

SCHEDULE A PERIMETER LANDSCAPE EDGE *					SIDEYARD ADJACENT RD *	
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			ADJACENT TO ROADWAYS	LOT 1	LOT 6
Perimeter/Frontage Designation	1	2	3	4	5	6
Linear Feet of Roadway	20'	25'	40'	25'	101'	120'
Number of Plants Required	4 (640)	4 (640)	8 (640)	NA	2	3
Shade Trees	-	-	-	-	-	-
Evergreen Trees	-	-	-	-	-	-
Credit for Existing Vegetation	YES	YES	YES	NO	NO	NO
Shade Trees	3	4	3	-	-	-
Evergreen Trees	-	-	-	-	-	-
* L.F. OF 20' LANDSCAPE EDGE	-	-	-	-	-	-
Number of Plants Provided	1	-	5	NA	2	3
Shade Trees	-	-	-	-	-	-
Evergreen Trees	-	-	-	-	-	-
Other Trees (21 Substitution)	-	-	-	-	-	-
Shrubs (21 Substitution)	-	-	-	-	-	-
Describe Plant Substitution Credits Below If Needed	-	-	-	-	-	-

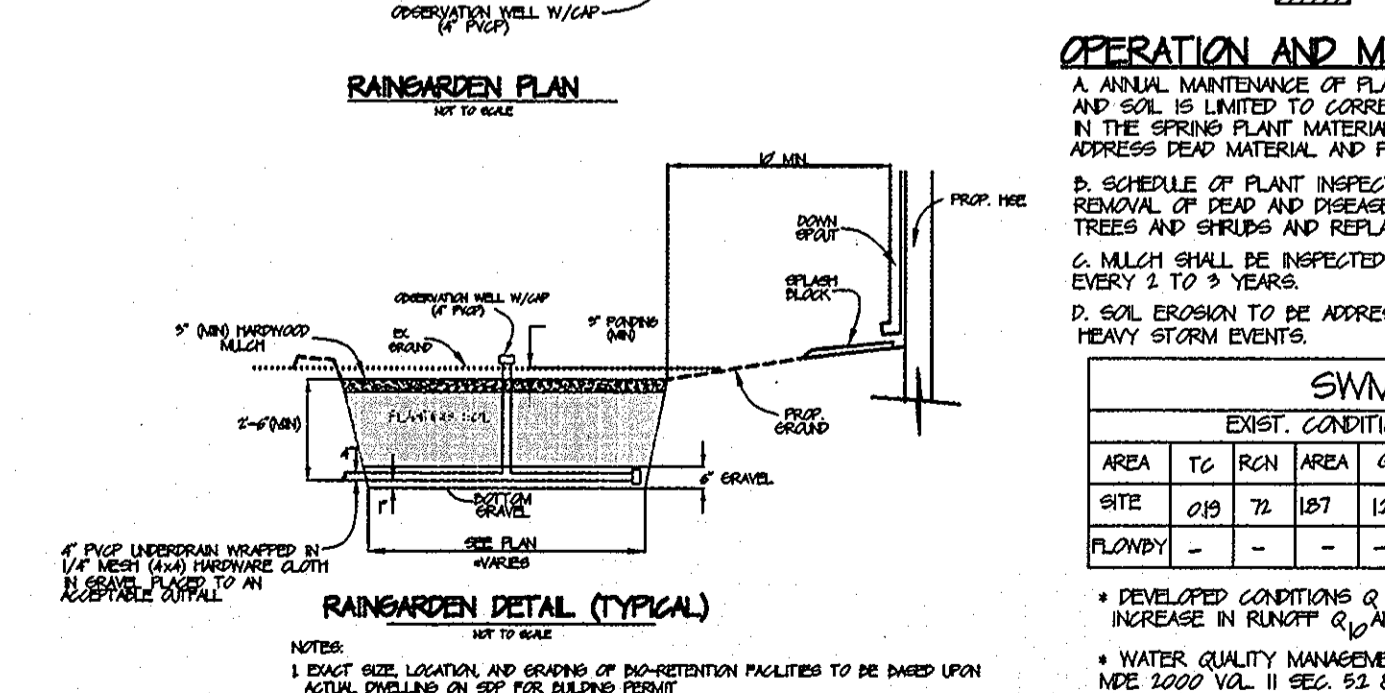
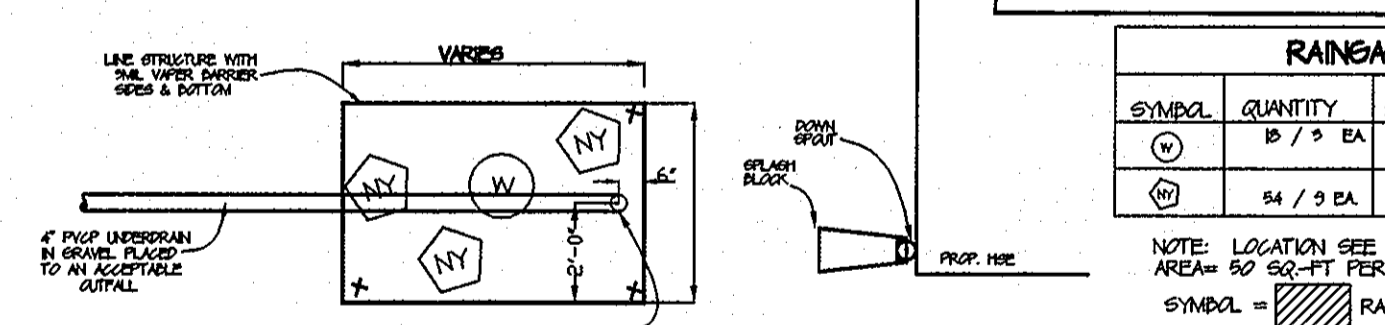
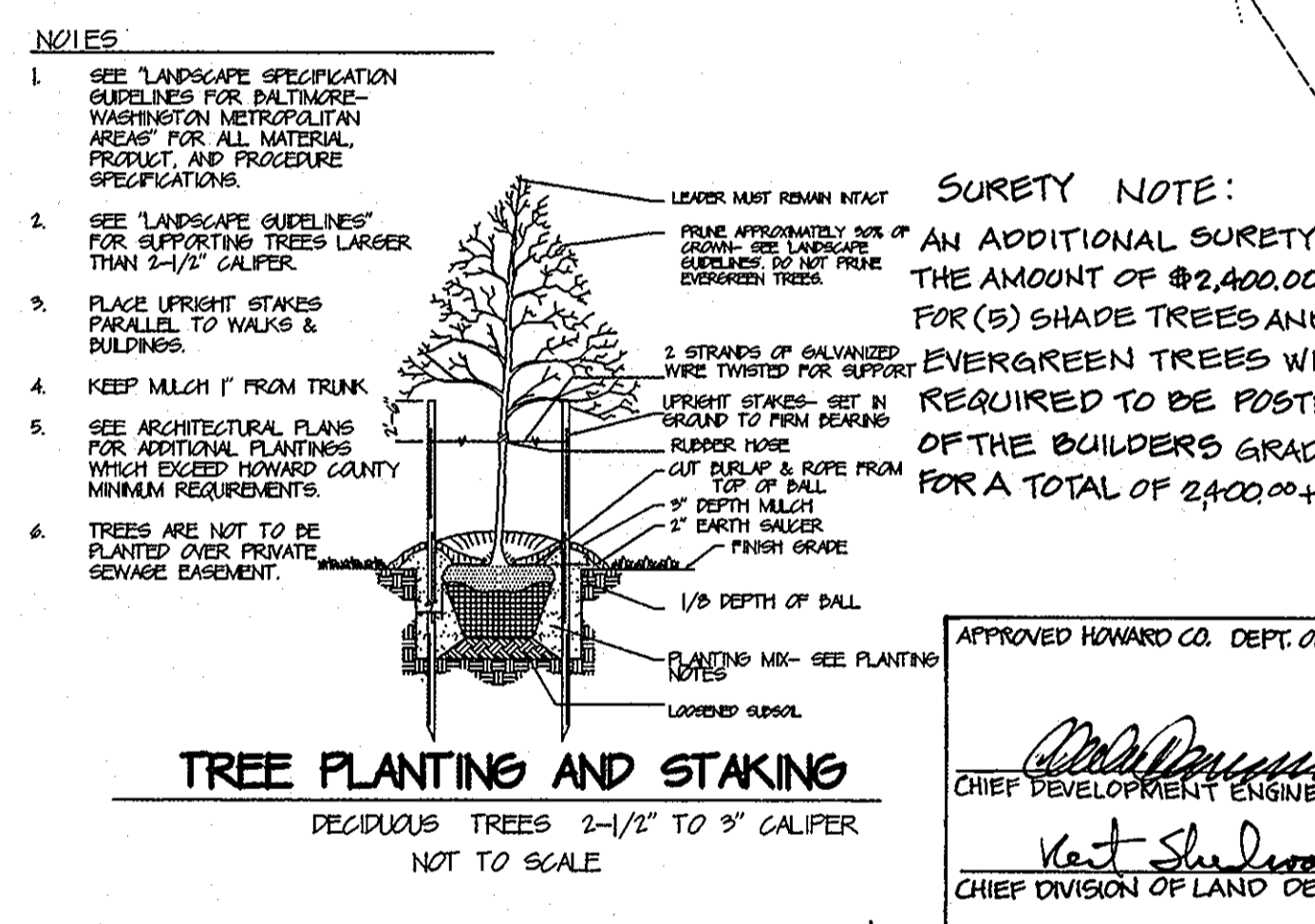
PLANT LIST *				
SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
⊙	6	ACER RUBRUM 'OUTDOOR GLORY'	25-30" CAL. DBH	12-14' HT.
⊙	5	ACER GRIBESIM MAPLE (SEE STREET TREE)	25-30" CAL. DBH	12-14' HT.
⊙	6	HEXOPACA AMERICAN HOLLY	25-30" CAL. DBH	5'-6" HGT.

