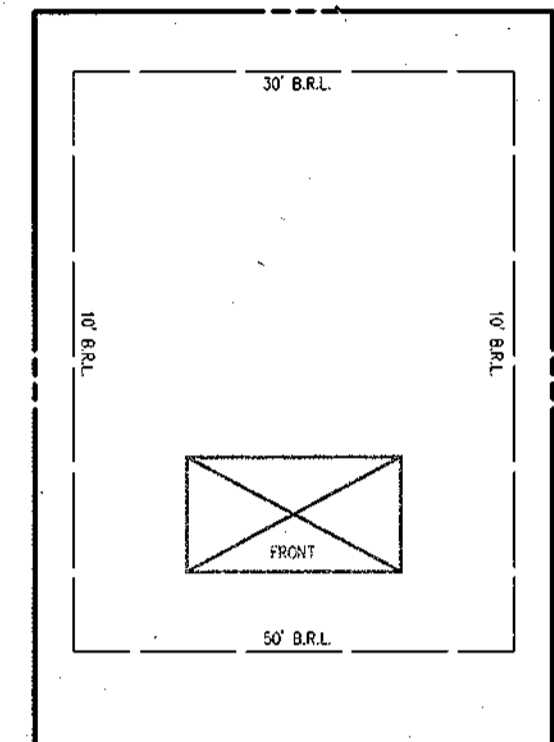


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN
3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN
5	DETAILS

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	583524.3887	1312390.9241
2	583525.1845	1312375.4545
3	583568.2310	1310835.6461
4	582405.5061	1310682.3900
5	582447.0549	1310875.7634
6	582243.0097	1310908.4709
7	582042.8261	1310940.5594
8	582002.1159	1310729.3571
9	582202.2624	1310697.9784
10	582348.2925	1310674.8488
11	582281.2453	1310483.6998
12	581445.3322	1310695.5675
13	581565.1613	1311133.5153
14	580814.5169	1311370.1897
15	580820.2820	1311383.8208
16	580834.1733	1311416.2204
17	580925.7237	1311632.2706
18	581652.4075	1311402.9741
19	581647.9466	1311388.7787
20	581927.6833	1311315.4735
21	582142.6794	1311823.6589
22	582272.0203	1311814.6183
23	582273.6816	1312386.7218



BULK REGULATIONS: LOTS LESS THAN 3 ACRES

A.) MINIMUM WIDTH AT FRONT B.R.L. = 100 FT.
 B.) SETBACK: FRONT = 50 FT.
 SIDE = 10 FT.
 REAR = 30 FT.

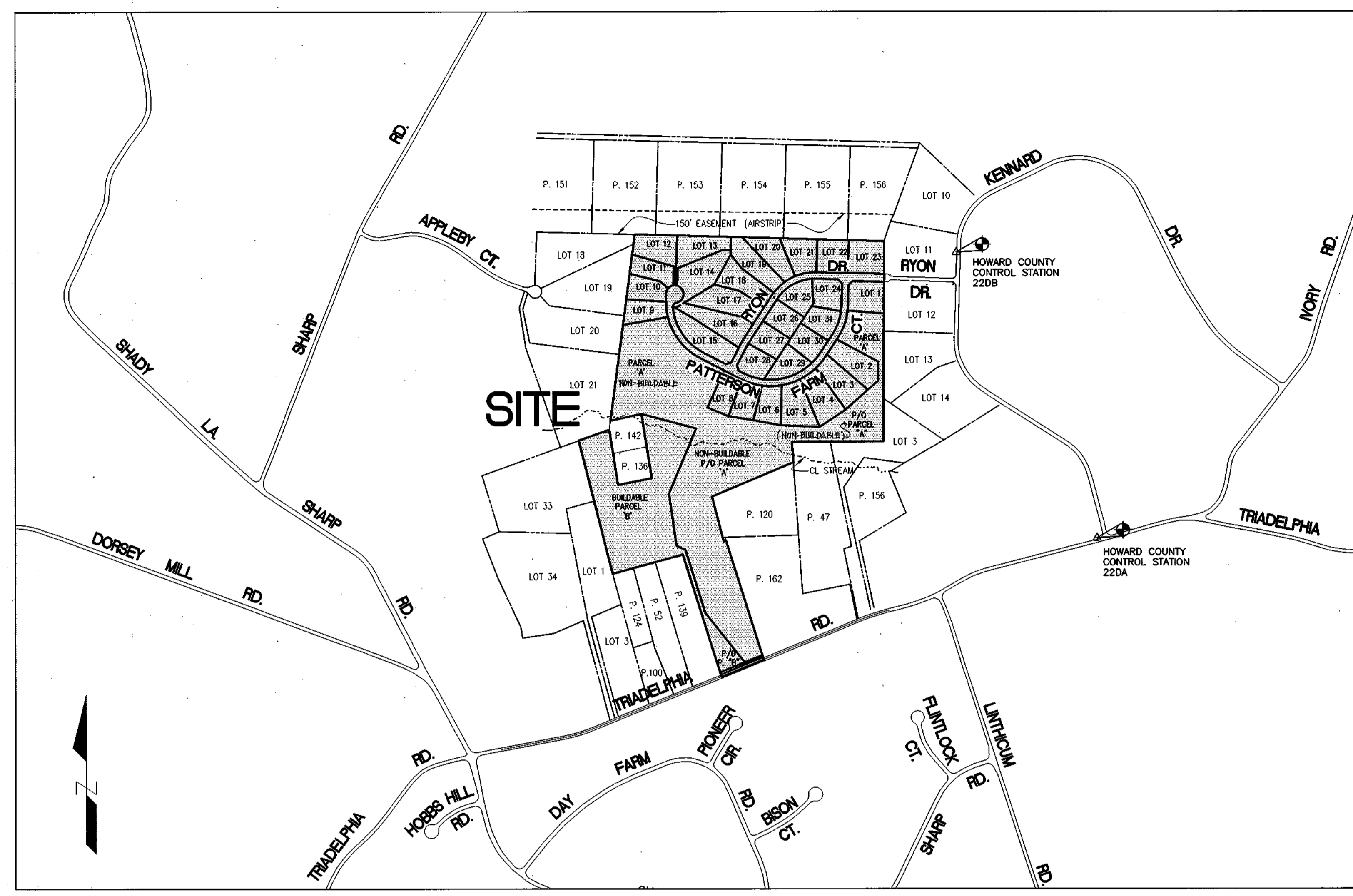
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 12	45,339 S.F.	1,416 S.F.	43,923 S.F.
LOT 13	47,271 S.F.	1,320 S.F.	45,951 S.F.

ROAD CLASSIFICATION			
ROAD NAME	CLASSIFICATION	RIGHT-OF-WAY	DESIGN SPEED
RYON DR.	ACCESS STREET	50 FEET	30 M.P.H.
RYON DR.	ACCESS STREET	40 FEET	30 M.P.H.
PATTERSON FARM CT.	ACCESS STREET	40 FEET	30 M.P.H.

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
RYON DR.	6+00	15' R	SPEED LIMIT 25 MPH	R2-1
RYON DR.	16+95	25' R	STOP SIGN	R1-1
PATTERSON FARM CT.	0+30	25' L	STOP SIGN	R1-1
PATTERSON FARM CT.	2+00	15' L	SPEED LIMIT 25 MPH	R2-1
PATTERSON FARM CT.	11+00	15' L	SPEED LIMIT 25 MPH	R2-1
PATTERSON FARM CT.	11+38	25' R	STOP SIGN	R1-1

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 12-18, AND 20-23; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6-11, 19, AND 24-31. HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE: 6/16/03



LOCATION MAP
 SCALE: 1" = 500'

PRELIMINARY EQUIVALENT SKETCH PLAN

HOPKINS CHOICE

LOTS 1 THRU 31 AND PRESERVATION PARCELS A THRU B

PARCEL 111 AND 163, TAX MAP # 21, GRID 12
 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND.

