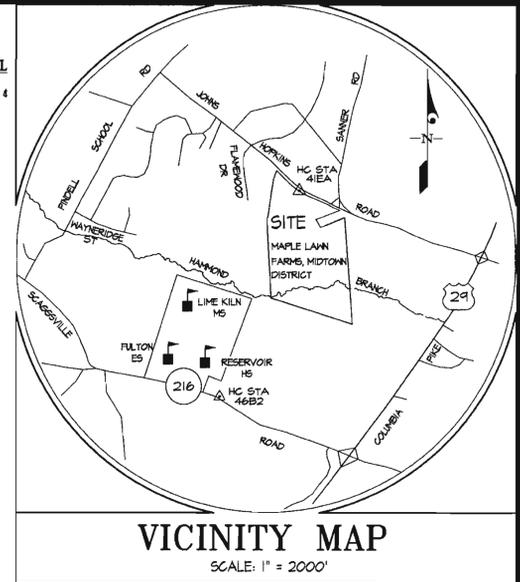


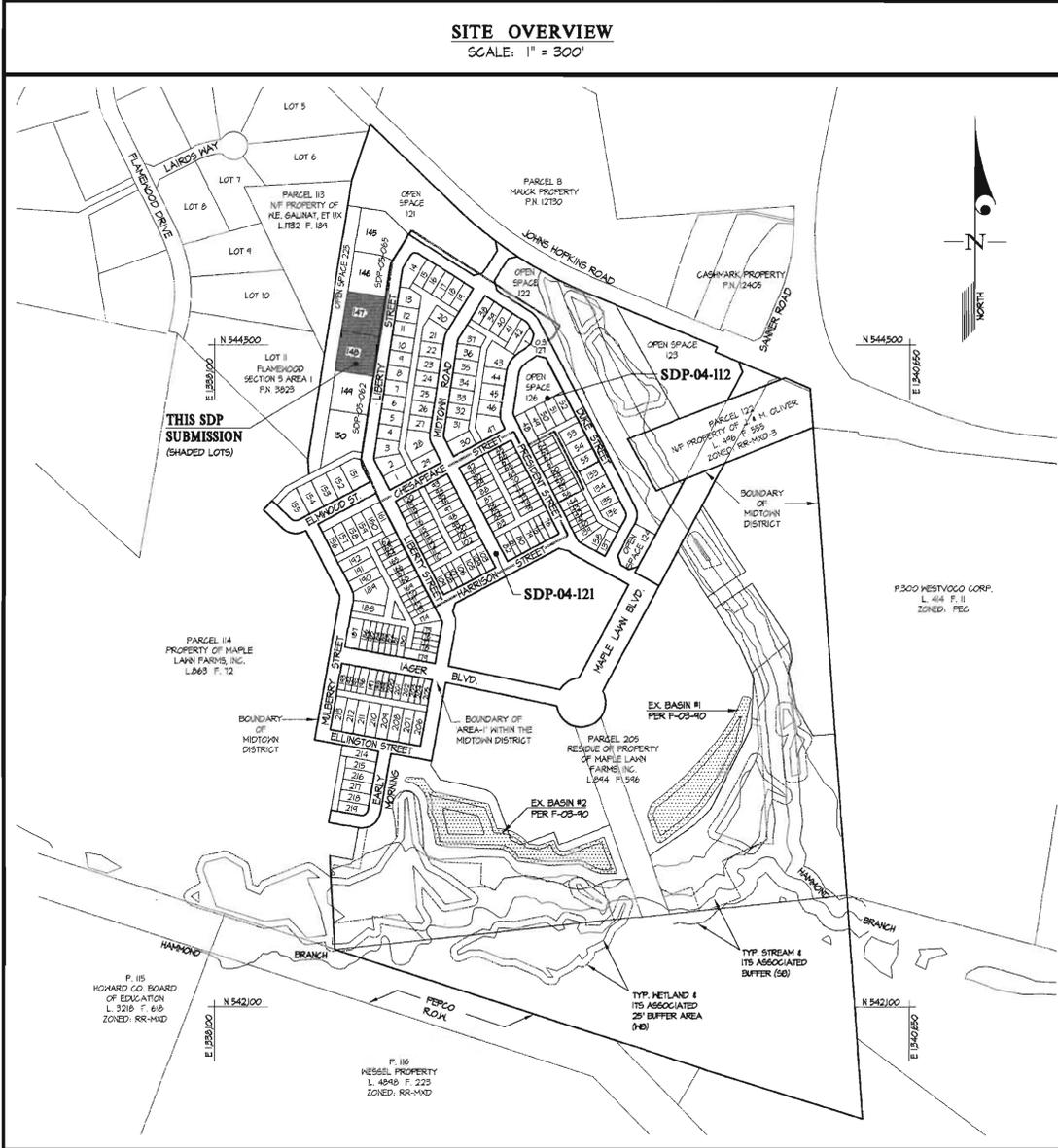
MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 2 LOTS 147-148 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
 NAD83 HORIZONTAL DATA &
 NVD83 VERTICAL DATA
 41EA N 544825.809
 E 1394217.444
 ELY = 407.053
 46B2 N 534167.1277
 E 1371218.484
 ELY = 474.671

- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
 - PROJECT BACKGROUND:**
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
 TAX MAP: 4
 ELECTION DISTRICT: 5
 ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO
 AREA OF BUILDABLE LOTS (Nos. 147-148) FOR THIS SITE DEVELOPMENT PLAN: 0.52 ± ACRES
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE: SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: S-01-11, ZB-495M, PE-253, HP-01-11, HP-05-02, F-03-01, F-03-10, F-04-01, F-04-12, SDF-05-11, SDF-04-82(12/2) (MIDTOWN AREA-1 SDF) AND SDF-05-64.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-03-10 AND F-04-12.
 - COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA 4 46B2.
 - STORMWATER MANAGEMENT FOR BOTH QUALITY (QM) AND QUANTITY (QV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-03-10 ON OPEN SPACE LOT 221. THE RECHARGE REQUIREMENT (REV) FOR THE PROPOSED DEVELOPMENT IS BEING SATISFIED BY THE UNDERGROUND FACILITY CONSTRUCTED UNDER F-03-10 ON OPEN SPACE LOT 225. THE POND WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
 - PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY HIS CONTRACT NO. 24-4105-D). WATER METERS ARE LOCATED INSIDE THE SFD BUILDINGS.
 - THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
 - ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
 - ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS (Nos. 147-150) SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE MIDTOWN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-03-10 AND F-04-12.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12' (4' SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN)
 C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 48' TURNING RADIUS
 D. STRUCTURES (GULLY VENTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (105 LOADINGS)
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1' FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - TRUCK REFUSE PICKUP IS PROVIDED IN THE ALLEY AND AT CURB SIDE.
 - DAY WINDOWS, HATCHES, HILLS, CHIMNEYS, HEATERS OR AIR CONDITIONING UNITS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B.1A) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D) OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
 - AS A CONSEQUENCE OF THE SKETCH PLAN S-01-11 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 12B.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHT-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED.



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (5% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (N) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (N) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.95	15.14	21.15 (40.7)	1.22	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-10	51.43	15.10	15.75 (42.1)	1.51	5.55 (11.02%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-12	58.20	20.36	22.85 (39.4)	2.06	
TOTAL		140.21	51.27	59.75 (40.3)	5.14	5.55 (10.7%)

* THE PERCENT OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
 ** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
 *** THE PERCENT OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE REQUIRED O.S. (CUMULATIVE ACREAGE).

- ### LOT DEVELOPMENT DATA
- GENERAL SITE ANALYSIS DATA**
 - PRESIDENT ZONING: MXD-3 PER ZB-495M
 - PROPOSED USE OF SITE: 2 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #14-105-D)
 - PARKING REQUIRED PER Sec. 12B.2.2: 2 SPACES/UNIT x 2 = 4 SPACES
 PARKING PROVIDED: ALL LOTS HAVE AT LEAST A 2-CAR GARAGE PLUS ADDITIONAL PARKING ON THE DRIVEWAY (ALSO SEE NOTE 2) ABOVE REGARDING PARKING).
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-03-10 & F-04-01 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
 - AREA TABULATION**
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 40,255 SF OR 0.9241 AC.
 - AREA OF THIS PLAN SUBMISSION: 1.061 ACRES
 - AREA OF DISTURBANCE BY THIS SDP: 1.061 ACRES
 - LOT DESIGNATION**

LOT TYPE	LOT NUMBERS	MIN. LOT SIZE	MIN. LOT WIDTH AT FROM BRL.	MAX. BUILDING HT.
ESTATE	147 - 148	20,000 SQUARE FEET	120'	30 FEET (MEAN HT.)
 - STRUCTURE SETBACKS PER 5-01-11 AND PLAT No. 16763**

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
ESTATE	20' MIN.	20' MIN. (PRINCIPLE STRUCTURE) 10' MIN. (GARAGE STRUCTURE)	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.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 12B.1A) APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND HANDBY PORCHES THAT ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND HANDBY WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE; PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND HANDBY 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 42" IN HEIGHT FOR SFD AND 48" FOR OTHER RESIDENTIALS) ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 2/10/05
 Chief, Division of Land Development: *[Signature]* 2/10/05
 Chief, Development Engineering Division: *[Signature]* 2/10/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20846
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1666 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 atn.: JOHN CORGAN

COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 147-148
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768
 ELECTION DISTRICT No. 5

ADDRESS CHART

LOT No.	STREET ADDRESS
147	1036 LIBERTY STREET
148	1034 LIBERTY STREET

WATER CODE:	SEWER CODE:
E21	16B000

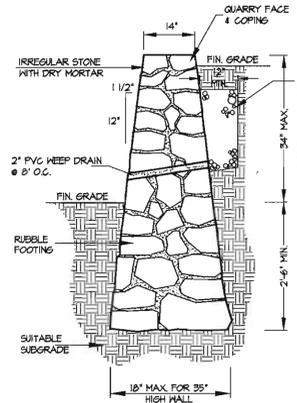
DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS	CENSUS TRACT
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2	MIDTOWN/AREA-2	147-148	6051.02

PLATS	ZONE	TAX MAP	GRID	ELEC. DIST.
16759-16768	MXD-3	41	518, 21 & 22	5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03014

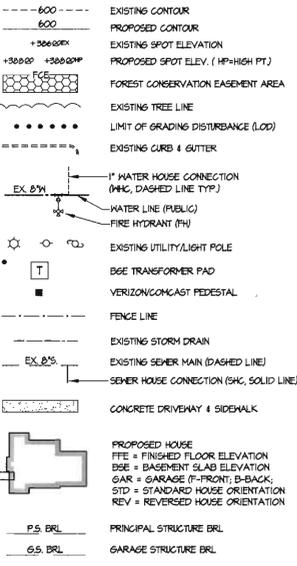
DATE	TAX MAP - GRID	SHEET
20/JAN/05	41	1 OF 4

HOWARD COUNTY, MARYLAND

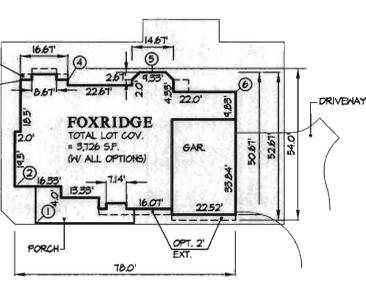
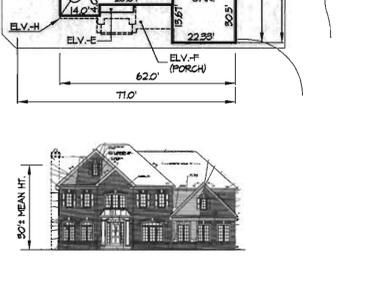
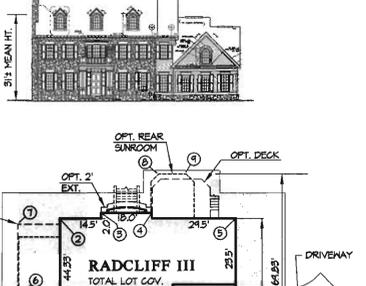
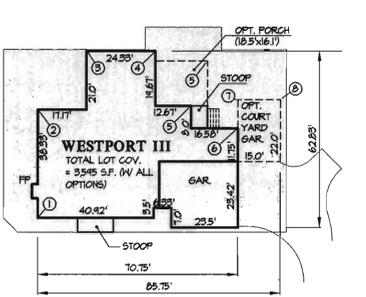
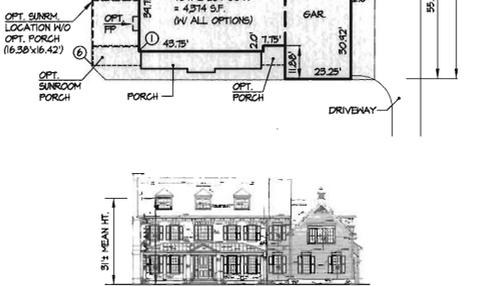
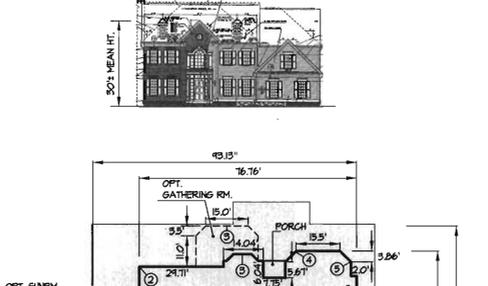
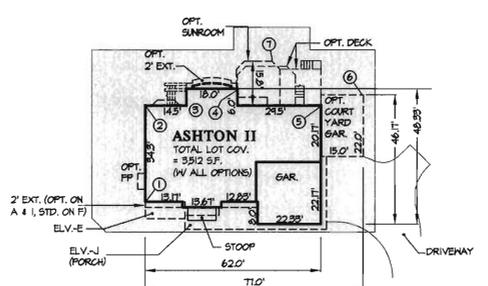
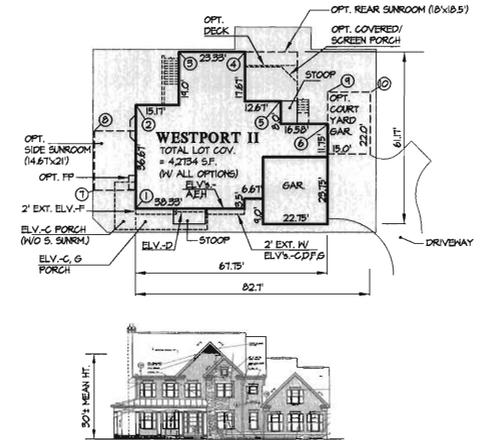


STONE RETAINING WALL

SITE DEVELOPMENT PLAN LEGEND



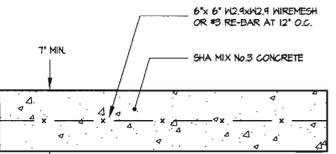
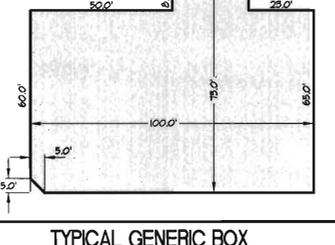
- NOTES:
- ANY FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - ALL MHC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ANY GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBERTY 14th FOLIO 242 THROUGH 366).
 - ANY BUILDING WALLS WITHIN 10' OF A DEE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - DRIVEWAY APRONS ON LIBERTY STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPM DET. R-6.01. ALSO SEE GENERAL NOTE IT ON SHEET 1 FOR OTHER REQUIREMENTS (IF APPLICABLE) REGARDING DRIVEWAYS.
 - THE LEAD WALK & DRIVEWAY MAY SHIFT SLIGHTLY BASED ON THE ACTUAL HOUSE TYPE SELECTION.



ESTATE HOMES by MB MAPLE LAWN L.L.C.

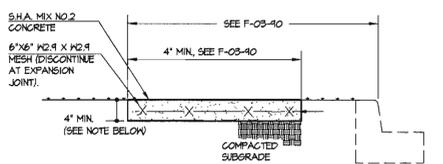
MAXIMUM LOT COVERAGE CHART

LOT No.	GROSS AREA	MAX. LOT COVERAGE AREA
147	20,136 S.F.	10,068 S.F. (50%)
148	20,114 S.F.	10,057 S.F. (50%)



- NOTES:
- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
 - PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
 - FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R6.01-6.04.
 - FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1) SECTION.

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION



- NOTES:
- SIDEWALK SHALL BE 1" THICK SHA MIX #3 AT DRIVEWAY APRON (SEE DETAIL ON THIS SHEET).
 - UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
 - PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-3.05.

SIDEWALK PAVEMENT SECTION

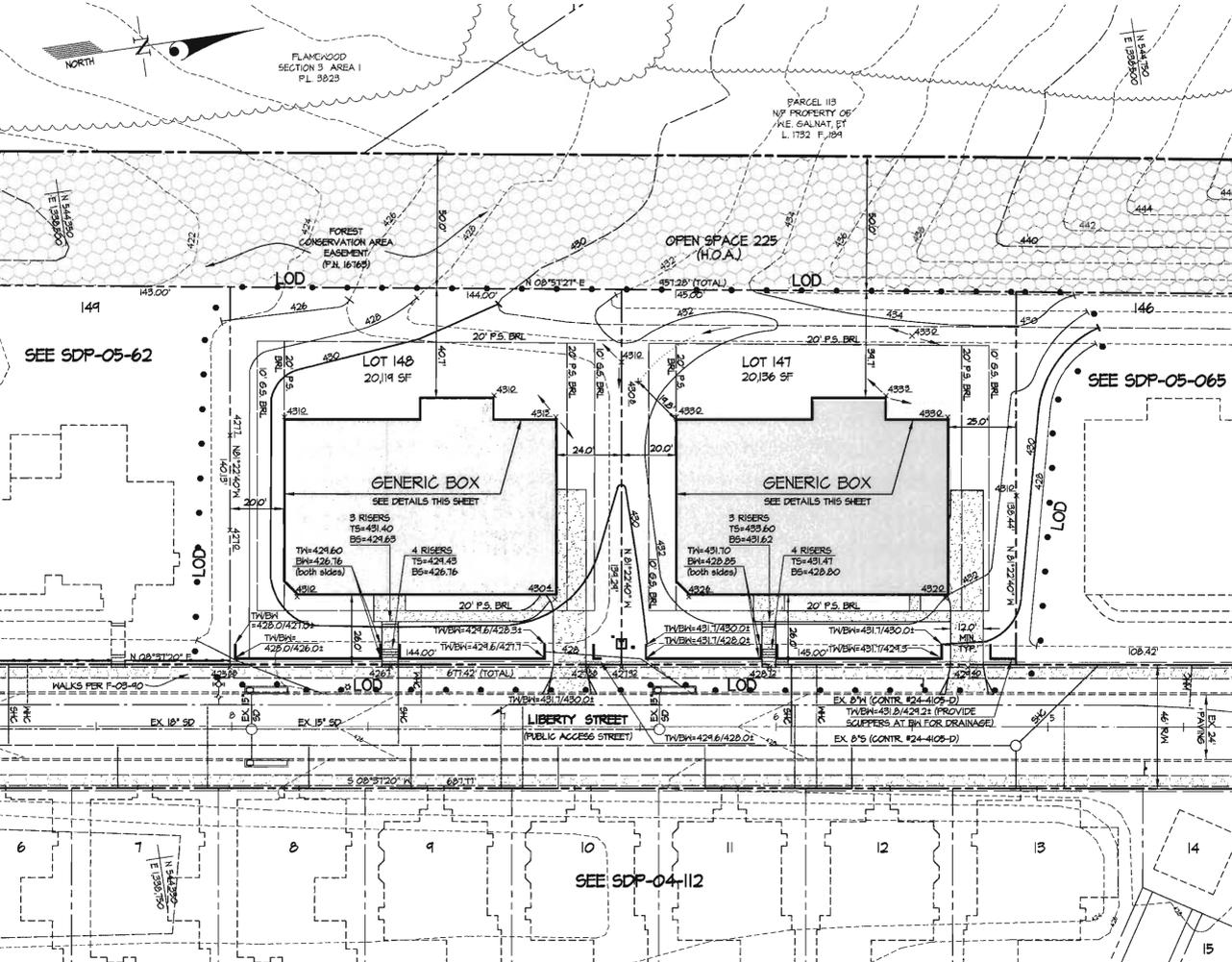
HOUSE ELEVATION CHART

LOT #	FEATURES	ESTATE MODEL					
		ASHTON II	EAGLE'S NEST	FOX RIDGE	RADCLIFF III	WESTPORT II	WESTPORT III
147	BASEMENT SLAB ELY. (BSE)	426.10					
	FINISH FLOOR ELY. (F.F.E.)	436.12					
	FRONT STOOP/PORCH ELY.	435.62					
	STEPS DN. TO GARAGE	5 RISERS					
	STEPS DOWN FROM STOOP	3 RISERS					
	GARAGE ELY. (AT REAR/BK)	433.34	432.41	433.34			
	GARAGE ELY. (AT FRONT LP)	432.41	432.60	432.41			
	#1 BLDG. CORNER FIN. GRADE	432.10					
	#2 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00	434.00
	#3 BLDG. CORNER FIN. GRADE	434.00					
#4 BLDG. CORNER FIN. GRADE	434.00						
#5 BLDG. CORNER FIN. GRADE	434.00						
#6 BLDG. CORNER FIN. GRADE	434.00	432.60	433.60	433.60	434.00	434.00	
#7 BLDG. CORNER FIN. GRADE	N/A	433.00	N/A	433.60	433.60	433.10	
#8 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.10	433.60	433.50	
#9 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.10	433.10	N/A	
#10 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.50	433.50	N/A	
148	BASEMENT SLAB ELY. (BSE)	423.68					
	FINISH FLOOR ELY. (F.F.E.)	434.00					
	FRONT STOOP/PORCH ELY.	433.50					
	STEPS DOWN TO GARAGE	5 RISERS					
	STEPS DOWN FROM STOOP	3 RISERS					
	GARAGE ELY. (AT REAR/BK)	431.51	431.00	431.51			
	GARAGE ELY. (AT FRONT LP)	431.00	430.63	431.00			
	#1 BLDG. CORNER FIN. GRADE	430.60	430.60				
	#2 BLDG. CORNER FIN. GRADE	431.90	431.90	431.00	431.90		
	#3 BLDG. CORNER FIN. GRADE	431.90	431.90				
#4 BLDG. CORNER FIN. GRADE	431.90	431.90					
#5 BLDG. CORNER FIN. GRADE	431.90	431.90					
#6 BLDG. CORNER FIN. GRADE	431.90	431.00	431.50	431.00	431.90	431.90	
#7 BLDG. CORNER FIN. GRADE	N/A	431.00	N/A	431.00	431.00	431.60	
#8 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	430.90	431.00	431.40	
#9 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	431.00	431.60	N/A	
#10 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	431.40	431.40	N/A	

SEWER HOUSE CONNECTION CHART

LOT	MINIMUM CELLAR ELEVATION	INVERT ELEVATION AT PROPERTY LINE
147	418.91'	417.50'
148	421.01'	415.11'

- NOTES:
- THE MINIMUM CELLAR ELEVATION SHOWN IS FOR A SHC SET AT A MINIMUM GRADE OF 28" FROM THE INVERT AT THE PROPERTY LINE TO THE SANITARY STACK IN THE HOUSE, BASED ON THE D.S.E. SHOWN. A SHC GRADE OF 3/8" MAX. FOR LOTS 147 & 148 CAN ALSO BE USED.
 - CLEANOUT FOR SHC OUTSIDE THE BUILDING SHALL BE PROVIDED BY THE PLUMBER IN ACCORDANCE WITH DPM DET. S-2.22.
 - ALL SHC ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 2/10/05
 Chief, Division of Planning and Development: *[Signature]* Date: 2/10/05
 Chief, Development Engineering Division: *[Signature]* Date: 2/14/05



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-380-1820 DC: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. OLIVE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 oth: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 147-148
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
20/JAN/05	41	2 OF 4

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) 318-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 HAZARD 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, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G). 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.
- SITE ANALYSIS:

TOTAL AREA OF SITE	: 0.242 AC. (LOT AREA)
AREA DISTURBED	: 1.061 AC.
AREA TO BE ROOFED OR PAVED	: 0.293 ACRES
AREA TO BE VEGETATIVELY STABILIZED	: 0.293 ACRES
TOTAL CUT	: 15001 CU. YDS.
TOTAL FILL	: 15001 CU. YDS.
OFF-SITE WASTE/BORROW AREA LOCATION	: NONE
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.
- 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 CONTROL, 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN WORKING DAY, WHICHEVER IS SHORTER.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED HERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (2.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (27 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF HELL 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 UNROTATED WOOD-CHIPS, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALL PER ACRE (9 GALLONS/100 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FT OR HIGHER, USE 340 GALL PER ACRE (9 GALLONS/100 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 50-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 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 80 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (25 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY, OPTION (1) 2 TONS PER ACRE OF HELL 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 HELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTATED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (9 GALLONS/100 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER, USE 340 GALLONS PER ACRE (9 GALLONS/100 SQ FT) FOR ANCHORING.

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MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTATED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (9 GALLONS/100 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER, USE 340 GALLONS PER ACRE (9 GALLONS/100 SQ FT) FOR ANCHORING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Leyle* 2/10/05
 Chief, Division of Land Development: *W. J. ...* 2/10/05
 Chief, Development Engineering Division: *W. J. ...* 2/4/05

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

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 SLOPE WHERE:

- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- THE SOIL MATERIAL IS 50 SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUOUS SUPPLY 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.

CONSTRUCTION AND MATERIAL SPECIFICATIONS:

- 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 SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN 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 9% BY VOLUME OF CHINDERS, 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, NUTSEDGE, 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 IF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 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 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- 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 STABILIZANTS OR CHEMICALS USED FOR WEED CONTROL. IF SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
 - 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 I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
 - 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, ALBERT 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 SOILS 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 MIDDY (CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETERMINAL TO PROPER GRADING AND SEEDING PREPARATION).
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND ORGANICAL 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 CONVAR 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 9.0. 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 4 LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

SEDIMENT CONTROL LEGEND

--- 600 --- EXISTING CONTOUR
 600 --- PROPOSED CONTOUR
 +584.00' EXISTING SPOT ELEV.
 -584.00' +584.00' PROPOSED SPOT ELEV. (HP+HIGH PT)
 • LOD • LIMIT OF GRADING DISTURBANCE
 [8CE] STABILIZED CONSTRUCTION ENTRANCE
 --- SF --- SILT FENCE
 --- SSF --- SUPER SILT FENCE

SEQUENCE OF CONSTRUCTION

- APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (A/G/P).
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
- CONSTRUCT HOUSES, DRIVEWAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
- AS EACH LOT IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD.
- ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING).
- OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

BUILDER'S CERTIFICATE

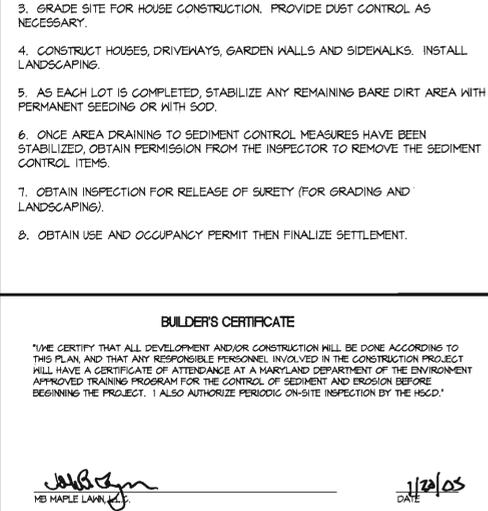
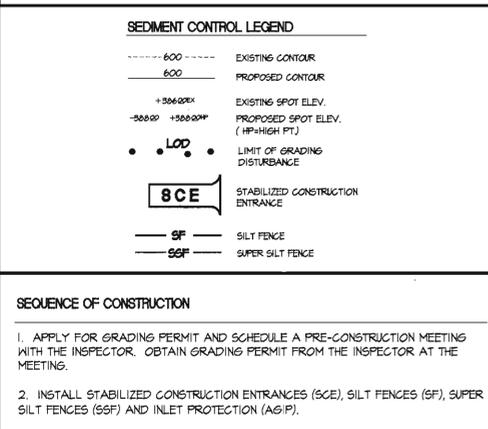
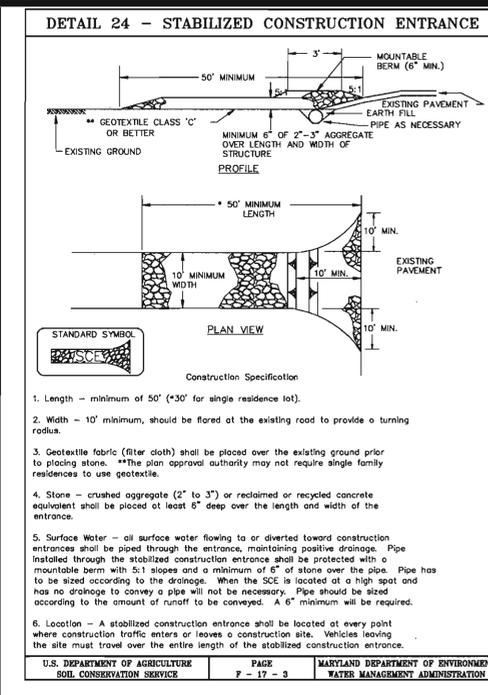
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND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

John R. Robinson 2/10/05
 MB MAPLE LAWN L.L.C.

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."

John R. Robinson 2/10/05
 DATE



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 off-site damage, health hazards, and improve traffic safety.

CONDITIONS WHERE PRACTICE APPLIES: This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

TEMPORARY METHODS:

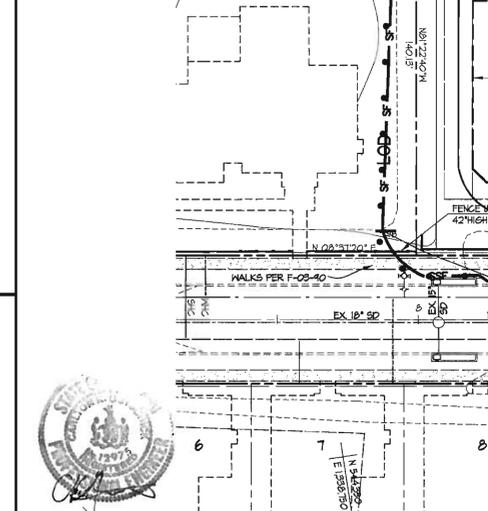
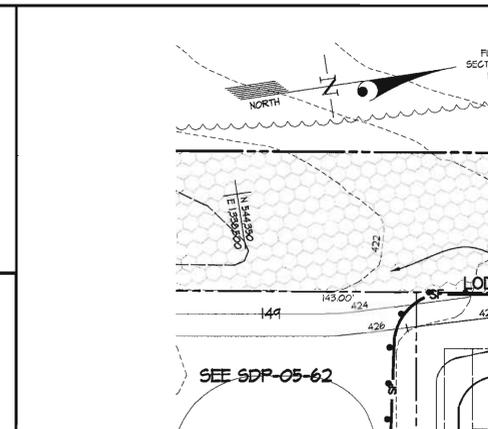
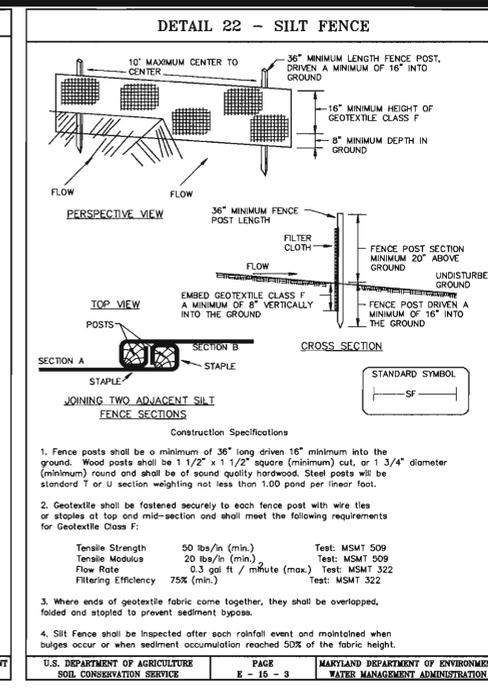
- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Beigh blowing on windward side of site. Chain-link pipe spaced about 12' apart, spring-toothed harrow, and similar pipes 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, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals of about ten times their height are effective in controlling soil blowing. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

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 in place.
- Topsoiling - Covering with less erodible soil material. See standards for top soil.
- Stone - Cover surface with crushed stone or gravel.

REFERENCES:

- Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 364, How to Control Wind Erosion, USDA, ARS.



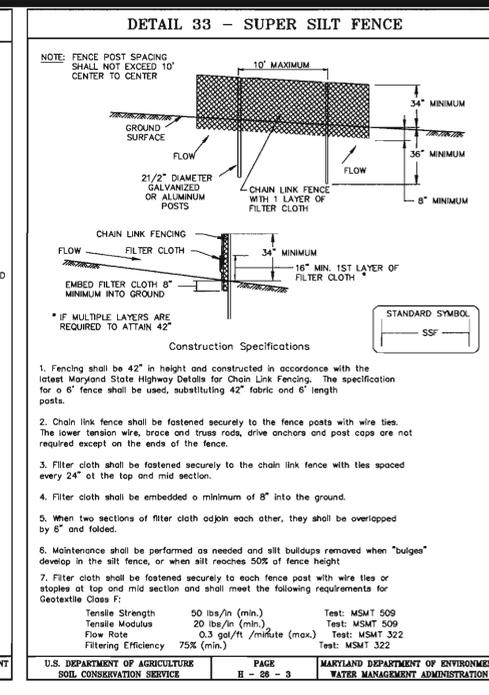
SEDIMENT AND EROSION CONTROL PLAN

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 147-148
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE: 1"=30'
 ZONING: MXD-3
 G. L. W. FILE No. 03014

DATE: 20/JAN/05
 TAX MAP - GRID: 41
 SHEET: 3 OF 4

HOWARD COUNTY, MARYLAND



SEQUENCE OF CONSTRUCTION

- APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (A/G/P).
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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. Robinson 2/10/05
 MB MAPLE LAWN L.L.C.

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John R. Robinson 2/10/05
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Leyle* 2/10/05
 Chief, Division of Land Development: *W. J. ...* 2/10/05
 Chief, Development Engineering Division: *W. J. ...* 2/4/05

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

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

John R. Robinson 2/10/05
 HOWARD SOCD

"I 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. Robinson 2/10/05
 DATE

PREPARED FOR: BUILDER/LOT OWNER: MB MAPLE LAWN L.L.C. 1886 L. GIDE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 x 2101 atn.: JOHN CORGAN

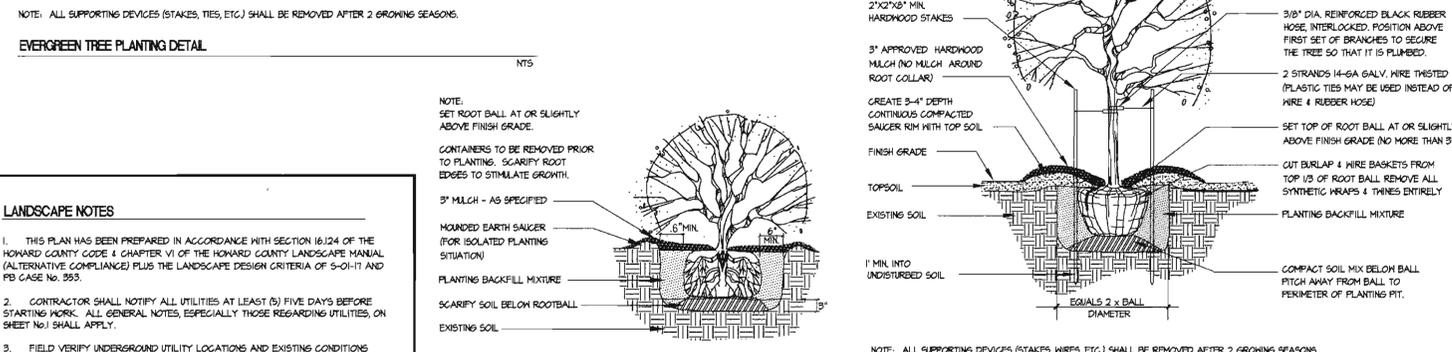
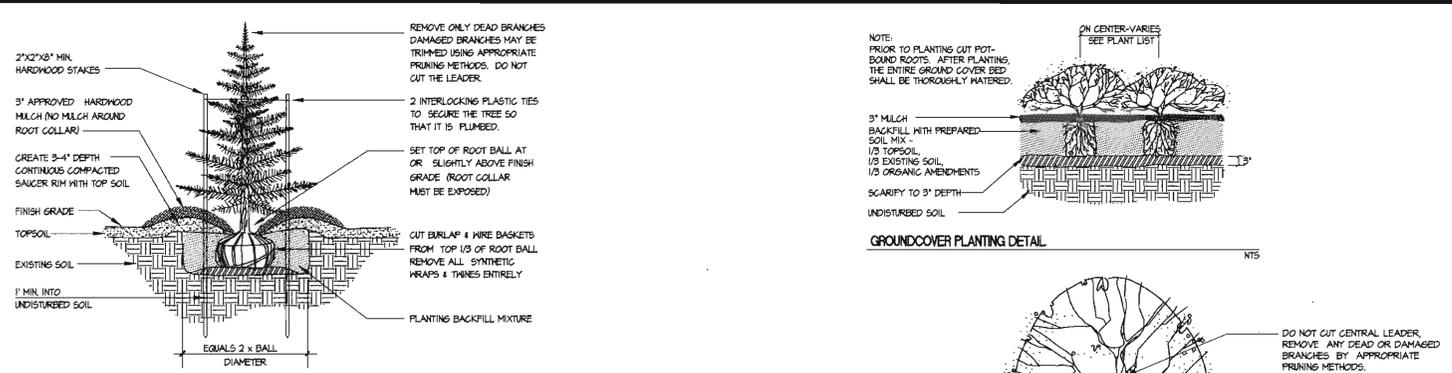
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 G. L. W. FILE No. 03014

DATE: 20/JAN/05
 TAX MAP - GRID: 41
 SHEET: 3 OF 4

HOWARD COUNTY, MARYLAND



LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE 4 CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-01-11 AND FB CASE NO. 353.

2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.

3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.

4. PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.

5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.

6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.

7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 3).

8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.

9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDED HARDWOOD MULCH PER THE PLANTING DETAILS.

10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

11. "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$1,020.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

8 SHADE TREES (EQV.) AT \$300/TREE = \$2,400.00
154 SHRUBS AT \$30/SHRUB = \$4,620.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2390. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS:			REQUIRED SIDE & REAR YARD PLANTINGS:			PLANTINGS PROVIDED			COMMENTS
	TYPE	NO.	LOT WIDTH	BLDG. LENGTHS (S/R)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)		
ESTATE	147	145	37	160' (SEE COMMENT D)	40	1	OVER 11	5 ORN. + 2 EVS. FOR 3 SHD. TREES	ABC	
	148	144	37	160' (SEE COMMENT D)	40	2	OVER 11	5 ORN. FOR 2 SHD. TREES	ABC	

COMMENTS:
(A) SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS; 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREES; AND 4 SQUARE FEET OF GROUND COVER OR PERENNIALS = 1 SHRUB.
(B) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
(C) PLANT QUANTITY PROVIDED ABOVE THE MINIMUM REQUIRED ARE OPTIONAL.
(D) THE HOUSE MODEL THAT PRODUCED THE LONGEST BUILDING LENGTHS (THE EAGLE'S NEST, 64'x13'x160') IS ANALYZED.

LANDSCAPE SURETY PER LOT

BUILDER	LOT No.	PLANT QUANTITY	SURETY AMOUNT
MB MAPLE LAWN, L.L.C.	147	4 EQV. TT	\$3510.00
	148	4 EQV. TT	\$3510.00
TOTAL FOR MB MAPLE LAWN, L.L.C.	8 EQV.	154	\$1,020.00

BUILDER'S 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 HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

MB MAPLE LAWN, L.L.C. 1/24/05 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] 2/11/05 Date

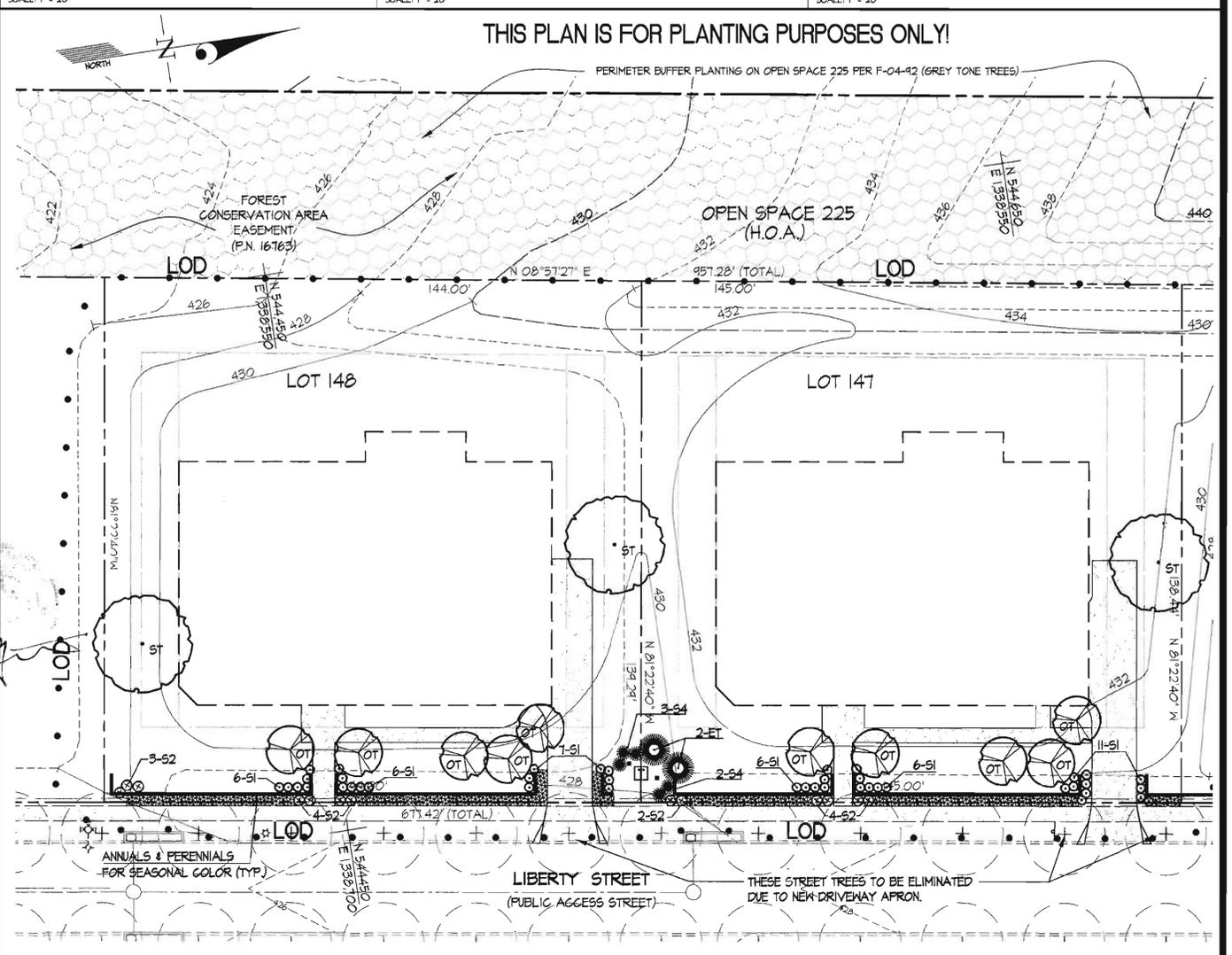
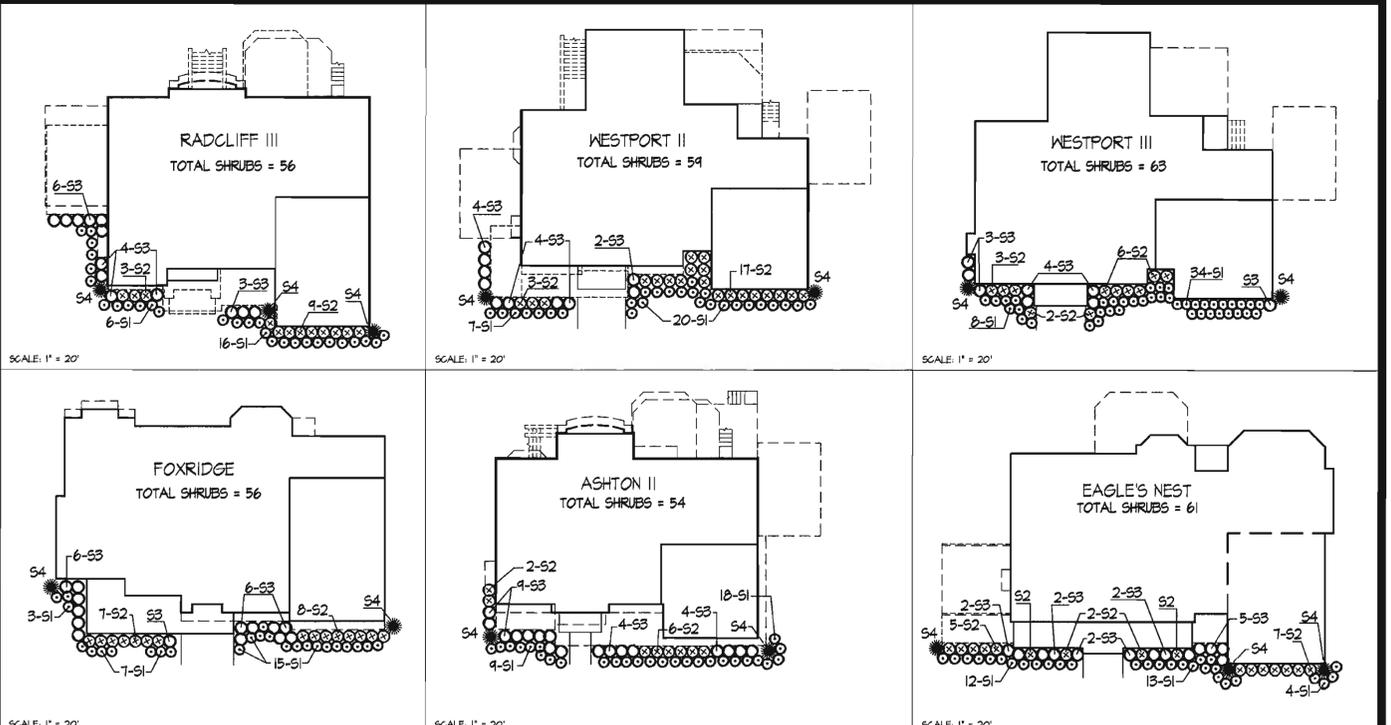
Chief, Division of Land Development: [Signature] 2/16/05 Date

Chief, Development Engineering Division: [Signature] 2/14/05 Date

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	3	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12' MIN. HT.	ACER RUBRUM (OCTOBER GLORY) / OCTOBER GLORY RED MAPLE ACER RUBRUM (RED SUNSET) / RED SUNSET RED MAPLE ACER SACHARUM (GREEN MOUNTAIN / GREEN MOUNTAIN SUGAR MAPLE QUERCUS PHellos / HELLOW OAK QUERCUS RUBRA / NORTHERN RED OAK TILIA CORDATA (GREENSPIRE) / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA (GREEN VASE) / GREEN VASE ZELKOVA ZELKOVA SERRATA (VILLAGE GREEN) / VILLAGE GREEN ZELKOVA	ALL B4B
OT	10	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10' HT.	AMELANCHER CANADENSIS / SHADBLOW SERVICEBERRY FRATAXUS VIRIDIS (WINTER KING) / WINTER KING HAWTHORNE CORNUS CANADENSIS / EASTERN REDDOG CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA (RUBRA) / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUKER MAGNOLIA	ALL B4B. SERVICEBERRY SHALL BE TREE FORM
ET	2	ALL EVERGREEN TREES SHALL BE 6'-8" HT.	CUPRESSOCYPARIS LEYLANDI / LEYLAND CYPRESS ILEX ATTEMATA (POSTER) / POSTER HOLLY ILEX OPACA / AMERICAN HOLLY PICEA OMORICA / SERBIAN SPRUCE PICEA PARSONSII / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINE	ALL B4B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
SHRUBS	* SEE PLAN	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMIERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS (TOM THUMB) / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUG' JUNIPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
S2	* SEE PLAN	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAHARE VALLEY WHITE', 'HERSHEY RED', 'HIND CRIMSON' BERBERIS THUNBERGII / ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PIGMY BARBERRY DELTZIA GRACILIS / SLENDER DELTZIA ILEX CORDATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF HICKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA (SNOWMOUND) / SNOWMOUND SPIREA	ALL CONTAINERIZED
S3	* SEE PLAN	ALL 24" - 30" SPREAD / 25' - 3' HT.	BIONYMUS ALATIS (COMPACTA) / DWARF NINGED BIONYMUS BIONYMUS KUATSCHEVICHUS / MANHATTAN / MANHATTAN BIONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SULTANA' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEAM, ROSEAM ELEGANS) RHODODENDRON P. (M) P. (M) RHODODENDRON TAXUS GISPARDATA NANA / DWARF JAPANESE YEW VIBURNUM CALLES / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
S4	* SEE PLAN	ALL 3' - 4' HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' / 'SPARKLEBERRY') JANQUETIA SPINDERSII / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW TILIA OCCIDENTALIS EMERALD GREEN / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

* THE SHRUB QUANTITY VARIES WITH A PARTICULAR HOUSE MODEL. FOR THE SUM OF A SPECIFIC SHRUB TYPE, SEE THE FOUNDATION PLANTING PLAN AND THE LOT PLANTING PLAN.



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

DATE	REVISION	BY	APP'R.

PREPARED FOR:
BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1686 E. QUIG DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-5511 x 2101
o/n: JOHN CORDAN

LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 147-148
(SPD RESIDENTIAL USE)
PLAT No. 16759-16768

ELECTION DISTRICT No. 5

SCALE: 1" = 20'
DATE: 20/JAN/05

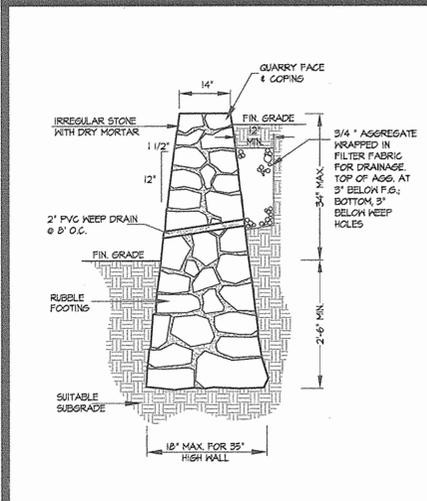
ZONING: MXD-3
TAX MAP - GRID: 41

G. L. W. FILE No.: 03014
SHEET: 4 OF 4

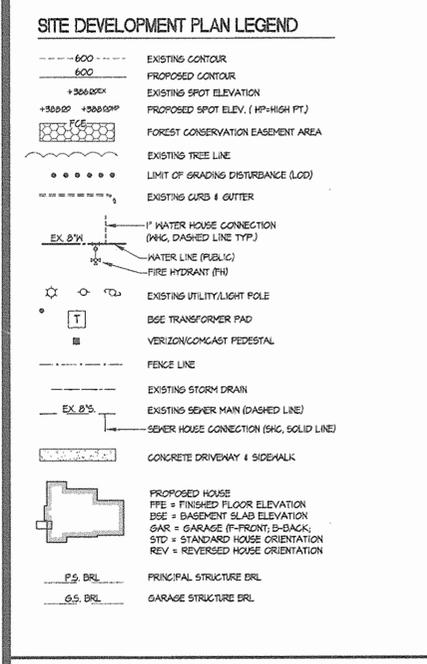
HOWARD COUNTY, MARYLAND

SDP-05-066

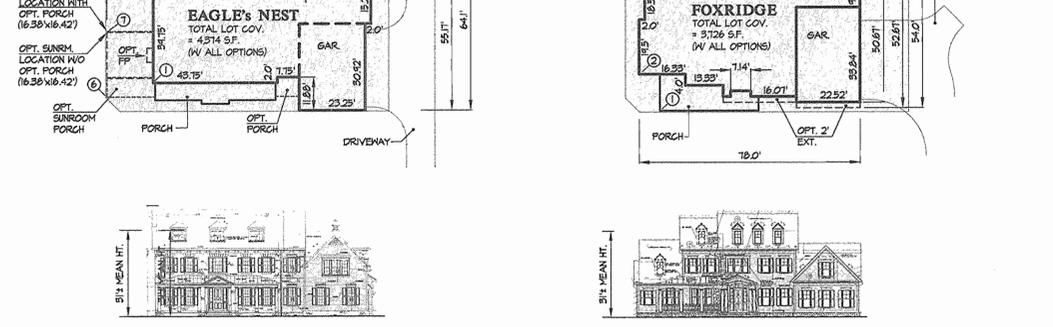
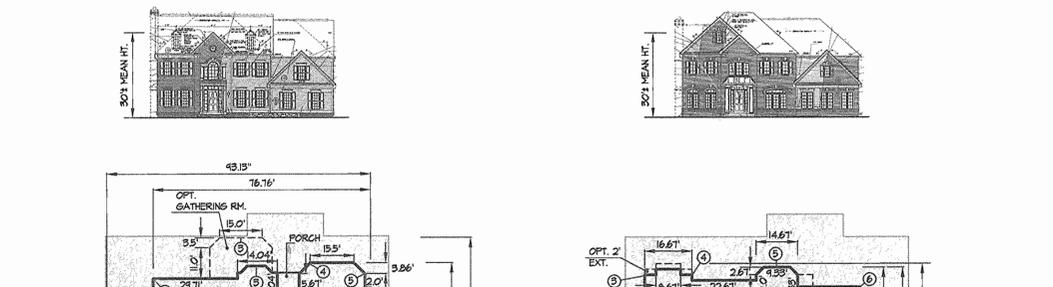
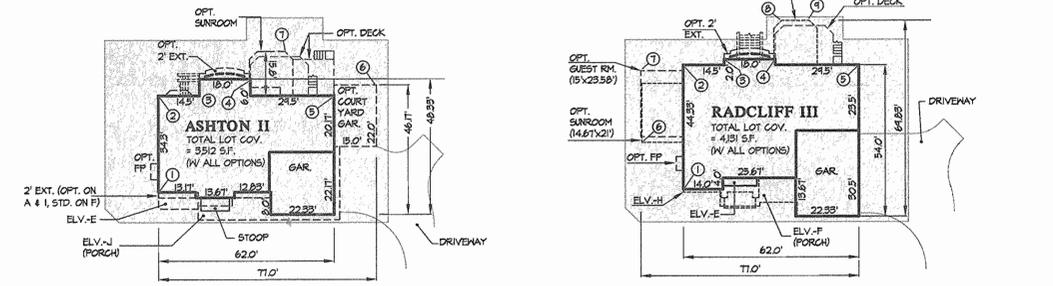
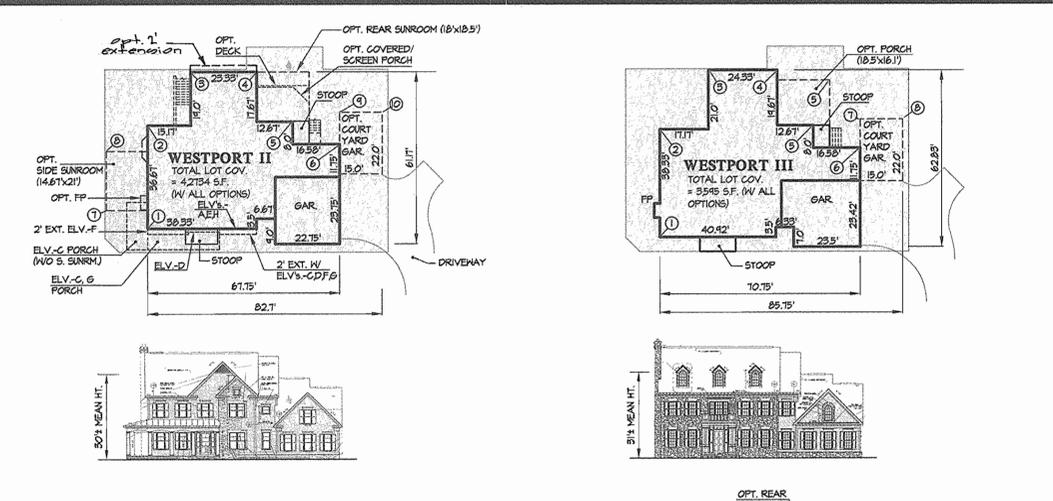
SDP-05-066



STONE RETAINING WALL NO SCALE

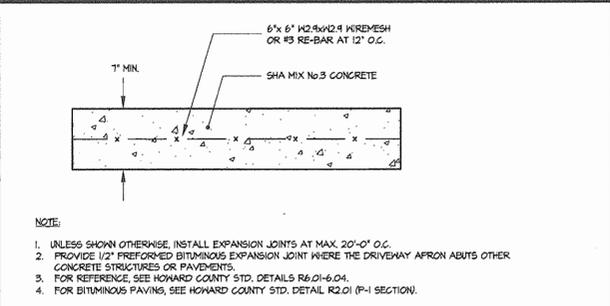


- NOTES:**
- ANY FENCE/GARDEN WALLS ALONG THE RM SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - ALL W/C'S TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - SEE THE CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ANY GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1418 FOLIO 282 THROUGH 366).
 - ANY BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - DRIVEWAY APRONS ON LIBERTY STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPM DET. R-6.01. ALSO SEE GENERAL NOTE IT ON SHEET 1 FOR OTHER REQUIREMENTS (IF APPLICABLE) REGARDING DRIVEWAYS.
 - THE LEAD WALK & DRIVEWAY MAY SHIFT SLIGHTLY BASED ON THE ACTUAL HOUSE TYPE SELECTION.

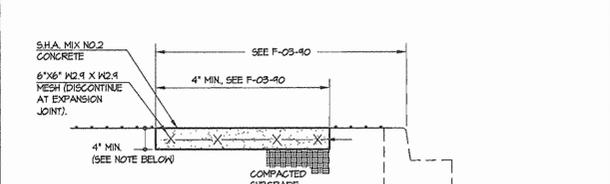


ESTATE HOMES by MB MAPLE LAWN L.L.C. SCALE: 1"=30'

LOT No.	GROSS AREA	MAX. LOT COVERAGE AREA
147	20,336 SF.	10,068 SF. (50%)
148	20,114 SF.	10,060 SF. (50%)



CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



SIDEWALK PAVEMENT SECTION NO SCALE

HOUSE ELEVATION CHART

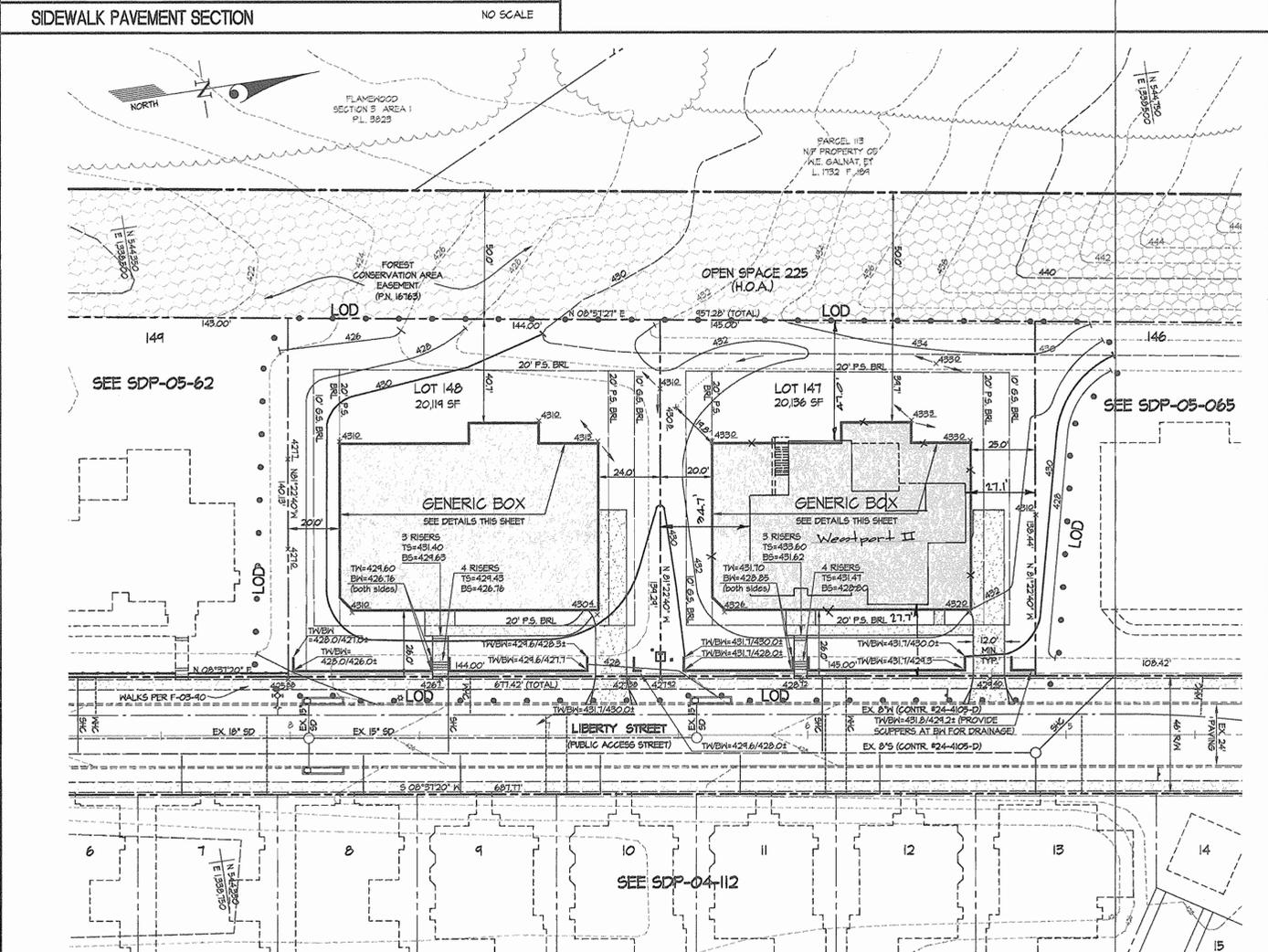
LOT #	FEATURES	ESTATE MODEL					
		ASHTON II	EAGLE'S NEST	FOX RIDGE	RADCLIFF III	WESTPORT II	WESTPORT III
147	BASEMENT SLAB ELY. (BSE)	426.10					
	FINISH FLOOR ELY. (FFE)	436.12					
	FRONT STOOP/PORCH ELY.	439.62					
	STEPS TO GARAGE	3 RISERS					
	STEPS DOWN FROM STOOP	5 RISERS					
	GARAGE ELY. (AT REAR/BACK)	433.54	432.91	433.94			
	GARAGE ELY. (AT FRONT LIP)	432.91	432.60	432.91			
	#1 BLDG. CORNER FIN. GRADE	432.10					
	#3 BLDG. CORNER FIN. GRADE	434.00	434.00	435.00	434.00	434.00	434.00
	#4 BLDG. CORNER FIN. GRADE	434.00					
148	BASEMENT SLAB ELY. (BSE)	423.98					
	FINISH FLOOR ELY. (FFE)	434.00					
	FRONT STOOP/PORCH ELY.	433.50					
	STEPS DOWN TO GARAGE	3 RISERS					
	STEPS DOWN FROM STOOP	5 RISERS					
	GARAGE ELY. (AT REAR/BACK)	431.91	431.00	431.91			
	GARAGE ELY. (AT FRONT LIP)	431.00	430.69	431.00			
	#1 BLDG. CORNER FIN. GRADE	430.60	430.60				
	#2 BLDG. CORNER FIN. GRADE	431.90	431.90	431.00	431.90		
	#3 BLDG. CORNER FIN. GRADE	431.90					

SEWER HOUSE CONNECTION CHART

LOT	MINIMUM CELLAR ELEVATION	INVERT ELEVATION AT PROPERTY LINE
147	418.8"	417.50
148	421.0"	415.71

NOTES:

- THE MINIMUM CELLAR ELEVATION SHOWN IS FOR A SHG SET AT A MINIMUM GRADE OF 2% FROM THE INVERT AT THE PROPERTY LINE TO THE SANITARY STACK IN THE HOUSE BASED ON THE B.S.E. SHOWN. A SHG GRADE OF 5% MAX FOR LOTS 147 & 148 CAN ALSO BE USED.
- CLEANOUT FOR SHG OUTSIDE THE BUILDING SHALL BE PROVIDED BY THE PLUMBER IN ACCORDANCE WITH DPM DET. 5-2.22.
- ALL SHG ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 2/10/05

Chief, Division of Land Development: *[Signature]* Date: 2/10/05

Chief, Development Engineering Division: *[Signature]* Date: 2/14/05

PREPARED FOR: MB MAPLE LAWN L.L.C.

1686 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20850

PH: (301) 762-9511 x 2101

OTR: JOHN CORGAN

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

MIDTOWN DISTRICT - AREA 2: LOT Nos. 147-148

(SFD RESIDENTIAL USE)

PLAT No. 16759-16768

SCALE: 1"=30'

ZONING: MXD-3

G. L. W. FILE No. 03014

DATE: 20/JAN/05

TAX MAP: 41

GRID: SHEET 2 OF 4

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND