

GENERAL NOTES:

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB495M, APPROVED ON 2/6/01 AND ZB-1034M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-495M, ZB-1034M, PB-353, PB-378, NP-01-11, NP-02-54, NP-03-02, NP-05-12, NP-07-122, NP-08-04, P-02-12, P-04-18, P-11-001, P-12-001, F-08-55, F-08-55, F-08-55, F-08-55, F-08-55, F-08-55, F-08-55, F-10-16, F-11-47, F-12-021, F-12-06, F-13-03, SDF-06-61, SDF-01-43, SDF-08-56, SDF-08-56, SDF-08-114, SDF-04-60, SDF-10-02.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS. THE EXISTING CEMETERY ONCE LOCATED ON THE VESSEL PROPERTY WAS RELOCATED UNDER NP-05-12.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1222B OF THE HOWARD COUNTY CODE.
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC AND PRIVATE ROADS, WHICH HAVE BEEN DENOTED ON THE PLAN.
- SITE ANALYSIS**
 60255 SITE AREA FOR PHASES 1 THROUGH 10b: 444.83 Acres ±
 AREA OF THIS PLAN SUBMISSION: 4.52 Acres ±
 DISTURBED AREA: 4.21 Acres ±
 AREA OF OPEN SPACE: 0.00 Acres ±
 AREA OF 100 YR FLOODPLAIN: 0.00 Acres ±
 AREA OF ROADWAY (PUBLIC): 0.57 Acres ±
 AREA OF ROADWAY (PRIVATE): 0.00 Acres ±
 AREA OF RESIDENTIAL LOTS: 3.55 Acres ±
 AREA OF OR LOTS/PARCELS: 3.55 Acres ±
 AREA OF SFD LOTS: 0.00 Acres ±
 TOTAL UNITS (PER S-06-16 ALLOCATIONS): 151 Units
 TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 54 Lots
 NO. OF OR LOTS/PARCELS: 53 Lots
 NO. OF SFA LOTS: 53 Lots
 AREA OF NON-BUILDABLE PARCELS: 0.00 Acres ±
 NO. NON-BUILDABLE PARCELS: 0 Parcels
- OPEN SPACE REQUIREMENTS**
 MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%:
 TOTAL OPEN SPACE REQUIRED: 1.51 Acres ± (35.0%)
 TOTAL OPEN SPACE PROVIDED: 0.00 Acres ±
 RECREATIONAL OPEN SPACE REQUIRED: 0.00 Acres ±
 RECREATIONAL OPEN SPACE PROVIDED: 0.00 Acres ±
 (SEE CHART-SHEET 2)
- EXCESS OPEN SPACE AREA FROM PREVIOUS PHASES IS BEING USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENT FOR THIS PHASE.
- THE 151 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:
 53 FROM THE WESTSIDE DISTRICT - AREA 4 (IF 14-015)
 98 FROM THE GARDEN DISTRICT - AREA 1 (IF 14-035)
- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION HAS MASS GRADED UNDER F-08-55. THEREFORE, 'C' SOILS WERE ASSIGNED FOR THE DESIGN.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1991 BY 301 AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-08-55. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. ON OR ABOUT JUNE, 2001.
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. APPROVED BY THE CORPS OF ENGINEERS JD 63787-3 ON 09/15/06. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING #0411-034142006521.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. AS PART OF P-03-01 AND P-07-18.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 46BD.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
 EXISTING WATER CONTRACT NUMBER: 24-4144-D
 EXISTING SEWER CONTRACT NUMBER: 24-4144-D
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 15' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS, WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES. THE FACILITIES WERE CONSTRUCTED UNDER F-05-12 AND F-03-55. THE EXISTING FACILITY ON OPEN SPACE LOT 4 WILL BE PUBLICLY OWNED AND MAINTAINED. THE EXISTING FACILITY ON LOT 5 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ORIGINAL OWNERS ASSOCIATION. THE FACILITIES FOR THIS DEVELOPMENT WILL BE PROVIDED IN TWO PRIVATELY OWNED AND MAINTAINED FACILITIES, ONE ON OPEN SPACE LOT 60 AND THE OTHER ON PARCEL C-21. BOTH FACILITIES WILL BE INFILTRATION TRENCHES. THE FACILITY ON OPEN SPACE LOT 60 WAS CONSTRUCTED UNDER F-12-21 AND THE FACILITY ON PARCEL C-21 WILL BE CONSTRUCTED AS PART OF A FUTURE SITE DEVELOPMENT PLAN.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 50 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PD CASE 353 AND ZB CASE NO. 1039M FOR THE FORMER VESSEL, AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- 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. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FINDINGS TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDF HAVE BEEN CONSTRUCTED.
- 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-495M & ZB-1034M AND THE DECISION AND ORDER FOR PD CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-17) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DP2 AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-17, S-06-16, PB-353, AND PB-378.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONERS EXHIBIT 55 AS SUBMITTED AS PART OF ZB495M.
- A NOISE STUDY WAS PREPARED BY WILLMAN & ASSOCIATES FOR S-01-17, (APPROVED BY PLANNING BOARD ON AUGUST 9, 2000), AND UPDATED BY HILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007), IN WHICH THE UNMITIGATED 65 DBA LINE WAS ESTABLISHED. THAT LINE DOES NOT IMPACT THE PROPOSED IMPROVEMENTS.
- THERE ARE NO MODERATE INCOME HOUSING UNITS WITHIN THE LIMITS OF THIS SUBMISSION.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S-01-17, AND S-06-16.

GENERAL NOTES (cont.):

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 18.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 10B OF THIS PROJECT HAS BEEN SATISFIED BY P-12-002, F-13-07 AND F-13-08. NO FOREST CONSERVATION SURETY IS NECESSARY WITH THIS SUBMISSION.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-06-16, PB-378 AND ZB-1034M.
- ALL BUFFERINGS AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- ALL PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE HOA STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES TO REMAIN WITHIN THE SITE.
- LANDSCAPE IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.51 ACRES).
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: A) DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA'), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY SITED IN THE DEEDS) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

NP-01-11 ON MAY 2, 2007, NP-01-11 WAS GRANTED FOR THE FOLLOWING:
 1. ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 1616(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.
 2. RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTAD BEING LIMITED FRONTAGE ON PUBLIC RWS AS IN 16120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

NP-02-54 ON APRIL 2, 2002, NP-02-54 WAS GRANTED, ALLOWING THE FOLLOWING:
 1. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN AND
 2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
 THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE WAIVER PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.
 2. THE WAIVER CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
 3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS, ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT, NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.
 4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONERS WAIVER PETITION PLAN EXHIBIT "E".

NP-03-02 ON OCT. 18, 2002, NP-03-02 WAS GRANTED TO ALLOW:
 1. GRADING WITHIN THE 15' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 1/6/02 (WAIVER FROM SECTION 1616 (A)(2)(II) AND SECTION 1615 (C)(2) RESPECTIVELY).
 2. ELIMINATION OF TRIBUTION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (WAIVER FROM SECTION 1618 (E)(5)).
 THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS ELIMINATED TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. SUBJECTION OF THE TRIBUTIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ DEVELOPMENT ENGINEERING DIVISION.

NP-05-02 ON AUGUST 20, 2004, NP-05-02 WAS GRANTED, ALLOWING THE FOLLOWING:
 1. DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM SECTION 1630(A))
 2. REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 1630(B))

NP-07-122 WAIVER REQUEST FROM SECTION 16146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAN APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF NP-07-122(111), WHICH WAS GRANTED ON JUNE 14, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-185 AND THE RED-LINE REVISION OF SDF-05-36.
 2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION.
 1. A COVER PARCEL C-20 TO PURPOSE NOTE.
 2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR AFFO.
 3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

NP-08-04 ON AUGUST 8, 2007, NP-08-04 WAS GRANTED TO HAVE SECTION 1612(X)(II) WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS 1 THRU 4) TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE INSTALLED AT THE PUBLIC OR PRIVATE ROAD ACCESS TO OPEN SPACE LOTS 1 THRU 4 AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SHM ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SHM FACILITIES.
 2. THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT 2 SHALL BE INCREASED IN WIDTH FROM THE 18 FEET PRESENTLY PROPOSED ON THE WAIVER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN WIDTH.
 3. THE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD ACCESS MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELD) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND EMERGENCY VEHICLES.
 4. THE PROVISIONS OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS 1 THRU 4 AS SHOWN ON P-07-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William A. ...
 Chief, Bureau of Highways
 Date: 2-27-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Karl ...
 Chief, Division of Land Development
 Date: 3/04/14

Chad ...
 Chief, Development Engineering Division
 Date: 2-28-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BIRTSVILLE OFFICE PARK
 BIRTSVILLE, MARYLAND 21838
 TEL: 301-421-4024 FAX: 301-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188

DATE: _____ BY: _____ APPR: _____

PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875, EXPIRATION DATE: MAY 26, 2014.

COVER SHEET
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 4
 LOTS 118 THRU 170 AND COMMON OPEN AREA LOT 171

SCALE: AS SHOWN
 ZONING: MXD-3
 G. L. W. FILE NO.: 12002
 DATE: MAR., 2016
 TAX MAP - GRID: 41-21/46-3
 SHEET: 1 OF 12

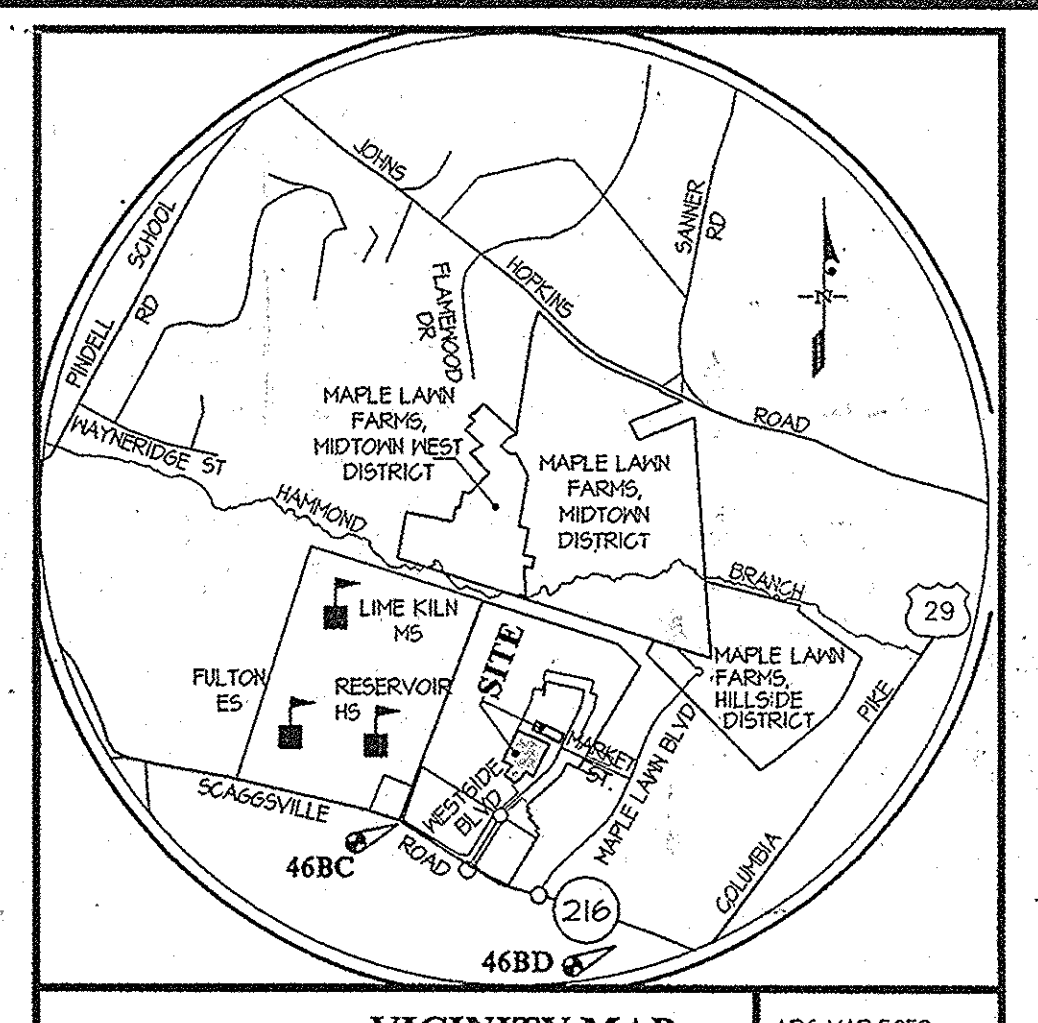
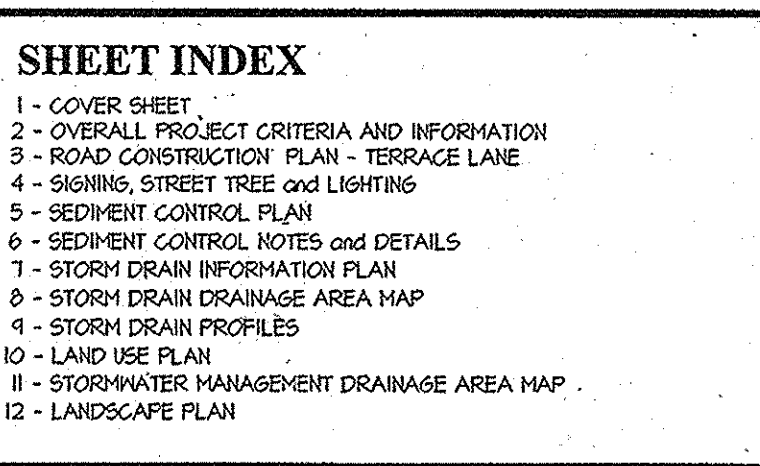
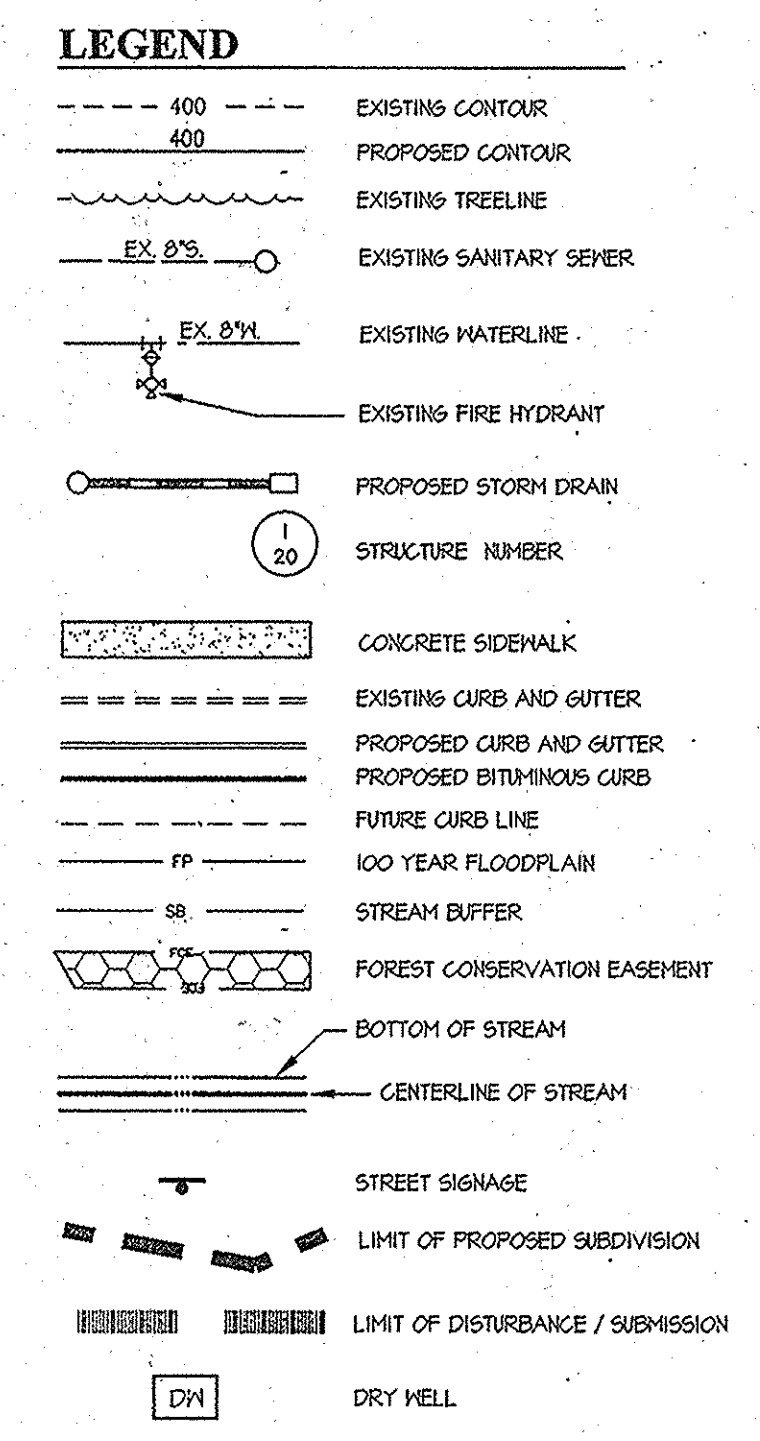
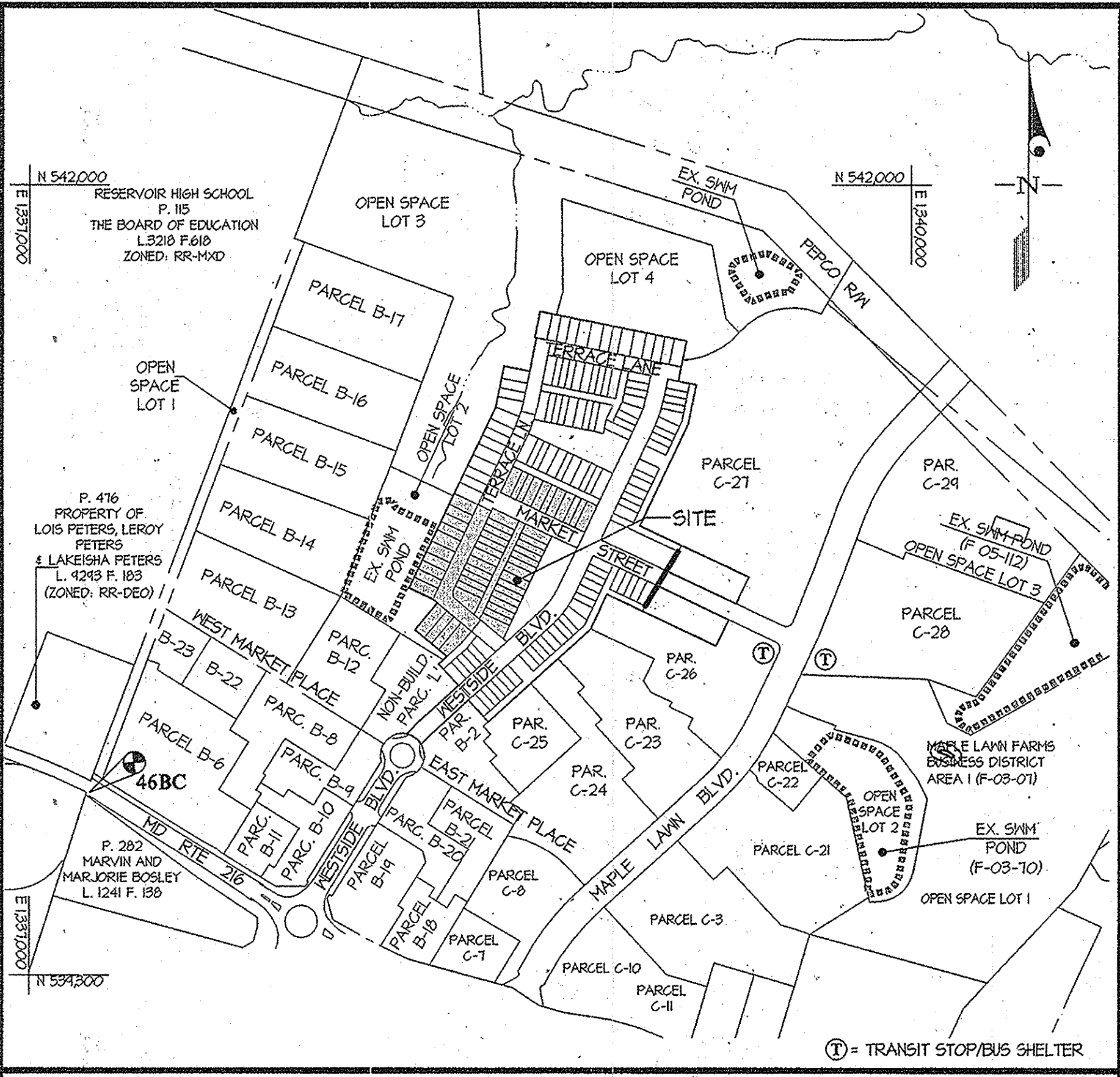
ROAD CONSTRUCTION PLANS

MAPLE LAWN FARMS

WESTSIDE DISTRICT - AREA 4

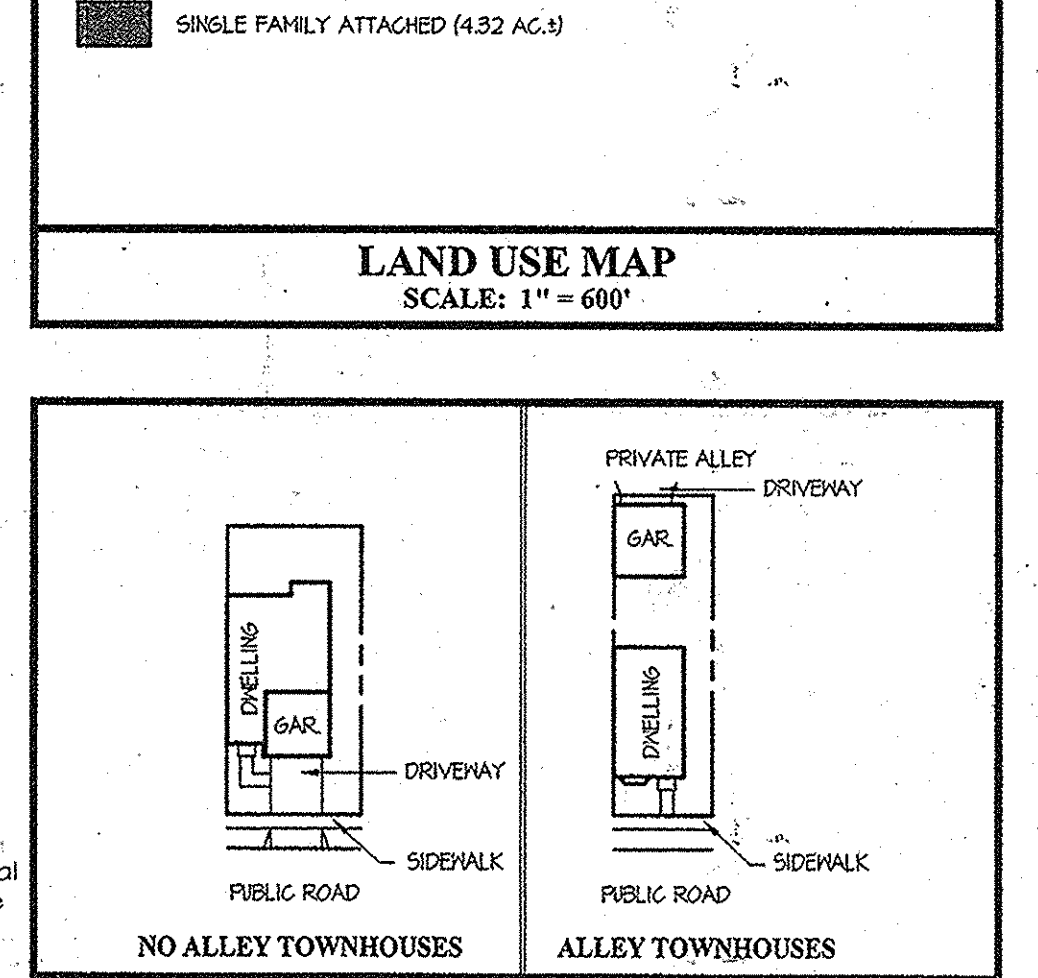
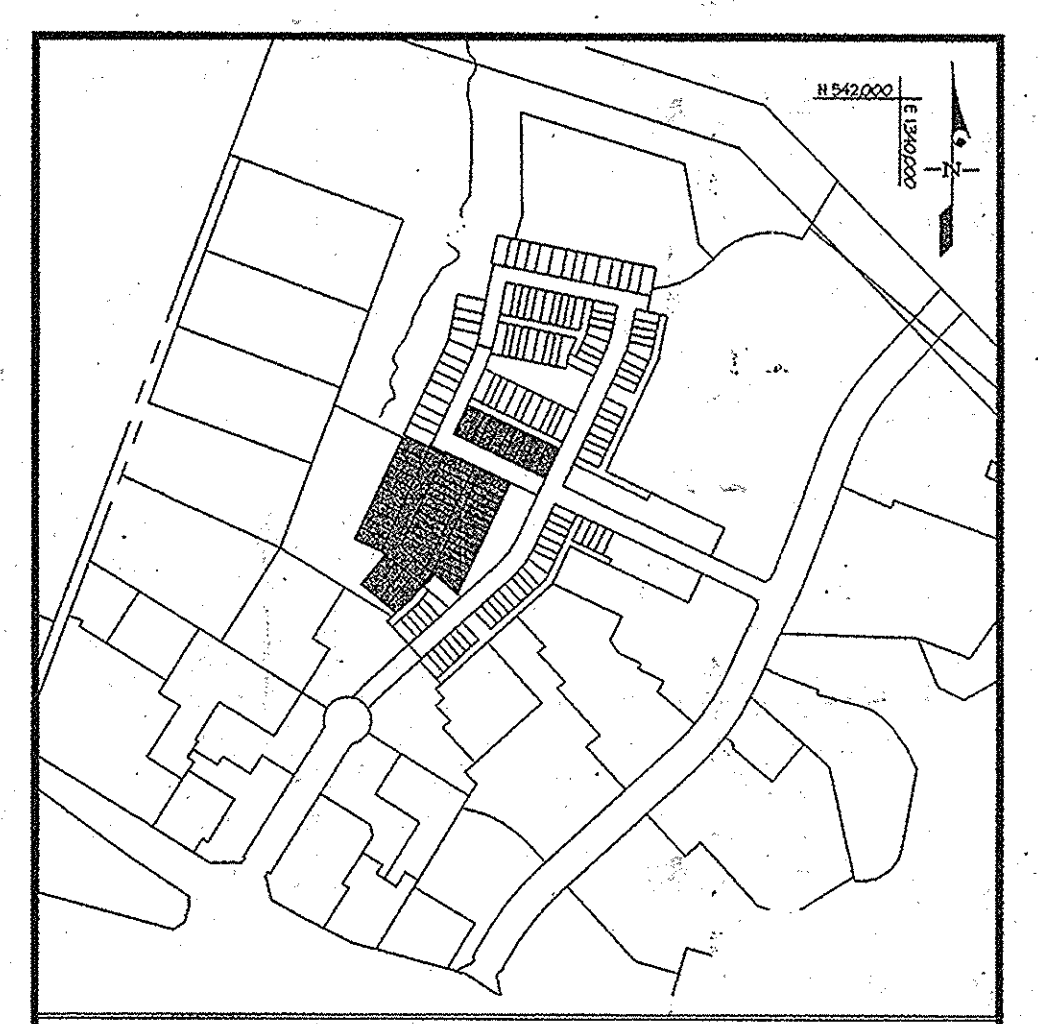
LOTS 118 thru 170 and COMMON OPEN AREA LOT 171

