

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) 515-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTTT 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-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO
AREA OF BUILDABLE LOTS (Nos. 151-152, 191-192 and 210-219) FOR THIS SITE DEVELOPMENT PLAN: 1.654 ACRES.
FOR OTHER SUBDIVISIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS. 5-01-11, ZB-995M, 5P-555, 5P-01-11, 5P-05-02, F-05-01, F-05-02, F-04-01, F-04-02, 5P-04-02(1)(2)(3) (MIDTOWN AREA-1 50FF), 5P-05-02
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE 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-05-40 AND F-04-42.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY (QW) AND QUANTITY (QV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-40 ON OPEN SPACE LOT 221. THE RECHARGE REQUIREMENT (REV) FOR THE PROPOSED DEVELOPMENT IS BEING SATISFIED BY THE UNDERGROUND FACILITY CONSTRUCTED UNDER F-05-40 ON OPEN SPACE LOT 22. 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 NOS. 24-4105-D AND 24-4173-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. 1-120) 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 16.100 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-05-40 AND F-04-42. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-04-42.
- FINANCIAL SURETY (\$24,660.00) FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 1 TO SATISFY 5-01-T DEVELOPMENT CRITERIA AND SECTION 16.24 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 1.
- 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 - (21'-4" SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX. 8% GRADE CHANGE AND MIN. 40' TURNING RADIUS.
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (MS 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, WINDOW WELLS, 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 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-T APPROVAL, PRIOR TO 11-15-01, THIS SUBDIVISION IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH 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 13B.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.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-995M
B. PROPOSED USE OF SITE: 14 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT 24-4105-D AND 24-4173-D)
D. PARKING REQUIRED PER 566.133.D.2.a. 2 SPACES/UNIT x 14 = 28 SPACES
PARKING PROVIDED: 30 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE, EXCEPT FOR THE 3-CAR GARAGE ON LOTS 219 & 218. (SEE NOTE 2) ABOVE REGARDING PARKING).
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-05-40 & F-04-01 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 1.654 SF OR 1.654 AC.
B. AREA OF THIS PLAN SUBMISSION: 1.654 ACRES
C. AREA OF DISTURBANCE BY THIS SDP: 2.001 ACRES
- LOT DESIGNATION:

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL.	MAX. BUILDING HT.
COTTAGE	191-192 & 210-219	5,600 SQUARE FEET	34 FEET	35 FEET (MEAN HT)
MANOR	151-152	4,000 SQUARE FEET	40 FEET	35 FEET (MEAN HT)

COTTAGE AND MANOR LOT TYPES ARE BOTH SFD
- STRUCTURE SETBACKS PER 5-01-T AND PLAT NO. 16760

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
COTTAGE	10' MIN.	4' MIN.*	20' TO PRINCIPAL STRUCTURE, 5' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
MANOR	12' MIN.	6' MIN.*	20' TO PRINCIPAL STRUCTURE, 5' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

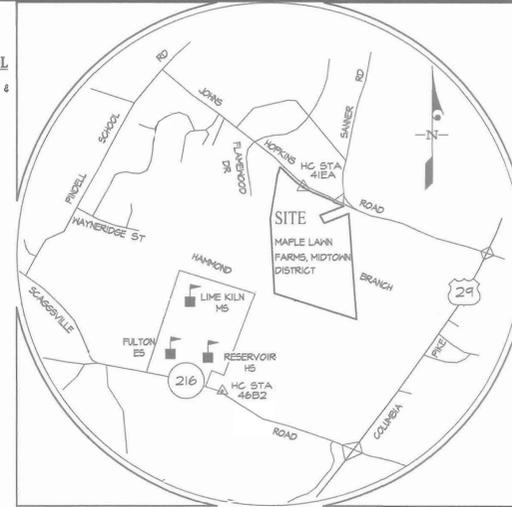
* THERE IS NO SIDE SETBACK (0') FOR A GARAGE.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH ON TO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 6'. 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.A APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS, WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
 - STOOPS AND STEPS MAY ENCRUCH 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 72" ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 2 LOTS 151-152, 191-192 and 210-219 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

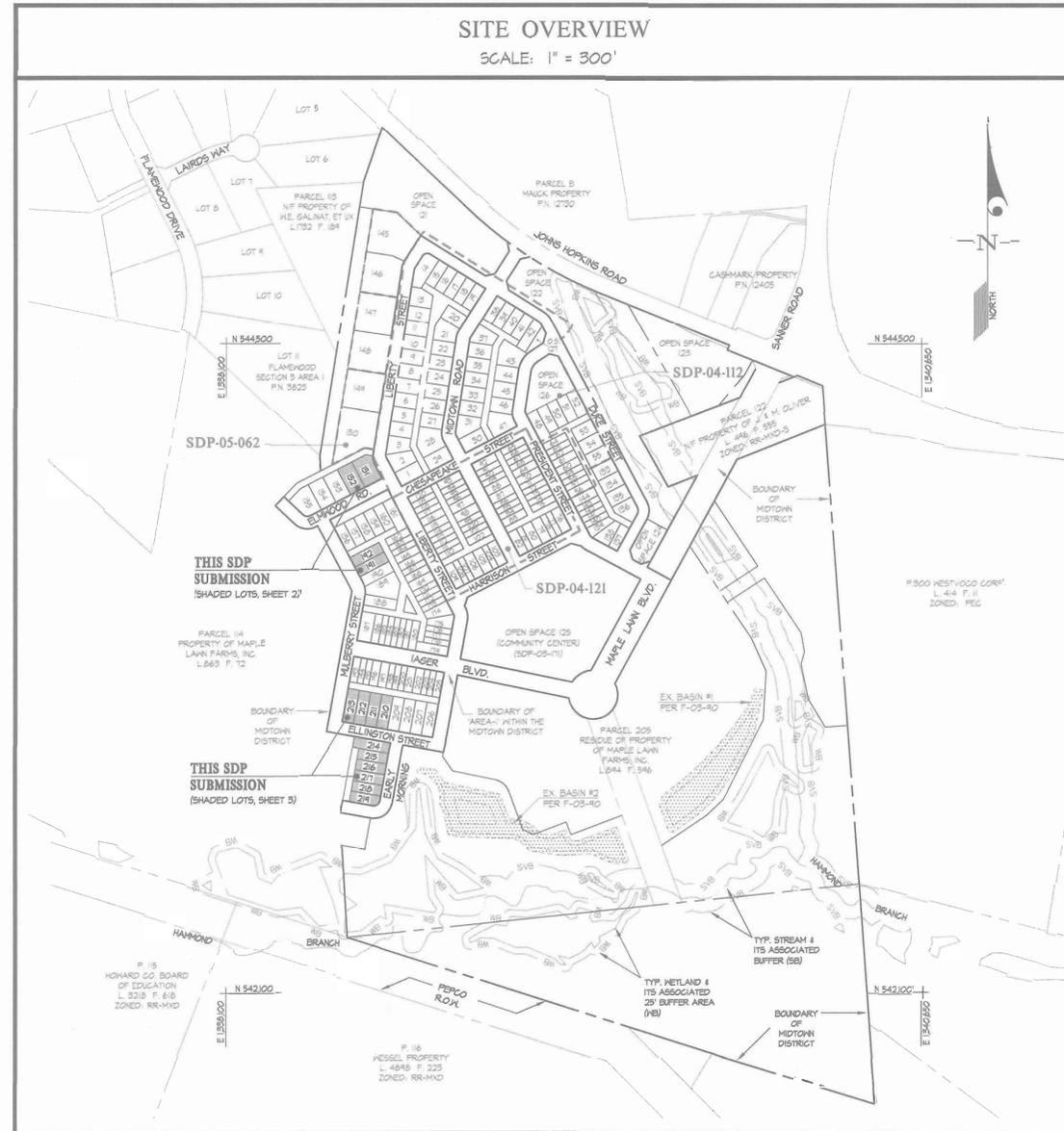
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NVD88 VERTICAL DATA
41EA N 544825.801
E 1334217.444
ELV.=407.053
46B2 N 539987.1271
E 1337218.484
ELV.=414.611



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 (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (B) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (B) ***
1 (BUSINESS DISTRICT, AREA-1)	F-05-01	51.98	18.19	21.85 (40.7)	1.82	---
2 (MIDTOWN DISTRICT, AREA-1)	F-05-40	31.43	15.10	15.75 (42.1)	1.51	5.59 (11.02%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.89 (38.9)	2.06	---
TOTAL		148.21	54.87	59.75 (40.3)	5.39	5.59 (10.7%)

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

This Plan has been set up to allow multiple grading permits, in accordance with applicable policy for MLF.

