

NET TRACT AREA:

A. Total tract area.....=1.23
 B. Area within 100 year floodplain.....=0.00
 C. Area to remain in agricultural production.....=0.00
 D. Net tract area.....=1.23

LAND USE CATEGORY:

(from table 3.2.1, page 40, Manual) Input the number "1" under the appropriate land use category, and limit to only one entry.

ARA MDR IDA HDR MPD OA
 0 0 0 1 0 0

E. Afforestation Threshold..... 15% x D =0.18
F. Conservation Threshold..... 20% x D =0.25

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....=0.00
 H. Area of forest above afforestation threshold.....=0.00
 I. Area of forest above conservation threshold.....=0.00

BREAK EVEN POINT:

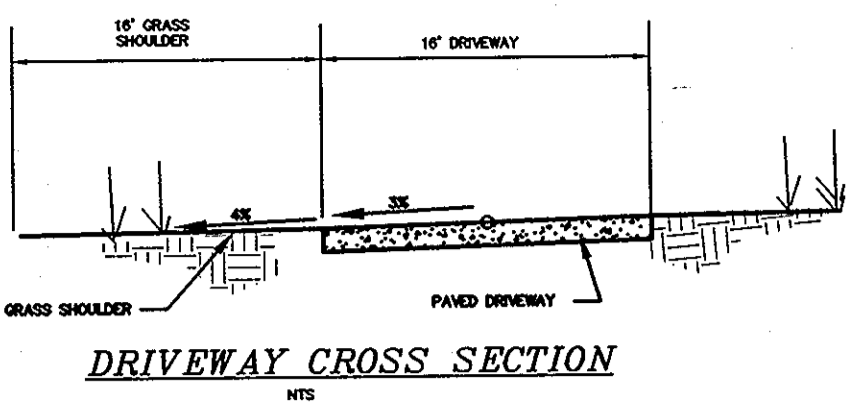
J. Forest retention above threshold with no mitigation.....=0.00
 K. Clearing permitted without mitigation.....=0.00

PROPOSED FOREST CLEARING:

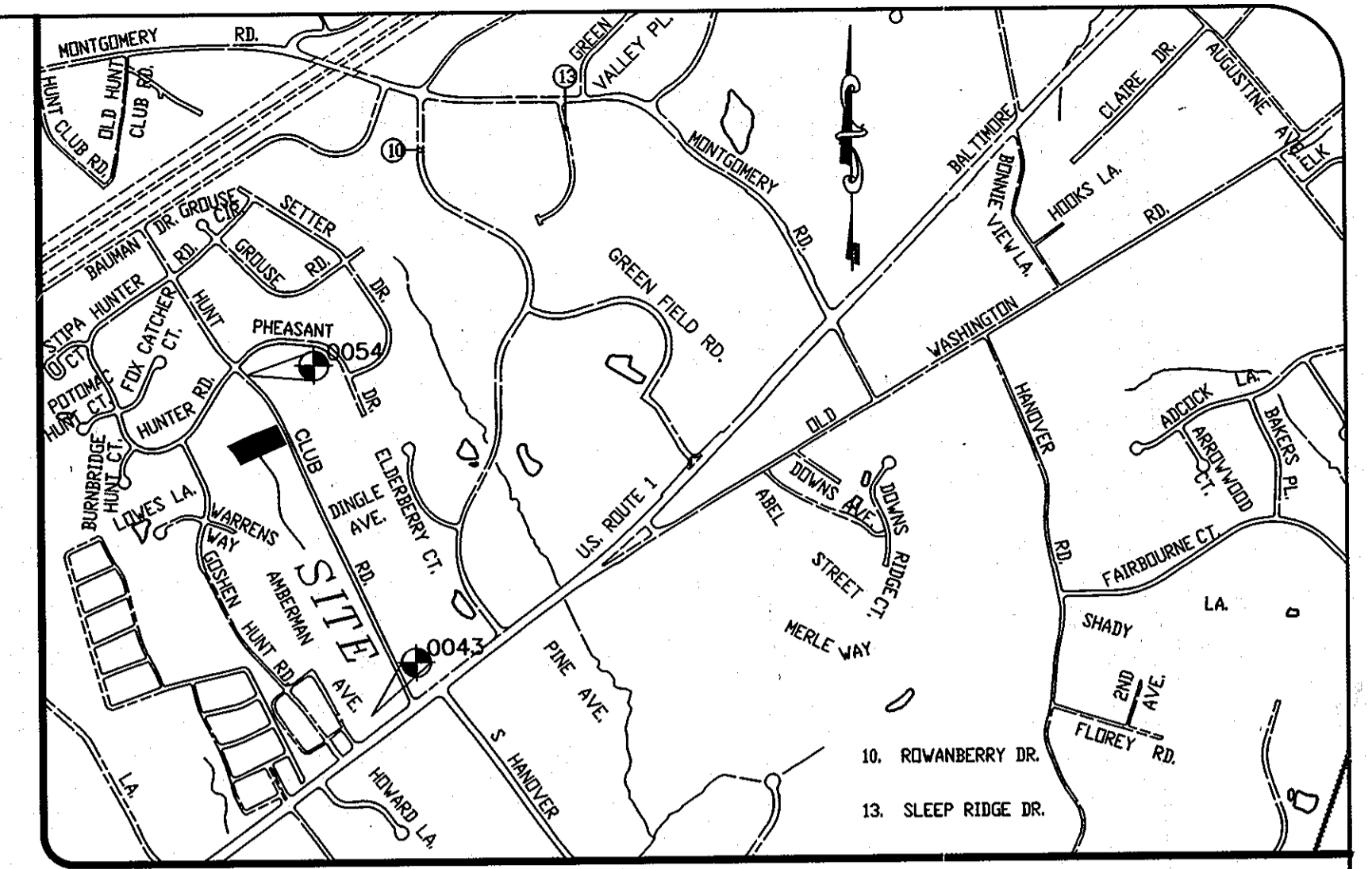
L. Total area of forest to be cleared.....=0.00
 M. Total area of forest to be retained.....=0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....=0.00
 O. Reforestation for clearing below conservation threshold.....=0.00
 P. Credit for retention above conservation threshold.....=0.00
 R. Total reforestation required.....=0.00
 S. Total afforestation required.....=0.18
 T. Total reforestation and afforestation required.....=0.18

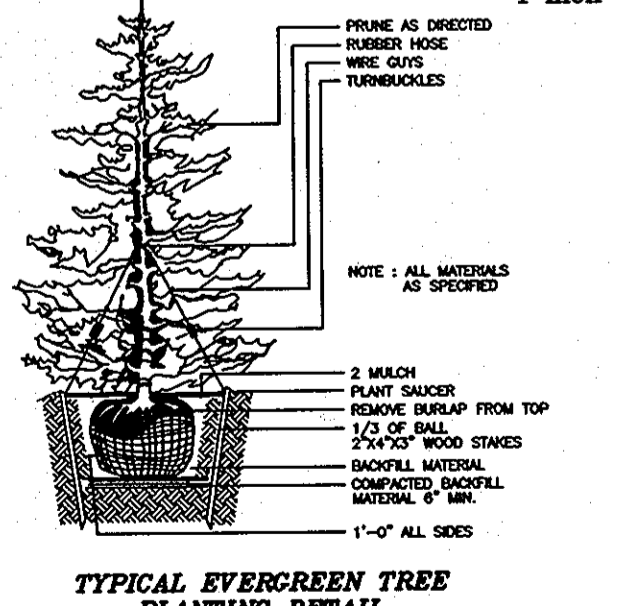
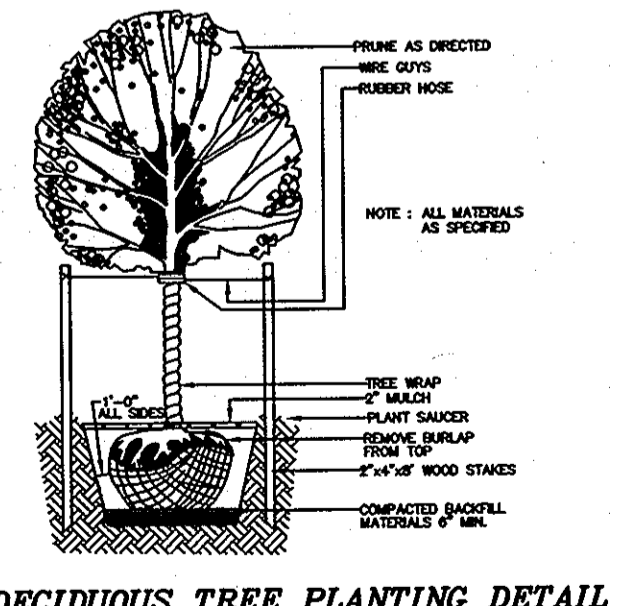
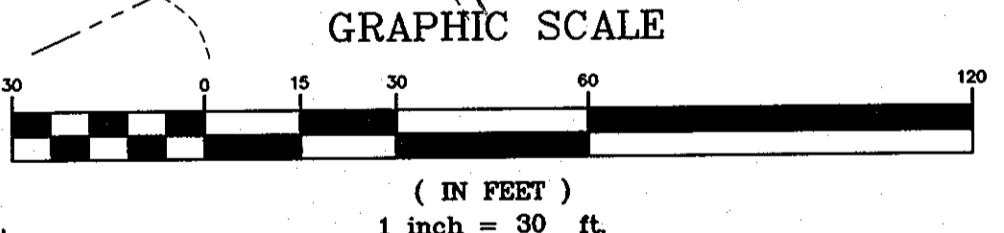
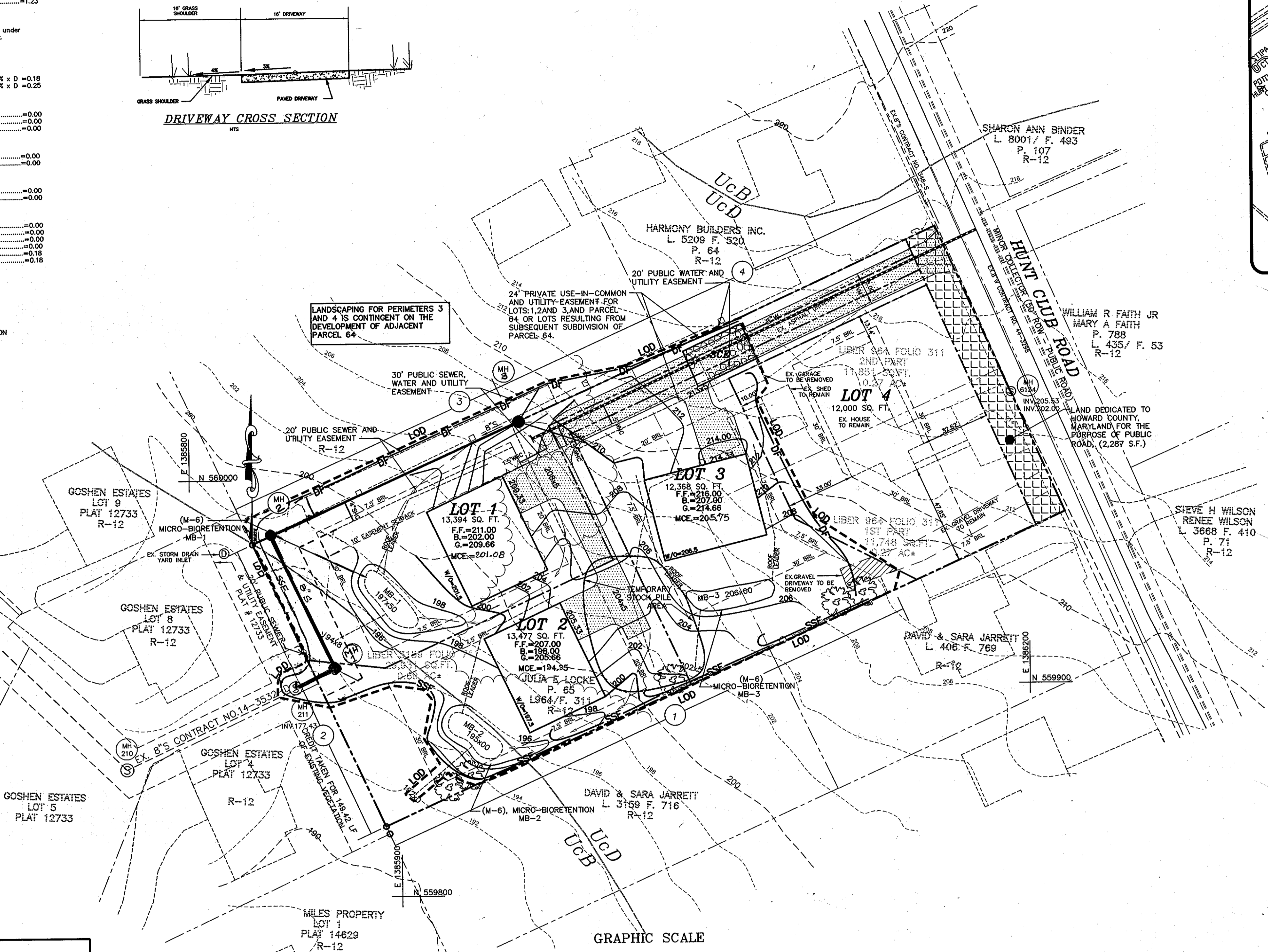
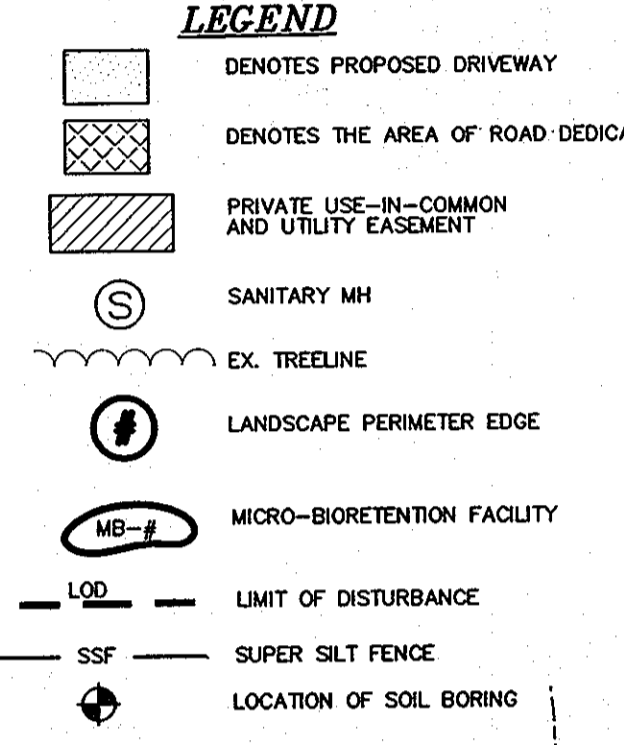


SOILS DESCRIPTION
 UCB (C) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES,(C)
 UCD (D,S,C) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5-15% SLOPES,(C)



VICINITY MAP
 SCALE: 1"=1000'
 ADC MAP: 35, GRID C-2

- GENERAL NOTES:**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PROJECT BACKGROUND:**
 LOCATION: TAX MAP: 38 PARCEL: 65 GRID: 7
 ELECTION DISTRICT: FIRST
 PROPOSED USE FOR SITE: RESIDENTIAL
 TYPE OF PROPOSED UNIT: SFD
 DPZ FILE NOS: ECP-13-015
 - AREAL REVELATION:**
 A. TOTAL TRACT AREA: 1.23 AC.±
 B. NUMBER OF PROPOSED BUILDABLE LOTS: 4
 C. NUMBER OF OPEN SPACE LOTS: 0
 D. AREA OF PUBLIC RIGHT-OF-WAY: 2,287 S.F.±
 E. AREA OF BUILDABLE LOTS: 1.18 AC.±
 - ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER AND ASSOCIATES ON OR ABOUT JULY 2012.**
 - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0043 AND 0054.
 STATION NO. 0043 N 558479.008 E 1386642.060 EL. 189.501
 STATION NO. 0054 N 560818.409 E 1385770.210 EL. 235.681
 - PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT JULY 2012.
 - THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
 - THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON SITE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO ENSURE WEATHER USE.
 - THE FOREST CONSERVATION OBLIGATIONS FOR THIS RESUBDIVISION IS PROVIDED BY A PAYMENT TREE-IN-LIEU IN THE AMOUNT OF \$5,881.
 - THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - LANDSCAPING FOR THIS SUBDIVISION WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOTS 1-3.
 - THE OWNER, TENANT, 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 CONDITION, 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.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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.
 - SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST MEET SIZE AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE LANDSCAPE MANUAL.
 - NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
 - DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - STORMWATER MANAGEMENT IS PROVIDED VIA NON-ROOFTOP DISCONNECTION AND MICROBIORIENTATION FACILITIES.
 - A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 1-3.
 - THE OPEN SPACE REQUIREMENT FOR THIS RESUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00.
 - THERE IS AN EXISTING STRUCTURE ON LOT 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATORY REQUIREMENTS. ALL OTHER STRUCTURES WILL BE REMOVED, UNLESS OTHERWISE NOTED.
 - NO FOREST STAND OR WETLAND EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER ASSOC., INC. IN SEPTEMBER, 2012.



SCHEDULE A : PERIMETER LANDSCAPED EDGE

| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | | | | TOTAL |
|---|----------------------------------|---------------------------------------|----------------------|--------------------|--------------------|
| | A (PERIMETER 1) | A (PERIMETER 2) | A (PERIMETER 3)* | D (PERIMETER 4)* | |
| LANDSCAPE TYPE | 267.33 LF | 149.42 LF | 135.90 LF | 223.43 LF | |
| LINEAR FEET OF PERIMETER | | | | | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) | NO | YES, 149.42 LF OF EX. TREES TO REMAIN | NO | NO | |
| NUMBER OF PLANTS REQUIRED | | | | | |
| SHADE TREES | 5 SHADE TREES | 0 SHADE TREES | 2 SHADE TREES | 4 SHADE TREES | 11 SHADE TREES |
| EVERGREEN TREES | 0 EVERGREEN TREES | 0 EVERGREEN TREES | 0 EVERGREEN TREES | 22 EVERGREEN TREES | 22 EVERGREEN TREES |
| SHRUBS | 0 SHRUBS | 0 SHRUBS | 0 SHRUBS | 0 SHRUBS | 0 SHRUBS |
| NUMBER OF PLANTS PROVIDED | | | | | |
| SHADE TREES | 5 SHADE TREES | 0 SHADE TREES | 2 SHADE TREES | 4 SHADE TREES | 11 SHADE TREES |
| EVERGREEN TREES | 0 EVERGREEN TREES | 0 EVERGREEN TREES | 0 SUBSTITUTION TREES | 22 EVERGREEN TREES | 22 EVERGREEN TREES |
| OTHER TREES (2:1 SUBSTITUTION) | 0 OTHER TREES | 0 OTHER TREES | 0 OTHER TREES | 0 OTHER TREES | 0 OTHER TREES |
| SHRUBS (10:1 SUBSTITUTION) | 0 SHRUBS | 0 SHRUBS | 0 SHRUBS | 0 SHRUBS | 0 SHRUBS |

*LANDSCAPING FOR PERIMETERS 3 AND 4 IS CONTINGENT TO THE DEVELOPMENT OF THE ADJACENT PARCEL 64. LANDSCAPING FOR THIS PROJECT HAS BEEN DEFERRED UNTIL THE SITE DEVELOPMENT PLAN. EXACT NUMBER OF TREES REQUIRED AND A PLANTING SCHEDULE WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN. FINANCIAL SURETY FOR THE REQUIRED NUMBER OF TREES WILL BE PROVIDED WITH THE GRADING PERMIT FOR LOTS 1-3.

DEVELOPER
 HARMONY BUILDERS
 4228 COLUMBIA ROAD
 ELLICOTT CITY, MARYLAND 21042
 410-461-0833

DEVELOPERS CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: Christopher Brown
 Date: 8/1/13

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

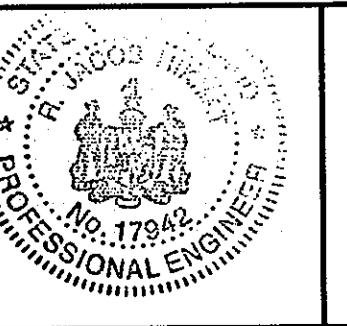
Signature: R. Jacob Hikmat P.E.
 Date: 9/30/13

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: Howard Soil Conservation District
 Date: 10/14/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Date: 10/22/13

Chief, Division of Land Development
 Date: 10/22/13



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 9/3/14.

Signature: R. Jacob Hikmat P.E.
 Date: 9/30/13

| | | | |
|----------|-----------|--------------|---|
| date | AUG. 2013 | approval | RH |
| project | 12-015 | illustration | MM |
| scale | MM | description | REVISED SEWER ALIGNMENT, M.C.E., LOD AND SEWER EASEMENT |
| revision | 1 | date | MAR. 2014 |

LOCKE PROPERTY
 LOTS 1 THRU 4
 TAX MAP: 38 PARCEL: 65, GRID: 7
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT

SUPPLEMENTAL, LANDSCAPE & FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 160, Ellicott City, Maryland 21075
 (410) 997-0286 Fax: (410) 997-0288 Fax

STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CRITERIA A. SOIL PREPARATION 1. TEMPORARY STABILIZATION

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CRITERIA A. SEEDING 1. SPECIFICATIONS

STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION. PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED SOIL. CRITERIA A. SEED MIXTURES

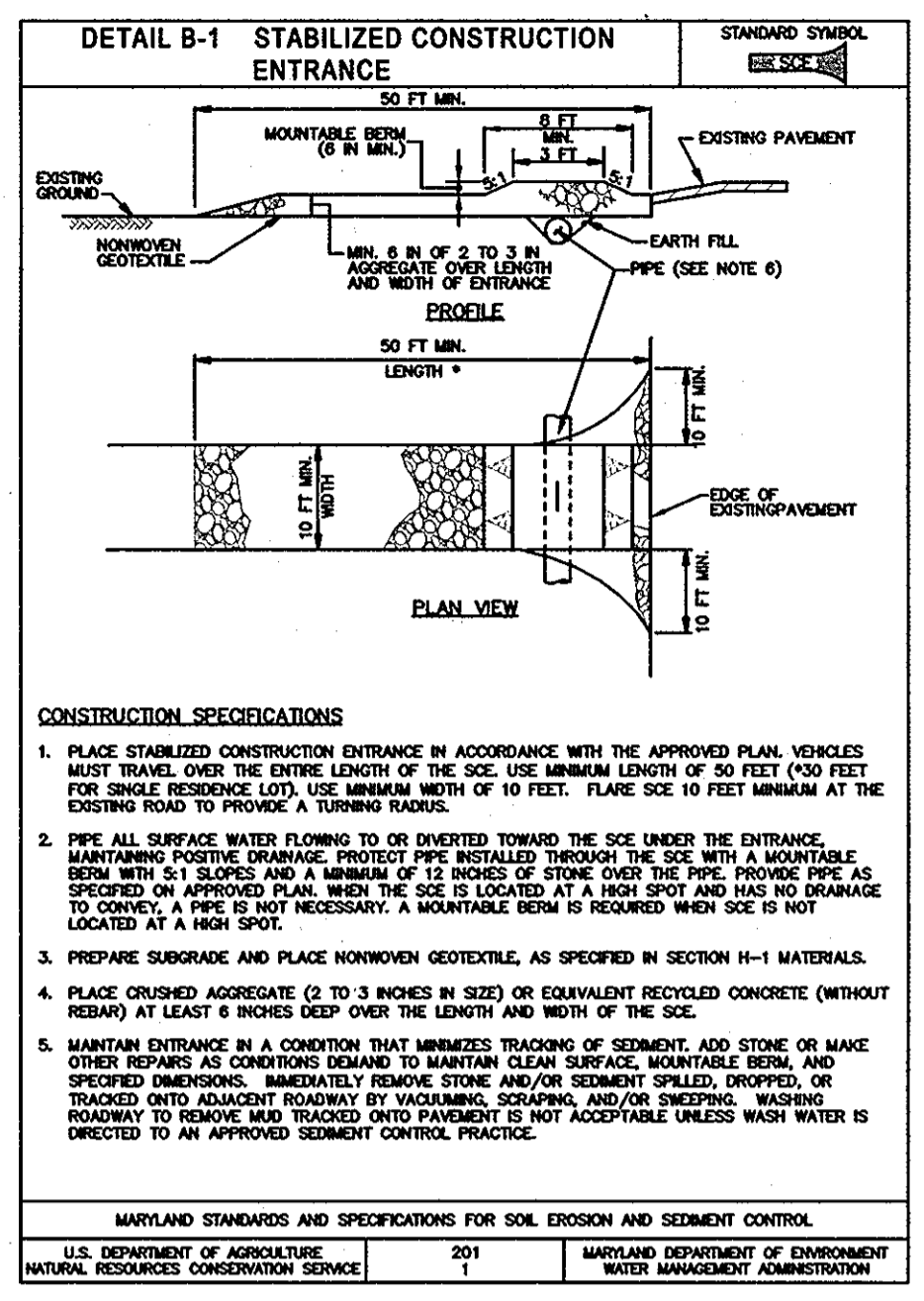
STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURB SOIL. CRITERIA

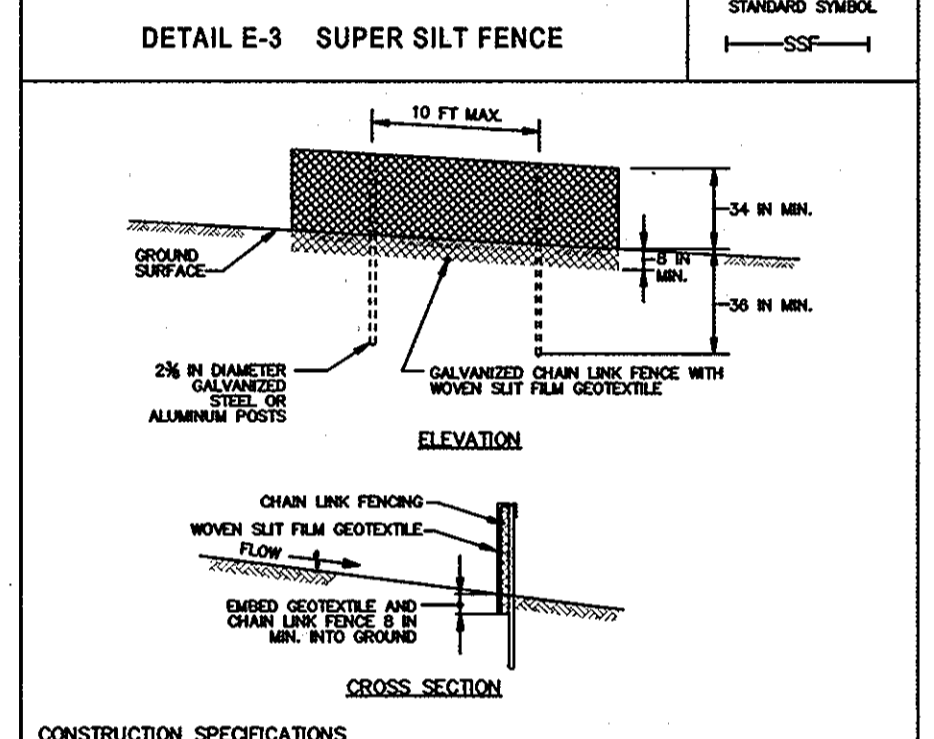
TEMPORARY SEEDING FOR SITE STABILIZATION table with columns for PLANT SPECIES, SEEDING RATE, SEEDING DEPTH, and RECOMMENDED SEEDING DATED BY PLANT HARDINESS ZONE.

SEQUENCE OF CONSTRUCTION

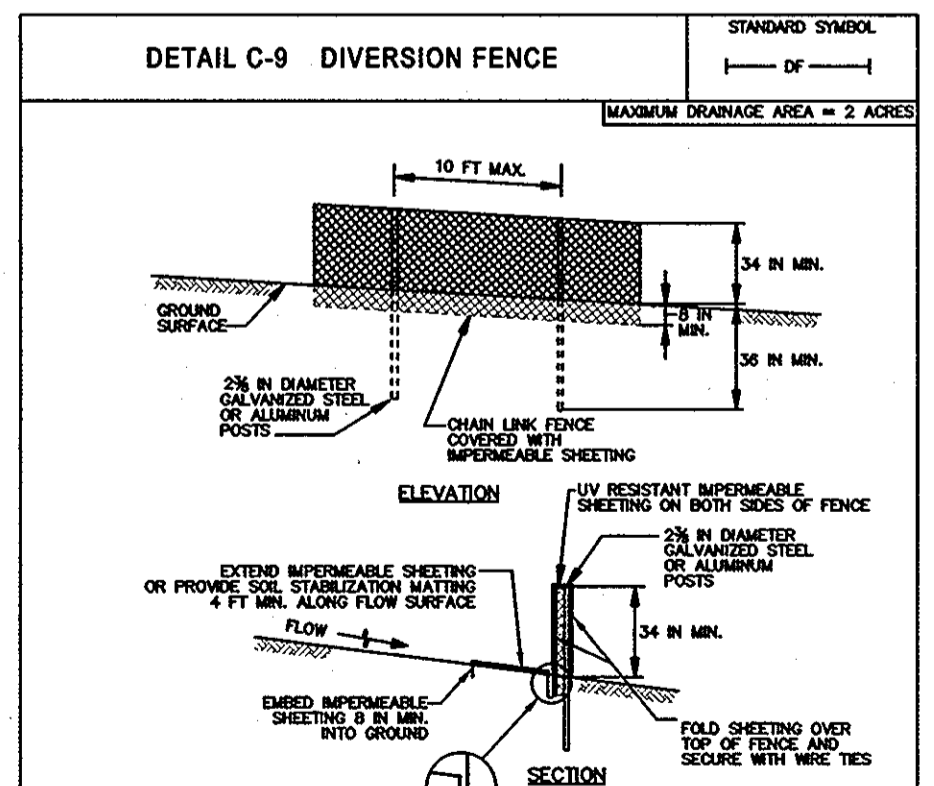
- 1. OBTAIN GRADING PERMIT (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
3. PERFORM CLEARING AND GRUBBING NECESSARY FOR THE INSTALLATION OF DIVERSION FENCE AND SUPER SILT FENCE (1 DAY)



CONSTRUCTION SPECIFICATIONS 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE ENTRANCE.



CONSTRUCTION SPECIFICATIONS 1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 6.063 INCH WALL THICKNESS AND SIX FOOT LENGTH.



CONSTRUCTION SPECIFICATIONS 1. USE 42 INCH HOLE 9 GAUGE OR TROUER CHAIN LINK FENCING (2 1/2 INCH MAXIMUM OPENING).

DEVELOPERS CERTIFICATE I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEGGINNING THE PROJECT.

ENGINEER'S CERTIFICATE I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

DEVELOPER HARMONY BUILDERS 4228 COLUMBIA ROAD ELLICOTT CITY, MARYLAND 21042 410-461-0833

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 9/3/14.

Project information table with fields for date (AUG. 2013), description (12-015-Instruction), scale (MMM), and approval (NHS).

Revision table with columns for no., description, and revisions.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

LOCKE PROPERTY LOTS 1 THRU 4 TAX MAP: 38 PARCEL: 65, GRID: 7 HOWARD COUNTY, MARYLAND FIRST ELECTION DISTRICT

MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors 6800 Deerpark Road, Suite 150, Ellicott City, Maryland 21075 (410) 997-0288 Fax.