ASBUILTS



BENCHMARKS

46BC ELEV. = 412.16 N = 539425.13 E = 1391205.71 STANDARD DISC ON CONCRETE MONUMENT	46BD ELEV. = 4817 N = 530656.76 E = 1394461.55 STANDARD DISC ON CONCRETE MONUMENT
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PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2016.

3/8/16
 [Signature]
 Professional Engineer
 Maryland Reg. No. 12475

THE LIMITS OF THIS PRELIMINARY PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 10b (ALLOCATION YEAR 2015)
 ASBUILT SHEET 1 OF 4

SUMMARY OF DEVELOPMENT CRITERIA (PER S-06-16)

OPEN SPACE (OS)

PERMITTED USES
 ANY USE WHICH DOES NOT INVOLVE AN EXTENSIVE COVERAGE OF LAND WITH STRUCTURES, INCLUDING, BUT NOT LIMITED TO, PARKS, PLAYING FIELDS, PLAYGROUNDS, TENNIS, BASKETBALL AND ALL PURPOSE COURTS, GOLF COURSES, POOLS, PATHWAYS, ANY OTHER OUTDOOR RECREATIONAL USES, AND ENVIRONMENTAL FACILITIES SUCH AS STORM WATER MANAGEMENT FACILITIES OR WATER QUALITY FACILITIES. IN ADDITION, BUILDINGS AND PARKING LOTS SHALL BE PERMITTED IF THEY ARE FOR THE PUBLIC OR FOR RESIDENTS AND PEOPLE WORKING WITHIN THE SUBJECT PROPERTY AND ARE OWNED BY A HOMEOWNER OR BUSINESS OWNERS' ASSOCIATION, OR ARE FOR NON-PROFIT USES, SUCH AS A SCHOOL, LIBRARY, FIRE AND RESCUE STATION, POST OFFICE, MUSEUM, ART GALLERY, NATURE CENTER, OR COMMUNITY BUILDING. PARKING LOTS ARE PERMITTED ONLY AS AN ACCESSORY USE TO AN APPROVED USE ON THE SAME LOT. OPEN LOT WITHIN DESIGNATED RESIDENTIAL LAND USE AREAS SHALL BE CONSIDERED OPEN SPACE IF IT IS HELD FOR THE COMMON USE OF PERSONS RESIDING IN THE VICINITY OF SUCH LAND.

OTHER PERMITTED USES
 a. PUBLIC OR PRIVATE CHILD CARE CENTER.
 b. COMMUNITY CENTER FOR CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO:
 1. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR FITNESS, ART SHOWS, AND CARNIVALS.
 2. RUMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES.
 3. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE.
 4. OPERATION OF INCIDENTAL COMMERCIAL ACTIVITIES SUCH AS A SNACK BAR.
 c. PUBLIC OR PRIVATE TENNIS COURTS, TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY.
 d. BUILDINGS AND PARKING LOTS WHICH ARE OWNED AND USED BY ANY GOVERNMENTAL ENTITY OR HOMEOWNERS' ASSOCIATION OR ARE USED FOR NON-PROFIT PURPOSES INCLUDING BUT NOT LIMITED TO:
 1. COMMUNITY LIBRARY FACILITY.
 2. TENN CENTER BUILDING INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES.
 3. BUILDINGS USED PRIMARILY FOR RELIGIOUS ACTIVITIES.
 4. MAIL ROOM, POST OFFICE, POOL HOUSE, MEETINGS HALL, EXERCISE FACILITY, LEASING OFFICES, ADMINISTRATIVE OFFICES, INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES.
 e. PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOES, PAVILIONS, AMPHITHEATER SEATING, DECKS, FOUNTAINS, WALKS, HARDCAPE PLAZAS, TRAILS, PATIOS, ETC.
 f. UTILITY FACILITIES.
 g. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORMWATER MANAGEMENT FACILITIES, WETLAND MITIGATION AFForestation OR REFORESTATION.
 h. ACTIVITY AREAS SUCH AS TOTT LOTS, VOLLEYBALL AND ALL PURPOSE COURTS, PICNIC AREAS, ETC.
 i. SIGN AND ENTRY FEATURES MAY BE LOCATED AT ANY LOCATION IN A SETBACK, IF APPROVED BY THE PLANNING BOARD AND DOES NOT INTERFERE WITH SIGHT DISTANCE ALONG PUBLIC ROADS.

LOT AREA
 NO MINIMUM MAXIMUM LOT SIZES APPLY WITHIN OPEN SPACE LAND USE AREAS EXCEPT THAT 25% OF THE GROSS ACRES OF ALL SIZED LOTS SHALL BE OPEN SPACE AND 10% OF THE OPEN SPACE MUST BE AVAILABLE FOR ACTIVE RECREATION.

SETBACKS
 BUILDINGS OR STRUCTURES WITHIN OPEN SPACE LAND USE AREAS SHALL BE A MINIMUM OF 10' FROM ANY RIGHT-OF-WAY OR PROPERTY LINE, EXCEPT THAT PARK LIKE STRUCTURES SUCH AS GAZEBOES, PAVILIONS, BENCHES, FOUNTAINS AND SIMILAR STRUCTURES MAY BE LOCATED ANYWHERE WITHIN AN OPEN SPACE LOT, EXCEPT, HOWEVER, THAT BUILDINGS AND STRUCTURES MAY BE PERMITTED ANYWHERE WITHIN OPEN SPACE LAND USE AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

HEIGHT
 THERE SHALL BE NO HEIGHT LIMITATIONS FOR BUILDINGS OR STRUCTURES IN OPEN SPACE LAND USE AREAS, PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE
 NO COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

PARKING
 HEALTH CLUB 100 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA
 SWIMMING POOL, COMMUNITY TIME BY THE HEALTH DEPT.
 TENNIS COURT 2.0 SPACES PER COURT

SUCH PARKING AREAS MAY BE IN PARKING LOTS, PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.D.3 (PARKING STUDIES), AND 133.E.1 (SHARED PARKING).

ACCESSORY USES
 ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED IN ANY LAND USE AREA SHALL BE PERMITTED.

SINGLE FAMILY DETACHED (SFD)
PERMITTED USES
 ALL LOTS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DWELLING, OR ONE ZERO LOT LINE DWELLING UNIT PER LOT. PRIVATE RECREATIONAL FACILITIES SUCH AS SWIMMING POOLS, TENNIS COURTS AND BASKETBALL COURTS RESERVED FOR THE ON-SITE RESIDENTS AND THEIR GUESTS ARE ALSO PERMITTED. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE SINGLE FAMILY DETACHED LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS
- CONCERT OR RECITAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 128.C.1 FOR ACCESSORY USE PROVISIONS)
- CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
- COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT, ALSO SEE SECTION 100).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE SFD LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS 4 PARCEL), THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE SFD CRITERIA.

DENSITY
 AVERAGE DENSITY SHALL NOT EXCEED 2.8 DWELLING UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF THE SINGLE FAMILY DETACHED LAND USE.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS
- CONCERT OR RECITAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 128.C.1 FOR ACCESSORY USE PROVISIONS)
- CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
- COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT, ALSO SEE SECTION 100).

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1000 SQUARE FEET OR 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOTT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS
- CONCERT OR RECITAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 128.C.1 FOR ACCESSORY USE PROVISIONS)
- CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
- COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT, ALSO SEE SECTION 100).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS 4 PARCEL), THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE OR CRITERIA.

LOT SIZE
 NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
Cottage	2500 Square Feet	32'
Manor	4000 Square Feet	48'
Villa	5400 Square Feet	54'
Estate	20000 Square Feet	120'

*EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL.
 LOT TYPE SHALL BE DESIGNATED ON FINAL PLANS FOR ALL SINGLE FAMILY DETACHED AREAS. ESTATE LOTS SHALL BE LOCATED AS SHOWN ON THIS PLAN.

STRUCTURE SETBACKS
 THE MINIMUM REQUIRED SETBACKS FOR SINGLE FAMILY DETACHED STRUCTURES SHALL BE AS FOLLOWS:

LOT TYPE	MIN. FRONT SETBACK	MIN. 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'	12' 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 (I) NO PART OF THE DWELLING SHALL ENCROACH ONTO THE ADJOINING LOT, (II) 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 WHICH MAY ADJACENT ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE A MINIMUM OF 30' APART.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS
 EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
 • PORCHES MAY ENCRACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 2' FROM THE 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 ENCRACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 • STOOPS AND STEPS MAY ENCRACH 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. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
 • MASONRY VENEERS MAY ENCRACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

ACCESS
 PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT
 MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 30' 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%, 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. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY 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.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

OTHER RESIDENTIAL (OR)
PERMITTED USES
 APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-NORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS. MIDTOWN PARCEL A-1 AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN LIVE-NORK UNITS.

STACKED TOWNHOUSES HAVE THE APPEARANCE OF CONVENTIONAL TOWNHOUSES, BUT ARE ACTUALLY SEPARATED BOTH HORIZONTALLY AND VERTICALLY. THE UNITS MAY OR MAY NOT HAVE INTEGRAL AT-GRADE GARAGES.

LIVE-NORK UNITS ARE VERTICALLY INTEGRATED BUILDING TYPES, WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USE ONLY.

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1000 SQUARE FEET OR 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOTT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
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- CONCERT OR RECITAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 128.C.1 FOR ACCESSORY USE PROVISIONS)
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- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
- COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT, ALSO SEE SECTION 100).

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUM REAR SETBACK	
			TO PRINCIPAL STRUCTURE	TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE
SINGLE FAMILY ATTACHED	0'	0'	20'	3'
LIVE-NORK	0'	0'	20'	20'
SEMI-DETACHED	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
TWO-FAMILY	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
APARTMENT	10'	0' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.

OTHER 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 A MINIMUM OF 30' APART.

IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BLVD. MAY BE REDUCED TO 5'. ON PARCEL A-1 IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BLVD. MAY BE REDUCED TO 10'.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS
 EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
 • PORCHES MAY ENCRACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 2' FROM THE 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 ENCRACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 • STOOPS AND STEPS MAY ENCRACH 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. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
 • MASONRY VENEERS MAY ENCRACH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

ACCESS
 PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT
 MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 30' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-NORK UNITS AND APARTMENTS. IN EACH CASE 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
 NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

PARKING
 NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 10' TO THE CURB FOR PARALLEL PARKING, UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK, PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-NORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

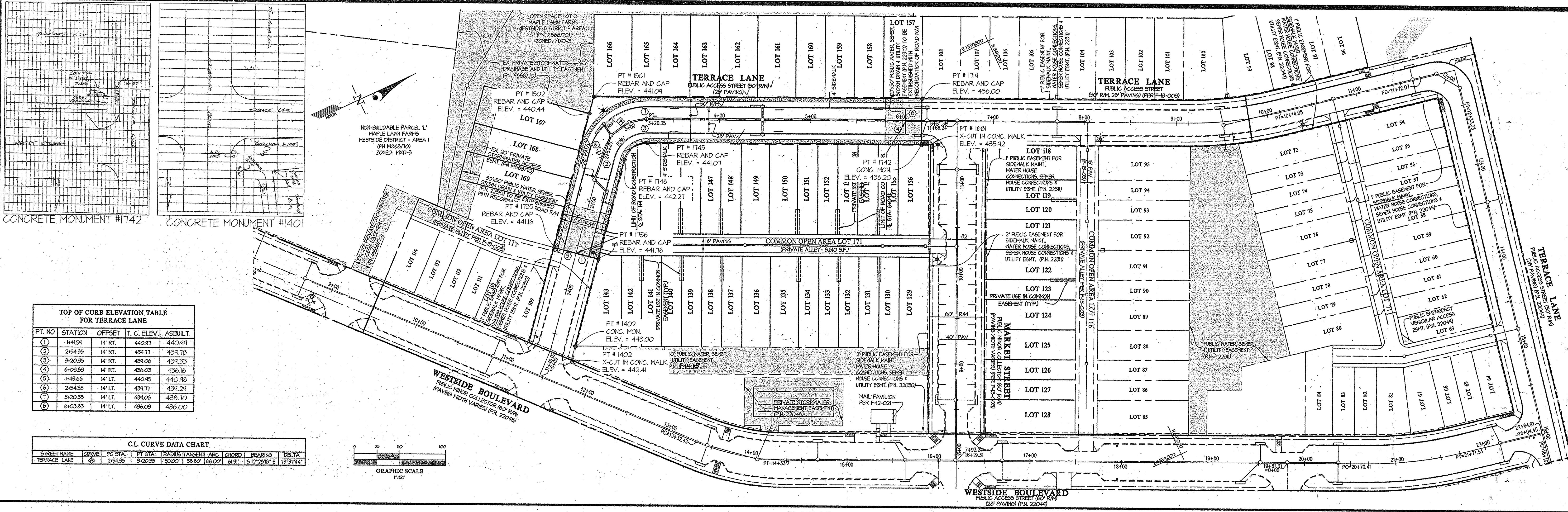
HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS
 IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING 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 SPACE FOR EACH DWELLING UNIT WITHDRAWN.

THE PERCENT OF ACTIVE OPEN SPACE TO BE BASED UPON THE TOTAL OPEN SPACE PROVIDED. 10% RECREATIONAL OPEN SPACE IS REQUIRED.
 Active Open Spaces Credited:

Area	Area used	Total
1) Midtown Area 1 (F-03-40)	05 125 (community center) [5.01 ac.] 05 126 [0.55 ac.] 05 123(230) [1.96 ac.]	7.52 ac.
2) Hillside Area 1 (F-05-81/F-05-82)	Pathways	0.24 ac.
3) Hillside Area 3 (F-06-16)	05 28 [1.00 ac.] 05 24 [0.61 ac.]	1.61 ac.
4) Westside Area 1 (F-08-54)	05 4 (Recreational Field) [4.16 ac.]	4.16 ac.
5) Westside Area 2 (F-12-21)	05 68 [0.67 ac.]	0.67 ac.
6) Midtown West Area 1 (F-12-24)	05 84 [0.66 ac.] 05 85 [0.63 ac.]	1.29 ac.
7) Westside Area 3 (F-13-03)	05 15 [0.64 ac.]	0.64 ac.
8) Midtown West Area 2 (F-13-01)	05 178 [0.73 ac.] 05 180 [0.74 ac.] 05 182 [0.58 ac.]	5.05 ac.
9) Garden District Area 1 (F-13-03)	05 99 [0.40 ac.] 05 101 [1.75 ac.] 05 104 [2.85 ac.] 05 107 [2.44 ac.]	9.55 ac.
TOTAL		31.43 ac.

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACRES	NON-BUILDABLE					S.F.D. AC. (%)	OR AC. (%)	EMP. AC. (%)	O.S. AC. (%)	R.D. RD.			SFD UNITS	OR UNITS (APT/S.F.A.)	S.F.D. DENSITY	OR DENSITY	EMP. BLDG. AREA	EMP. F.A.R.				
			SF	OR	EMP	O.S.	%					SF	OR	EMP										
1	F-03-01	51.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435	0.00	0.00	0.00	0.00	0.00	0.00				
2	F-03-40	31.43	0.52	0.43	0.24	0.00	0.00	10.84	(29.0)	8.04	(21.6)	1.56	(4.2)	16.75	(42.1)	3.12	3.74	1.56	1.68	55	65	51/AC.	8.0/AC.	
3	F-04-42	58.80	-0.52	-0.43	2.71	0.00	0.00	7.11	(21)	12.28	(20.9)	14.80	(25.2)	22.85	(38.9)	2.52	0.46	0.00	1.00	41	190	5.8/AC.	15.5/AC.	
4a	F-05-81 / F-05-82	51.41	0.00	1.48	-1.64	0.00	0.00	-1.40	(0.0)	1.21	(4.1)	1.64	(0.9)	6.70	(49.3)	0.00	3.40	1.64	0.46	0.00	0.00	60	0.00	8

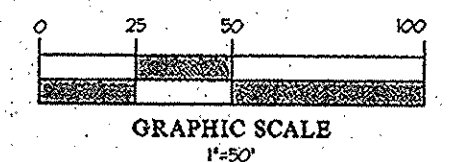


TOP OF CURB ELEVATION TABLE FOR TERRACE LANE

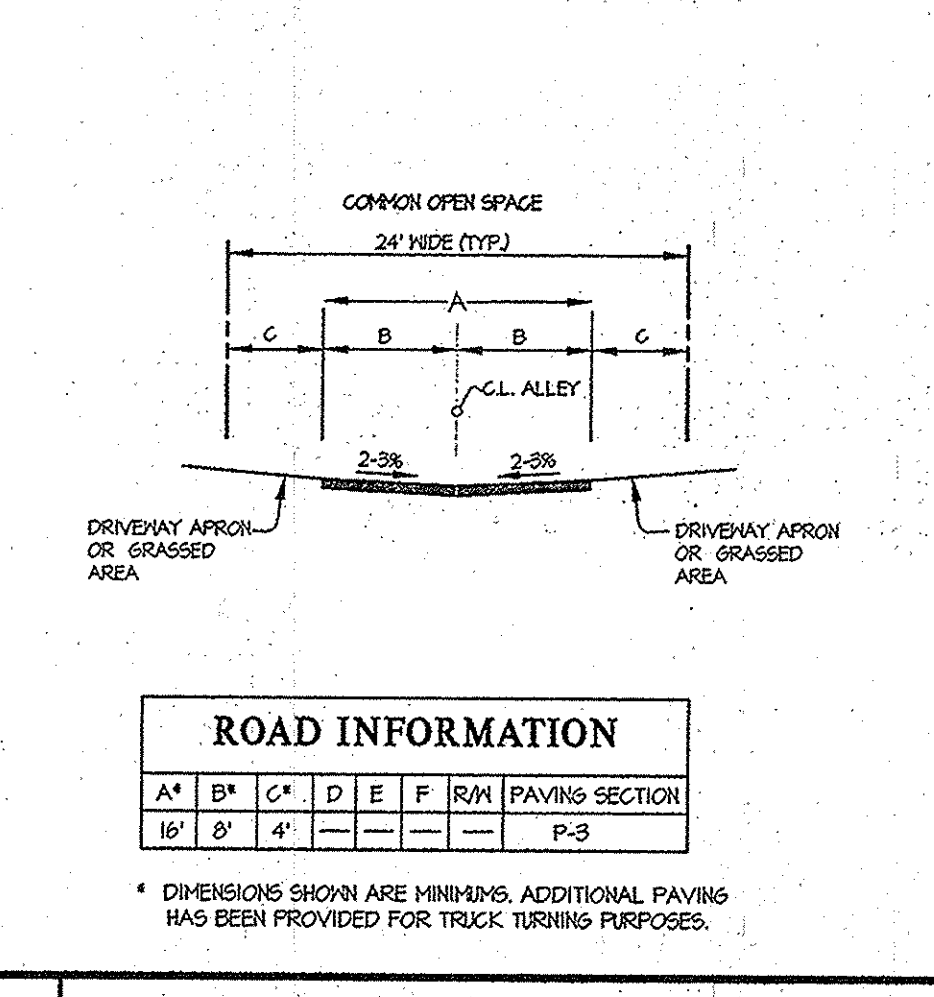
PT. NO.	STATION	OFFSET	T. C. ELEV.	ASBUILT
1	1+41.51	14' RT.	440.91	440.91
2	2+54.25	14' RT.	439.77	439.78
3	3+20.25	14' RT.	439.06	439.33
4	6+03.83	14' RT.	436.03	436.16
5	1+43.66	14' LT.	440.95	440.98
6	2+54.35	14' LT.	439.77	439.21
7	3+20.25	14' LT.	439.06	438.70
8	6+03.83	14' LT.	436.03	436.00

CL. CURVE DATA CHART

STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ASC.	CHORD	BEARING	DELTA
TERRACE LANE	2	2+54.25	3+20.25	520.07	38.92	166.07	61.57	S 12°28'18" E	78°31'44"



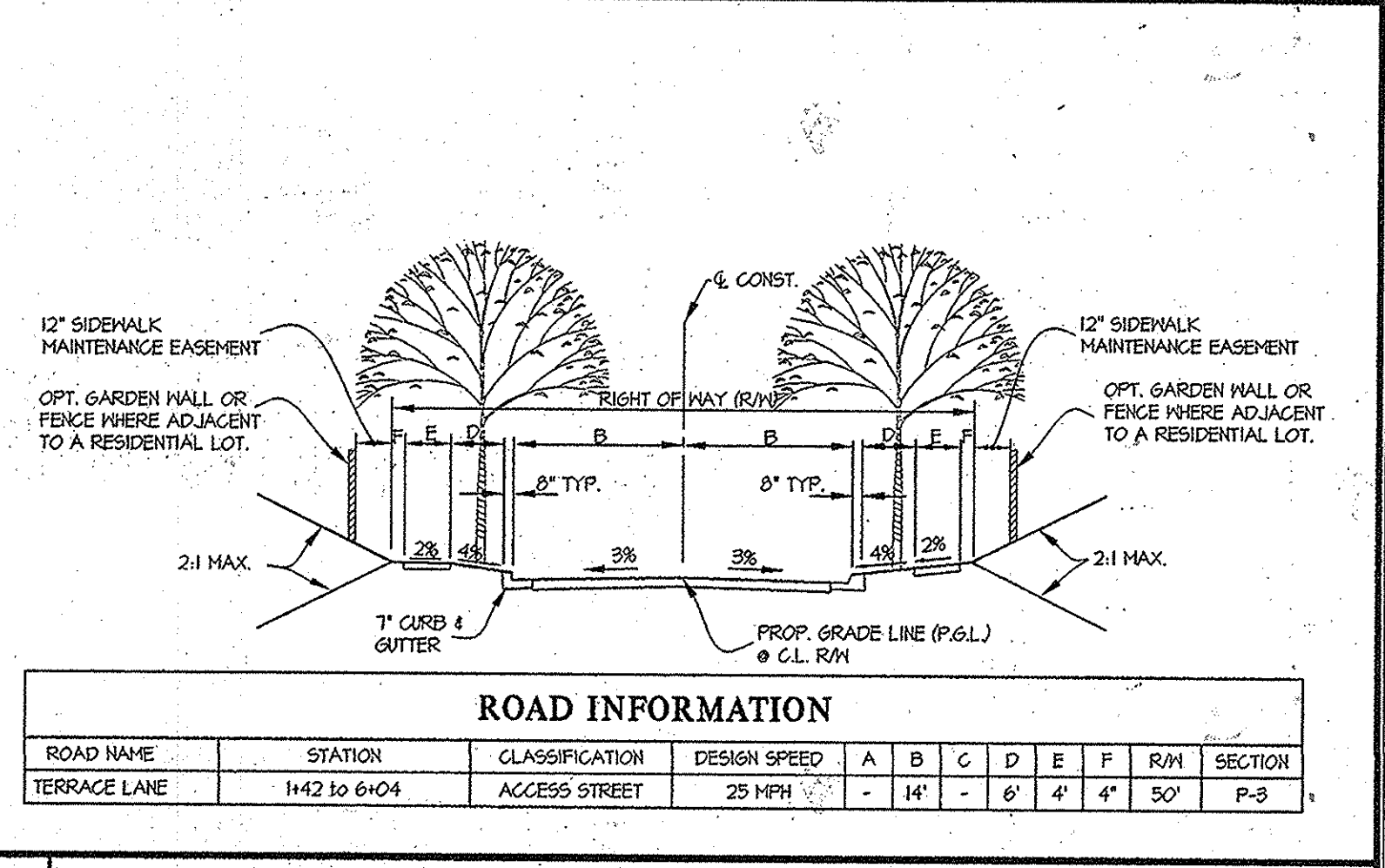
PLAN VIEW SCALE: 1" = 50'



ROAD INFORMATION

A'	B'	C'	D'	E'	F'	R/W	SECTION
16'	8'	4'	-	-	-	-	P-3

* DIMENSIONS SHOWN ARE MINIMUMS. ADDITIONAL PAVING HAS BEEN PROVIDED FOR TRUCK TURNING PURPOSES.



ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
TERRACE LANE	1+42.10-6+04	ACCESS STREET	25 MPH	-	14'	-	6'	4'	4'	50'	P-3

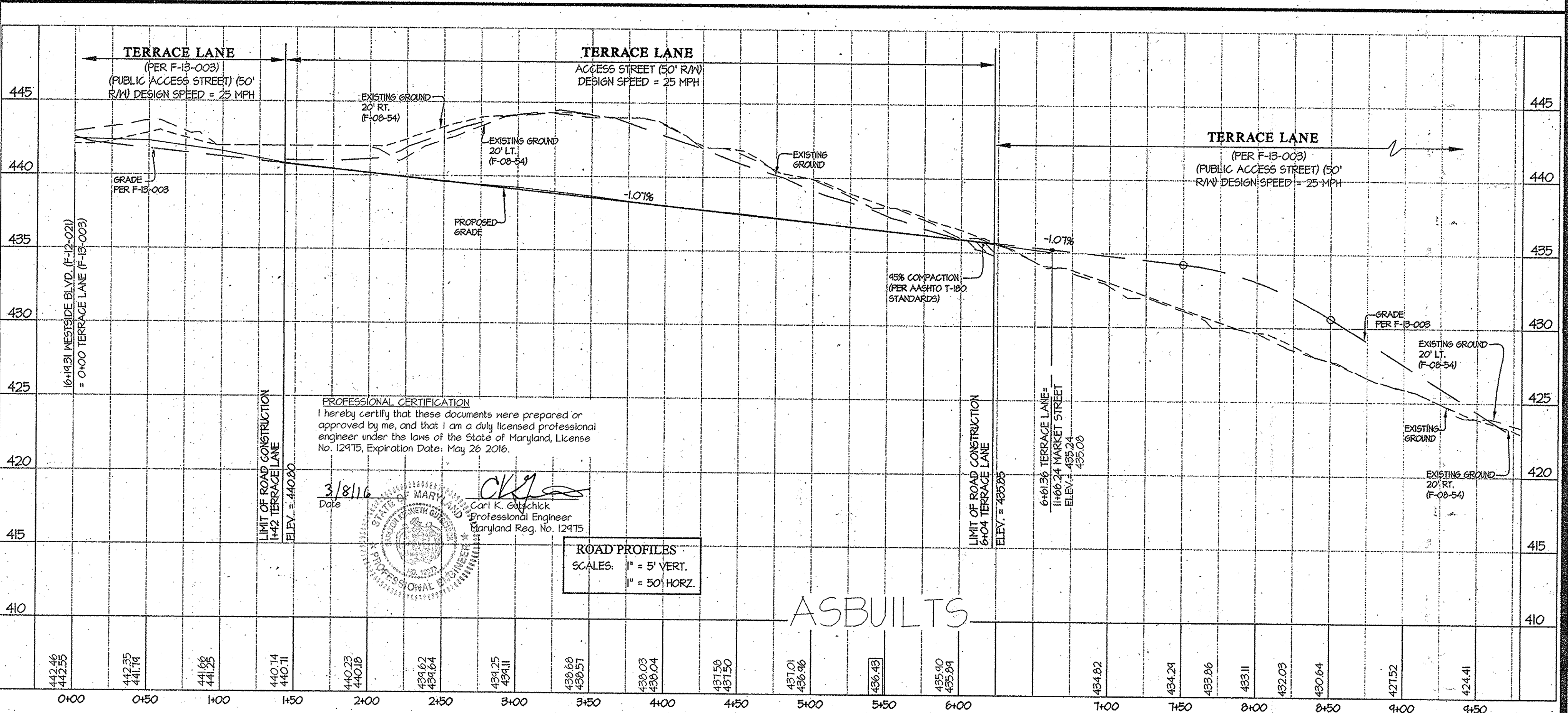
LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE @ G.L. ROAD

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways *2-27-14*
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development *3/4/14*
 Chief, Development Engineering Division *2-28-14*

NOTES

- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
- ALL STORM DRAINS IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- FOR STORM DRAIN INFORMATION, SEE STORM DRAIN INFORMATION PLAN, SHEET 1.
- FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 4.
- ALL SIDEWALKS ARE 4 FEET WIDE, UNLESS OTHERWISE NOTED.
- A PUBLIC EASEMENT FOR SIDEWALK MAINTENANCE, WATER HOUSE CONNECTIONS, SEWER HOUSE CONNECTIONS & UTILITY HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
- TYPE 'A' RAMP TO BE CONSTRUCTED PER HOWARD COUNTY STD. DETAIL R-4.01 AND TYPE 'B' RAMP TO BE CONSTRUCTED PER HOWARD COUNTY STD. DETAIL R-4.02.
- FOR FLOODPLAIN LIMITS, SEE SHEET 5.



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-899-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REGISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2016.

3/8/16
 Date
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

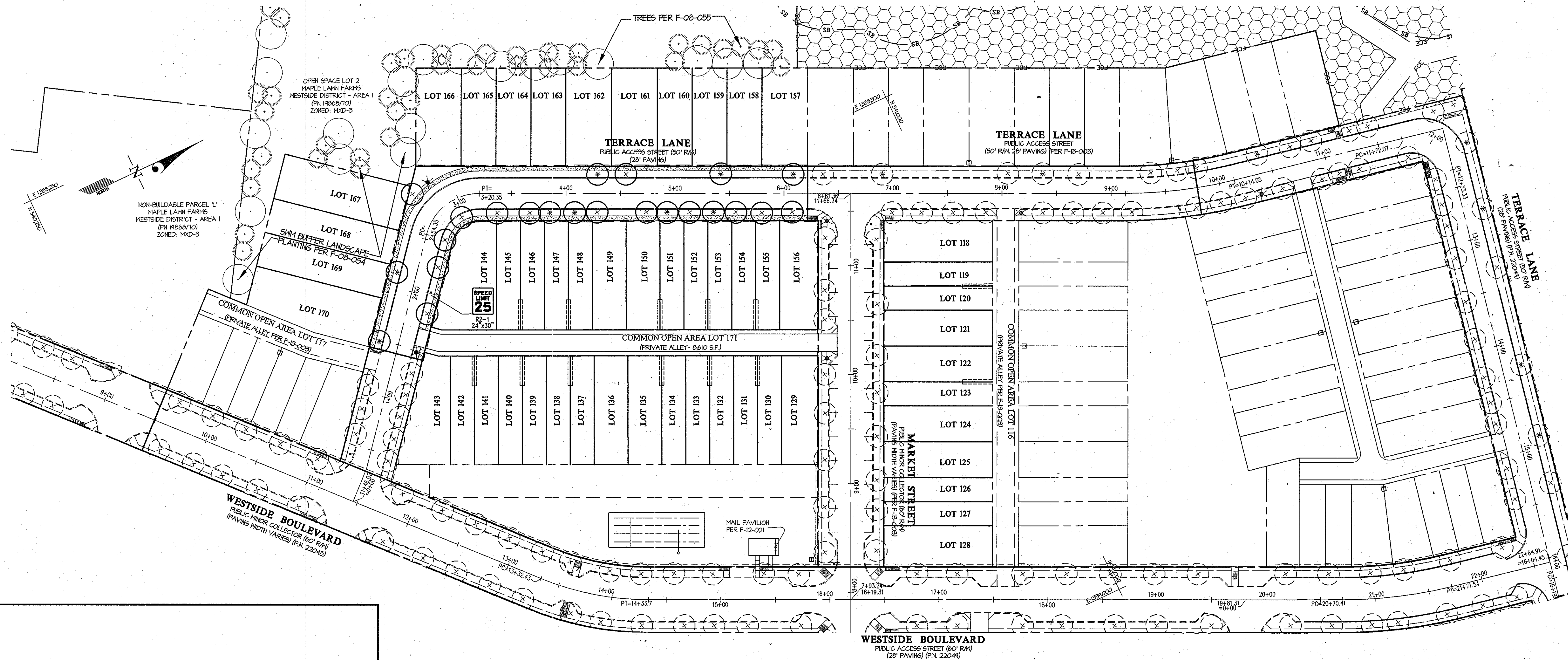
ROAD CONSTRUCTION PLAN - TERRACE LANE

MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 4
 LOTS 118 thru 170 and COMMON OPEN AREA LOT 171

(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS "U" AND "V" P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

SCALE: AS SHOWN
 ZONING: MXD-3
 DATE: MAR 2016
 TAX MAP - GRID: 41-21/46-3
 SHEET: 3 OF 12

SCALE: AS SHOWN
 ZONING: MXD-3
 DATE: MAR 2016
 TAX MAP - GRID: 41-21/46-3
 SHEET: 3 OF 12



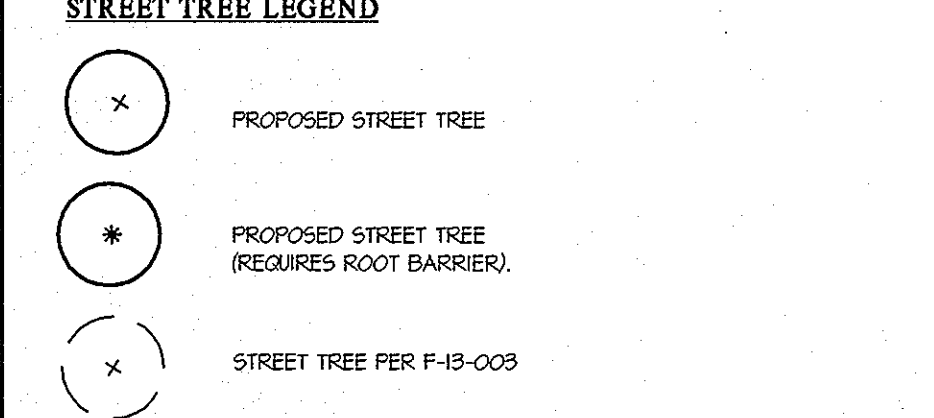
STREET TREE REQUIREMENTS			
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
*TERRACE LANE	3120'	78	74

* THE LENGTH SHOWN IS FOR ALL OF TERRACE LANE (AREAS 2 THROUGH 4). THIS FINAL PLAN IS THE LAST OPPORTUNITY TO SATISFY THE OBLIGATION FOR THE ROAD IMPROVEMENTS.

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(Symbol)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" col.	B & B FULL HEADS
(Symbol)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" col.	B & B FULL HEADS

MINIMUM TREE QUANTITIES AND PREFERRED SPACINGS ARE AS FOLLOWS (PER 5-06-16).
 ALL STREETS: 1 TREE PER 40' LINEAR FEET, BOTH SIDES
 PRIVATE ALLEYS: NO TREES REQUIRED

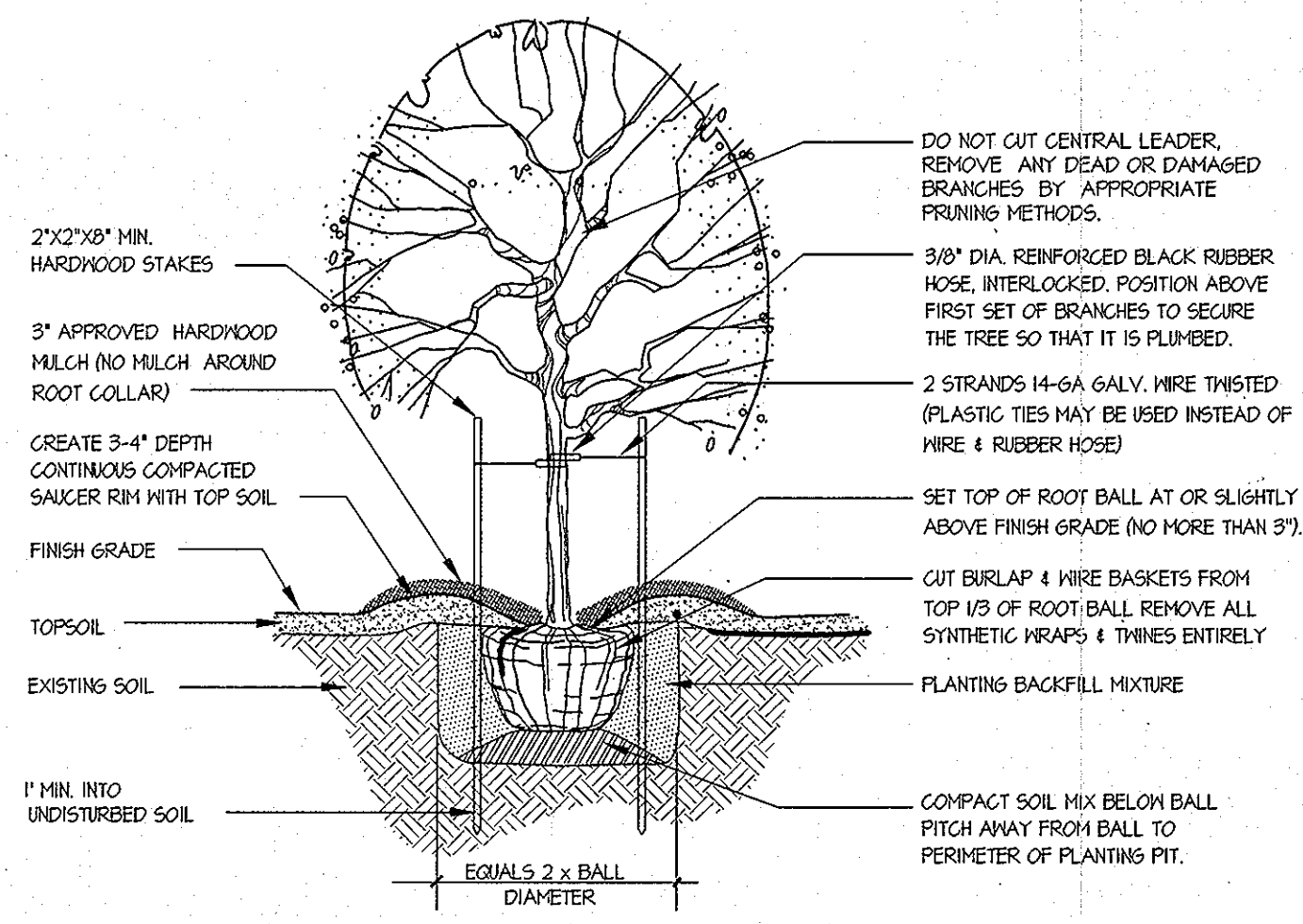
THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DIMENSIONS WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways *W. J. Smith* 2-27-14
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development *Keith Shuler* 3/04/14
 Chief, Development Engineering Division *Chad Edwards* 2-28-14
 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: 301-899-2524 FAX: 301-421-4186

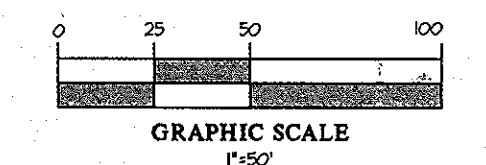


NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC) SHALL BE REMOVED AFTER 2 GROWING SEASONS.
DECIDUOUS TREE PLANTING DETAIL
 FOR PLANTING MATERIAL UP TO 3 1/2" CALIBER NTS

STREET LIGHT SCHEDULE			
LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
ST. 141.23 TERRACE LANE	180' RT. 100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. 2+01.00 TERRACE LANE	26' T.L.T. 100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS

STREET LIGHT LEGEND
 * 100 WATT HPS VAPOR (ACORN POST TOP)

- NOTES:
- SIDEWALKS AND TREES LOCATED WITHIN THE RIGHT-OF-WAYS FOR MARKET STREET AND TERRACE LANE ARE SHOWN FOR INFORMATIONAL AND BONDING PURPOSES. SIDEWALKS AND TREES WILL BE INSTALLED IN CONJUNCTION WITH ADJACENT SITE DEVELOPMENT PLANS.
 - SIDEWALKS AND STREET TREES ALONG PRIVATE ACCESS ROADS WILL BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE.
 - ALL PAVEMENT MARKINGS, STREET TREES AND SIGN LOCATIONS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC DIVISION PRIOR TO ANY INSTALLATION (410-313-5152).
 - STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY.
 - A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.



DATE	REVISION	BY	APPR.

PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12875
 EXPIRATION DATE: MAY 26, 2014
 1-16-14



SIGNING, STREET TREE and LIGHTING PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 4
 LOTS 118 thru 170 and COMMON OPEN AREA LOT 171
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS "A" AND "B" P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-7)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12002
DATE	TAX MAP - GRID	SHEET
JAN., 2014	41-21/46-3	4 OF 12

L:\CAD\DRAWINGS\1002\PLANS BY G.L.W.\1002-04_S31.dwg, PLOTTED 1/17/2014 10:35 AM, LAST SAVED: 1/9/2014 9:26 AM, PLOTTED BY: Dong Wende Ryk

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SURFACE ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

- a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... SUCH AS DISC HARROWS OR CHISEL SOLES OR DISKS MOUNTED ON CONSTRUCTION EQUIPMENT... AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SHOOT BUT LEFT IN THE ROUGHENED CONDITION... SUCH AS OR FLATTER AREA TO BE TRACED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- c. INCORPORATE FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

- a. A SOIL TEST IS REQUIRED FOR ANY REAR DISTURBANCE OF 5 ACRES OR MORE, THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - I. SOIL PH BETWEEN 6.0 AND 7.0.
 - II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (LESSER THAN 20 PERCENT) AND REAR CLAY TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOW CLAY SOILS ARE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) MAY BE ACCEPTABLE.
 - IV. SOIL CONTAINS 15 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
- c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARPED OR OTHERWISE LOGGED TO A DEPTH OF 3 TO 5 INCHES.
- d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. REAR LAYERS ARE TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS, STONES AND BRANES, AND REAR THE AREA FOR SEED APPLICATION. LOOSE AND ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING PREPARATION. TRACKS FROM DISKING OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE SHALL BE REMOVED BY AT LEAST 1/4 INCH OF SOIL COVERING. SEEDING MUST BE FIRM AFTER PLANTING.
- f. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A HEAVY ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
- g. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN 100 POUNDS PER ACRE TOTAL, SOLUBLE NITROGEN 200 POUNDS PER ACRE, POTASSIUM 200 POUNDS PER ACRE, IRON 200 POUNDS PER ACRE.
 - II. LIME, ONLY GROUND AGRICULTURAL LIMESTONE (OP TO 5 TONS PER ACRE) MAY BE APPLIED BY HYDROSEEDING. NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCRETE HAVE LOW MOISTURE CONTENT, LOW NITROGEN LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRAVIMETRY.
- 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE OR IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES HERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PERMANENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO REACH PLANTS OF BROWN CONTAINING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ALOPIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA

- a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED AS RECOMMENDED BY AN AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST BE A MIXTURE OF CONTRASTING TEXTURES AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF SANDS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/8 INCH IN DIAMETER.
- b. TOPSOIL MUST BE FREE OF NOxious PLANTS OR PLANT PARTS SUCH AS BERNARDA GRASS, QUACK GRASS, JOHNSON GRASS, MIT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

6. TOPSOIL APPLICATION

- a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
- b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 1/2 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOILING OR SEEDING CAN BE PROCEEDED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF RILLS OR WATER POCKETS.
- c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MIDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADINGS AND SEEDING PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. NAMEK MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LABEL AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND MANUFACTURER'S NAME.
- 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME) AND BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT TOTAL CALCIUM OXIDE PLUS MAGNESIUM OXIDE. LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #20 MESH SIEVE AND 40 TO 100 PERCENT WILL PASS THROUGH A #40 MESH SIEVE.
- 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS HEAVILY CLAYED OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 6 TONS/ACRE (200-600 POUNDS PER 100 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

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

John R. Polston 2/14/14
HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mike Sapp 2-27-14
Chief, Bureau of Highways DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Ken DeLoach 3/04/14
Chief, Division of Land Development DATE

Chad Edmond 2-29-14
Chief, Development Engineering Division DATE

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERIMETER SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

- a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE BEEN TESTED WITHIN 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT REFER TO TABLE B-4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
- b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WITHIN THE GROUND THAW.
- c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED MUST BE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANTS AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 120 TO 130 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
- d. SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (4 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

- a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DRAP OR BROADCAST SPREADERS.
 - i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B1, PERMANENT SEEDING TABLE B3, OR SITE SPECIFIC SEEDING SUMMARIES.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A HEAVY ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
- b. DRILL OR CULTPACKER SEEDING: RECOMMENDED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - i. CULTPACKER SEEDERS ARE NEARLY TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDING MUST BE FIRM AFTER PLANTING.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
- c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN 100 POUNDS PER ACRE TOTAL, SOLUBLE NITROGEN 200 POUNDS PER ACRE, POTASSIUM 200 POUNDS PER ACRE, IRON 200 POUNDS PER ACRE.
 - ii. LIME, ONLY GROUND AGRICULTURAL LIMESTONE (OP TO 5 TONS PER ACRE) MAY BE APPLIED BY HYDROSEEDING. NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

- a. STRAW CONSISTING OF THOROUGHLY THRESHED RYE, OAT, OR BARLEY AND REASONABLY BRIGHT (NO COLOR, STRAW IS TO BE FREE OF NOxious WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
- b. WOOD CELLULOSE FIBER MULCH (NCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO AN UNIFORM FIBROUS PHYSICAL STATE.
 - i. MULCH MUST BE GREEN OR BROWN IN COLOR. IT MUST BE FREE OF ANY MATERIAL THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
 - ii. NCFM MULCHING DYE MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - iii. NCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH REMAINS IN SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADJUTIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER ON APPLICATION, WITHIN HUMIDITY ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - iv. NCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - v. NCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 5.5, ASH CONTENT OF 16 PERCENT, MAXIMUM WATER HOLDING CAPACITY OF 40 PERCENT MINIMUM.

2. APPLICATION

- a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
- b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM COVER DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH OF MULCH. THE SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
- c. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 100 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER MULCH WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

3. ANCHORING

- a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE THE RISK OF WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD.
 - i. A MULCH ANCHORING TOOL: IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO RANCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - ii. FIBER BINDER: AT A NET DRY WEIGHT OF 150 POUNDS PER ACRE, MIX THE WOOD CELLULOSE FIBER MULCH WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-10, PETROSEK, TERRA TACK, X, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES. MULCH SUCH AS IN VALLEYS AND ON CRESTS OF BANKS, USE OF ASPHALT BINDERS IS STRONGLY PREFERRED.
 - iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 5 FEET WIDE AND 300 TO 5000 FEET LONG.

John R. Polston 2/14/14
HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mike Sapp 2-27-14
Chief, Bureau of Highways DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Ken DeLoach 3/04/14
Chief, Division of Land Development DATE

Chad Edmond 2-29-14
Chief, Development Engineering Division DATE

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 HCSO.
John R. Polston 2/14/14
SIGNATURE OF DEVELOPER/BUILDER 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 COUNTY CONSERVATION DISTRICT.
John R. Polston 2/14/14
DATE

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF THE PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

- 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B3 MUST BE PRINTED AND MUST BE PUT ON THE PLAN.
- 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3A AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE: 6b		SEED MIXTURE:		FERTILIZER RATE (10-10-10)		LIME RATE	
No.	SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	(lb./ac.)	(lb./ac.)	(90 lb./ac. / 1,000 sq ft)
1.	ANNUAL RYEGRASS	40 lb./ac.	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	4.35 lb./ac. (10 lb./1,000 sq ft)	2 tons/ac.	90 lb./ac. / 1,000 sq ft
2.	PEARL MILLET	20 lb./ac.	May 16 to July 31	0.5 INCHES			

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (402) 353-1055
- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.
- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A. 3 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SHALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (B:1); AND
 - B. 1 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FINISHED AND MARKING SIGNS POSTED AROUND THEIR PER METER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDINGS, SOIL, TEMPORARY SEEDINGS AND MULCHING (SEC. B). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE: 6b		SEED MIXTURE: #8 (Tall Fescue)		FERTILIZER RATE (10-20-20)		LIME RATE	
No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	(10-20-20)	(lb./ac.)	(50 lb./ac. / 1000 s.f.)
1.	Certified Tall Fescue blend: Equal amounts of Forcal IV, Penn 1901 & Rebel Seed	6-8 lb./1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb./1000 s.f.	90 lb./ac.	1000 s.f.

* Other cultivars listed as "grown" in the most current UID 17-77 may also be used.

GENERAL SPECIFICATIONS

- a. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
- b. SOIL MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH PLUS OR MINUS 1/4 INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THIS PURPOSE MUST BE MADE ON AND THATCH, BROTHER PADS AND TORN OR IRREGULAR DIRT IS NOT ACCEPTABLE.
- c. STANDARD SIZE SECTIONS OF SOIL MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND REMAIN THERE. SOIL MUST BE STRENGTHENED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
- d. SOIL MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT EXCESSIVELY DRY OR WET MAY ADVERSELY AFFECT ITS SURVIVAL.
- e. SOIL MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOIL NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRICULTURIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOIL INSTALLATION

- a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
- b. LAY THE FIRST ROW OF SOIL IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY INTERLOCKED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. EXPOSE THAT SOIL IS NOT STRENGTHENED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT WIND HIGH WIND CAUSE AIR DRYING OF THE ROOTS.
- c. WHEREVER POSSIBLE LAY SOIL WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS ROLL AND TAMP. PEG OR OTHERWISE SECURE THE SOIL TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTING BETWEEN SOIL ROOTS AND THE UNDERLYING SOIL SURFACE.
- d. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOIL PAD AND SOIL SURFACE BELOW THE SOIL ARE IMPROBABLY MET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOIL WITHIN EIGHT HOURS.

3. SOIL MAINTENANCE

- a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOIL DURING THE HEAT OF THE DAY TO PREVENT THE SOIL FROM BEING DRIED OUT BY THE SUN.
- b. AFTER THE FIRST WEEK, SOIL WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
- c. DO NOT MOW UNTIL THE SOIL IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

John R. Polston 2/14/14
DATE

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE

- a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B3) AND BASED ON THE SITE CONDITION OR PURPOSE (FROM TABLE B3) ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DAMS OR FOR SPECIAL PURPOSES SUCH AS MILLPIT OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
- c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED IN THE SOIL TESTING AGENCY.
- d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (80 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

- a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A HIGH LEVEL OF MAINTENANCE.
- b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITION OR PURPOSE. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT REQUIRE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 15 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS AND CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 3 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 45 TO 100 PERCENT, KENTUCKY BLUEGRASS CULTIVARS 5 TO 10 PERCENT, SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - iv. KENTUCKY BLUEGRASS/FINE FESCUE, SHADE MIXTURE. FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY INTENSIVELY MANAGED TURF AREAS. RECOMMENDED MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 50 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND GO TO 10 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:

- 1. SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION AGRICULTURAL HANDBOOK #11, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND".
- 2. CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SERVICE PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.

3. IDEAL TIMES OF SEEDING FOR TURFGRASS MIXTURES

- 1. BEST ESTABLISHMENT: MARCH TO JUNE 1 AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5b, 6a)
- 2. SECOND BEST ESTABLISHMENT: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7a, 7b)

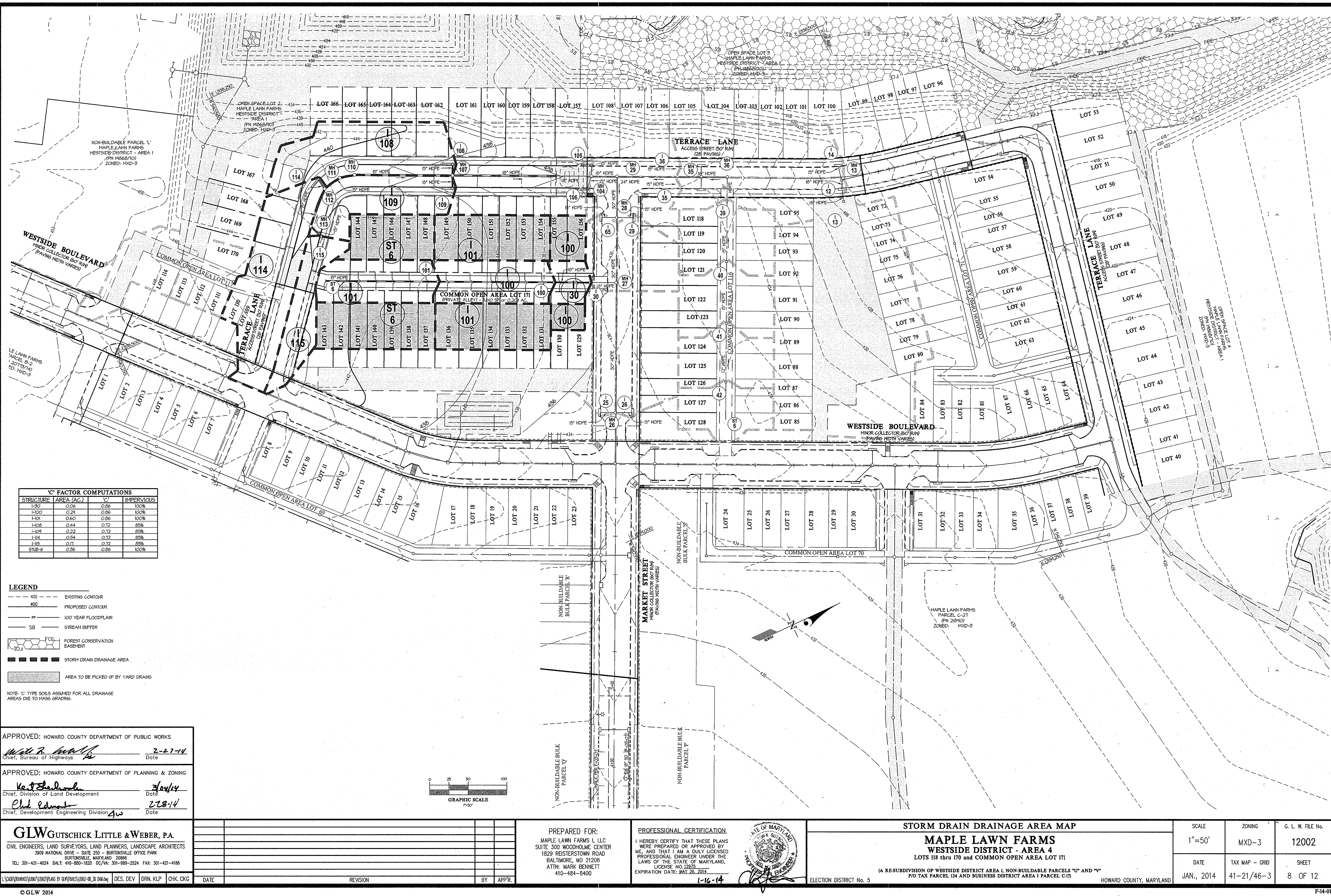
4. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDING BED. REMOVE STONES AND DEBRIS OVER 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOVING OF GRASSES WILL POSE NO DIFFICULTY.

5. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY IMPORTANT IN AREAS WHERE SEEDING IS DONE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

6. SOIL TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

PERMANENT SEEDING SUMMARY

HARDINESS ZONE: 6b		SEED MIXTURE: #8 (Tall Fescue)	
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'C' FACTOR COMPUTATIONS

STRUCTURE	AREA (AC)	C	IMPERVIOUS
I-30	0.25	0.85	100%
I-100	0.23	0.85	100%
I-101	0.60	0.85	100%
I-102	0.44	0.72	85%
I-104	0.22	0.72	85%
I-14	0.34	0.72	85%
I-15	0.17	0.72	85%
STUB-6	0.36	0.85	100%

- LEGEND**
- 400 --- EXISTING CONTOUR
 - 400 --- PROPOSED CONTOUR
 - 100 YEAR FLOODPLAIN
 - SB --- STREAM BUFFER
 - FCSE FOREST CONSERVATION EASEMENT
 - STORM DRAIN DRAINAGE AREA
 - AREA TO BE PICKED UP BY YARD DRAINS
- NOTE: 'C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. A. ... 2-27-14
 Chief, Bureau of Highways Date

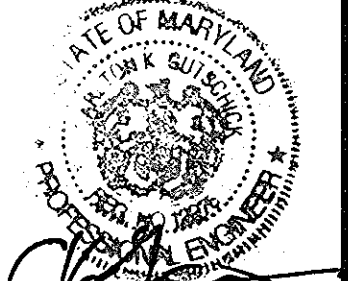
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. ... 2/28/14
 Chief, Division of Land Development Date

Chad ... 2/28/14
 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 BALTO: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

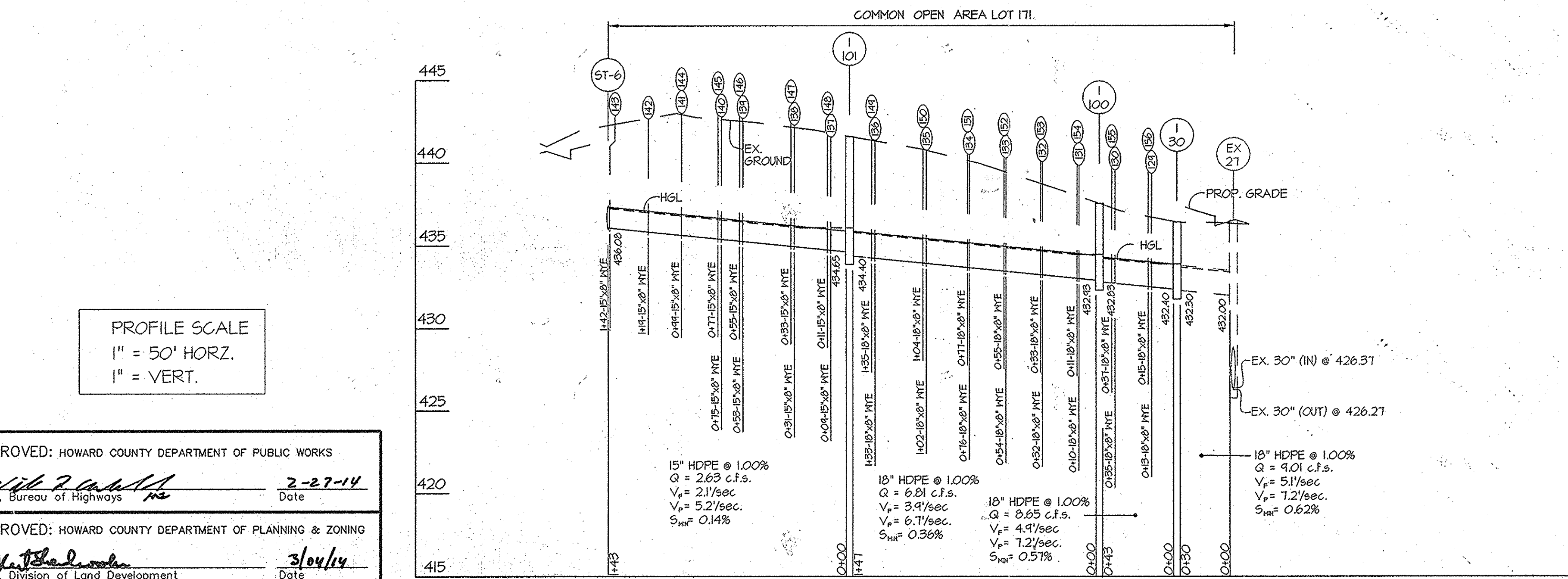
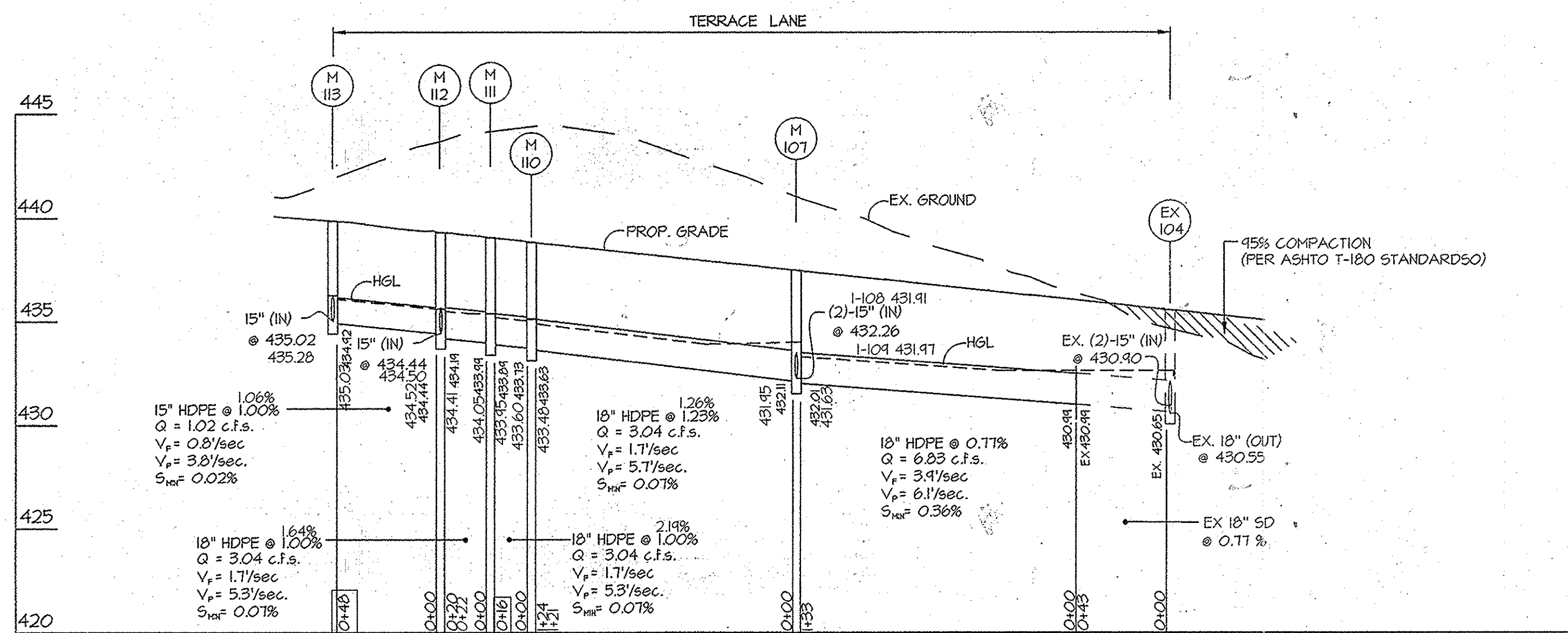
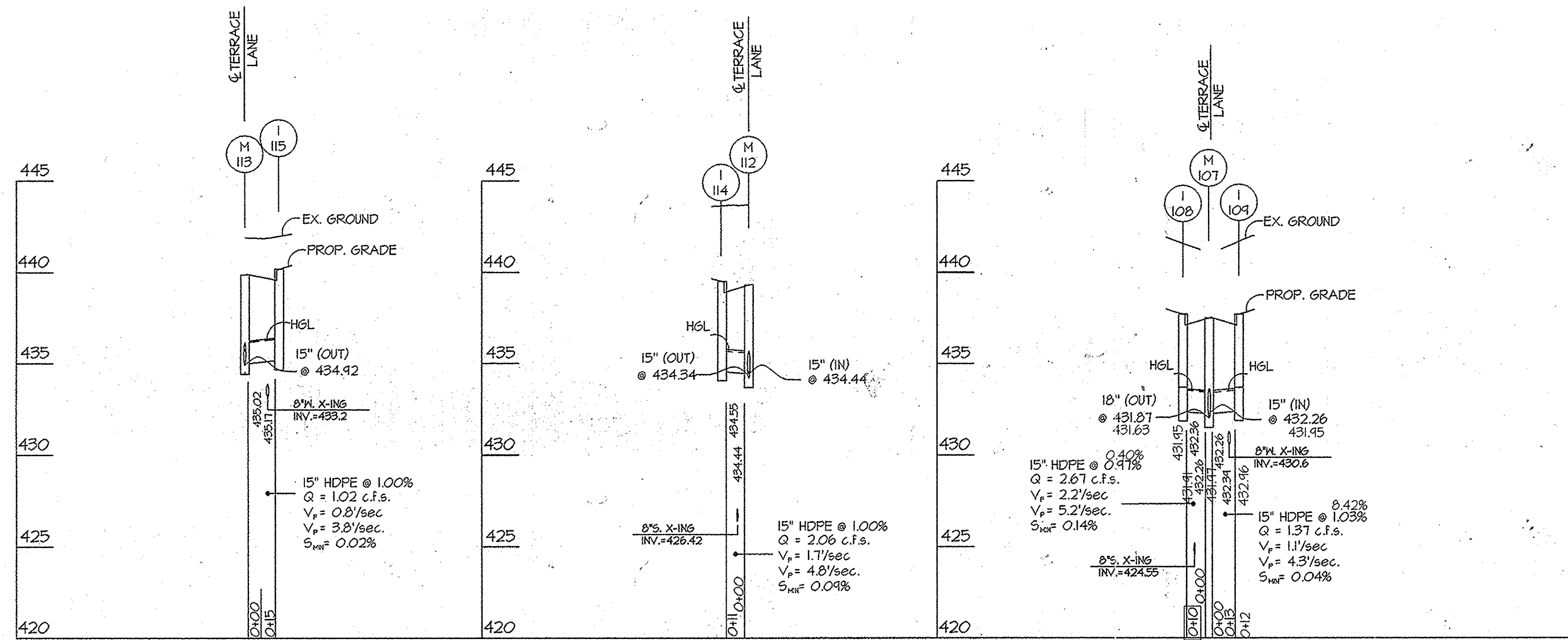
PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2014
 1-16-14



STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 4
 LOTS 118 thru 170 and COMMON OPEN AREA LOT 171
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS "U" AND "V" P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)
 HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING MXD-3	G. L. W. FILE NO. 12002
DATE JAN., 2014	TAX MAP - GRID 41-21/46-3	SHEET 8 OF 12



PROFILE SCALE
1" = 50' HORZ.
1" = VERT.

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS	
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT					
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER				
H-108	COG-15	3'-0"	437.84	437.68	437.81	437.63	----	432.36	----	431.95	SHA MD 374.62	N 540,741 E 1,338,460		
H-109	COG-15	3'-0"	437.84	437.68	437.91	437.80	----	432.34	----	432.96	SHA MD 374.62	N 540,729 E 1,338,485		
H-114	COG-15	3'-0"	434.60	434.47	434.58	434.40	----	434.55	----	434.69	SHA MD 374.62	N 540,532 E 1,338,451		
H-115	A-10 INLET	3'-0"	440.21	440.16	440.19	440.03	----	435.17	----	435.18	HO. CO. SD 4.03	N 540,544 E 1,338,475		
H-30	5' INLET	2'-15"	436.43	----	----	----	----	432.40	----	432.30	HO. CO. SD 4.22	N 540,843 E 1,338,675		
H-100	5' INLET	2'-15"	437.55	----	----	----	----	432.43	----	432.33	HO. CO. SD 4.22	N 540,801 E 1,338,655		
H-101	5' INLET	2'-15"	441.60	----	----	----	----	434.65	----	434.40	HO. CO. SD 4.22	N 540,665 E 1,338,591		
M-101	STANDARD MANHOLE	4'-0"	437.50	----	437.36	----	----	432.26	432.01	431.97	431.63	HO. CO. 6-5.12	N 540,740 E 1,338,474	
M-110	STANDARD MANHOLE	4'-0"	438.86	----	438.77	----	----	433.13	433.63	433.60	433.48	HO. CO. 6-5.12	N 540,625 E 1,338,414	
M-111	STANDARD MANHOLE	4'-0"	439.07	----	439.15	----	----	433.99	433.84	434.52	434.41	HO. CO. 6-5.12	N 540,606 E 1,338,419	
M-112	STANDARD MANHOLE	4'-0"	439.92	----	439.15	----	----	434.44	434.19	434.50	434.41	HO. CO. 6-5.12	N 540,583 E 1,338,419	
M-113	STANDARD MANHOLE	4'-0"	439.88	----	439.78	----	----	435.02	434.92	435.28	435.03	HO. CO. 6-5.12	N 540,546 E 1,338,455	
ST-6	STUB	----	----	----	----	----	----	436.08	----	----	----	HO. CO. 6-5.12	N 540,533 E 1,338,528	

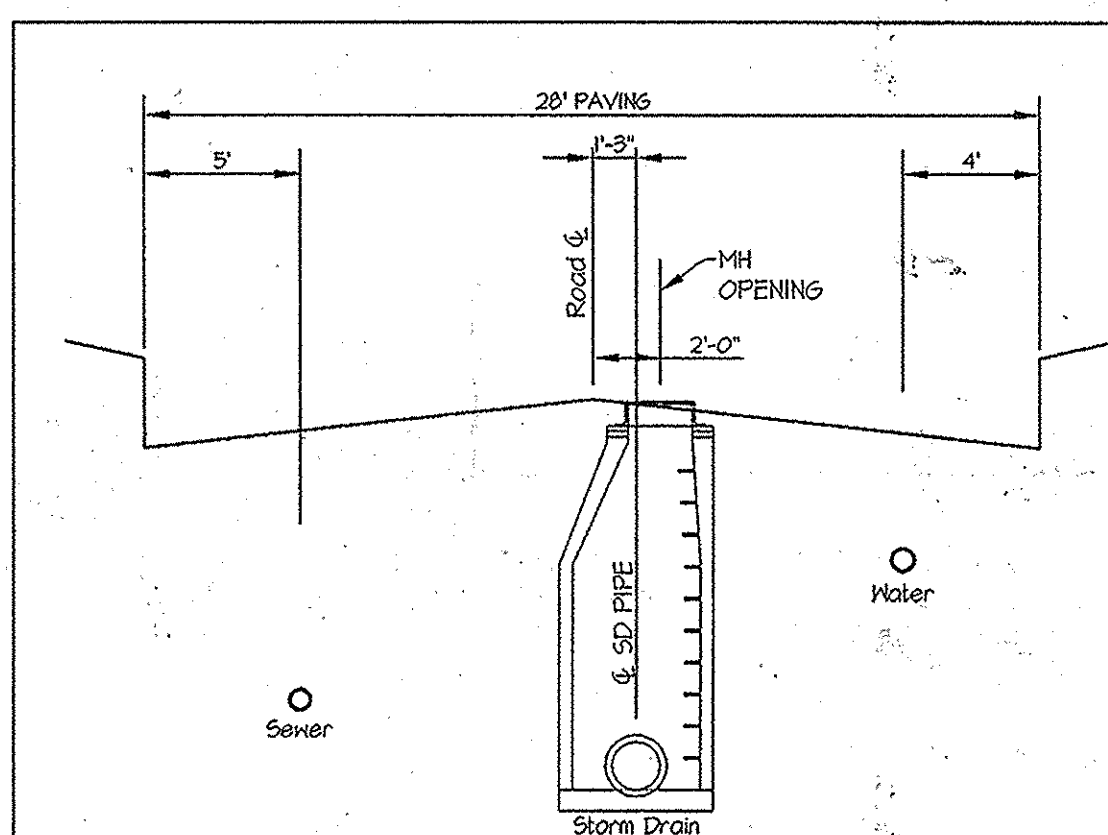
LOT No.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
(12)	432.53	432.95	433.21
(20)	432.75	433.17	433.43
(8)	433.03	433.45	433.71
(82)	433.25	433.67	433.93
(83)	433.47	433.89	434.15
(84)	433.69	434.11	434.37
(85)	433.95	434.37	434.63
(86)	434.26	434.68	434.94
(87)	434.74	435.03	435.29
(88)	434.96	435.25	435.51
(89)	435.18	435.47	435.73
(10)	435.40	435.69	435.95
(11)	435.64	435.93	436.19
(12)	435.84	436.13	436.39
(13)	436.07	436.36	436.62
(14)	436.24	436.53	436.81
(15)	436.42	436.71	436.97
(16)	436.20	436.44	436.15
(17)	434.98	435.27	435.53
(18)	434.76	435.05	435.31
(19)	434.28	434.70	434.96
(20)	433.97	434.39	434.65
(21)	433.70	434.12	434.38
(22)	433.48	433.90	434.16
(23)	433.26	433.68	433.94
(24)	433.04	433.46	433.72
(25)	432.77	433.19	433.45
(26)	432.55	432.97	433.23

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.
 ALL 5' INLETS SHALL UTILIZE BICYCLE SAFE GRATES (EAST JORDAN IRON WORKS, OR APPROVED EQUAL)
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4780-D

SIZE	TYPE	QUANTITY (I.F.)	REMARKS
8"	HDPE	364	
15"	HDPE	240	
18"	HDPE	483	

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 6-2.01, "Trench for P.V.C. pipe and H.D.P.E."

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2016.
 3/8/16
 Date
 Carl K. Batschick
 Professional Engineer
 Maryland Reg. No. 12475



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 2-27-14

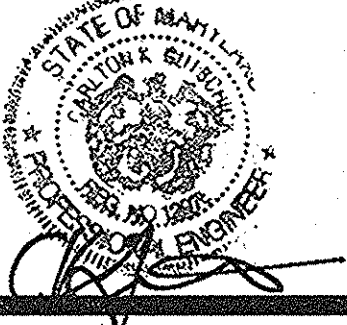
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 3/04/14

Chief, Development Engineering Division
 Date: 2-23-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820

PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY, 2016



ASBUILTS
 STORM DRAIN PROFILES
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 4
 LOTS 118 thru 170 and COMMON OPEN AREA LOT 171
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS "U" AND "V" P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12002
DATE	TAX MAP - GRID	SHEET
MAR, 2016 JAN, 2014	41-21/46-3	9 OF 12



LEGEND

400	EXISTING CONTOUR
350	PROPOSED CONTOURS
	STORM DRAIN DRAINAGE AREA
	TIME OF CONCENTRATION (POST-DEVELOPMENT) TO STUDY POINT
	AREA FROM THE DEVELOPMENT OF THIS PHASE THAT WILL DRAIN TO WESTSIDE DISTRICT - AREA 1 POND CONSTRUCTED UNDER F-08-55.
	AREA FROM THE DEVELOPMENT OF THIS PHASE THAT WILL DRAIN TO BUSINESS DISTRICT - AREA 2 POND CONSTRUCTED UNDER F-08-112.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William J. Gault 2-27-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kevin Stachura 2/28/14
 Chief, Division of Land Development Date

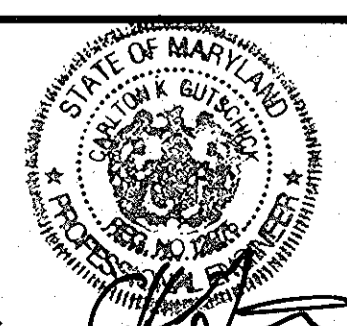
Chris Edmund 2-28-14
 Chief, Development Engineering Division Date

GLW GUTSCHICK 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	APPR.

PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 26, 2014
 1-16-14



STORMWATER MANAGEMENT DRAINAGE AREA MAP

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 4
 LOTS 118 thru 170 and COMMON OPEN AREA LOT 171

(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS "U" AND "V" PO TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

HOWARD COUNTY, MARYLAND

SCALE 1"=200'	ZONING MXD-3	G. L. W. FILE No. 12002
DATE JAN., 2014	TAX MAP - GRID 41-21/46-3	SHEET 11 OF 12

