

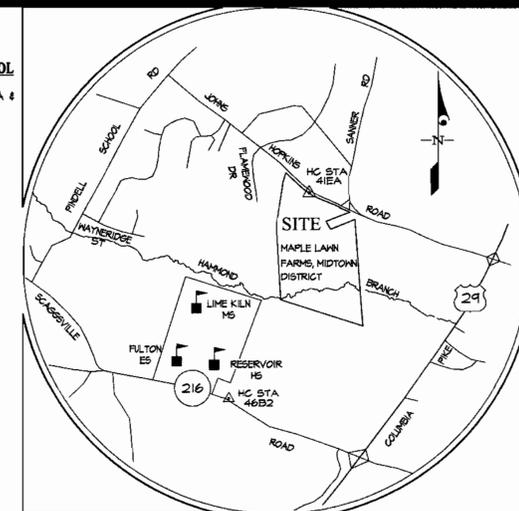
**GENERAL NOTES**

- 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) 318-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&E UTILITY" AT 1-800-251-TITI 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: 41  
ELECTION DISTRICT: 5  
ZONING: MXD-3 PER ZB-99M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO  
AREA OF BUILDABLE LOTS (Nos. 162-168, 180-186 AND 193-205) FOR THIS SITE DEVELOPMENT PLAN: 1.551 ACRES  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. S-01-11, ZB-99M, PB-253, NP-01-11, NP-03-02, P-03-01, F-03-10, F-04-01, F-04-42, SDP-04-82(1/2)(2) (MIDTOWN AREA-1 SDP), SDP-05-62, SDP-05-65, SDP-05-66
- 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 RADIIALLY 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 (WQ) AND QUANTITY (QV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-03-10 ON OPEN SPACE LOT 221. THE RECHARGE REQUIREMENT (REQ) FOR THE PROPOSED DEVELOPMENT IS BEING SATISFIED BY THE UNDERGROUND FACILITY CONSTRUCTED UNDER F-03-10 ON OPEN SPACE LOT 25. THE FOND 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 NOS. 24-4105-D AND 24-4113-D). WATER METERS ARE LOCATED INSIDE THE SFA 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. 162-168, 180-186 AND 193-205) 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 16.12000 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-03-10 AND F-04-12. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-04-12.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 5 & 6) TO SATISFY S-01-T 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 SHEETS 5 & 6.
- 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(1/4" SERVING MORE THAN ONE RESIDENCE)  
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AN GHP COATING (1-1/2" MIN)  
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.  
D. STRUCTURES (GULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (AGS LOADING)  
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.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY.
- BAY WINDOWS, HINDON HELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS 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.1) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-T APPROVAL PRIOR TO [1-15-01], 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 RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED.

# MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

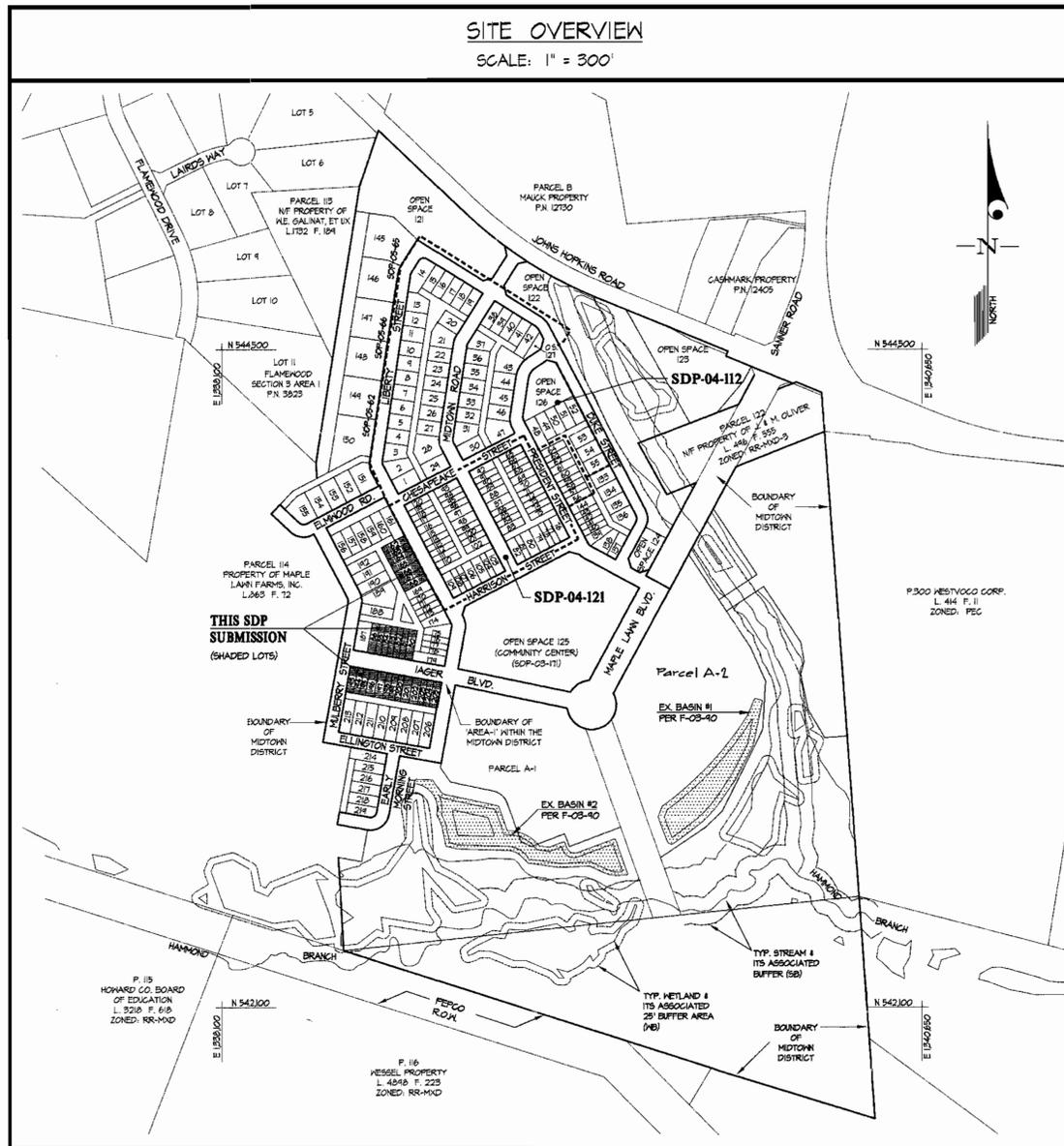
## MIDTOWN DISTRICT -- AREA 2 LOTS 162-168, 180-186 and 193-205 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**HOWARD COUNTY CONTROL**  
NAD83 HORIZONTAL DATA &  
NVD83 VERTICAL DATA  
41EA N 5448205.809  
E 1534217.444  
ELV.=407.093  
46B2 N 5399817.1271  
E 1531218.484  
ELV.=414.671



**VICINITY MAP**  
SCALE: 1" = 2000'

**SITE OVERVIEW**  
SCALE: 1" = 300'



**OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS**

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (25% 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	51.98	12.99	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-10	51.45	12.86	15.75 (42.1)	1.31	3.55 (11.0%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-12	58.50	14.63	22.85 (38.9)	2.06	
<b>TOTAL</b>		162.21	40.48	59.75 (40.3)	5.19	3.55 (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-99M
  - PROPOSED USE OF SITE: 27 SFA RESIDENTIAL DWELLINGS
  - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR.#24-4105-D AND #24-4113-D)
  - PARKING REQUIRED PER 566.333(D.2): 2 SPACES/UNIT x 27 = 54 SPACES
  - PARKING PROVIDED: 54 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE. SEE NOTE 2) ABOVE REGARDING PARKING).
  - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-03-10 & F-04-12 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 61470 SF OR 1.551 AC.
  - AREA OF THIS PLAN SUBMISSION: 1.551 ACRES
  - AREA OF DISTURBANCE BY THIS SDP: 1.981 ACRES
- LOT DESIGNATION
 

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
TOWNHOUSE	162-168, 180-186 AND 193-205	N/A	N/A	50' (MEAN HT.)
- STRUCTURE SETBACKS PER S-01-T AND PLAT 16160
 

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOUSE	NONE	NONE	20' TO PRINCIPAL STRUCTURE. 5' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

  - 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 5'. 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 R.O.W.) SHALL BE 30' APART.
  - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 12B.1) 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 MANORS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
    - STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
    - GARDEN WALLS, FENCES, TREES, 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.

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN
- DETAILS, NOTES & SCHEDULES

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
162	11380 LIBERTY STREET	183	11425 IAGER BOULEVARD
163	11382	184	11423
164	11384	185	11421
165	11386	186	11419
166	11388	187	11417
167	11390	188	11415
168	11392	189	11413
		200	11411
180	11410 IAGER BOULEVARD	201	11409
181	11412	202	11407
182	11414	203	11405
183	11416	204	11403
184	11418	205	11401
185	11420		
186	11422		

WATER CODE:	SEWER CODE:
E21	7645000

DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS	CENSUS TRACT
MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2	MIDTOWN/AREA-2	162-168, 180-186 AND 193-205	605.02

PLAT	ZONE	TAX MAP	GRID	BLOCK	ELEC. DIST.
16154-16160	MXD-3	41	1516, 21 & 22	15	5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *March 10, 2005*  
 Chief, Division of Land Development: *6/16/05*  
 Chief, Development Engineering Division: *6/16/05*

**APPROVED**  
 PLANNING & ZONING  
 DEPT. OF HOWARD COUNTY

DATE: 5-11-05

**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: 301-988-2524 FAX: 301-421-4186

...02001\03013\SDP-Area2-sfa.csw.dwg DES. mbt DRN. klp CHK.

DATE	REVISION	BY	APP'R.

**PREPARED FOR:**

BUILDER/LOT OWNER:  
 MILLER AND SMITH OF MAPLE LAWN, L.L.C.  
 8401 GREENSBORO DRIVE, SUITE 300  
 MCLEAN, VIRGINIA 22102  
 PH: 703-821-2500 x 236  
 attn: COLLEEN DWELLEY

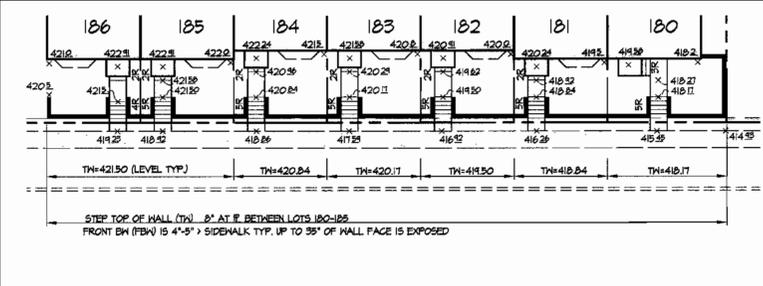
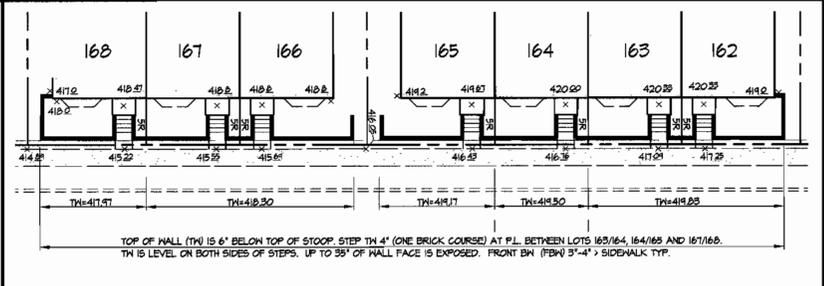
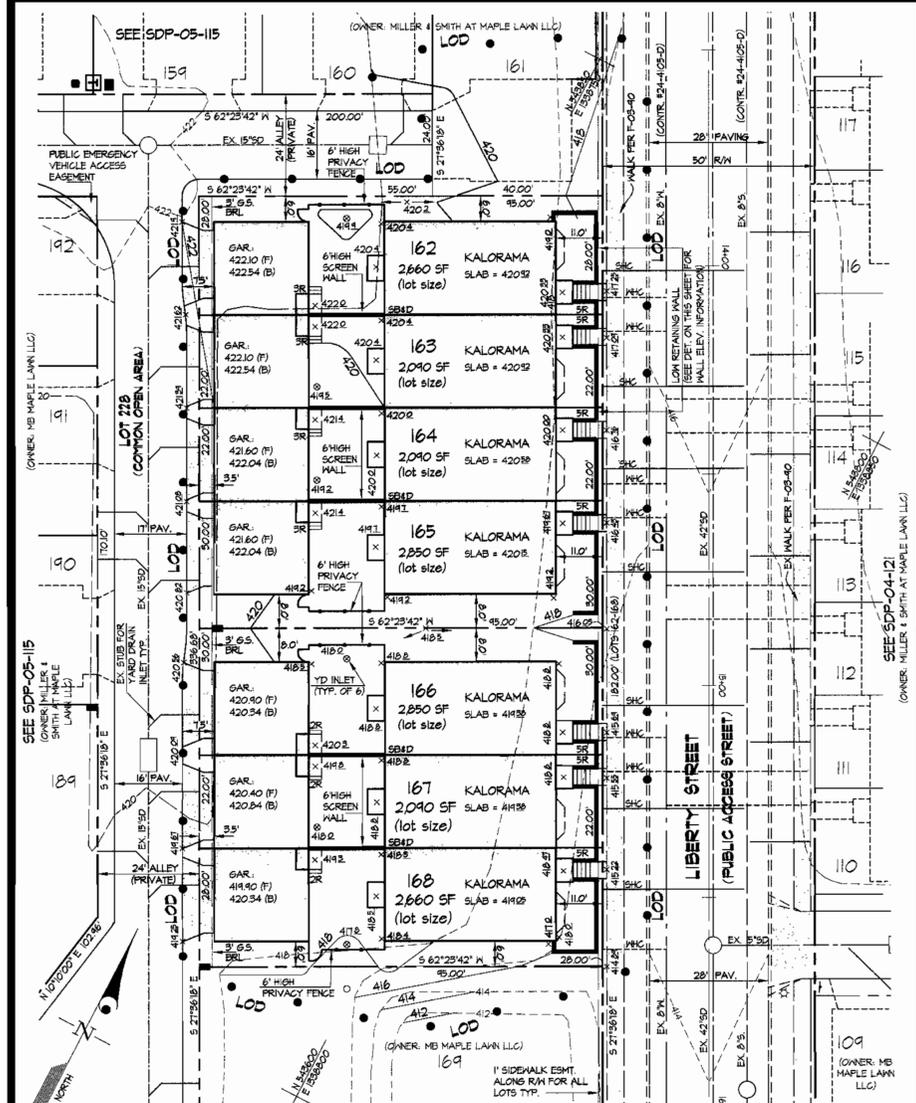
**COVER SHEET**

**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 162-168, 180-186 and 193-205  
 (SFA RESIDENTIAL USE)  
 PLAT No. 16159-16168

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
11/May/05	41	1 OF 6

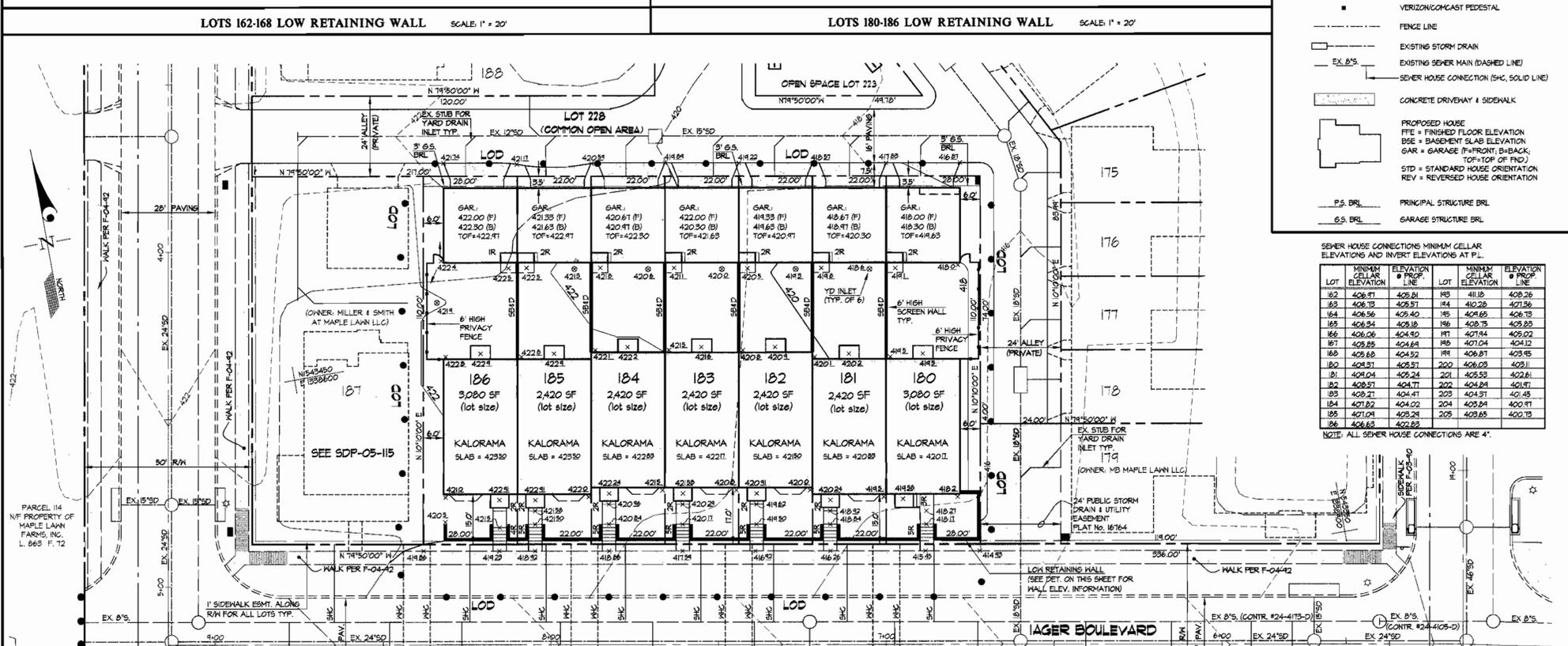
HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5



### SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- + 45.0 EXISTING SPOT ELEVATION
- + 45.0 PROPOSED SPOT ELEVATION (HP=HIGH PT)
- LOD LIMIT OF GRADING DISTURBANCE (LOD)
- EXISTING CURB & GUTTER
- EX. 8" WATER HOUSE CONNECTION (HVC, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT (FH)
- EXISTING UTILITY LIGHT POLE
- ESE TRANSFORMER PAD
- VERIZON/COMCAST PEDESTAL
- FENCE LINE
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SVC, SOLID LINE)
- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED HOUSE FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT SLAB ELEVATION
- GAR = GARAGE (IF FRONT, BACK, TOP-TOF OF FIN.)
- STD = STANDARD HOUSE ORIENTATION
- REV = REVERSED HOUSE ORIENTATION
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL



### SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATIONS AT P.L.

LOT	MINIMUM CELLAR ELEVATION	MINIMUM INVERT ELEVATION
162	408.21	408.21
163	408.21	408.21
164	408.21	408.21
165	408.21	408.21
166	408.21	408.21
167	408.21	408.21
168	408.21	408.21
169	408.21	408.21
170	408.21	408.21
171	408.21	408.21
172	408.21	408.21
173	408.21	408.21
174	408.21	408.21
175	408.21	408.21
176	408.21	408.21
177	408.21	408.21
178	408.21	408.21
179	408.21	408.21
180	408.21	408.21
181	408.21	408.21
182	408.21	408.21
183	408.21	408.21
184	408.21	408.21
185	408.21	408.21
186	408.21	408.21

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

### INVERT ELEVATIONS FOR YARD DRAIN STUBS & ALLEY P.L.

LOT	ELEVATION UPPER LOWER	LOT	ELEVATION UPPER LOWER
162	416.74	165	410.64
163	416.34	166	410.04
164	416.09	167	408.21
165	415.55	168	408.21
166	415.01	169	408.21
167	414.75		
168	414.33		
169	413.80		
170	413.23		
171	412.72		
172	412.14		
173	411.41		
174	410.64		
175	409.81		
176	408.98		
177	408.15		
178	407.32		
179	406.49		
180	405.66		
181	404.83		
182	403.99		
183	403.16		
184	402.33		
185	401.50		
186	400.67		

- ### NOTES
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
  - BRICK PAV. ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
  - ALL INH'S TO THE SUBJECT LOTS OF THIS SOP ARE 1' PER CONTRACT #24-4105-D AND #24-4175-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
  - SEE THE CHART ON THIS SHEET FOR SMC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
  - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 5 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS RECORDED AT LIBERTY 148-10-10-2 (2ND THROUGH 3RD).
  - ALL BUILDING WALLS WITHIN 10' OF A DBC TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
  - ALL YARD DRAIN INLETS ARE 12" NYLON/PLASTIC IN-LINE DRAIN MODEL NO. 27124S (SN OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS #12 (HOPE TYPE S) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (3/8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 12" MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.

APPROVED PLANNING BOARD OF HOWARD COUNTY

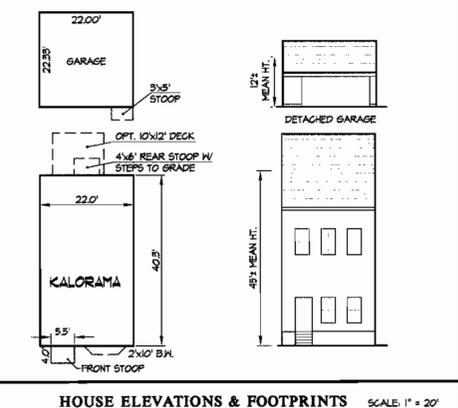
DATE: 5/10/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *James DeLoach* 6/6/05

Chief, Division of Land Development: *Wendy Henthorn* 6/6/05

Chief, Development Engineering Division: *MK* Date: 6/3/05



GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20886

TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

BUILDER/LOT OWNER: MILLER & SMITH OF MAPLE LAWN, L.L.C.

8401 GREENSBORO DRIVE, SUITE 300

MCLEAN, VIRGINIA 22102

PH: 703-821-2500 x 236

ctn: COLLEEN DWELLEY

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

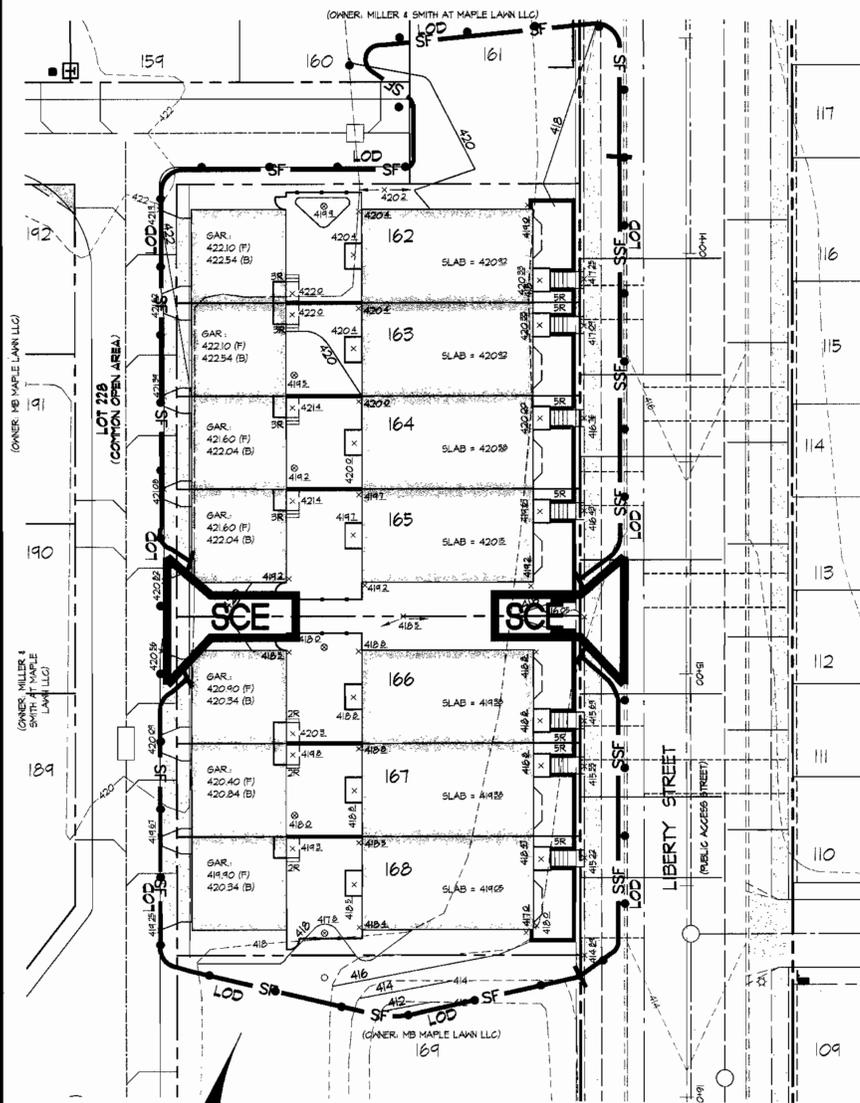
MIDTOWN DISTRICT - AREA 2: LOT NOS. 162-168, 180-186 AND 193-205

(SFA RESIDENTIAL USE)

PLAT NO. 16759-16768

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
11/May/05	41	2 OF 6



NOTES:  
 1). TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN PER F-03-40 (SEE SHEET #1).  
 2). IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-03-40 AND F-04-42.

**SEDIMENT CONTROL LEGEND**

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
+	EXISTING SPOT ELEV.
+	PROPOSED SPOT ELEV. (HP-HIGH PT)
○	LOD
○	LIMIT OF GRADING DISTURBANCE
—	SILT FENCE
—	SUPER SILT FENCE
☐	SCE
☐	STABILIZED CONSTRUCTION ENTRANCE

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE: 5-10-05  
 K

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Parish de la Cruz* 6/6/05  
 Chief, Division of Land Development: *David Hearn* 6/6/05  
 Chief, Development Engineering Division: *MK* 6/6/05

**THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!**

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-989-1920 DC/VK: 301-989-2524 FAX: 301-421-4186

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**BUILDER'S CERTIFICATE**

"I HEREBY 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."

*Colleen Dweley*  
 MILLER and SMITH at MAPLE LAWN, LLC

5-10-05  
 DATE

**ENGINEER'S CERTIFICATE**

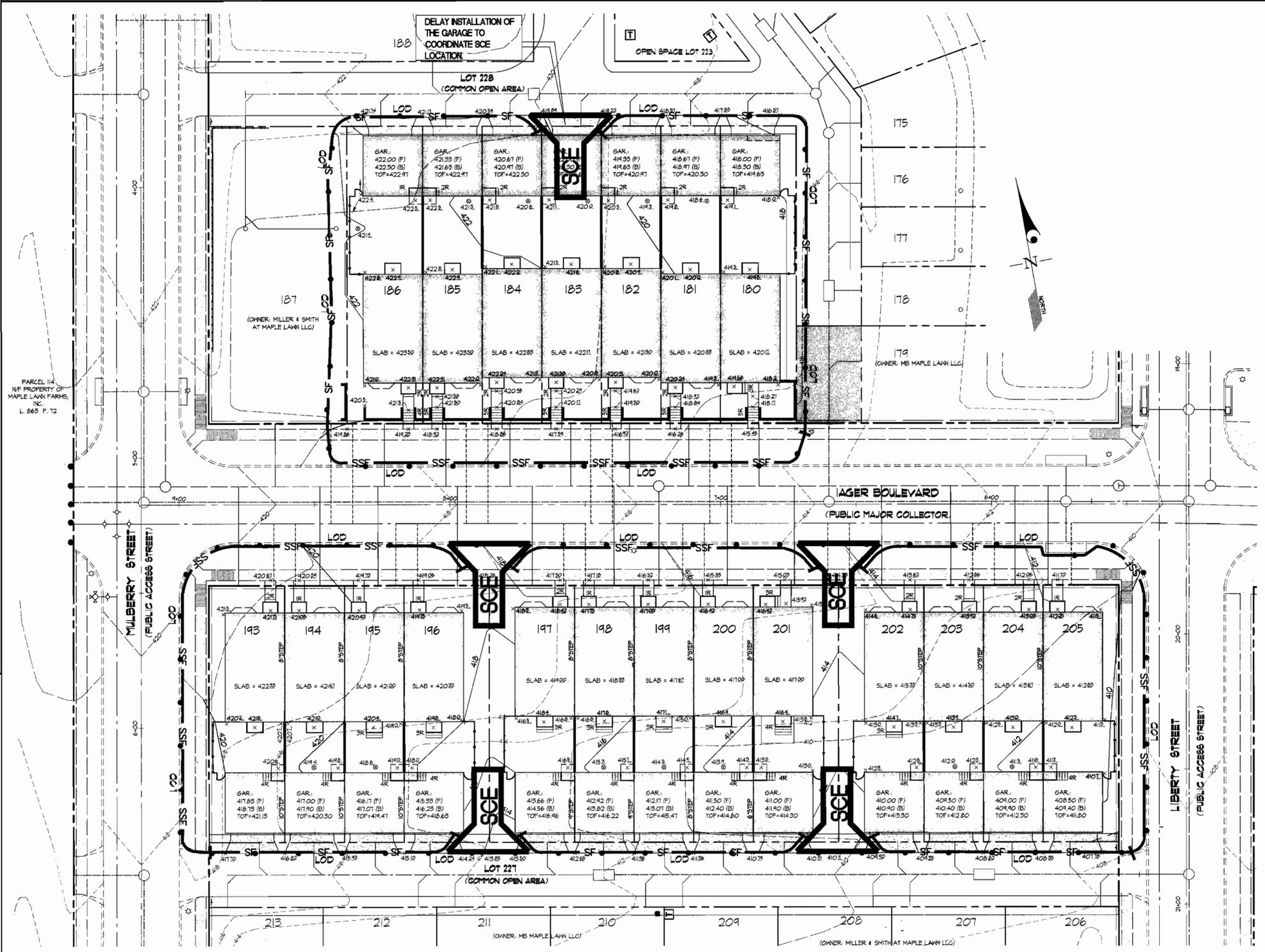
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

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

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

*John K. Little*  
 HOWARD S.C.D.  
 DATE: 5/12/05

*Jim Meyer*  
 NATURAL RESOURCES CONSERVATION SERVICE  
 DATE: 5/24/05



DATE	REVISION	BY	APPR.

PREPARED FOR:  
 BUILDER/LOT OWNER:  
 MILLER and SMITH at MAPLE LAWN, LLC  
 8401 GREENSBORO DRIVE, SUITE 300  
 MCLEAN, VIRGINIA 22102  
 PH: 703-821-2500 x 236  
 etn: COLLEEN DWELLEY

**SEDIMENT & EROSION CONTROL PLAN**  
**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 2: LOT NOS 162-168, 180-186 and 193-205  
 (SFA RESIDENTIAL USE)  
 PLAT No. 16759-16768  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
11/May/05	41	3 OF 6

**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. (410) 315-1855
  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 1994 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) 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.
  4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
  5. 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, SO2, 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.
  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.
- 7. SITE ANALYSIS:**
- |                                     |              |
|-------------------------------------|--------------|
| TOTAL AREA OF SITE                  | 1954 ACRES   |
| AREA DISTURBED                      | 1484 ACRES   |
| AREA TO BE ROOFED OR PAVED          | 0504 ACRES   |
| AREA TO BE VEGETATIVELY STABILIZED  | 1484 ACRES   |
| TOTAL CUT                           | 1200 CU YDS. |
| TOTAL FILL                          | 1200 CU YDS. |
| OFF-SITE WASTE/BORROW AREA LOCATION | NONE         |
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

**BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESTRICTIONS 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.

*Colleen Dweley* 5-18-05  
MILLER & SMITH AT MAPLE LAWN, LLC. DATE

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

*John R. Platon* 5/18/05  
DATE

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

*Jim Meyer* 5/18/05  
DATE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 5-18-05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David M. Taylor* 6/1/05  
Director Date  
*Condy Stewart* 5/18/05  
Chief, Division of Land Development Date  
*[Signature]* 4/30/05  
Chief, Development Engineering Division MK Date

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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE SUITE 230 - BERTHLEMSVILLE OFFICE PARK  
BETHLEMSVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188

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**SEQUENCE OF CONSTRUCTION**

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

**PERMANENT SEEDING NOTES**

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

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

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

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 400 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARBOR OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (14 LBS/1000 SQ FT).
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (28 LBS/1000 SQ FT) BEFORE SEEDING. HARBOR OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 40 LBS PER ACRE (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE OF 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 WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 40 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2IB GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDING NOTES**

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

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (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 (8.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2IB GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 5/18/05  
DATE

**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**

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
  - A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
  - C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

I. 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.

- II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - A. 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 5% BY VOLUME OF CLINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - C. 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.

**III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:**

A. 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).

**IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:**

A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

1. 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.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.

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.

B. 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).

**V. TOPSOIL APPLICATION**

- A. 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.
- B. GRASSES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALTHOUGH 4"-8" HIGHER IN ELEVATION.
- C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
- D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

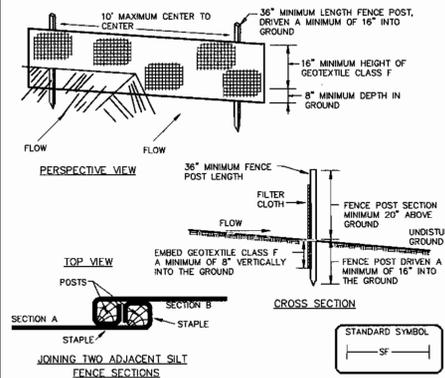
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
  2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
  3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
- B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, HD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.



**DETAIL 22 - SILT FENCE**



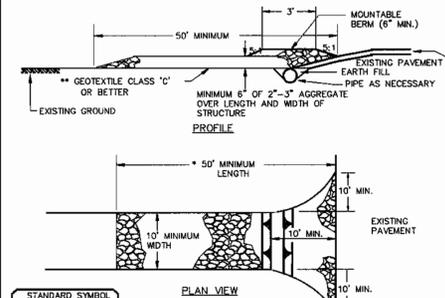
**Construction Specifications**

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft. /min/ft. (max.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8 - 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE**

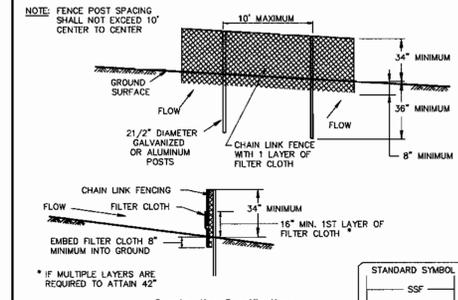


**Construction Specification**

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

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**DETAIL 33 - SUPER SILT FENCE**



**Construction Specifications**

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the chain link fence with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in. (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in. (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft. /min/ft. (max.)	Test: MSMT 322
Filtration Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8 - 28 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

**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.

**SPECIFICATIONS**

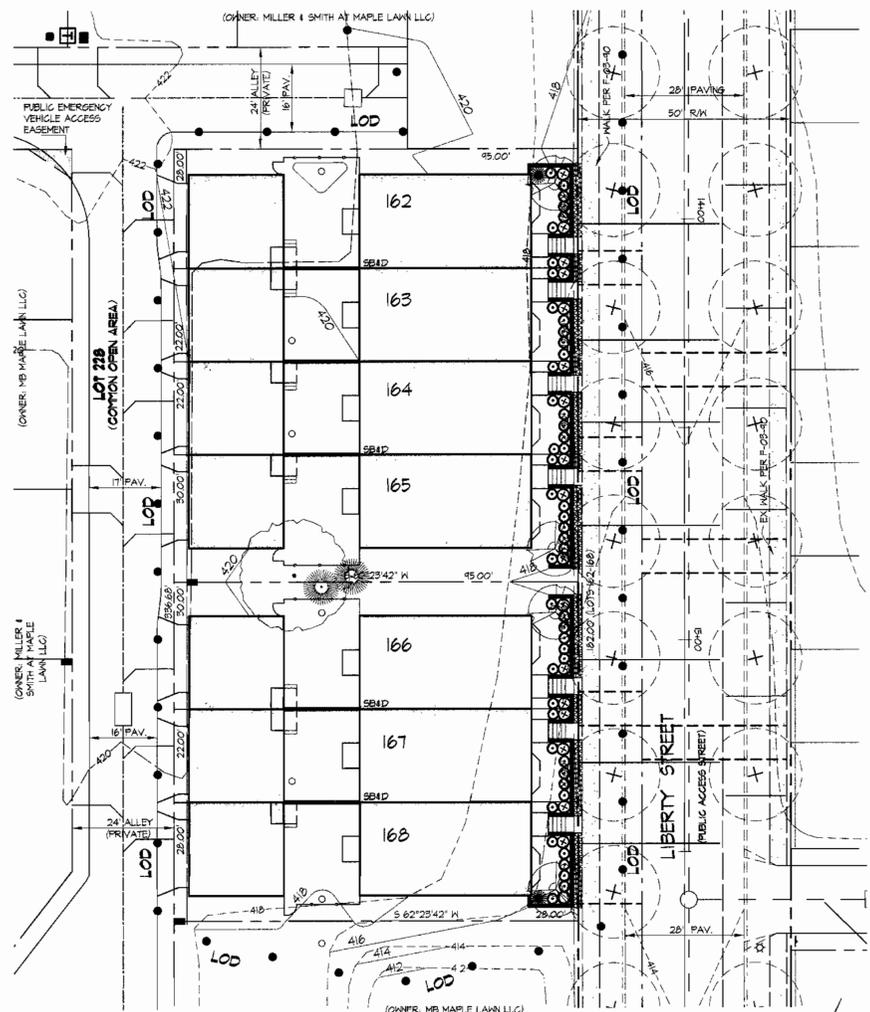
- Temporary Methods**
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
  2. Vegetative Cover - See standards for temporary vegetative cover.
  3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Beegh plowing on windward side of site. Chisel-type plow spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
  4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as necessary. At no time should the site be irrigated to the point that runoff begins to flow.
  5. 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 at 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**
1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with soil. Existing trees or large shrubs may afford valuable protection if left in place.
  2. Topsoiling - Covering with less erosive soil material. See standards for top soil.
  3. Stone - Cover surface with crushed stone or gravel.

References

1. Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
2. Agriculture Information Bulletin 254, How to Control Wind Erosion, USDA, ARS.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

<b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE SUITE 230 - BERTHLEMSVILLE OFFICE PARK BERTHLEMSVILLE, MARYLAND 20868 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188	<b>SEDIMENT CONTROL NOTES &amp; DETAILS</b> <b>MAPLE LAWN FARMS</b> MIDTOWN DISTRICT - AREA 2: LOT Nos. 162-168, 180-186 and 193-205 (SEA RESIDENTIAL USE) PLAT No. 16759-16768		SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE No. 03013
	DATE 11/May/05	TAX MAP - GRID 41	SHEET 4 OF 6		



### PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
51	147	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO', 'COTONEASTER DAMMERI', 'CORAL BEAUTY', 'CORAL BEAUTY COTONEASTER', 'COTONEASTER HORIZONTALIS TOM THUMB', 'TOM THUMB COTONEASTER', 'JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR.', 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RISE', 'JUNIPERUS PROCUMBENS NANA', 'DIWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
52	70	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANARE VALLEY WHITE', 'HERSHEY RED', 'MHO CRIMSON', 'BERBERIS THUNDERII', 'ATROPURPUREA 'CRIMSON PYGMY', 'CRIMSON PIGMY BARBERRY', 'DEUTZIA GRACILIS', 'SLENDER DEUTZIA', 'ILEX CRENATA HELIX', 'DIWARF JAPANESE HOLLY', 'ILEX GLABRA 'COMPACTA', 'DIWARF 'INDEBERRY', 'MAHONIA AQUIFOLIUM', 'OREGON GRAPE HOLLY', 'SPIREA NIPPONICA 'SNOWMOUND', 'SNOWMOUND SPIREA	ALL CONTAINERIZED
53	22	ALL 24" - 30" SPREAD & 25" - 3" HT.	EUONYMUS ALATUS 'COMPACTA', 'DIWARF WINGED EUONYMUS', 'EUONYMUS KIATSCHOUVIGUS 'MANHATTAN', 'MANHATTAN EUONYMUS', 'MAHONIA BEALEI', 'LEATHERLEAF MAHONIA', 'OSMANthus HETEROPHYLLUS 'SAUTIDE', 'SWEET HOLLY', 'RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEIM, 'ROSEIM ELEGANS)', 'RHODODENDRON 'PJM', 'PJM RHODODENDRON', 'TAXUS CUSPIDATA NANA', 'DIWARF JAPANESE YEW', 'VIBURNUM CALES', 'KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
54	5	ALL 3' - 4" HT.	ILEX VERTICILLATA VAR. 'WINTERBERRY HOLLY VAR. (CARDINAL, 'LIM DANDY', 'RED SPRITE, 'WINTER RED' or 'SPARKLEBERRY)', 'JUNIPERUS CHINENSIS 'BLUE POINT', 'BLUE POINT JUNIPER', 'TAXUS MEDIA 'HICKSII', 'HICKS YEW', 'THALIA OCCIDENTALIS 'EMERALD GREEN', 'EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

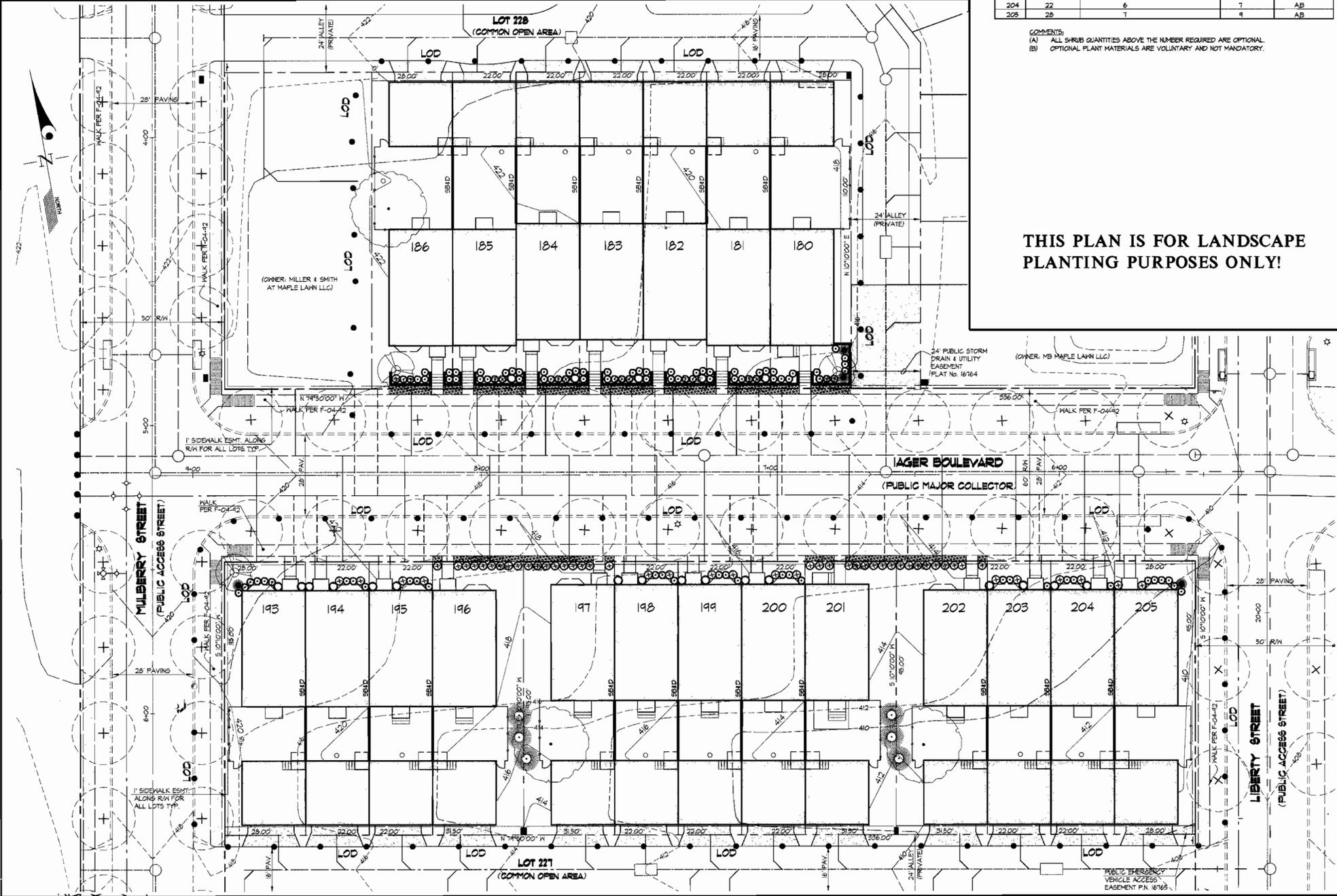
### LANDSCAPE SURETY PER LOT

LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHRUBS	TREES	
162	7	1	\$210.00
163	6	1	\$180.00
164	6	1	\$180.00
165	8	1	\$240.00
166	8	1	\$240.00
167	6	1	\$180.00
168	7	1	\$210.00
181	6	1	\$180.00
182	6	1	\$180.00
183	6	1	\$180.00
184	6	1	\$180.00
185	6	1	\$180.00
186	7	1	\$210.00
187	7	1	\$210.00
188	6	1	\$180.00
189	6	1	\$180.00
190	6	1	\$180.00
191	8	1	\$240.00
192	6	1	\$180.00
193	6	1	\$180.00
194	6	1	\$180.00
195	6	1	\$180.00
196	8	1	\$240.00
197	8	1	\$240.00
198	6	1	\$180.00
199	6	1	\$180.00
200	6	1	\$180.00
201	8	1	\$240.00
202	8	1	\$240.00
203	6	1	\$180.00
204	6	1	\$180.00
205	7	1	\$210.00
<b>TOTAL</b>	<b>180</b>	<b>180</b>	<b>\$5,400.00</b>

### RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT No.	REQUIRED PLANTINGS: SHRUBS IN FRONT YARD AT 1:4 OF LOT WIDTH AT BRL (SHADE TREES ARE NOT REQUIRED). NO PLANTING IS REQUIRED IN THE SIDE OR REAR YARDS.		PLANTINGS PROVIDED	COMMENTS
	LOT WIDTH (FT.)	SHRUBS REQUIRED		
162	28	7	11	AB
163	22	6	8	AB
164	22	6	8	AB
165	30	8	11	AB
166	30	8	11	AB
167	22	6	8	AB
168	28	7	11	AB
181	22	6	10	AB
182	22	6	10	AB
183	22	6	10	AB
184	22	6	10	AB
185	22	6	10	AB
186	28	7	11	AB
187	28	7	11	AB
188	22	6	10	AB
189	22	6	10	AB
190	22	6	10	AB
191	30	8	11	AB
192	22	6	10	AB
193	22	6	10	AB
194	22	6	10	AB
195	22	6	10	AB
196	28	7	11	AB
197	28	7	11	AB
198	22	6	10	AB
199	22	6	10	AB
200	22	6	10	AB
201	30	8	11	AB
202	30	8	11	AB
203	22	6	10	AB
204	22	6	10	AB
205	28	7	11	AB

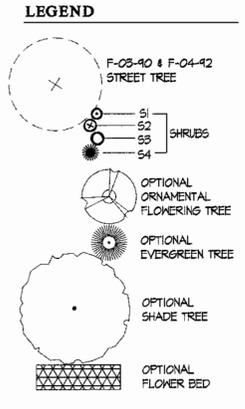
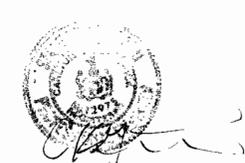
COMMENTS:  
 (A) ALL SHRUB QUANTITIES ABOVE THE NUMBER REQUIRED ARE OPTIONAL.  
 (B) OPTIONAL PLANT MATERIALS ARE VOLUNTARY AND NOT MANDATORY.



**THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!**

**DEVELOPER'S/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, THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.P. LANDSCAPE DESIGN CRITERIA. 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.

Miller and Smith at Maple Lawn L.L.C.  
 Colleen Dweley 5-18-05  
 NAME DATE



**APPROVED!**  
 PLANNING BOARD  
 of HOWARD COUNTY

DATE 5/18/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark L. Wynn 6/6/05  
 Director Date

Cinda Street 6/6/05  
 Chief, Division of Land Development Date

Chief, Development Engineering Division MK 6/30/05  
 Date

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

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 BUILDER/LOT OWNER:  
 MILLER AND SMITH AT MAPLE LAWN, L.L.C.  
 8401 GREENSBORO DRIVE, SUITE 300  
 MCLEAN, VIRGINIA 22102  
 PH: 703-821-2500 x 236  
 att: COLLEEN DWELLEY

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 162-168, 180-186 and 193-205  
 (SFA RESIDENTIAL USE)  
 PLAT No. 16759-16768

ELECTION DISTRICT No. 5

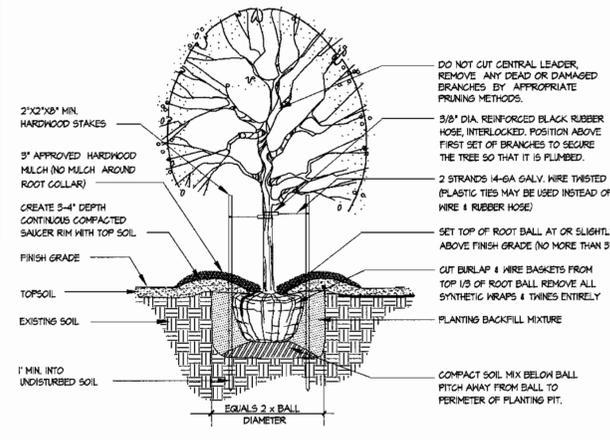
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
11/May/05	41	5 OF 6

HOWARD COUNTY, MARYLAND

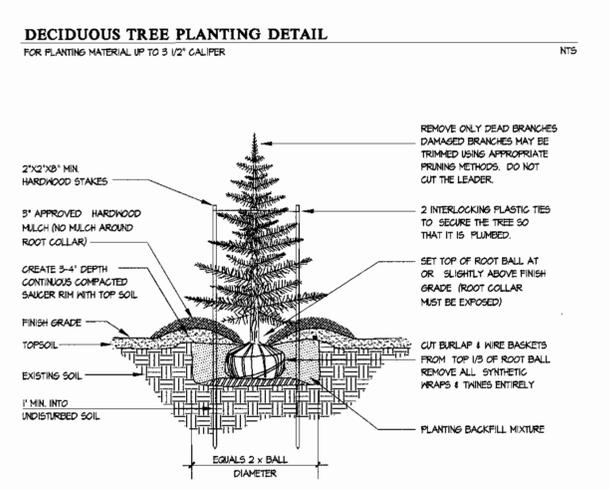
**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-O-I-T AND PB CASE NO. 355.
- 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.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLAN LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- 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.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOEDED 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 4).
- 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.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "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 \$5,400.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:  
  
100 SHRUBS AT \$50/SHRUB = \$5,400.00

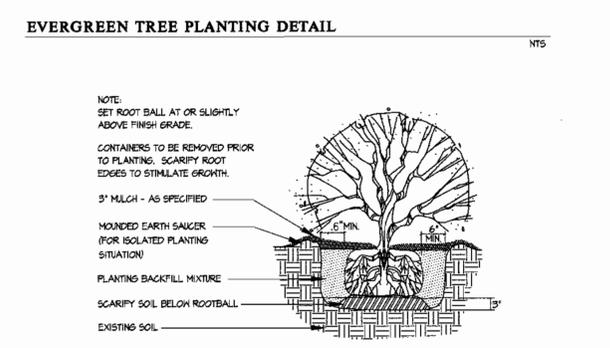
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-519-2350. SEE THE CHART BELOW FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.



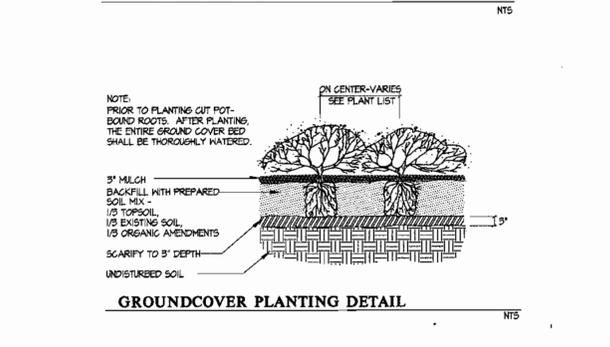
**DECIDUOUS TREE PLANTING DETAIL** FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS



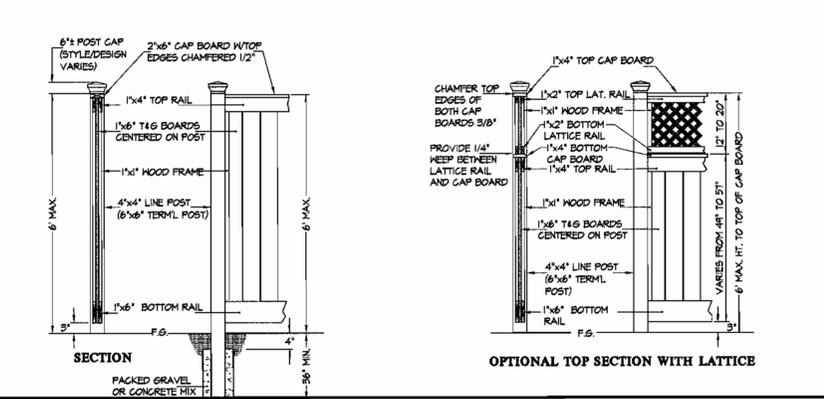
**EVERGREEN TREE PLANTING DETAIL** NTS



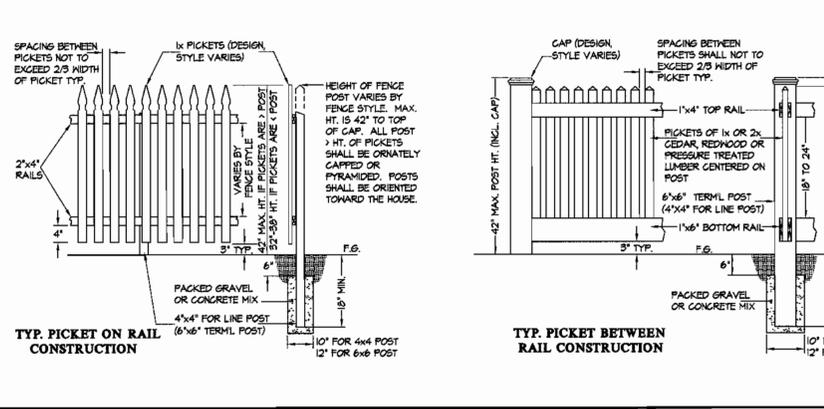
**SHRUB PLANTING DETAIL** NTS



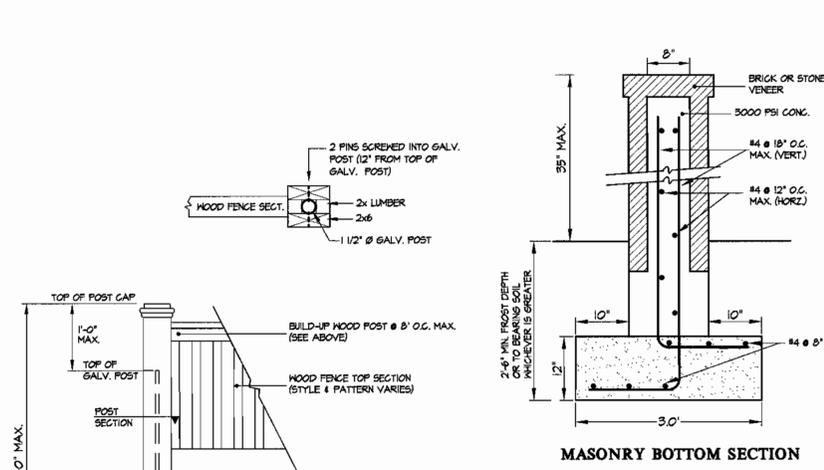
**GROUND COVER PLANTING DETAIL** NTS



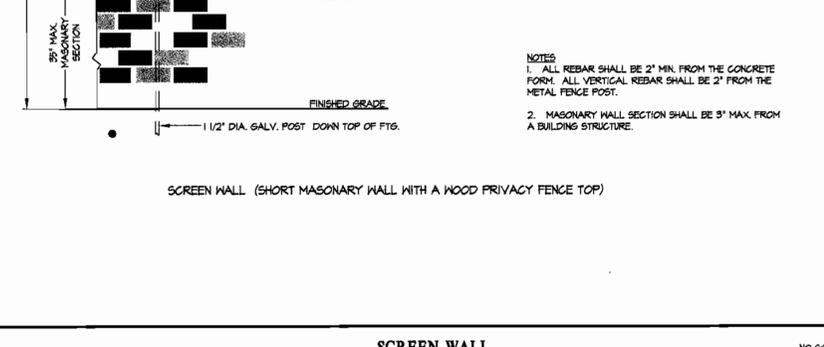
**PRIVACY FENCE NOTES AND DETAILS** NO SCALE



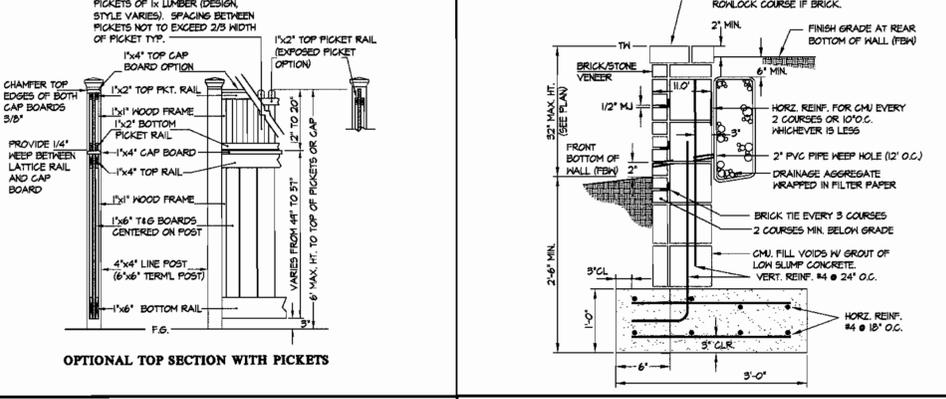
**PICKET FENCE DETAILS** NO SCALE



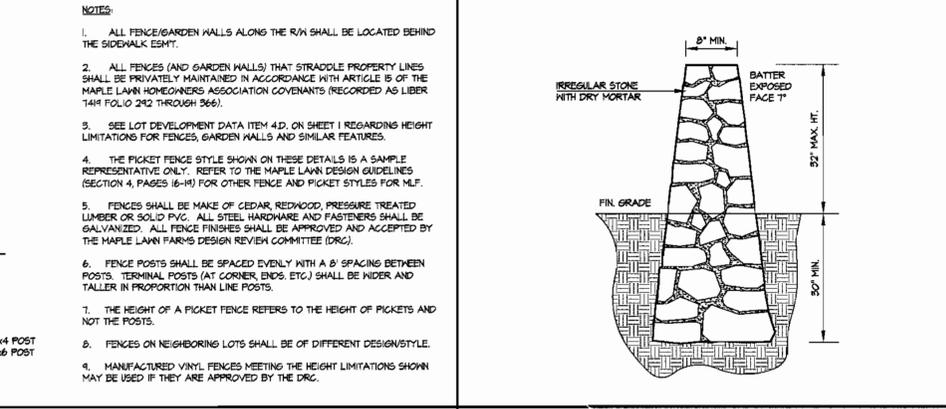
**MASONRY BOTTOM SECTION** NO SCALE



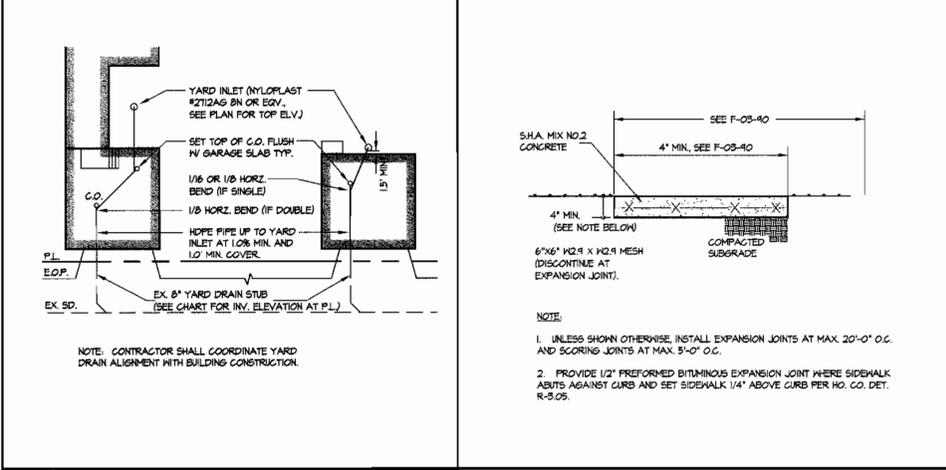
**SCREEN WALL** NO SCALE



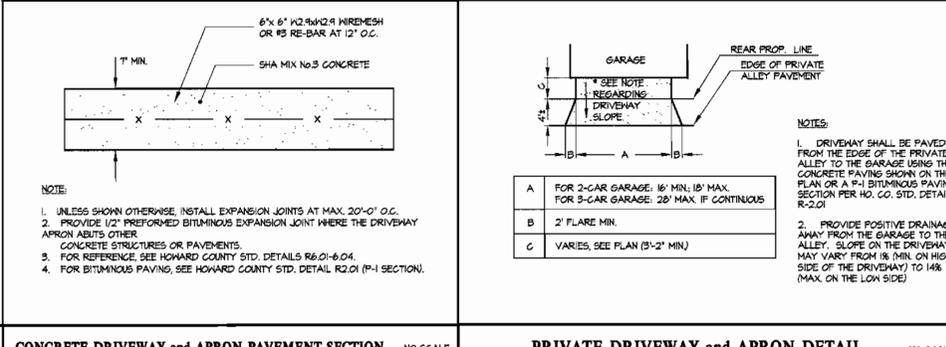
**TYPICAL LOW GARDEN RETAINING WALL** NO SCALE



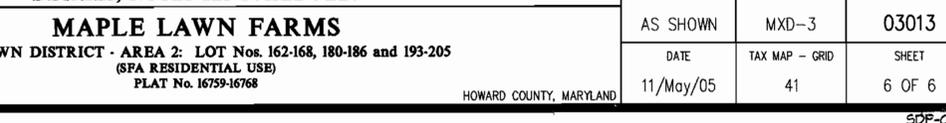
**STONE GARDEN WALL** NO SCALE



**TYPICAL YARD DRAIN INSTALLATION** NO SCALE



**CONCRETE DRIVEWAY and APRON PAVEMENT SECTION** NO SCALE



**PRIVATE DRIVEWAY and APRON DETAIL** NO SCALE

**APPROVED PLANNING BOARD of HOWARD COUNTY**  
DATE 5-11-05  
*Ke*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David M. Doyle* 6/4/05  
Director Date  
*Cindy H. Hunt* 6/16/05  
Chief, Division of Land Development Date  
*MK* 6/16/05  
Chief, Development Engineering Division Date

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...02001\03013\SDP-are2.sfd\Details.dwg DES: mbt DRN: klp CHK:

DATE	REVISION	BY	APP'R

PREPARED FOR:  
BUILDER/OWNER:  
MILLER AND SMITH OF MAPLE LAWN, L.L.C.  
8401 GREENSBORO DRIVE, SUITE 300  
MCLEAN, VIRGINIA 22102  
PH: 703-821-2500 x 236  
attn: COLLEEN DWELLEY

DETAILS, NOTES and SCHEDULES		
<b>MAPLE LAWN FARMS</b>		
MIDTOWN DISTRICT - AREA 2: LOT Nos. 162-168, 180-186 and 193-205 (SFA RESIDENTIAL USE) PLAT No. 16759-16768		
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