

**GENERAL NOTES:**

- Zoning: Site is being developed under MD-3 regulations, per ZB95M, Approved on 2/8/01. Underlying Zoning is RR-DEO.
- The previous Department of Planning and Zoning file numbers: S-OI-17, ZB-95M, PB-353, NP-01-11, NP-02-54, NP-03-02, NP-03-103, NP-03-120, NP-03-1, F-03-40, SDF-03-140, SDF-03-111, F-04-71, F-04-72, AND F-04-93.
- This project is in conformance with the latest Howard County standards unless otherwise have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within or adjacent to the project limits.
- This property was brought into the Metropolitan District on August 12, 2002.
- All roads in this development are public. All areas indicated as alley will be private.
- Site Analysis:  
 Gross Site Area: 501.8 Acres ±  
 Total Area of Phase 3: 54.8 Acres ±  
 Area of Open Space: 224 Acres ±  
 Area of 100 Year Floodplain in Phase Three: 141 Acres ±  
 Area of Roadway (Public): 3.0 Acres ±  
 Area of Roadway (Private): 1.0 Acres ±  
 Area of Lots: 30.2 Acres ±  
 Area of Non-Buildable Lots: 2.1 Acres ±  
 Area of Building Lots: 4.88 Acres ±  
 Area of Buildable Parcels: 20.32 Acres ±  
 Number of Lots: 41 SFD, 46 SFA, 39 Apartment/Condominium units, 4 Common Open Areas.
- Open Space Requirements:  
 Minimum Open Space Requirement for Project is 35%.  
 Total Open Space Required: 20.9 Acres ± (35%)  
 Total Open Space Provided: 22.4 Acres ± (38%)  
 Recreational Open Space Required: 2.3 Acres ± (3%)  
 Recreational Open Space Provided: 0 Acres ± (0%)  
 (See Chart-This sheet)  
 The excess open space area may be used to fulfill the minimum open space requirement for future phases.
- Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1968.
- Existing topography is shown for aerial topography prepared during March 1991 by SMI, Field Run survey information by Gutschick, Little & Heber, P.A. and by design gradient design plans for construction.
- Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Heber, P.A. on or about June, 2001.
- National delineation by Exploration Research, Inc. approved by the Corps of Engineers, LE 63791-3 on 5/14/99. Notice of intent to issue a permit is covered by MDE Tracking 101-NT-0344/20016542.
- The 100-year flood plain limits were determined by the floodplain study prepared by Gutschick, Little and Heber, P.A. as part of Preliminary Plan F-04-01.
- Horizontal and vertical datum is based on Howard County Station 41E and 41 EB.
- Existing utilities were taken from available Howard County records.
- Public water and sewer to be utilized.  
 Existing Water Contract Number: 24-4105D  
 Existing Sewer Contract Number: 24-4105D  
 Proposed Water Contract Number: 24-4175D  
 Proposed Sewer Contract Number: 24-4175D
- Traffic Study was prepared and submitted as part of S-OI-17, which was signed by the Planning Board on August 6, 2001.
- Sediment and erosion control measures have been provided in accordance with the 1984 Standards and Specifications for Soil Erosion and Sediment Control Manual.
- Street trees have been provided per the Comprehensive Sketch Plan under this Final Plan Submission.
- All buffering and other landscaping requirements/features will be shown at the Site Development Plan stage and/or final plan stage and will be provided in accordance with the Comprehensive Sketch Plan criteria.
- Parental stream buffers are determined by land use adjoining the open space (i.e. Employment = 50' buffer, Residential = 75' buffer). All uses adjoining an intermittent stream = 50' buffer.  
 Approval is subject to the following condition:  
 1. Submit a copy of the recorded adjoining deeds for the subject parcels of land to this Division for file retention purposes upon completion of the property line adjustment.
- NP-03-120  
 On July 29, 2003, NP-03-120 was granted for the following:  
 • Installation of a temporary stream crossing for the purpose of earth moving operations.
- As stated in the Decision and Order for this plan, The Planning Board shall review and approve site development plans for all single family attached and multi-family residential uses, and all employment and open space use development for the subject Maple Lawn Farms project. This Final Plan shall not be approved by DPZ until funding test evaluation restrictions mandated by the Zoning Board on page 22-23 of its decision on the FDP are met consistent with the requirements of Section 171E.4.2 of the Zoning Regulations.
- Minimum building setback restrictions from property lines and the public road rights-of-way lines for all SFD and SFA residential lots will be in accordance with the Comprehensive Development Criteria approved per S-OI-17 and PB-353.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas, except as permitted under NP-02-54, NP-03-02, and NP-03-120.
- Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
- Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. ZB-95M and the Decision and Order for PB Case No. 353 (Comprehensive Sketch Plan, S-OI-17).
- Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-OI-17 and PB-353.
- The transportation and transit design will be implemented as outlined in the Petitioner's Exhibit 55 as submitted as part of ZB 95M. No bus shelters/transit stops are being proposed within the limits of this Final Plan. Any shelters will be provided at Site Development Plan Stage for the development adjacent to that structure so that architectural and landscape features can be coordinated.

# CONSTRUCTION PLAN

## MAPLE LAWN FARMS

### Midtown District - Area 2

#### Lots 133 thru 219, OS Lots 220-225, Common OS Areas 226-229

#### Parcels 'A1' thru 'A-3', and Non-Buildable Parcels 'D' & 'E'

**SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED FDP AND CSP DEVELOPMENT CRITERIA**

The following minimum structure setbacks shall apply for structures from the project boundary:

- 50-foot minimum open space buffer adjacent to existing residential corridors.
- 100-foot minimum setback for residential units from Johns Hopkins Road.
- 50-foot minimum setback for commercial buildings from Johns Hopkins Road and a 20-foot minimum setback for parking from Johns Hopkins Road.

**STRUCTURE SETBACKS**

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	12'	6' except for garage which may be 0'	20'	3'
Estate	20'	20' except for garage which may be 0'	20'	20'

A zero lot line dwelling unit may be located on any property line which is not a street right-of-way provided that (1) no part of the dwelling shall encroach onto the adjoining lot; (2) an access easement for the purpose of maintenance to the side of the structure shall be included in the deed where appropriate. Spacing between dwelling units shall be a minimum of 8'. Garages however, may adjoin along the property line, provided they comply with all building and fire code regulations.

Open decks must be a minimum of 10' from rear property line, and are subject to side yard setbacks.

Facing accessory structures and detached garages (across an alley/lane ROW) shall be 30' apart.

Structures may be located anywhere within such setback areas in accordance with a site development plan approved by Howard County Planning Board.

**EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:**  
 Except for the following, section 12B-A1 applies:

- Porches may encroach into the front yard to within 2' from the property line or right-of-way for cottages, manors, villas; to within 12' for estates. Porches may encroach into the side yard of corner lots to within 2' from right-of-way for cottages, manors, and villas, to within 12' for estates. Where a side yard abuts an open space or passage, porches may encroach to within 1' from side property line for cottages, manors, and villas; to within 12' for estates.
- Stoops and steps may encroach into the front and side yards to within 1' from the front property line.
- Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the front property line, not greater than 48" in height along the front property line and not greater than 12" along the side and rear property lines.

**ACCESS:**  
 Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements.

**BUILDING HEIGHT:**  
 Maximum building height on all lots shall be 38' to the midpoint of the roof height measured from the highest adjoining ground elevation adjacent to the building, except as otherwise approved on a site development plan by the Howard County Planning Board.

**COVERAGE:**  
 Lot coverage for estate lots shall not exceed 50 percent, including principal and accessory structures but not including sidewalks, paved parking areas, driveways, porches, stoops, steps, decks, patios, in-ground pools, landscaping and similar structures.

**PARKING:**  
 No less than two parking spaces shall be provided for each single family detached dwelling unit. Such spaces may consist of garage, driveway and/or similar off-street parking spaces. Visitor parking and overflow parking may be accommodated as on-street parking within the public right-of-way.

**HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS:**  
 In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly or handicapped, the parking requirements may be modified to provide for four parking spaces for every ten dwelling units participating in such program. In the event the units are withdrawn from such a housing program, the owner of the facility shall immediately notify the Department of Planning and Zoning and shall construct, prior to further occupancy of the withdrawn units, such additional parking spaces as are necessary to provide one and one-half parking spaces for each dwelling unit withdrawn.

**OVERALL DEVELOPMENT TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE ACREAGE	S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD. ACREAGE	PRIV. RD. ACREAGE	SFD UNITS	OR UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
1	F-03-07	51.48					30.23 (59.3)		4.38						
2	F-03-40	51.43	1.14 (B)	10.24 (20.0)	8.04 (21.6)	1.56 (4.2)	15.75 (42.1)	4.02	1.68	55	65	5.2/AC.	7.9/AC.		
3	F-04-42	58.80 (7)	2.71 (4.6)	6.68 (11.4)	11.16 (20.0)	14.80 (25.2)	22.85 (38.4)	2.48	1.00	41	74	6.1/AC.	6.7/AC.		
TOTALS		148.21	2.85 (2.0%)	17.95 (12.1)	20.21 (13.6%)	47.14 (31.8)	54.75 (40.3)	16.38	2.68	96	144	5.9/AC.	7.1/AC.		

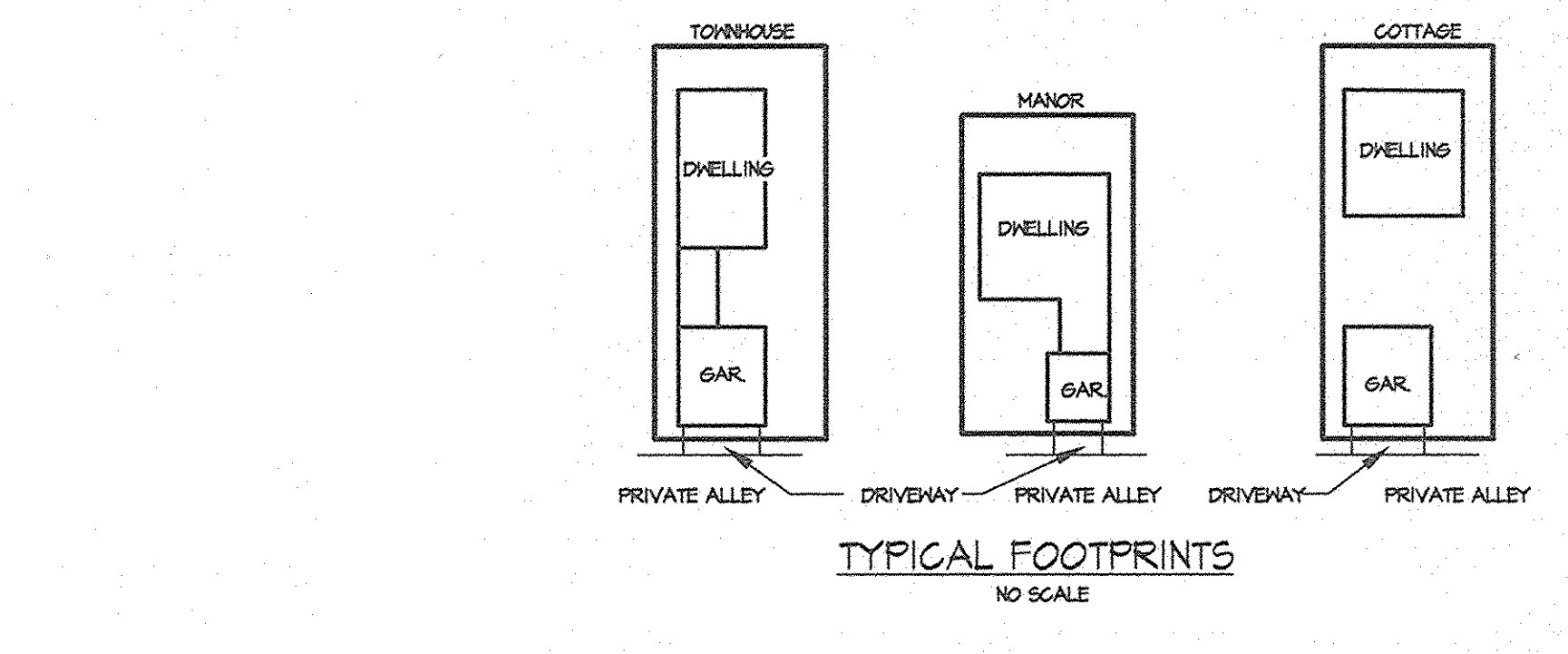
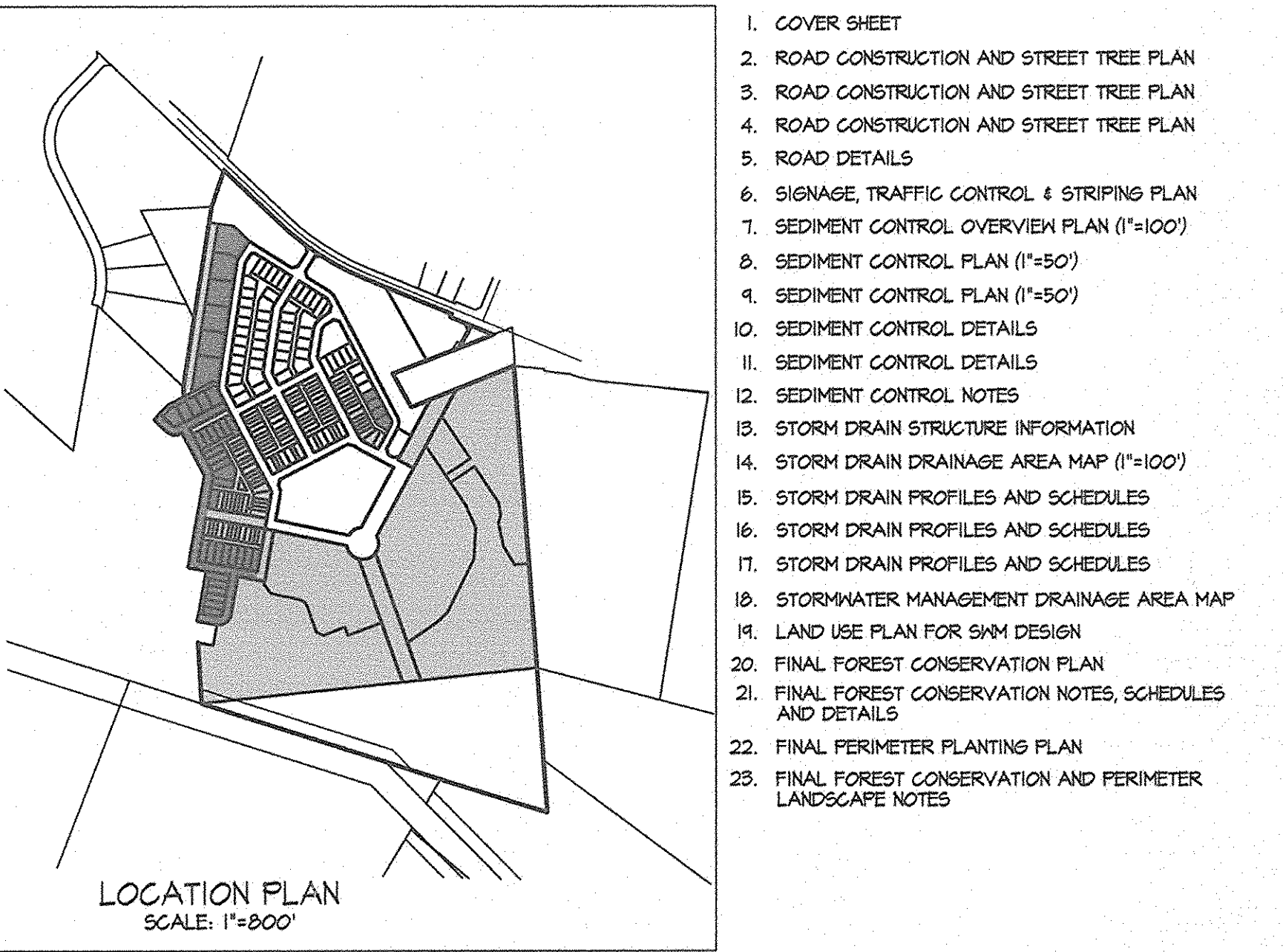
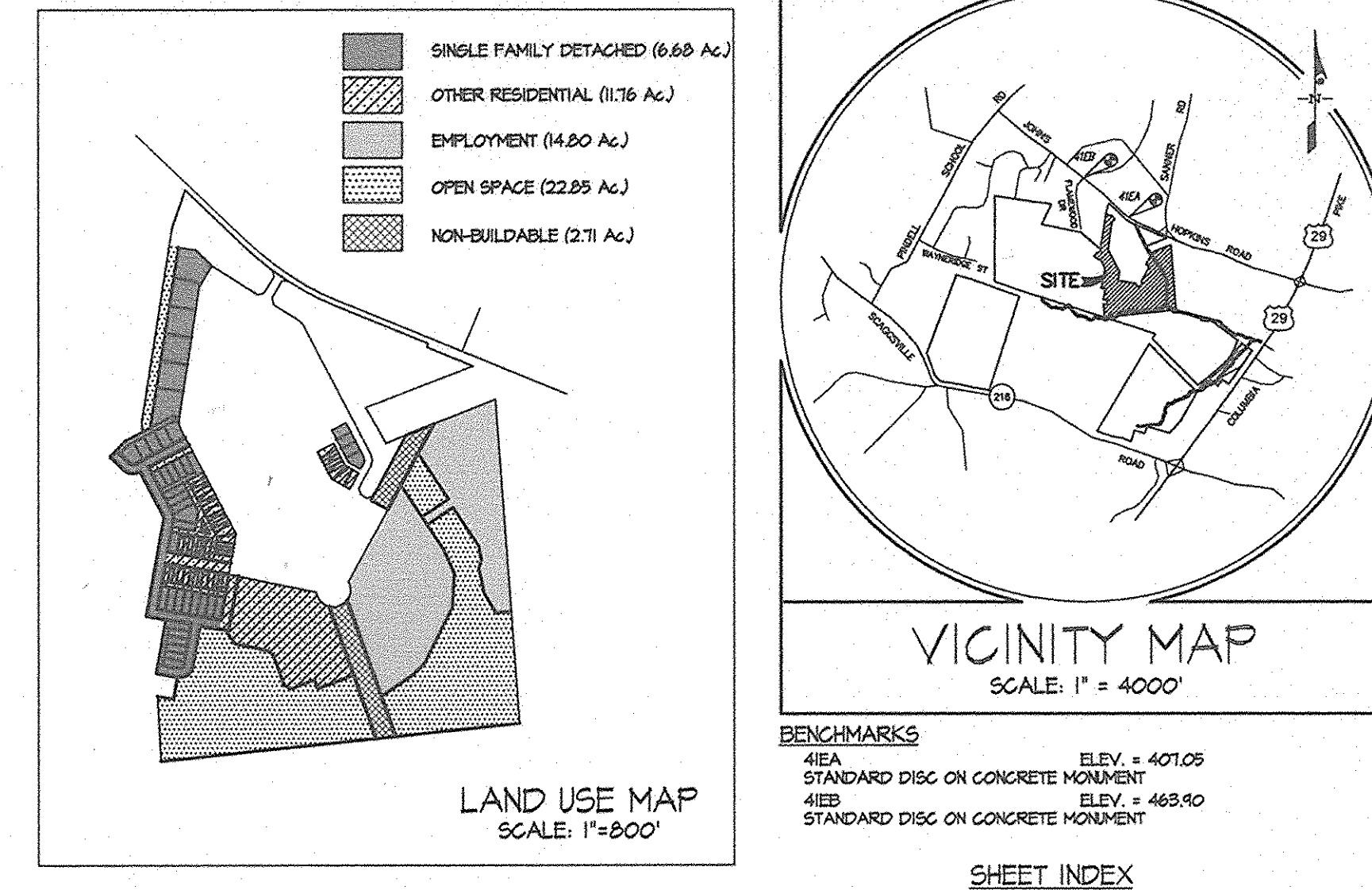
① 58.80 acres is the result of subtracting 0.43 ac. of single family detached (lots 133 thru 136) and 0.52 ac. of single family attached area (lots 137 thru 144) from the gross site area of 54.75 acres. The area of lots 136 thru 144 are known as Non-Buildable Parcels 'A' and 'B' under F-03-40.

② 2.85 acres is the result of adding 2.71 ac. of Non-Buildable area (Parcels 'D' & 'E') under this final plan and removing 0.95 ac. of Non-Buildable area under F-03-40 by creating buildable lots 133 thru 144 from previous Non-Buildable Parcels 'A' and 'B'.

③ 50.14 acres is the result of adding 47.14 acres of employment land use to the 2.85 acres of Non-Buildable area that will become employment land use in future phases.

④ 17.95 acres is the result of including 0.43 acres of land which was Non-Buildable under F-03-40 and creates Lots 133 - 136 under these plans.

⑤ 20.21 acres is the result of including 0.52 acres of land which was Non-Buildable under F-03-40 and creates Lots 137 - 144 under these plans.



**OVERALL OPEN SPACE TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
1	F-03-07	51.48	21.5 (40.7)	
2	F-03-40	37.48	15.75 (42.1)	5.55 (35.2) *
3	F-04-42	58.80	22.85 (38.4)	
TOTAL		148.21	54.75 (40.3)	5.55 (4.3) *

\* The percent of active open space is based upon the total open space provided.

**LOT INFORMATION**

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front ERL
Cottage	136-141, 187-192, 206-214	9,600 Square Feet	34'
Manor	133-136, 151-155	4,000 Square Feet	48'
Villa	145-150	5,400 Square Feet	54'
Estate	145-150	20,000 Square Feet	120' *
Townhouse	137-144/162-186, 193-205		

\* Except for lots identified on CSP which shall not be less than 100' at front ERL. Lot type shall be designated on Final Plans for all Single Family Detached areas. Estate Lots shall be located as shown on this plan.

THE LIMITS OF THIS FINAL PLAN COVERS ALL THE DEVELOPMENT PROPOSED BY S-OI-17 AS ANNUAL PHASE 3 (ALLOCATION YEAR 2006) WHICH IS ALSO THE 120 RESIDENTIAL UNITS ALLOWED BY PDP PHASE 1/STAGE 2.

LOTS 133-144 ARE TO BE CREATED BY A RESUBDIVISION OF NON-BUILDABLE PARCELS 'A' AND 'B' FROM F-03-40

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Chief, Bureau of Highways  
 Date: 4-5-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Date: 4/24/04

Chief, Development Engineering Division  
 Date: 4/24/04

**GLWGUTSCHICK LITTLE & WEBBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3903 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 G & R Maple Lawn Inc., et. al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

ELECTION DISTRICT No. 5

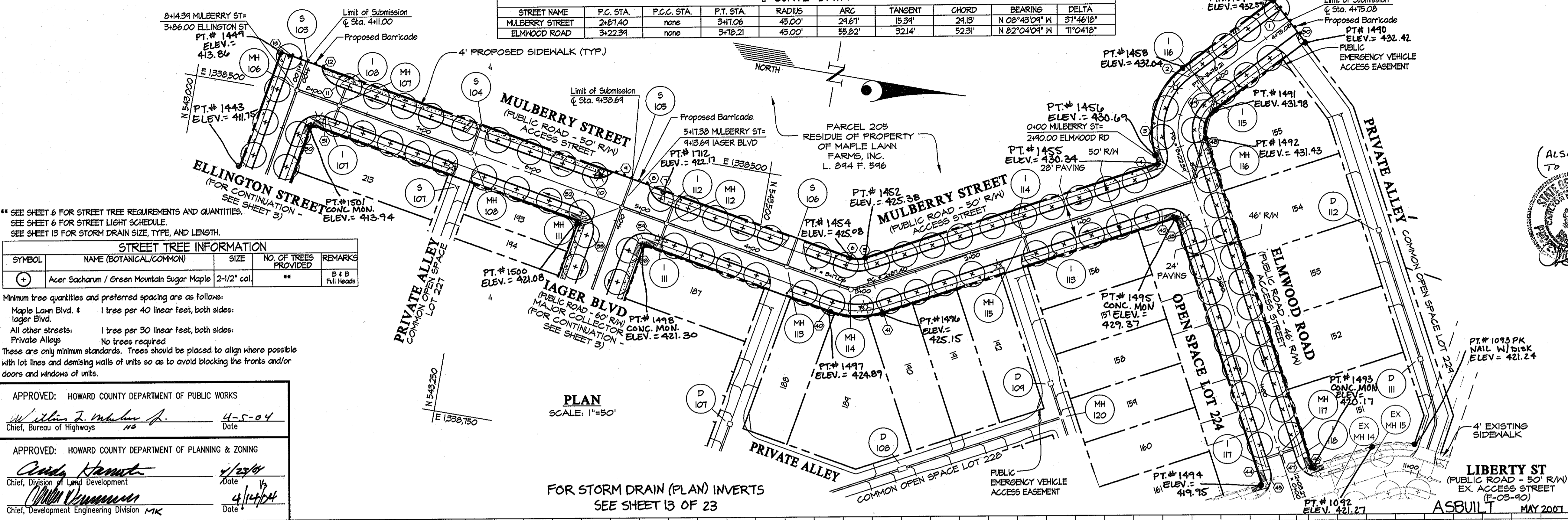
**COVER SHEET**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A1' thru 'A3' and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41-21 & 22 15 & 16	1 of 23

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STREET NAME	P.C. STA.	P.C.C. STA.	P.T. STA.	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
MULBERRY STREET	2+81.40	none	3+17.06	48.00'	24.61'	15.31'	21.13'	N 08°43'04" W	57°46'18"
ELMWOOD ROAD	3+22.34	none	3+18.21	48.00'	55.82'	32.14'	52.31'	N 82°04'04" N	11°04'18"

PT. NO.	STATION	OFFSET	ELEV.	PT. NO.	STATION	OFFSET	ELEV.
1	4+75.08	12.00' L	432.24	11	5+51.34	14.00' L	429.72
2	3+78.21	12.00' L	431.51	12	8+19.64	14.00' L	429.65
3	3+23.33	12.00' L	430.43	13	8+19.64	14.00' R	429.65
4	0+31.98	14.00' R	424.43	14	4+83.34	14.00' L	424.44
5	2+81.40	14.00' R	428.65	15	3+17.06	14.00' L	424.54
6	3+17.06	14.00' R	424.54	16	2+81.40	14.00' L	424.54
7	4+83.34	14.00' R	421.42	17	0+32.00	14.00' L	424.44
8	4+38.67	16.14' R	422.36	18	2+56.00	12.00' L	424.65
9	4+38.71	16.14' L	422.36	19	0+34.00	12.00' L	429.40
10	5+51.34	14.00' R	429.72	20	0+25.00	14.14' L	414.75
11	7+82.34	14.00' R	414.75	21	0+25.00	14.14' R	414.75
12	4+11.00	15.54' R	414.75	22	0+34.00	12.00' R	429.40
13	4+11.00	12.00' L	414.75	23	3+22.34	12.00' R	429.40
14	3+52.00	12.00' R	418.90	24	3+18.21	12.00' L	429.40
15	7+82.34	14.00' L	414.75	25	4+75.08	12.00' R	429.40



\*\* SEE SHEET 6 FOR STREET TREE REQUIREMENTS AND QUANTITIES.  
 SEE SHEET 6 FOR STREET LIGHT SCHEDULE.  
 SEE SHEET 13 FOR STORM DRAIN SIZE, TYPE, AND LENGTH.

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	NO. OF TREES PROVIDED	REMARKS
+	Acer Saccharum / Green Mountain Sugar Maple	2-1/2" cal.	**	B & B Full Heads

Minimum tree quantities and preferred spacing are as follows:  
 Maple Lawn Blvd. & Iager Blvd. 1 tree per 40 linear feet, both sides.  
 Iager Blvd. 1 tree per 30 linear feet, both sides.  
 All other streets: 1 tree per 30 linear feet, both sides.  
 Private Alleys: No trees required.  
 These are only minimum standards. Trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Chief, Bureau of Highways  
 Date: 4-5-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Date: 4/23/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Date: 4/14/04

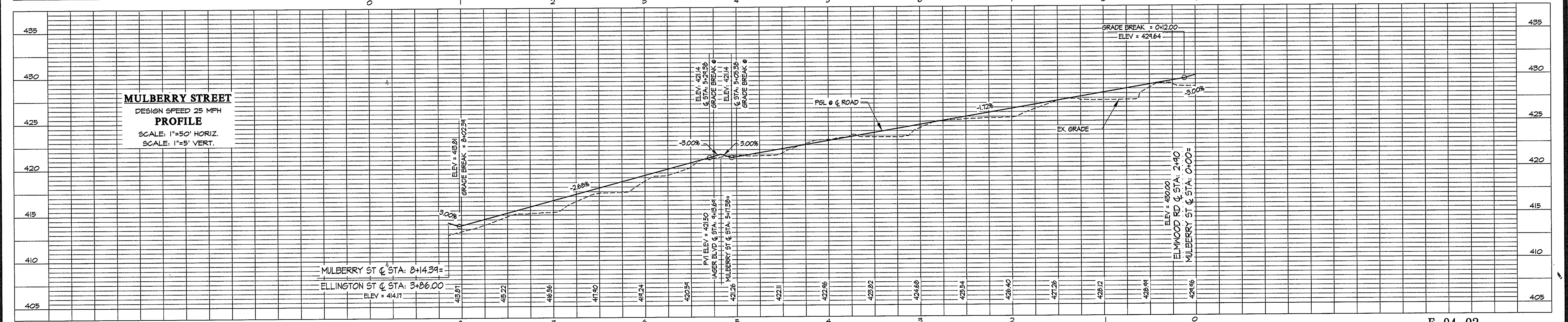
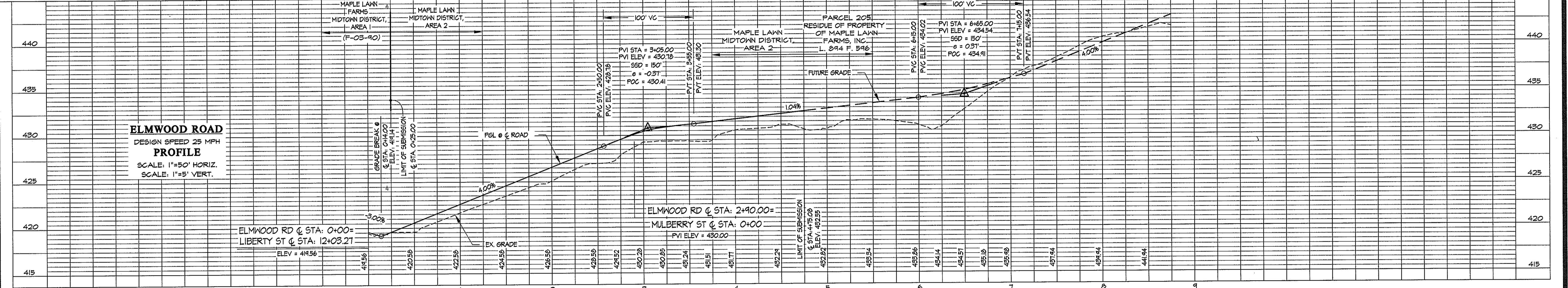
PLAN  
 SCALE: 1"=50'  
 FOR STORM DRAIN (PLAN) INVERTS  
 SEE SHEET 13 OF 23

**GLWGUTSCHICK LITTLE & WEBER, PA.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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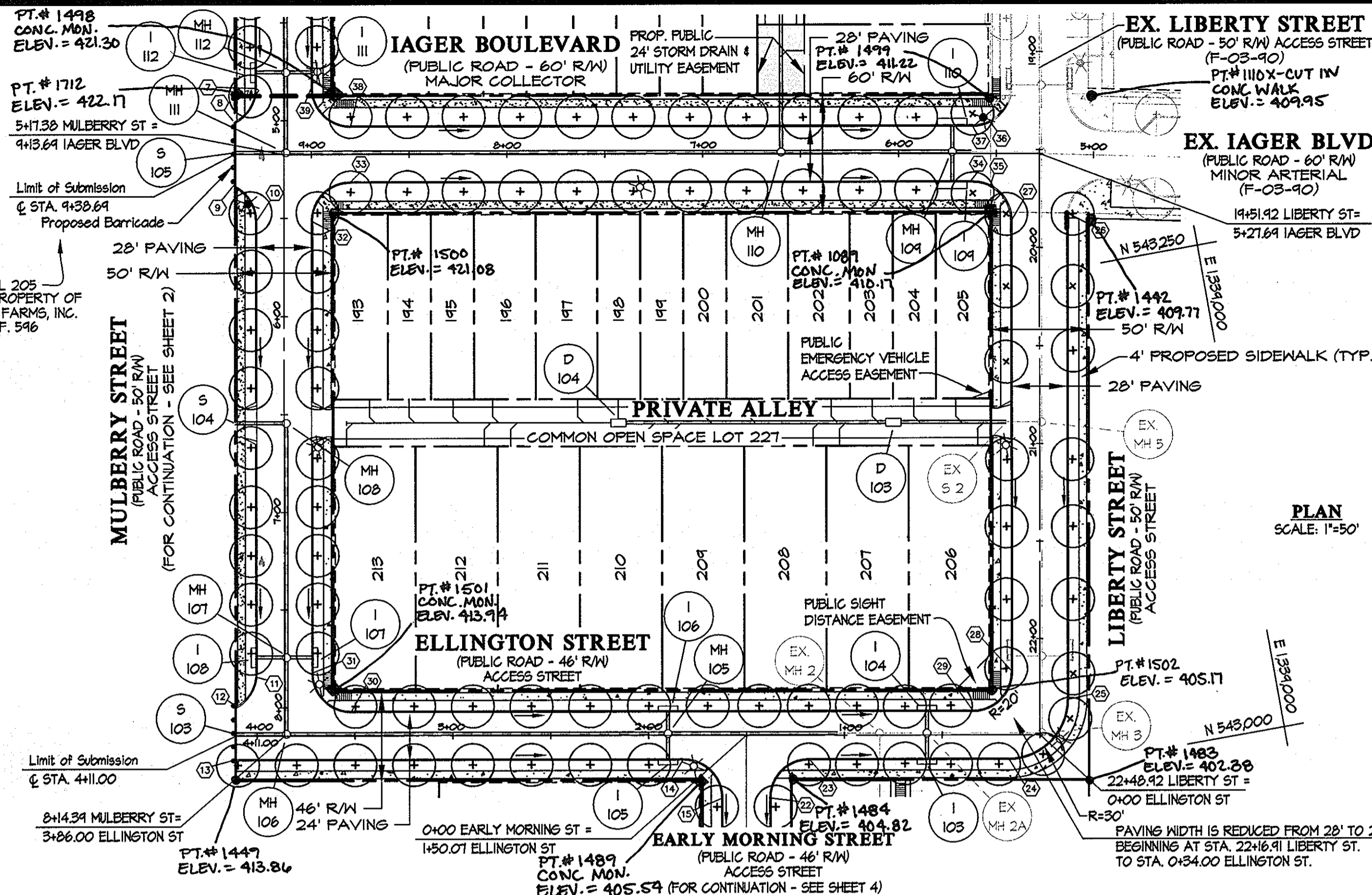
**Road Construction and Street Tree Plan**  
**MAPLE LAWN FARMS**  
 Lots 133-219, Open Space Lots 220-225, Common Open Space Lots 226-229.  
 Parcels 'A-1', 'A-2', & 'A-3', and Non-Buildable Parcels 'D' & 'E'

DESIGNED DEV: SCALE AS SHOWN  
 DRAWN AWL: DRAWING 2 OF 23  
 CHECKED DEV: ELECTION DISTRICT No. 5 HOWARD COUNTY, MD  
 DATE: MARCH, 2004  
 JOB No. 03001

OWNER: G & R Maple Lawn Inc., et al.  
 Suite 410 Woodhome Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charles O'Donovan  
 410-484-8400



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STREET TREE INFORMATION					
SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	NO. OF TREES PROVIDED	REMARKS	
(+)	Acer Saccharum / Green Mountain Sugar Maple	2 1/2" cal.	**	B & B Full Heads	

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CURB ELEVATION TABLE							
PT. NO.	STATION	OFFSET	ELEV.	PT. NO.	STATION	OFFSET	ELEV.
7	4+83.34	14.00' R	421.64	21	14+05.92	14.00' R	409.34
8	4+38.61	16.14' R	422.86	22	14+16.91	14.00' R	404.70
9	4+38.71	16.14' L	422.86	23	0+34.00	12.00' R	408.82
10	5+31.34	14.00' R	420.72	24	3+52.00	12.00' L	418.80
11	7+24.34	14.00' R	414.46	25	7+22.34	14.00' L	414.82
12	4+11.00	15.54' R	411.00	26	5+51.34	14.00' L	420.72
13	4+11.00	12.00' L	414.81	27	8+19.64	14.00' L	420.72
14	1+22.07	12.00' L	406.50	28	5+61.80	14.00' L	411.02
15	0+32.00	12.00' R	404.47	29	5+52.64	16.14' R	410.77
16	1+22.07	12.00' L	408.48	30	5+52.64	16.14' R	410.77
17	0+16.00	12.00' L	409.80	31	5+61.84	14.00' R	420.65
18	2+30.42	14.00' L	404.50	32	4+83.34	14.00' L	421.64
19	1+22.47	14.00' L	409.45	33	4+09.16		

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William Z. Mahan* 4-5-04  
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cindy Hammett* 4/23/04  
 Chief, Division of Land Development

*[Signature]* 4/14/04  
 Chief, Development Engineering Division MK

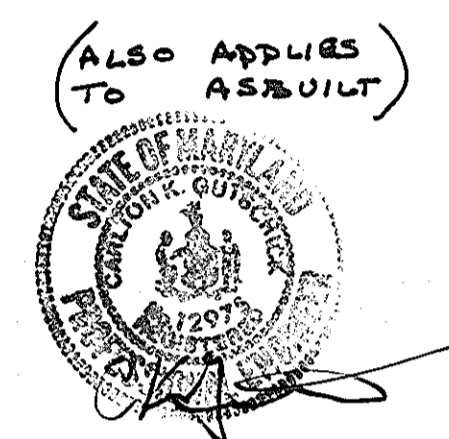
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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**Road Construction and Street Tree Plan**  
**MAPLE LAWN FARMS**  
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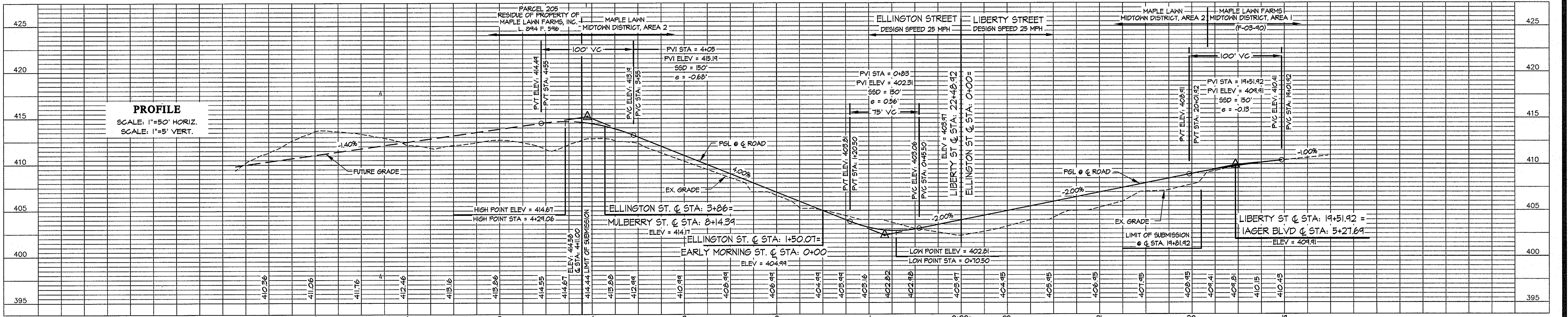
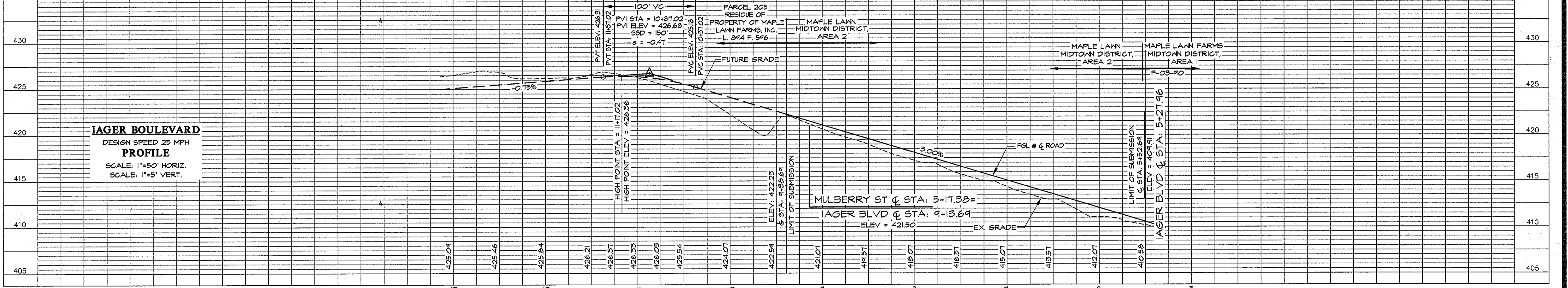
ELECTION DISTRICT No. 5 HOWARD COUNTY, MD

OWNER: G & R Maple Lawn Inc., et al.  
 Suite 410 Woodholme Center  
 1829 Ridgeway Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

SCALE AS SHOWN  
 DRAWING 3 OF 23  
 ZONING MXD-3  
 JOB No. 03001  
 DATE MARCH, 2004

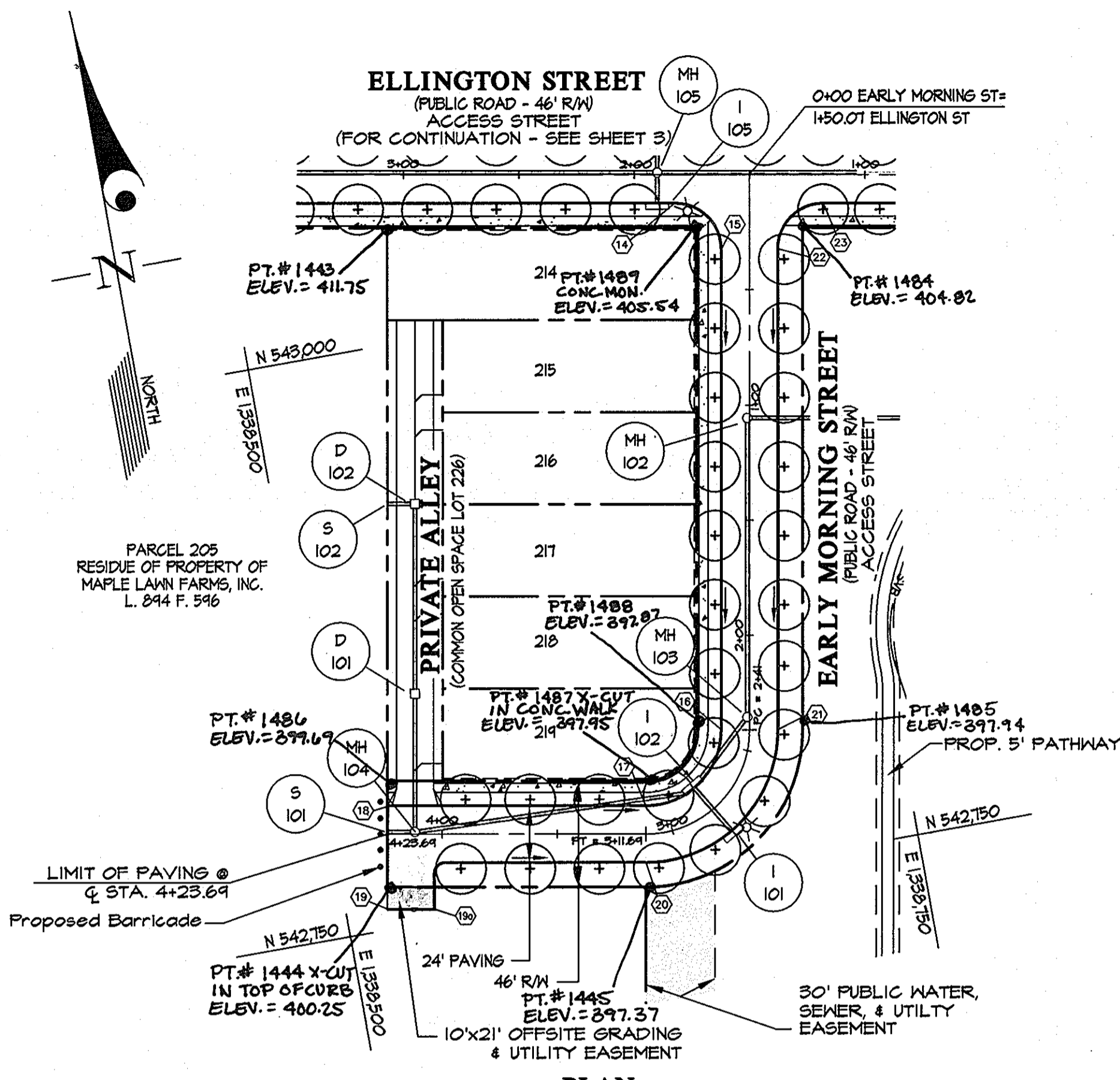


FOR STORM DRAIN (PLAN) INVERTS  
 SEE SHEET 13 OF 23



CURVE DATA									
STREET NAME	P.C. STA.	P.C.C. STA.	P.T. STA.	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
EARLY MORNING STREET	2+41.00	none	3+11.69	45.00'	70.69'	45.00'	63.64'	S 55°10'00" W	90°00'00"

CURB ELEVATION TABLE				
PT. NO.	STATION	OFFSET	ELEV.	
14	1+82.07	12.00' L	406.59	
15	0+32.00	12.00' R	404.74	
16	2+41.04	12.00' R	397.58	
17	3+11.69	12.00' R	397.57	
18	4+23.90	12.00' R	400.42	
19	4+23.90	32.33' L	394.65	
20	3+11.70	12.00' L	397.57	
21	2+41.00	12.00' L	397.58	
22	0+32.00	12.00' L	404.74	
23	1+82.07	12.00' L	406.59	



**PLAN**  
SCALE: 1"=50'

Minimum tree quantities and preferred spacing are as follows:  
 Maple Lawn Blvd. & Iger Blvd. 1 tree per 40 linear feet, both sides;  
 All other streets: 1 tree per 30 linear feet, both sides;  
 Private Alleys: No trees required.  
 These are only minimum standards. Trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units.

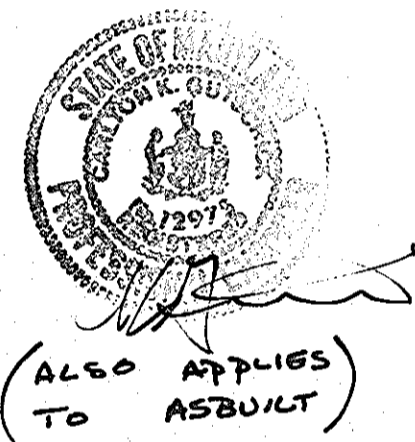
\*\* SEE SHEET 6 FOR STREET TREE REQUIREMENTS AND QUANTITIES.  
 SEE SHEET 6 FOR STREET LIGHT SCHEDULE.  
 SEE SHEET 13 FOR STORM DRAIN SIZE, TYPE, AND LENGTH.

STREET TREE INFORMATION				
SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	NO. OF TREES PROVIDED	REMARKS
(+)	Acer Saccharum / Green Mountain Sugar Maple	2 1/2" col.	**	B & B Full Heads

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Chief, Bureau of Highways  
 Date: 4-5-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Date: 4/24/04

Chief, Development Engineering Division MK  
 Date: 4/14/04



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

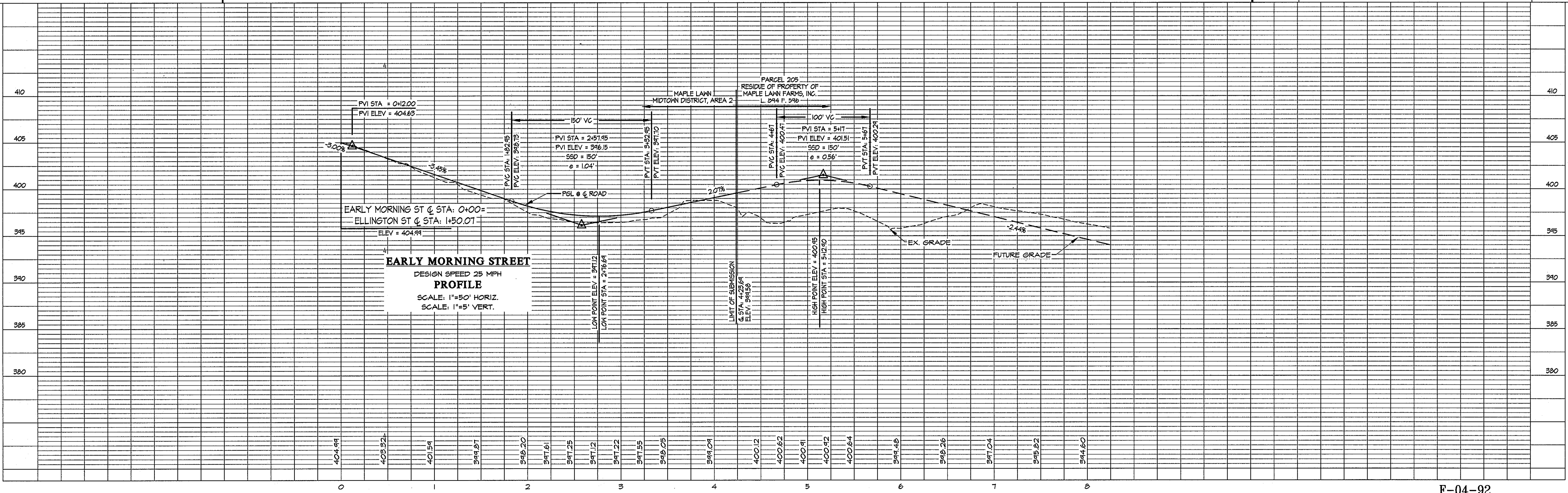
**Road Construction and Street Tree Plan**  
**MAPLE LAWN FARMS**  
 Lots 133-219, Open Space Lots 220-225, Common Open Space Lots 226-229, Parcels 'A-1', 'A-2', & 'A-3', and Non-Buildable Parcels 'D' & 'E'

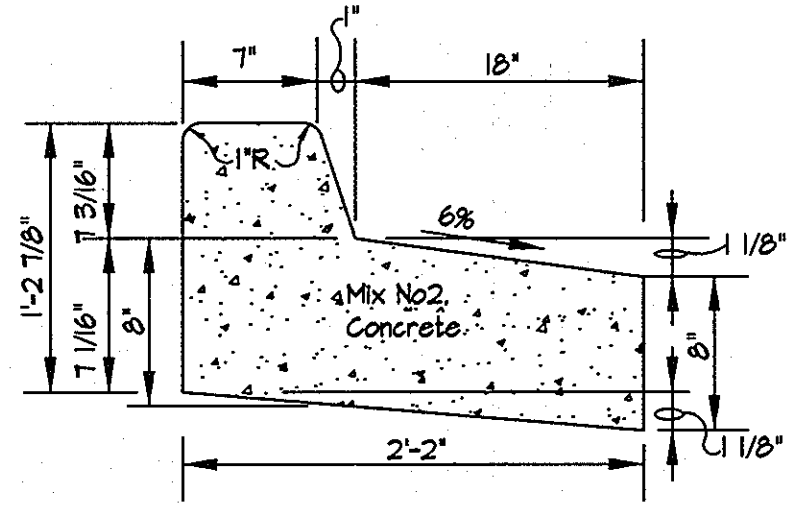
DESIGNED DEV: ROAD CONSTRUCTION AND STREET TREE PLAN  
 DRAWN: AWL  
 CHECKED DEV: ELECTION DISTRICT No. 5  
 DATE: MARCH, 2004

SCALE AS SHOWN  
 DRAWING 4 OF 23  
 ZONING MXD-3  
 JOB No. 03001

OWNER:  
 G&R Maple Lawn Inc., et al  
 Suite 410 Woodholme Center  
 1920 Rustletown Road  
 Baltimore, MD 21208  
 ATTN: Charles O'Donovan  
 410-494-9600

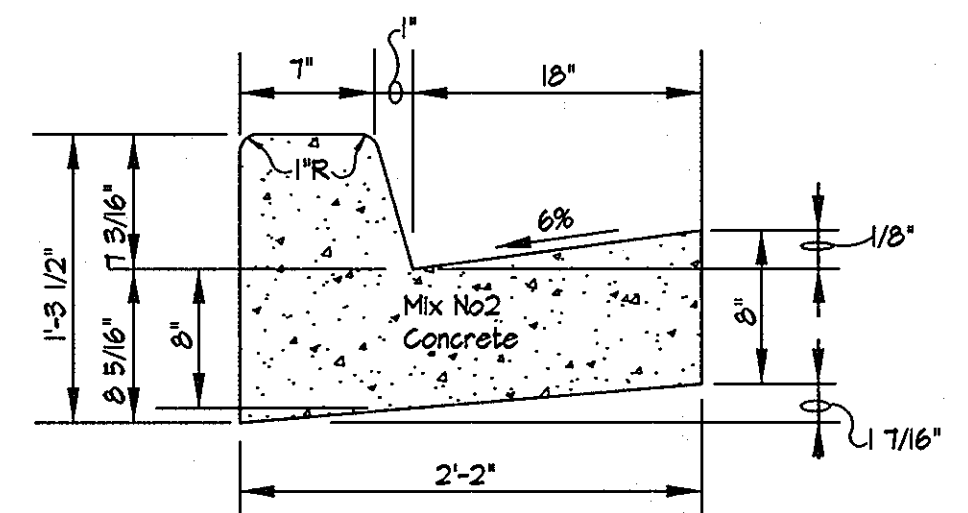
FOR STORM DRAIN (PLAN) INVERTS  
 SEE SHEET 13 OF 23



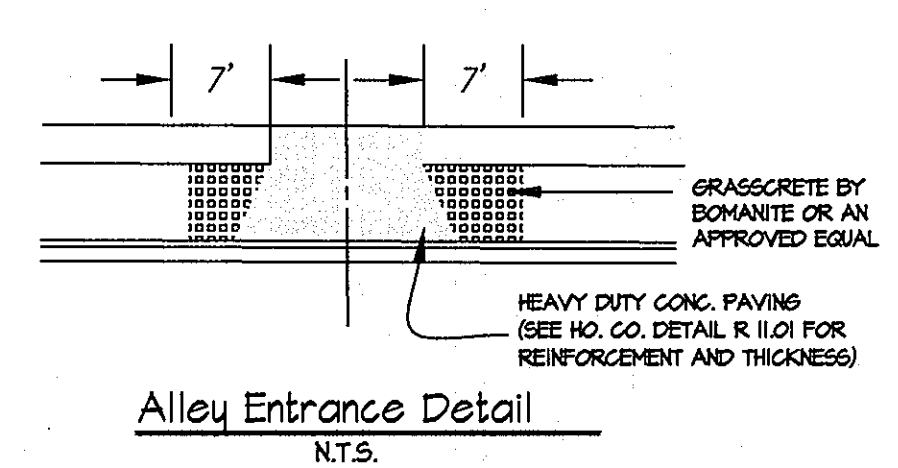


Reverse T' Combination Curb & Gutter  
N.T.S.

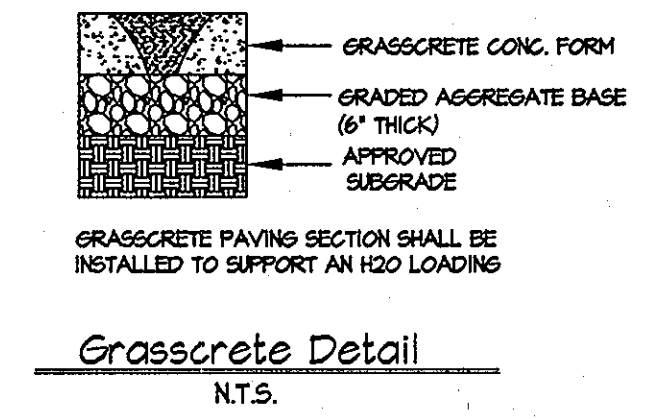
Note: Standard T' Combination Curb and Gutter to be used in all public rights of way.



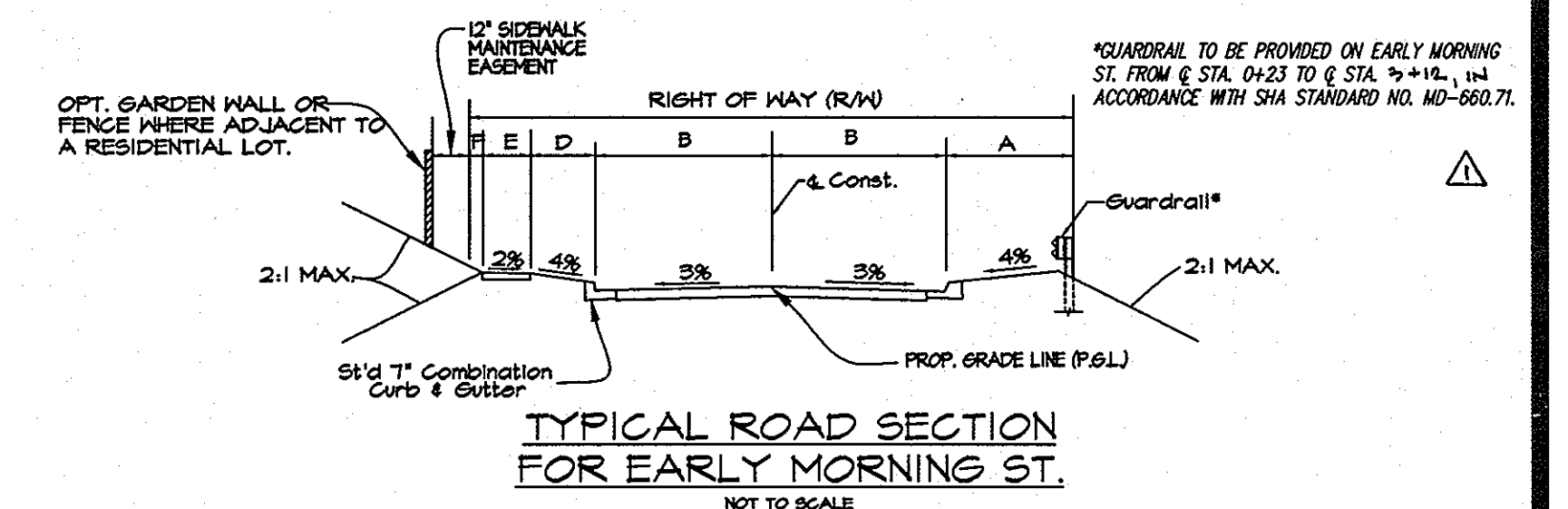
Standard T' Combination Curb & Gutter  
N.T.S.



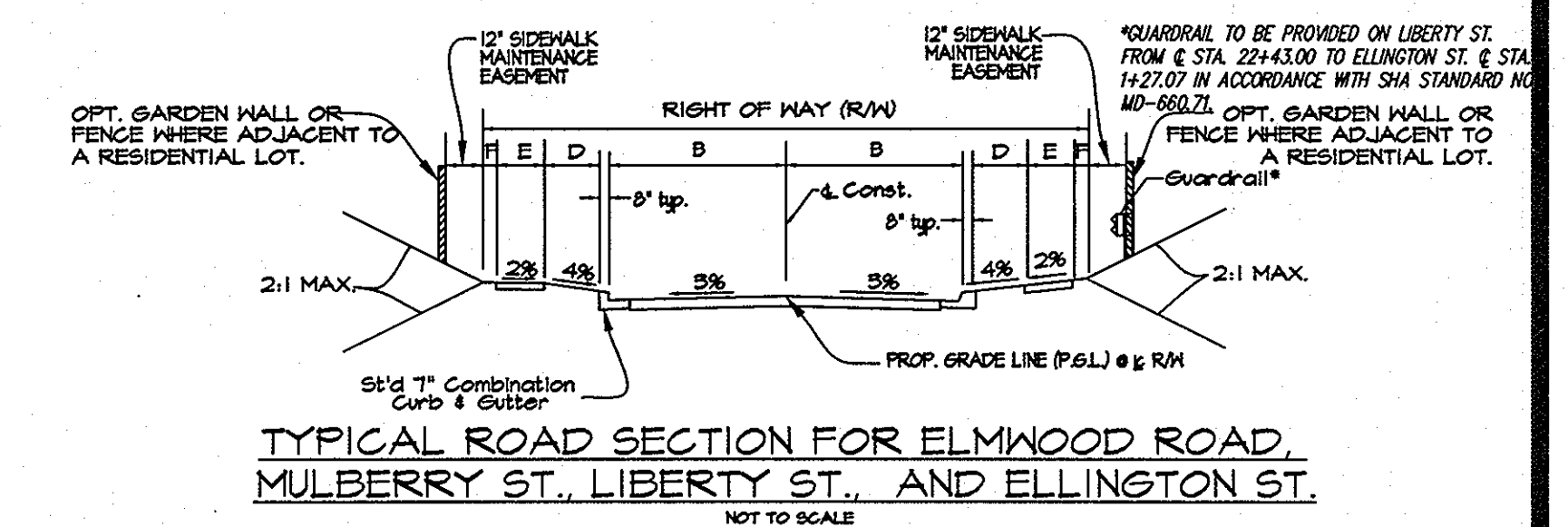
Alley Entrance Detail  
N.T.S.



Grasscrete Detail  
N.T.S.

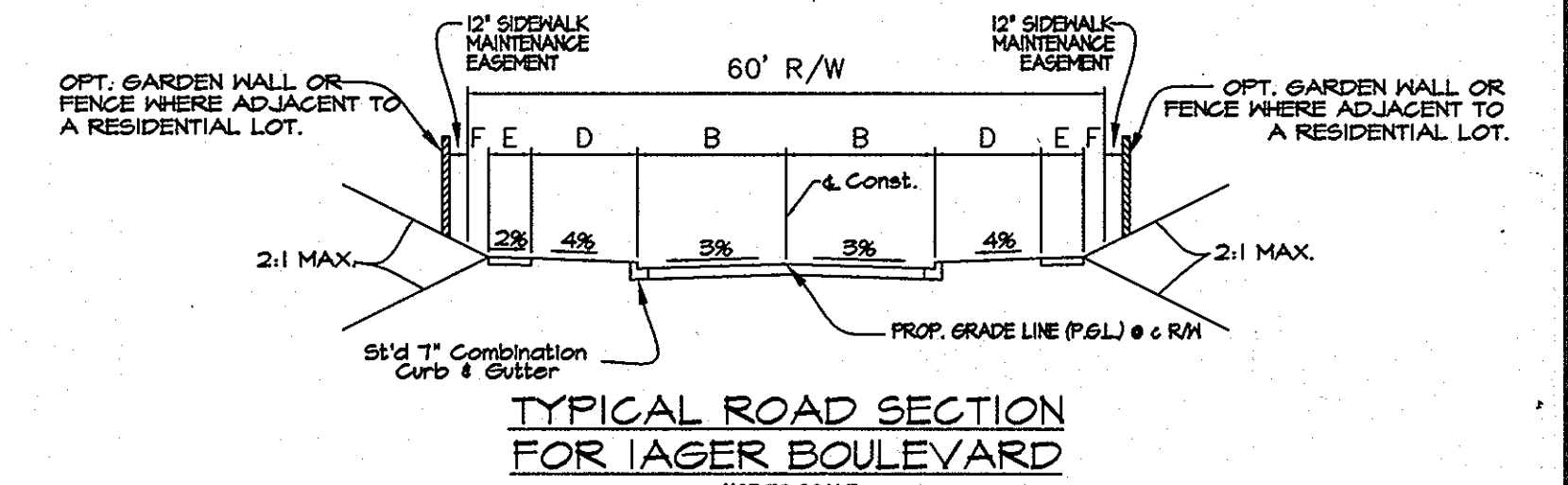


ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
EARLY MORNING ST.	0+00 TO 4+23.84	ACCESS STREET	25 MPH	12'	12'	4'	4'	4'	4'	46'	P-3



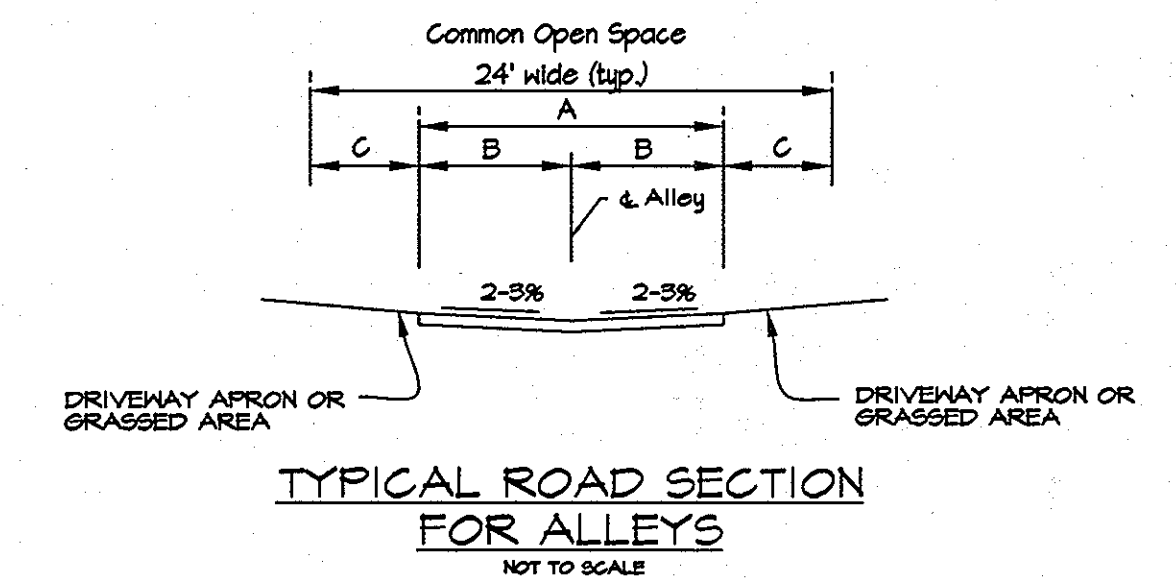
TYPICAL ROAD SECTION FOR ELMWOOD ROAD, MULBERRY ST., LIBERTY ST., AND ELLINGTON ST.  
NOT TO SCALE

ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
ELMWOOD ROAD	0+00 TO 4+75.08	ACCESS STREET	25 MPH	12'	6'	4'	4'	4'	4'	46'	P-3
MULBERRY STREET	0+00 TO 2+14.54	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3
LIBERTY STREET	1+51.42 TO 2+148.42	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3
ELLINGTON STREET	0+00 TO 4+10.00	ACCESS STREET	25 MPH	12'	6'	4'	4'	4'	4'	46'	P-3



TYPICAL ROAD SECTION FOR IAGER BOULEVARD  
NOT TO SCALE

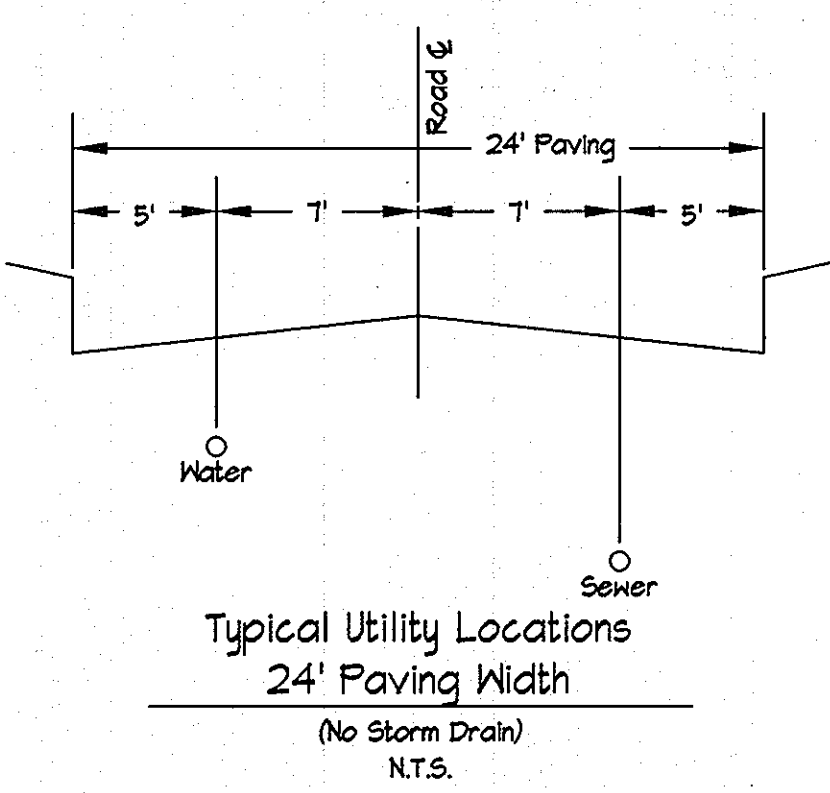
ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
IAGER BLVD	5+52.96 TO 4+38.84	MAJOR COLLECTOR	25 MPH	14'	10'	4'	2'	6'	6'	60'	P-5