STREET TREE CHART				
SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
⊙	6	ACER GRIBESIM 'PAPERBARK' MAPLE	25-30" CAL. DBH	6-8' HT.

DEVELOPER'S/BUILDER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE LANDSCAPE SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 104 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MAINTENANCE PLAN. I FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED AND SIGNED GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Christopher Brown 10/16/09
 HARMONY ALL SAINTS LLC
 (REP) CHRISTOPHER BROWN

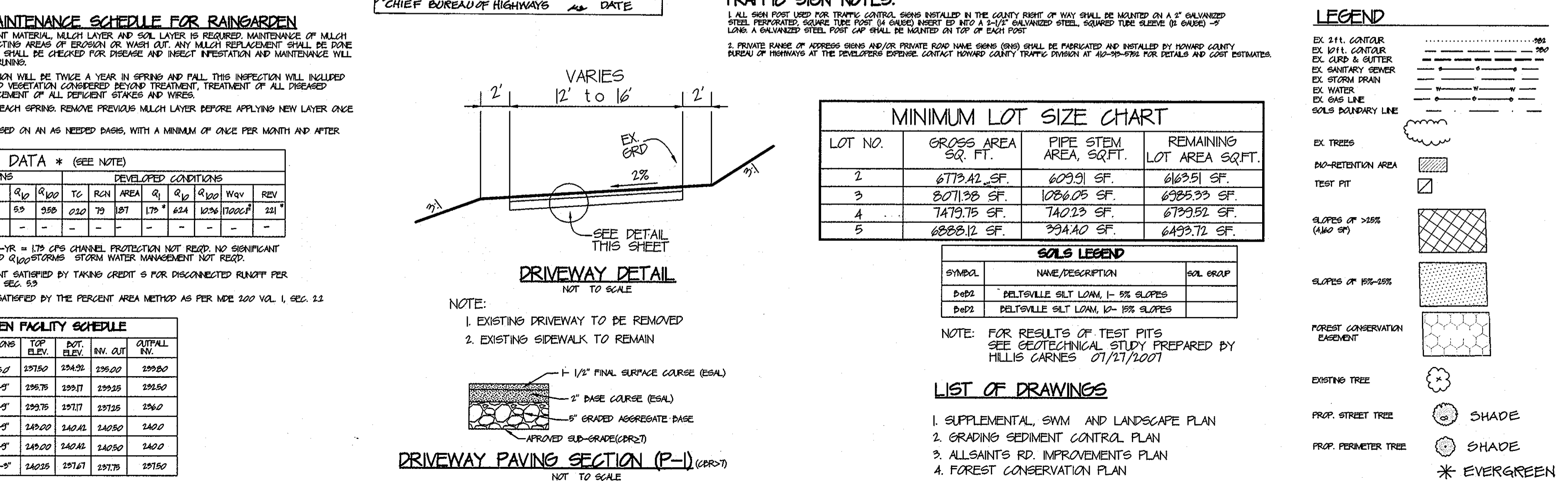
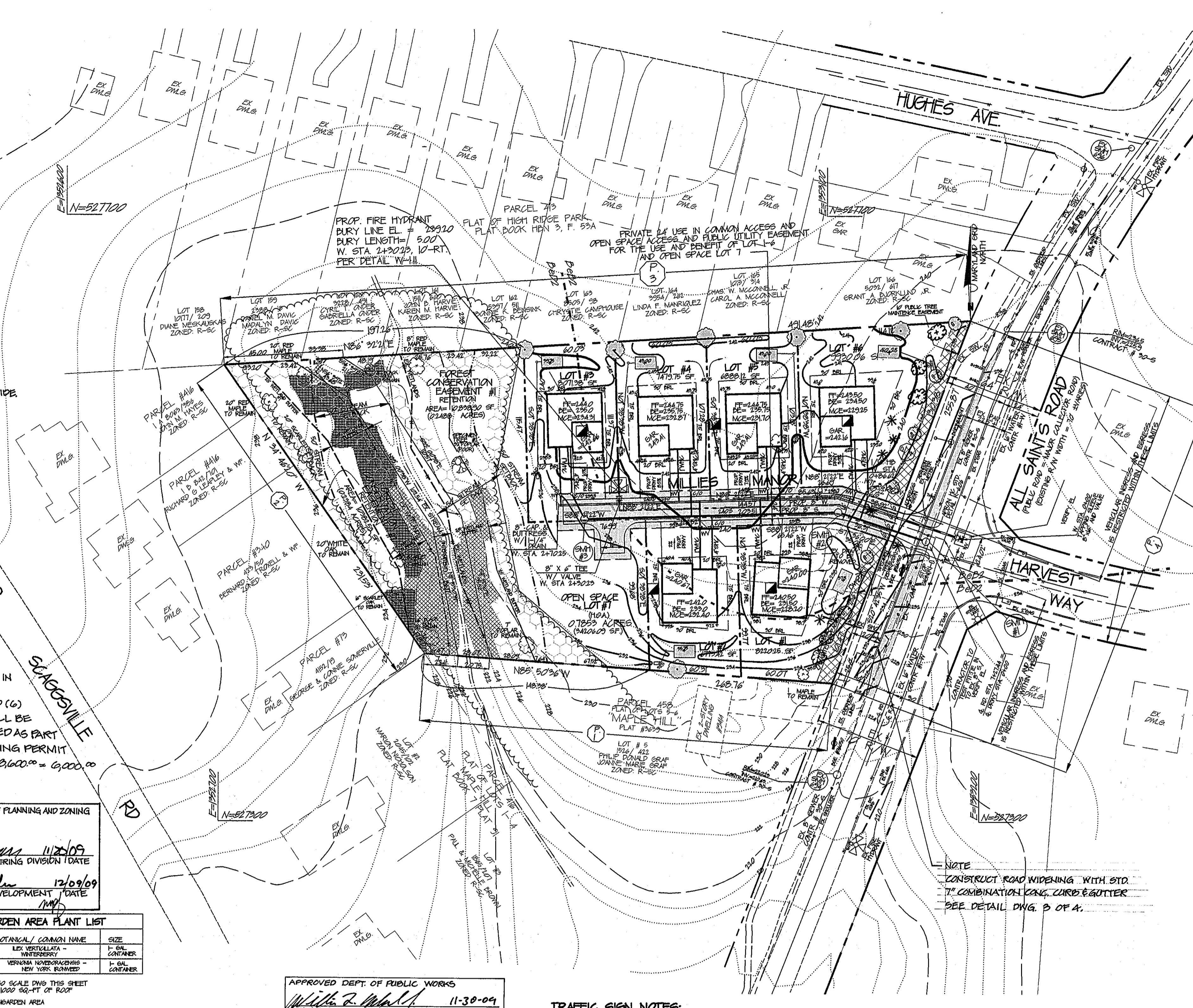
LANDSCAPE NOTES:
 1. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BARRIERS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION.
 2. AT THE TIME OF INSTALLMENT, ALL GRASSES AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MAINTENANCE PLAN. NO SUBSTITUTIONS OR RELIEGION OF 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 3. UNLESS OTHERWISE NOTED NO EXISTING TREES ARE TO BE REMOVED FOR THE PLANNED IMPROVEMENTS.