GENERAL NOTES

- AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER NOVEMBER 15, 2001, THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND ZONING REGULATIONS EFFECTIVE 1-8-02.
- SUBJECT PROPERTY ZONED RR-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF TRACT = 66.73 Ac.
 b. AREA OF FLOODPLAIN = 2.32 Ac.
 c. AREA OF 25% OR GREATER SLOPES = 0.14 Ac.
 d. NET AREA OF TRACT = 64.27 Ac.
- AREA OF PROPOSED ROAD R/W = 3.15 Ac.
- AREA OF PROPOSED BUILDABLE LOTS = 29.63 Ac.
 b. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 10.00 Ac.
 c. AREA OF NON-BUILDABLE PRESERVATION PARCELS = 23.95 Ac.
- NUMBER OF LOTS PROPOSED:
 a. BUILDABLE = 31
 b. BUILDABLE PRESERVATION PARCELS = 1
 c. NON-BUILDABLE PRESERVATION PARCELS = 1
- PRIOR CASE NUMBERS WITH THIS PROJECT AT THIS TIME ARE AS FOLLOWS: (NONE)
- PRIVATE WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP No. 13, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY. APPROVAL OF THE NUMBER OF LOTS/BEDROOMS IS SUBJECT TO PRELIMINARY PLAN APPROVAL.
- THIS AREA DESIGNATES A MINIMUM 150,000 (233,000 PROVIDED) SQ. FT. PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. APPROVAL OF THE NUMBER OF LOTS/BEDROOMS IS SUBJECT TO PRELIMINARY PLAN APPROVAL.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED TO THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY JACK C. MELLEMA INC. IN OCTOBER OF 2002.
- TOPOGRAPHIC CONTOURS BASED FIELD RUN SURVEY PREPARED BY JACK C. MELLEMA INC. IN OCTOBER OF 2002.
- THERE ARE AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116 b.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED WITH THE WATER QUALITY VOLUME IN THE WET POND. OVERBANK FLOOD PROTECTION VOLUME IN THE POND, EXTREME FLOOD VOLUME IS NOT REQUIRED FOR THIS SITE.
- FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY WILLIAM BRIDGELAND ON JULY 29, 2002.
- THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- THE TRAFFIC STUDY WAS PREPARED BY THE LEE CUNNINGHAM AND ASSOCIATES ON NOV. 2002.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY TO INCLUDE LOTS 13, 14 AND PRESERVATION PARCEL B.
- NON BUILDABLE PRESERVATION PARCEL 'A' WILL BE PRIVATELY OWNED AND MAINTAINED AND THE EASEMENT HOLDERS WILL BE HOWARD COUNTY AND ONE FROM THE LIST IN ZONING SEC.16.105 F.4(b).
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 220A NORTHING (FT) EASTING (FT) ELEVATION (FT)
 581669.159 1313719.335 614.89
 220B 583457.171 1312841.784 605.59
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, STREAM OR THEIR REQUIRED BUFFERS, EXCEPT AS APPROVED BY THE DEPARTMENT PLANNING AND ZONING AS ESSENTIAL AND NECESSARY. FOR A STREAM AND WETLAND BUFFER CROSSING FOR THE PURPOSE OF A FORCE MAIN TO THE SHARED SEPTIC AREAS TO SERVE 14 LOTS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY A COMBINATION OF AFFORESTATION, REFORESTATION AND RETENTION (3.2 Ac.) (AFFORESTATION = 6.8 Ac. & REFORESTATION = 5.8 Ac.)
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS CARNES AND ASSOCIATES DATED NOV. 2002.
- THE FLOODPLAIN STUDY WAS PREPARED BY ALDE INC.
- PER SEC.16.121 OF THE SUBDIVISION REGULATION OPEN SPACE IS NOT REQUIRED.
- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPERS 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. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
- A GROUND WATER APPROPRIATION PERMIT MUST BE ISSUED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
- PERCOLATION TESTS WERE PERFORMED ON OCT. 1-3, 8-10, 17 AND NOV. 1, 2002.
- THE SPECIFICATIONS FOR THE DRAIN FIELDS WILL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT CRITERIA ADOPTED ON SEPTEMBER 1, 2002.
- ALL SHARED SEPTIC SYSTEM PERC HOLES AND THE DESIGN OF THE SYSTEM ITSELF ARE DEPENDENT UPON MOUNDING STUDY RESULT.
- PRESERVATION PARCELS "A" AND "B" ARE TO BE PRIVATELY OWNED AND THE EASEMENT HOLDERS MAYBE HOWARD COUNTY, AND THE AUDOBON SOCIETY.

DENSITY TABULATION	
BY RIGHT YIELD	= (66.73 Ac./4.25 Ac.) 15 LOTS
MAXIMUM ALLOWABLE YIELD	= 64.27 Ac. / 2 = 32 LOTS
TOTAL UNITS PROPOSED	= 32 LOTS
DEO UNITS REQUIRED	= 17 (32-15)

* 31 BUILDING LOTS PLUS BUILDABLE PRES. PARCEL 'B'

- THE PURPOSE OF PRESERVATION PARCEL 'A' IS: (1) STORM WATER MANAGEMENT (2) FOREST CONSERVATION EASEMENT, (3) FLOODPLAIN AND WETLAND PRESERVATION (4) SHARED SEPTIC RESERVE AREAS. THE PURPOSE OF PRESERVATION PARCEL 'B' TO BE BUILDABLE AND TO PROVIDE AREA FOR FOREST CONSERVATION.

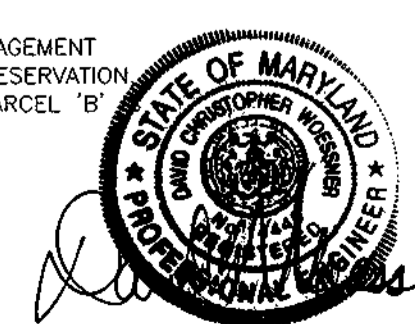
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR
 DATE: 6/6/03

PRELIMINARY EQUIVALENT SKETCH PLAN
HOPKINS CHOICE
 LOTS 1 THRU 31 AND PRESERVATION PARCELS A THRU B
 4th ELECTION DISTRICT, TAX MAP # 21, GRID 12
 PARCEL 111 & PARCEL 163
 HOWARD COUNTY, MARYLAND.

PREPARED BY:
American Land Development and Engineering, Inc.

OWNERS: PRESCRIPTION ACRES, LLC. c/o DONALD H. PATTERSON
 DEVELOPER: TRIADELPHIA FARM, LLC. 8258 CARDINAL LANE
 10749 BIRMINGHAM WAY WOODSTOCK, MD. 21153
 TEL: (410) 465-7903 FAX: (410) 465-3845
 COLUMBIA, MD. 21044
 GLENELG, MD. 21737
 DATE: JUNE 2003 SHEET 1 OF 5



SP-03-09

SCHEDULE "A" PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY	Landscaping Type	Linear Feet of Roadway Frontage/Perimeter	Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	Number of Plants Required	Shade Trees	Shrubs
P 1	P	A	195 FT.	YES 195 FT.	-	0	0	-
P 2	P	A	225 FT.	YES 225 FT.	-	0	0	-
P 3	P	A	295 FT.	NO 0 FT.	-	0	5	-
P 4	P	A	120 FT.	YES 120 FT.	-	0	0	-
P 5	P	A	485 FT.	NO 0 FT.	-	0	8	-
P 6	P	A	716 FT.	NO 0 FT.	-	0	12	-
P 7	P	A	255 FT.	NO 0 FT.	-	0	5	-
P 8	P	A	855 FT.	NO 570 FT.	-	0	5	-
P 9	P	A	1540 FT.	YES 1540 FT.	-	0	0	-
P 10	P	A	160 FT.	YES 0 FT.	-	0	3	-
P 11	R	B	160 FT.	YES 0 FT.	-	4	4	-
P 12	R	B	165 FT.	NO 0 FT.	-	5	4	-
P 13	R	B	170 FT.	NO 0 FT.	-	5	4	-
P 14	R	B	530 FT.	NO 0 FT.	-	14	11	-

SCHEDULE "D" ** STORMWATER MANAGEMENT AREA LANDSCAPING

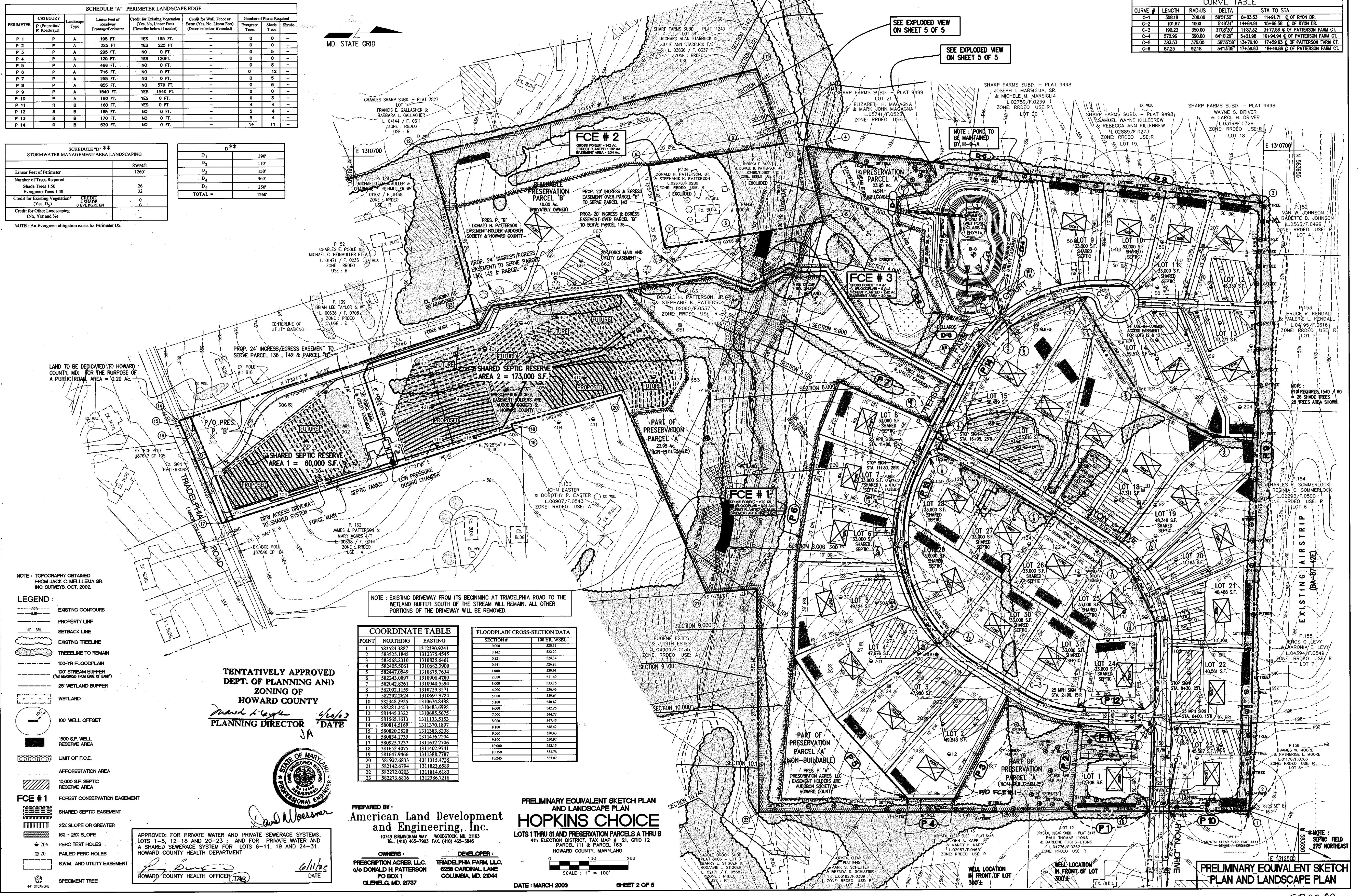
Category	SWM#1	SWM#2
Linear Feet of Perimeter	1260'	
Number of Trees Required		
Shade Trees 1:50	26	
Evergreen Trees 1:40	32	
Credit for Existing Vegetation (Yes, D)	0	
Credit for Other Landscaping (No, Yes and %)	0	

SCHEDULE "D" **

D ₁	D ₂	D ₃	D ₄	D ₅	TOTAL
	390'	110'	150'	360'	250'
TOTAL = 1260'					

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	STA TO STA
C-1	308.18	300.00	56°51'30"	8+83.53 TO 11+81.71 @ OF RYON DR.
C-2	101.67	1000	54°31'31"	14+64.91 TO 15+66.58 @ OF RYON DR.
C-3	190.23	350.00	31°06'30"	3+77.58 @ OF PATTERSON FARM CT.
C-4	572.96	300.00	8°10'29"	5+421.58 TO 10+04.54 @ OF PATTERSON FARM CT.
C-5	363.53	375.00	58°32'08"	13+76.10 TO 17+59.63 @ OF PATTERSON FARM CT.
C-6	87.23	92.18	54°13'05"	17+59.63 TO 18+46.86 @ OF PATTERSON FARM CT.



