

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A	N/A	
LINEAR FEET OF PERIMETER	154.28 LF.	226.98 LF.	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	N/A	(226.98/60' = 3.78) = 4	4
EVERGREEN TREES		0	0
CREDIT FOR WALL, FENCE OR BERM	N/A	0	0
CREDIT FOR EXISTING VEGETATION	N/A	NO	
SHADE TREES		0	0
EVERGREEN TREES		0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	N/A	4	4
EVERGREEN TREES		0	0

A Total Landscape Surety For 4 Shade Trees @ \$300/each = \$1,200.00 Is Provided With Developer's Agreement.

LANDSCAPING NOTES

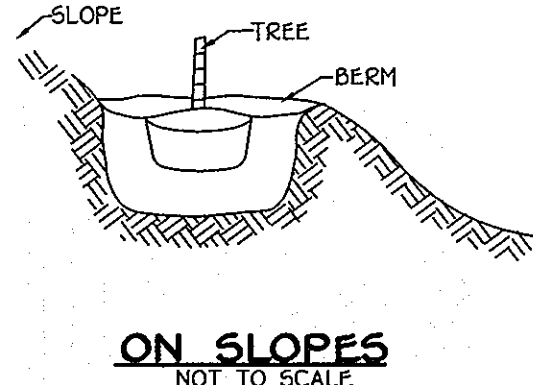
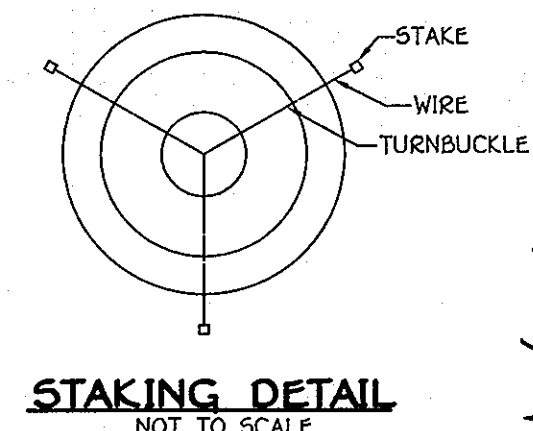
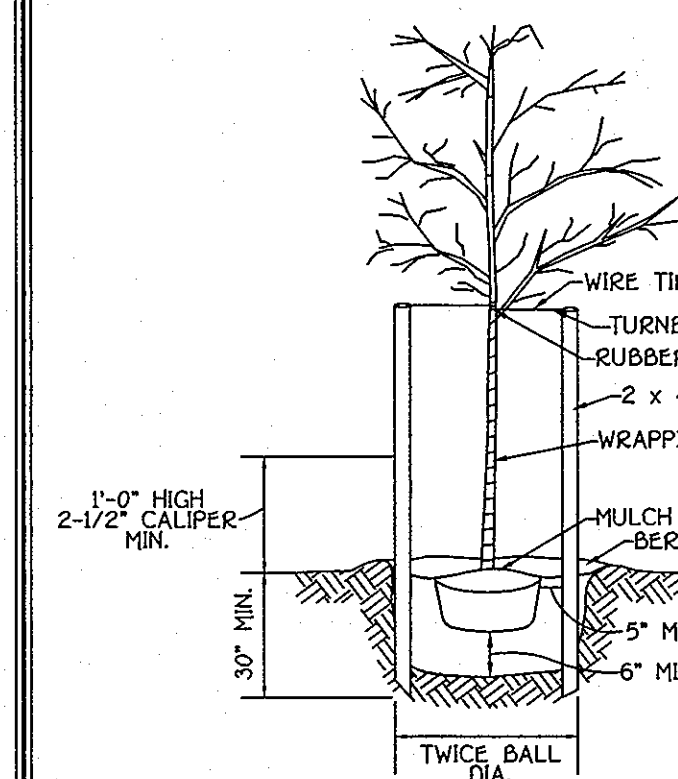
At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review 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.

Name: *Mark King* Date: 10/26/10



LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED CONTOUR
- SHEET FLOW (5% MAX.)
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA

NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

GLB2 SOILS LINES AND TYPE
MLC2
L.O.D. LIMIT OF DISTURBANCE (L.O.D.)

- SILT FENCE
- PRIVATE USE-IN-COMMON DRIVEWAY ACCESS AND MAINTENANCE EASEMENT FOR LOT 4 & PARCEL 'B'
- PRIVATE LINE OF SIGHT EASEMENT AND MAINTENANCE AGREEMENT

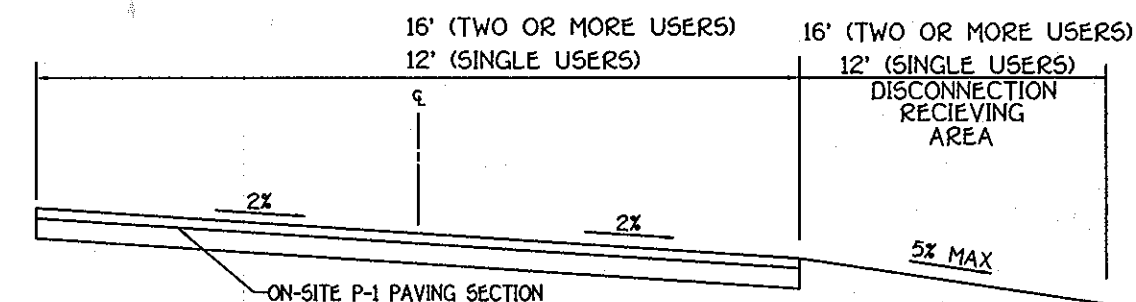
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Keith Shalowski 10/27/10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John Williams 10/27/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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 (410) 481-2255

OWNER/DEVELOPER
 HUNT CLUB VENTURES LLC
 5300 DORSEY HALL DRIVE
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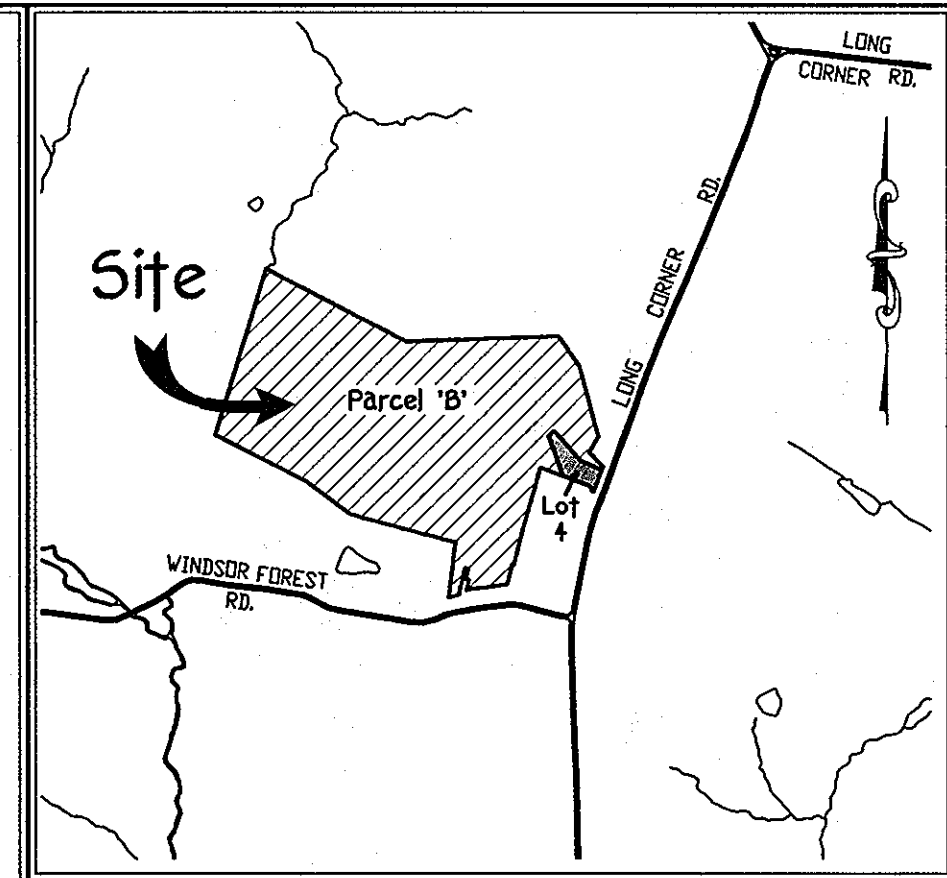
LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
2		ACER SACCHARUM SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
1		FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2" - 3" CALIPER FULL CROWN, B&B
1		QUERCUS RUBRA RED OAK	2 1/2" - 3" CALIPER FULL CROWN, B&B



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

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION NOT TO SCALE



Howard County ADC Map No. 4690, Grids D7, E7, D8 & E8

VICINITY MAP

SCALE: 1" = 1200'

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 Variances For Encroachments Into 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 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/06.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 089A And No. 086A.
- Sta. 069A: N 603,004.9294 E 1,267,930.0704
- Sta. 066A: N 605,662.2483 E 1,267,824.3094
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed By Shinerberger & Lane In December, 2008 And January, 2009.
- B.S.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 100'.
- 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. 100'.
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common Drivesways Shall Be Provided Prior Issuance Of A Use And Occupancy Permit For Any New Dwellings. To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 a) Width - 12 Feet (6 Feet Serving More Than One Residence).
 b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 1/2" Minimum).
 c) Geometry - Maximum 10% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading).
 e) Drainage Elements - Capable Of Safely Passing 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 (A).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Denotes Existing Public Forest Conservation Easement.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code 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.
- Previous Department Of Planning And Zoning File Nos. F-96-73, F-97-32, F-97-28, F-97-118, F-96-61, SDP-96-15, F-97-57, F-97-58, WP-96-59, F-98-27, F-09-106 And ECP-10-014 Approved July 8, 2010.
- No Clearing, Grading Or Construction Is Permitted Within The Required Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- There Is An Existing Dwelling Located On Buildable Parcel 'B' 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.
- Landscape For Lot 4 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual And Landscape Surety In The Amount Of \$1,200.00 (4 Trees @ \$300.00 Each) Will Be Provided With The Builders Grading Permit. Buildable Parcel 'B' Is Exempt From Landscaping Requirements Since An Existing Dwelling On Buildable Parcel 'B' Exists And Is To Remain.
- This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By The Establishment Of A 23.0 Acre Forest Conservation Easement On Plats Entitled "Paragon Property" And Recorded As Plat Nos. 12309 Thru 12311 (F-96-73).
- Stormwater Management Requirements For The Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Management Design Manual, Volumes I & II, Effective May Of 2009. The Proposed Practices For Lot 4 Are As Follows:
 Non-rooftop Disconnection (N-2)
 These Practices Shall Be Privately Maintained In Accordance With An Individual Declaration Of Covenants.
- This Plan Is Subject To The Amended 5th Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2000 And The Zoning Regulations As Amended By Council Bill 75-2003. 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/Grading Permit.
- A Private Use-In-Common Driveway Access And Maintenance Agreement For A Shared Driveway For Lot 4 And Buildable Parcel 'B' Has Been Recorded Simultaneously With This Plat.
- This Property Is Located Outside Of The Metropolitan District.
- A Community Meeting Was Conducted On 05-06-10 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community The Opportunity To Ask Questions And To Make Comments, Per Section 16.1204b Of The Subdivision Regulations.
- No Historic Structures Or Cemeteries Exist On Site.
- Limit Of Disturbance Is 32,670 SF.
- Trash And Recyclables Shall Be Picked Up Along Long Corner Road At The Use-In-Common Driveway.
- The Acreage Necessary To Support The Density Requirement For Lot 4 (4.25 ac. = 317 ac.) Is Located Within The Remaining Preservation Easement Area Of Buildable Parcel B After The 9th Density Exchange (5307 ac.) With The Recording Of This Final Plat For Lot 4, There Is No Area Remaining In The Preservation Easement Area Of Buildable Parcel B Exhausting All Remaining Density Rights.

**SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION,
 STORMWATER MANAGEMENT, TOPOGRAPHY
 AND SOILS**

Paragon Property

LOT 4 & BUILDABLE PARCEL 'B'
 (A RESUBDIVISION OF
 PLAT OF CORRECTION
 PARAGON PROPERTY, PARCEL A
 PLAT No. 20575)

TAX MAP #6 GRID 15 PARCEL #82
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=30' DATE: OCTOBER 27, 2010
 SHEET 1 OF 2



F-10-123

SOILS LEGEND

SOIL	NAME	CLASS
MIC2	Mt. Airy channery loam, 0 to 15 percent slopes, moderately eroded	A
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIA	Glenelg loam, 0 to 3 percent slopes	B
LoE	Linganore channery silt loam, 25 to 45 percent slopes	C
MIB2	Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded	A
MIC2	Mt. Airy channery loam, 0 to 15 percent slopes, moderately eroded	B
MIC3	Mt. Airy channery loam, 0 to 15 percent slopes, severely eroded	A
LrB2	Linganore channery loam, 3 to 8 percent slopes, moderately eroded	C
LrC2	Linganore channery loam, 0 to 15 percent slopes, moderately eroded	C
LrD2	Linganore channery loam, 15 to 25 percent slopes, moderately eroded	C
MID2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
Co	Codorus silt loam	C

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



PARCEL 16, PAR A
 ROBERT A. SCRANTON
 L.10989/F.479
 PLAT No. 18572
ZONED RC-DEO

EXISTING PRESERVATION EASEMENT
 41.00 ACRES
 PLAT No. 13126

P.24
 TRUMAN L. KELLEY
 LAVINIA W. KELLEY
 L.476/F.63
 L.4028/F.285
ZONED RC-DEO

HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION PROGRAM
 EASEMENT HO-92-07-E

P.92
 BAHMAN TEIMOURIAN
 ANDREW R. TEIMOURIAN
 L.10018/F.45
ZONED RC-DEO

P.92
 BAHMAN TEIMOURIAN
 ANDREW R. TEIMOURIAN
 L.10018/F.45
ZONED RC-DEO

P.83
 MAIN STREET BUILDERS INC.
 L.8423/F.144
ZONED RC-DEO

P.24
 HOWARD Y. LARUE
 SANDRA L. COLEMAN
 L.1734/F.17
ZONED RC-DEO

PARAGON PROPERTY
 PLAT No. 12310
 TAX MAP 6
 TAX PARCEL 82

FISHER, COLLINS & CARTER, INC.
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 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Keith Sheelwood 11/7/10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John D. ... 11/4/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER/DEVELOPER
 HUNT CLUB VENTURES LLC
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**SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION,
 STORMWATER MANAGEMENT, TOPOGRAPHY
 AND SOILS**

**Paragon Property
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F-10-123