RAIN GARDEN FACILITY SCHEDULE						
NO.	DIMENSIONS	TOP ELEV.	BOT. ELEV.	SN. OUT	CUT/FILL	REV.
LOT 1	8'0" X 12'	237.80	234.00	235.00	235.80	
LOT 2	8' X 12'-0"	235.75	232.17	233.55	235.80	
LOT 3	8' X 12'-0"	235.75	232.17	233.55	235.80	
LOT 4	8' X 12'-0"	242.00	240.41	240.80	242.00	
LOT 5	8' X 12'-0"	242.00	240.41	240.80	242.00	
LOT 6	12' X 12'-0"	242.25	237.41	237.75	237.80	

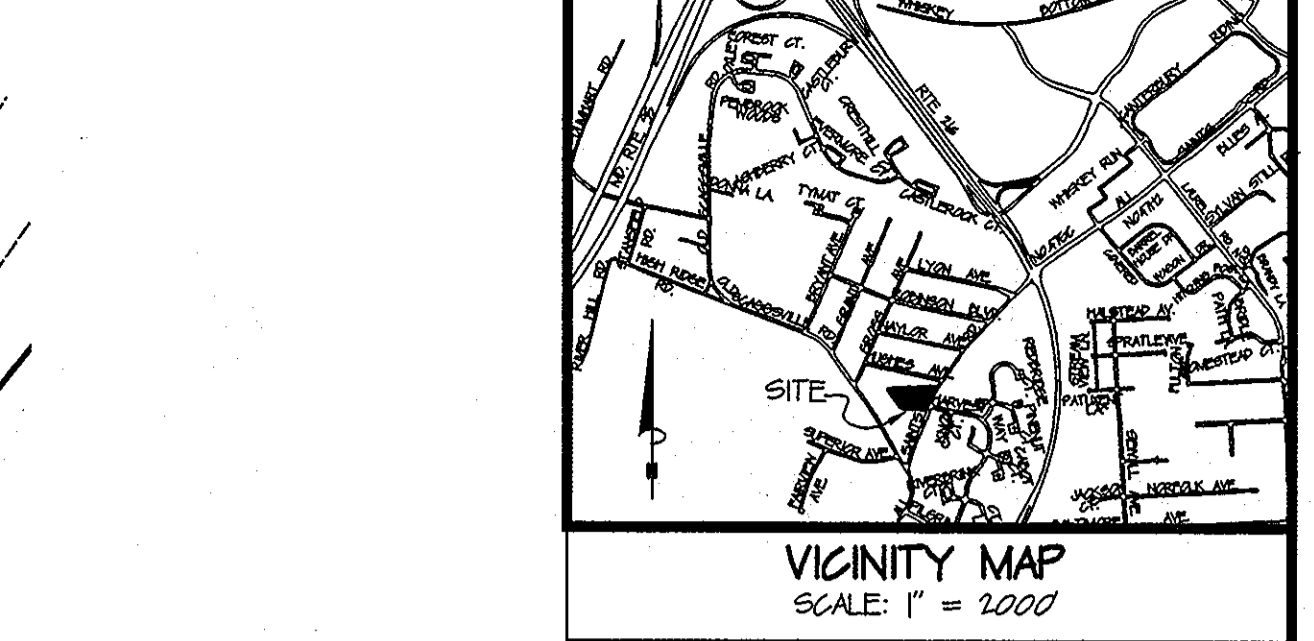
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 7809

Charles R. Crocken 10-6-2009
 CHARLES R. CROCKEN, PE MD. LICENSE REG. NO. 7809 DATE



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SITE DATA
 A. DEED REFERENCE: 9301/466
 B. EXISTING ZONING - RSC
 C. GROSS AREA OF TRACT = 21593.07 SF (0.492 ACRES)
 D. NET AREA OF TRACT = 21593.07 SF (0.492 ACRES)
 E. AREA OF PROPOSED LOTS = 21593.07 SF (0.492 ACRES)
 F. # OF BUILDABLE LOTS = 6
 AREA OF BUILDABLE LOTS = 47962.38 SF (1.0979 ACRES)
 # OF OPEN SPACE LOTS = 1
 AREA OF OPEN SPACE LOT = 34206.09 SF (0.7839 ACRES)
 G. AREA OF PROPOSED ROADS = N/A
 H. NUMBER OF LOTS PROPOSED = 6 BUILDABLE, 1 OPEN SPACE
 I. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PUBLIC
 J. OPEN SPACE REQUIRED = 107942.52 SF (2.4470 ACRES) = 25% OF THE GROSS AREA
 TOTAL OPEN SPACE PROVIDED = 34206.09 SF (0.7839 ACRES) = 41% OF THE GROSS AREA
 K. HOWARD COUNTY FILE NO.: DPZ FILE #F-09-036, SF-09-014

GENERAL NOTES:
 1. THE SUBJECT PROPERTY IS ZONED RSC PER 01/01/04 COMPREHENSIVE ZONING PLAN AND PER THE 'SOAP LITE' ZONING AMENDMENTS EFFECTIVE 7/26/05
 2. IN ACCORDANCE WITH SECTION 104 OF THE HOWARD COUNTY REGULATIONS, ANY VARIATIONS, CHANGES OR EXEMPTIONS FROM THE REGULATIONS SHALL BE IN WRITING AND SHALL BE MORE THAN 10 FEET INTO ANY SETBACKS, PERMITS OR PERMITS OPEN OR CLOSED MAY BE OBTAINED FROM THE DEPARTMENT OF PLANNING AND ZONING.
 3. NO GRASSES, NO REMOVAL OF VEGETATION COVER TREES, NO PAVING AND NO NEW STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAN.
 4. DRIVEWAYS SHALL BE PROVIDED PRIOR TO INSTALLATION OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE ACCESS FOR ALL EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
 (a) DRIVEWAY SHALL BE WIDER THAN ONE RESIDENCE
 (b) SURFACE - 2" OF COMPACTED GRANULAR FILL BASE W/ 1/4" AND 1/2" CONTING (1/2" MIN.)
 (c) GRADE - MAX. PER GRADE MAX. 1% GRADE CHANGE AND MIN. 4% TURNING RADIUS
 (d) STRUCTURES OR EXISTING STRUCTURES NOT MORE THAN 10 FEET IN WIDTH MAY BE MAINTAINED WITHIN THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAN.
 (e) DRIVEWAY SHALL BE CONSTRUCTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAN.
 (f) MAINTENANCE - SUFFICIENT TO MAINTAIN ALL WEATHER USE.
 5. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 314-2000 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES PRIOR TO ANY EXCAVATION WORK BEING DONE.
 7. THE EXISTING TOPOGRAPHY IS FIELD SURVEY BY G.C.R. & ASSOCIATES, INC. ABOUT 03/08
 8. COORDINATES BASED ON NAD 83, NAD 83 DATUM SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
 NO. 476 N 925044193 E 1054455770 ELEV. 35620
 NO. 476 N 925044193 E 1054455770 ELEV. 35620
 NO. 476 N 925044193 E 1054455770 ELEV. 35620
 9. EXISTING UTILITIES ARE PLOTTED FROM HOWARD COUNTY UTILITY DRAWINGS AND FIELD LOCATED WHERE POSSIBLE.
 10. ANY UTILITIES LOCATED WITHIN THE SITE ARE AS SHOWN ON THE PLAN. ANY UTILITIES NOT SHOWN ON THE PLAN SHALL BE LOCATED AT THE DEVELOPER'S EXPENSE.
 11. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-107
 12. THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAN ARE TO BE MAINTAINED IN ACCORDANCE WITH SECTION 104 OF THE HOWARD COUNTY REGULATIONS. THE FOREST CONSERVATION EASEMENT AREAS ARE 107942.52 SQ. FT. (2.4470 ACRES) AND AREA IS 47962.38 SQ. FT. (1.0979 ACRES) AS SHOWN ON THIS PLAN.
 13. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104 OF THE HOWARD COUNTY REGULATIONS AND THE LANDSCAPE MAINTENANCE PLAN. THE LANDSCAPE MAINTENANCE PLAN IS A REQUIRED PART OF THE SUBDIVISION PERMIT APPLICATION IN THE AMOUNT OF \$2400.00 FOR (5) SHADE TREES AND (6) EVERGREEN TREES AND (6) STREET TREES (6) STREET TREES TOTAL.
 14. THIS PLAN IS SUBJECT TO THE AMENDMENTS WITH SECTION 104 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER 01/01/04 AND THE ZONING REGULATIONS AND LAND DEVELOPMENT REGULATIONS PER 01/01/04 AND THE ZONING REGULATIONS AS ADOPTED BY COUNCIL BILL NO. 01-001. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES PRIOR TO ANY EXCAVATION WORK BEING DONE.
 15. TYPICAL HOUSE DIMENSIONS AND SCHEMATIC ARE SHOWN ON THIS SHEET.
 16. THE WETLANDS LOCATED WITHIN THE SITE ARE AS SHOWN ON THE WETLAND REPORT PREPARED BY HARMONY ALL SAINTS LLC, DATE 07/20/09.
 17. SUBJECT PROPERTY IS LOCATED ON TAX MAP 50, PARCEL 485.
 18. ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 19. STORM WATER MANAGEMENT SHOWN HEREON BASED UPON RSC ZONING 20% IMPERVIOUS AREA, SUBJECT TO APPROVAL OF FINAL SITE DEVELOPMENT PLAN.
 20. NO GRASSING OR GRADING PERMITTED BEYOND THE LIMIT OF DISTURBANCE.
 21. CONTRACTOR SHALL CHECK THE SEWER HOSE CONNECTION ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 22. THE HISTORIC STRUCTURE 107-704 THE THOMAS BOND HOUSE WAS DEMOLISHED IN 1998 AND THE REMAINS OF THE STRUCTURE ARE SHOWN ON THIS PLAN.
 23. PROTECTIVE COVENANTS AND RESTRICTIONS GOVERNING THE MAINTENANCE AND USE OF COMMONLY OWNED OPEN SPACE LOT 1 AND THE MAINTENANCE AND USE OF COMMONLY OWNED OPEN SPACE LOT 7 ARE SHOWN ON THIS PLAN.
 24. THIS PROJECT COMPLETES WITH THE REQUIREMENTS OF SECTION 104 OF THE HOWARD COUNTY REGULATIONS AND THE LANDSCAPE MAINTENANCE PLAN. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES PRIOR TO ANY EXCAVATION WORK BEING DONE.
 25. RAIN GARDEN FACILITIES SHALL BE BUILT AT A RATE OF \$4500/SQ. FT. FOR FACILITIES WHEN SITE DEVELOPMENT PLAN APPROVAL OBTAINED.
 26. FOREST CONSERVATION EASEMENT AREAS OF 107942.52 SQ. FT. (2.4470 ACRES) AND AREA IS 47962.38 SQ. FT. (1.0979 ACRES) AS SHOWN ON THIS PLAN.
 27. THERE ARE NO DRAINAGE OR CULVERTY SITES LOCATED ON THE SITE SHOWN HEREON.
 28. THERE ARE NO FLOOD PLANS LOCATED ON THE SITE SHOWN HEREON.
 29. THERE ARE NO STEEP SLOPES LOCATED ON THE SITE EXCEPT AS SHOWN HEREON.
 30. THE DEVELOPER RESERVES UNTIL ITSELF ITS SUCCESSION AND ASSIGNING ALL EASEMENTS SHOWN ON THIS PLAN AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE PROPOSED LOTS AND OPEN SPACE LOT 1 SHALL BE SUBJECT TO THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAN.
 31. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES PRIOR TO ANY EXCAVATION WORK BEING DONE.
 32. TRASH AND RECYCLING WILL BE AT ALL SAINTS ROAD WITHIN 5' OF THE COUNTY ROADWAY.

LEGEND
 EX. 211. CONTOUR
 EX. 1011. CONTOUR
 EX. G.D. & SUTTER
 EX. SANITARY SEWER
 EX. STORM DRAIN
 EX. WATER
 EX. GAS LINE
 SOILS BOUNDARY LINE

EX. TREES
 NO-RETENTION AREA
 TEST PIT
 SLOPES OF >15% (AWP 0%)
 SLOPES OF 15%-10%
 FOREST CONSERVATION EASEMENT
 EXISTING TREE
 PROP. STREET TREE
 PROP. PERIMETER TREE

SHADE
 SHADE
 EVERGREEN

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ. FT.	REMAINING LOT AREA SQ. FT.
1	6779.42 SF	609.91 SF	6169.51 SF
2	8071.38 SF	1086.08 SF	6985.30 SF
3	7479.75 SF	742.23 SF	6737.52 SF
4	6888.12 SF	334.40 SF	6553.72 SF

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	SOIL GROUP
DcDz	DELTOVILLE Silt Loam, 1-3% Slopes	
DcDz	DELTOVILLE Silt Loam, 12-18% Slopes	

NOTE: FOR RESULTS OF TEST PITS SEE GEOTECHNICAL STUDY PREPARED BY HILLIS GARNES 07/21/2007

LIST OF DRAWINGS
 1. SUPPLEMENTAL SWM AND LANDSCAPE PLAN
 2. GRADING SEDIMENT CONTROL PLAN
 3. ALLSAINTS RD. IMPROVEMENTS PLAN
 4. FOREST CONSERVATION PLAN

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Charles R. Crocken 10-6-2009
 CHARLES R. CROCKEN, PE MD. LICENSE REG. NO. 7809 DATE

PERMANENT SEEDING NOTES

APPLY PERMANENT SEEDING TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED... FURTHER DISTURBANCE WHERE A PERMANENT LAND-LINED VEGETATIVE COVER IS NEEDED...

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 15, SEED WITH 50 LBS PER ACRE... FOR PERIODS NOVEMBER 15 THRU FEBRUARY 28, PROTECT THESE SEEDS WITH 1 TON PER ACRE OF WELL ANCHORED STRAW MULCH...

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (TO 20 TO 30 LBS/1000 SF) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING... ANCHORING MULCH OR 20 BALS PER ACRE (6 GAL PER 1000 SF) OF DALLIED ASPHALT...

TEMPORARY SEDIMENT CONTROL MEASURES: APPLY TEMPORARY SEEDING TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED...

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU NOVEMBER 15, SEED WITH 1/2 BUSH/ACRE OF ANNUAL RYE... FOR PERIODS NOVEMBER 15 THRU FEBRUARY 28, PROTECT THESE SEEDS WITH 1 TON PER ACRE OF WELL ANCHORED STRAW MULCH...

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (TO 20 TO 30 LBS/1000 SF) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING... ANCHORING MULCH OR 20 BALS PER ACRE (6 GAL PER 1000 SF) OF DALLIED ASPHALT...

REFER TO THE 194 MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATES AND METHODS NOT COVERED HEREIN.

REQUIRED SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT.
2. CLEAR AND GRUB FOR INSTALLATION OF TEMPORARY SEDIMENT CONTROL MEASURES, SILT FENCE AND STONE CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES.
4. UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB SITE FOR CONSTRUCTION OF DWELLINGS, DRIVEWAYS AND SEWERLINES.
5. GRADE SITE AND CONSTRUCT DWELLINGS, DRIVEWAY AND SEWERLINES PER THE PLAN.
6. CONSTRUCT RANGERSHEDS AS PER DETAILS.
7. STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH PER SGS STANDARD NOTES.
8. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.

GENERAL NOTES FOR SEDIMENT CONTROL

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION TELEPHONE: (410) 332-2487.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 194 MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES INCLUDING PERIMETER SLOPES AND ALL SLOPES GREATER THAN 1% TO 10% DATS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/DAMNS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAP. 12, OF THE HOWARD COUNTY PESTICIDE MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 194 MARILAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, SECTION 2 - VEGETATIVE PRACTICES FOR METHODS AND MATERIALS, SECTION 1, TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN THE RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY CONSTRUCTION UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MEASURES MUST BE PROVIDED, IF DEEMED NECESSARY BY HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2.0 ACRES APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, AND BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
10. SITE ANALYSIS:
TOTAL AREA OF SITE: 28,000 SF
AREA TO BE GRADED OR PAVED: 10,000 SF
AREA TO BE VEGETATIVELY STABILIZED: 18,000 SF
TOTAL VOLUME OF CUT: 10,000 CU YD
TOTAL VOLUME OF FILL: 10,000 CU YD
OFFSITE WASTE/BORROW AREA LOCATION: []

APPROVED HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Chief Development Engineering Division 11/20/09 DATE
Kurt Sheehy Chief Division of Land Development 12/09/09 DATE

APPROVED DEPT. OF PUBLIC WORKS

Walter J. M... Chief Bureau of Highways 11-30-09 DATE

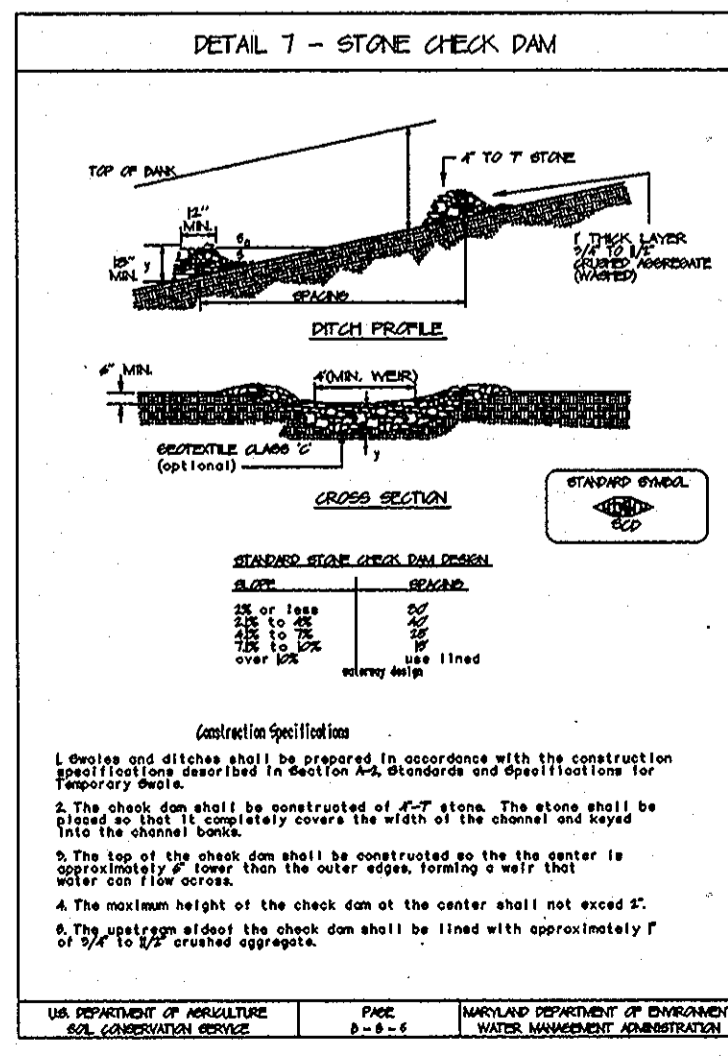
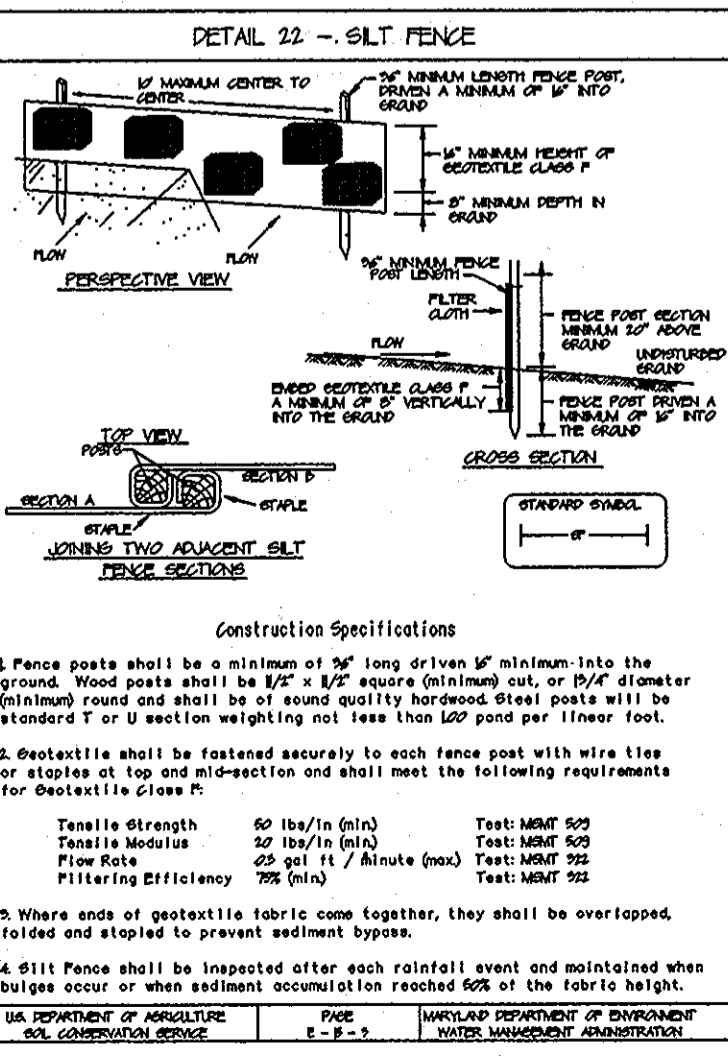
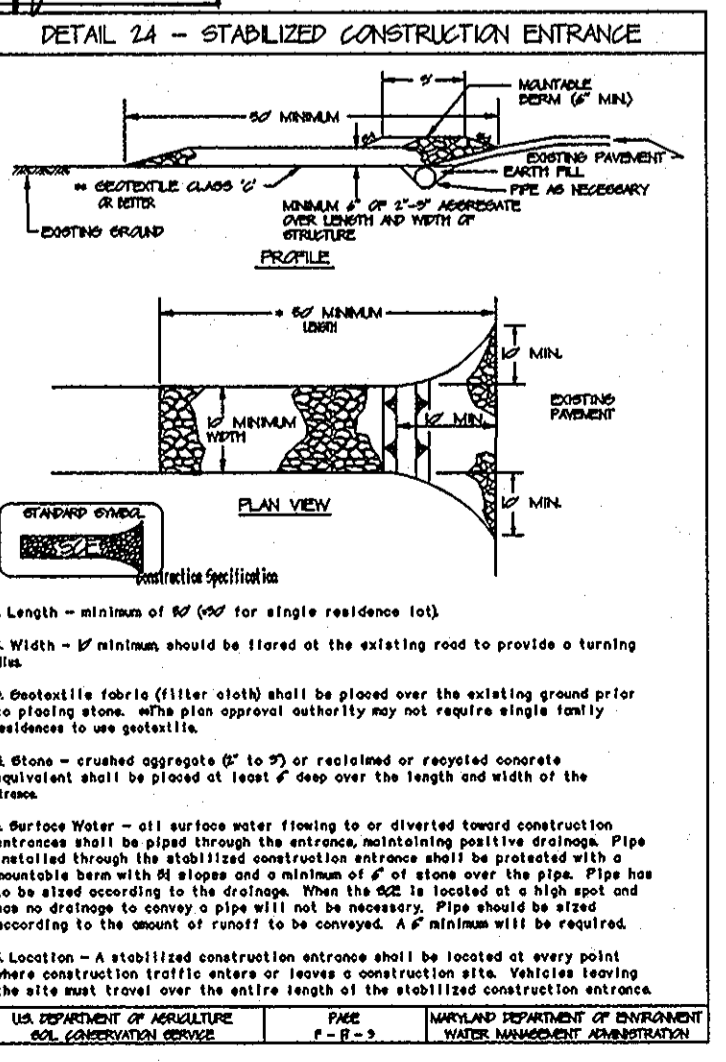
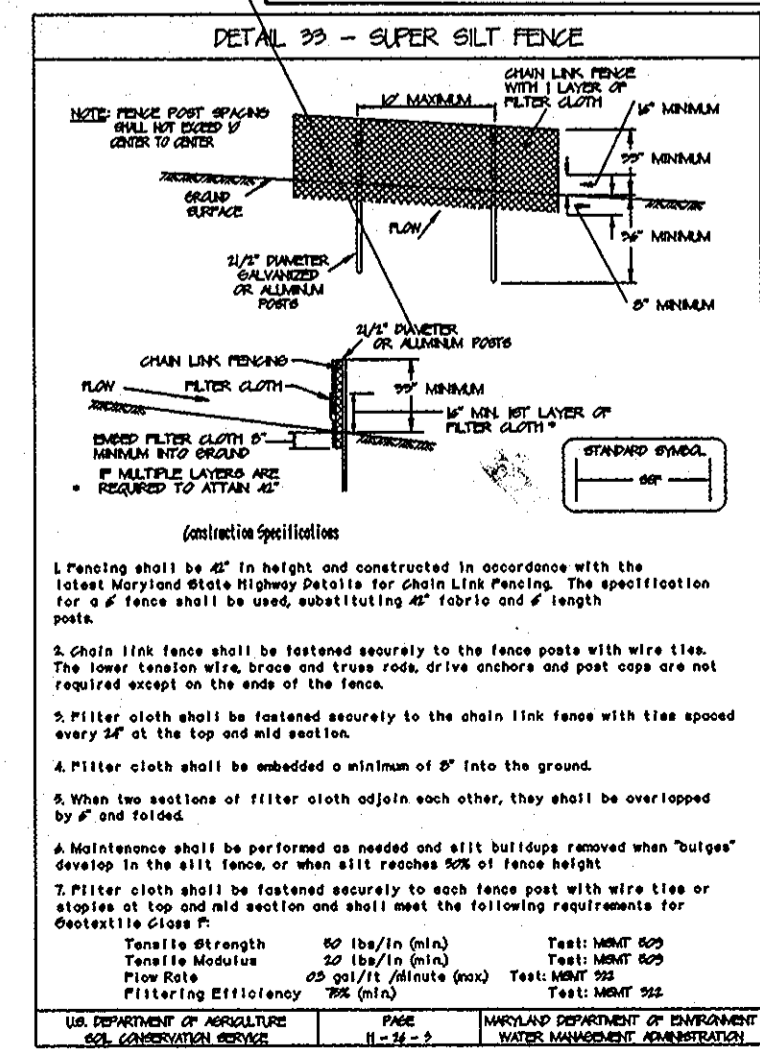
SOILS LEGEND table with columns: SYMBOL, NAME/DESCRIPTION, SOIL GROUP. Includes entries for DELTOVILLE SILT LOAM 1% - 8% SLOPES and DELTOVILLE SILT LOAM 1% - 12% SLOPES.

NOTE: FOR RESULTS OF TEST PITS SEE GEOTECHNICAL STUDY PREPARED BY HILLIS CARNES 07/27/2007

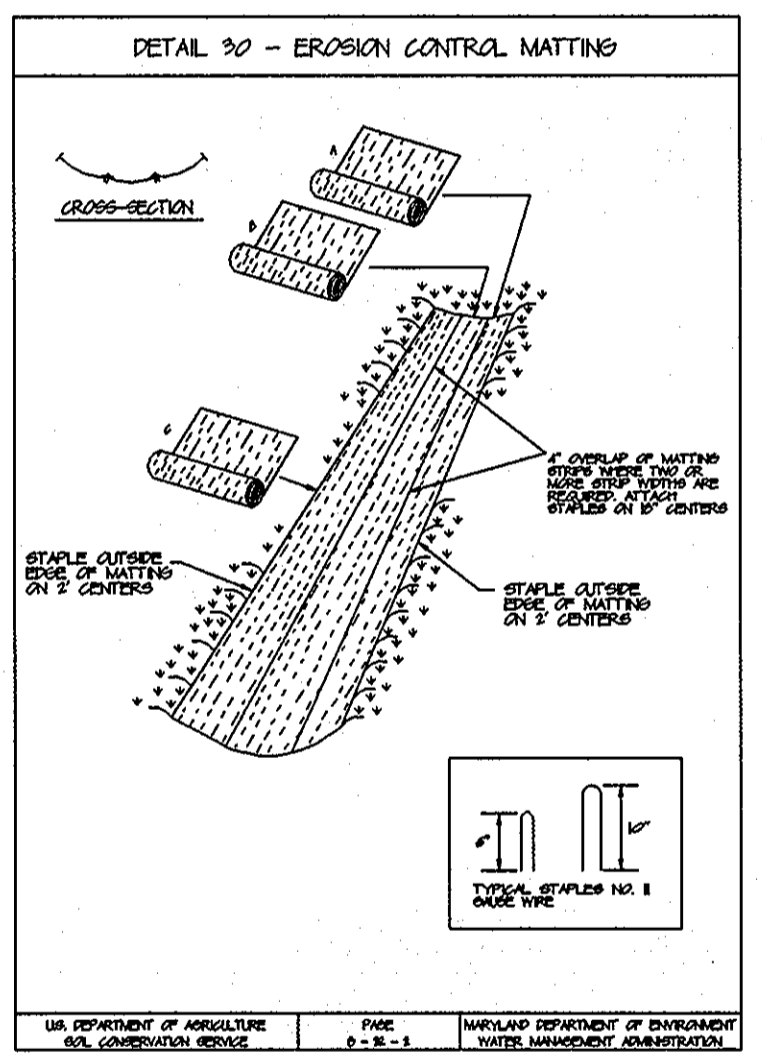
ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN OF SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S CERTIFICATE: I HAVE CERTIFIED THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AS A DEPT. OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO ANTICIPATE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: [Signature] DATE: 11/20/09
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.



LEGEND: Existing 2ft. Contour, Existing 1ft. Contour, Soils Boundary, Existing Trees, BORING LOCATION, STONE CONSTRUCTION ENTRANCE, EROSION CONTROL MATTING, LIMIT OF DISTURBANCE, UTILITY EASEMENT, STONE CHECK DAM, TREE PROTECTION FENCE.



OWNER/DEVELOPER: HARMONY ALL SAINTS LLC, (REP) CHRISTOPHER BROWN, 4225 COLUMBIA ROAD, ELLICOTT CITY, MD 21042-5918

GRADING SEDIMENT CONTROL PLAN: THE PRESERVE AT MAPLE HILL, LOTS 1-6 & OPEN SPACE LOT 7, A RESUBDIVISION OF MAPLE HILL LOT #6 (PLAT #3639). Includes project information, date (10-6-09), and professional seals.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. TOTAL TRACT AREA = 187.0 AC
 B. AREA WITH 100 YEAR FLOODPLAIN/WETLAND ASTRIDE BUFFERS = 0.00 AC
 C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 AC
 D. NET TRACT AREA = 187.0 AC

LAND USE CATEGORY (FROM TABLE 321.04.01 MINN.):
 H-1 FOREST PRESERVE
 H-1 FOREST PRESERVE WITH NO MITIGATION = 0.00 AC
 H-1 FOREST PRESERVE WITH MITIGATION = 0.00 AC

APPROXIMATE THRESHOLD:
 F. CONSERVATION THRESHOLD = 10% X D = 0.00 AC
 G. CONSERVATION THRESHOLD = 10% X D = 0.00 AC

EXISTING FOREST COVER (FROM TABLE 321.04.01 MINN.):
 H. AREA OF FOREST ABOVE APPROPRIATE THRESHOLD = 0.00 AC
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

NET TRACT AREA:
 J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION = 0.00 AC
 K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PLANNING REQUIREMENTS:
 L. RECONSTRUCTION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.00 AC
 M. RECONSTRUCTION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
 N. TOTAL RECONSTRUCTION REQUIRED = 0.00 AC

RECONSTRUCTION REQUIREMENTS (ATTACHMENT OR RECONSTRUCTION):
 O. EXISTING FOREST IS EQUAL OR EXCEEDS THE APPROPRIATE MINIMUM IF D EQUALS OR IS MORE THAN 0 AND CLEARING OF EXISTING FOREST IS PROPOSED, RECONSTRUCTION REQUIREMENTS MAY APPLY.

RECONSTRUCTION AREAS AND PRIORITY RATINGS:
 P. NET TRACT AREA = 187.0 AC
 Q. RECONSTRUCTION AREAS = 0.00 AC
 R. PRIORITY RATING = 1

FOREST CONSERVATION PLAN NARRATIVE:
 WHEN AFFRONS THE FOREST STAND FOR RELATION TO THIS PROJECT CARE WAS GIVEN TO PROTECT THIS SENSITIVE FOREST, THERE IS NO FOREST DISTURBANCE.

FOREST STAND CHART:
 S. SPECIES: CEDAR/JUNIFERUS VIRGINIANA
 T. COMMON NAME: CEDAR/JUNIFERUS VIRGINIANA
 U. CONDITION: FAIR

FOREST PROTECTION PLAN:
 V. THE FOREST PROTECTION PLAN IS A PLAN THAT SHOWS THE LOCATION OF THE FOREST STAND AND THE PROTECTION MEASURES TO BE TAKEN TO PROTECT THE FOREST STAND.

POST-CONSTRUCTION PHASE:
 W. THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
 1. CORRECTIVE MEASURES: P. MEASURES INCURRED DUE TO NECESSITY.
 2. REMOVAL OF TEMPORARY STRUCTURES: THE FOLLOWING MINIMUM STANDARDS SHALL BE OBSERVED DURING THE REMOVAL OF TEMPORARY STRUCTURES:
 A. NO BURIAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE WITHIN THE CONSERVATION AREA.
 B. NO OPEN BURNING WITHIN 100 FEET OF A WATERSHED AREA.
 C. ALL TEMPORARY FOREST PROTECTION STRUCTURES WILL BE REMOVED AFTER CONSTRUCTION.
 D. FOLLOW PROCEDURES IN MAINTENANCE AND MANAGEMENT AGREEMENT.
 E. EDUCATION PLAN MUST BE PROVIDED TO SITE RESIDENTS OR OCCUPANTS WHOSE PROPERTIES ADJACENT TO THE CONSERVATION AREA AND DESCRIBES THE PROPER USE AND PROTECTION OF THE AREA.
 F. THE NEED FOR THE FOREST CONSERVATION PLAN AND THE CONVEYANCE OF THE FOREST CONSERVATION PLAN AND THE CONVEYANCE OF LONG-TERM RESPONSIBILITIES TO THE RESIDUAL OWNER OF THE FOREST CONSERVATION AREAS SHOWN ON PLAN.

FOREST PROTECTION MEASUREMENTS & SPECIFICATIONS:
 X. THIS PROTECTION PLAN IS CONFORMANT WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE HOWARD COUNTY FOREST CONSERVATION MANUAL DATED JUNE 7, 2005.
 1. THE FOREST CONSERVATION EASEMENT AREA SHALL BE PROTECTED BY FOREST CONSERVATION AREA DO NOT DISTURB SIGNS AND FENCING AS NOTED ON PLAN.
 2. ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
 3. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS COMPLETED IN AN ADJACENT AREA. THE FOREST CONSERVATION AREA DO NOT DISTURB SIGNS SHALL BE PERMANENT.
 4. SIGNS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 5. ATTACHMENT OF SIGNS OR ANY OTHER OBJECT, TO TREES IS PROHIBITED.
 6. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE RECREATION TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
 7. PRE-CONSTRUCTION MEETING: AFTER THE BOUNDARIES HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY PERFORMANCE OF THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER AND LOCAL RESIDENTS, CONTRACTOR, TEMPORARY PARKING, GEOTECHNICAL, STAKING AND FENCING AREA WILL BE SHOWN TO ALL PERSONNEL.
 8. ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A REPRESENTATIVE OF THE HOWARD COUNTY DEPT. OF PUBLIC WORKS.
 9. ANY FOREST CONSERVATION EASEMENT AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICTS THE PERFORMANCE AND USE OF THESE AREAS.
 10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION COVER, PAVES OR NEW STRUCTURES SHALL BE PERMITTED IN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS, WETLANDS AND FOREST CONSERVATION EASEMENT AREAS.
 11. FOLLOW FOREST CONSERVATION MAINTENANCE AGREEMENT AND POST-CONSTRUCTION MANAGEMENT PLAN.

CERTIFICATION OF COMPLETION:
 Y. AT THE END OF THE CONSTRUCTION PERIOD A PROFESSIONAL FORESTER, RETAINED BY THE CONTRACTOR SHALL COMPLY TO HOWARD COUNTY DEPT. OF PUBLIC WORKS THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN PUT IN PLACE.

POST-CONSTRUCTION MANAGEMENT PROGRAM:
 Z. MAINTAIN ON-SITE PROTECTION MEASURES INCLUDING FENCES AND SIGNS TO PREVENT INTRUSION INTO THE FOREST PRESERVE DURING CONSTRUCTION PERIOD. MAINTAINANCE AND MANAGEMENT AGREEMENT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 AA. EDUCATION OF NEW ACQUISITORS OF THE DEVELOPMENT TO AVOID ACTIVITIES THAT COULD DISTURB OR DAMAGE FOREST PRESERVE RESOURCES.
 AB. MAINTENANCE AND CERTIFICATION THAT THE POST-CONSTRUCTION MANAGEMENT PROGRAM HAS BEEN MET.

**NET TRACT: 187.0 ACRES
 STAND ACREAGE CHART**

STAND: F-1
 ACRES: 0.59

SOILS CHART

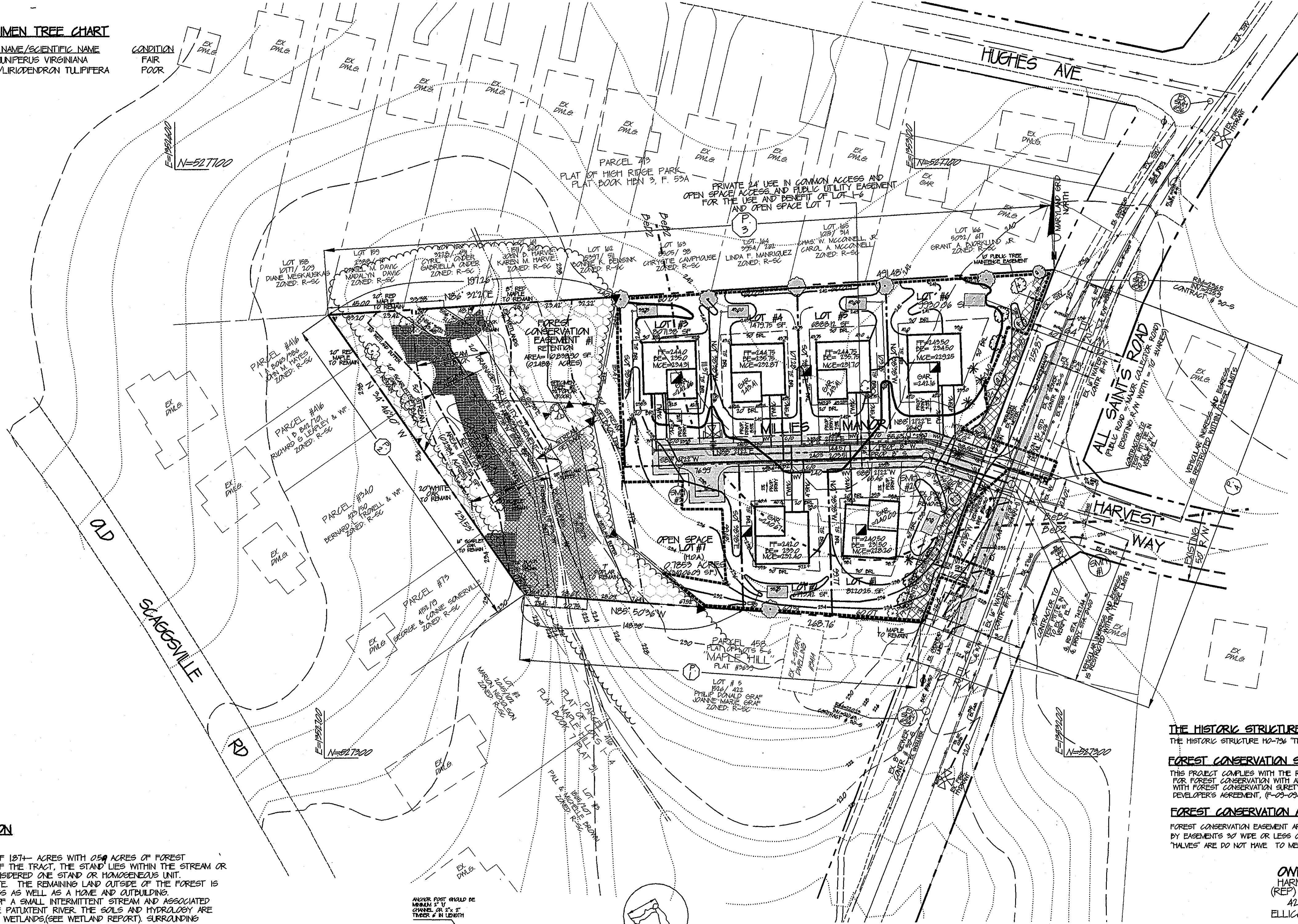
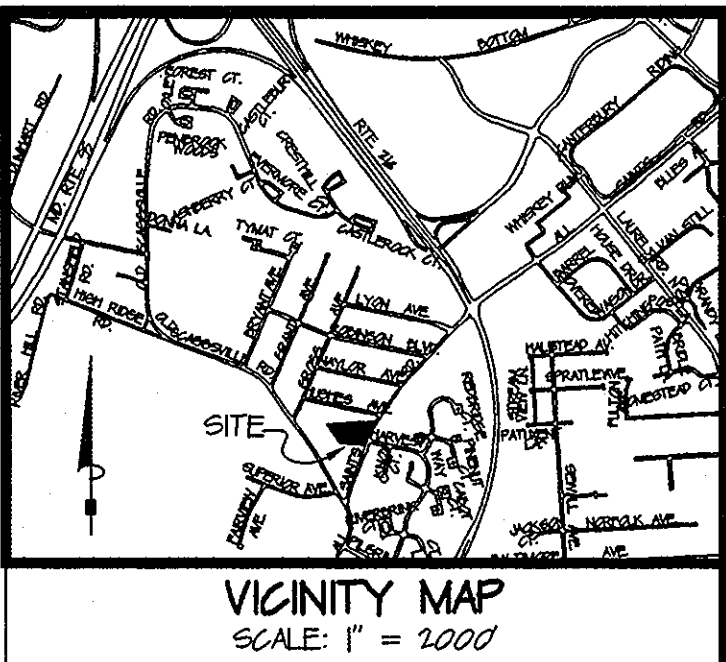
SOILS: K-VALLE HYDRIC
 BELTSVILLE + -

SPECIMEN TREE CHART

NO. DBH COMMON NAME/SCIENTIFIC NAME CONDITION EX. DMLG
 1 3" CEDAR/JUNIFERUS VIRGINIANA FAIR
 2 3" POPLAR/LIRIODENDRON TULIFIFERA

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	SOIL GROUP
DnS1	DELTOVILLE SILT LOAM, 1-8% SLOPES	
DnS2	DELTOVILLE SILT LOAM, 10-15% SLOPES	



LEGEND

- Existing 2 1/2" Contour
- Existing 5 1/2" Contour
- Soils Boundary
- Existing Trees
- SLOPES OF >15% 1:100 FT
- SLOPES OF 10%-15% 1:50 FT
- FOREST CONSERVATION EASEMENT
- FOREST SIGNS
- Existing Tree
- Proposed Tree
- TREE PROTECTION FENCE 1 1/2" x 1 1/2" x 1 1/2"

THE HISTORIC STRUCTURE NOTE
 THE HISTORIC STRUCTURE 10-756 "THE THOMAS BOND HOUSE" WAS DEMOLISHED

FOREST CONSERVATION SURETY
 THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 141200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 241 ACRES (20,000 SQ FT) OF FOREST RETENTION WITH FOREST CONSERVATION SURETY IN THE AMOUNT OF \$52,000 (\$222) PROVIDED WITH THE PPM, DEVELOPER'S AGREEMENT, (F-05-034/04-4628-D).

FOREST CONSERVATION AREA NOTE
 FOREST CONSERVATION EASEMENT AREAS OF 10,000 SQ FT OR GREATER THAT ARE DIVIDED BY EASEMENTS 50' WIDE OR LESS CAN BE RETAINED FOR CREDIT AND THE INDIVIDUAL "HALVES" ARE NOT HAVE TO MEET THE MINIMUM WIDTH REQUIREMENT OF 50'.

OWNER/DEVELOPER:
 HARMONY ALL SAINTS LLC
 (REP) CHRISTOPHER BROWN
 4218 COLUMBIA ROAD
 ELLICOTT CITY, MD 21042-5916



FOREST STAND DELINEATION OVERVIEW

THE PROPOSED SITE CONSISTS OF 187.0 ACRES WITH 0.59 ACRES OF FOREST COMPRISING TWENTY NINE PERCENT OF THE TRACT. THE STAND LIES WITHIN THE STREAM OR WETLAND BUFFER. THE FOREST IS CONSIDERED ONE STAND OR HOMOGENEOUS UNIT. HARDWOODS DOMINATE THE ENTIRE SITE. THE REMAINING LAND OUTSIDE OF THE FOREST IS IN OPEN LAWN, WITH LANDSCAPE TREES AS WELL AS A HOME AND OUTBUILDING. HYDROLOGY ON SITE CONSISTS OF A SMALL INTERMITTENT STREAM AND ASSOCIATED WETLANDS. THE SITE DRAINS INTO THE PATUXENT RIVER. THE SOILS AND HYDROLOGY ARE HYDRIC AND CLASSIFIED AS NON-TIDAL WETLANDS (SEE WETLAND REPORT). SURROUNDING LAND USES INCLUDE RESIDENTIAL ON ALL REMAINING SITES.

STAND DESCRIPTIONS

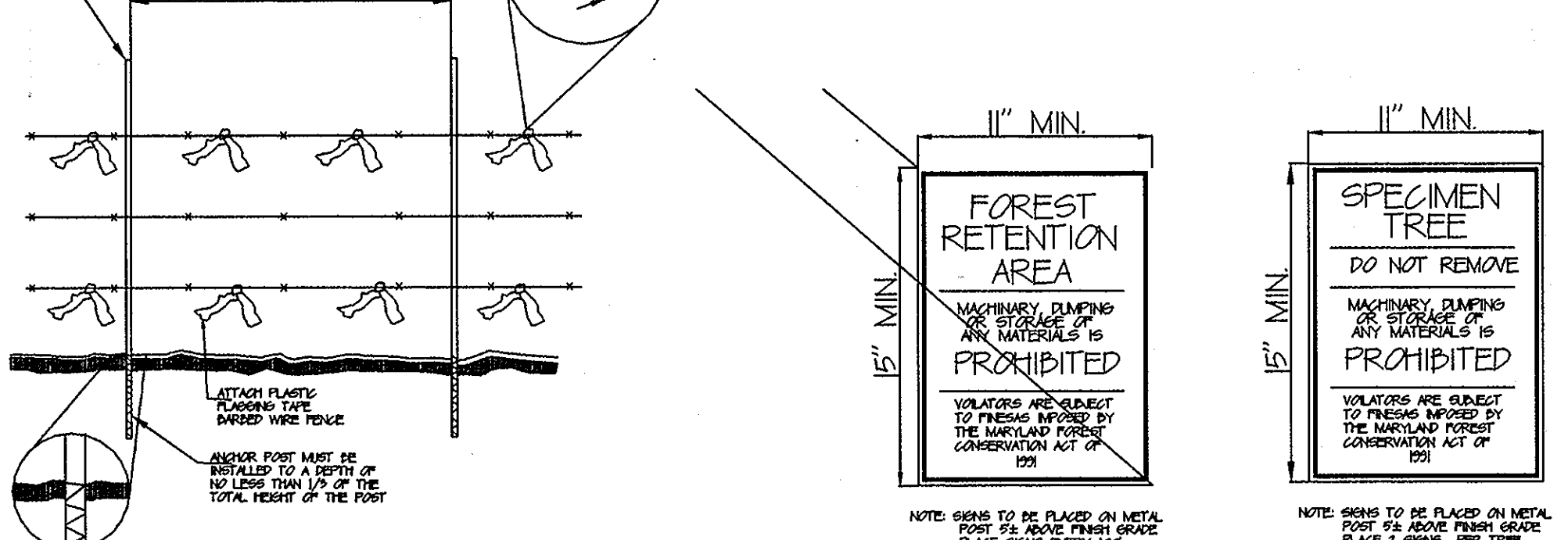
STAND 1: DOMINATED BY RED MAPLE(100%) WITH ASSOCIATE SPECIES BEING: POPLAR, SASSAPARILLA, BLACK GUM, SCARLET OAK, WHITE OAK AND BLACK CHERRY. THE UNDER STORY LAYER CONTAINS MULTIFLORA ROSE, HONEYSUCKLE VINE, GRAPEVINE, ELDERBERRY, HOLLY AND RED MAPLE. REGENERATION THE MAJORITY OF THE TREES, FIFTY THREE PERCENT FALL IN THE 2-1/2" DIAMETER CLASS. THE OVER STORY IS DOMINATED BY TREES IN THE 10-30" SIZE CLASS WHICH ACCOUNTS FOR TWENTY PERCENT OF THE STAND. CURRENTLY THE STAND HAS A DENSITY OF 100 SQ. FT. PER ACRE AVERAGE WITH AN AVERAGE OF 220 TREES PER ACRE. THIS STAND IS FULLY STOCKED WITH A CANOPY CLOSURE OF 80%. THIS FOREST IS HIGH.

SYNOPSIS

OVERALL THE FORESTS ARE IN GOOD HEALTH WITH NO INSECTS OR DISEASE NOTED. ENVIRONMENTAL FACTORS OF CONCERN ON THIS SITE INCLUDE INTERMITTENT STREAMS AND THEIR BUFFERS, WETLANDS AND SPECIMEN TREES FOR ADDITIONAL ENVIRONMENTAL FEATURES SEE THE FED MAP. NO RARE THREATENED OR ENDANGERED SPECIES WERE NOTED DURING OUR FIELD INVESTIGATION. VERIFICATION WAS REQUESTED FOR NATURAL HERITAGE PROGRAM, DIVISION OF DEPARTMENT OF NATURAL RESOURCES.

FOREST STAND ANALYSIS TABLE

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOIL INFORMATION	D. EXISTING VEGETATION (DOMINANT SPECIES AND APPROX)	E. STAND CHARACTERISTICS	F. FOREST AREA IN SENSITIVE ENVIRONMENT (ACRES)	G. HAZARD VALUE
F-1	RED MAPLE/BLACK TULIP POPLAR/AMERICAN	0.59 AC	DELTAVALLE HYDRIC	RED MAPLE, BLACK TULIP POPLAR, AMERICAN SCARLET OAK, WHITE OAK	10-30" DBH, 80% CANOPY CLOSURE, NO INSECTS OR DISEASE NOTED	0.59 AC	MEDIUM



APPROVED DEPT. OF PUBLIC WORKS
 DATE: 11-30-09
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 DATE: 11/30/09
 DATE: 12/09/09

FOREST DELINEATION/CONSERVATION PLAN
 THE PRESERVE AT MAPLE HILL
 LOTS 1, 3-7, & OPEN SPACE LOT 2
 A RESUBDIVISION OF MAPLE HILL
 LOT #6 (PLAT #3639)

TAX MAP 50 GRID 2
 6TH ELECTION DISTRICT

PARCEL 485
 HOWARD COUNTY, MARYLAND

DATE: 10-6-09

Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC.
 Civil Engineering - Land Planning
 302 LEE AVE.
 SYKESVILLE, MARYLAND 21784
 Tel: (410) 543-2708
 Fax: (410) 543-3000

TAX MAP 50 PARCEL 485 PROJECT NO:
 DESIGNED BY: C.R.C. DATE: APRIL, 2006
 DRAWN BY: C.H.G. SCALE: 1" = 40'
 DRAWING NO. A OF A
 DRAWING NO. A OF A

PROFESSIONAL ENGINEER NO. 17828