LAND TO BE DEDICATED TO HOWARD COUNTY, MD. FOR THE PURPOSE OF A PUBLIC ROAD. AREA = 0.20 AC.

NOTE: TOPOGRAPHY OBTAINED FROM JACK C. MELLEMA SR. INC. SURVEYS, OCT. 2002.

- LEGEND:**
- EXISTING CONTOURS
 - PROPERTY LINE
 - SETBACK LINE
 - EXISTING TREELINE
 - TREELINE TO REMAIN
 - 100-YR FLOODPLAIN
 - 100' STREAM BUFFER (AS MEASURED FROM EDGE OF BANK)
 - 25' WETLAND BUFFER
 - WETLAND
 - 100' WELL OFFSET
 - 1500 SF. WELL RESERVE AREA
 - LIMIT OF F.C.E.
 - AFFORESTATION AREA
 - 10,000 SF. SEPTIC RESERVE AREA
 - FCE #1 FOREST CONSERVATION EASEMENT
 - SHARED SEPTIC EASEMENT
 - 25% SLOPE OR GREATER
 - 15% - 25% SLOPE
 - PERC TEST HOLES
 - FAILED PERC HOLES
 - S.W.M. AND UTILITY EASEMENT
 - SPECIMEN TREE

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

Marc L. Gyle 4/6/03
PLANNING DIRECTOR DATE

David Weisner
DATE

COORDINATE TABLE

POINT	NORTHING	EASTING
1	583524.3887	1312390.9241
2	583525.1845	1312375.4545
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21	582142.6794	1311823.6589
22	582272.0203	1311814.6183
23	582273.6816	1312386.7218

FLOODPLAIN CROSS-SECTION DATA

SECTION #	100 YR. WSEL.
0.000	520.37
0.142	522.22
0.321	524.34
0.441	526.83
1.000	529.93
2.000	531.49
3.000	533.75
4.000	536.66
5.000	539.64
6.000	540.87
7.000	542.25
8.000	544.77
9.000	548.47
10.000	552.15
10.150	553.78
10.245	553.87

PREPARED BY:
**American Land Development
and Engineering, Inc.**
10749 BRIMINGHAM WAY WOODSTOCK, MD. 21163
TEL (410) 465-7903 FAX (410) 465-3845

OWNERS:
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c/o DONALD H. PATTERSON
PO BOX 1
GLENBEL, MD. 21737

DEVELOPER:
TRIADELPHIA FARM, LLC.
6258 CAROLINA LANE
COLUMBIA, MD. 21044

**PRELIMINARY EQUIVALENT SKETCH PLAN
AND LANDSCAPE PLAN**
HOPKINS CHOICE
LOTS 1 THRU 31 AND PRESERVATION PARCELS A THRU B
4th ELECTION DISTRICT, TAX MAP # 21, GRID 12
PARCEL 111 & PARCEL 163
HOWARD COUNTY, MARYLAND.

SCALE: 1" = 100'
DATE: MARCH 2008 SHEET 2 OF 5

**PRELIMINARY EQUIVALENT SKETCH
PLAN AND LANDSCAPE PLAN**



SEE EXPLODED VIEW ON SHEET 5 OF 5

NOTE: EROSION AND SEDIMENT CONTROL MEASURES FOR PRIVATE DRIVEWAY TO BE PROVIDED AT TIME OF PLOT PLAN SUBMISSION FOR DWELLING.

LAND TO BE DEDICATED TO HOWARD COUNTY, MD. FOR THE PURPOSE OF A PUBLIC ROAD. AREA = 0.25 AC.

PROP. 24' EGRESS/INGRESS 16" PAVEMENT TO SERVE PARCEL 134, PARCEL 142 & PRESERVATION PARCEL 'B'

SHARED SEPTIC RESERVE AREA 1 = 60,000 S.F.

NOTE: EROSION AND SEDIMENT CONTROL DEVICES FOR THE SHARED SEPTIC SYSTEM DRIVEWAY ARE CONCEPTUAL AND WILL BE PROVIDED AT THE TIME THE DRIVEWAY IS BUILT.

NOTE: EXISTING DRIVEWAY FROM ITS BEGINNING AT TRIADELPHIA ROAD TO THE WETLAND BUFFER SOUTH OF THE STREAM WILL REMAIN. ALL OTHER PORTIONS OF THE DRIVEWAY WILL BE REMOVED.

NOTE: TOPOGRAPHY OBTAINED FROM JACK C. MELLEMA SR. INC. SURVEYS, OCT. 2002.

- LEGEND:**
- EXISTING CONTOURS
 - PROPERTY LINE
 - SETBACK LINE
 - EXISTING TREELINE
 - TREELINE TO REMAIN
 - 100-YR FLOODPLAIN
 - 100' STREAM BUFFER
 - 25' WETLAND BUFFER
 - WETLAND
 - 1500 SF. WELL RESERVE AREA
 - AFFORESTATION AREA
 - 10,000 SF. SEPTIC RESERVE AREA
 - SHARED SEPTIC EASEMENT
 - 25% SLOPE OR GREATER
 - 15% - 25% SLOPE
 - EARTH DIKE
 - SWALE
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMITS OF DISTURBANCE
 - STRAW BALE DIKE

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT AND MDC PERMIT. 1 DAY
- NOTIFY HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410 315-1880) AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING WORK. 1 DAY
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, TREE PROTECTION FENCE AND TREE CONSERVATION SIGNS. 3 DAYS
- INSTALL SILT FENCE AND SUPER SILT FENCE WHERE SHOWN. 3 DAYS
- CONSTRUCT CLEAR WATER DIVERSION DIKES, AND PERIMETER SWALES AS SHOWN ON THE PLANS. 1 WEEK
- CONSTRUCT BMP #1 WITH BOTTOM SET @ 540.0'. CONSTRUCT TYPE II SEDIMENT TRAP #1. 4 WEEKS
- AFTER OBTAINING PERMISSION FROM SEDIMENT INSPECTOR, CLEAR AND GRUB ROAD WITHIN LIMITS OF DISTURBANCE SHOWN. 1 WEEK
- CONSTRUCT ALL ROADS. 5 WEEKS
- CONSTRUCT STORM DRAIN SYSTEM. CONSTRUCT THE STORM DRAIN SYSTEM INCLUDING TRAP #1. 4 WEEKS
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHEN THE CLEANOUT ELEVATIONS HAVE BEEN REACHED. 2 DAYS
- THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE OF THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN ON THESE PLANS AFTER EACH RAINFALL AND ON DAILY BASIS. 1 DAY
- AFTER THE AREAS DRAWING INTO #1-21 HAVE BEEN STABILIZED WITH PERMANENT SEEDING & MULCHING REMOVE 16" #1 TEMP. DIVERSION PIPE FROM #1-20 TO TYPE II TRAP #1. 1 WEEK
- SEED, MULCH, AND STABILIZE ALL DISTURBED AREAS. CLEAN AND FLUSH ALL STORM DRAIN SYSTEMS. 1 WEEK
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES. 1 WEEK

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Derek A. Uggler 6/25/13
PLANNING DIRECTOR, DATE

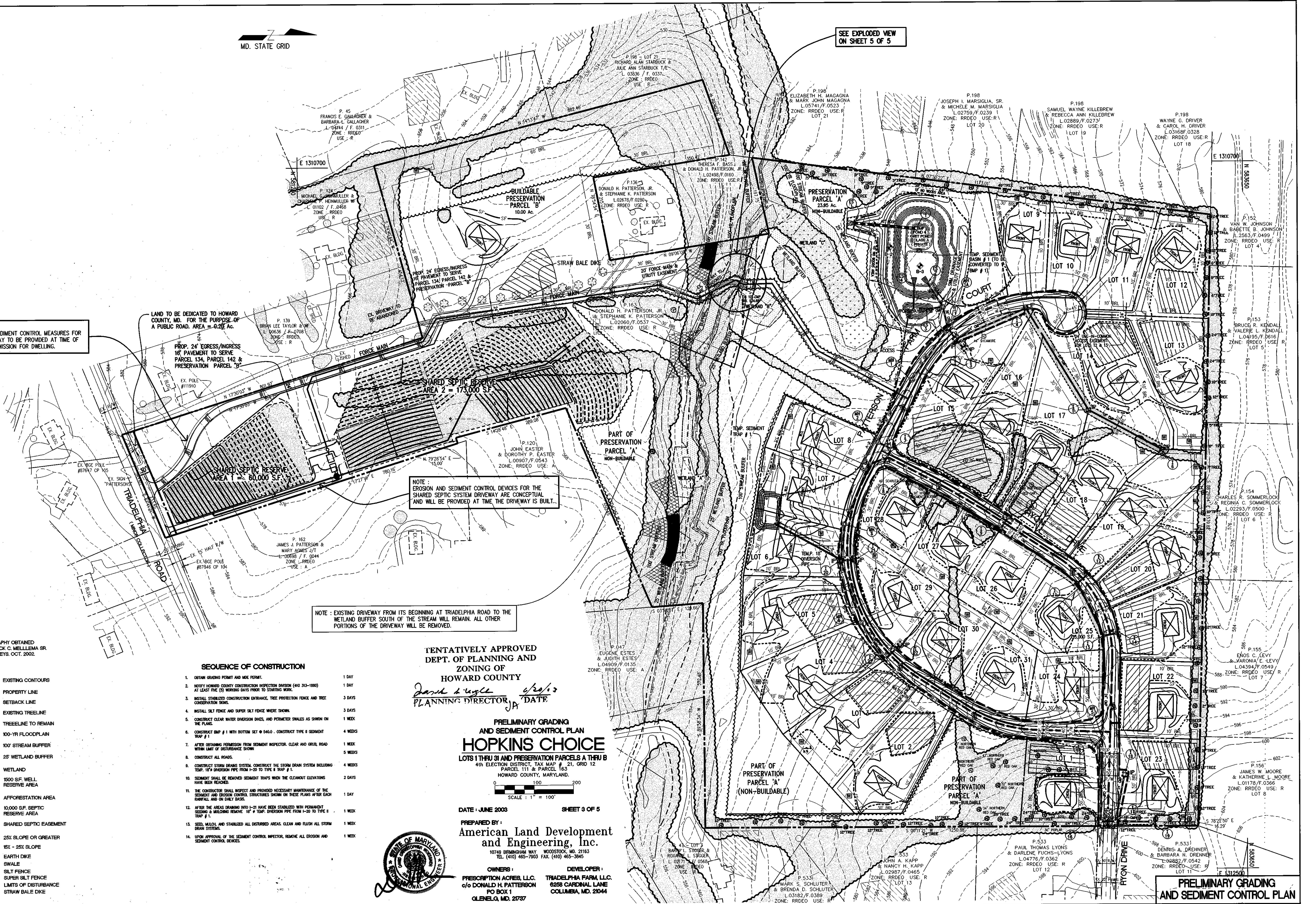
**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
HOPKINS CHOICE**
LOTS 1 THRU 31 AND PRESERVATION PARCELS A THRU B
4th ELECTION DISTRICT, TAX MAP # 21, GRID 12
PARCEL 111 & PARCEL 163
HOWARD COUNTY, MARYLAND.



DATE: JUNE 2003 SHEET 3 OF 5

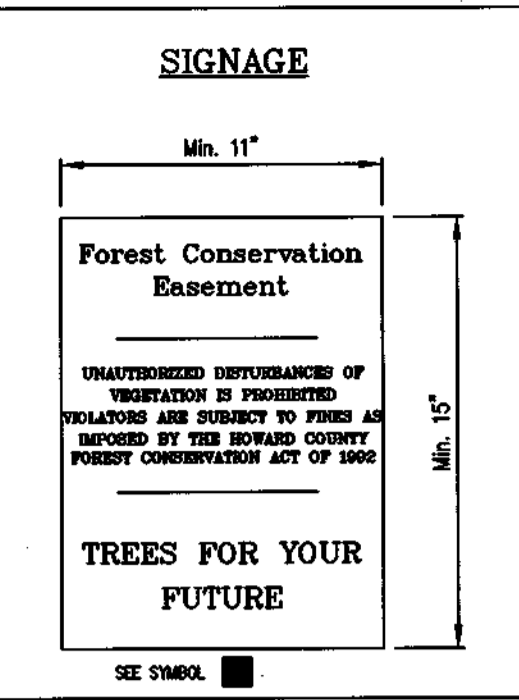
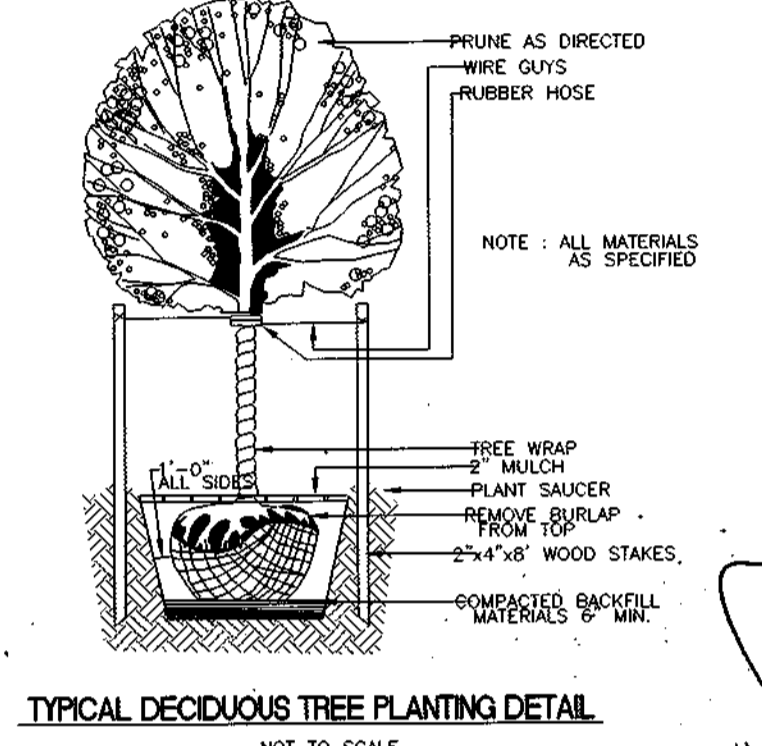
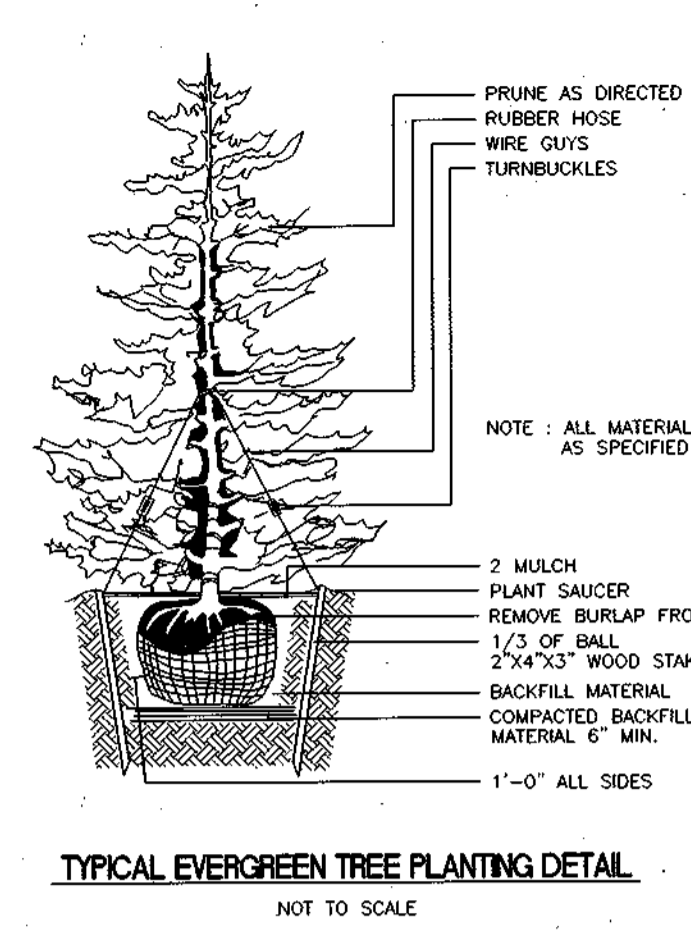
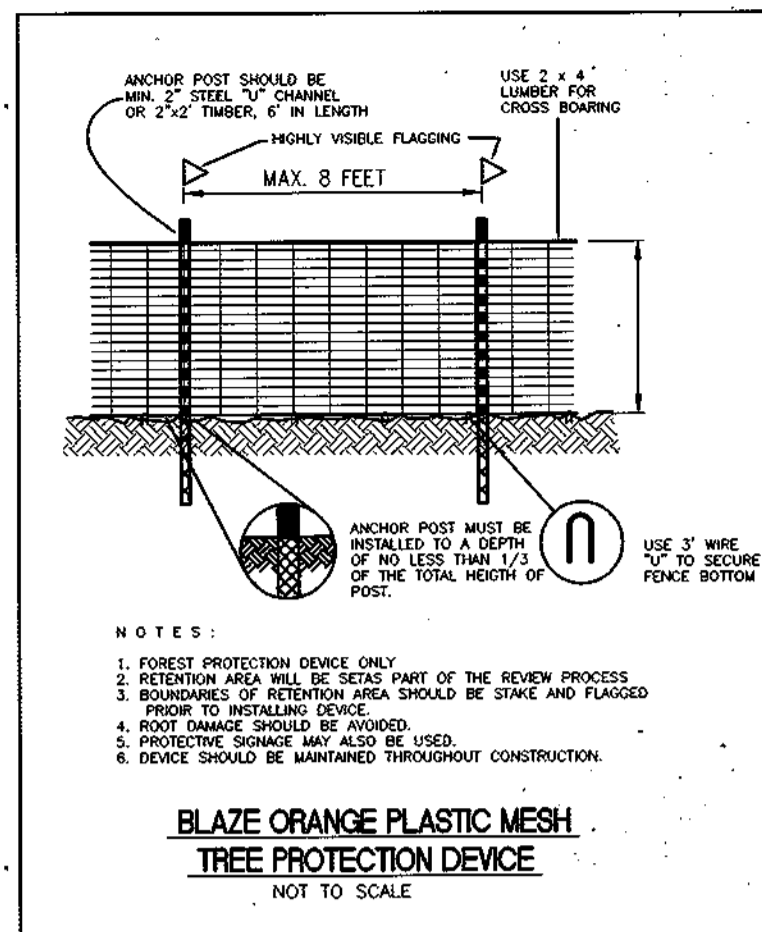
PREPARED BY:
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10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163
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GLENELQ, MD. 21737

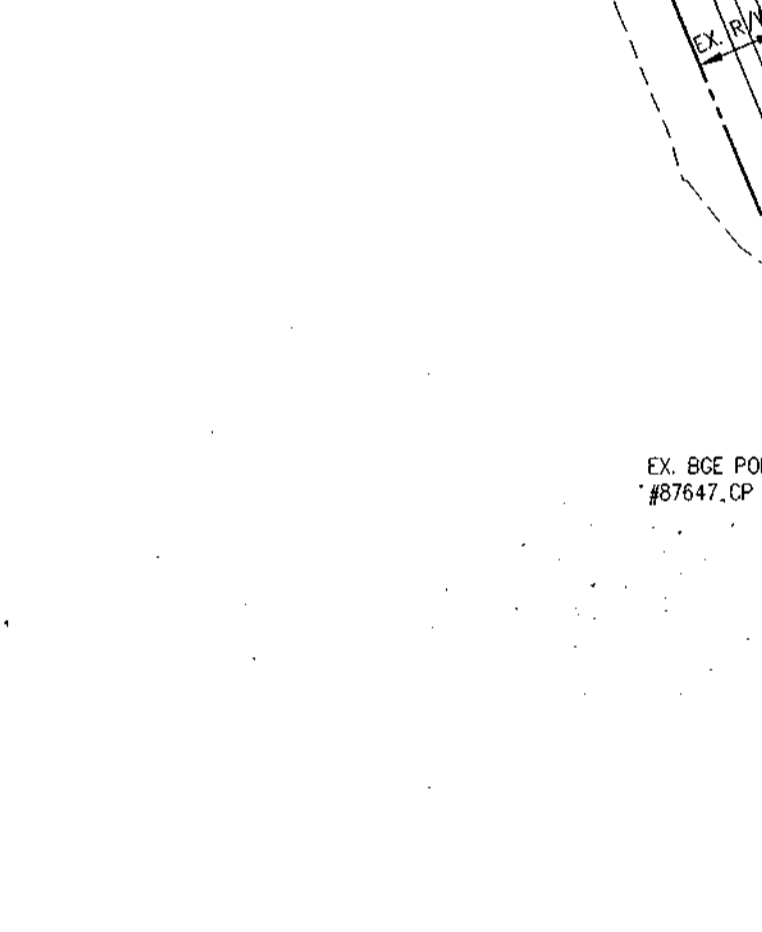
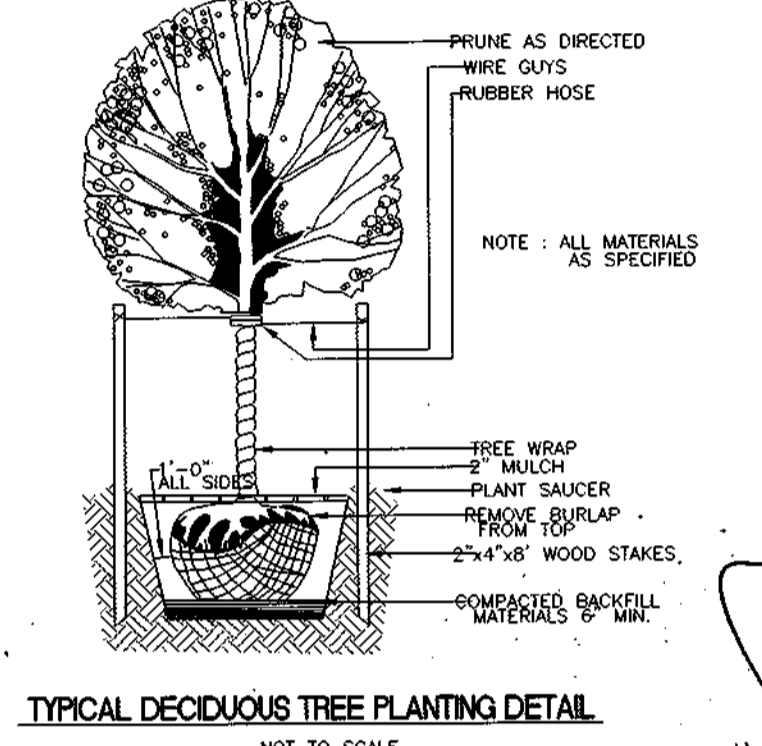


PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

SP.03.09



- FCE NOTES**
1. 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.
 2. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
 3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FENCE BOUNDARY, WHICHEVER IS GREATER.
 4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
 5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEARING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
 6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
 7. PERMANENT SIGNAGE SHALL BE PLACED 50'-100' ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.



MD. DNR QUALIFIED PROFESSIONAL
William Bridgeland 6/9/03
WILLIAM BRIDGELAND DATE

NOTE: TOPOGRAPHY OBTAINED FROM JACK O. MELLEMA SR. INC. SURVEYS, OCT. 2002.

LEGEND:

- EXISTING CONTOURS
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREELINE
- TREELINE TO REMAIN
- 100-YR FLOODPLAIN
- 100' STREAM BUFFER (OFF EDGE OF BANK)
- 25' WETLAND BUFFER
- WETLAND
- LIMIT OF FCE
- AFFORESTATION AREA
- WELL LOCATION
- 10,000 S.F. SEPTIC RESERVE AREA
- FCE #1** FOREST CONSERVATION EASEMENT
- SHARED SEPTIC EASEMENT
- 25% SLOPE OR GREATER
- 15% - 25% SLOPE
- 3% PROTECTION FENCE
- LIMIT OF DISTURBANCE
- HYDRIC SOIL
- FCE SIGNAGE

PRELIMINARY PLANTING PLAN

Planting Plan shall be consistent with the most current local regulations in the state. The County's minimum planting density is 100 plants per acre at 2' x 2' spacing, and the minimum tree height at the time of planting shall be 12' from the ground to the top of the canopy. Single trees should be planted in a row rather than in a grid pattern.

PLANTING SPECIFICATIONS

GENUS	HEIGHT	GENUS	HEIGHT
WHITE OAK	15	BLACK OAK	15
BLACK CHERRY	15	RED OAK	15
FRAXINUS	15	RED BARK	15
...

OTHER PLANTING INSTRUCTIONS

Plant material should be obtained from a reputable nursery and stored 3 to 6 months before being planted. Delivery should be made to the site in a timely manner. The contractor shall be responsible for the proper handling and planting of the material. Planting shall be done in a timely manner. The contractor shall be responsible for the proper handling and planting of the material.

PRELIMINARY FOREST CONSERVATION WORKSHEET

The following worksheet is excerpted from the Howard County Forest Conservation Manual, and has been filled in based on the preliminary site plan. Some acreages were estimated, and the assumption that two acres are planted to be cleared is based on an assumption of 100 plants per acre. The amount of forest to be cleared may not be the actual amount to be cleared, and the amount to be cleared will be determined by the afforestation requirements.

1. BASIC SITE DATA

GROSS SITE AREA	AREA WITHIN 100 YEAR FLOODPLAIN	AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	NET TRACT AREA	LAND USE CATEGORY (RESIDENTIAL/RURAL/MEDIUM DENSITY)
66.8	60	60	60	NC

2. DETERMINING REQUIREMENTS: AFFORESTATION OR REAFFORESTATION

NET TRACT AREA	AFFORESTATION MINIMUM (20% x A)	EXISTING FOREST ON NET TRACT AREA	FOREST AREA TO BE CLEARING	FOREST AREA TO BE RETAINED
60	12	60	0	60

FOREST CONSERVATION AREA TABULATION

Easement No.	Gross Forest Area	Forest Area Floodplains	Net Forest (Retained)	Planted Area (Afforestation)**	Total Easement Area
FCE #1	2.70 Ac.	0.94 Ac.	1.76 Ac.	8.26 Ac.	10.96 Ac.
FCE #2	1.42 Ac.	0 Ac.	1.42 Ac.	1.92 Ac.	3.34 Ac.
FCE #3	0 Ac.	0 Ac.	0 Ac.	2.42 Ac.	2.42 Ac.
TOTAL	4.12 Ac.	0.94 Ac.	3.18 Ac.	12.60 Ac.	17.30 Ac.

Specimen trees found on site:

Specimen No.	Tree Species	DBH (in)	Stand	Condition
1	White oak	30	1	Good
2	N. Red oak	35	1	Large part of crown dead
3	White oak	34	1	Good
4	N. Red oak	30	1	Double trunk; good
5	Flame tree	30	1	Good
6	Flame tree	30	1	Good
7	Scarlet oak	40	1	Some dead crown branches
8	N. Red oak	47	1	Trunk rot
9	N. Red oak	43	1	Good
10	N. Red oak	34	1	Trunk rot
11	N. Red oak	34	1	Good
12	Tulip poplar	31	1	Good
13	N. Red oak	33	1	Good
14	Tulip poplar	36	1	Good
15	N. Red oak	32	1	Good
16	N. Red oak	34	1	Good
17	N. Red oak	43	1	Good
18	N. Red oak	40	3	Good
19	White oak	33	3	Good
20	Scarlet oak	36	3	Good
21	Tulip poplar	33	3	Good
22	Red maple	37	2	Good in hedgerow
23	Sassafras	34	2	Good in hedgerow
24	Sycamore	34	None	Good; instead in field
25	Red maple	36	None	Some dead crown branches

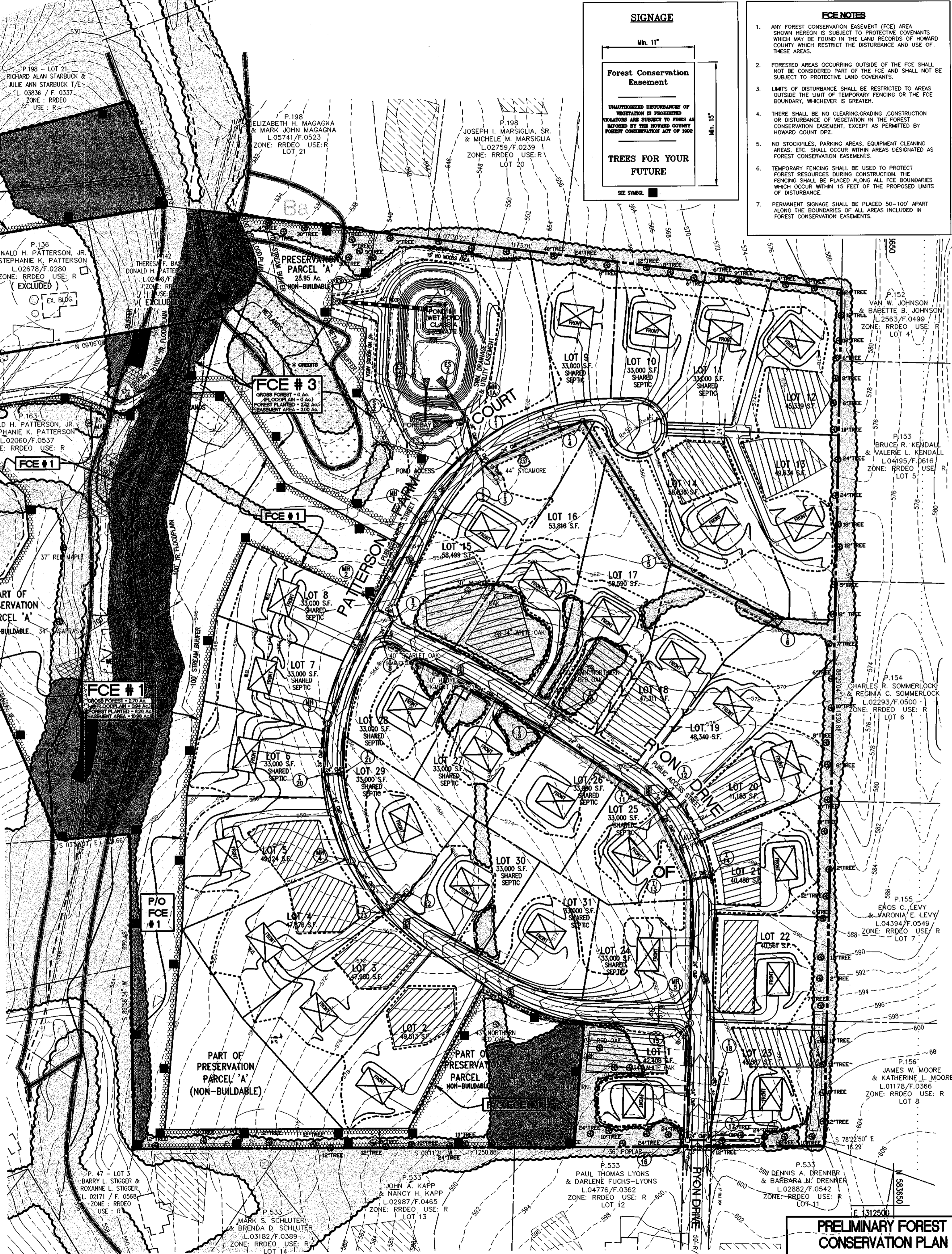
PREPARED BY:
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10740 BRIMMINGHAM WAY WOODSTOCK, MD 21163
TEL: (410) 465-7903 FAX: (410) 465-3845

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DEVELOPER:
TRADELPHIA FARM, LLC
6258 CARDINAL LANE
COLUMBIA, MD 21044

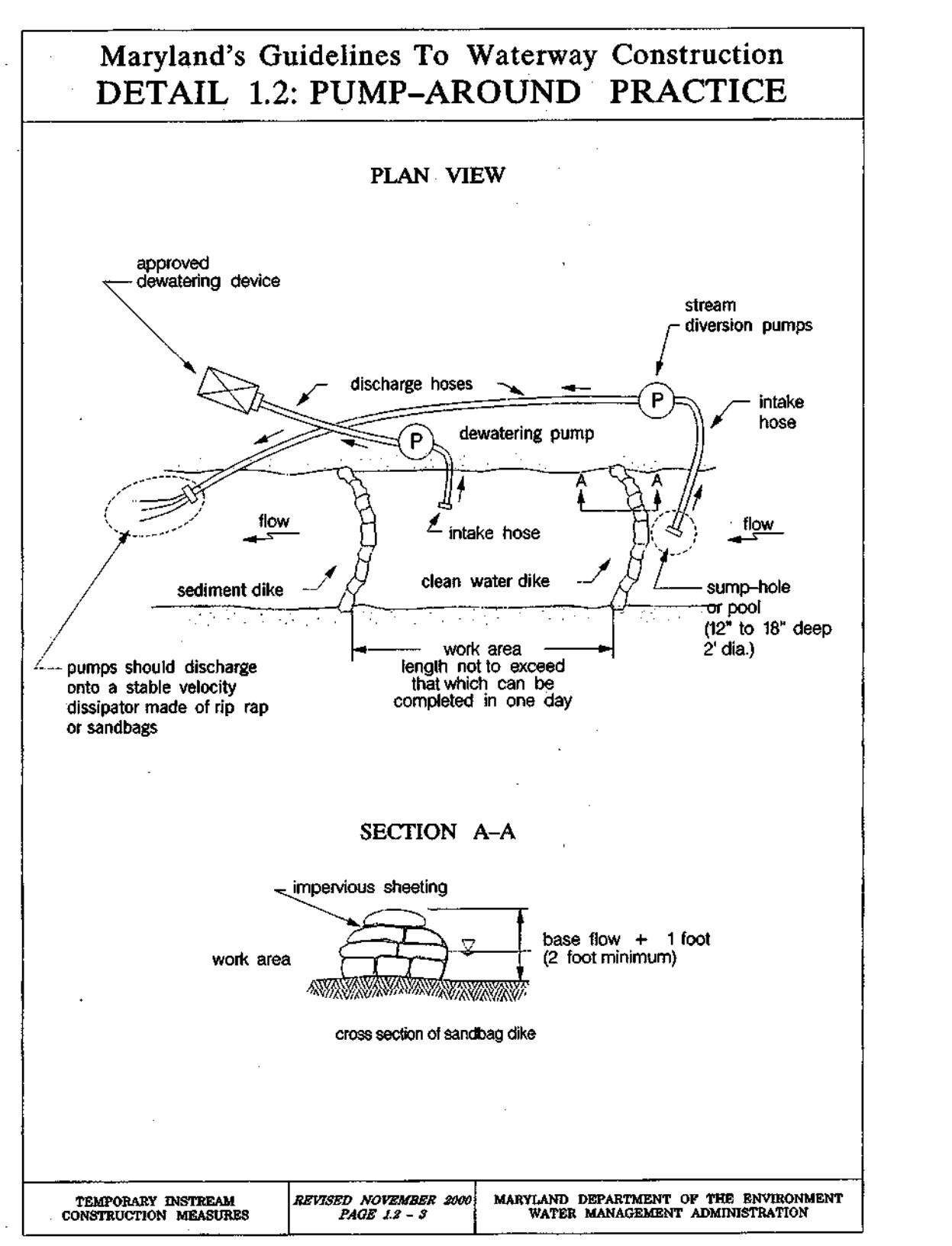
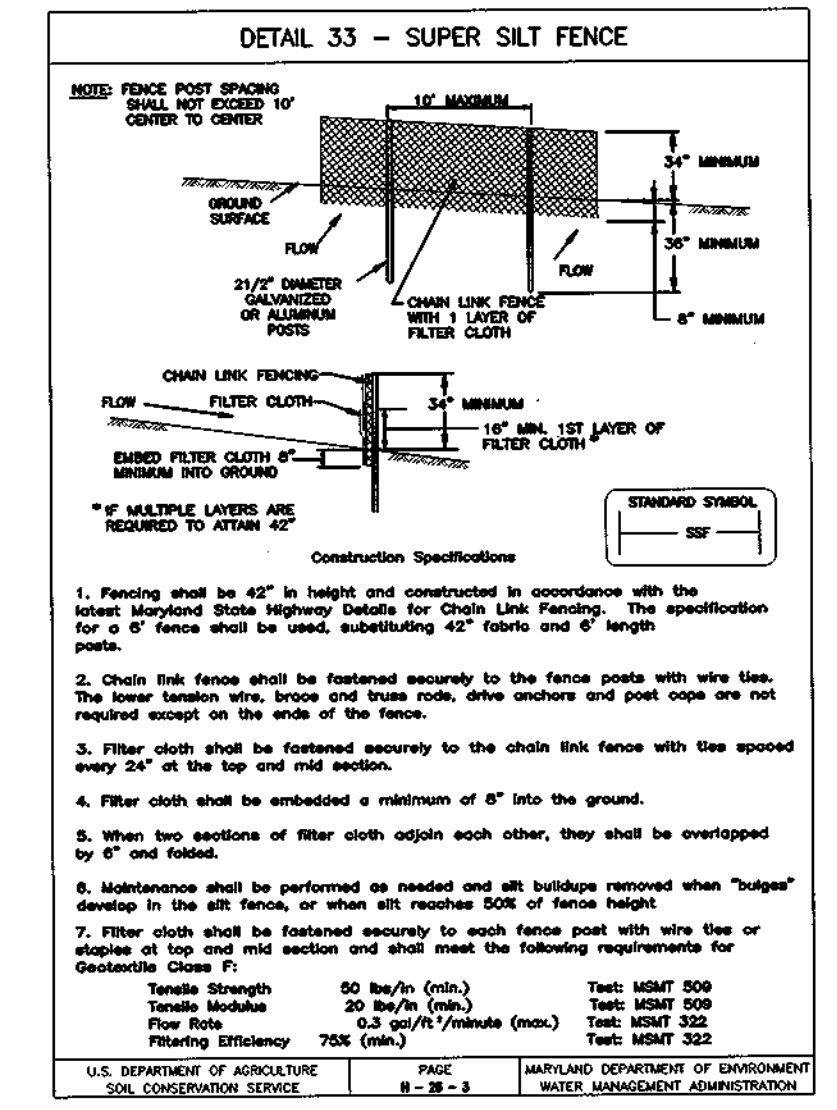
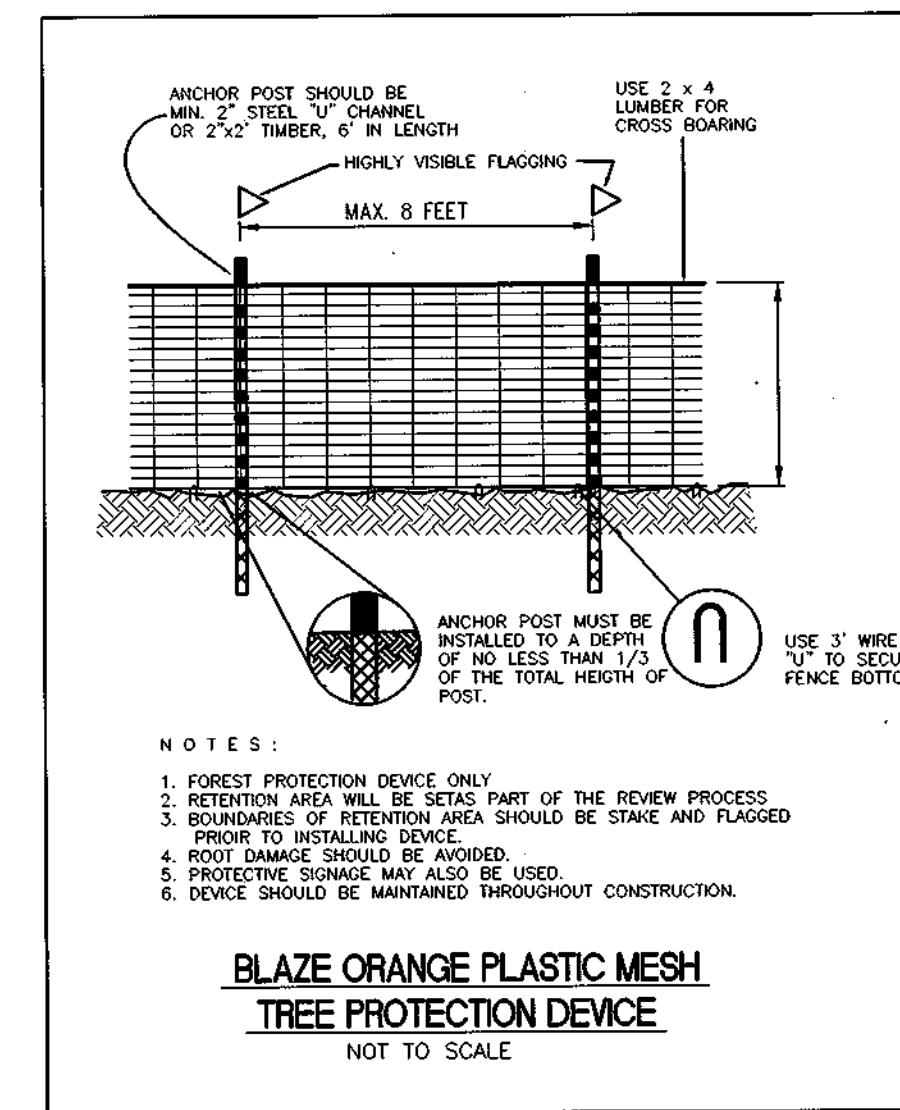
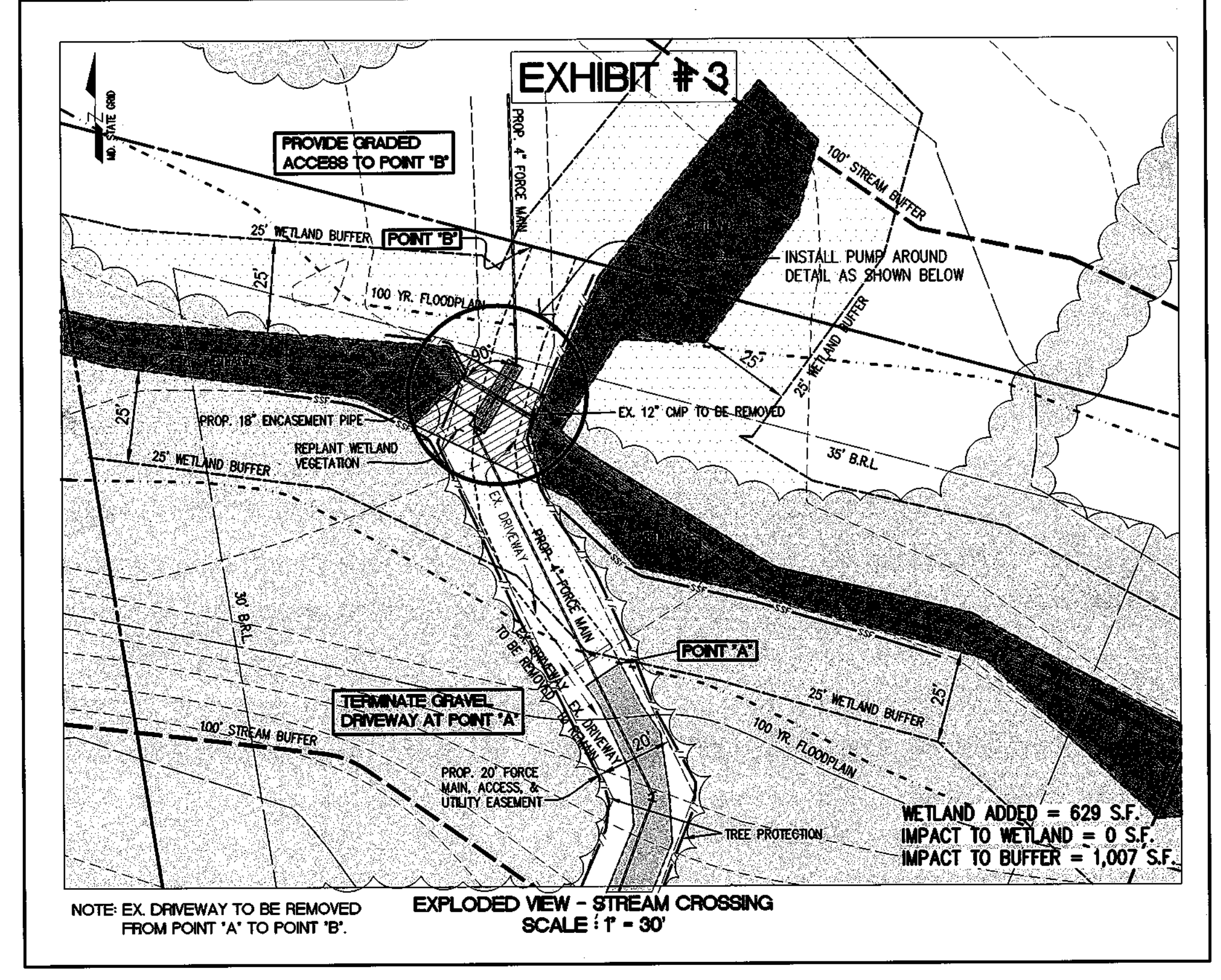
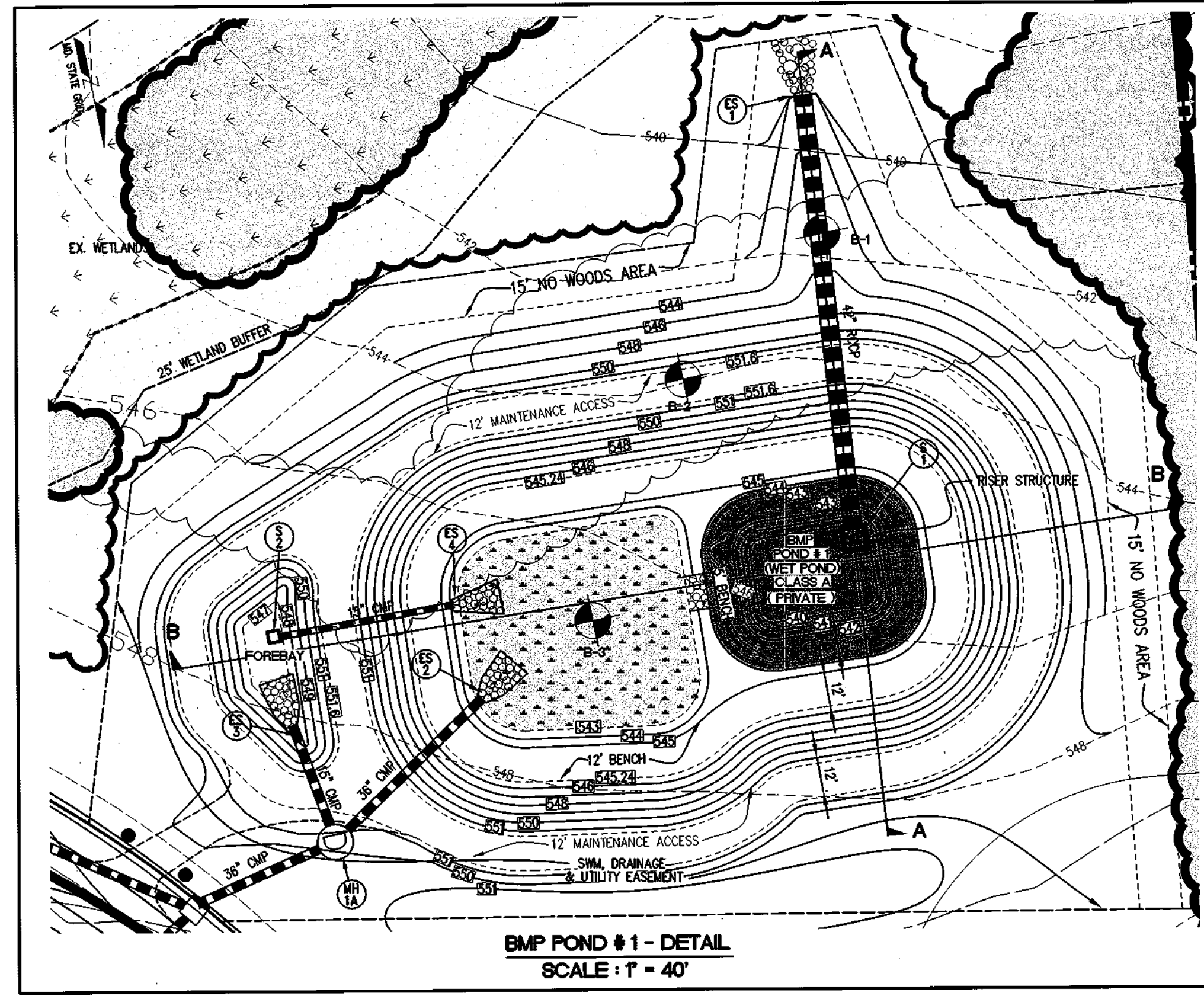
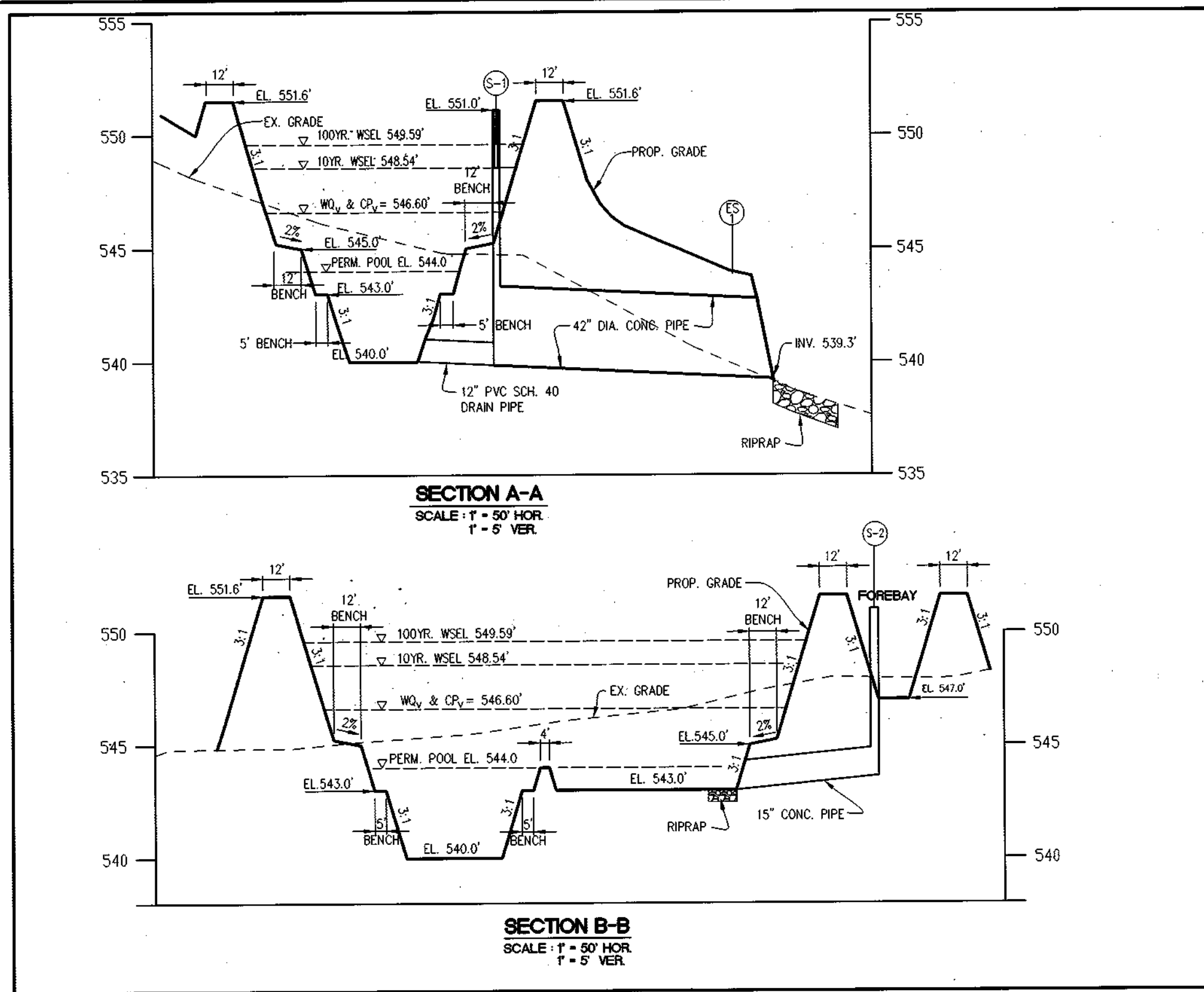
PRELIMINARY FOREST CONSERVATION PLAN
HOPKINS CHOICE
LOTS 1 THRU 31 AND PRESERVATION PARCELS A THRU B
4TH ELECTION DISTRICT, TAX MAP # 21, GRID 12
PARCEL 111 & PARCEL 165
HOWARD COUNTY, MARYLAND

DATE: JUNE 2003 SHEET 4 OF 5



PRELIMINARY FOREST CONSERVATION PLAN

SP.03.09



TENTATIVELY APPROVAL
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 4/20/03
SA

HOPKINS CHOICE
LOTS 1 THRU 31 AND PRESERVATION PARCELS A THRU B
4th ELECTION DISTRICT, TAX MAP # 21, GRID 12
PARCEL 111 & PARCEL 163
HOWARD COUNTY, MARYLAND.

DATE: MAY 2008 SHEET 5 OF 5
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TEL: (410) 465-7903 FAX: (410) 465-3846

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c/o DONALD H. PATTERSON
6258 CARDINAL LANE
COLUMBIA, MD. 21044

DEVELOPER:
TRADELPHIA FARM, LLC.
6258 CARDINAL LANE
COLUMBIA, MD. 21044

DATE: 5-20-09

MGWC 1.2: PUMP-AROUND PRACTICE

Temporary measure for dewatering in-channel construction sites

DESCRIPTION

The work should consist of installing a temporary pump around and supporting measures to divert flow around in-stream construction sites.

IMPLEMENTATION SEQUENCE

Sediment control measures, pump-around practices, and associated channel and bank construction should be completed in the following sequence (refer to Detail 1.2):

- Construction activities including the installation of erosion and sediment control measures should not begin until all necessary easements and/or right-of-ways have been acquired. All existing utilities should be marked in the field prior to construction. The contractor is responsible for any damage to existing utilities that may result from construction and should repair the damage at his/her own expense to the county's or utility company's satisfaction.
- The contractor should notify the Maryland Department of the Environment or WMA sediment control inspector at least 5 days before beginning construction. Additionally, the contractor should inform the local environmental protection and resource management inspection and enforcement division and the provider of local utilities a minimum of 48 hours before starting construction.
- The contractor should conduct a pre-construction meeting on site with the WMA sediment control inspector, the county project manager, and the engineer to review limits of disturbance, erosion and sediment control requirements, and the sequence of construction. The contractor should stake out all limits of disturbance prior to the pre-construction meeting so they may be reviewed. The participants will also designate the contractor's staging areas and flag all trees within the limit of disturbance which will be removed for construction access. Trees should not be removed within the limit of disturbance without approval from the WMA or local authority.
- Construction should not begin until all sediment and erosion control measures have been installed and approved by the engineer and the sediment control inspector. The contractor should stay within the limits of the disturbance as shown on the plans and minimize disturbance within the work area whenever possible.
- Upon installation of all sediment control measures and approval by the sediment control inspector and the local environmental protection and resource management inspection and enforcement division, the contractor should begin work at the upstream section and proceed downstream beginning with the establishment of stabilized construction entrances. In some cases, work may begin downstream if appropriate. The sequence of construction must be followed unless the contractor gets written approval for deviations from the WMA or local authority. The contractor should only begin work in an area which can be completed by the end of the day including grading adjacent to the channel. At the end of each work day, the work area must be stabilized and the pump around removed from the channel. Work should not be conducted in the channel during rain events.
- Sandbag dikes should be situated at the upstream and downstream ends of the work area as shown on the plans, and stream flow should be pumped around the work area. The pump should discharge onto a stable velocity dissipater made of riprap or sandbags.

TEMPORARY INSTREAM CONSTRUCTION MEASURES MARYLAND DEPARTMENT OF THE ENVIRONMENT WATERWAY CONSTRUCTION GUIDELINES REVISED NOVEMBER 2000 PAGE 1.2 - 1

MGWC 1.2: PUMP-AROUND PRACTICE

- Water from the work area should be pumped to a sediment filtering measure such as a dewatering basin, sediment bag, or other approved source. The measure should be located such that the water drains back into the channel below the downstream sandbag dike.
- Traversing a channel reach with equipment within the work area where no timber is proposed should be avoided. If equipment has to traverse such a reach for access to another area, then timber mats or similar measures should be used to minimize disturbance to the channel. Temporary stream crossings should be used only when necessary and only where noted on the plans or specified. (See Section 4, Stream Crossings, Maryland Guidelines to Waterway Construction).
- All stream restoration measures should be installed as indicated by the plans and all banks graded in accordance with the grading plans and typical cross-sections. All grading must be stabilized at the end of each day with seed and mulch or seed and matting as specified on the plans.
- After an area is completed and stabilized, the clean water dike should be removed. After the first sediment flush, a new clean water dike should be established upstream from the old sediment dike. Finally, upon establishment of a new sediment dike below the old one, the old sediment dike should be removed.
- A pump around must be installed on any tributary or storm drain outfall which contributes runoff to the work area. This should be accomplished by locating a sandbag dike at the downstream end of the tributary or storm drain outfall and pumping the stream flow around the work area. This water should discharge onto the same velocity dissipater used for the main stem pump around.
- If a tributary is to be restored, construction should take place on the tributary before work on the main stem reaches the tributary confluence. Construction on the tributary, including pump around practices, should follow the same sequence as for the main stem of the river or stream. When construction on the tributary is completed, work on the main stem should resume. Water from the tributary should continue to be pumped around the work area in the main stem.
- The contractor is responsible for providing access to and maintaining all erosion and sediment control devices until the sediment control inspector approves their removal.
- After construction, all disturbed areas should be regraded and revegetated as per the planting plan.

TEMPORARY INSTREAM CONSTRUCTION MEASURES MARYLAND DEPARTMENT OF THE ENVIRONMENT WATERWAY CONSTRUCTION GUIDELINES REVISED NOVEMBER 2000 PAGE 1.2 - 2

TEMPORARY INSTREAM CONSTRUCTION MEASURES REVISED NOVEMBER 2000 PAGE 1.2 - 3 MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION