

TRAFFIC SIGN NOTES: APPROVED AS PER F-03-024

1. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 3" GALVANIZED STEEL POST MOUNTED TO THE SIDE OF THE ROAD OR ON A 4" GALVANIZED STEEL POST MOUNTED TO THE TOP OF THE ROAD.

2. PRIVATE RANGE OF ADDRESS SIGNS AND/OR PRIVATE ROAD NAME SIGNS (RNS) SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 440-260-0780 FOR DETAILS AND COST ESTIMATES.

WAVIER NOTE:

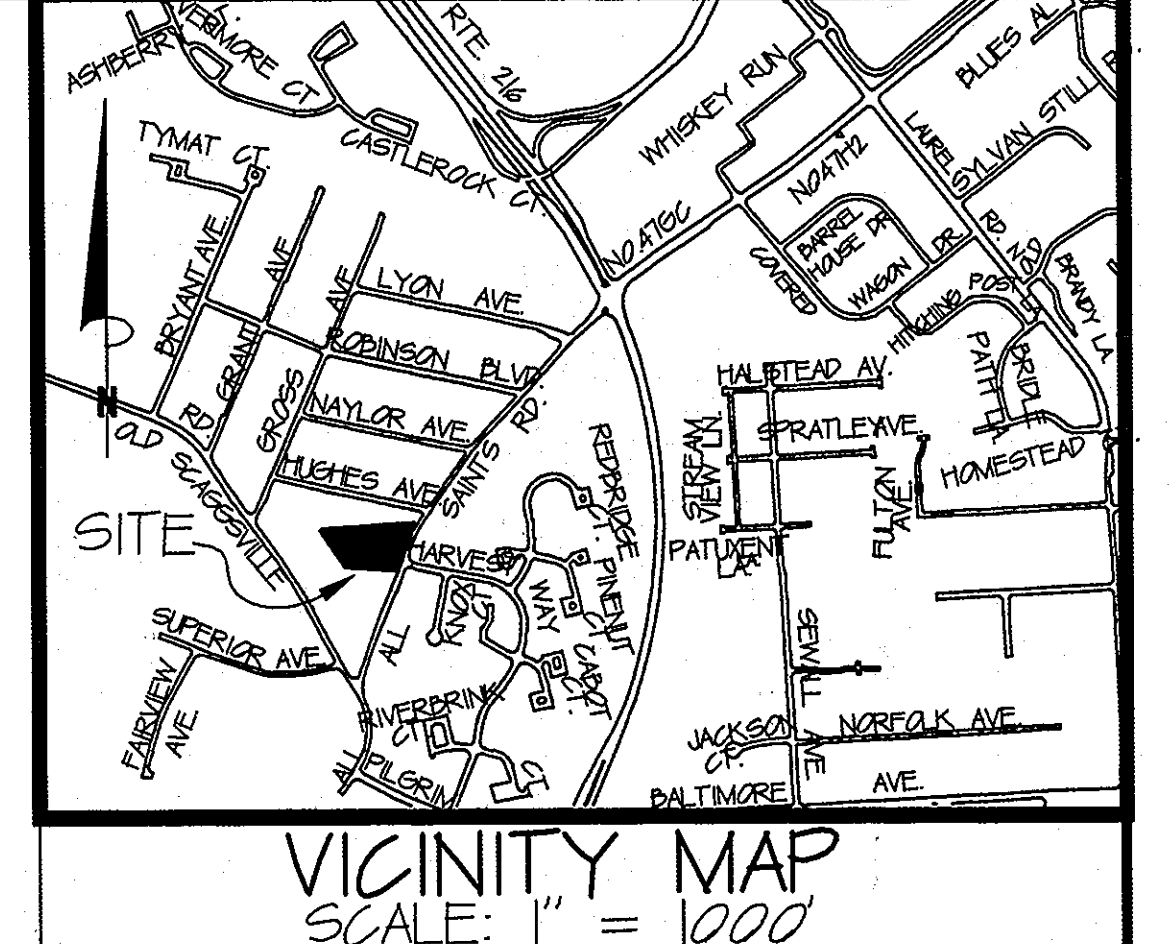
THE PLAN SHOWN HEREON IS SUBJECT TO A WAVIER FROM SECTION 54(B) OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III WATER AND SEWER TO PERMIT A 24 FEET WIDE WATER AND SEWER EASEMENT IN LIEU OF THE REQUIRED 30 FEET EASEMENT APPROVED 10/25/2009

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQFT.	REMAINING LOT AREA SQFT.
2	6779.42 SF.	679.91 SF.	6109.51 SF.
8	7,353 SF.	845 SF.	6,508 SF.
4	7470.75 SF.	742.25 SF.	6728.50 SF.
5	8888.12 SF.	394.42 SF.	8493.70 SF.
9	7,183 SF.	749 SF.	6,434 SF.

NOTE: FOR RESULTS OF TESTS SEE GEOTECHNICAL STUDY PREPARED BY HILLIS CARNEE 01/21/2007 APPROVED AS PER F-03-024

SYMBOL	NAME/DESCRIPTION	SOIL GROUP
D62	DELTAVILLE SILT LOAM, 10-15% SLATES	UG-1
D62	DELTAVILLE SILT LOAM, 10-15% SLATES	UG-2

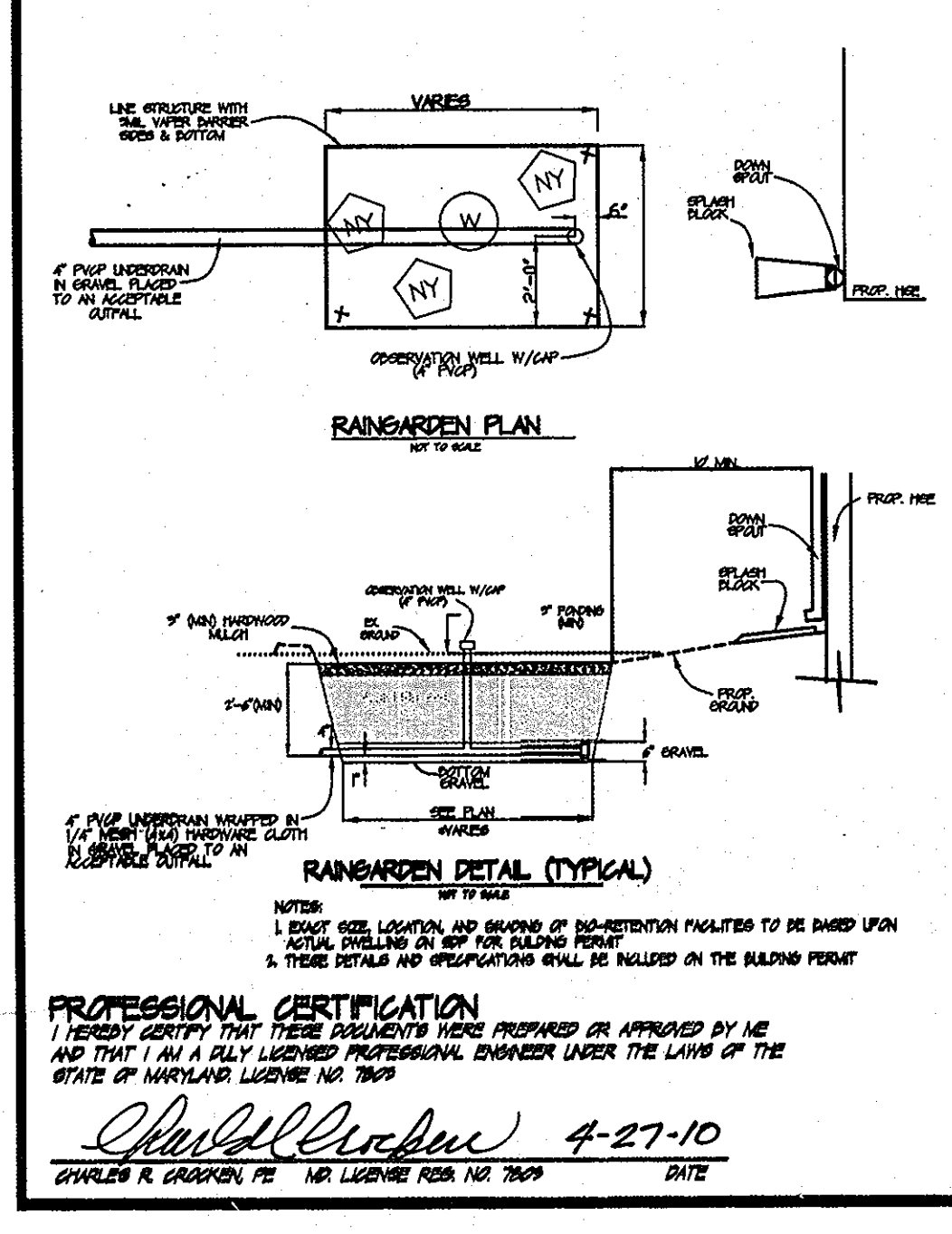
- SITE DATA**
- A. DEED REFERENCE: 0207/1466 PLAT # 20102 | 22072
 - B. EXISTING ZONING - RSC
 - C. GROSS AREA OF TRACT = 8960.07 SF. (0.204 AC)
 - D. NET AREA OF TRACT = 8960.07 SF. (0.204 AC)
 - E. AREA OF PROPOSED LOTS = 8960.07 SF. (0.204 AC)
 - F. # OF BUILDING LOTS - 7
 - G. AREA OF BUILDABLE LOTS = 59,516 SF. (1.352 ACRES)
 - H. # OF OPEN SPACE LOTS - 1
 - I. AREA OF PROPOSED LOTS = 27,711.5 SF. (0.638 ACRES)
 - J. NUMBER OF LOTS PROPOSED = 7 BUILDABLE, 1 OPEN SPACE
 - K. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PUBLIC (WBS CONTRACT #24-402-D)
 - L. OPEN SPACE REQUIRED = 20,204.82 SF. (0.461 ACRES) = 73% OF THE GROSS AREA
 - M. TOTAL OPEN SPACE PROVIDED = 27,711.5 SF. (0.638 ACRES) = 31% OF THE GROSS AREA
 - N. HOWARD COUNTY FILE NOS.: DP2 FILE # 08-028, SF-08-014, F-03-024, F-12-069



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RSC PER 01/21/04 COMPREHENSIVE ZONING PLAN AND PER THE 'SCM PLAN' ZONING AMENDMENTS EFFECTIVE 7/25/04
- NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE SUBDIVISION PLAN HAS BEEN APPROVED BY THE BOARD OF ZONING ADJUSTMENTS (BZA) AND THE PERMITTING AGENCIES.
- NO EXISTING OR PROPOSED STRUCTURES SHALL BE DEMOLISHED OR RELOCATED WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.
- NO NEW OR EXISTING DRIVEWAYS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.
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	LOT 1 (C)	LOT 2 (B)	LOT 3 (B)	LOT 4 (B)	LOT 5 (A)	LOT 6 (A)
ROCKBURN 38	NO MORNING ROOM	NO MORNING ROOM	NO MORNING ROOM	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
ROCKBURN 40	NO	NO MORNING ROOM	NO MORNING ROOM	NO MORNING ROOM	ALL OPTIONS	ALL OPTIONS
ROCKBURN 34	NO MORNING ROOM	NO MORNING ROOM	NO MORNING ROOM	NO MORNING ROOM	ALL OPTIONS	ALL OPTIONS
SOMERSET	NO	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
DELAIR	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
GLENDALE	NO 2 CAR GARAGE	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS



SWM DATA * (SEE NOTE)

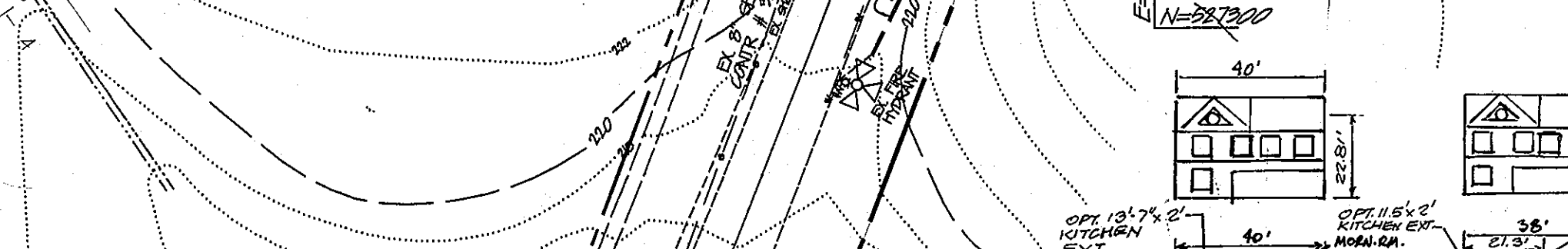
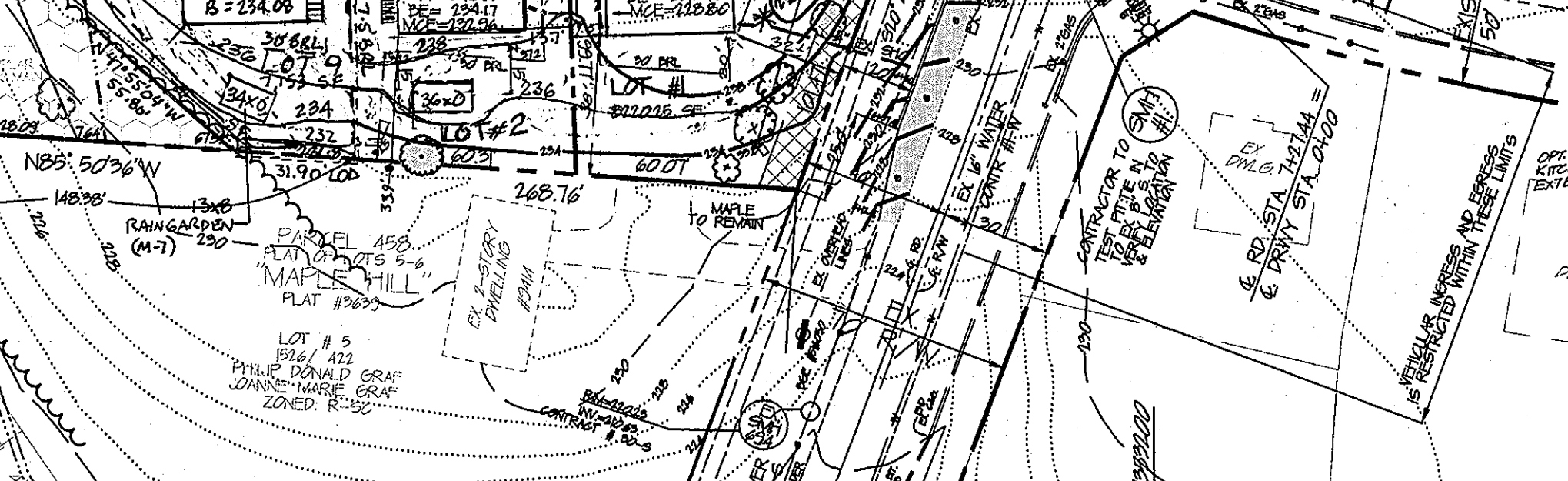
AREA	TC	RNA	QA	Q10	Q100	TC	RNA	QA	Q10	Q100	REV.
SITE	0.29	72	187	121	83	0.30	0.20	179	124	103	221

RAINSCREEN FACILITY SCHEDULE

NO.	DRAWINGS	DATE	REV.	BY	CHK.	APPROV.
1	2-D	5/27/10	01			
2	2-D	5/27/10	02			
3	2-D	5/27/10	03			
4	2-D	5/27/10	04			
5	2-D	5/27/10	05			
6	2-D	5/27/10	06			
7	2-D	5/27/10	07			

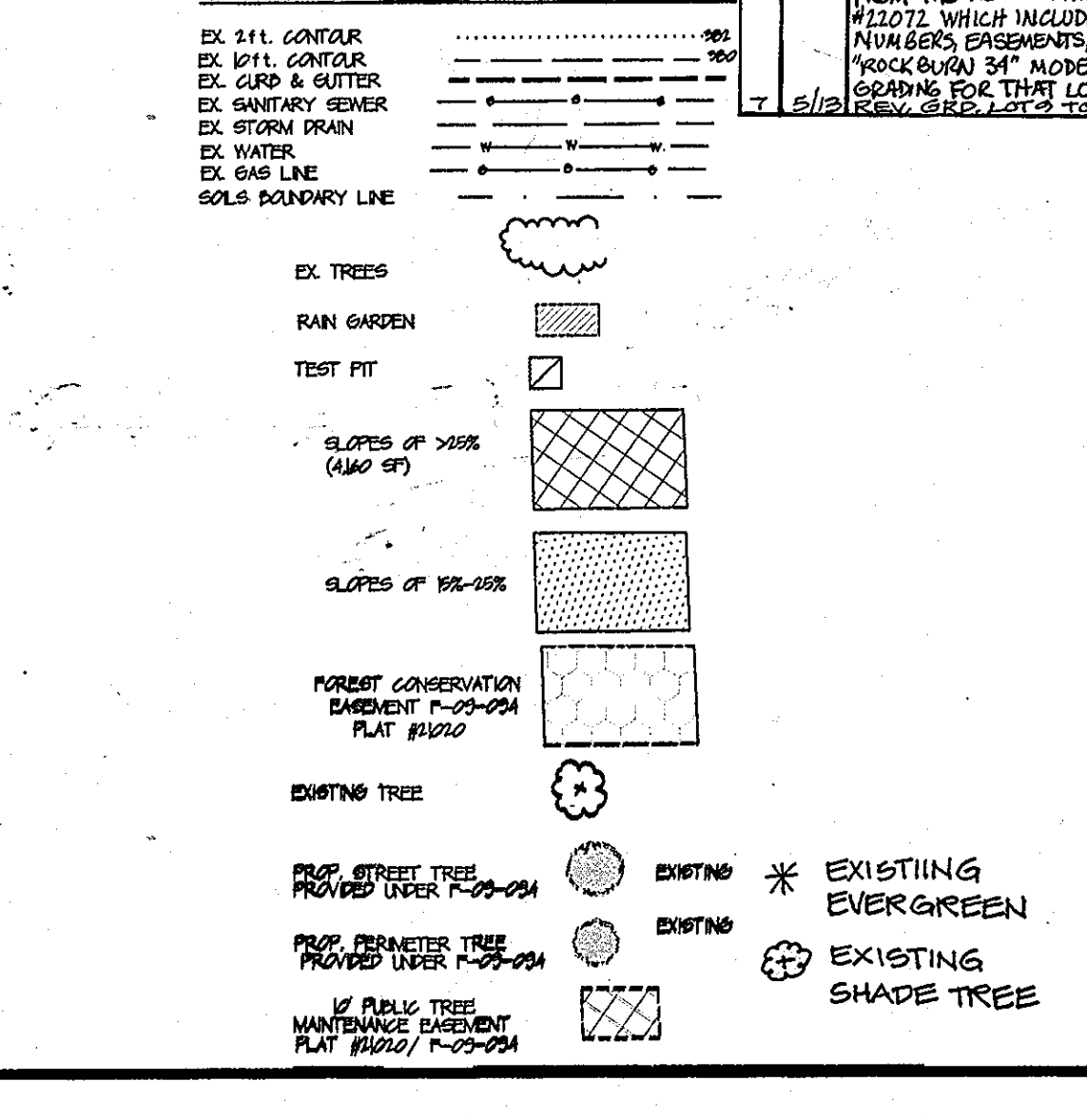
RAINSCREEN AREA PLANT LIST

SYMBOL	QUANTITY	BOTANICAL / COMMON NAME	SIZE
○	1	LEX VERTICILLATA	W/ 1/2" DRAIN
⊙	1	VERONICA MEXICANENSIS	NEW YORK BURNING



SUBDIVISION NAME:	THE PRESERVE AT MAPLE HILL	SECTION/AREA:	N/A	LOT/PARCEL #:	LOT NOS. 1-6
PLAT # OR L/P:	21070/22072	ZONE:	RSC	PARCEL #:	601100
WATER CODE:	1103	SEWER CODE:	575000		

LOT #	ADDRESS
LOT #1	9005 MILES MANOR
LOT #2	9009 MILES MANOR
LOT #3	9014 MILES MANOR
LOT #4	9019 MILES MANOR
LOT #5	9026 MILES MANOR
LOT #6	9022 MILES MANOR
LOT #7	9013 MILES MANOR



LIST OF DRAWINGS

NO.	DATE	REVISION
1	5/27/10	ISSUED FOR PERMITTING
2	5/27/10	REVISED TO REFLECT PERMITTING CHANGES
3	5/27/10	REVISED TO REFLECT PERMITTING CHANGES
4	5/27/10	REVISED TO REFLECT PERMITTING CHANGES
5	5/27/10	REVISED TO REFLECT PERMITTING CHANGES
6	5/27/10	REVISED TO REFLECT PERMITTING CHANGES

SITE DEVELOPMENT PLAN
LOTS 1, 2, 4, 5, 6, 8, 9 & OPEN SPACE LOT 10
SINGLE FAMILY DETACHED DWELLINGS

DP2 FILE #s F-08-028, SF-08-014, F-03-024, F-12-069

TAX MAP 50 GRID 2 PARCEL 485 ZONED "RSC" 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Prepared by: **CHARLES R. CROOKEN AND ASSOCIATES, INC.**
 Civil Engineering - Land Planning
 299 LEE AVE.
 SYKEVILLE, MD 21154
 TEL. (410) 542-2108
 FAX. (410) 542-2069

TAX MAP 50 PARCEL 485 PROJECT NO. 2010
 DESIGNED BY: C.R.C. DATE: JANUARY, 2010
 DRAWN BY: C.H.G. SCALE: 1" = 40'

4-27-2010
 DATE

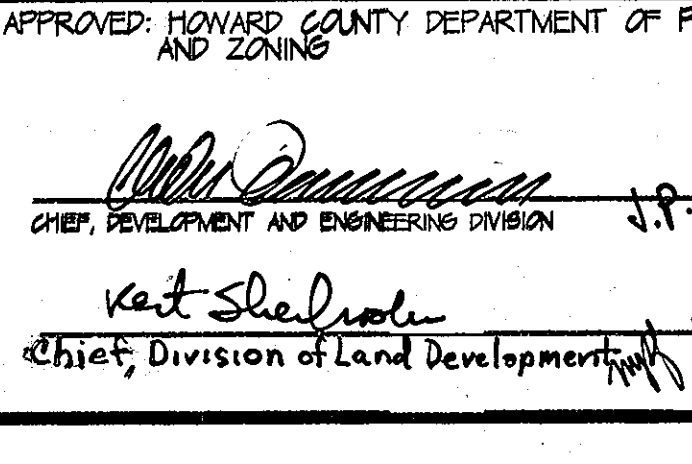
Charles R. Crooken
 PROFESSIONAL ENGINEER

APPROVED: Howard County Department of Planning and Zoning

Thomas E. Biddle 5/26/10
 Director DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Shelecker 5/26/10
 Chief, Division of Land Development DATE



SDP-10-062

PERMANENT SEEDING NOTES

APPLY PERMANENT SEEDING TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED...

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

REQUIRED SEQUENCE OF CONSTRUCTION
1. OBTAIN GRADING PERMIT.
2. CLEAR AND GRIP FOR INSTALLATION OF TEMPORARY SEDIMENT CONTROL MEASURES...

GENERAL NOTES FOR SEDIMENT CONTROL
1. A MINIMUM OF 34 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION TELEPHONE: (410) 232-2497...



SOILS LEGEND
SYMBOL NAME/DESCRIPTION SOIL GROUP
D-102 DELTAVILLE SILT LOAM - 1% SLOPES
D-103 DELTAVILLE SILT LOAM - 10-15% SLOPES

APPROVED: Howard County Department of Planning and Zoning
Thomas J. Suttler 5/26/10
Director DATE

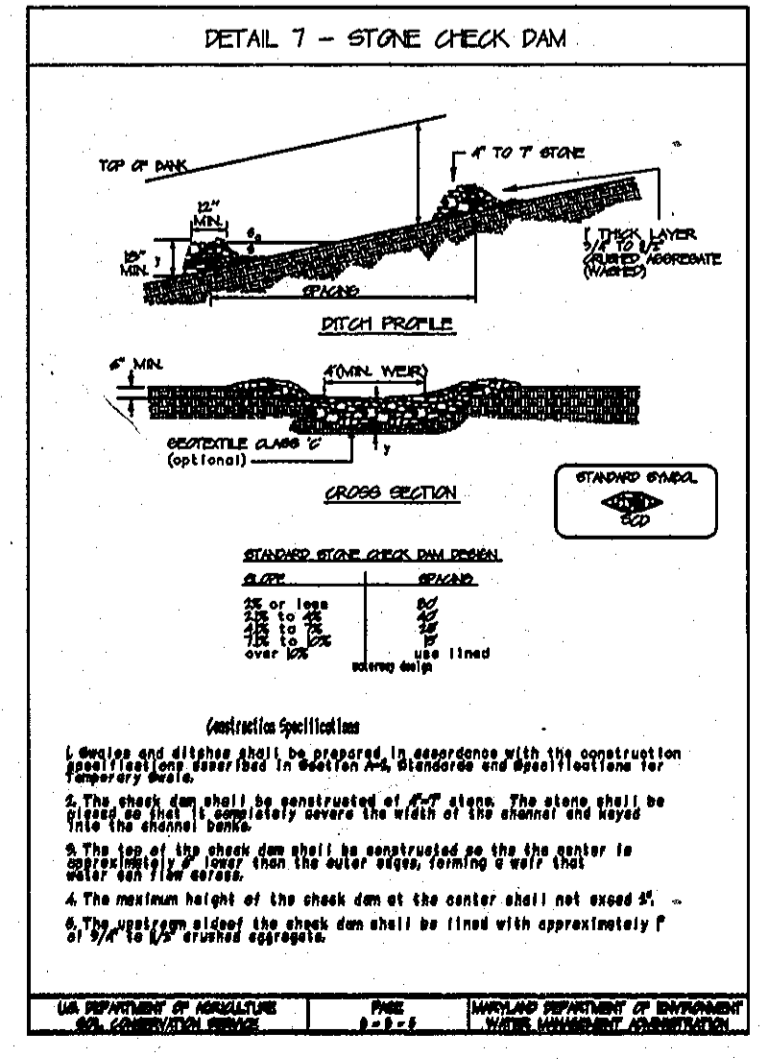
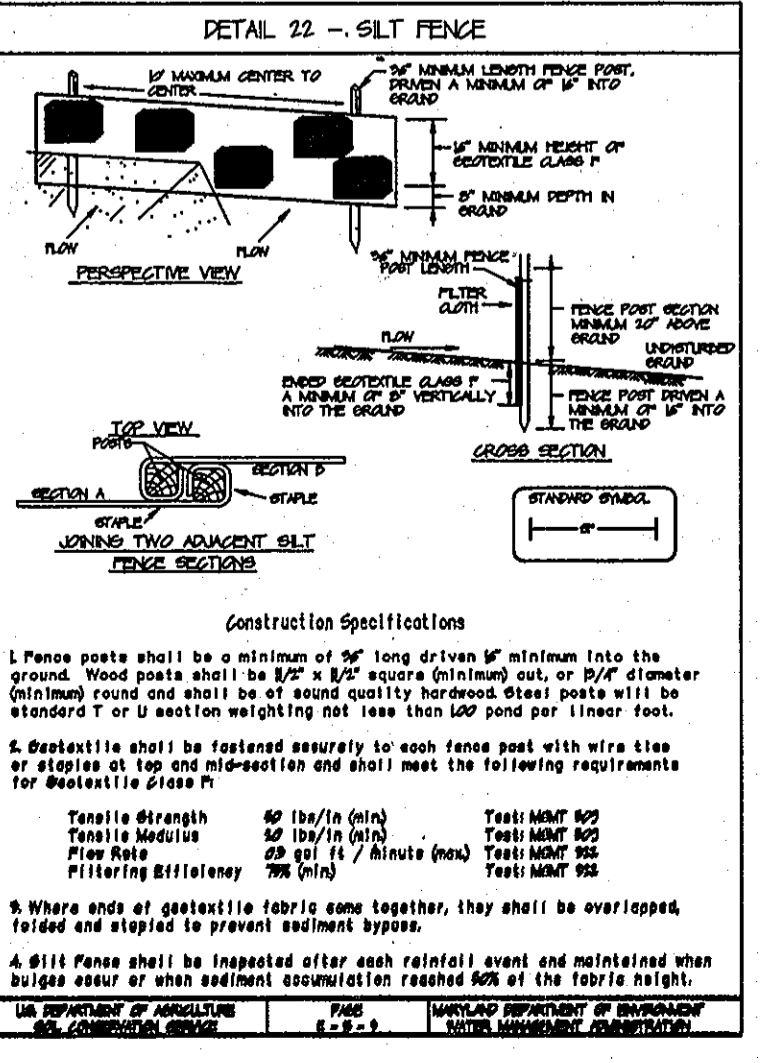
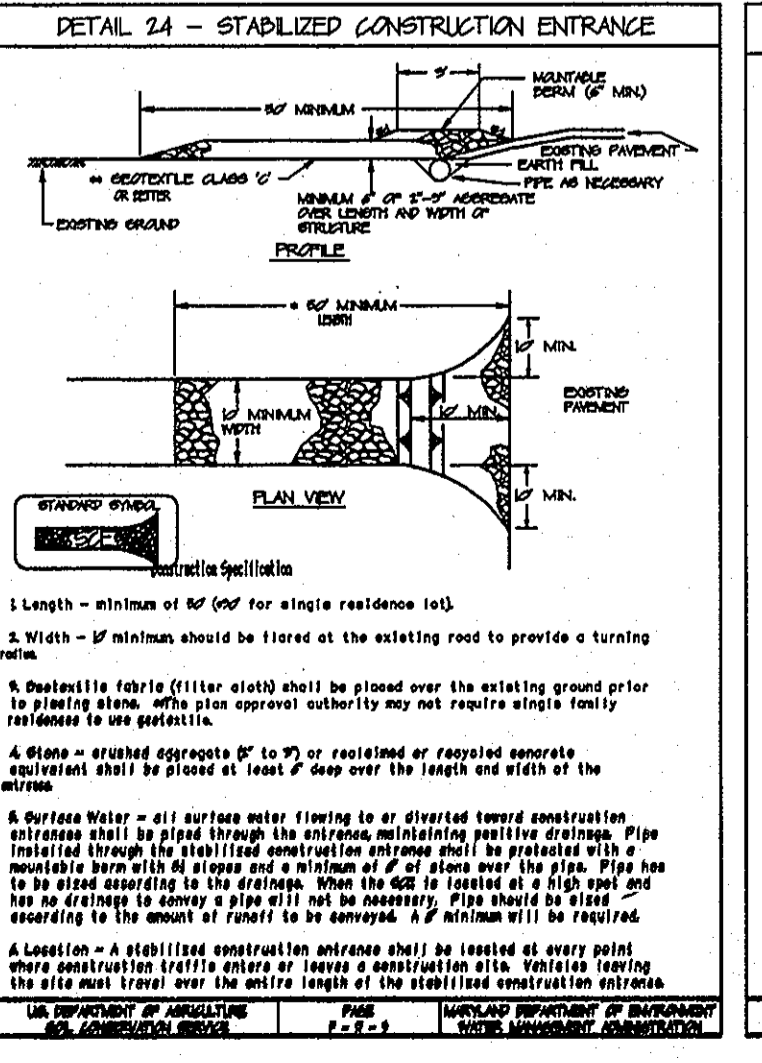
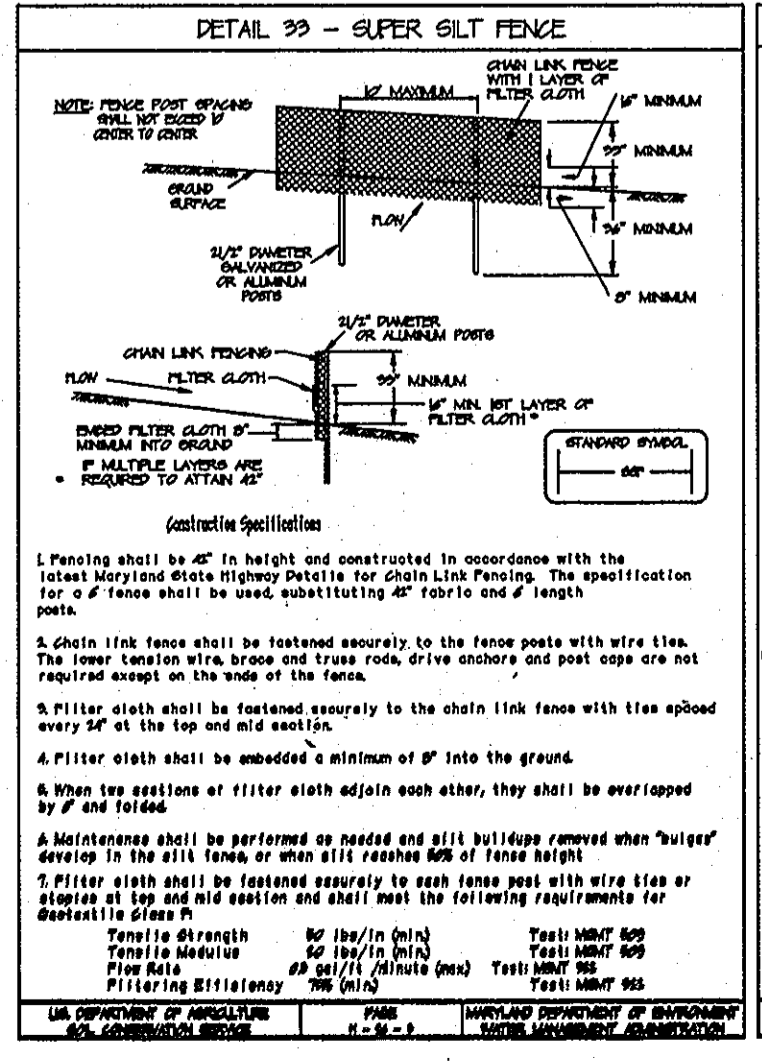
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Charles R. Crocken 5/25/10
CHEF, DEVELOPMENT AND ENGINEERING DIVISION DATE

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...

DEVELOPER'S CERTIFICATE
I HAVE CERTIFIED THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL...

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING...

NOTE: FOR RESULTS OF TEST PITS SEE GEOTECHNICAL STUDY PREPARED BY HILLIS CARNES 07/27/2007 APPROVED F-03-034

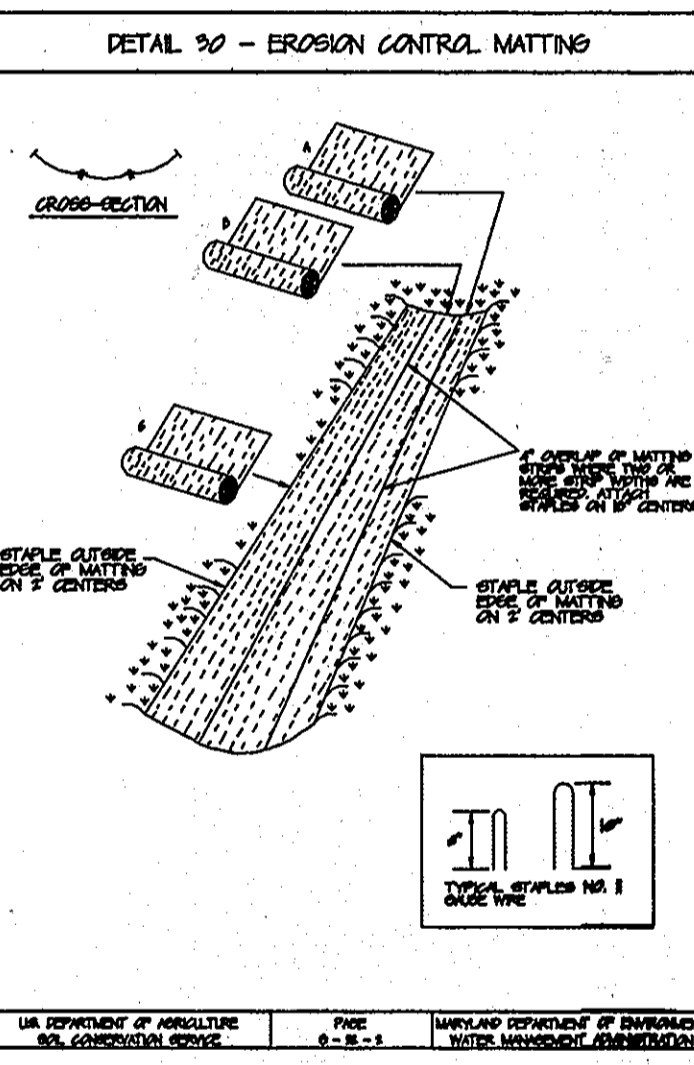
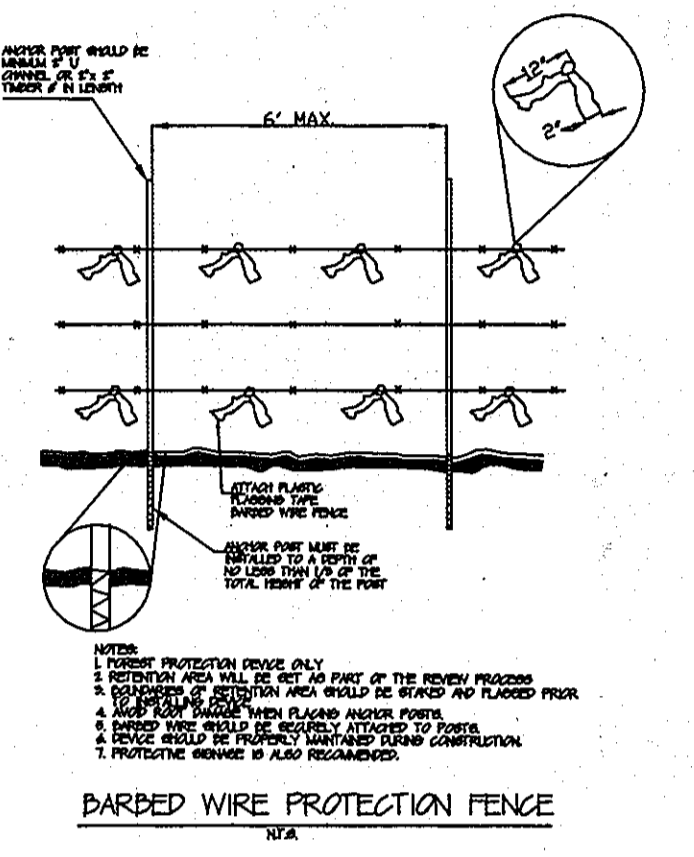
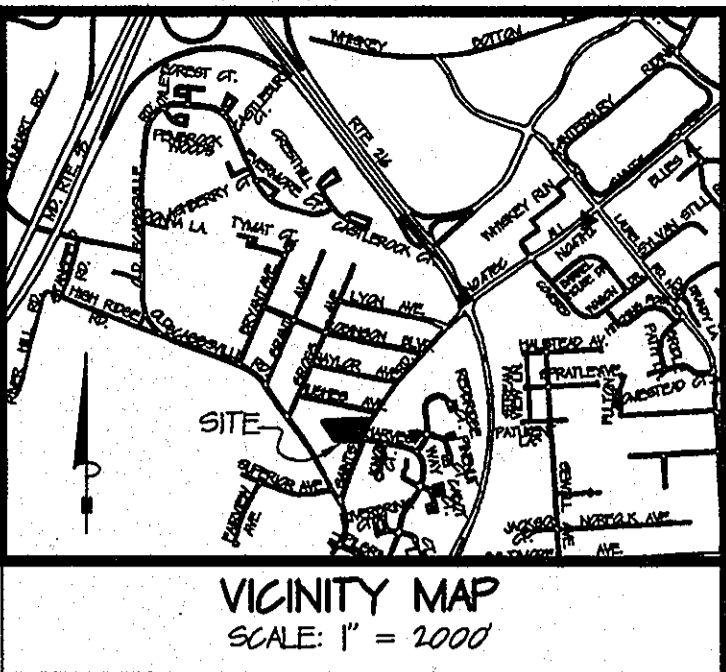


LEGEND
Existing 5ft Contour
Existing 10ft Contour
Soils Boundary
Existing Trees
DI-RETENTION AREA
TEST PIT
SLOPES OF 2:100
SLOPES OF 3:100
SUPER SILT FENCE
BORING LOCATION
STONE CONSTRUCTION ENTRANCE
EROSION CONTROL MATTING
LIMIT OF DISTURBANCE
UTILITY EASEMENT
STONE CHECK DAM
TREE PROTECTION FENCE

REVISIONS
NO. DATE REVISIONS
2 10/12 TO REFLECT ALL PERTINENT CHANGES RESULTING FROM THE REVISION OF F-12-004 PLAT #22072...

OWNER/DEVELOPER:
HARMONY ALL SAINTS LLC
(REP) CHRISTOPHER BROWN
4228 COLUMBIA ROAD
ELLICOTT CITY, MD 21042-5918

GRADING SEDIMENT CONTROL PLAN
THE PRESERVE AT MAPLE HILL
LOTS 1,2,4,5,6,8,9 & OPEN SPACE LOT 10
A RESUBDIVISION OF MAPLE HILL LOT #6 (PLAT #3639)
TAX MAP 50 GRID 2 PARCEL 485 ZONED "RSC" 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Prepared by CHARLES R. CROCKEN AND ASSOCIATES, INC.
Civil Engineering - Land Planning
302 LEE AVE
BYRONSVILLE, MARYLAND 21784
Tel: (410) 545-2108
Fax: (410) 545-2109
DATE: 4-27-2010
TAX MAP 50 PARCEL 485 PROJECT NO:
DESIGNED BY: CRC. DATE: JANUARY, 2010
DRAWN BY: DATE:
SCALE: 1" = 40'
DRAWING NO. 2 OF 2
EXP-10-062



NOTE: GRADING SEDIMENT CONTROL PLAN APPROVED PER FINAL CONSTRUCTION PLANS F-03-034