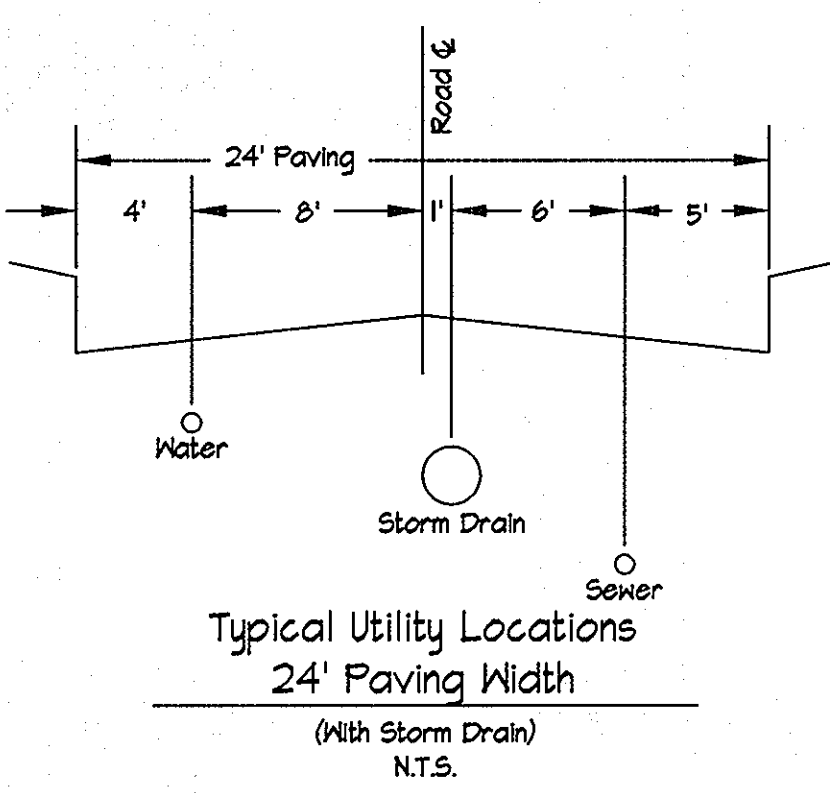
TYPICAL ROAD SECTION FOR ALLEYS  
NOT TO SCALE

ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
PRIVATE ALLEYS	N/A	N/A	N/A	18'	8'	4'	—	—	—	—	P-3

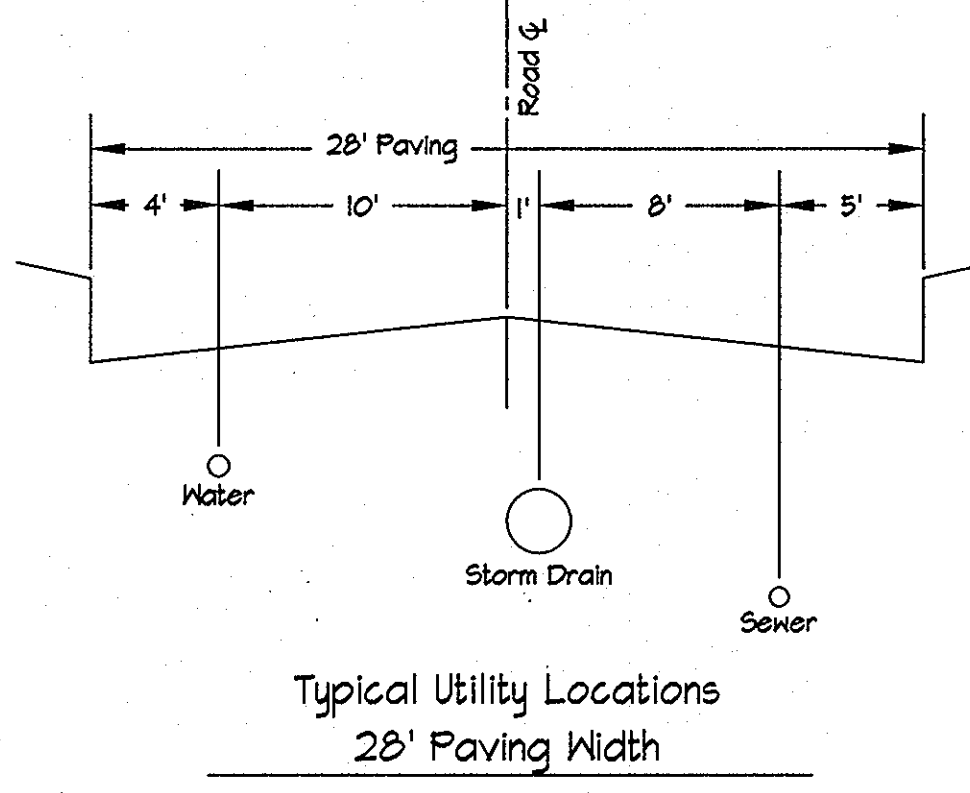
\* DIMENSIONS SHOWN ARE MINIMUMS. ADDITIONAL PAVING HAS BEEN PROVIDED FOR TRUCK TURNING PURPOSES. SEE SHEET 6 FOR PAVING WIDTHS IN THE PRIVATE ALLEYS.



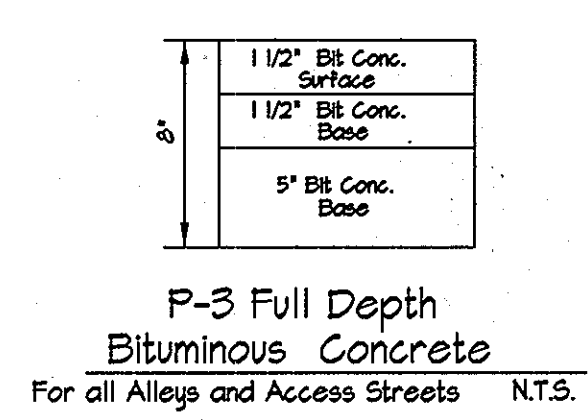
Typical Utility Locations 24' Paving Width (No Storm Drain)  
N.T.S.



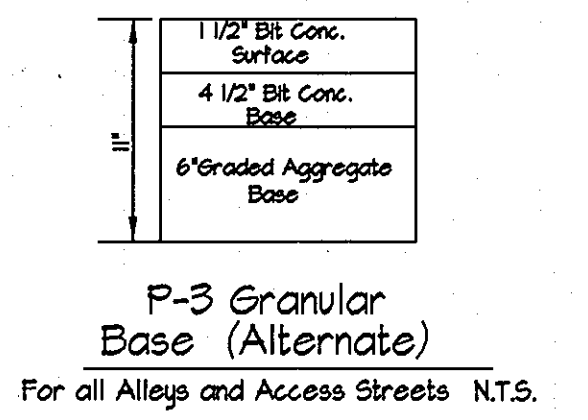
Typical Utility Locations 24' Paving Width (With Storm Drain)  
N.T.S.



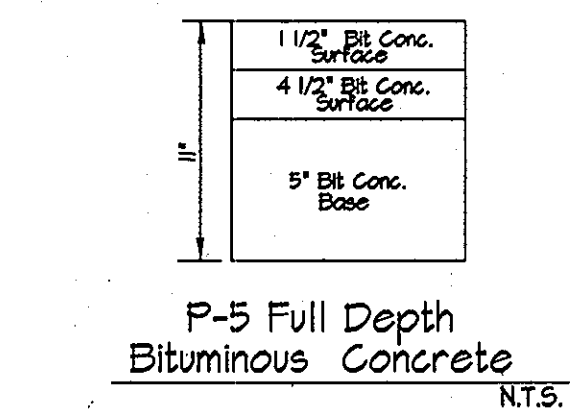
Typical Utility Locations 28' Paving Width  
N.T.S.



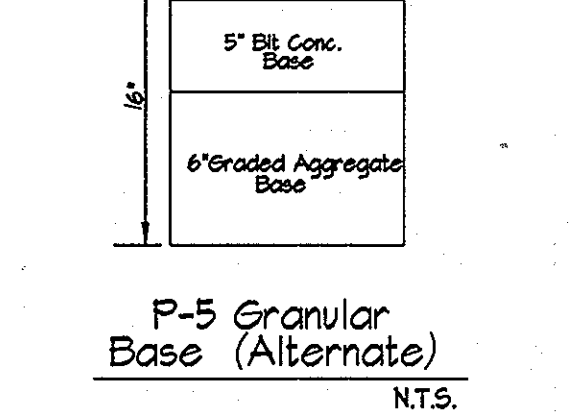
P-3 Full Depth Bituminous Concrete  
For all Alleys and Access Streets N.T.S.



P-3 Granular Base (Alternate)  
For all Alleys and Access Streets N.T.S.



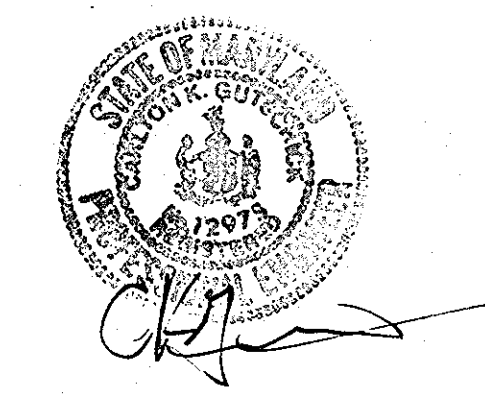
P-5 Full Depth Bituminous Concrete  
N.T.S.



P-5 Granular Base (Alternate)  
N.T.S.

Paving Sections  
N.T.S.

Note: Depending on the CBR values obtained in the field, the paving sections may be revised, if approved by a professional soils engineer. These substitutions must also be approved by the Howard County Dept. of Public Works.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William T. Mahan* 4-5-04  
 Chief, Bureau of Highways  
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cecilia Hamilton* 4/22/04  
 Chief, Division of Land Development  
 Date

*Michael J. ...* 4/14/04  
 Chief, Development Engineering Division  
 Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT. 410-883-1820 DC/VA 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
10.26.12	Revise guardrail limits along Early Morning Street.	P.E.V.	

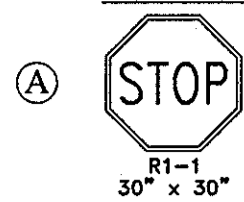
PREPARED FOR:  
 G & R Maple Lawn Inc., et al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

ELECTION DISTRICT No. 5

**ROAD DETAILS**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3 and Non-Buildable Parcels 'D' & 'E'  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	5 OF 23

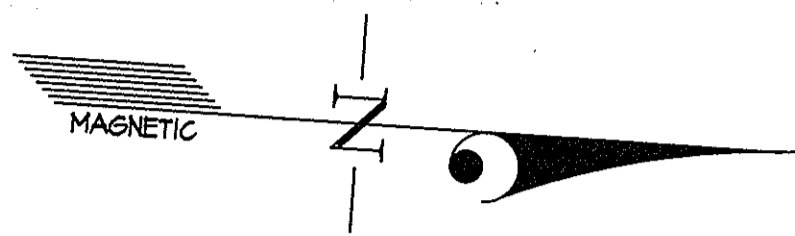
LEGEND



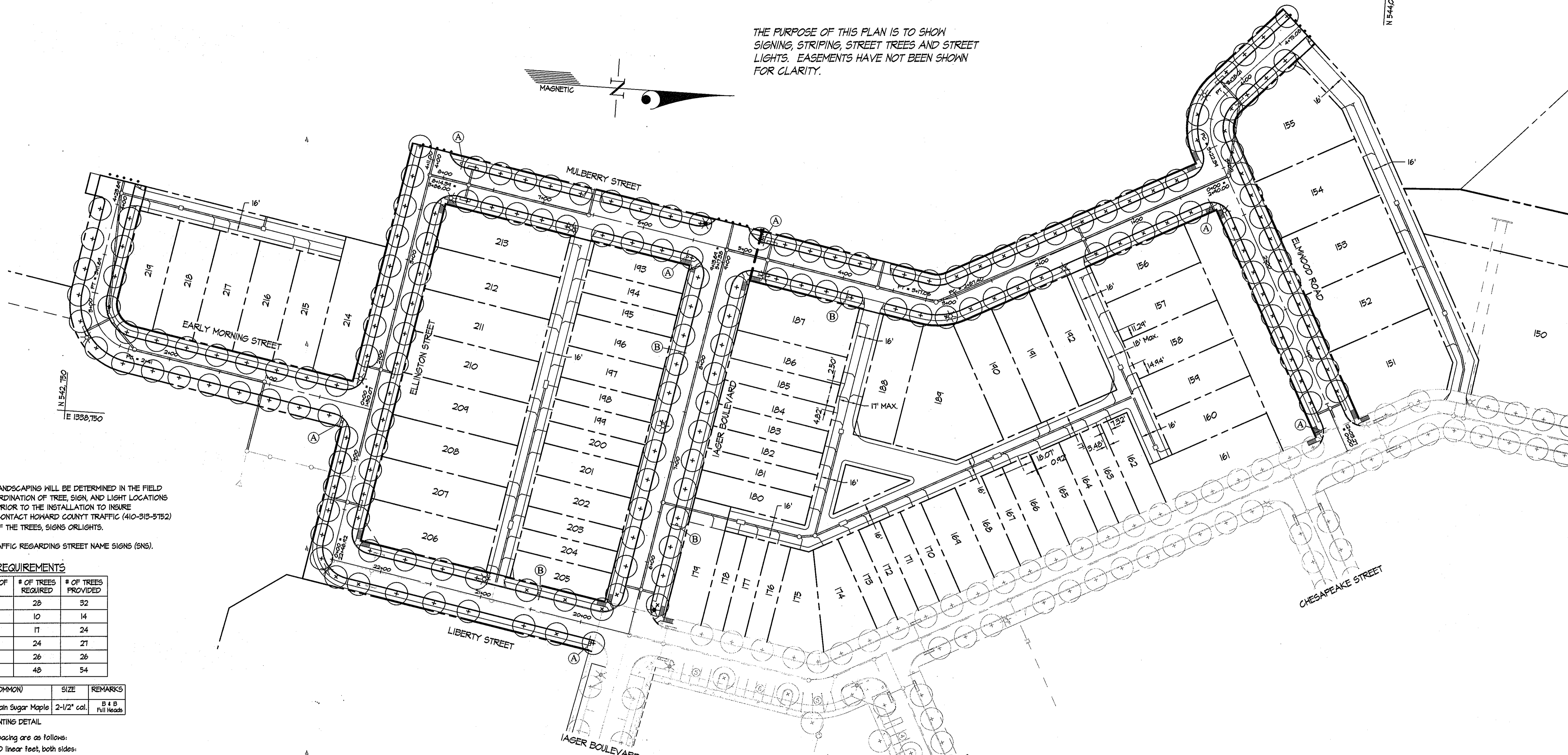
(NOTE: ALL R2-1 SIGNS ARE 25" W.P.H. UNLESS NOTED)

E 1338,750  
N 544,750

E 1338,250  
N 544,000



THE PURPOSE OF THIS PLAN IS TO SHOW SIGNING, STRIPING, STREET TREES AND STREET LIGHTS. EASEMENTS HAVE NOT BEEN SHOWN FOR CLARITY.



- THE FINAL LOCATION OF THE LANDSCAPING WILL BE DETERMINED IN THE FIELD PRIOR TO PLANTING. THE COORDINATION OF TREE, SIGN, AND LIGHT LOCATIONS NEED TO BE FIELD REVIEWED PRIOR TO THE INSTALLATION TO INSURE THE SAFETY OF THE DRIVER. CONTACT HOWARD COUNTY TRAFFIC (410-313-5752) PRIOR TO THE INSTALLATION OF THE TREES, SIGNS OR LIGHTS.
- CONTACT HOWARD COUNTY TRAFFIC REGARDING STREET NAME SIGNS (SNS).

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB	# OF TREES REQUIRED	# OF TREES PROVIDED
ELMWOOD ROAD	240'	28	32
LIBERTY STREET	300'	10	14
IAGER BOULEVARD	680'	17	24
ELLINGTON STREET	730'	24	27
EARLY MORNING STREET	140'	26	26
MULBERRY STREET	1430'	48	54

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
+	Acer Saccharum / Green Mountain Sugar Maple	2-1/2" cal.	B & B full heads

NOTE: SEE SHEET 21 FOR TREE PLANTING DETAIL.

Minimum tree quantities and preferred spacing are as follows:

Maple Lawn Blvd. & Iager Blvd. 1 tree per 40 linear feet, both sides.

All other streets: 1 tree per 30 linear feet, both sides.

Private Alleys: No trees required.

These are only minimum standards. Trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units.

Trees shall be 20' (min.) from a streetlight.

STREET LIGHT SCHEDULE

STATION	LAMP TYPE	FIXTURE	POLE TYPE
Q Sta: 2+75.52 Early Morning Street 15.71' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 1+76.21 Ellington Street 15.71' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 2+00.00 Liberty Street 17.24' RT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 22+46.67 Liberty Street 10.24' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 1+80.78 Mulberry Street 17.42' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 2+46.76 Mulberry Street 17.04' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 4+74.94 Mulberry Street 17.24' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 5+42.68 Mulberry Street 18.43' RT.	150-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 6+66.73 Mulberry Street 17.31' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 7+88.04 Mulberry Street 17.20' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 3+66.34 Elmwood Road 14.91' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 2+61.51 Elmwood Road 15.71' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 7+31.77 Iager Boulevard 17.06' LT.	100-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS
Q Sta: 5+56.24 Iager Boulevard 18.37' RT.	150-WATT HPS VAPOR	ACORN POST TOP	12' BLACK FIBERGLASS

STREET LIGHT LEGEND  
 \* 100 WATT HPS VAPOR ACORN  
 \* 150 WATT HPS VAPOR ACORN

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William J. Mahoney Jr.* 4/5/04  
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cindy Krawitz* 4/23/04  
 Chief, Division of Land Development  
*Mike Rasmussen* 4/14/04  
 Chief, Development Engineering Division



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 G & R Maple Lawn Inc., et. al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

SIGNAGE, TRAFFIC CONTROL & STRIPING PLAN

MAPLE LAWN FARMS  
 MIDTOWN DISTRICT - AREA 2

Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3' and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	6 OF 23

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

L:\CADD\DRAWINGS\02001\PHASE 3 (03001)\Finals\03001RD6.dwg 03/23/2004 11:24:48 AM EST

**Sequence of Construction**

1. Obtain grading permit and arrange for an on-site pre-construction meeting. (1 day)
2. Inspect and repair the existing sediment control devices constructed under F-03-40 and are going to be used during the construction shown on these plans. (2 weeks)
3. With the permission of the sediment control inspector begin rough grading. Provide dust control measures as necessary in accordance with the Dust Control Specifications. (2 months)
4. Install the storm drains (including those in the alleys) per these plans and the water and sewer per Cont. # 24-4113-D. (2 months)
5. Install the curb and gutter, sidewalks, and base paving in the roads and private alleys. (6 weeks)
6. Fine grade the site and stabilize the disturbed areas in accordance with the topsoil notes and the permanent seeding notes. (1 month)
7. Install the surface course paving. (2 weeks)
8. With permission from the sediment control inspector, remove the sediment control devices and stabilize any disturbed areas as needed. (1 week)
9. With permission from the sediment control inspector, convert the sediment basin to the stormwater management facility by establishing the final grades and riser configuration. Install wetland plantings. (2 weeks)

Note: During the cut/fill operations, the contractor shall disturb the minimum areas necessary to accomplish the grading shown on these plans. Where the fine grades have been achieved, those areas shall be stabilized in accordance with the seeding notes. Where fill and cut slopes exceed 15' in height, techniques of incremental stabilization shall be used. (see 6-20-6 and 6-20-7 on Sheet 12)



**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 Howard Soil Conservation District."

*Signature*  
Date: 3/18/04

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that all development and/or 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 Maryland 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 HSCD."

*Signature*  
Date: 3-18-04

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*Signature*  
Date: 3/30/04

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*Signature*  
Date: 3/30/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Signature*  
Date: 4-5-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Signature*  
Date: 4/23/04

*Signature*  
Date: 4/14/04

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
G & R Maple Lawn Inc., et al  
Suite 410 Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**SEDIMENT CONTROL OVERVIEW PLAN**

**MAPLE LAWN FARMS**

MIDTOWN DISTRICT - AREA 2  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

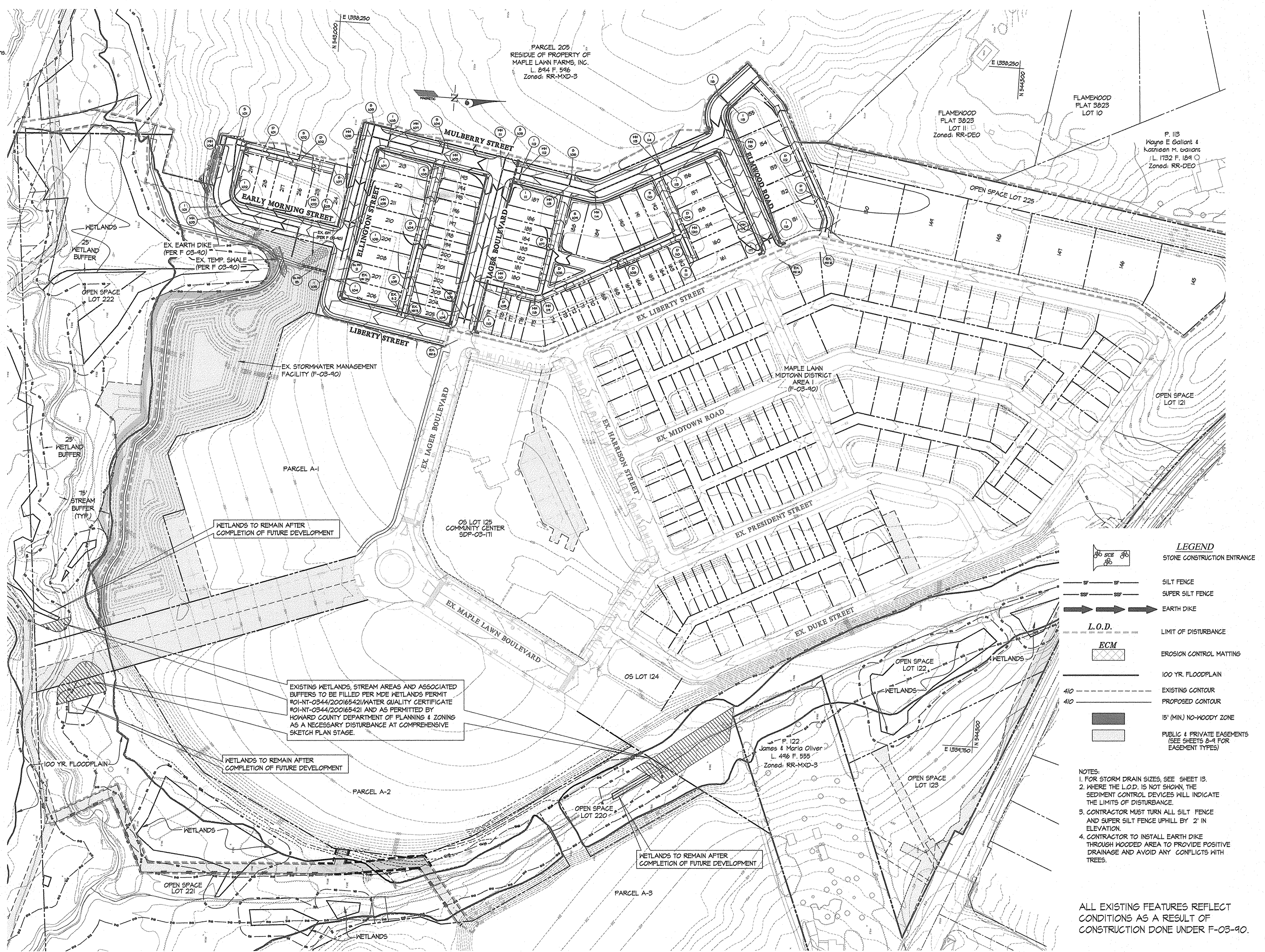
SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	7 OF 23

ALL EXISTING FEATURES REFLECT CONDITIONS AS A RESULT OF CONSTRUCTION DONE UNDER F-03-90.

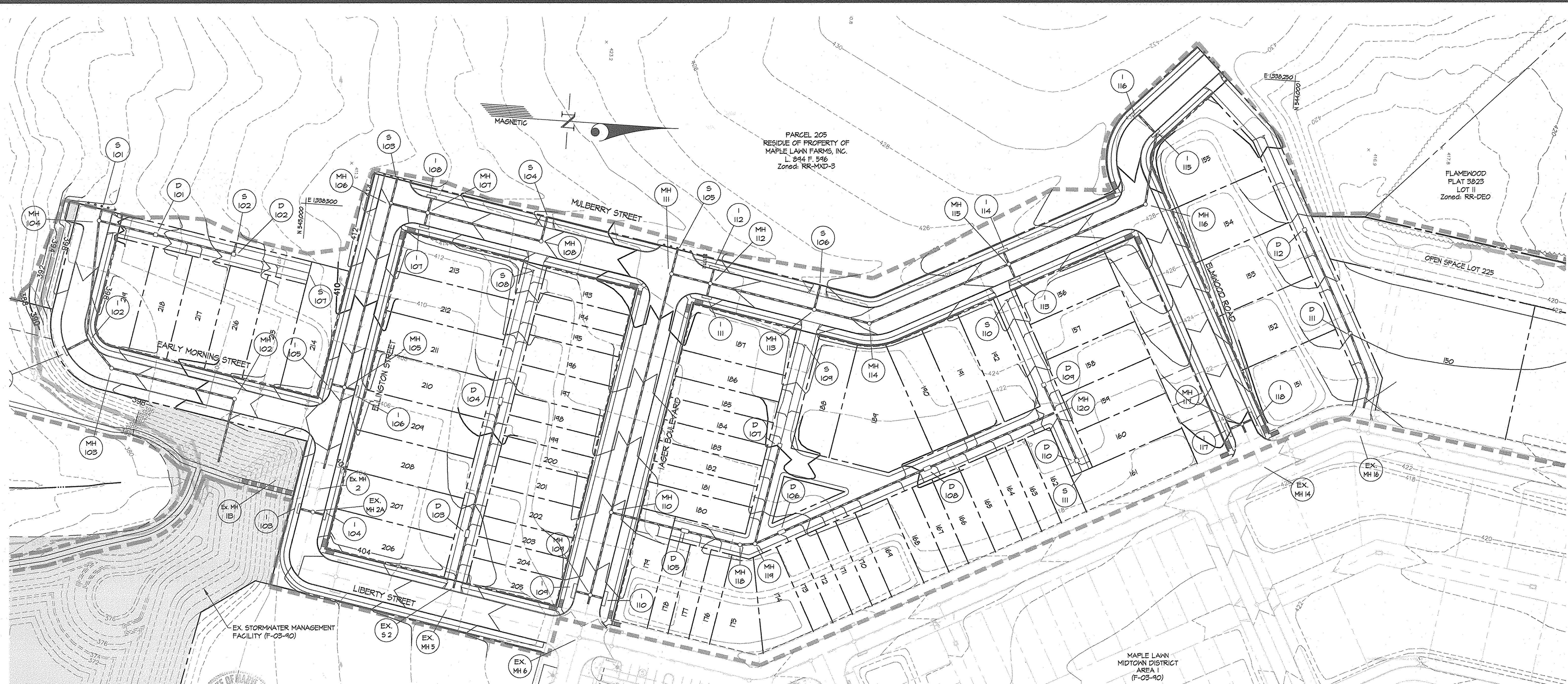
**LEGEND**

- STONE CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- L.O.D. - LIMIT OF DISTURBANCE
- ECM - EROSION CONTROL MATTING
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 15' (MIN) NO-WOODY ZONE
- PUBLIC & PRIVATE EASEMENTS (SEE SHEETS 8-9 FOR EASEMENT TYPES)

- NOTES:**
1. FOR STORM DRAIN SIZES, SEE SHEET 13.
  2. WHERE THE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WILL INDICATE THE LIMITS OF DISTURBANCE.
  3. CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL BY 2' IN ELEVATION.
  4. CONTRACTOR TO INSTALL EARTH DIKE THROUGH WOODED AREA TO PROVIDE POSITIVE DRAINAGE AND AVOID ANY CONFLICTS WITH TREES.



L:\CADD\DRAWINGS\02001\PHASE 3 (03001)\Finals\03001SC7.dwg 03/23/2004 11:26:35 AM EST



PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS, INC.  
L. 844 F. 516  
Zoned: RR-MXD-3

FLAMEWOOD  
FLAT 3823  
LOT II  
Zoned: RR-DEO

**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 Howard Soil Conservation District."



**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that all development and/or 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 Maryland 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 HSCD."

*John R. Robertson*  
Date: 3/18/04  
These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*Charles O'Donovan*  
Signature of Developer/Builder  
Date: 3-18-04

OS LOT 125  
COMMUNITY CENTER  
SOP-03-111  
  
PRIVATE STORMWATER MANAGEMENT AREA  
FOR PRIVATE GROUNDWATER  
RECHARGE/DRYWELL FACILITY (F-03-90)

- WHERE THE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WILL INDICATE THE LIMITS OF DISTURBANCE.
- CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL BY 2' IN ELEVATION.
- CONTRACTOR TO INSTALL EARTH DIKE THROUGH WOODED AREA TO PROVIDE POSITIVE DRAINAGE AND AVOID ANY CONFLICTS WITH TREES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William T. ...* 4-5-04  
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cindy Hammet* 4/23/04  
Chief, Division of Land Development

*Charles O'Donovan* 4/14/04  
Chief, Development Engineering Division

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.  
*John R. Robertson* 3/30/04  
Howard S.C.D. Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 FAX: 301-421-4166

PREPARED FOR:  
G & R Maple Lawn Inc., et. al  
Suite 410 Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A' thru 'A3' and Non-Buildable Parcels 'D' & 'E'

SCALE 1"=50'	ZONING MXD-3	G. L. W. FILE NO. 03001
DATE MARCH, 2004	TAX MAP - GRID 41:21 & 22 15 & 16	SHEET 8 OF 23

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

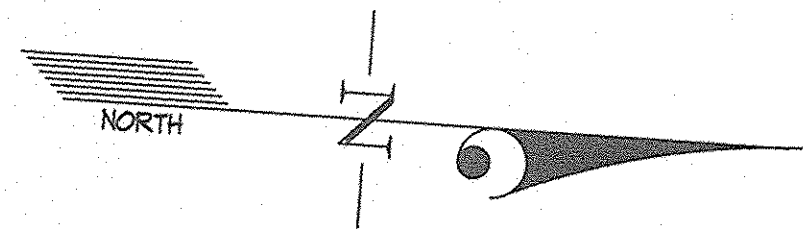
HOWARD COUNTY, MARYLAND

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FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 8



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 Howard Soil Conservation District."

*CLG* 3/18/04  
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or 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 Maryland 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 HSCD."

*[Signature]* 3-18-04  
Signature of Developer/Builder Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*Jim Major* 3/30/04  
Natural Resources Conservation Service Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*John R. Roberts* 3/30/04  
Howard S.C.D. Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*William J. [Signature]* 4-5-04  
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

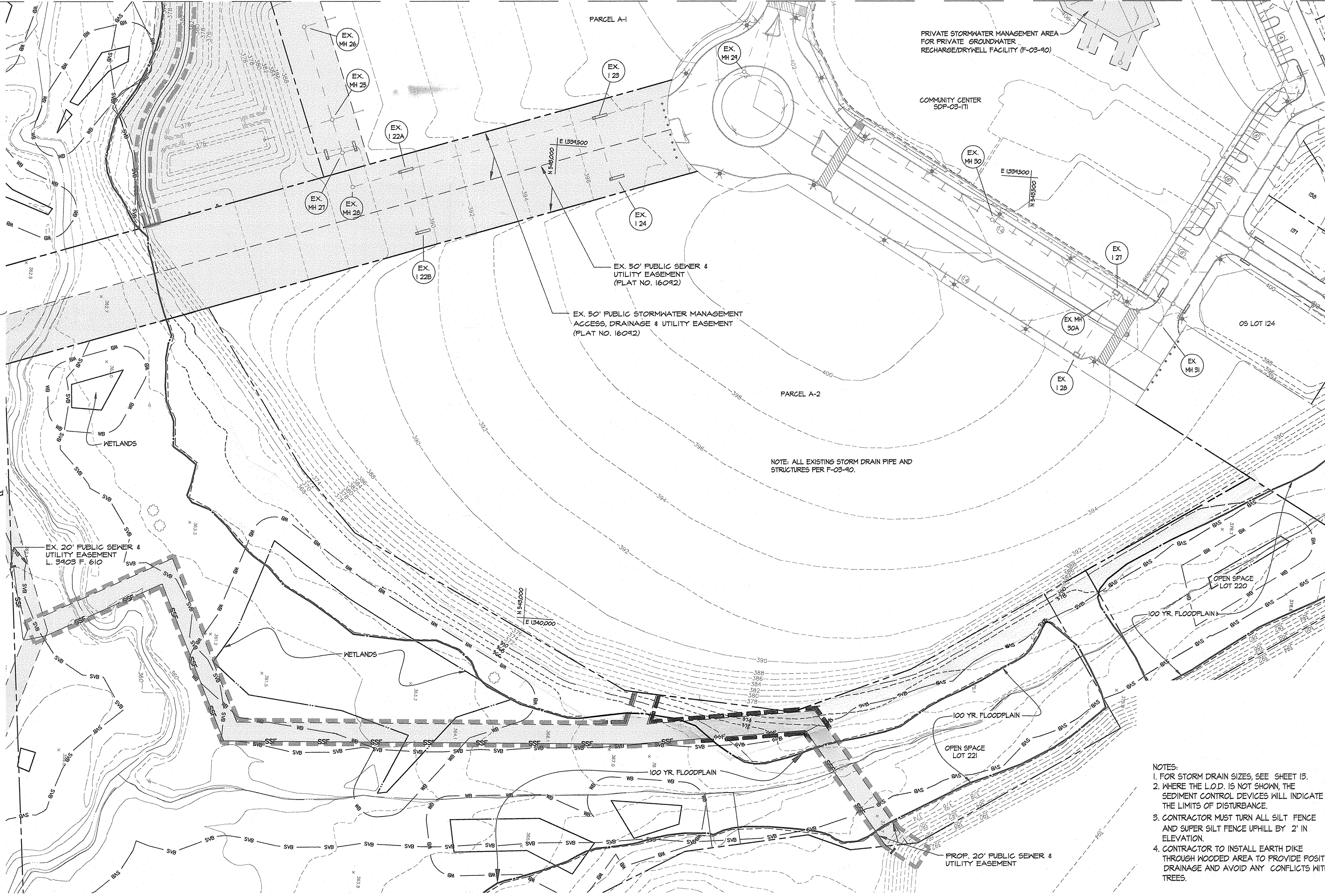
*Chris Hamrick* 4/23/04  
Chief, Division of Land Development Date

*[Signature]* 4/14/04  
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

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NOTE: ALL EXISTING STORM DRAIN PIPE AND STRUCTURES PER F-03-90.

- NOTES:
1. FOR STORM DRAIN SIZES, SEE SHEET 13.
  2. WHERE THE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WILL INDICATE THE LIMITS OF DISTURBANCE.
  3. CONTRACTOR MUST TURN ALL SILT FENCE AND SUPER SILT FENCE UPHILL BY 2' IN ELEVATION.
  4. CONTRACTOR TO INSTALL EARTH DIKE THROUGH WOODED AREA TO PROVIDE POSITIVE DRAINAGE AND AVOID ANY CONFLICTS WITH TREES.

ALL EXISTING FEATURES REFLECT CONDITIONS AS A RESULT OF CONSTRUCTION DONE UNDER F-03-90.

PREPARED FOR:  
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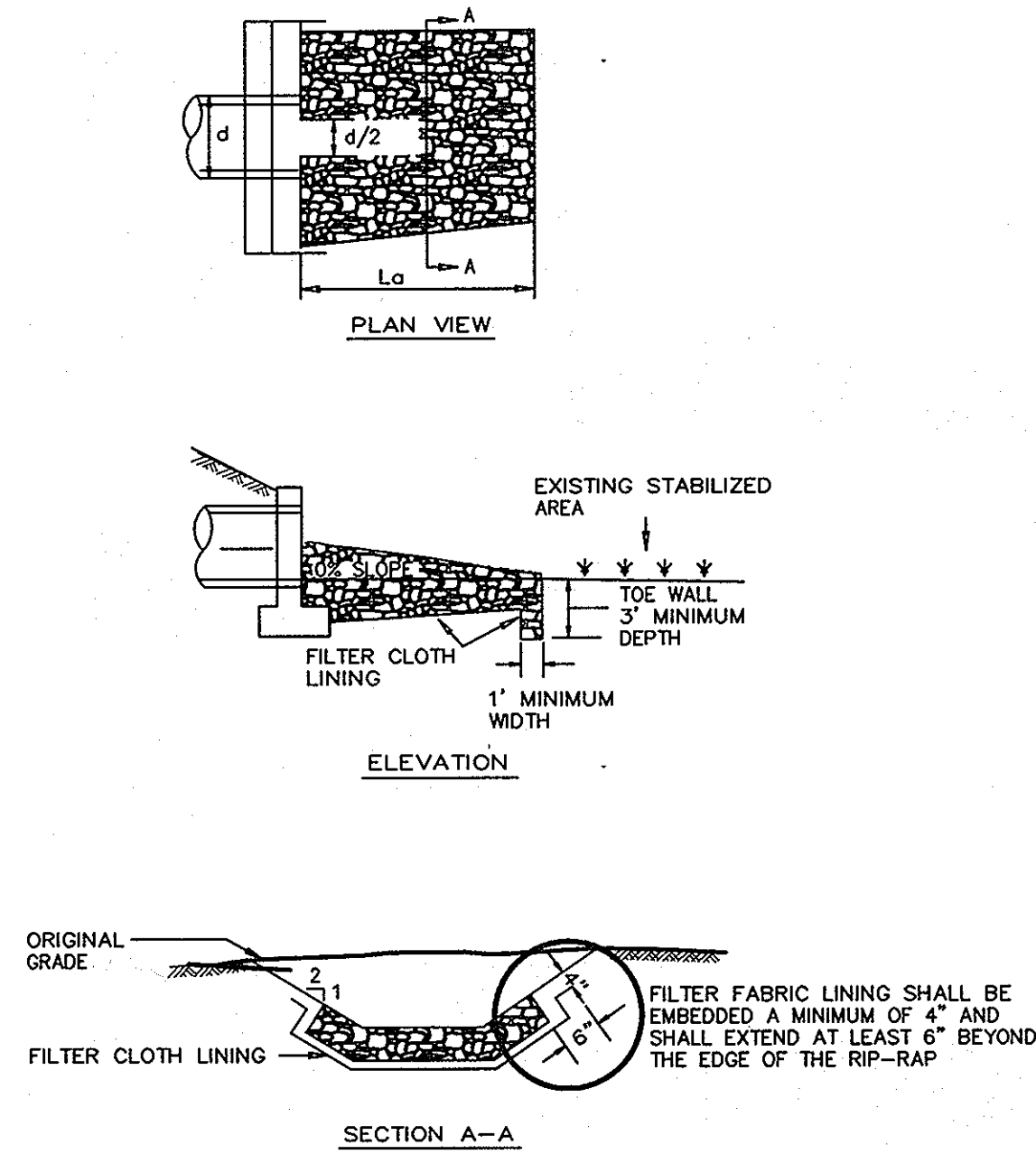
SEDIMENT CONTROL PLAN  
MAPLE LAWN FARMS  
MIDTOWN DISTRICT - AREA 2  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41-21 & 22 15 & 16	9 OF 23

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

DETAIL 27 - ROCK OUTLET PROTECTION III



NOTE: FILTER CLOTH SHALL BE GEOTEXTILE CLASS C

Construction Specifications

- The subgrade for the filter, riprap, or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the rip-rap or filter.
- Geotextile shall be protected from punching, cutting, or tearing, by damage other than an occasional small hole shall be repaired by placing another piece of geotextile over the damaged part or by completely replacing the geotextile. All overlaps whether for repairs or for joining two pieces of geotextile shall be a minimum of one foot.
- Stone for the rip-rap or gabion outlets may be placed by equipment. They shall be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will ensure that it is reasonably homogeneous with the smaller stones and spalls filling the voids between the larger stones. Rip-rap shall be placed in a manner to prevent damage to the filter blanket or geotextile. Hand placement will be required to the extent necessary to prevent damage to the permanent works.
- The stone shall be placed so that it blends in with the existing ground. If the stone is placed too high then the flow will be forced out of the channel and scour adjacent to the stone will occur.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 7 - 18 - 10	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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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 Howard Soil Conservation District."

*[Signature]*  
Date 3/18/04

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or 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 Maryland 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 HSCD."

*[Signature]*  
Date 3-18-04

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*[Signature]* 3/30/04  
Natural Resources Conservation Service Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*[Signature]* 4-5-04  
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 4/2/04  
Chief, Division of Land Development Date

*[Signature]* 4/14/04  
Chief, Development Engineering Division Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*[Signature]* 3/30/04  
Howard S.C.D. Date

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SEDIMENT CONTROL DETAILS

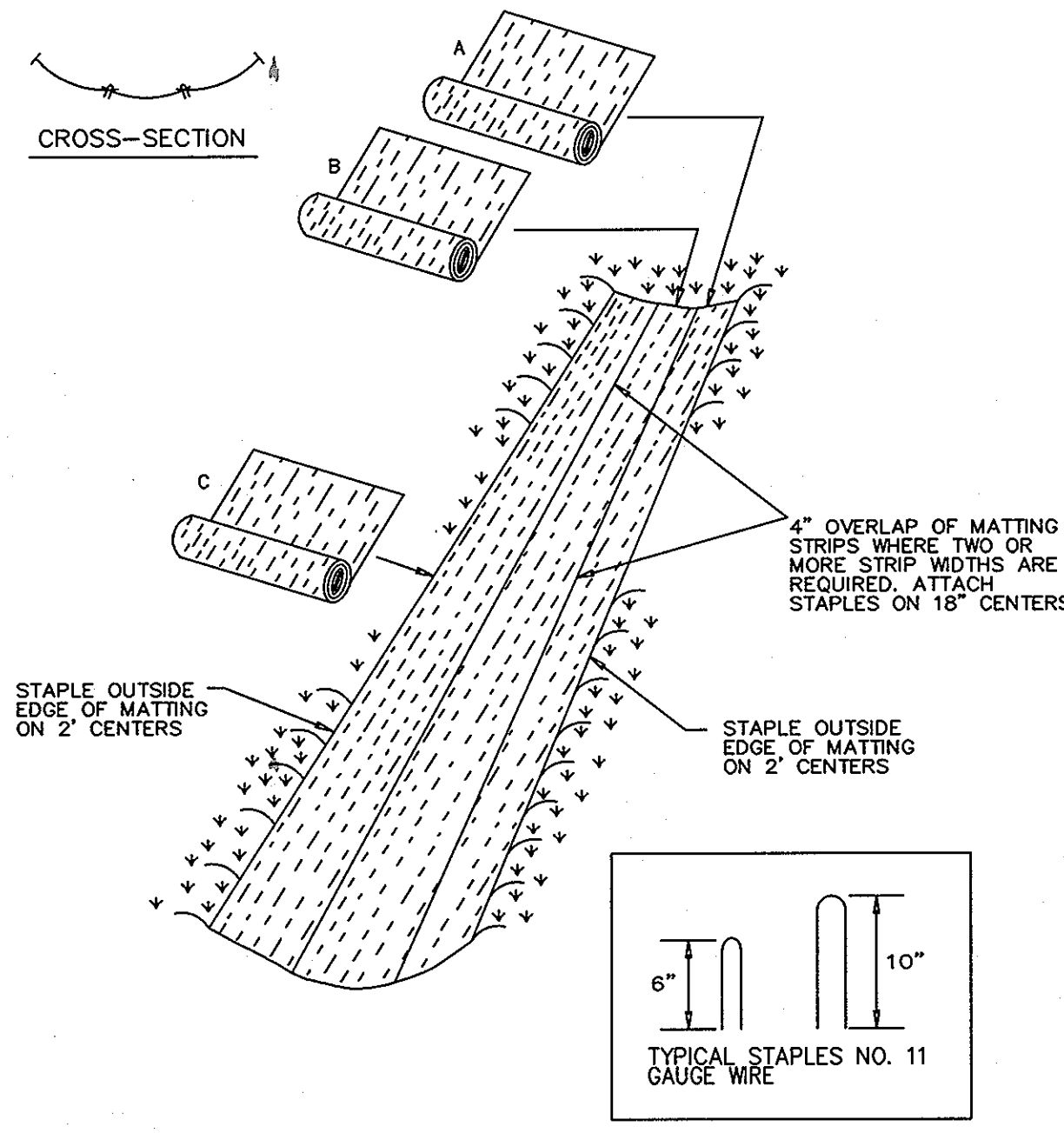
MAPLE LAWN FARMS

MIDTOWN DISTRICT - AREA 2

Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A' thru 'A3' and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	10 OF 23

DETAIL 30 - EROSION CONTROL MATTING

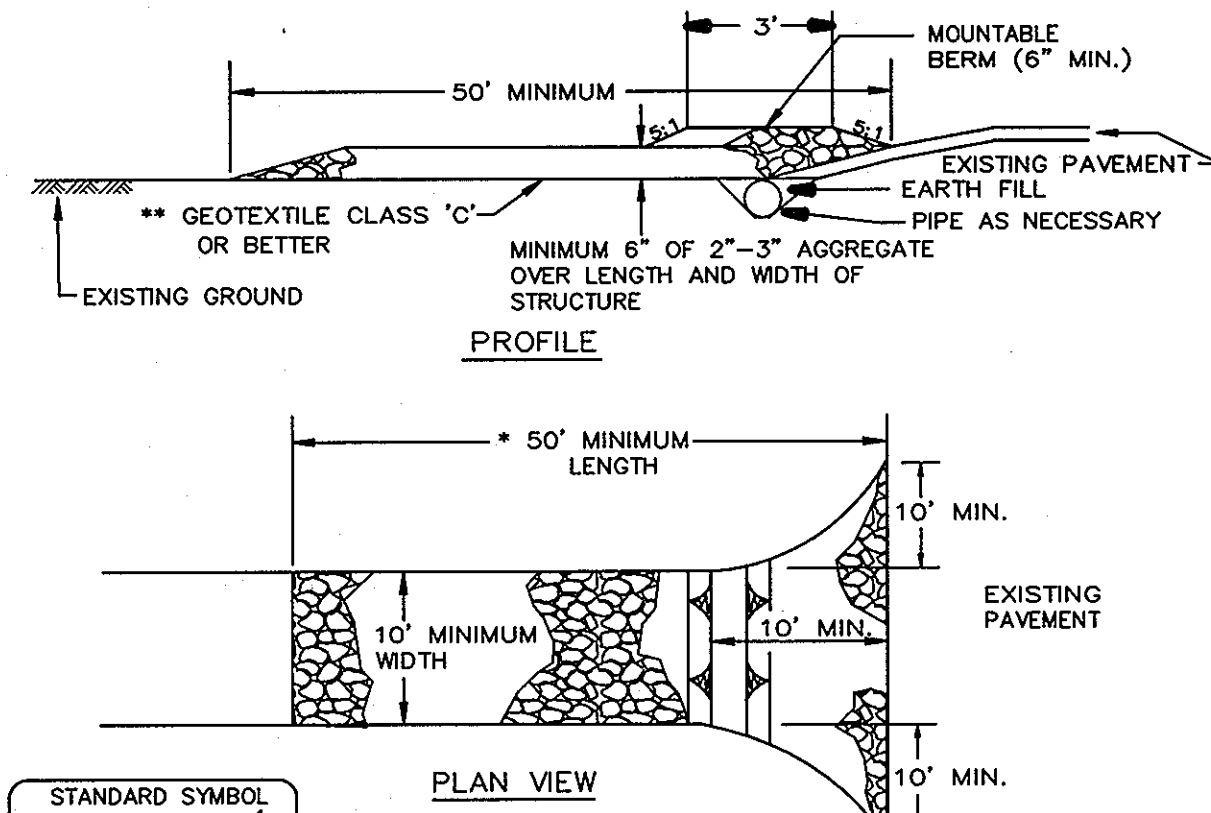


Construction Specifications

- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
- Staple the 4" overlap in the channel center using an 18" spacing between staples.
- Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
- Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
- Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shipap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
- The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

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DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

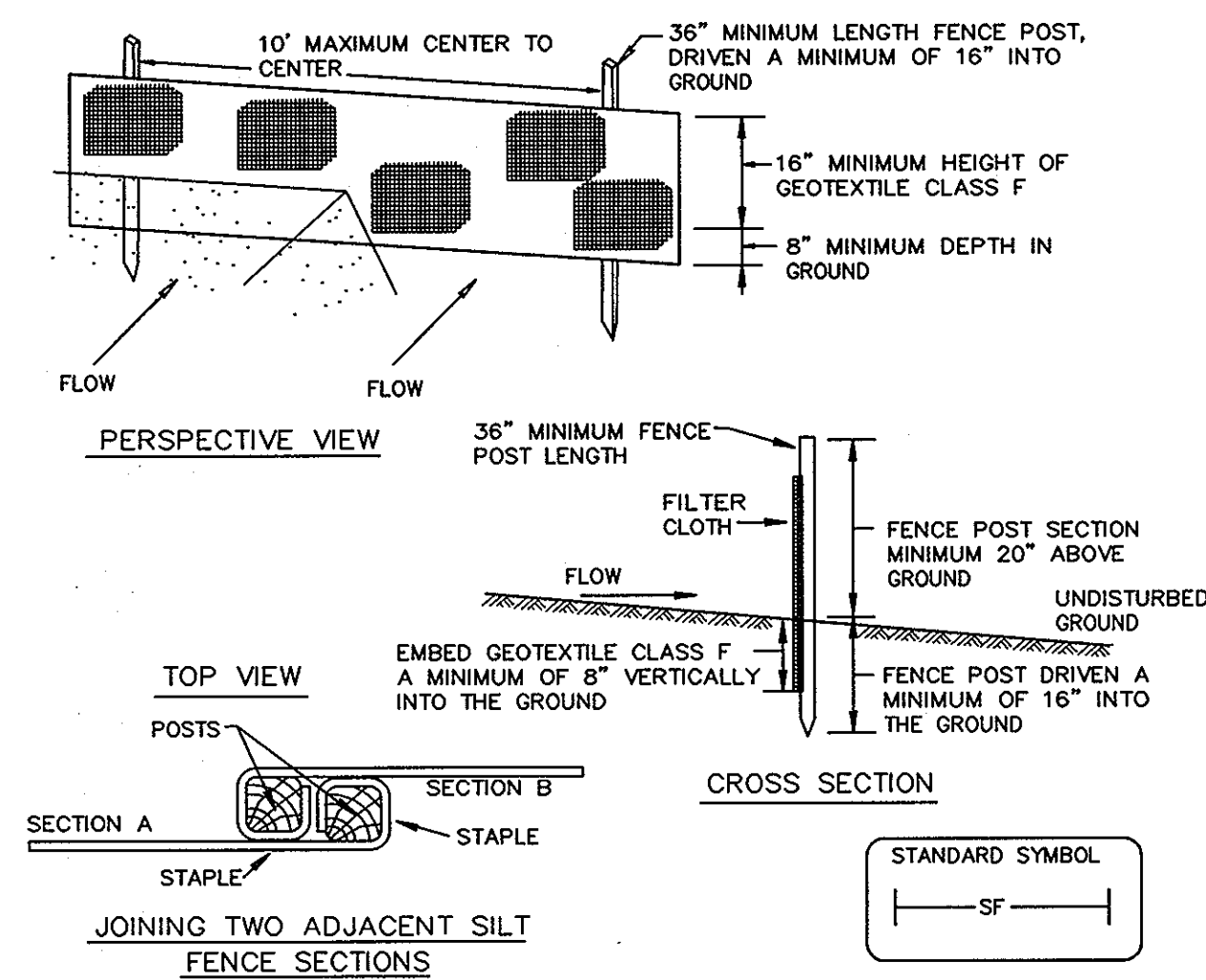


Construction Specification

- Length - minimum of 50' (\*30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

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DETAIL 22 - SILT FENCE

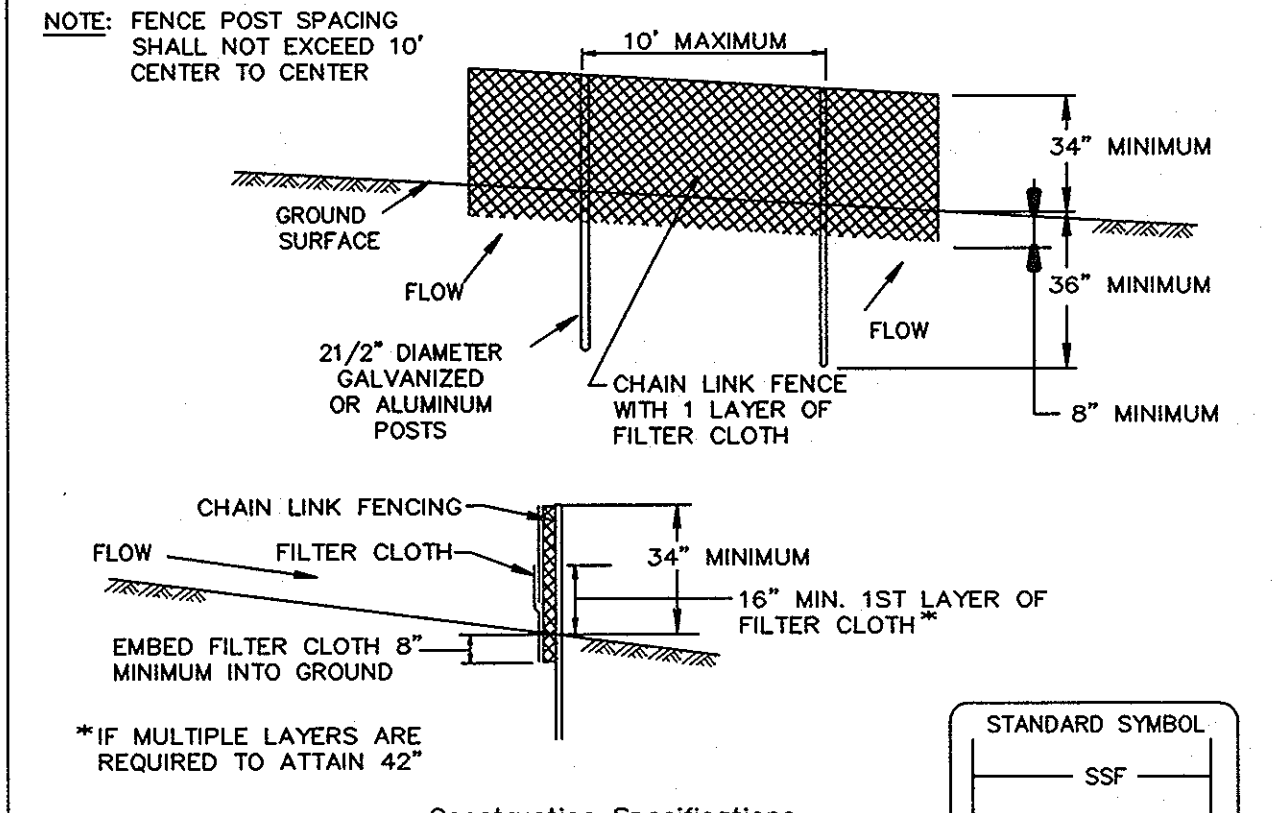


Construction Specifications

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:  
Tensile Strength 50 lbs/in (min.) Test: MSMT 509  
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509  
Flow Rate 0.3 gal/ft<sup>2</sup>/minute (max.) Test: MSMT 322  
Filtering Efficiency 75% (min.) Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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DETAIL 33 - SUPER SILT FENCE

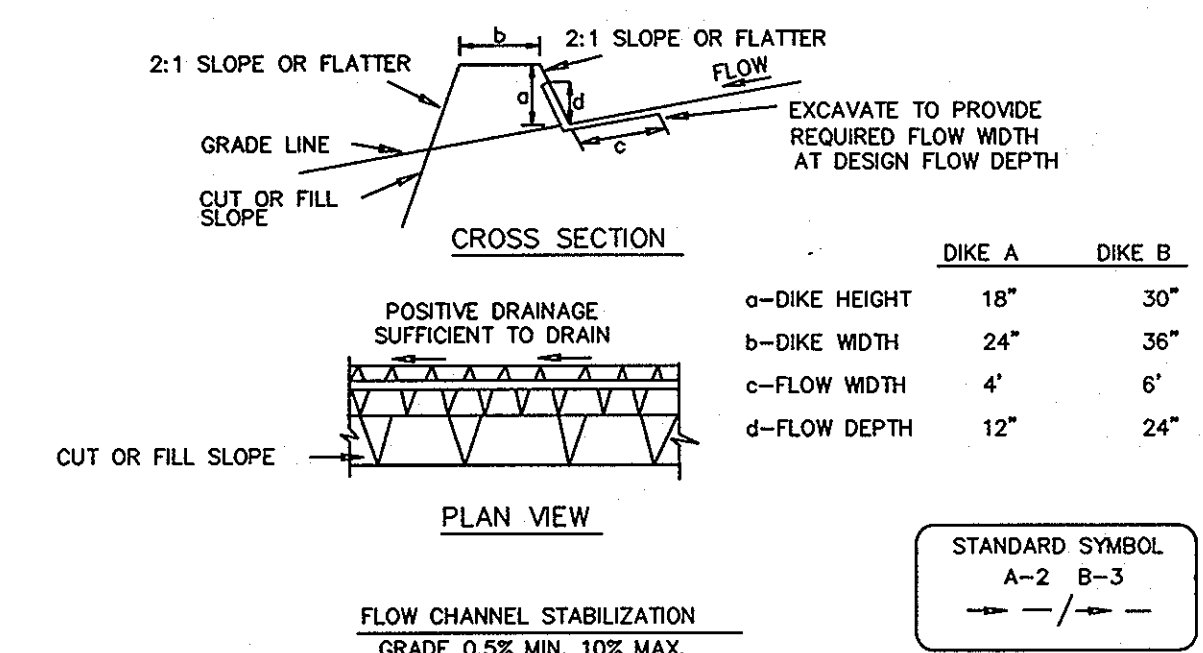


Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:  
Tensile Strength 50 lbs/in (min.) Test: MSMT 509  
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509  
Flow Rate 0.3 gal/ft<sup>2</sup>/minute (max.) Test: MSMT 322  
Filtering Efficiency 75% (min.) Test: MSMT 322

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DETAIL 1 - EARTH DIKE



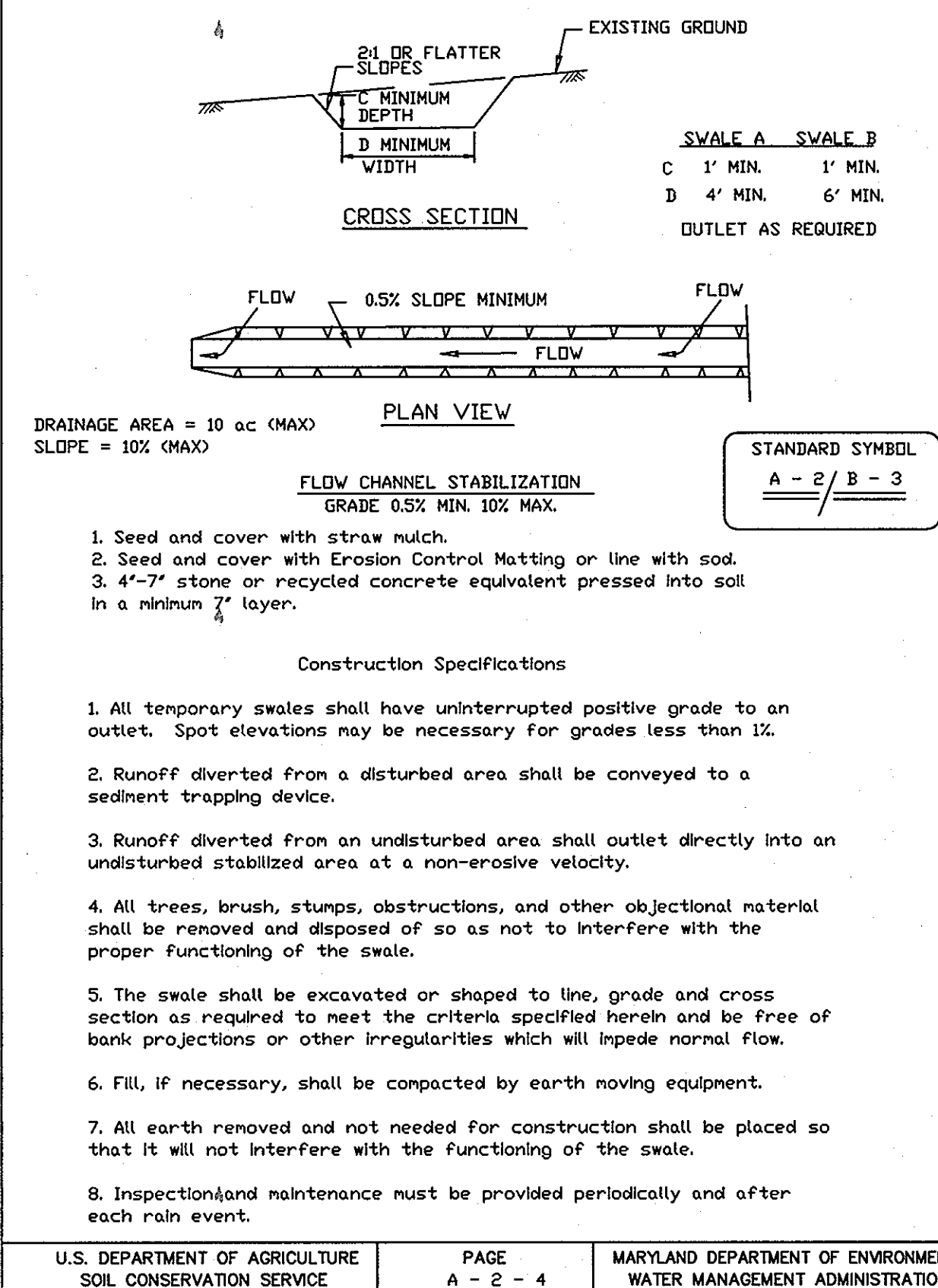
- Seed and cover with straw mulch.
- Seed and cover with Erosion Control Matting or line with sod.
- 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.

Construction Specifications

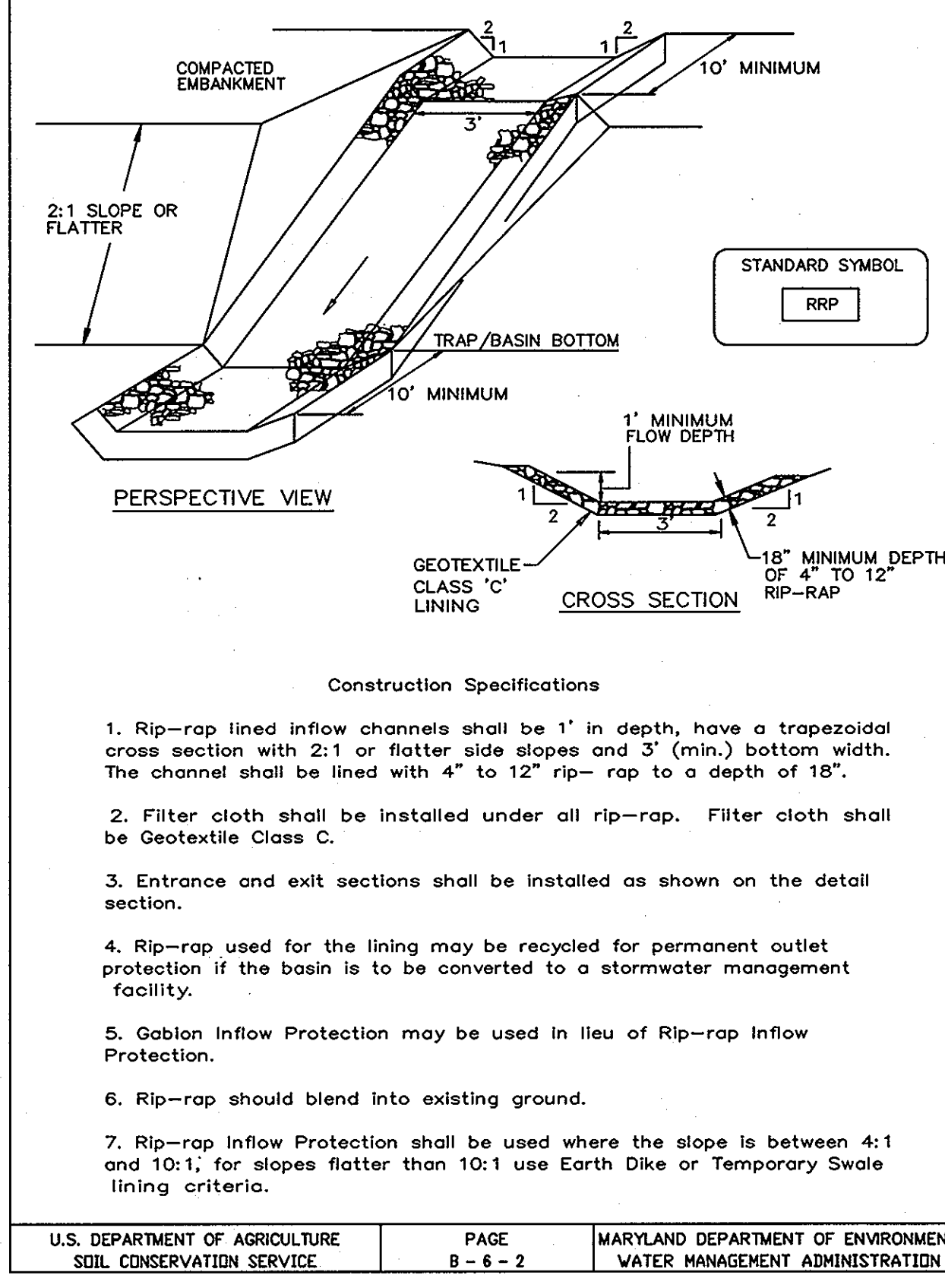
- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A - 1 - 6	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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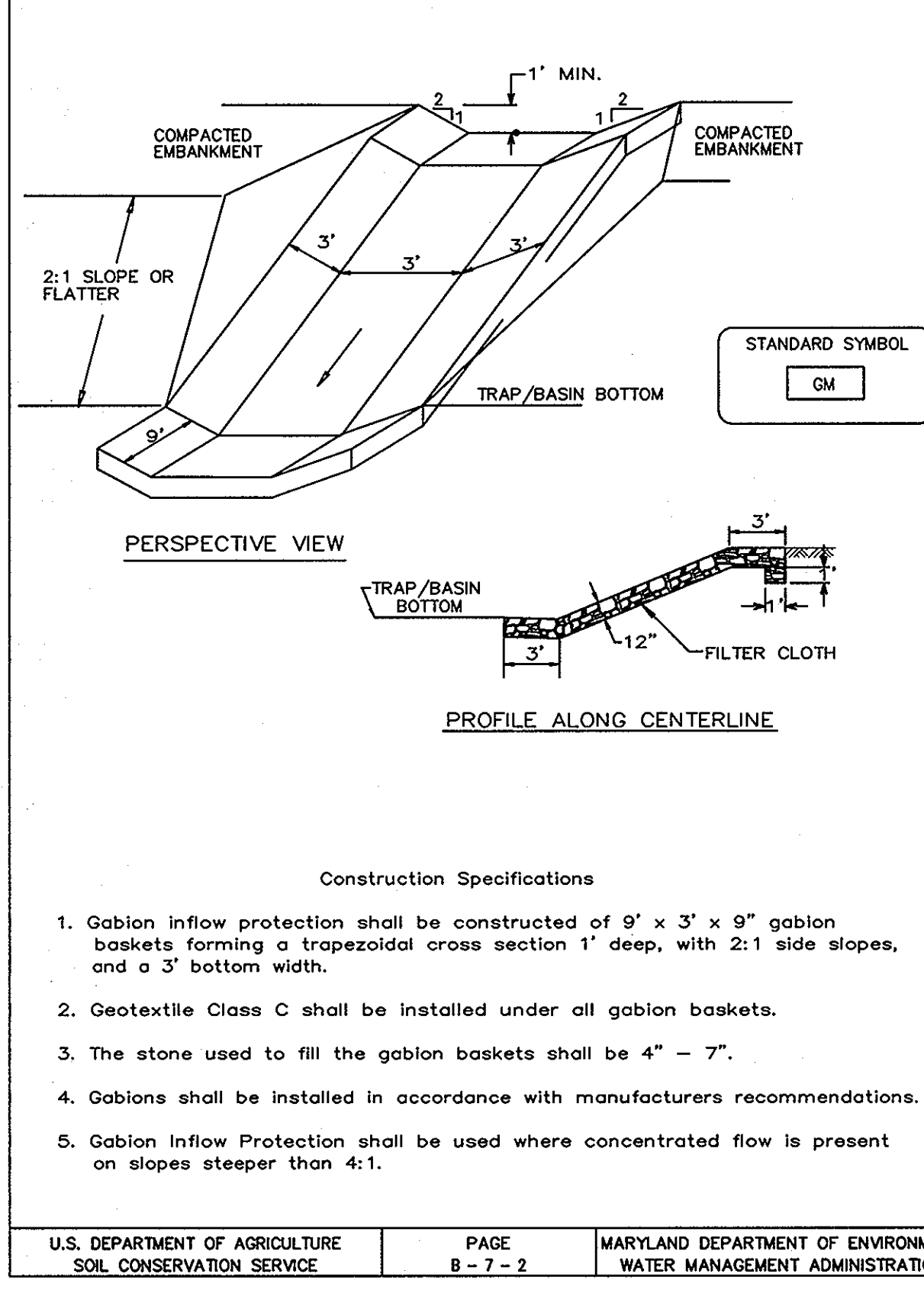
DETAIL 2 - TEMPORARY SWALE



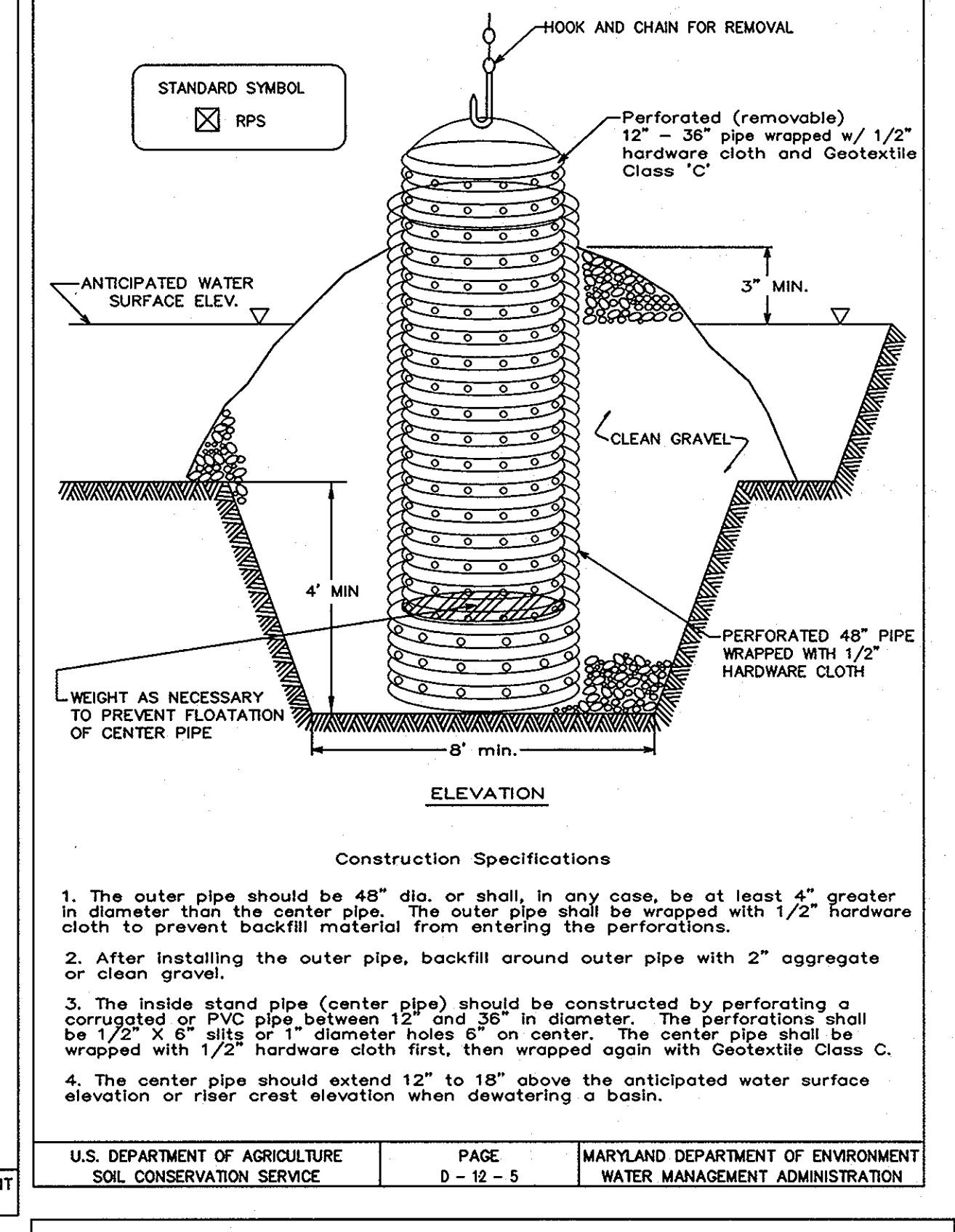
DETAIL 5 - RIP-RAP INFLOW PROTECTION



DETAIL 6 - GABION INFLOW PROTECTION



DETAIL 20A - REMOVABLE PUMPING STATION



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*John R. Robertson* 3/30/04  
Howard S.C.D. Date

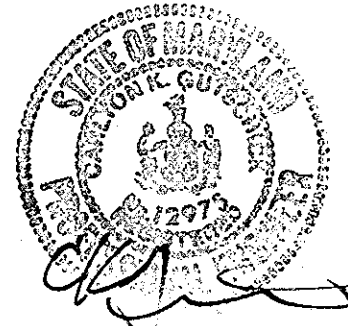
These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*Jim Mayne* 3/30/04  
Natural Resources Conservation Service Date

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 Howard Soil Conservation District."

*Chris* 3/18/04  
Date



DEVELOPER'S/BUILDER'S CERTIFICATE

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*William Z. Robertson* 3-18-04  
Signature of Developer/Builder Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William Z. Robertson* 4-5-04  
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Conda Hammett* 4/23/04  
Chief, Division of Land Development Date  
*Mike* 4/14/04  
Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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**SEDIMENT CONTROL DETAILS**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	15 & 16	11 OF 23

DRWN.	CHK.	APP.	DATE	REVISION	BY	APP.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

**SEDIMENT CONTROL NOTES**

- 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. (410) 131-1880
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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. Site Analysis:		
Total Area of Site (Phase 3)	54.8	Acres
Area Disturbed	11.7	Acres
Area to be rooted or paved	1.7	Acres
Area to be vegetatively stabilized	16.0	Acres
Total Cut	500	Cu. Yds.
Total Fill	500	Cu. Yds.
Off-site waste/borrow area location		N/A

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPA Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but 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.

11. Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day whichever is shorter.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Seeded Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules

- I) Preferred** - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (14 lbs/1000 sq ft).
- 2) Acceptable** - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

**Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**Mulching:** Apply 1-1/2 to 2 tons per acre (10 to 40 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 34B gallons per acre (8 gal/1000 sq ft) for anchoring.

**Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

**Seeded Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

**Soil Amendments:** Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

**Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**Mulching:** Apply 1-1/2 to 2 tons per acre (10 to 40 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 34B gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION**

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**PURPOSE**

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**CONDITIONS WHERE PRACTICE APPLIES**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash or other materials larger than 1 1/2" in diameter.
- Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutedge, poison ivy, thistle, or others as specified.
- Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
  - For sites having disturbed areas under 5 acres:
    - Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - For sites having disturbed areas over 5 acres:
    - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
      - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
      - Organic content of topsoil shall be not less than 15 percent by weight.
      - Topsoil having soluble salt greater than 500 parts per mill shall not be used.
      - No sod or seed shall be placed on soil which has been with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min) to permit dissipation of photo-toxic materials.

- Topsoil Application
  - When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
  - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water.
- Topsoil shall not be placed while the topsoil or subsoil is frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

**Note:** Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

- Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
  - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
    - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

- Composted sludge shall contain at least 1 percent nitrogen, 15 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
- Composted sludge shall be applied at a rate of 1 ton/1000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at a rate of 4lb/1000 square feet, and 1/3 the normal lime application rate.

**References:** Guideline Specifications, Soil Preparation and Seeding, MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1978.

**DUST CONTROL**

**Definition**

Controlling dust blowing and movement on construction sites and roads.

**Purpose**

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and of damage, health hazards, and improve traffic safety.

**Conditions Where Practice Applies**

This practice is applicable to areas subject to dust blowing and movements where on or damage is likely without treatment.

**Temporary Methods**

- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-tooth harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

**Permanent Methods**

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

Lightweight plastic netting may be started over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

**Incremental Stabilization - Cut Slopes**

- All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
- Construction sequence (Refer to Figure 3 below):
  - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
  - Perform phase 1 excavation, dress, and stabilize.
  - Perform phase 2 excavation, dress, and stabilize. Overseed phase 1 areas as necessary.
  - Perform final phase excavation, dress, and stabilize. Overseed previously seeded areas as necessary.

**Note:** Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

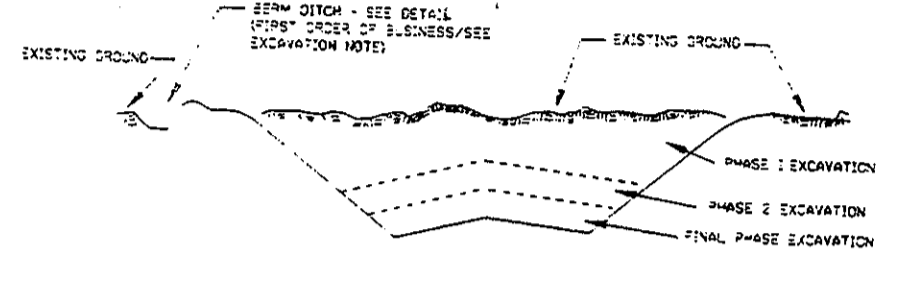


Figure 4 Incremental Stabilization - Cut

**Incremental Stabilization of Embankments - Fill Slopes**

- Embankments shall be constructed in lifts as prescribed on the plans.
- Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15', or when the grading operation ceases as prescribed in the plans.
- At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trapping device.
- Construction sequence: Refer to Figure 4 (below).
  - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct Slope Silt Fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
  - Place phase 1 embankment, dress and stabilize.
  - Place phase 2 embankment, dress and stabilize.
  - Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

**Note:** Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

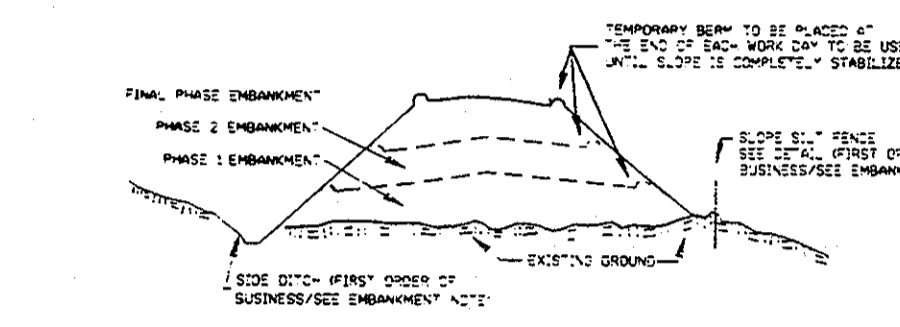


Figure 5 Incremental Stabilization - Fill

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that all development and/or 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 Maryland 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 HSCD."

Signature of Developer/Builder: *[Signature]* Date: 3-18-04

**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 Howard Soil Conservation District."

Signature: *[Signature]* Date: 3/18/04

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Signature: *[Signature]* Date: 3/30/04  
Howard S.C.D.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Signature: *[Signature]* Date: 3/30/04  
Natural Resources Conservation Service

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 4-5-04  
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 4/14/04  
Chief, Division of Land Development

*[Signature]* 4/14/04  
Chief, Development Engineering Division

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV	DRN. AML	CHK. DEV
DATE	REVISION	BY
		APP'R

PREPARED FOR:  
G & R Maple Lawn Inc., et. al  
Suite 410 Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**SEDIMENT CONTROL NOTES**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

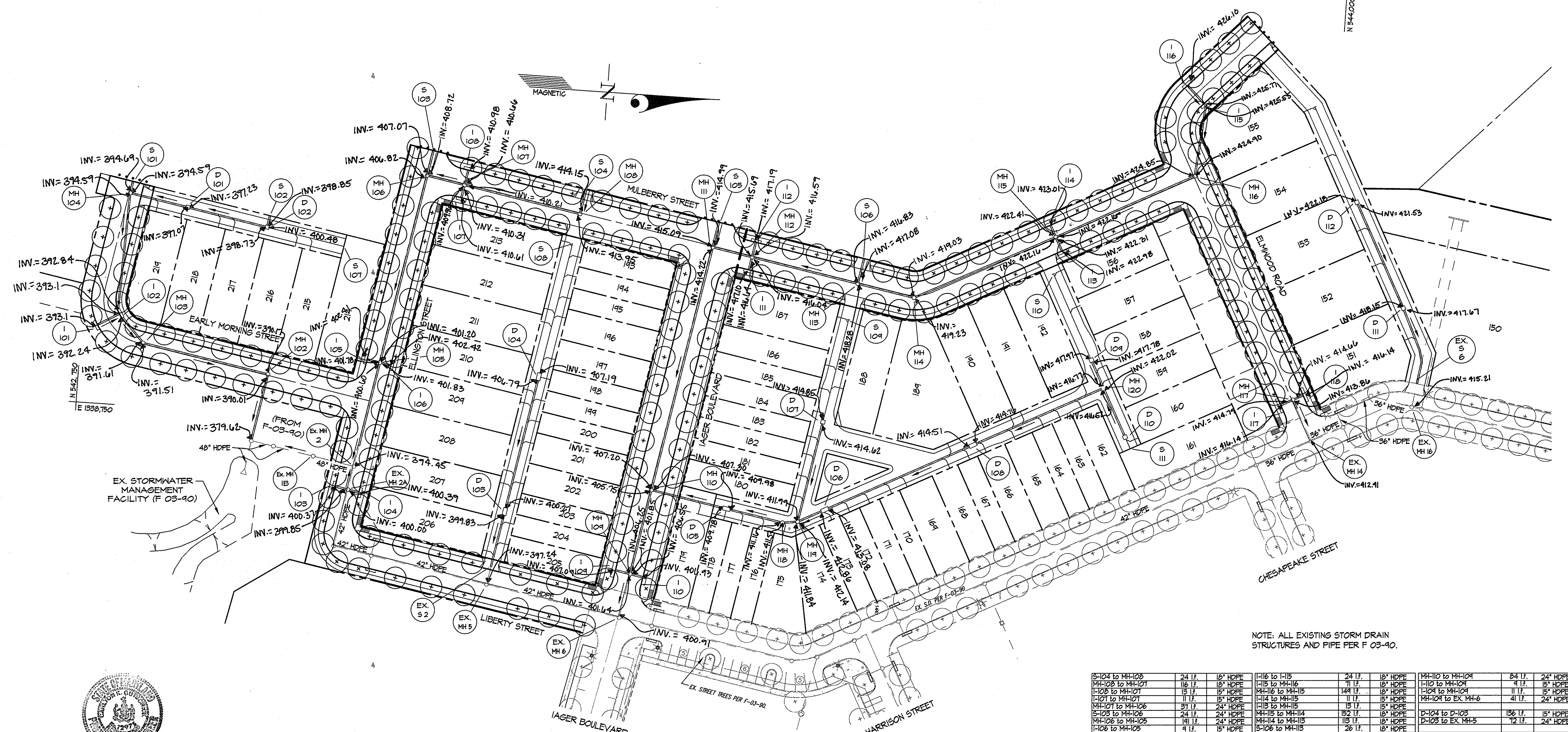
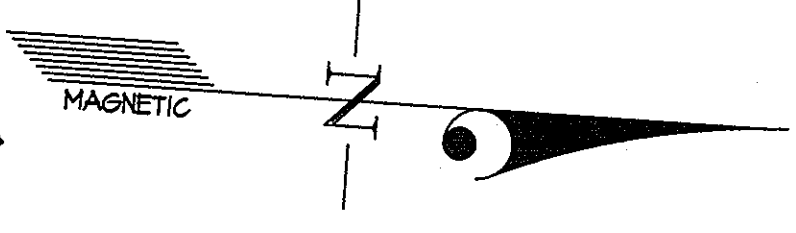
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AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	12 OF 23

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

E 1330.250  
N 542.750

E 1330.250  
N 544.000



EX. STORMWATER MANAGEMENT FACILITY (F 03-90)

NOTE: ALL EXISTING STORM DRAIN STRUCTURES AND PIPE PER F 03-90.



S-104 to MH-108	24 LF.	18" HDPE	I-116 to I-115	24 LF.	18" HDPE	MH-110 to MH-104	84 LF.	24" HDPE
MH-108 to MH-107	116 LF.	18" HDPE	I-115 to MH-116	41 LF.	18" HDPE	I-110 to MH-104	4 LF.	18" HDPE
I-108 to MH-107	15 LF.	18" HDPE	MH-116 to MH-115	141 LF.	18" HDPE	I-108 to MH-104	11 LF.	18" HDPE
I-107 to MH-107	11 LF.	18" HDPE	I-114 to MH-115	11 LF.	18" HDPE	MH-104 to EX MH-6	41 LF.	24" HDPE
MH-107 to MH-106	31 LF.	24" HDPE	I-113 to MH-115	13 LF.	18" HDPE	D-104 to D-103	136 LF.	18" HDPE
S-108 to MH-106	24 LF.	24" HDPE	MH-115 to MH-114	152 LF.	18" HDPE	D-103 to EX MH-5	72 LF.	24" HDPE
MH-106 to MH-105	141 LF.	24" HDPE	MH-114 to MH-113	113 LF.	18" HDPE			
I-108 to MH-105	9 LF.	18" HDPE	S-106 to MH-113	28 LF.	18" HDPE	D-112 to D-111	113 LF.	18" HDPE
I-105 to MH-105	11 LF.	18" HDPE	MH-113 to MH-112	106 LF.	24" HDPE	D-111 to EX MH-16	44 LF.	18" HDPE
MH-105 to EX MH-2	104 LF.	30" HDPE	I-112 to MH-112	11 LF.	18" HDPE			
			I-111 to MH-112	13 LF.	18" HDPE			
S-101 to MH-104	40 LF.	18" HDPE	MH-112 to MH-111	31 LF.	24" HDPE	I-111 to MH-111	11 LF.	18" HDPE
S-102 to D-102	10 LF.	18" HDPE	S-102 to MH-111	26 LF.	24" HDPE	I-118 to MH-111	4 LF.	18" HDPE
D-102 to D-101	78 LF.	18" HDPE	MH-111 to MH-110	249 LF.	24" HDPE	MH-111 to EX MH-14	41 LF.	18" HDPE
D-101 to MH-104	56 LF.	18" HDPE						
MH-104 to I-102	110 LF.	18" HDPE	D-110 to MH-120	56 LF.	18" HDPE			
I-101 to I-102	24 LF.	18" HDPE	D-104 to MH-120	27 LF.	18" HDPE			
I-102 to MH-108	33 LF.	24" HDPE	MH-120 to D-108	140 LF.	18" HDPE			
MH-108 to MH-102	126 LF.	24" HDPE	D-108 to D-106	161 LF.	18" HDPE			
MH-102 to EX MH-1	65 LF.	24" HDPE	D-106 to MH-114	18 LF.	18" HDPE			
			D-107 to MH-114	83 LF.	18" HDPE			
I-104 to EX MH-2A	4 LF.	18" HDPE	MH-114 to MH-113	21 LF.	18" HDPE			
I-103 to EX MH-2A	11 LF.	18" HDPE	MH-113 to D-108	21 LF.	18" HDPE			
			D-108 to MH-110	74 LF.	18" HDPE			

THE PURPOSE OF THIS DRAWING IS TO SHOW STORM DRAIN INFORMATION. FOR CLARITY, EASEMENTS HAVE NOT BEEN SHOWN

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William R. ...* 4-5-04  
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cindy ...* 4/23/04  
 Chief, Division of Land Development

*...* 4/14/04  
 Chief, Development Engineering Division

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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PREPARED FOR:  
 G & R Maple Lawn Inc., et. al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**STORM DRAIN STRUCTURE INFORMATION**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3 and Non-Buildable Parcels 'D' & 'E'  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

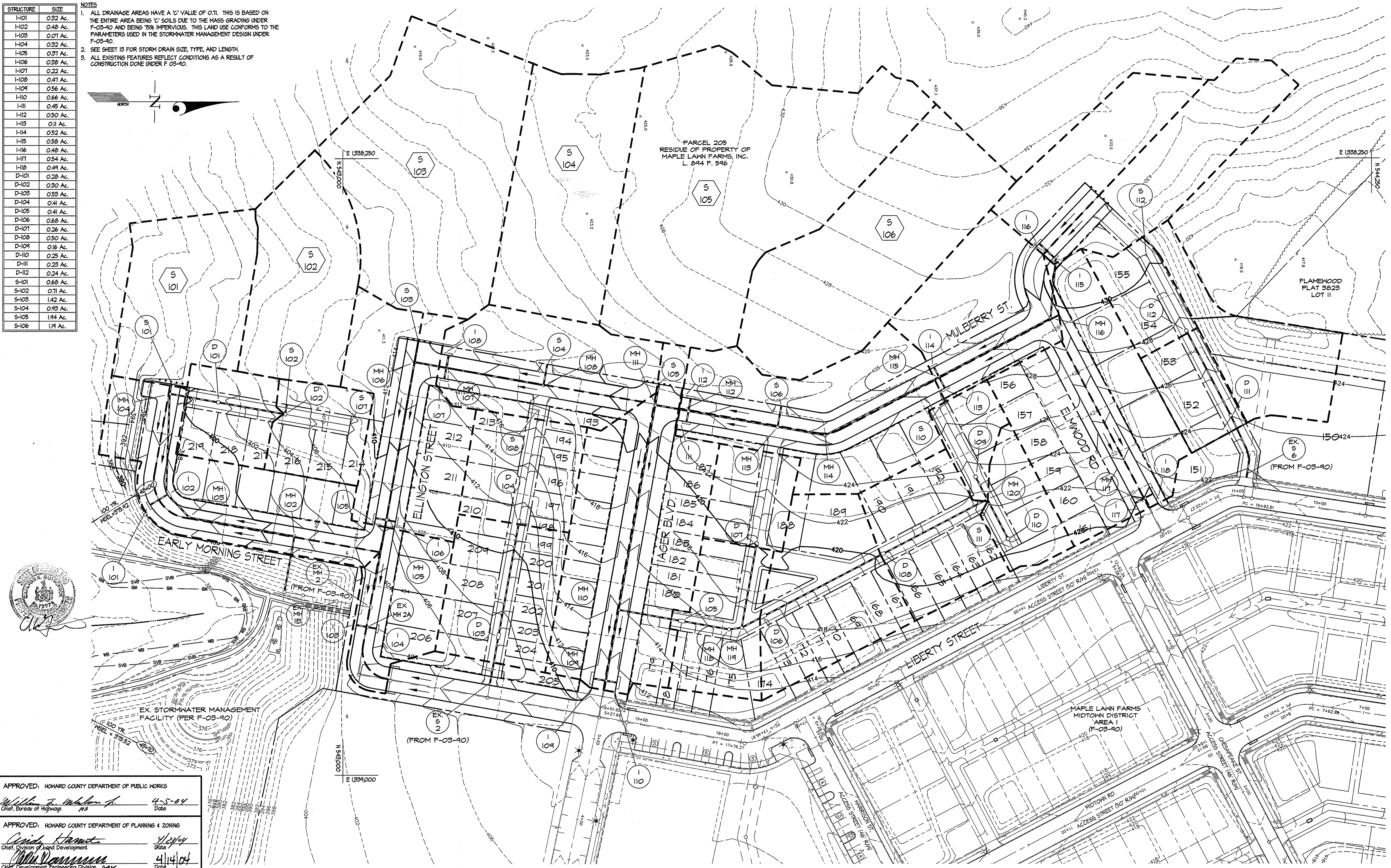
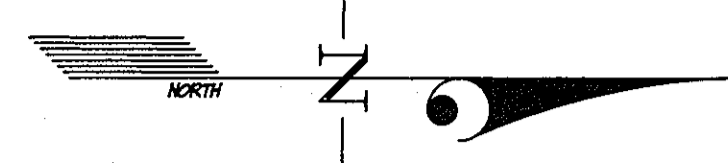
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1"=50'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	13 OF 23

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STRUCTURE	SIZE
I-101	0.32 Ac.
I-102	0.48 Ac.
I-103	0.01 Ac.
I-104	0.32 Ac.
I-105	0.31 Ac.
I-106	0.38 Ac.
I-107	0.22 Ac.
I-108	0.41 Ac.
I-109	0.56 Ac.
I-110	0.66 Ac.
I-111	0.45 Ac.
I-112	0.30 Ac.
I-113	0.11 Ac.
I-114	0.52 Ac.
I-115	0.58 Ac.
I-116	0.48 Ac.
I-117	0.54 Ac.
I-118	0.44 Ac.
D-101	0.28 Ac.
D-102	0.30 Ac.
D-103	0.53 Ac.
D-104	0.41 Ac.
D-105	0.41 Ac.
D-106	0.68 Ac.
D-107	0.26 Ac.
D-108	0.50 Ac.
D-109	0.16 Ac.
D-110	0.25 Ac.
D-111	0.23 Ac.
D-112	0.24 Ac.
S-101	0.68 Ac.
S-102	0.71 Ac.
S-103	1.42 Ac.
S-104	0.43 Ac.
S-105	1.94 Ac.
S-106	1.14 Ac.

**NOTES**

- ALL DRAINAGE AREAS HAVE A 'C' VALUE OF 0.11. THIS IS BASED ON THE ENTIRE AREA BEING 'C' SOILS DUE TO THE MASS GRADING UNDER F-03-90 AND BEING 15% IMPERVIOUS. THIS LAND USE CONFORMS TO THE PARAMETERS USED IN THE STORMWATER MANAGEMENT DESIGN UNDER F-03-90.
- SEE SHEET 13 FOR STORM DRAIN SIZE, TYPE, AND LENGTH.
- ALL EXISTING FEATURES REFLECT CONDITIONS AS A RESULT OF CONSTRUCTION DONE UNDER F-03-90.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William F. Malon* 4-5-04  
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Chris K. Hantz* 4/23/04  
 Chief, Division of Land Development Date

*Mike Vasserman* 4/14/04  
 Chief, Development Engineering Division Date

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 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**STORM DRAIN DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3' and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	14 OF 23

STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-101	A-10 INLET	---	397.71	397.10	---	397.10	HO. CO. SD 4.41	N 542,766 E 1,338,671	
I-102	A-10 INLET	---	397.58	397.35	393.1	397.24	HO. CO. SD 4.41	N 542,781 E 1,338,658	
I-103	A-10 INLET	---	404.35	403.51	---	390.21	HO. CO. SD 4.41	N 543,017 E 1,338,817	
I-104	A-10 INLET	---	403.91	403.38	---	390.37	HO. CO. SD 4.41	N 543,040 E 1,338,222	
I-105	A-10 INLET	---	407.01	406.74	---	402.42	HO. CO. SD 4.41	N 543,040 E 1,338,687	
I-106	A-10 INLET	---	407.09	406.82	---	402.42	HO. CO. SD 4.41	N 543,064 E 1,338,691	
I-107	A-10 INLET	---	414.85	414.60	---	410.11	HO. CO. SD 4.41	N 543,123 E 1,338,517	
I-108	A-10 INLET	---	414.87	414.60	---	410.18	HO. CO. SD 4.41	N 543,126 E 1,338,490	
MH-102	STANDARD MANHOLE	4'-0"	---	401.61	390.11	390.01	HO. CO. 6 5.12	N 542,941 E 1,338,709	
MH-103	STANDARD MANHOLE	4'-0"	---	397.31	391.11	391.51	HO. CO. 6 5.12	N 542,813 E 1,338,686	
MH-104	STANDARD MANHOLE	4'-0"	---	394.55	394.34	394.24	HO. CO. 6 5.12	N 542,790 E 1,338,536	
MH-105	STANDARD MANHOLE	5'-0"	---	401.40	401.35	400.40	HO. CO. 6 5.13	N 543,052 E 1,338,690	
MH-106	STANDARD MANHOLE	4'-0"	---	413.82	408.72	408.22	HO. CO. 6 5.12	N 543,081 E 1,338,498	
MH-107	STANDARD MANHOLE	4'-0"	---	414.31	410.21	409.21	HO. CO. 6 5.12	N 543,126 E 1,338,505	
MH-108	STANDARD MANHOLE	4'-0"	---	414.45	414.15	413.95	HO. CO. 6 5.12	N 543,244 E 1,338,526	
D-101	SINGLE 'S' INLET	---	401.17	401.17	397.35	397.17	HO. CO. SD 4.22	N 542,844 E 1,338,546	
D-102	SINGLE 'S' INLET	---	404.01	404.01	400.35	398.18	HO. CO. SD 4.22	N 542,930 E 1,338,561	

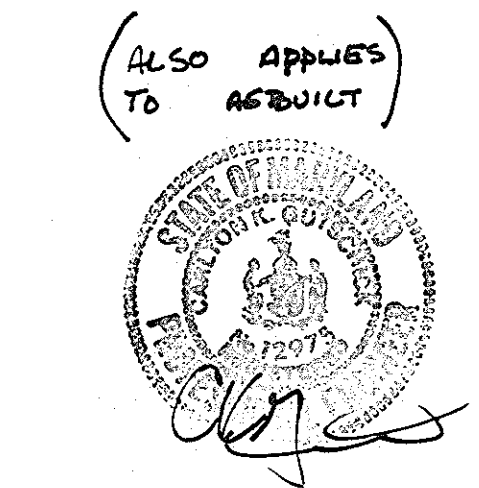
COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.  
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT, 24-417BD

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	65	
12"	HDPE	76	
15"	HDPE	88	
18"	HDPE	410	
24"	HDPE	475	
30"	HDPE	75	

PROFILES  
 SCALE: 1"=50' HORIZONTAL  
 1"=5' VERTICAL

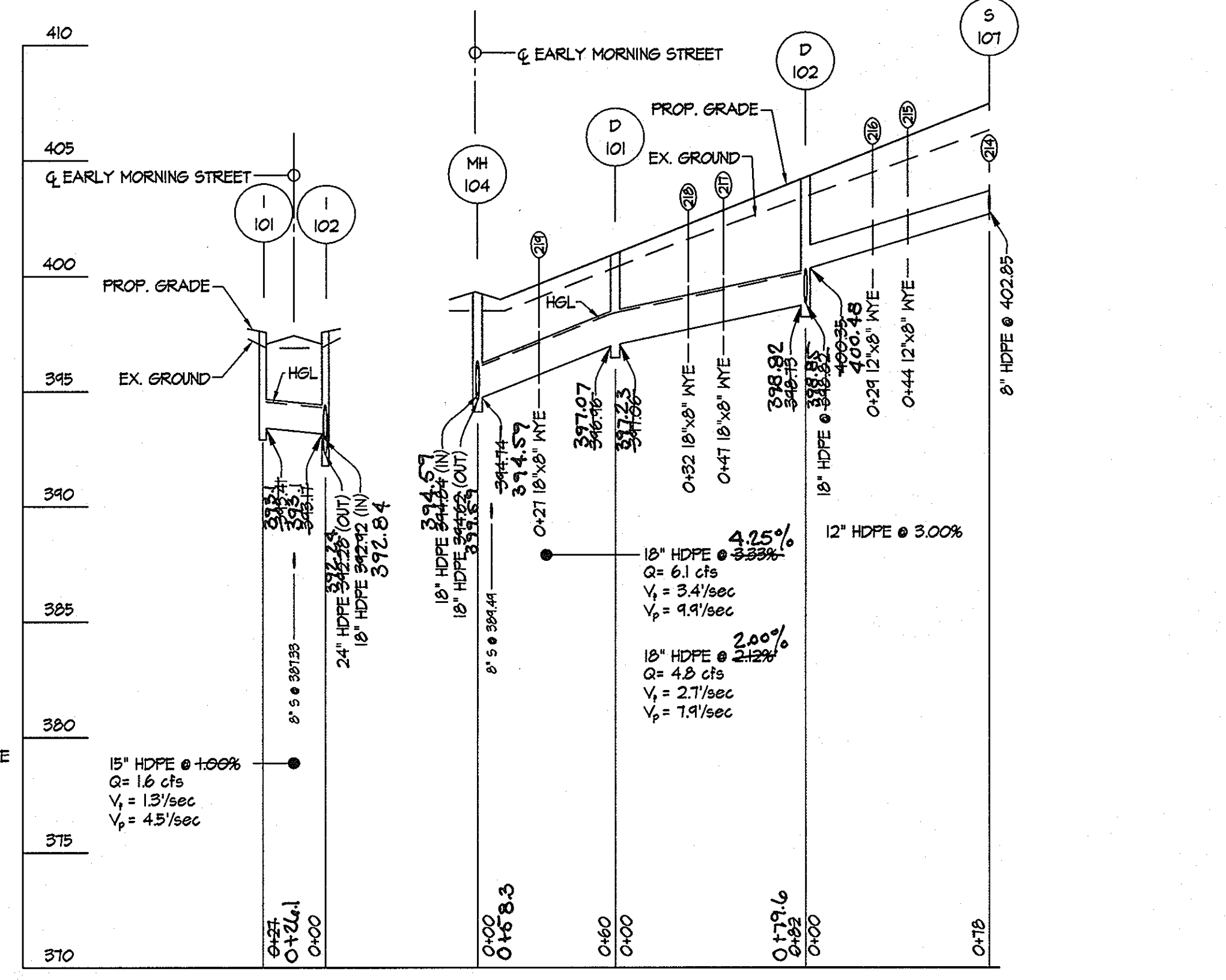
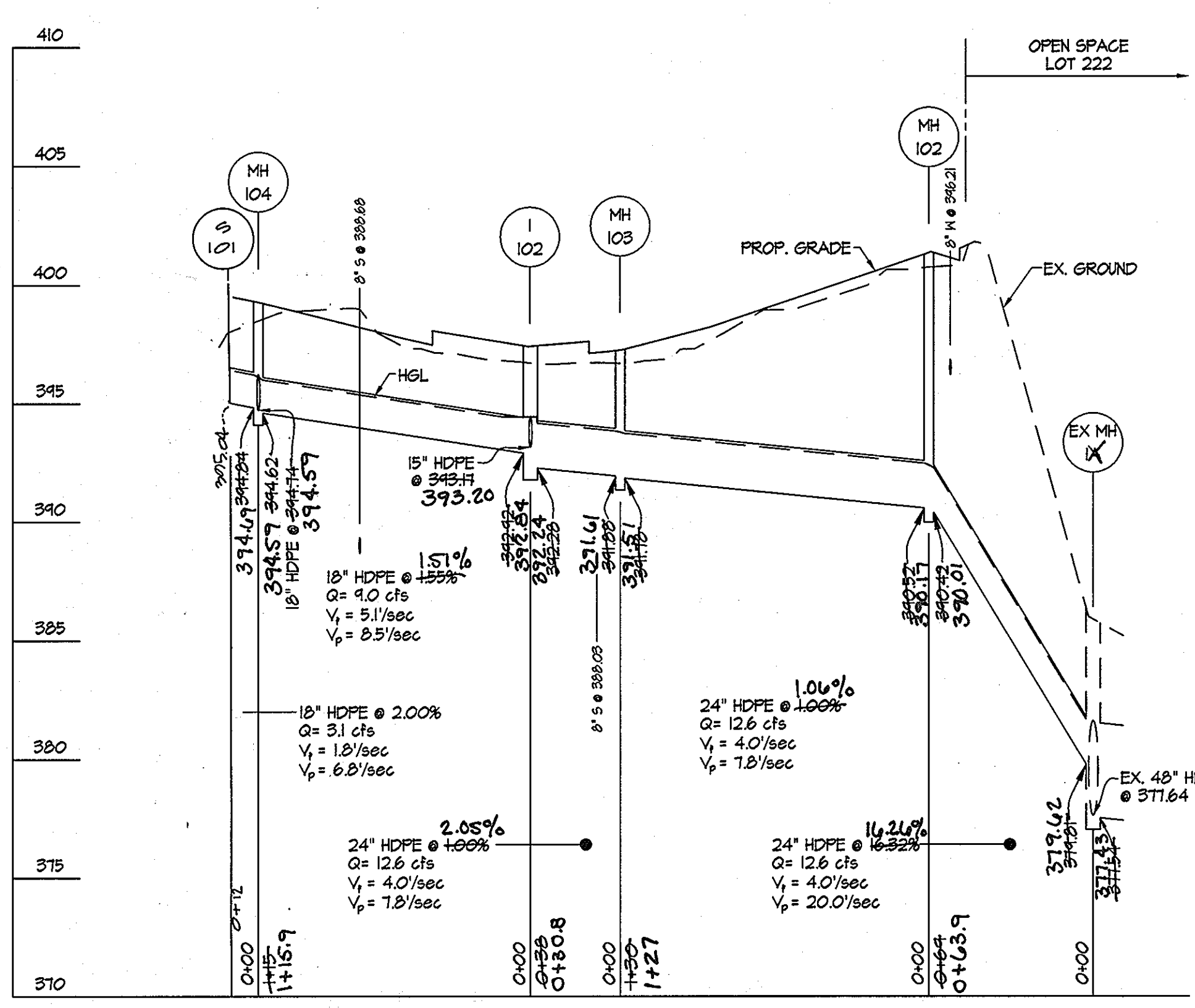
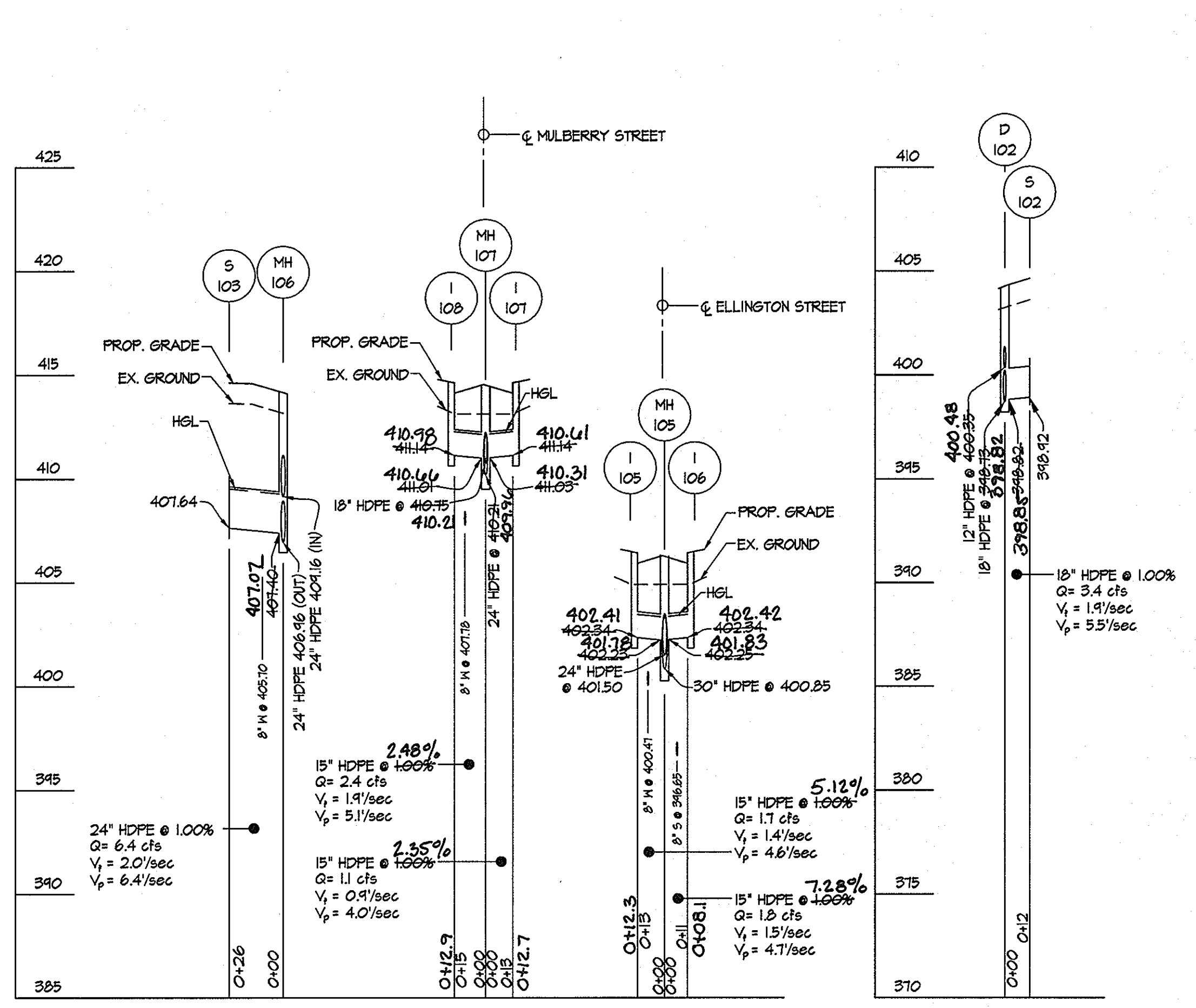
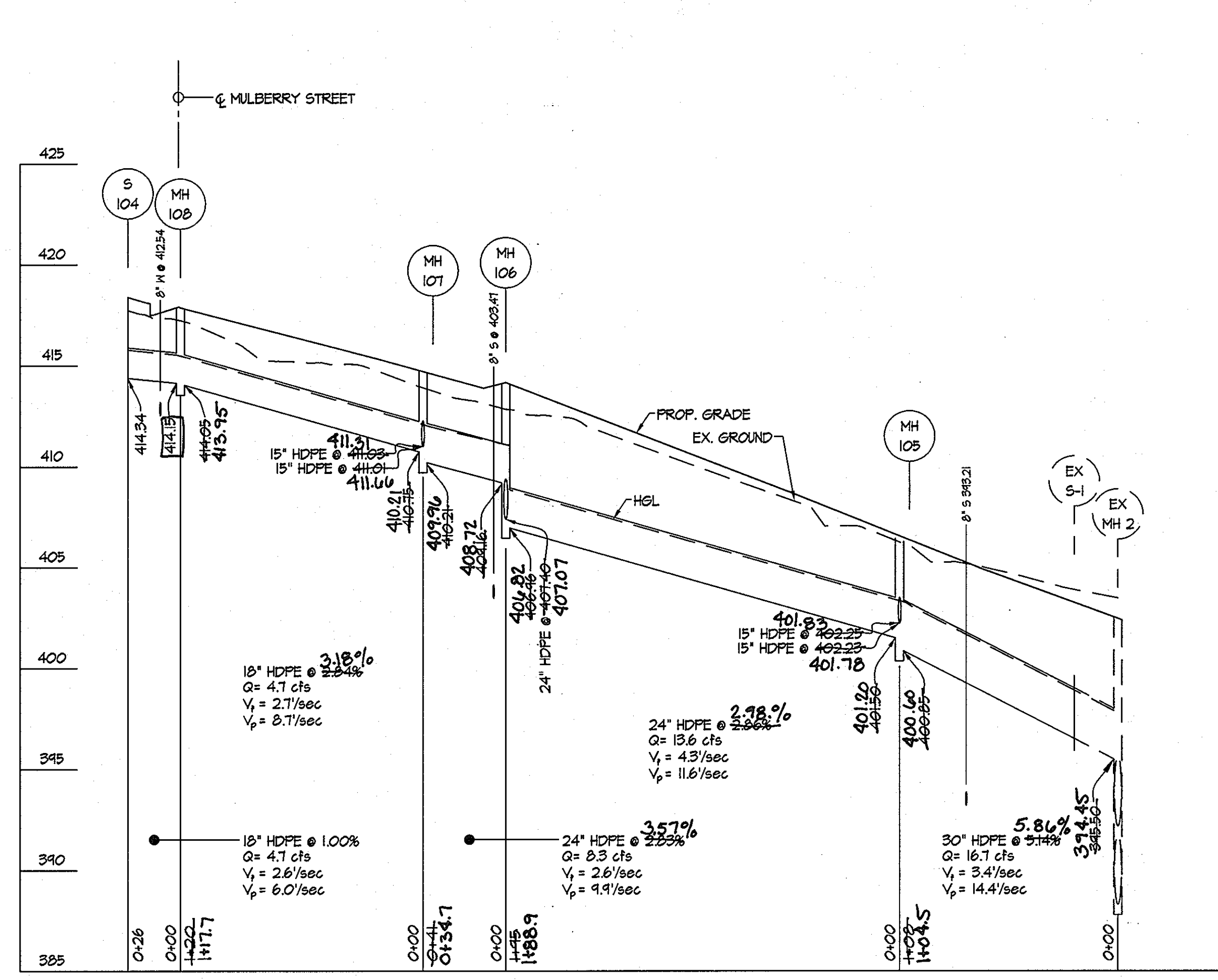
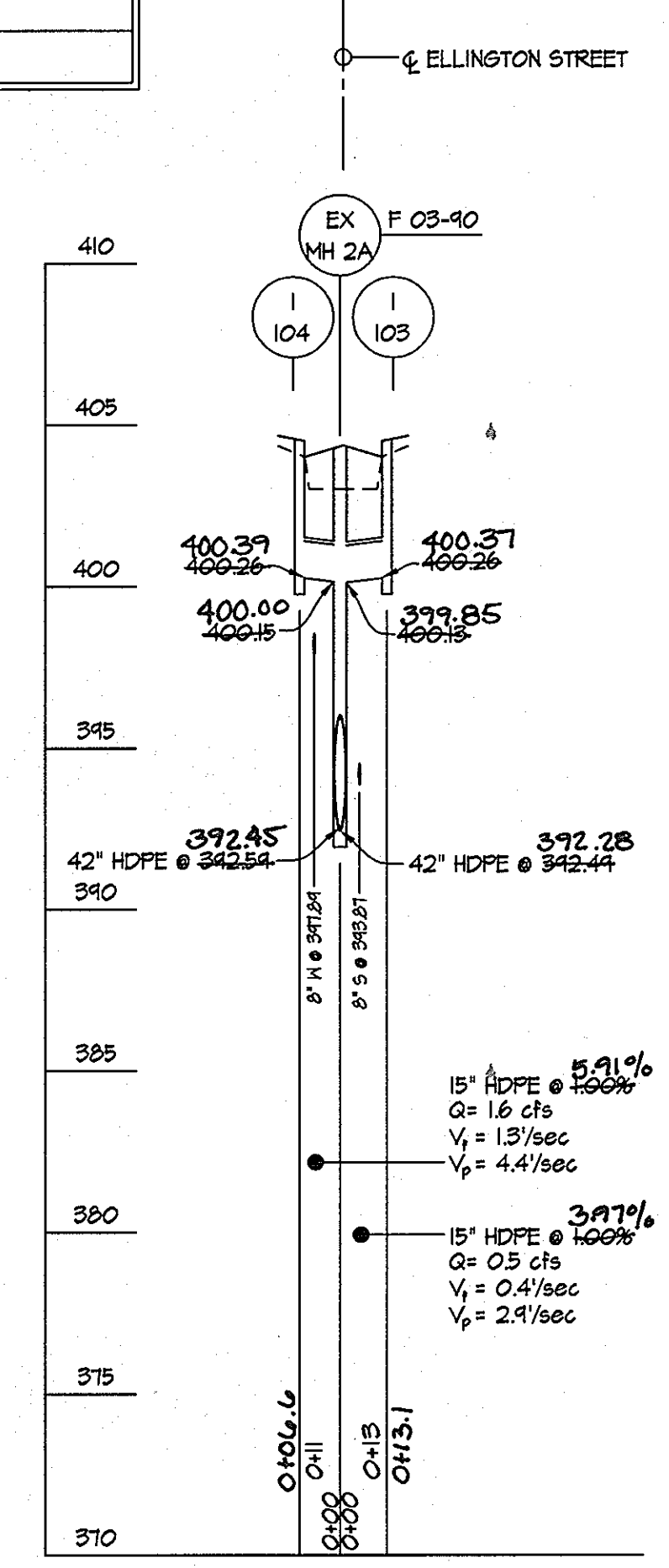
HDPE Indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-10 by Hancor or an approved equal.  
 Trench bedding to be provided per Howard County Detail 6 2.01, "Trench for P.V.C. pipe and HDPE."

YARD DRAIN SCHEDULE			
LOT No.	INV. OF TRUNK LINE	INV. 8" HDPE TRUNK LINE	INV. 8" HDPE PROP. LINE
34A	402.68	402.85	402.85
35B	401.62	401.79	401.42
36B	401.17	401.34	401.41
37B	398.01	398.43	398.56
38B	397.64	398.11	398.24
39A	395.12	396.14	396.21



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 William Z. Whelan, Chief, Bureau of Highways, 4-5-04  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Craig Hamer, Chief, Division of Land Development, 4/29/04  
 Mike Chammone, Chief, Development Engineering Division, 4/14/04

GLWGUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186



NO.	REVISION	DATE	BY	APP'R.

PREPARED FOR:  
 G & R Maple Lawn Inc., et. al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

STORM DRAIN PROFILES  
 MAPLE LAWN FARMS  
 MIDTOWN DISTRICT - AREA 2  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	15 OF 23

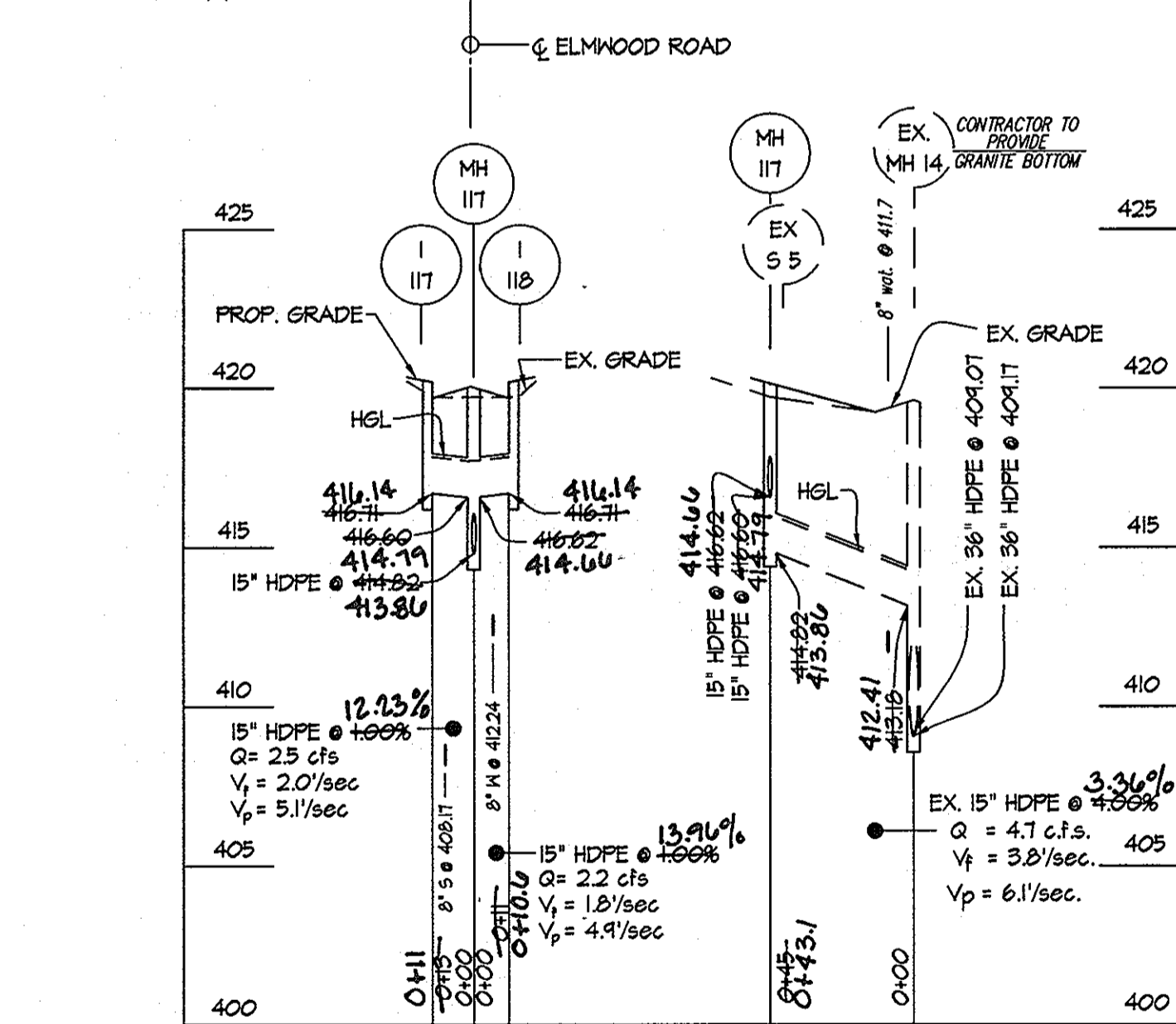
STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-104	COG-15 INLET	---	411.57	411.15	---	422.94	MD - 574.62	N 543,305 E 1,338,883	
I-110	COG-15 INLET	---	411.43	411.35	---	422.83	MD - 574.62	N 543,332 E 1,338,888	
I-111	A-10 INLET	---	421.81	421.48	---	417.16	HO. CO. SD 4.41	N 543,418 E 1,338,570	
I-112	A-10 INLET	---	421.83	421.44	---	417.19	HO. CO. SD 4.41	N 543,423 E 1,338,543	
I-113	A-10 INLET	---	421.90	421.35	---	422.98	HO. CO. SD 4.41	N 543,731 E 1,338,530	
I-114	A-10 INLET	---	421.40	421.22	---	422.78	HO. CO. SD 4.41	N 543,718 E 1,338,505	
I-115	A-10 INLET	---	421.50	421.45	---	422.18	HO. CO. SD 4.41	N 543,264 E 1,338,571	
I-116	A-10 INLET	---	421.33	421.17	---	422.12	HO. CO. SD 4.41	N 543,246 E 1,338,354	
I-117	COG-15 INLET	---	420.54	420.34	---	418.14	MD - 574.62	N 543,463 E 1,338,670	
I-118	COG-15 INLET	---	420.56	420.34	---	418.14	MD - 574.62	N 543,484 E 1,338,634	
MH-104	STANDARD MANHOLE	4'-0"	---	418.55	418.55	418.55	HO. CO. G 5.13	N 543,314 E 1,338,885	
MH-110	STANDARD MANHOLE	4'-0"	---	418.10	418.09	418.09	HO. CO. G 5.13	N 543,335 E 1,338,744	
MH-111	STANDARD MANHOLE	4'-0"	---	421.14	421.21	421.21	HO. CO. G 5.13	N 543,380 E 1,338,550	
MH-112	STANDARD MANHOLE	4'-0"	---	421.53	421.53	421.53	HO. CO. G 5.13	N 543,420 E 1,338,557	
MH-113	STANDARD MANHOLE	4'-0"	---	422.58	422.28	422.28	HO. CO. G 5.13	N 543,528 E 1,338,577	
MH-114	STANDARD MANHOLE	4'-0"	---	423.26	423.23	423.23	HO. CO. G 5.13	N 543,586 E 1,338,587	
MH-115	STANDARD MANHOLE	4'-0"	---	421.11	421.31	421.31	HO. CO. G 5.13	N 543,724 E 1,338,516	
MH-116	STANDARD MANHOLE	4'-0"	---	421.10	421.30	421.30	HO. CO. G 5.13	N 543,260 E 1,338,445	
MH-117	STANDARD MANHOLE	4'-0"	---	420.16	420.38	420.38	HO. CO. G 5.13	N 543,474 E 1,338,664	

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.  
NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-417SD

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
15"	HDPE	42	
18"	HDPE	471	
24"	HDPE	501	

HDPE Indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-Q by Hancor or an approved equal.

Trench bedding to be provided per Howard County Detail G 2.01, "Trench for P.V.C. pipe and HDPE."



ALSO APPLIES TO AS-BUILT

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William J. Mulvaney* 4-5-04  
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cindy Hammett* 4/23/04  
Chief, Division of Land Development

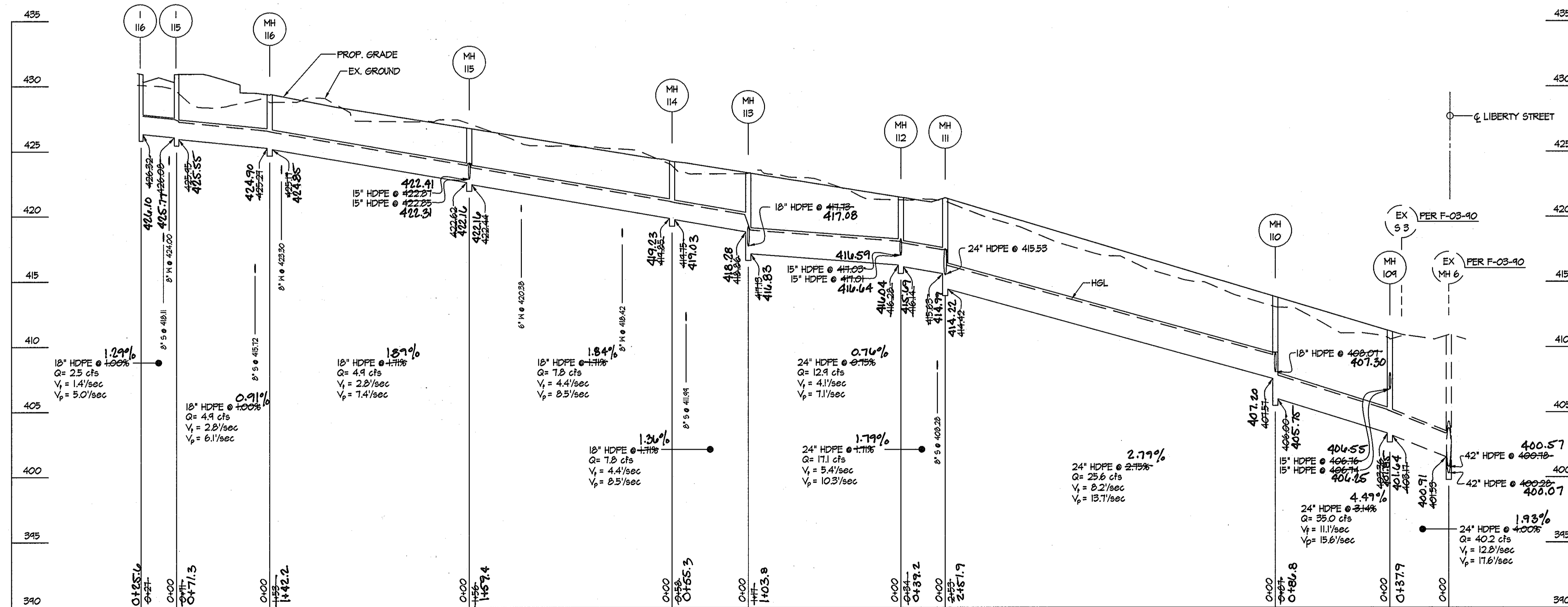
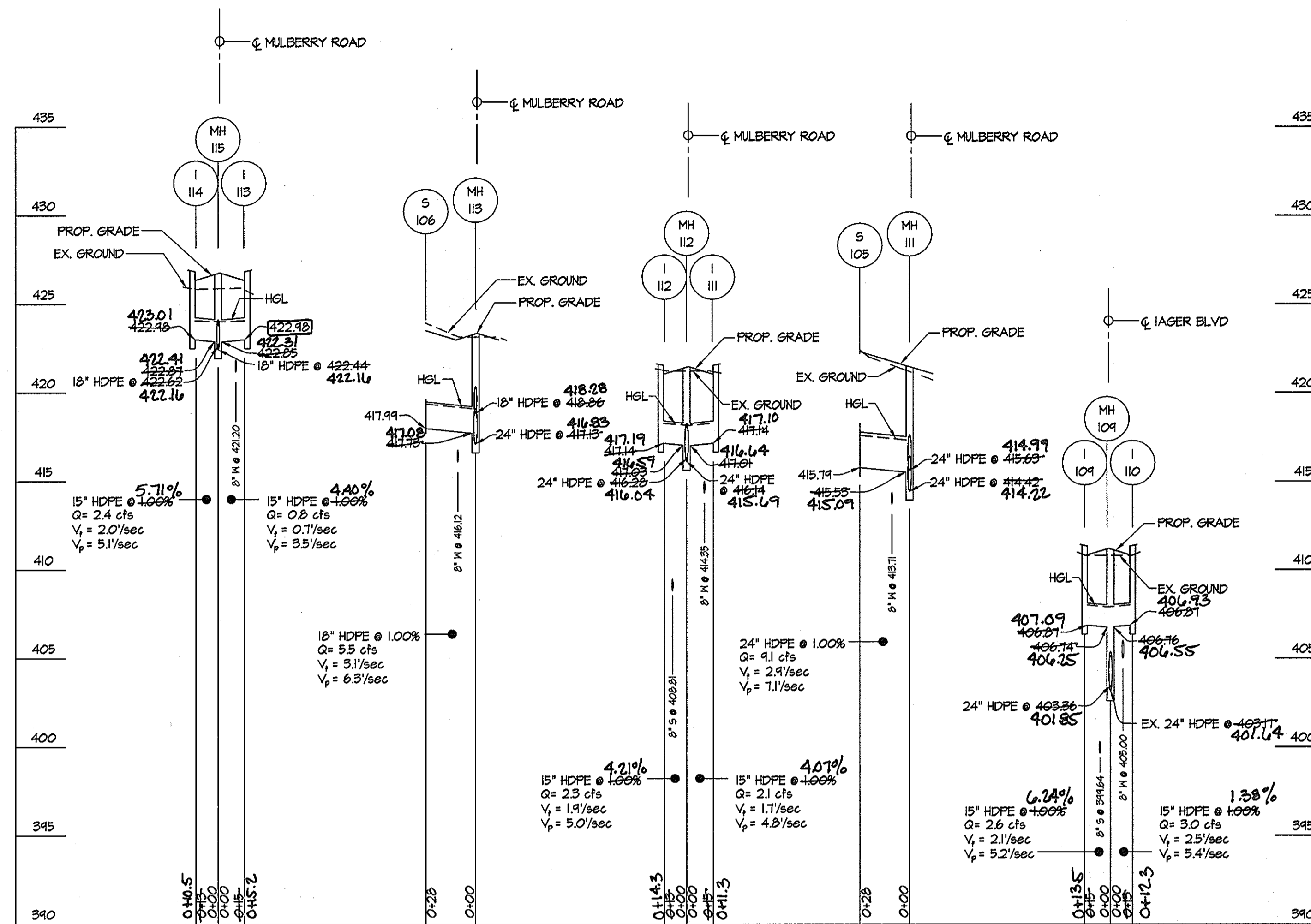
*Mike Rasmussen* 4/14/04  
Chief, Development Engineering Division



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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DRAWINGS\02001\PHASE 3 (03001)\Finals\03001SD16.dwg DES. TML DRN. AML CHK. DEV

**PROFILES**  
SCALE: 1"=50' HORIZONTAL  
1"=5' VERTICAL



PREPARED FOR:  
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Suite 410 Woodholme Center  
1829 Reisterstown Road  
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ATTN: Charlie O'Donovan  
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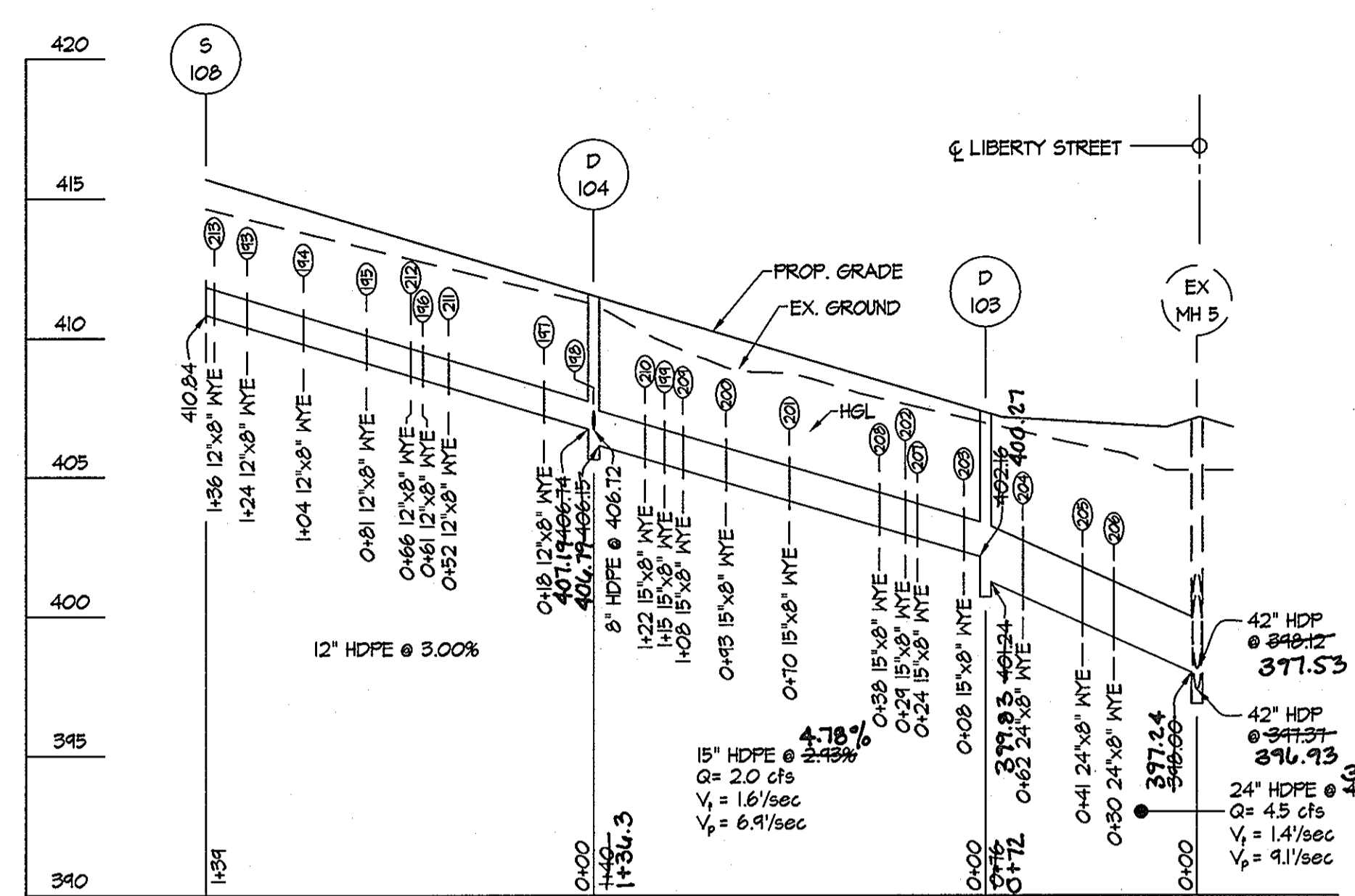
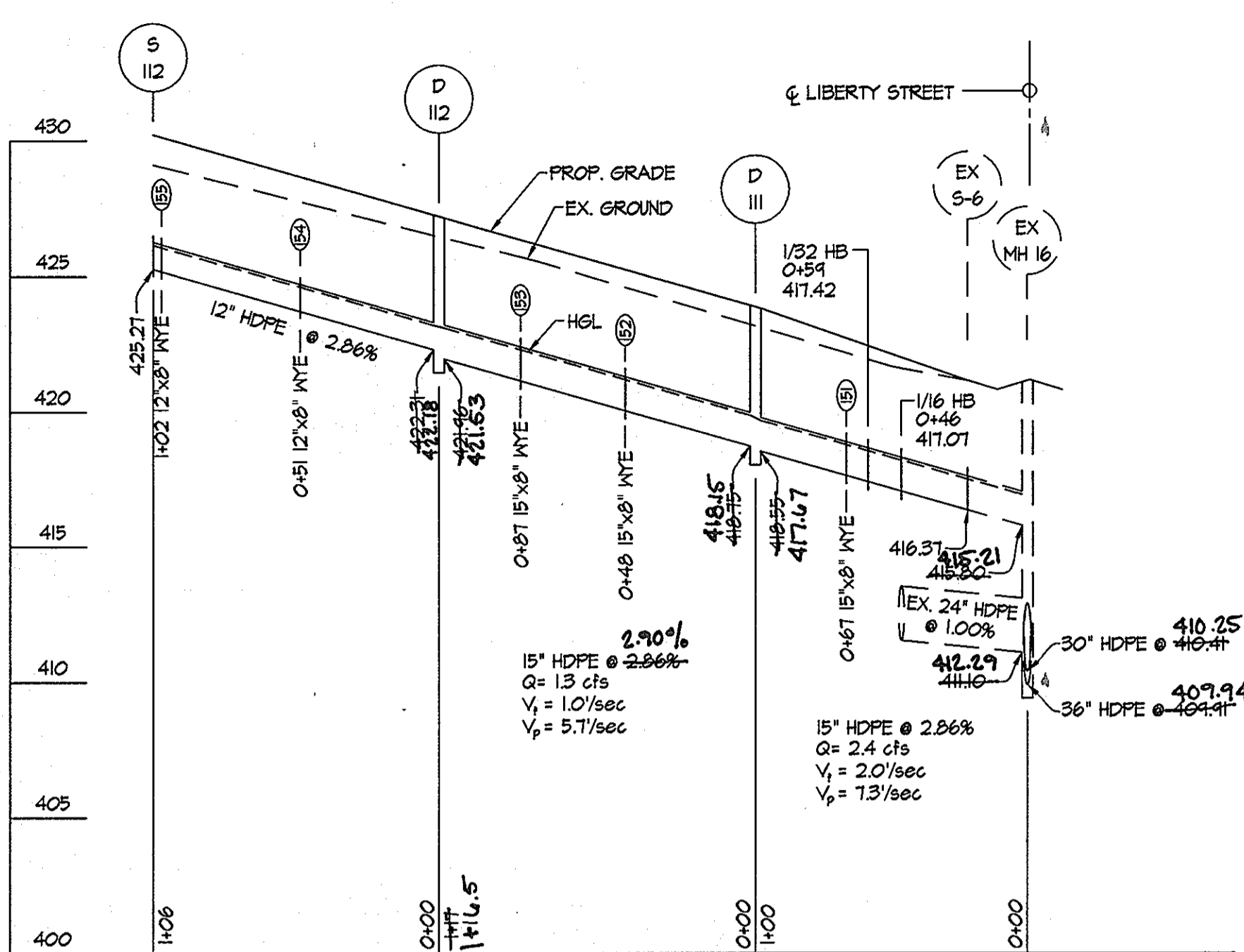
ELECTION DISTRICT No. 5

**STORM DRAIN PROFILES**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

SCALE: AS SHOWN  
ZONING: MXD-3  
DATE: MARCH, 2004  
TAX MAP - GRID 15 & 16

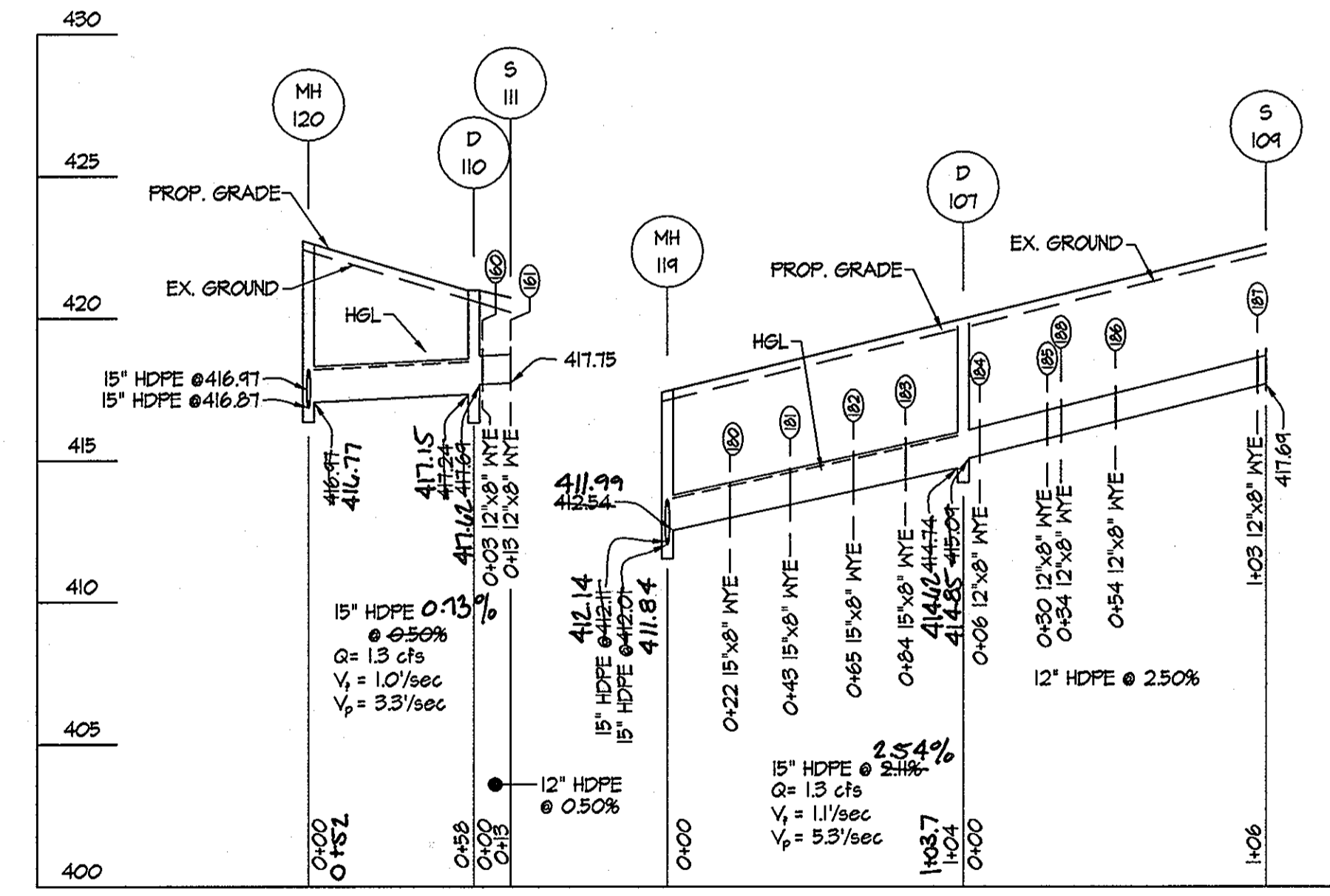
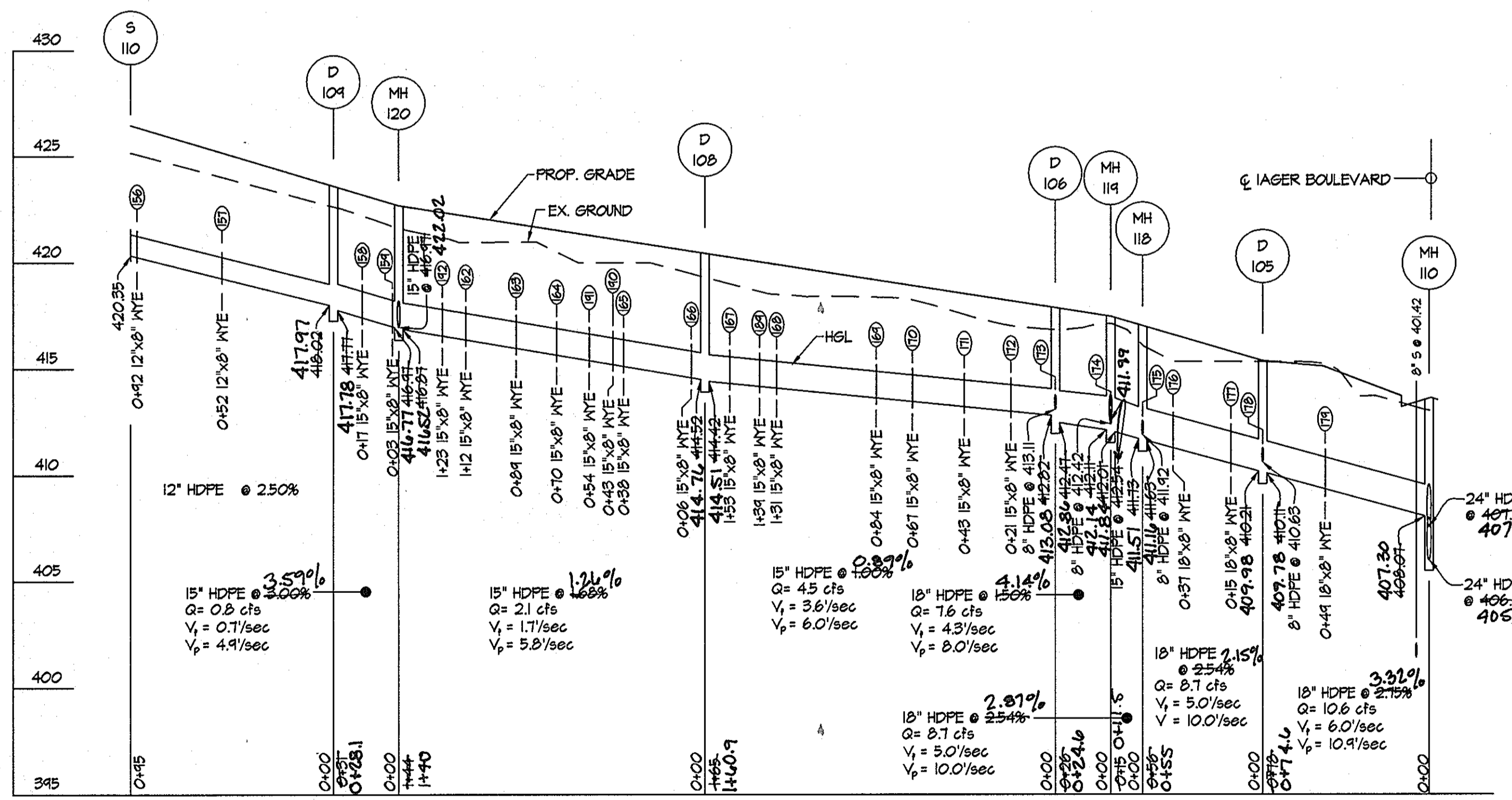
G. L. W. FILE NO. 03001  
SHEET 16 OF 23





NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
D-103	DOUBLE 'S' INLET	---	423.21	423.21	423.21	423.21	HO. CO. SD 4.23	N 543,84 E 1338,831	
D-104	DOUBLE 'S' INLET	---	417.19	417.19	417.19	417.19	HO. CO. SD 4.23	N 543,214 E 1338,643	
D-105	DOUBLE 'S' INLET	---	415.27	415.27	415.27	415.27	HO. CO. SD 4.23	N 543,412 E 1338,813	
D-106	DOUBLE 'S' INLET	---	417.14	417.14	417.14	417.14	HO. CO. SD 4.23	N 543,511 E 1338,807	
D-107	SINGLE 'S' INLET	---	418.89	418.89	418.89	418.89	HO. CO. SD 4.22	N 543,503 E 1338,719	
D-108	DOUBLE 'S' INLET	---	419.27	419.27	419.27	419.27	HO. CO. SD 4.23	N 543,655 E 1338,732	
D-109	SINGLE 'S' INLET	---	423.27	423.27	423.27	423.27	HO. CO. SD 4.22	N 543,764 E 1338,658	
D-110	SINGLE 'S' INLET	---	423.28	423.28	423.28	423.28	HO. CO. SD 4.22	N 543,808 E 1338,713	
D-111	SINGLE 'S' INLET	---	423.82	423.82	423.82	423.82	HO. CO. SD 4.22	N 544,019 E 1338,564	
D-112	SINGLE 'S' INLET	---	424.58	424.58	424.58	424.58	HO. CO. SD 4.22	N 544,025 E 1338,460	
MH-118	STANDARD MANHOLE	4'-0"	---	---	416.91	416.91	HO. CO. G 5.12	N 543,464 E 1338,823	
MH-119	STANDARD MANHOLE	4'-0"	---	---	416.24	416.24	HO. CO. G 5.12	N 543,484 E 1338,821	
MH-120	STANDARD MANHOLE	4'-0"	---	---	416.82	416.82	HO. CO. G 5.12	N 543,783 E 1338,665	

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.  
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4113D



PROFILES  
 SCALE: 1"=50' HORIZONTAL  
 1"=5' VERTICAL

YARD DRAIN SCHEDULE						
LOT No.	INV. OF TRUNK LINE	INV. 8" HDPE TRUNK LINE	INV. 8" HDPE PROP. LINE	LOT No.	INV. OF TRUNK LINE	INV. 8" HDPE TRUNK LINE
(81)	417.85	417.94	418.01	(82)	413.87	414.16
(82)	420.06	420.35	420.48	(83)	414.27	414.56
(83)	421.16	421.45	421.58	(84)	415.14	415.36
(84)	423.12	423.24	424.02	(85)	415.79	415.96
(85)	425.18	425.35	425.44	(86)	415.84	416.06
(86)	420.27	420.44	420.51	(87)	416.34	416.56
(87)	419.27	419.44	419.51	(88)	417.62	417.74
(88)	417.42	417.71	417.84	(89)	414.14	414.48
(89)	417.00	417.21	417.42	(90)	415.21	415.50
(90)	417.70	417.87	418.00	(91)	415.40	415.64
(91)	417.75	417.92	417.92	(92)	416.56	416.85
(92)	416.37	416.66	416.74	(93)	410.34	410.56
(93)	415.97	416.26	416.34	(94)	404.74	404.96
(94)	415.66	415.95	416.08	(95)	404.11	404.28
(95)	415.15	415.42	415.55	(96)	408.51	408.88
(96)	414.54	414.88	415.01	(97)	407.22	407.34
(97)	414.35	414.62	414.75	(98)	---	406.72
(98)	414.11	414.40	414.53	(99)	405.46	405.75
(99)	413.64	413.93	414.06	(100)	404.82	405.11
(100)	413.47	413.76	413.84	(101)	404.15	404.44
(101)	413.22	413.51	413.64	(102)	402.44	402.23
(102)	413.01	413.30	413.43	(103)	402.32	402.61
(103)	---	413.11	413.23	(104)	400.72	401.34
(104)	---	412.42	412.68	(105)	399.76	400.43
(105)	---	411.92	412.07	(106)	399.25	399.92
(106)	411.08	411.50	411.63	(107)	402.81	403.10
(107)	410.53	410.95	411.08	(108)	403.21	403.50
(108)	---	410.63	410.73	(109)	403.27	403.56
(109)	404.35	404.77	404.90	(110)	403.67	403.96
(110)	412.96	413.25	413.38	(111)	403.24	403.41
(111)	413.41	413.70	413.83	(112)	403.64	403.81
(112)	---	---	---	(113)	410.75	410.92

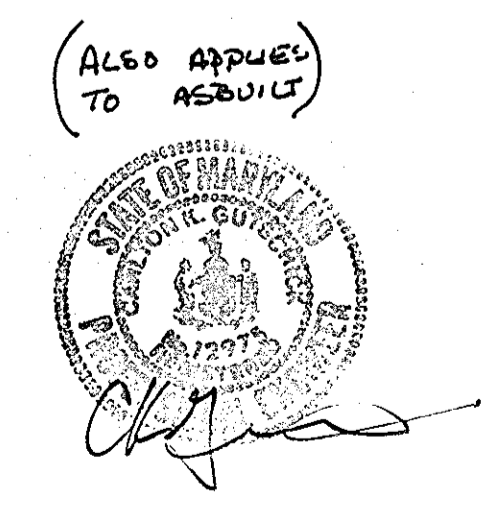
PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	403	
12"	HDPE	444	
15"	HDPE	827	
18"	HDPE	154	
24"	HDPE	72	

HDPE Indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-Q by Hancor or an approved equal.  
 Trench bedding to be provided per Howard County Detail G 2.01, 'Trench for P.V.C. pipe and HDPE.'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature] 4-5-04  
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] 4/2/04  
 Chief, Division of Land Development

[Signature] 4/14/04  
 Chief, Development Engineering Division



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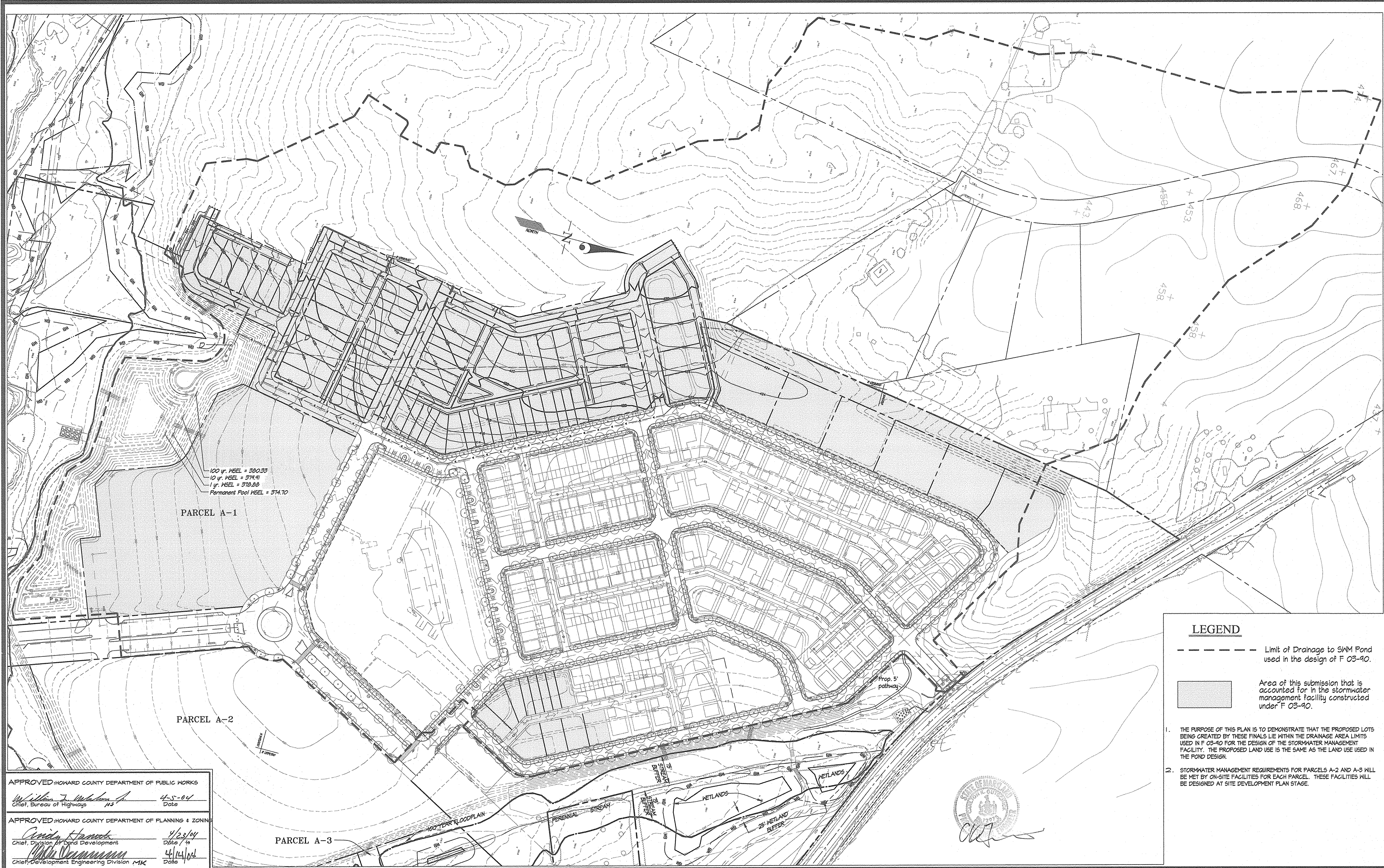
DATE	REVISION	BY	APPR.

PREPARED FOR:  
 G & R Maple Lawn Inc., et. al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

STORM DRAIN PROFILES  
**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 2  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'  
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41-21 & 22 15 & 16	17 OF 23

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- LEGEND**
- Limit of Drainage to SWM Pond used in the design of F 03-90.
  - Area of this submission that is accounted for in the stormwater management facility constructed under F 03-90.

1. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THAT THE PROPOSED LOTS BEING CREATED BY THESE FINALS LIE WITHIN THE DRAINAGE AREA LIMITS USED IN F 03-90 FOR THE DESIGN OF THE STORMWATER MANAGEMENT FACILITY. THE PROPOSED LAND USE IS THE SAME AS THE LAND USE USED IN THE POND DESIGN.
2. STORMWATER MANAGEMENT REQUIREMENTS FOR PARCELS A-2 AND A-3 WILL BE MET BY ON-SITE FACILITIES FOR EACH PARCEL. THESE FACILITIES WILL BE DESIGNED AT SITE DEVELOPMENT PLAN STAGE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William J. Williams* 4-5-04  
 Chief, Bureau of Highways MS Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cynthia Hamrick* 4/23/04  
 Chief, Division of Land Development Date / Yr

*Mike Veramann* 4/14/04  
 Chief, Development Engineering Division MK Date

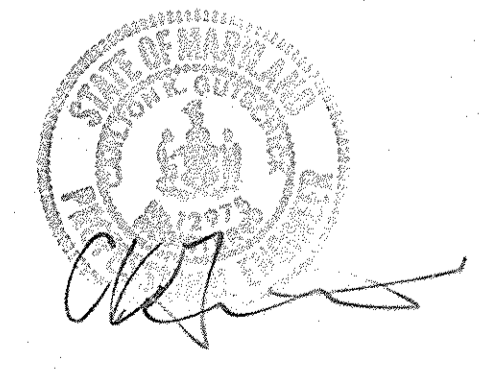
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-890-1820 DC/VA: 301-969-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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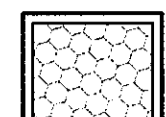
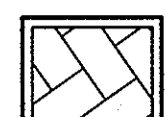
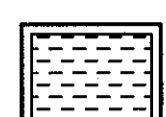

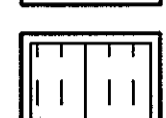
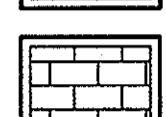

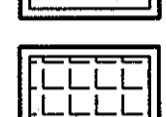
**STORMWATER MANAGEMENT DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

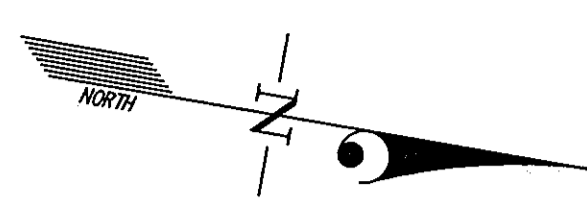
SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	18 OF 23



**LEGEND**

LAND USAGE

-  OPEN SPACE
-  APARTMENTS
-  TOWNHOUSES
-  1/8 ACRE LOTS
-  1/2 ACRE LOTS
-  COMMUNITY CENTER
-  ROAD R/W
-  2 ACRE LOTS  
(OFF-SITE LAND USE)



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William J. Mahoney Jr.* 4-5-04  
 Chief, Bureau of Highways NS Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Andy Hammett* 4/23/04  
 Chief, Division of Land Development Date  
*Mike Sauer* 4/14/04  
 Chief, Development Engineering Division MK Date



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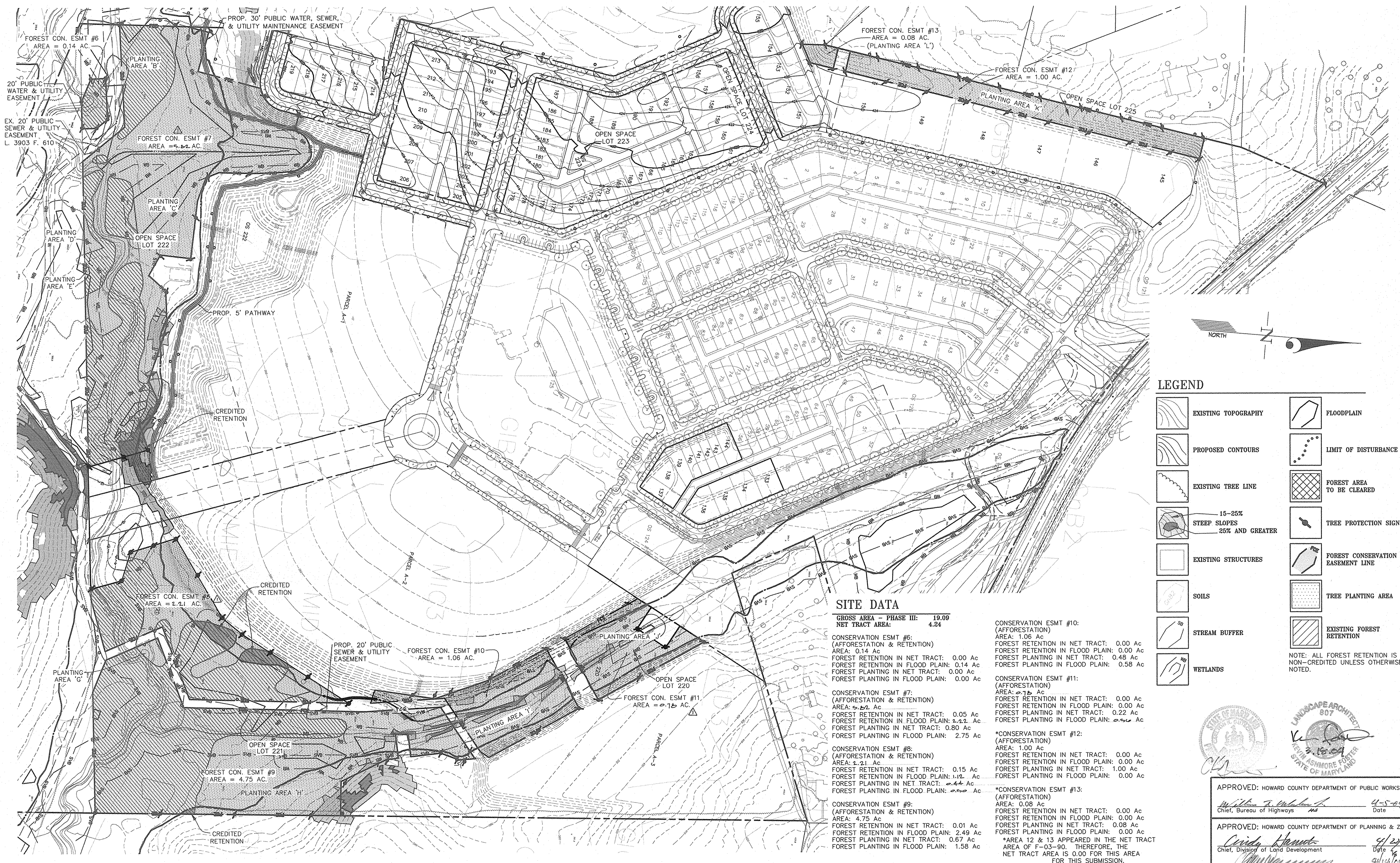
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LAND USE PLAN FOR SWM DESIGN  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

SCALE 1"=100'	ZONING MXD-3	G. L. W. FILE No. 03001
DATE MARCH, 2004	TAX MAP - GRID 41-21 & 22 15 & 16	SHEET 19 OF 23

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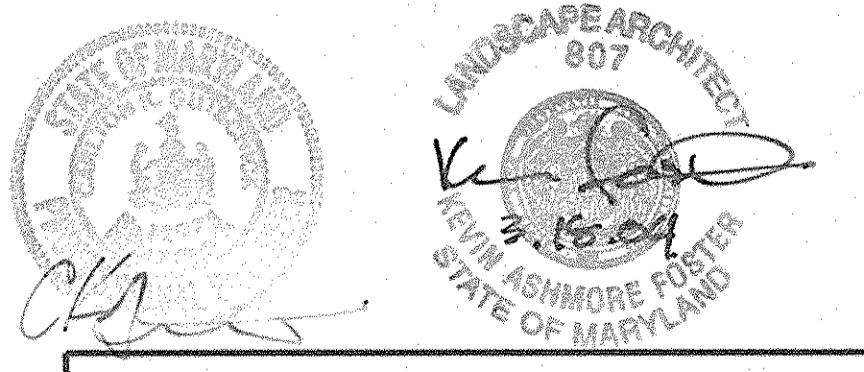
### LEGEND

	EXISTING TOPOGRAPHY		FLOODPLAIN
	PROPOSED CONTOURS		LIMIT OF DISTURBANCE
	EXISTING TREE LINE		FOREST AREA TO BE CLEARED
	15-25% STEEP SLOPES 25% AND GREATER		TREE PROTECTION SIGN
	EXISTING STRUCTURES		FOREST CONSERVATION EASEMENT LINE
	SOILS		TREE PLANTING AREA
	STREAM BUFFER		EXISTING FOREST RETENTION
	WETLANDS	NOTE: ALL FOREST RETENTION IS NON-CREDITED UNLESS OTHERWISE NOTED.	

### SITE DATA

GROSS AREA - PHASE III:	19.09
NET TRACT AREA:	4.24
<b>CONSERVATION ESMT #6:</b> (AFFORESTATION & RETENTION) AREA: 0.14 Ac FOREST RETENTION IN NET TRACT: 0.00 Ac FOREST RETENTION IN FLOOD PLAIN: 0.14 Ac FOREST PLANTING IN NET TRACT: 0.00 Ac FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac	
<b>CONSERVATION ESMT #7:</b> (AFFORESTATION & RETENTION) AREA: 5.22 Ac FOREST RETENTION IN NET TRACT: 0.05 Ac FOREST RETENTION IN FLOOD PLAIN: 2.22 Ac FOREST PLANTING IN NET TRACT: 0.80 Ac FOREST PLANTING IN FLOOD PLAIN: 2.75 Ac	
<b>CONSERVATION ESMT #8:</b> (AFFORESTATION & RETENTION) AREA: 2.21 Ac FOREST RETENTION IN NET TRACT: 0.15 Ac FOREST RETENTION IN FLOOD PLAIN: 1.12 Ac FOREST PLANTING IN NET TRACT: 0.44 Ac FOREST PLANTING IN FLOOD PLAIN: 0.50 Ac	
<b>CONSERVATION ESMT #9:</b> (AFFORESTATION & RETENTION) AREA: 4.75 Ac FOREST RETENTION IN NET TRACT: 0.01 Ac FOREST RETENTION IN FLOOD PLAIN: 2.49 Ac FOREST PLANTING IN NET TRACT: 0.67 Ac FOREST PLANTING IN FLOOD PLAIN: 1.58 Ac	
<b>CONSERVATION ESMT #10:</b> (AFFORESTATION) AREA: 1.06 Ac FOREST RETENTION IN NET TRACT: 0.00 Ac FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac FOREST PLANTING IN NET TRACT: 0.48 Ac FOREST PLANTING IN FLOOD PLAIN: 0.58 Ac	
<b>CONSERVATION ESMT #11:</b> (AFFORESTATION) AREA: 0.18 Ac FOREST RETENTION IN NET TRACT: 0.00 Ac FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac FOREST PLANTING IN NET TRACT: 0.22 Ac FOREST PLANTING IN FLOOD PLAIN: 0.22 Ac	
<b>CONSERVATION ESMT #12:</b> (AFFORESTATION) AREA: 1.00 Ac FOREST RETENTION IN NET TRACT: 0.00 Ac FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac FOREST PLANTING IN NET TRACT: 1.00 Ac FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac	
<b>CONSERVATION ESMT #13:</b> (AFFORESTATION) AREA: 0.08 Ac FOREST RETENTION IN NET TRACT: 0.00 Ac FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac FOREST PLANTING IN NET TRACT: 0.08 Ac FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac	

\*CONSERVATION ESMT #12:  
AREA OF F-03-90. THEREFORE, THE NET TRACT AREA IS 0.00 FOR THIS SUBMISSION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William J. Mahoney* 4/5/04  
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cathy Hendon* 4/2/04  
 Chief, Division of Land Development Date

*Michael J. ...* 4/14/04  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
3/16/04	Revised Forest Conservation Easements 7, 8 and 11 per F. 03-02 and F. 03-13.	d.e.v.	

PREPARED FOR:  
 G & R Maple Lawn Inc., et al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**FINAL FOREST CONSERVATION PLAN**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3 and Non-Buildable Parcels 'D' & 'E'

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	20 OF 23

FOREST CONSERVATION PLANTING NOTES

RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT											
PHASE NO.	GROSS AC.	FLOODPLAIN AC.	NET TRACT AREA	EXG. FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CON (PLANTING+RETENTION)	COMMENTS
1	51.98	3.40	48.58	9.45	0.51	8.94	0.63	0.00	4.56	5.19	Per F-03-07
2	*75.20	2.38	72.82	0.00	0.00	0.00	0.00	10.92	6.67***	-4.25	Per F-03-90
2	*5.70	0.00	5.70	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	Per SDP-03-140
3	**19.09	14.85	4.24	0.21	0.00	0.21	0.00	0.43	7.00	7.25	Per F-04-92, F-03-82 & F-03-139
TOTAL	151.97	20.63	131.34	9.66	0.51	9.15	0.63	12.21	20.89	9.31	

\* Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will already have been met.  
 \*\* 19.09 ACRES = 59.80 ACRES (Phase 3 site total) - 40.71 ACRES (Area of forest con. in Phase 3 already provided by F-03-90 (35.01 Ac) and SDP-03-140 (5.70 Ac.))  
 \*\*\* Reduced from 6.97 Ac. as shown on F-03-90 to 6.67 Ac. because of the 0.16 Ac. reduction of Conservation Easement #4 on F-04-79 and the 0.14 Ac. reduction of Conservation Easement #5 on F-04-88.

THE SURETY AMOUNT FOR FOREST PLANTING IS FOR 7.00 Ac:  $420,790 \text{ s.f.} \times \$0.50 = \$210,395.00$   
 THE SURETY AMOUNT FOR FOREST RETENTION AREA OUTSIDE THE FLOOD PLAIN IS 0.21 Ac (9,148 S.F.  $\times \$0.20$ ) = \$1,830.00  
 THE TOTAL SURETY AMOUNT IS \$212,225.00

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA												
	A*	B	C	D	E	F	G	H	I	J	K	L	
CORNUS KOUSA/KOUSA DOGWOOD			30			1			18	8	7	5	1
ACER RUBRUM/RED MAPLE		2	30	4		1		2	18	8	7	5	1
CERCIS CANADENSIS/EASTERN REDBUD			30			1			18	8	7	5	
FRAXINUS PENNSYLVANICA/GREEN ASH													
LIRIODENDRON TULIPIFERA/TULIP TREE			30			1			18	8	7	5	
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)			30			1			18	8	7	5	
QUERCUS PALUSTRIS/PIN OAK			30			1		2	18	8	7	5	
LIQUIDAMBAR STYRACIFLUA/SWEET GUM			30			1			18	8	7	5	
QUERCUS RUBRA/RED OAK			30			1		2	18	8	7	5	
QUERCUS BICOLOR/SWAMP WHITE OAK			30			1			18	8	7	5	
PINUS STROBUS/WHITE PINE			48					12	20	26	15	9	3

NOTES:  
 1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT 20' X 20' SPACING. EVERGREEN TREES SHALL BE 6'-8' HT.  
 \* PLANTING AREA 'A' HAS BEEN INTENTIONALLY OMITTED

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE												
FOREST PLANTING LOCATION NO.	A*	B	C	D	E	F	G	H	I	J	K	L
	(esmt.6)	(esmt.7)	(esmt.7)	(esmt.7)	(esmt.7)	(esmt.8)	(esmt.9)	(esmt.9)	(esmt.10)	(esmt.11)	(esmt.12)	(esmt.13)
AREA TO BE PLANTED (IN AC.)	0.00	0.02	3.48	0.04	0.01	0.94	0.06	2.19	1.06	0.75	1.00	0.08
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	0	2	348	4	1	94	6	219	106	75	100	8
CREDIT FOR LANDSCAPE TREES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.19 ac	N/A	N/A	0.41 ac	0.03 ac
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	0	2	348	4	1	94	6	200	106	75	59	5

\* PLANTING AREA 'A' HAS BEEN INTENTIONALLY OMITTED

FOREST CONSERVATION WORKSHEET	
<b>SITE DATA</b>	
A. GROSS SITE AREA	19.09
B. AREA WITHIN 100-YEAR FLOOD PLAIN	14.85
C. NET TRACT AREA	4.24
D. LAND USE CATEGORY	MXD-3
E. AFFORESTATION THRESHOLD (15% x NET TRACT AREA)	0.64
F. CONSERVATION THRESHOLD (15% x NET TRACT AREA)	0.64
<b>EXISTING FOREST COVER</b>	
G. EXISTING FOREST ON NET TRACT AREA	0.21
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	0.00
<b>PROPOSED FOREST CLEARING</b>	
J. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.00
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	0.21
<b>PLANTING REQUIREMENTS</b>	
TOTAL REFORESTATION REQUIRED (J x 2.00)	0.00
TOTAL AFFORESTATION REQUIRED (E - G)	0.43
TOTAL AFFORESTATION AND REFORESTATION REQUIRED	0.43
PLANTING TO BE PROVIDED	7.00

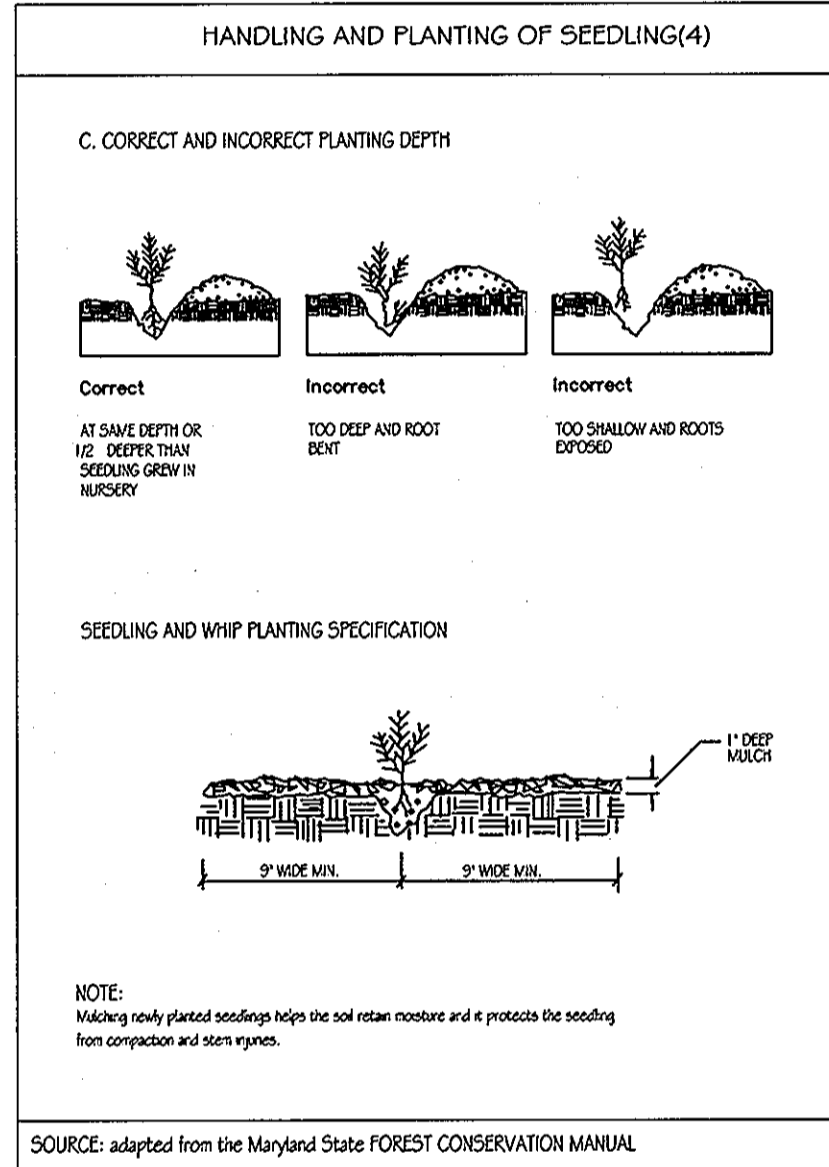
CONSTRUCTION PERIOD PROTECTION PROGRAM

- The limit of forest retention shall be staked and flagged.
- A pre-construction meeting at the site should be held to confirm the limits of clearing specified. The meeting should include the owner or the owner's representative, the on-site foreman in charge of land disturbance, the environmental consultant and the appropriate Howard County inspectors.
- Forest protection devices and signs (see details) shall be installed prior to any clearing or grading. The protection devices and signs shall be maintained during the entire construction period. None of the devices shall be anchored or attached in any way to the trees to be saved. The maintenance time frame may be extended to accommodate subsequent phases of development.
- Equipment, vehicles and building materials shall not be within the protected area. Activities strictly to implement any reforestation planting and maintenance (i.e. watering, fertilizing, thinning, pruning, removal of dead and diseased trees where necessary, etc.) of the conservation area are permitted. Clearing for the purpose of sodding or planting grass is not permitted within the forest conservation area once it's established.
- At the end of the construction period, the designated qualified professional shall convey certification to the administrator of the Howard County Forest Conservation Program that all forest retention areas have been preserved, all reforestation and/or afforestation plantings (if applicable) have been installed as required by the forest conservation plan, and that all protection measures required for the post-construction period have been installed.

Upon review of the final certification document for compliance and occupancy, the program coordinator will notify the owner of release from the construction period obligations. The 2-year (min.) post-construction management and protection period then commences.

FOREST CONSERVATION PROGRAM SEQUENCE

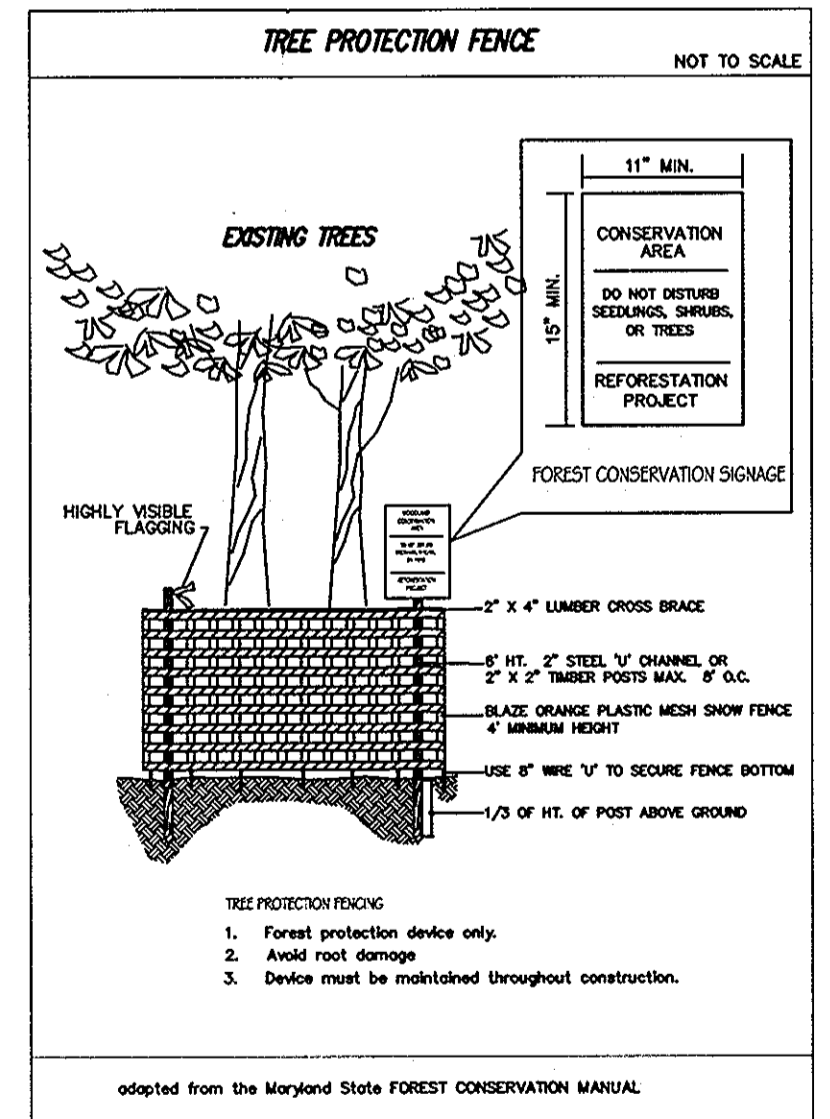
- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE FCE AREAS. (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
- COMMENCE SITE CONSTRUCTION.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.



TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" OR GREATER PLANTING (SEEDLINGS, WHIPS)	[Bar chart showing activity from March to October]											
MINIMUM MONITORING (IF NEEDED)	*						*					*
FERTILIZER + (IF NEEDED)												
WATER ++												
PRUNING												

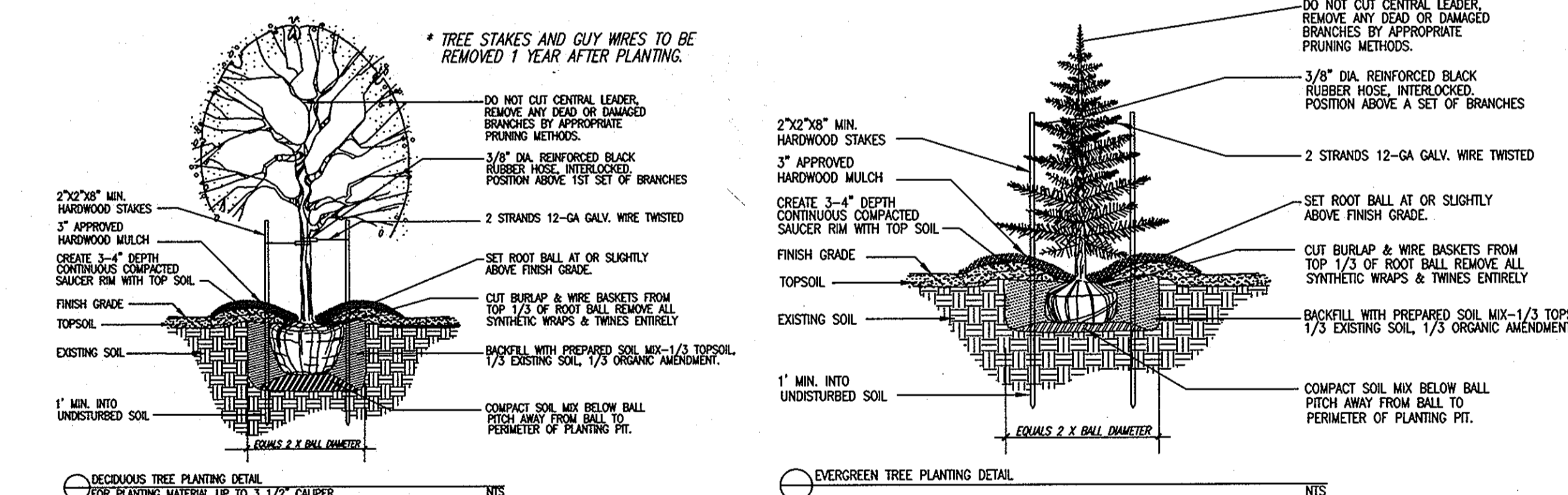
TABULATION OF PROPOSED FOREST CONSERVATION AREAS

FOREST CONSERVATION ESMT	6	7	8	9	10	11	12	13	TOTAL
FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.00 Ac	2.75 Ac	0.95 Ac	1.58 Ac	0.58 Ac	0.95 Ac	0.00 Ac	0.00 Ac	6.71 Ac
FOREST PLANTING PROVIDED OUTSIDE THE 100-YR FLOOD PLAIN	0.00 Ac	0.80 Ac	0.44 Ac	0.67 Ac	0.48 Ac	0.22 Ac	1.00 Ac	0.08 Ac	3.69 Ac
FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	0.14 Ac	2.22 Ac	1.12 Ac	2.49 Ac	0.00 Ac	0.00 Ac	0.00 Ac	0.00 Ac	6.97 Ac
FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0.00 Ac	0.05 Ac	0.15 Ac	0.01 Ac	0.00 Ac	0.00 Ac	0.00 Ac	0.00 Ac	0.21 Ac
TOTAL AREA OF EACH FOREST CONSERVATION AREA	0.14 Ac	5.82 Ac	2.21 Ac	4.75 Ac	1.06 Ac	0.77 Ac	1.00 Ac	0.08 Ac	15.84 Ac

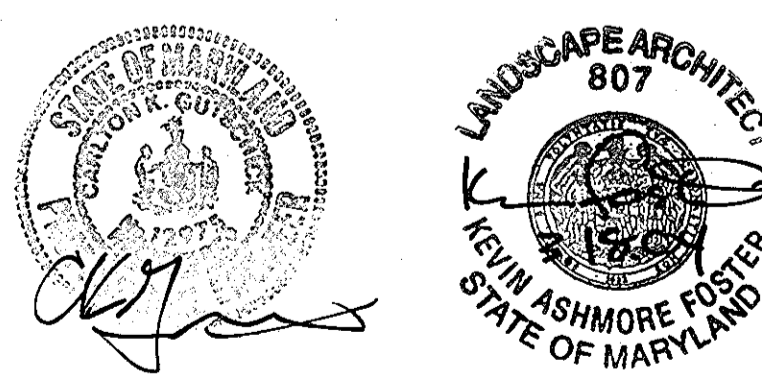


GENERAL NOTES

- This afforestation plan is provided in accordance with the requirements of Subtitle 12 "Forest Conservation" of the Howard County Code.
- Implementation of this plan must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and practices.
- The owner is responsible for a 2-year (min.) post-construction maintenance period which involves activities necessary to ensure survival and growth of the conservation area. Two inspections per year by a qualified professional at beginning and end of the growing season, are recommended in order to take remedial steps as necessary. If, after one year, the possibility exists that the original planting (if applicable) will not meet survival rate standards, the applicant may choose to establish reinforcement plantings.
- At the end of the post-construction management and protection period, certification by a qualified consultant will be required before the owner can be released from his/her forest conservation obligation to the administrator of the Howard County Forest Conservation Program.
- The contractor is responsible for the location of any existing utilities. The repair of any utilities damaged by the contractor shall be at the contractor's expense.
- Street trees provided at Final Plan Stage. Landscape and Buffering requirements to be provided at Site Plan and Final Plan Stage.
- The forest conservation easements shown on this plan will be established to fulfill the requirements of the Forest Conservation Program. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 3 of this project with an afforestation and reforestation obligation of 0.43 acres will be fulfilled with afforestation planting in the amount of 10.47 acres and forest retention in the amount of 0.21 acres, which provides 10.26 acres of excess afforestation planting being done in advance as forest conservation credit for future phases of this project.
- For Forest Conservation Easement Bearing and Distance information, see the subdivision Plat associated with this Plan.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature] 4-5-04  
 Chief, Bureau of Highways  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] 4/23/04  
 Chief, Division of Land Development  
 [Signature] 4/14/04  
 Chief, Development Engineering Division



DATE	REVISION	BY	APPR.
7/16/03	Revised Forest Conservation Easements 7, 8 and 11 per F-03-82 & F-03-139.	d.e.v.	

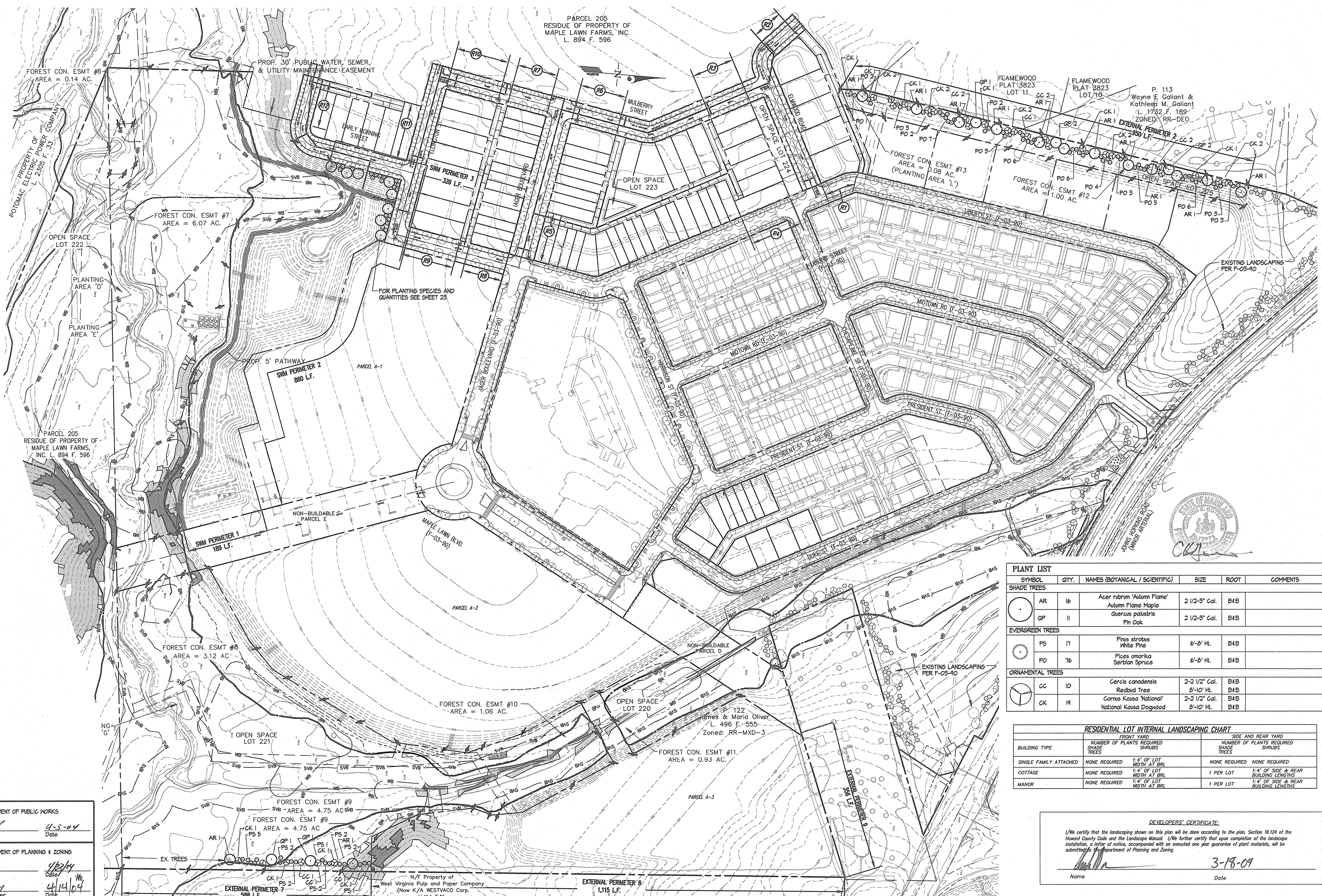
PREPARED FOR:  
 G & R Maple Lawn Inc., et. al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**FINAL FOREST CONSERVATION DETAILS & NOTES**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A' thru 'A3 and Non-Buildable Parcels 'D' & 'E'  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41-21 & 22 15 & 16	21 OF 23

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PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS, INC.  
L. 894 F. 596

P. 113  
Wayne E. Galiant &  
Kathleen M. Galiant  
L. 1732 F. 189  
Zoned: RR-DEO

FOREST CON. ESMT #6  
AREA = 0.14 AC.

FOREST CON. ESMT #7  
AREA = 6.07 AC.

FOREST CON. ESMT #13  
AREA = 0.08 AC.  
(PLANTING AREA 'L')

FOREST CON. ESMT #12  
AREA = 1.00 AC.

FOREST CON. ESMT #8  
AREA = 3.12 AC.

FOREST CON. ESMT #10  
AREA = 1.06 AC.

FOREST CON. ESMT #11  
AREA = 0.93 AC.

FOREST CON. ESMT #9  
AREA = 4.75 AC

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William F. ...* 4-5-04  
Chief, Bureau of Highways MS Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Chris Hamaker* 4/23/04  
Chief, Division of Land Development Date  
*...* 4/14/04  
Chief, Development Engineering Division MK Date

PLANT LIST					
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
<b>SHADE TREES</b>					
AR	16	Acer rubrum 'Autumn Flame' Autumn Flame Maple	2 1/2-3" Cal.	B4B	
OP	11	Quercus palustris Pin Oak	2 1/2-3" Cal.	B4B	
<b>EVERGREEN TREES</b>					
PS	17	Pinus strobus White Pine	6'-8" Ht.	B4B	
PO	76	Picea americana Serbian Spruce	6'-8" Ht.	B4B	
<b>ORNAMENTAL TREES</b>					
CC	10	Cercis canadensis Redbud Tree	2-2 1/2" Cal.	B4B	
CK	14	Cornus Kousa 'National' National Kousa Dogwood	2-2 1/2" Cal. 8'-10" Ht.	B4B	

RESIDENTIAL LOT INTERNAL LANDSCAPING CHART				
BUILDING TYPE	FRONT YARD		SIDE AND REAR YARD	
	NUMBER OF PLANTS REQUIRED	SHADE TREES	NUMBER OF PLANTS REQUIRED	SHADE TREES
SINGLE FAMILY ATTACHED	NONE REQUIRED	1:4" OF LOT WIDTH AT BRL	NONE REQUIRED	NONE REQUIRED
COTTAGE	NONE REQUIRED	1:4" OF LOT WIDTH AT BRL	1 PER LOT	1:4" OF SIDE & REAR BUILDING LENGTHS
MANOR	NONE REQUIRED	1:4" OF LOT WIDTH AT BRL	1 PER LOT	1:4" OF SIDE & REAR BUILDING LENGTHS

**DEVELOPERS' CERTIFICATE:**  
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Landscape Manual. I/We further certify that upon completion of the landscape installation, a letter of notice, accompanied with an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.  
*...* 3-18-04  
Name Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
G & R Maple Lawn Inc., et. al  
Suite 410 Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**FINAL LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
Parcels 'A1' thru 'A3 and Non-Buildable Parcels 'D' & 'E'  
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	22 of 23

- NOTES**
- SEE SHEET 6 OF THIS FINAL PLAN FOR PLANTING SCHEDULE AND STREET TREE LOCATIONS FOR MIDTOWN DISTRICT, AREA 2.
  - INTERNAL PLANTING, PARKING LOT LANDSCAPING AND STORMWATER MANAGEMENT BUFFERING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS.
  - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE:  
SHADE TREE: 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREE: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
  - THE BUFFERS SHOWN FOR SCHEDULE 'D' ARE IN ACCORDANCE WITH THE LANDSCAPING MANUAL ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG BUFFER TYPE 'B':  
SHADE TREE: 1:50 LINEAR FEET OF MEASURED PERIMETER EDGE, AND EVERGREEN TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE.  
BUFFER STORMWATER MANAGEMENT FROM A ROADWAY OR PERIMETER RESIDENTIAL PROPERTIES:  
SHADE TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE, AND EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
  - AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
  - TREE PLANTING DETAILS CAN BE FOUND ON THE FOREST CONSERVATION DETAIL SHEET.

THIS PLANT LIST FOR BONDING PURPOSES ONLY.  
SEE FOREST CONSERVATION DETAIL SHEET FOR TREE PLANTING DETAILS.  
PERIMETER PLANTING SURETY FOR 24 SHADE TREES (24 X \$500) = \$12,000.00  
81 EVERGREEN TREES (81 X \$150) = \$12,150.00  
22 ORNAMENTAL TREES (22 X \$150) = \$3,300.00  
TOTAL SURETY FOR LANDSCAPE BUFFERING FOR PERIMETER P-2, P-1, AND SWM-3 IS \$22,650.00

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE						
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	BUFFER REQUIRED	*SHADE TREES	EVERGREEN TREES	**SHRUBS	HOW LANDSCAPING WILL BE PROVIDED
R-1	41'	PER MAPLE LAWN		PER RESIDENTIAL LOT		
R-2	75'	LANDSCAPE DESIGN		INTERNAL LANDSCAPING		
R-3	100'	CRITERIA		CRITERIA		
R-4	124'					
R-5	114'					
R-6	110'					
R-7	45'					
R-8	45'					
R-9	125'					
R-10	125'					
R-11	134'					
R-12	88'					

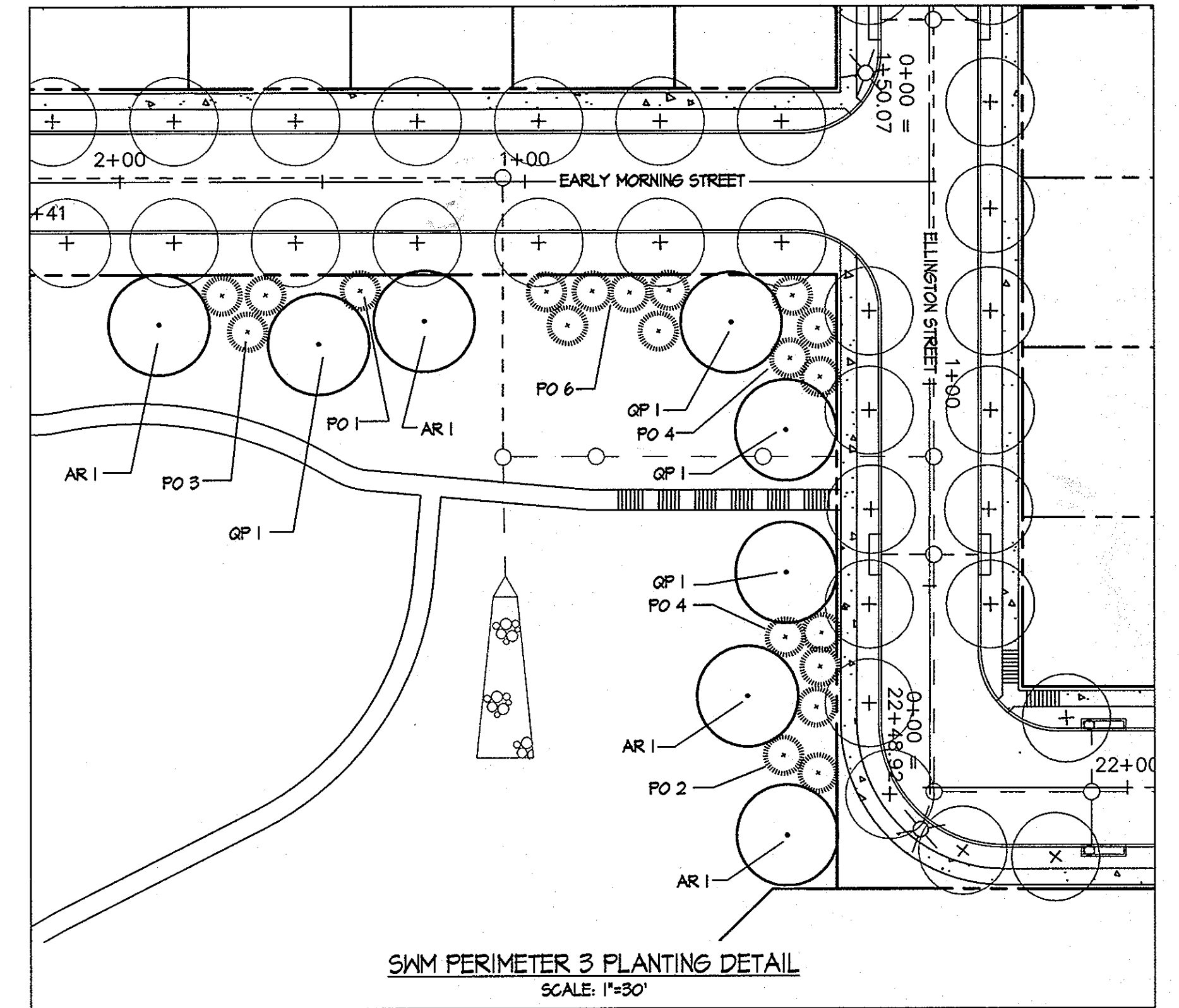
\*Shade trees are not required in the front yard where the building fronts a thoroughfare with street trees. Where there is no thoroughfare (such as an attached green or parking/drive aisle) trees shall be spaced to conform with the spacing of the adjoining thoroughfare and not less than 40' on center.

\*\*Shrubs are not required where the building fronts a thoroughfare and the sidewalk abuts the storefront. Where the sidewalk does not continuously abut the storefront, 1 shrub per 4 linear feet of storefront shall be required.

PERIMETER PLANTING SCHEDULE - SCHEDULE A													
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	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.	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	HOW REQUIRED BUFFER IS BEING PROVIDED
EXTERNAL PERIMETER 2	OPEN SPACE	RESIDENTIAL	'A' Buffer *	450'	NO	NO	12	16	48	15	23	56	PROVIDED ON THIS FINAL PLAN
EXTERNAL PERIMETER 7	OPEN SPACE	COMMERCIAL	'A' Buffer *	588'	240 L.F. OF EXISTING FOREST	NO	4	6	17	4	6	17	PROVIDED ON THIS FINAL PLAN
EXTERNAL PERIMETER 8	COMMERCIAL	COMMERCIAL	'A' Buffer *	1115'	NO	NO	14	14	56	---	---	---	DEFERRED TO SDP
EXTERNAL PERIMETER 9	COMMERCIAL	RESIDENTIAL	'C' Buffer *	356'	NO	NO	5	6	18	---	---	---	DEFERRED TO SDP

\* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D											
PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF 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.	SHADE TREES	EVERGREEN TREES	SHADE TREES	EVERGREEN TREES	HOW REQUIRED BUFFER IS BEING PROVIDED
SWM-1	SWM	ROADWAY	'C' Buffer	190 L.F.	NO	NO	5	14	---	---	DEFERRED TO FUTURE F-PLAN
SWM-2	SWM	RESIDENTIAL	'B' Buffer	880 L.F.	NO	NO	18	22	---	---	DEFERRED TO SDP
SWM-3	SWM	ROADWAY	'C' Buffer	326' L.F.	NO	NO	8	16	8	20	PROVIDED ON THIS FINAL PLAN



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William J. ...* 4-5-04  
 Chief, Bureau of Highways  
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Cindy ...* 4/28/04  
 Chief, Division of Land Development  
 Date

*...* 4/14/04  
 Chief, Development Engineering Division  
 Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 G & R Maple Lawn Inc., et al  
 Suite 410 Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**FINAL PERIMETER LANDSCAPE NOTES**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 2**  
 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229  
 Parcels 'A1' thru 'A3' and Non-Buildable Parcels 'D' & 'E'

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03001
DATE	TAX MAP - GRID	SHEET
MARCH, 2004	41:21 & 22 15 & 16	23 OF 23

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND