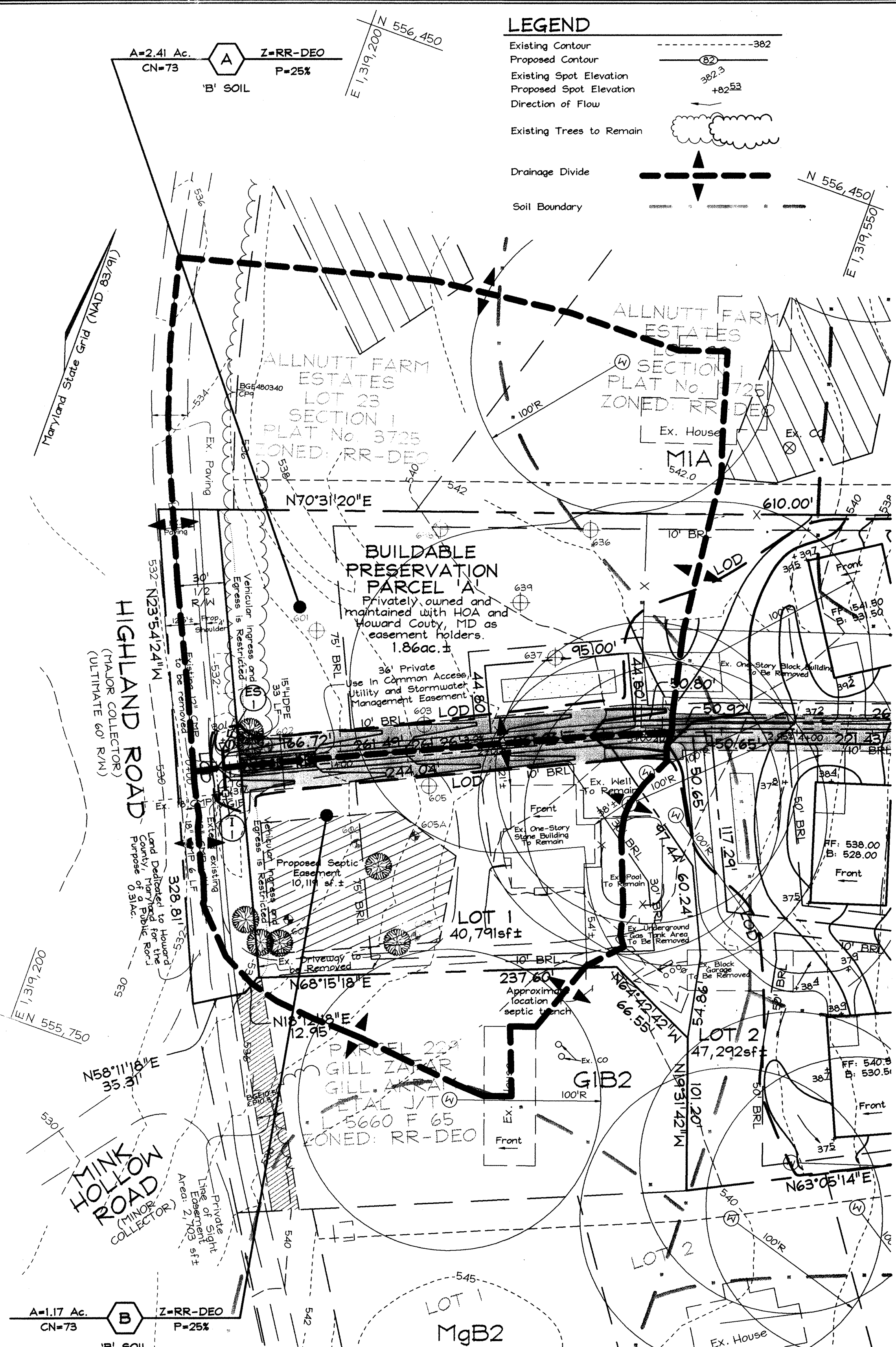
PRELIMINARY EQUIVALENT SKETCH PLAN, DETAILS AND LANDSCAPING PLAN ALLNUTT PROPERTY

LOTS 1-4, PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP 34 GRID 15 PARCELS 170
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.com

DESIGN BY: PS
DRAWN BY: KSK
CHECKED BY: JYF
SCALE: As Shown
DATE: July 27, 2006
P.O. No.: 3220
SHEET No.: 2 OF 5



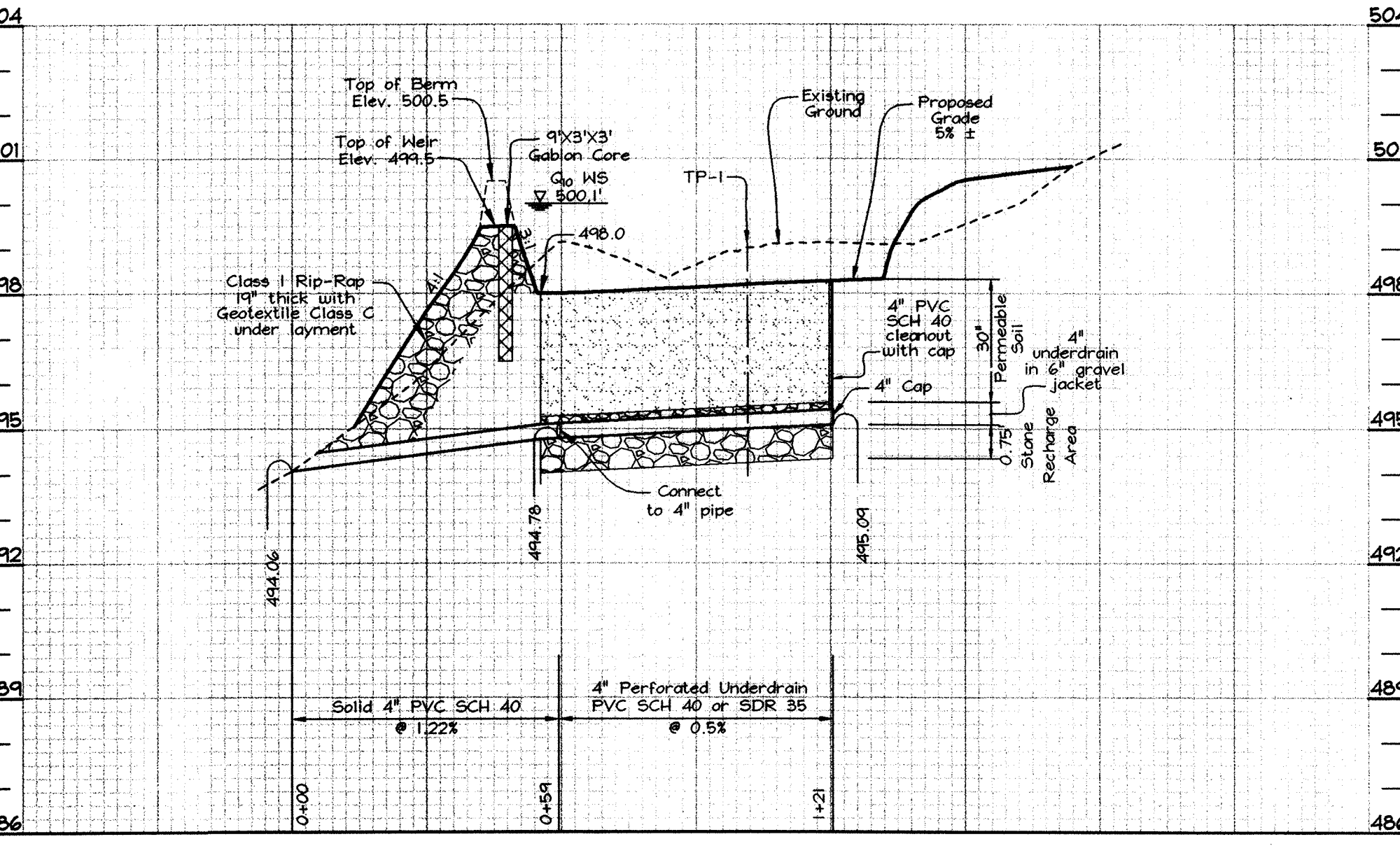
STORM DRAIN DRAINAGE AREA MAP
Scale: 1" = 50'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-1	Type 'S' Inlet	N 555,938.5 E 1,319,282.8	532.15	529.93	529.72	-
ES-1	Type 'ES' Outlet	N 555,965.4 E 1,319,271.0	532.15	-	530.11	-

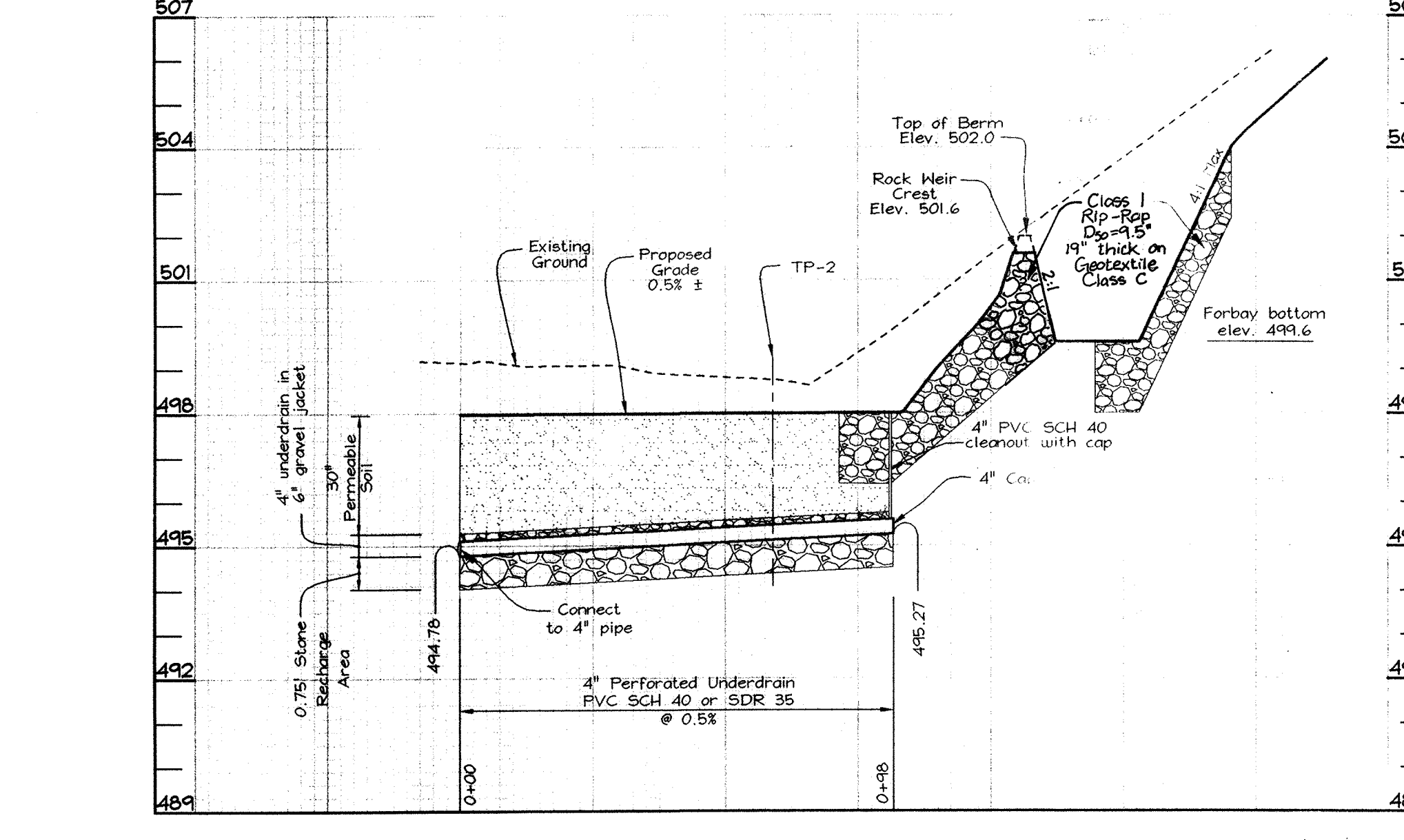
NOTES: 1. Top elevations for Type 'S' Inlets along curb and gutters are to the center, edge of grate at the flow line. Top elevations for Type 'S' Inlets in grass areas are to the center top of grate.
2. Top elevations for Precast Manholes are to the center top of manhole cover.
3. Top slope of structures to conform to slope of paving.

PIPE SCHEDULE			
SIZE	TYPE	LENGTH	
15"	HDPE	33 LF	
18"	CMP	6 LF	

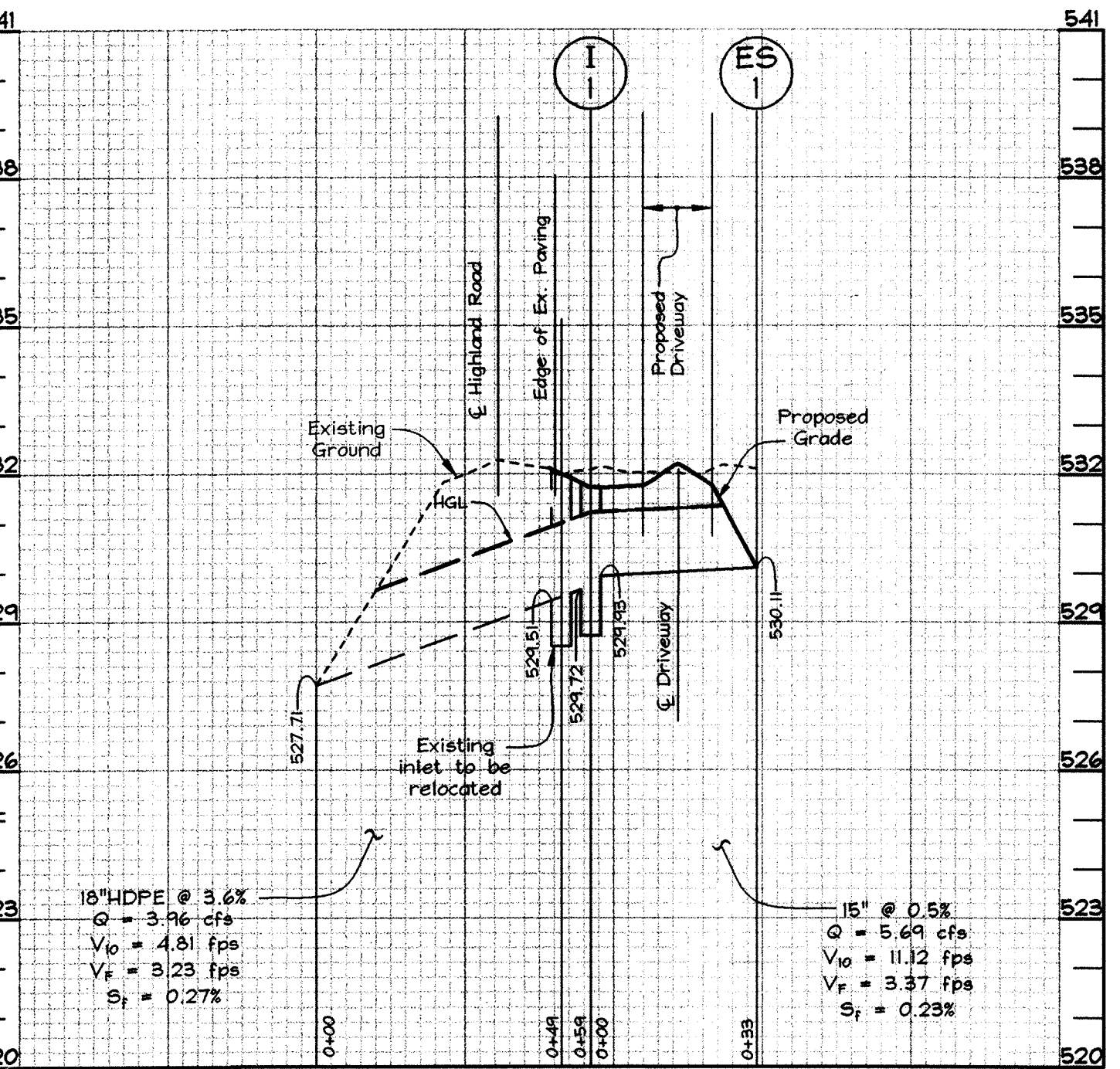
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Balle silt loam	D
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
EkC2	Eloak silt loam, 8 to 15 percent slopes, moderately eroded	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MgC3	Manor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIA	Manor loam, 0 to 3 percent slopes	B



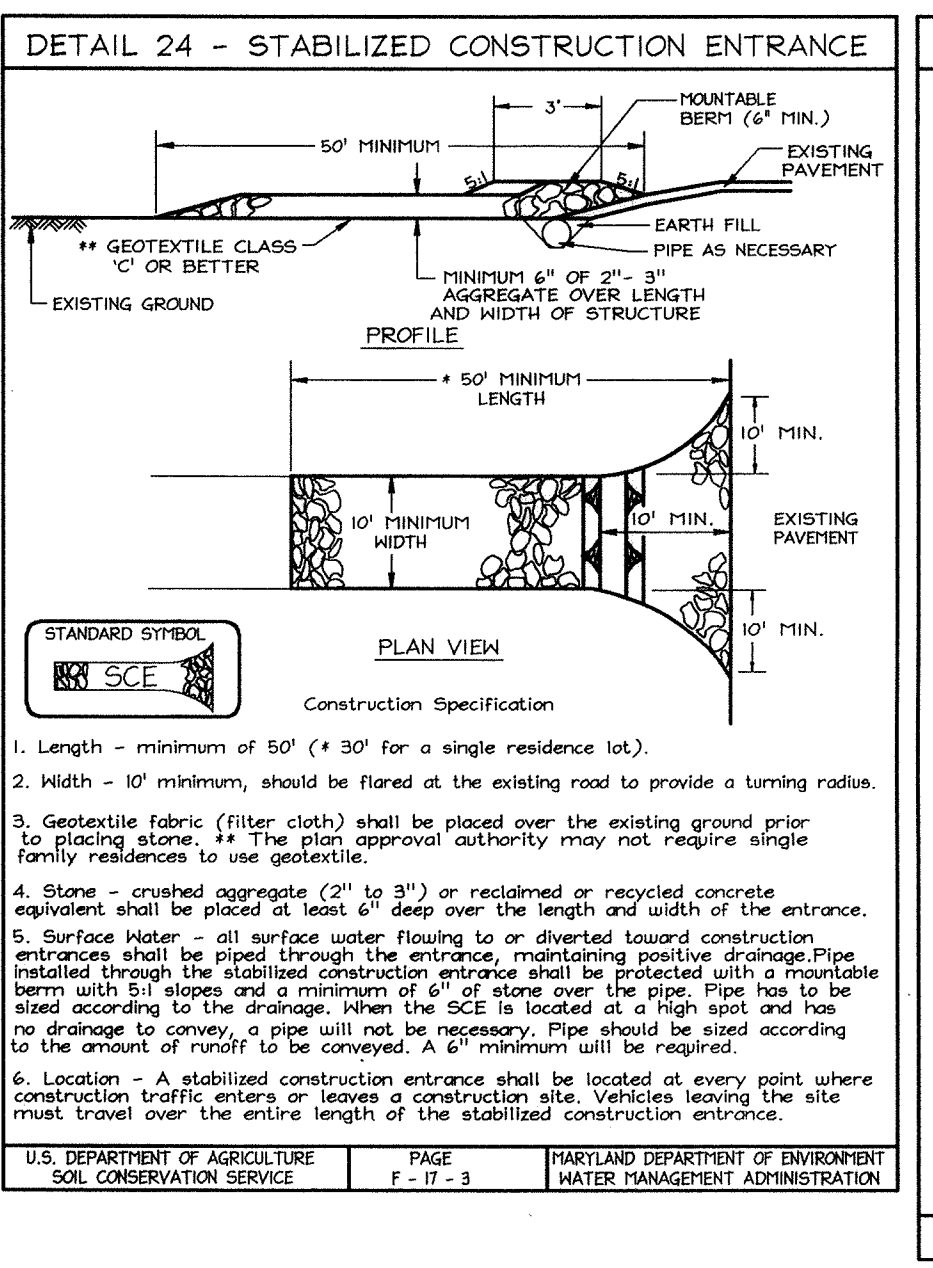
DRY SWALE PROFILE SECTION A-A
SCALE: Hor: 1"=30'
Vert: 1"=3'



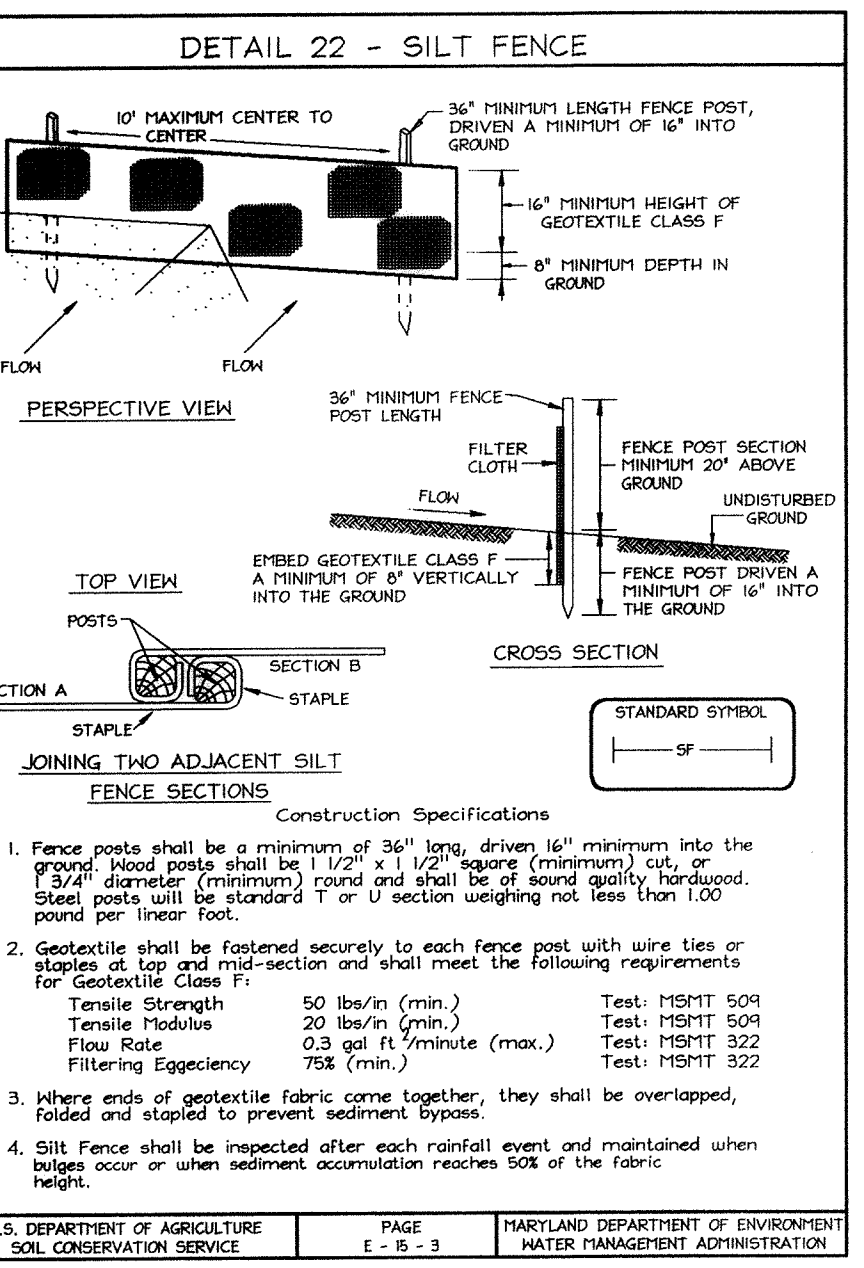
DRY SWALE PROFILE SECTION B-B
SCALE: Hor: 1"=30'
Vert: 1"=3'



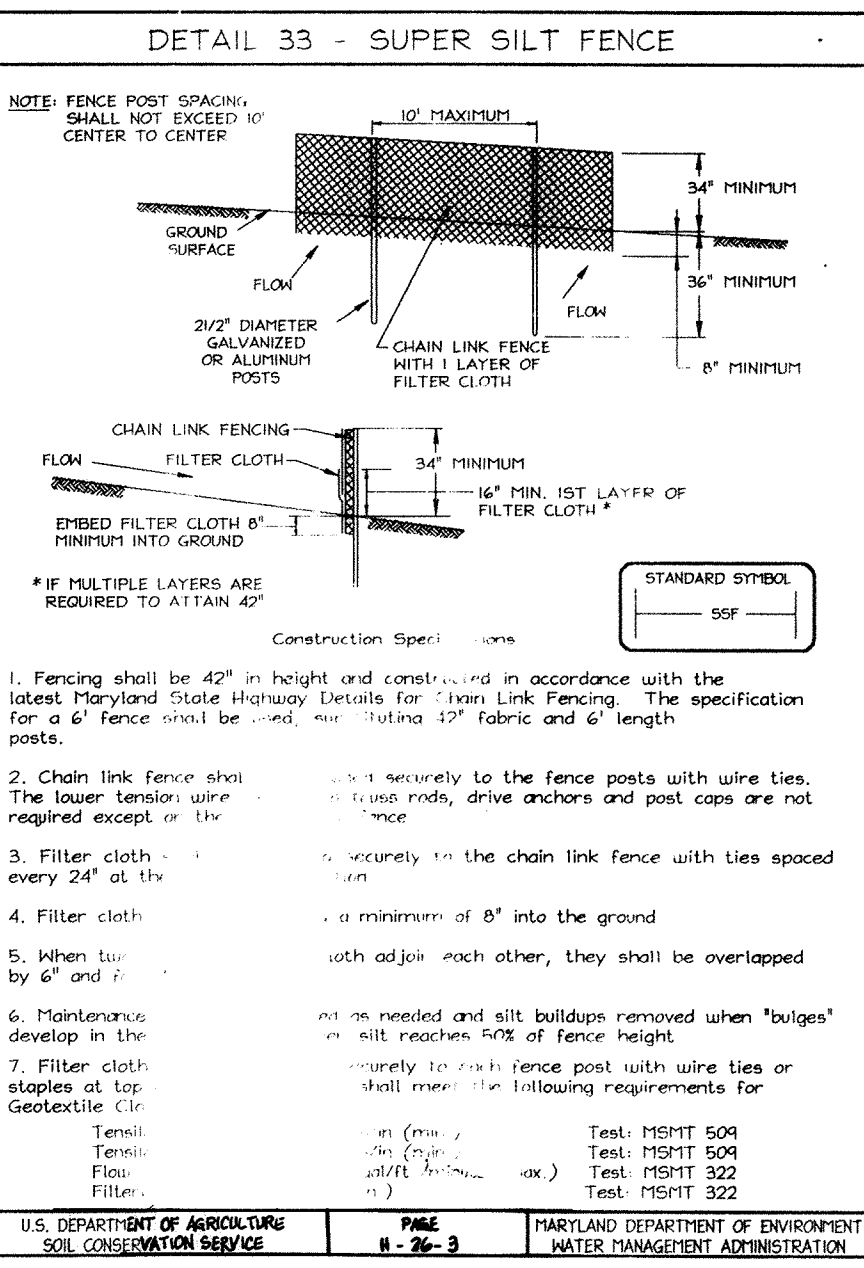
STORM DRAIN PROFILE
Scale: 1" = 30'



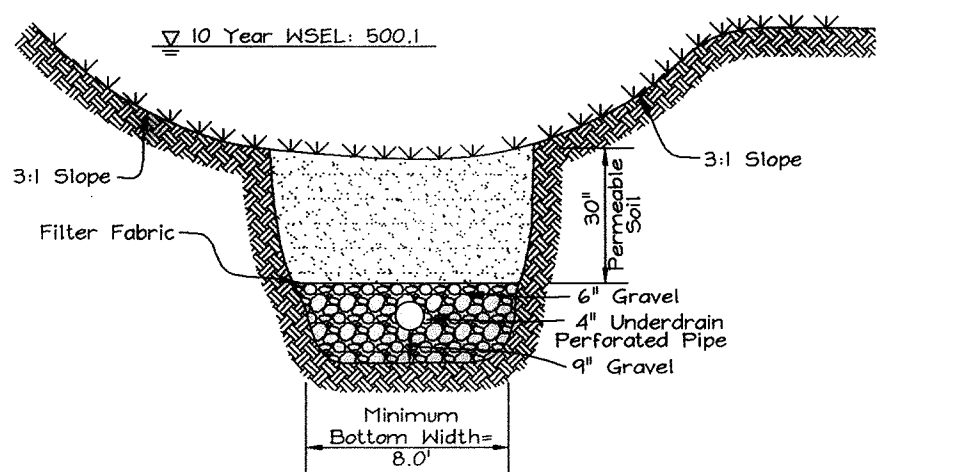
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 22 - SILT FENCE



DETAIL 33 - SUPER SILT FENCE



TYPICAL DRY SWALE CROSS SECTION
Not to Scale

OPERATION AND MAINTENANCE SCHEDULE FOR DRY SWALE (PRIVATELY OWNED AND MAINTAINED) (O-1)

1. Mow grass swale during growing season to maintain vegetation height of 4"-6".
2. Sediment build-up within the bottom of the channel to be removed when sediment has accumulated to 25% of the HWY.

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410.423.5228

SOILS INVESTIGATION		
PIT NUMBER	DEEP OF PIT (FT.)	SOIL TYPE
NORTH SIDE OF PROPOSED DRY SWALE		
	0'-6'	Strong Brown (7.5 yr 4/6) loam - silty clay loam
TP-1	6' -14'	Variogated micaceous sand (saprolite) with few quartz boulders Water seeping from sides of pit @ 9.5' Depth
SOUTH SIDE OF PROPOSED DRY SWALE		
	0'-7'	Strong Brown (7.5 yr 4/6) loam - silty clay loam
TP-2	7' -12'	Variogated micaceous sand (saprolite) with few quartz boulders Water seeping from sides of pit @ 10.0' Depth

PRELIMINARY EQUIVALENT SKETCH PLAN, STORM DRAIN DRAINAGE AREA MAP, STORM DRAIN AND SWM PROFILES ALLNUTT PROPERTY
LOTS 1-4, PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'
TAX MAP 34 GRID 15 PARCELS 170
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: KSF
CHECKED BY: ZTF
SCALE: As shown
DATE: July 27, 2006
H.O. No.: 320
SHEET No.: 3 OF 5

FSI Associates
Engineers Planners Surveyors
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Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsi.com

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

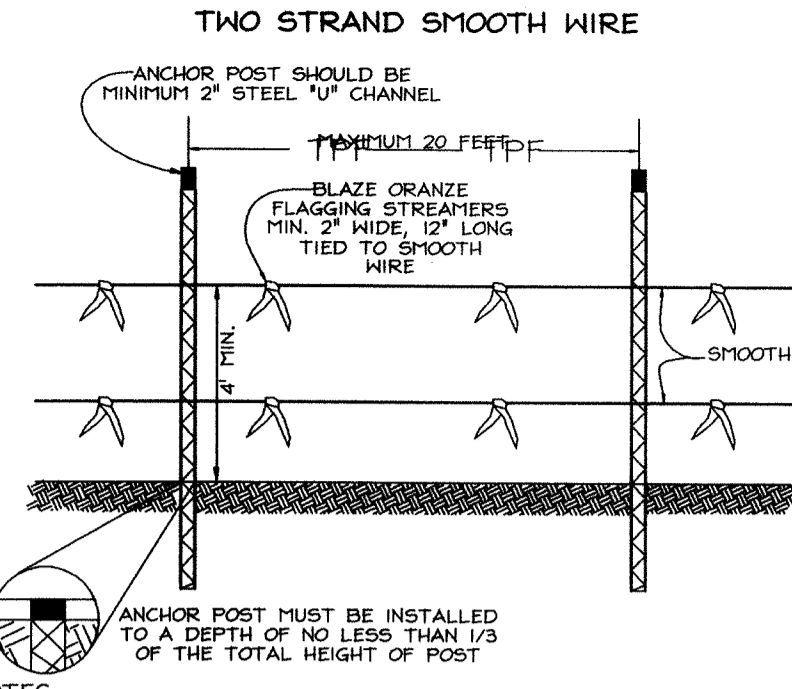
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

8/17/06
PLANNING DIRECTOR

8/19/06
COUNTY HEALTH OFFICER
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SPECIMEN TREES					
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	RETAINED
ST-1	46"	Littleleaf Linden	Tilia cordata	Good	Yes

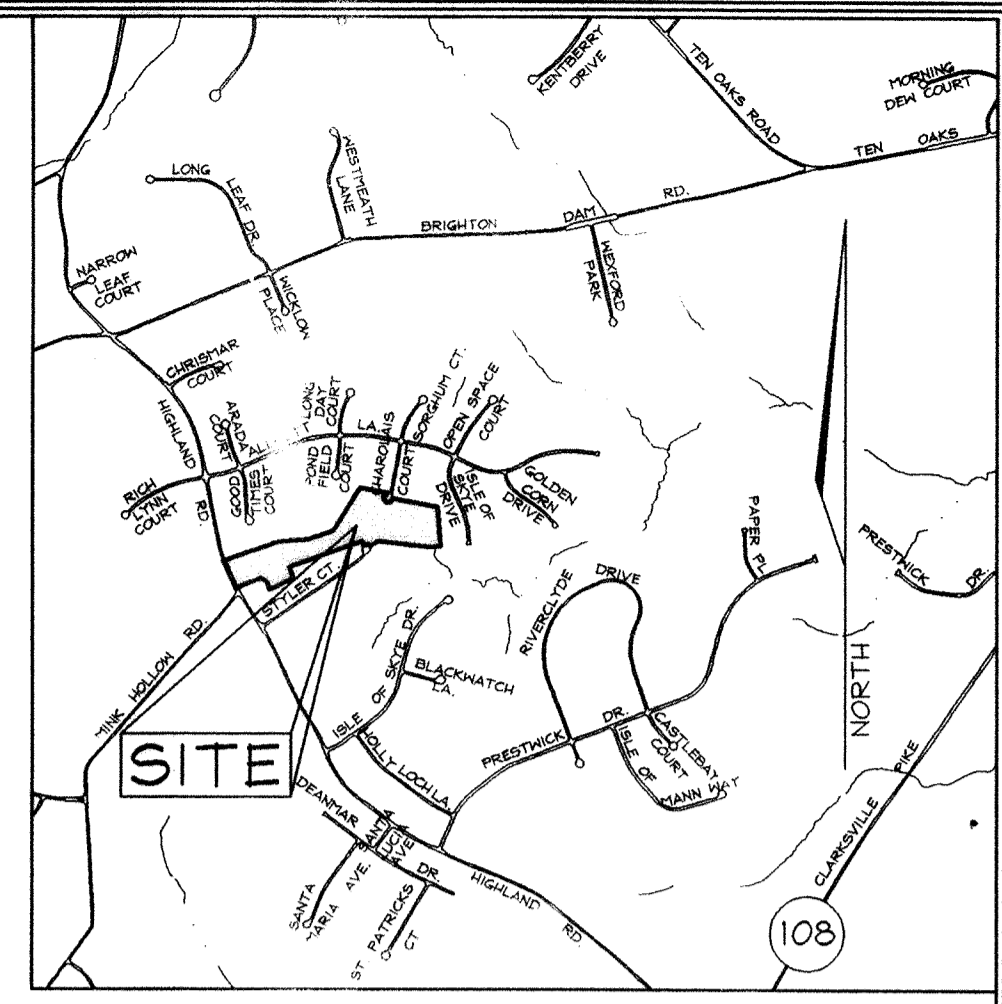


- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLATION.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

LEGEND

- Existing Contour: - - - - -382
- Proposed Contour: - - - - -382.5
- Existing Spot Elevation: 382.3
- Proposed Spot Elevation: 382.5
- Direction of Flow: [Arrow pointing down]
- Existing Trees to Remain: [Cloud symbol]
- Walk Out Basement: [Hatched pattern]
- Intermittent Stream: [Wavy line]
- Perennial Stream: [Double wavy line]
- Stream Buffer: SB-SB
- Wetland: W-W
- Wetland Buffer: WB-WB
- Limit of Disturbance: LOD
- Existing Septic Easement: [Hatched pattern]
- Proposed Septic Easement: [Hatched pattern]
- Proposed Well Area: [Hatched pattern]
- Proposed Forest Conservation Easement: [Hatched pattern]
- Forest Conservation Signs: [Triangle symbol]
- Tree Protection Fence: TPF
- Soil Boundary: [Dashed line]
- 15-24.9% slopes: [Hatched pattern]



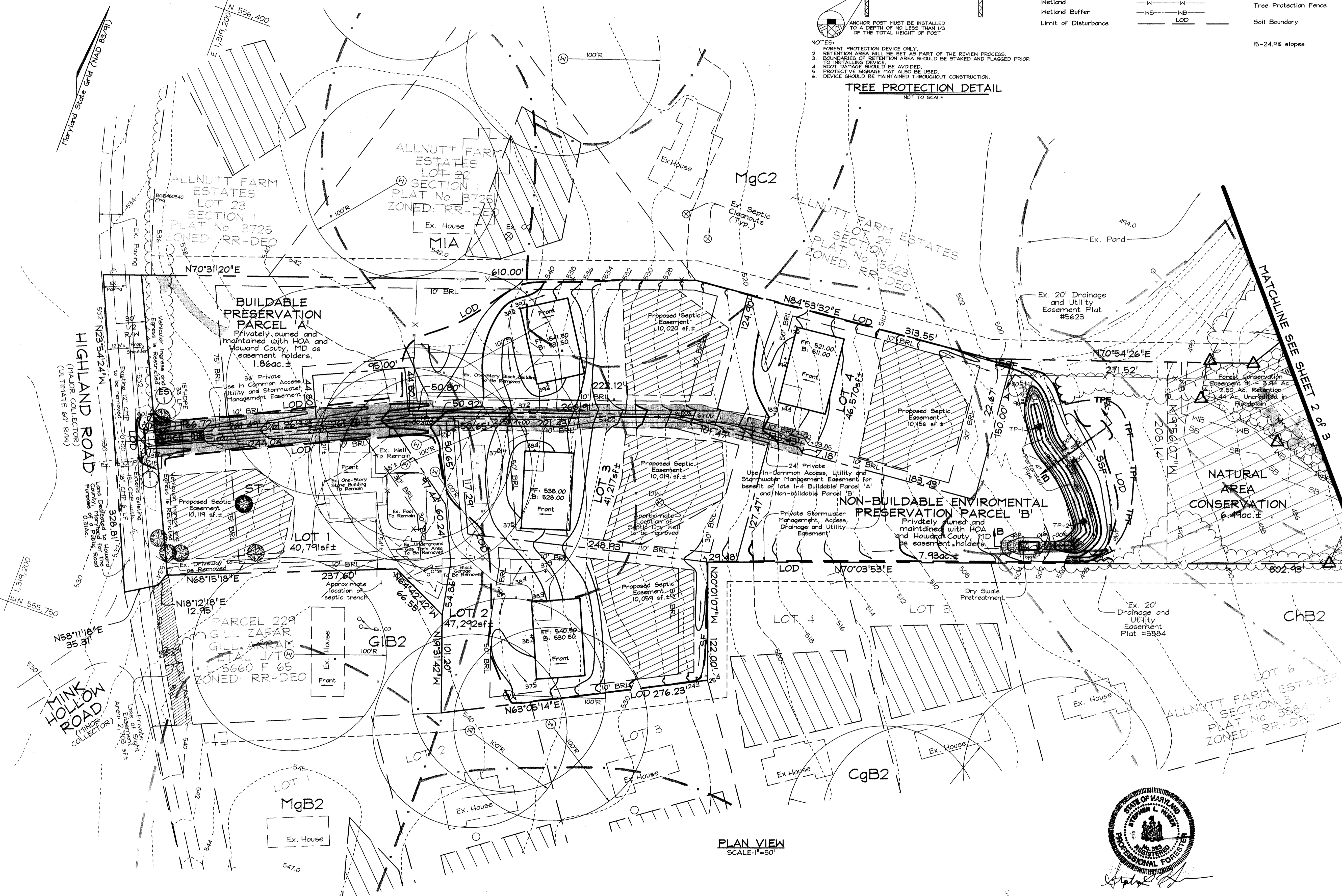
VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

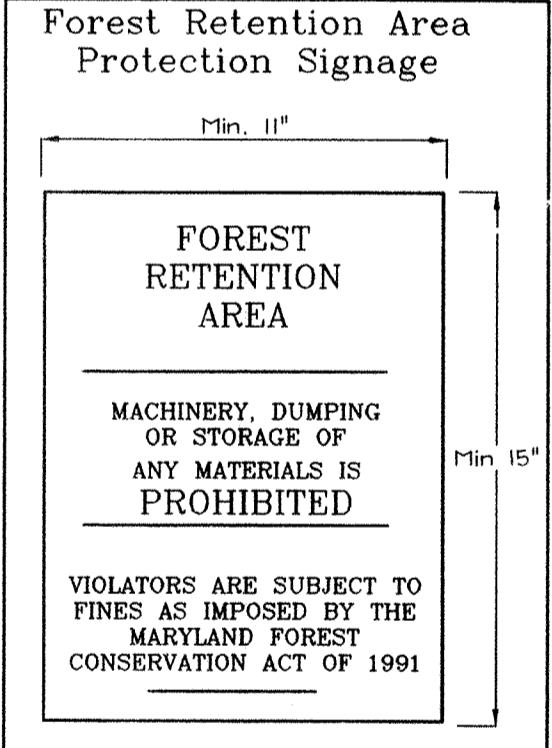
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	N 553,966.710 (feet)	E 317,752.494 (feet)
Sta. 34HA	N 169,402.1285 (meters)	E 402,140.3624 (meters)
	N 555,700.149 (feet)	E 319,355.505 (feet)

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- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 41CC and no. 351B. Denotes approximate location (see vicinity map).
- Sta. 34GB: N 553966.710 (ft) E 317752.494 (ft) Elev 505.821 (ft)
- Sta. 34HA: N 169402.1285 (m) E 401651.7635 (m) Elev 154.1747 (m)
- Sta. 34HA: N 555700.149 (ft) E 319355.505 (ft) Elev 535.936 (ft)
- Sta. 34HA: N 169402.1285 (m) E 402140.3624 (m) Elev 163.3573 (m)
- Private water and sewer to be utilized.
- Gross area of site: 14.14 Ac.; Net area of site: 12.48 Ac.±
- Area of proposed public R/W: 0.31 Ac.±
- Number of proposed buildable lots: 4.
- Area of proposed buildable lots: 4.09 Ac.±
- Number of proposed buildable parcel: 1.
- Area of proposed buildable parcel: 1.87 Ac.±
- Number of Non-Buildable Preservation Parcels to be recorded: 1.
- Area of Non-Buildable Preservation Parcels to be recorded: 7.87 Acres.
- The existing house on Lot 1 is to remain.
- On-site topography based on a Field Run Topographic Survey prepared by FSH Associates on or about December 12, 2003. Offsite topography taken from Howard County aerial topography in 1993.
- The existing house on Lot 1 is to remain.
- Wetlands as shown delineated by Exploration Research, Inc. on 03/01/04
- Soils map No. 23.
- There is 1.66 Ac. of 100-Year Floodplain on site.
- There are no steep slopes existing on site.



PLAN VIEW
SCALE: 1" = 50'



SIGN DETAIL: PERMANENT SIGN
SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON METAL TP POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.



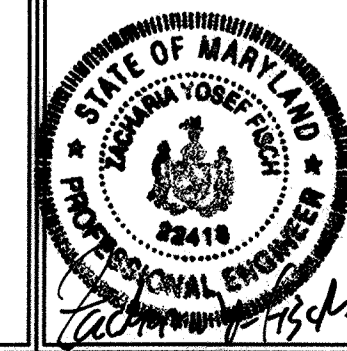
EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
6810 FOREST STREET
ELICOTT CITY, MARYLAND 21043
TEL: (410) 750-1300 FAX: (410) 750-7900
EMAIL: EXPLORATION@ESRC.COM



OWNER
SMITH W. ALLNUTT
MARGARET ALLNUTT
13288 East Highland Road
Highland, MD 20777

DEVELOPER
STEVE ALLNUTT
8815 Centre Park Drive, Suite 110
Columbia, MD 21045
410.423.5228

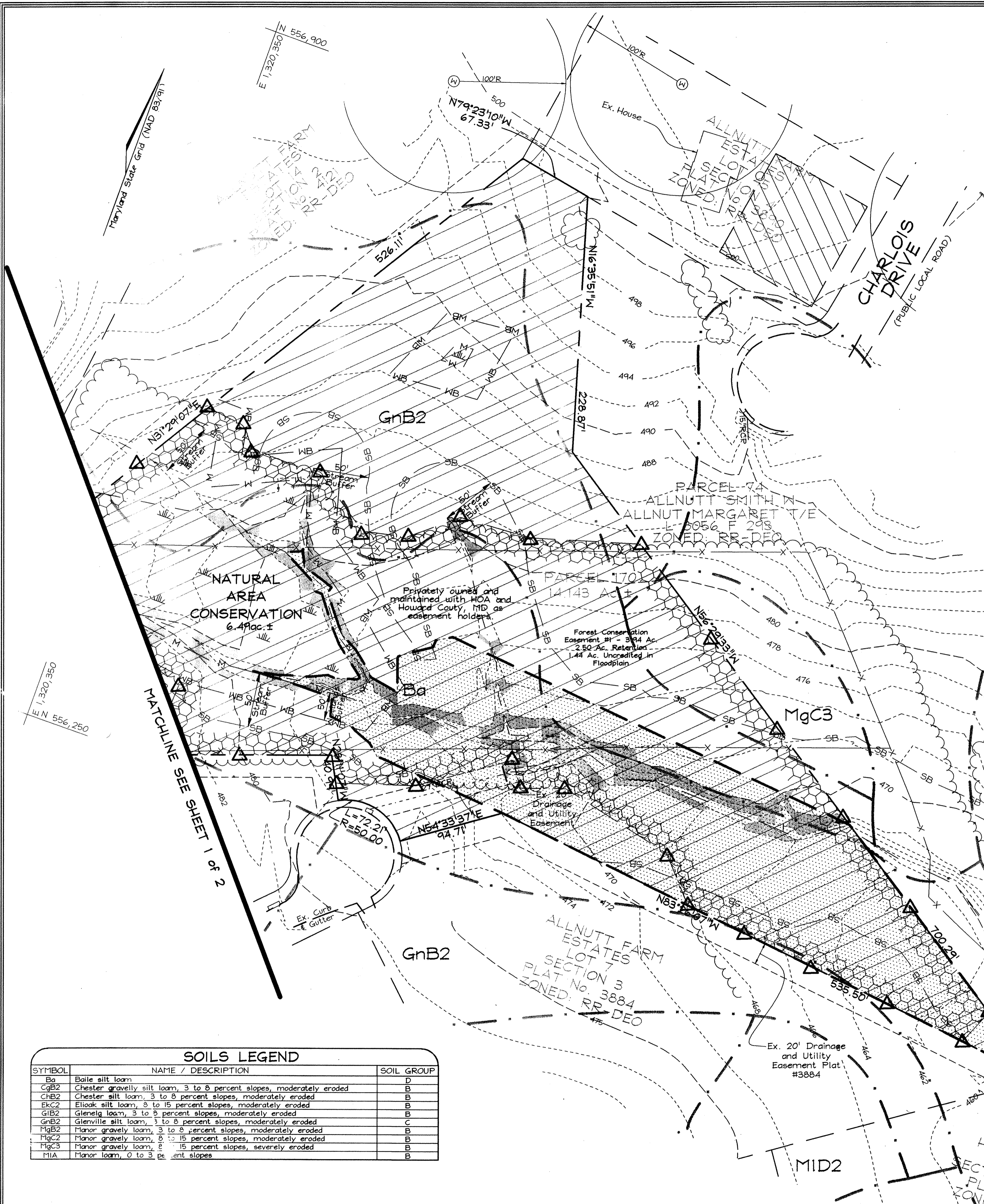
FOREST CONSERVATION PLAN
ALLNUTT PROPERTY
LOTS 1-4, PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'
TAX MAP 34 GRID 15 PARCELS 170
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



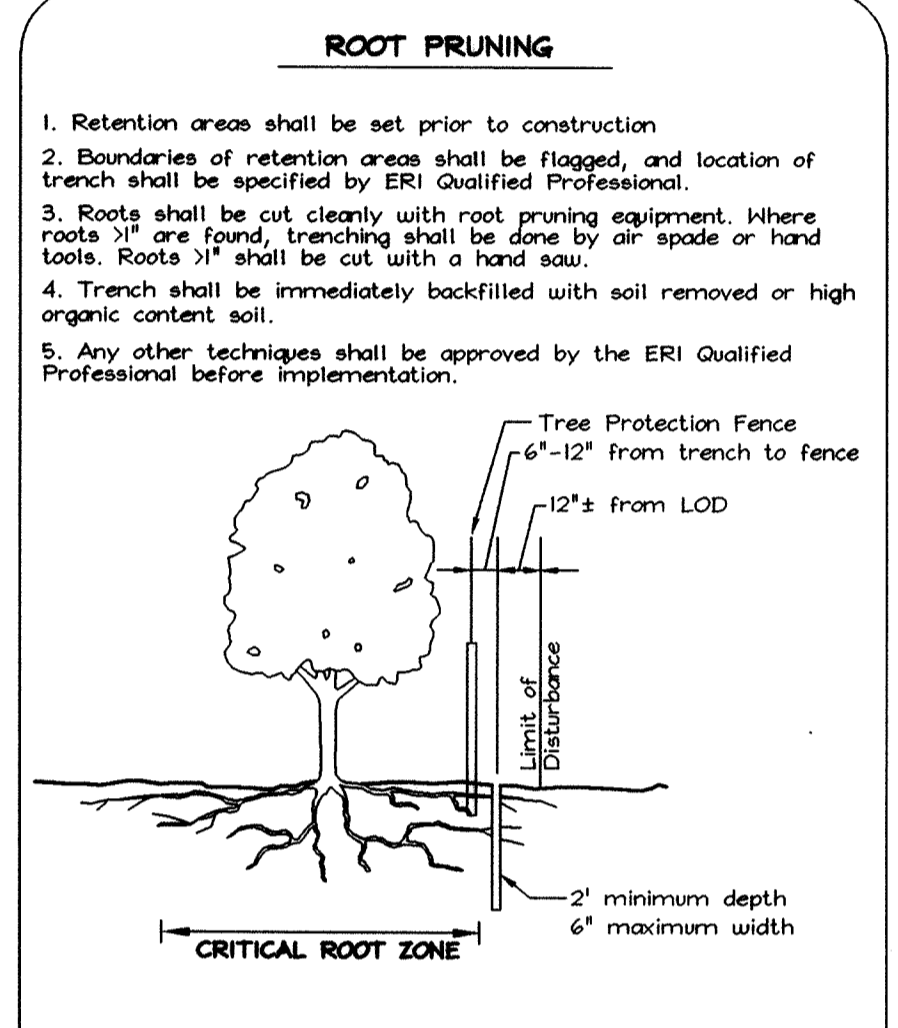
FSH Associates
Engineers Planners
6339 Howard Lane, Ellicott City, MD 21043
TEL: (410) 567-5200 FAX: (410) 567-5922
E-mail: info@fshes.com

DESIGN BY: PS
DRAWN BY: KSZ
CHECKED BY: ZYF
SCALE: As Shown
DATE: July 27, 2006
P.L.O. No.: 3220
SHEET No.: 4 OF 5

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Carla Lafferty
PLANNING DIRECTOR
8/17/06
DATE

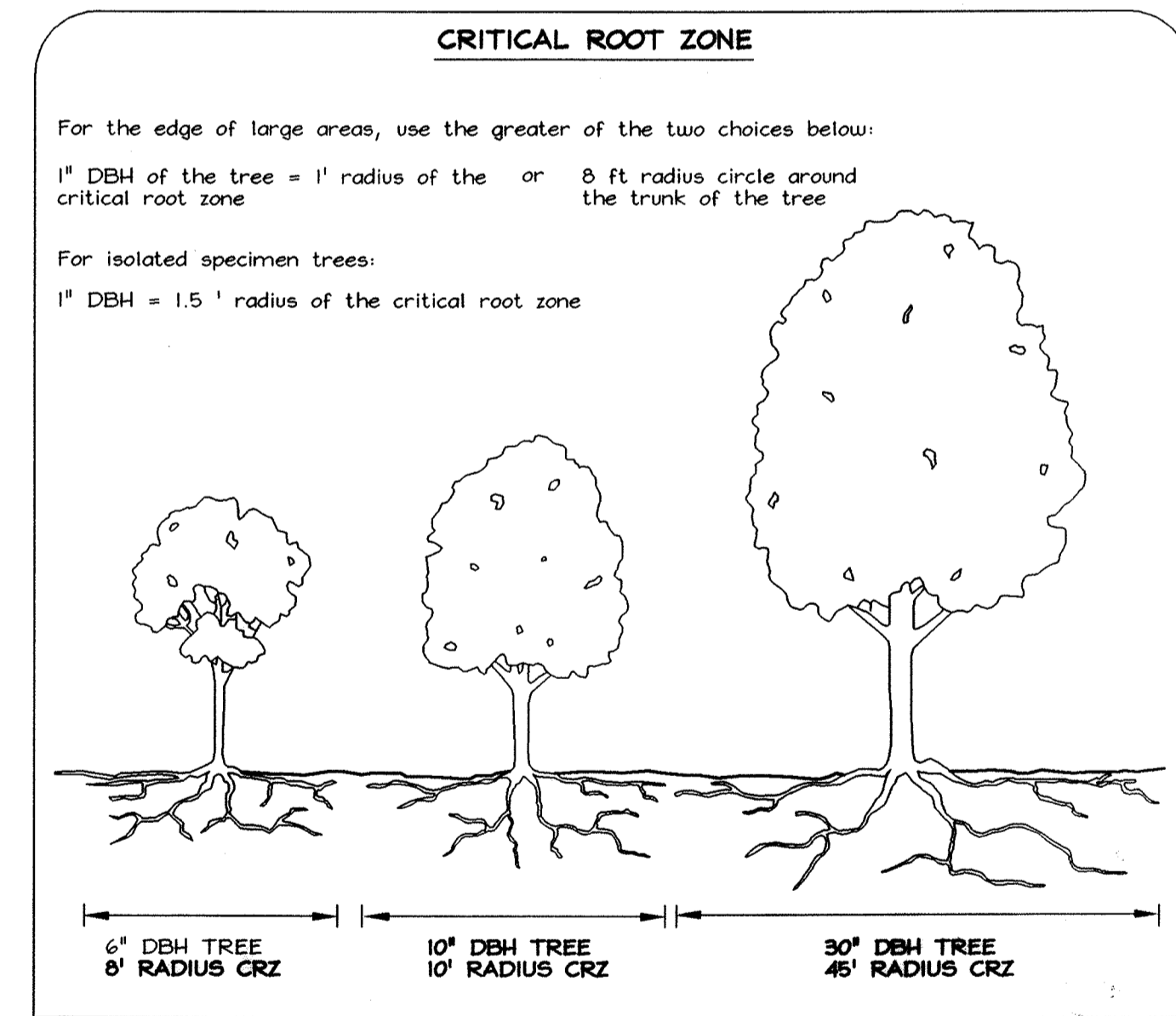


- ### Forest Tree Protection and Management Notes
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
 - After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
 - Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail)
 - Water and fertilize as needed.
 - During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
 - Post-Construction Phase:
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.



FOREST CONSERVATION EASEMENT TABLE

EASEMENT	TYPE	AREA (ACRES)
1	Retention	2.50
	Uncredited Retention in Floodplain	1.44
	TOTAL	3.94



Forest Conservation Narrative

This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual.

This plan will utilize the cluster subdivision option B which includes the Preservation Parcels in the calculations. The subject property has a gross and tract area of 14.14 Ac. with 1.66 Ac. in Floodplain for a net tract area of 12.48 Ac. There is 2.50 Ac. of forest on the net tract. There is one specimen tree on the site, which will be preserved. Forest has been retained to the greatest extent possible, including all forest in sensitive environments. The forest will be retained in one easement of 3.94 Ac. on Parcel B which includes 1.44 Ac. of forested floodplain, retained without credit to ensure a continuous forested area meeting the minimum width requirements in all locations. There is no mitigation necessary.

The total forest conservation obligation met on this site is 2.50 acres, with a total forest conservation surety amount of \$21,780.00 (2.50 Ac or 108,900 s.f. @ \$ 0.20/s.f.).

LEGEND

Existing Contour	---382---	Existing Septic Easement	
Proposed Contour	---382---	Proposed Septic Easement	
Existing Spot Elevation	82	Proposed Well Area	
Proposed Spot Elevation	82	Proposed Forest Conservation Easement	
Direction of Flow		Forest Conservation Signs	
Existing Trees to Remain		Tree Protection Fence	
Walk Out Basement		Soil Boundary	
Intermittent Stream		15-24% Slopes	
Perennial Stream		100 Year Floodplain	
Stream Buffer			
Wetland			
Wetland Buffer			
Limit of Disturbance			

FOREST CONSERVATION EASEMENT SHEET

Net Tract Area	Acres
A. Total Tract Area	14.14
B. Area Within 100 Year Floodplain	1.66
C. Other Deductions	--
D. Net Tract Area	12.48
Zoning Use Category: RESIDENTIAL-CLUSTER	
Land Use Category	Acres
E. Afforestation Minimum (20% x D)	2.50
F. Conservation Threshold (25% x D)	3.12
Existing Forest Cover	Acres
G. Existing Forest on Net Tract Area	2.50
H. Forest Area Above Conservation Threshold	0
Breakeven Point	Acres
I. Forest Retention Above Threshold with no Mitigation	na
J. Clearing Permitted without Mitigation	0
Proposed Forest Clearing	Acres
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	2.50
Planting Requirements	Acres
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0

- ### 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, should be in place.
 - 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 Limit of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventive 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.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Baile silt loam	D
CbB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
EkC2	Eliok silt loam, 8 to 15 percent slopes, moderately eroded	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MgC3	Manor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIA	Manor loam, 0 to 3 percent slopes	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Joseph Lafferty
 PLANNING DIRECTOR

8/17/06
 DATE

PLAN VIEW
 SCALE: 1"=50'

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FOREST CONSERVATION PLAN

ALLNUTT PROPERTY

LOTS 1-4, PRESERVATION PARCEL 'A' AND
 NON-BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP 34 GRID 15
 5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
 PARCELS 170

DATE: 8/17/06
 SHEET: No. 5 OF 5