Lot Groups	Disturbed Area	Landscaping Surety Amount	Landscaping Inspection Fees
151-152	0.39 Ac.	\$ 2,950.00	\$ 100.00
191-192	0.15 Ac.	\$ 9,000.00	\$ 100.00
210-219	0.55 Ac.	\$ 49,810.00	\$ 100.00
214-219	0.75 Ac.	\$ 13,770.00	\$ 100.00
Total	1.84 Ac.	\$ 75,530.00	\$ 400.00

Within 1 Yr. of signature approval of this SDP by the Director of DPZ, the builder shall apply to the Dept. of Inspections, Licenses & Permits for building permits to initiate the construction on this SDP. The builder shall apply for building permits for all construction authorized on this SDP within 5 yrs. of its approval.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
151	1500 LIBERTY STREET / T102 ELMWOOD RD.	210	1408 ELLINGTON STREET
152	7106 ELMWOOD ROAD	211	1410
		212	1412
191	7617 MULBERRY STREET	213	1414
192	7615 MULBERRY STREET	214	1401
		215	7802 EARLY MORNING
		216	7804
		217	7806
		218	7808
		219	7810

WATER CODE: E21
SEWER CODE: 1483000

DEVELOPMENT NAME: MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2
DISTRICT/AREA: MIDTOWN/AREA-2
LOTS: 151-152, 191-192 and 210-219
GENUS TRACT: 6091.02

PLATS: 16794-16760
ZONE: MXD-3
TAX MAP: 41
GRID: 1516, 21 & 22
ELEC. DIST.: 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 7/24/05
 Director Date
 [Signature] 9/29/05
 Chief, Division of Land Development Date
 [Signature] 9/29/05
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.

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

PREPARED FOR:

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

COVER SHEET

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

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

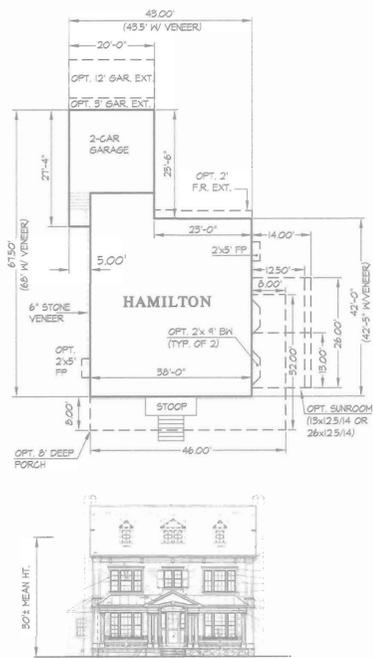
DATE: 26/AUG/05
 TAX MAP - GRID: 41
 SHEET: 1 OF 7

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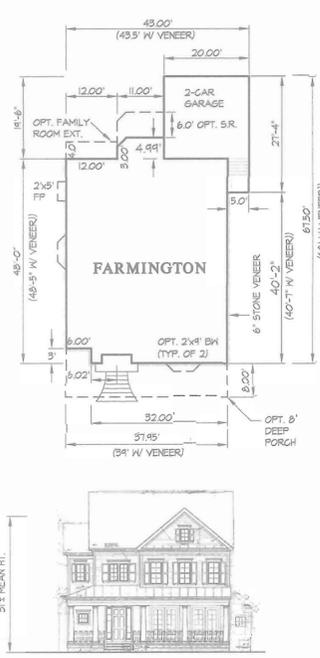
DATE REVISION BY APPR.

ELECTION DISTRICT No. 5

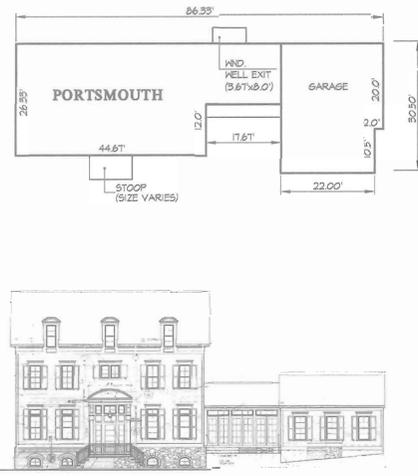
HOWARD COUNTY, MARYLAND



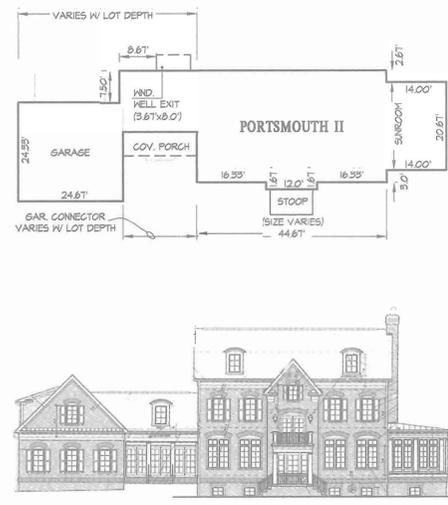
HAMILTON



FARMINGTON



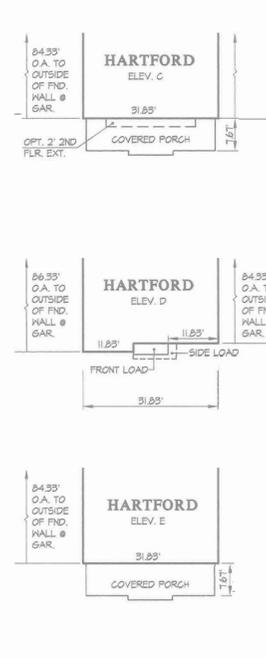
PORTSMOUTH



PORTSMOUTH II



HARTFORD



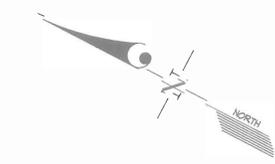
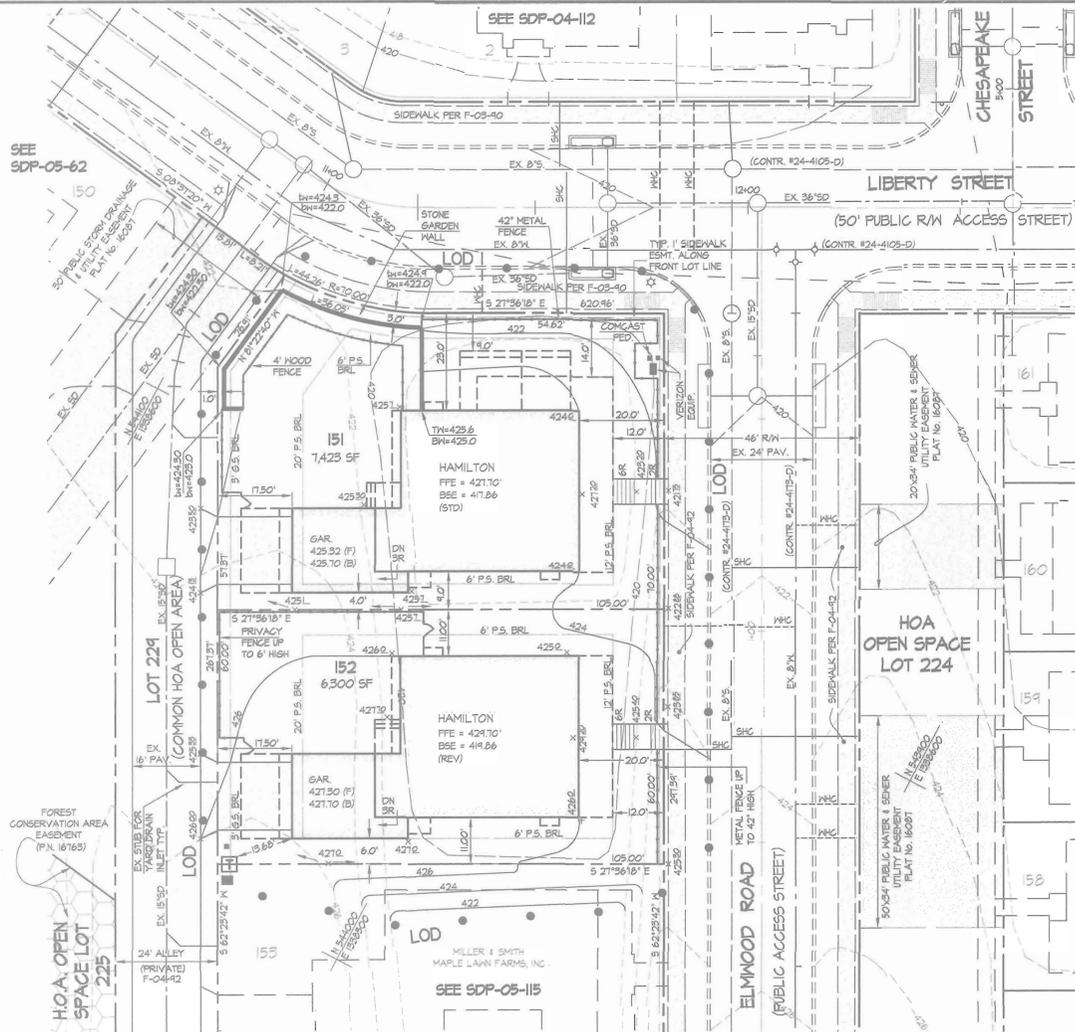
HARTFORD

TYPICAL HOUSE FOOTPRINTS and ELEVATIONS by MB MAPLE LAWN L.L.C.

SCALE: 1" = 20'

SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- 600 --- EXISTING SPOT ELEVATION
- +388.00' +389.00' PROPOSED SPOT ELEV. (1' HIGH PT.)
- FC FOREST CONSERVATION EASEMENT AREA
- LOD EXISTING TREE LINE
- LOD --- LIMIT OF GRADING DISTURBANCE (LOD)
- EX. 8" --- EXISTING CURB & GUTTER
- EX. 8" --- 1" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)
- EX. 8" --- WATER LINE (PUBLIC)
- EX. 8" --- FIRE HYDRANT (FH)
- EX. 8" --- EXISTING UTILITY/LIGHT POLE
- EX. 8" --- BGE TRANSFORMER PAD
- EX. 8" --- VERIZON/COMCAST PEDESTAL
- EX. 8" --- FENCE LINE
- EX. 8" --- EXISTING STORM DRAIN
- EX. 8" --- EXISTING SEWER MAIN (DASHED LINE)
- EX. 8" --- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX. 8" --- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED HOUSE ---
- FFE --- FINISHED FLOOR ELEVATION
- BSE --- BASEMENT SLAB ELEVATION
- GAR --- GARAGE (F-FRONT, B-BACK, STD = STANDARD HOUSE ORIENTATION REV = REVERSED HOUSE ORIENTATION)
- P.S. BRL --- PRINCIPAL STRUCTURE BLDG. RESTRICTION LINE
- G.S. BRL --- GARAGE STRUCTURE BLDG. RESTRICTION LINE
- SBID --- SAME BEARING & DISTANCE
- EASEMENTS ---



- NOTES:
- FOR FENCE/GARDEN HALL NOTES SEE SHEET 3.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL MHC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D AND #24-4173-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - SEE THE CHARTS ON SHEET 2 AND 3 FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - WHERE SHOWN, ALL YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 2124S 8N OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS #12 (HDPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (1/8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN. COVER OVER THE HDPE PIPES. ALL DOWN SPOTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPED DIRECTLY TO THE YARD DRAIN.

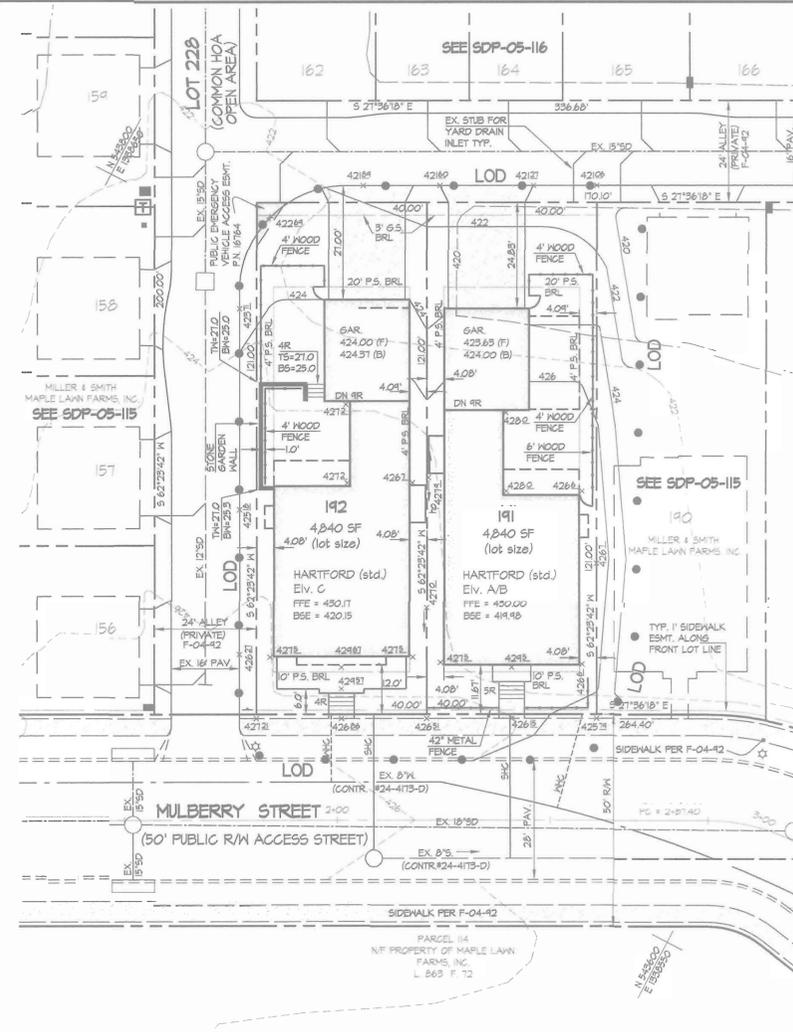
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION AT P.L.

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROPERTY LINE
151	411.90	420.64
152	414.94	411.14
191	417.65	414.91
192	418.61	415.55

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

INVERT ELEVATIONS FOR YARD DRAIN STUBS AT ALLEY P.L.

LOT	ELEVATION
151	418.01
152	420.45
191	415.82
192	416.92



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Barbara DeLuzer* 9/29/05

Chief, Division of Land Development: *Carole Hamon* 9/29/05

Chief, Development Engineering Division: *Chad Williams* 9/29/05

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 21086

TEL: 301-421-4024 FAX: 410-880-1820

DATE	REVISION	BY	APP'R.

PREPARED FOR:

BLINDER/LOT OWNER:

MB MAPLE LAWN L.L.C.

1686 E. GUDE DRIVE

ROCKVILLE, MARYLAND 20850

PH: (301) 782-9511 x 2101

attn: JOHN CORGAN

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

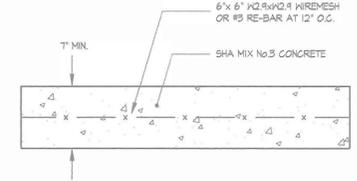
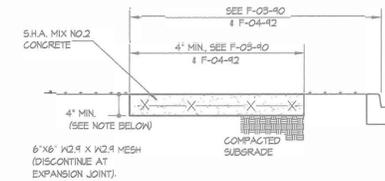
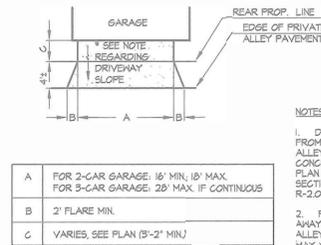
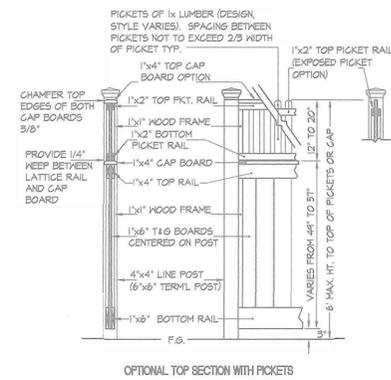
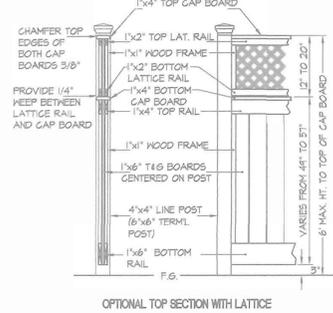
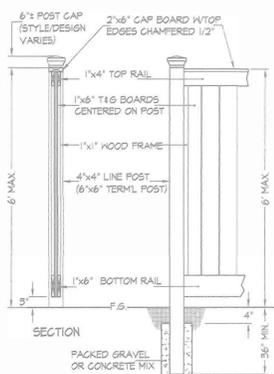
MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219

(SFD RESIDENTIAL USE)

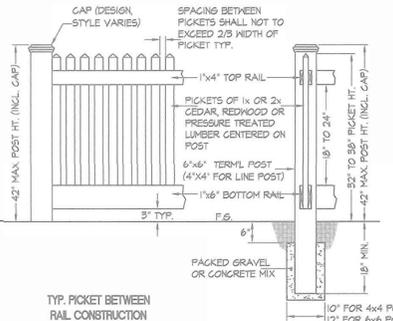
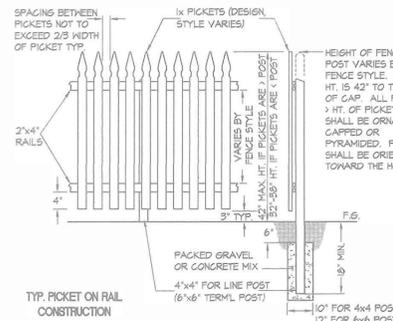
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HOWARD COUNTY, MARYLAND

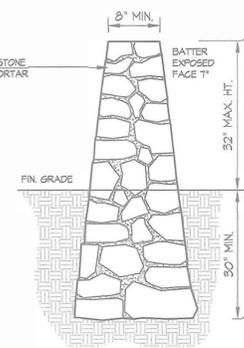
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
26/AUG/05	41	2 OF 7



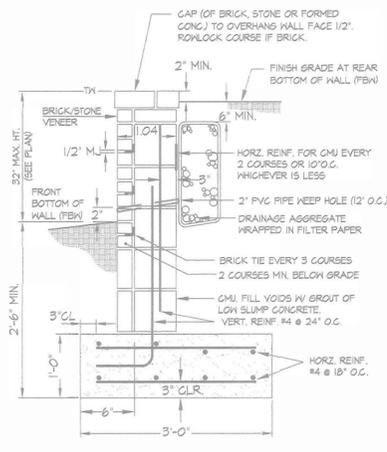
- NOTES:**
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1419 FOLIO 242 THROUGH 266).
 - SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET I REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 - THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-18) FOR OTHER FENCE AND PICKET STYLES FOR M.F.
 - FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
 - FENCE POSTS SHALL BE SPACED EVENLY WITH AN 8' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
 - THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 - FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 - MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.



PRIVACY FENCE NOTES AND DETAILS NO SCALE



STONE GARDEN WALL NO SCALE



TYPICAL LOW GARDEN RETAINING WALL NO SCALE

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE	LOT ELEVATION	
210	401.54	397.89	210	406.00
211	402.71	393.41	211	408.54
212	404.28	400.92	212	408.94
213	405.81	402.25	213	411.05
214	398.00	398.40	214
215	399.00	394.40	215
216	399.00	394.40	216
217	399.00	394.40	217
218	397.53	394.28	218
219	397.86	398.81	219

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Shawn D. Langel* Date: 5/29/05

Chief, Division of Land Development: *Carol* Date: 7/29/05

Chief, Development Engineering Division: *MK* Date: 7/20/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
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PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
 (SPD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
26/AUG/05	41	3 OF 7

...\\02001\03014\SDP-areo2.sfd\SDP.dwg DES. mbt DRN. kip CHK.

DATE REVISION BY APPR.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SDP-05-155

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:

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

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:

- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERBERIS 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 OF 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:

- 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:

- 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 1% 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

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
- TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR UNDER MOIST CONDITIONS, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING 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:

- 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, 1% 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.

4. 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, MD-YA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/83.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Debra L. Layton* 9/29/05

Chief, Division of Land Development: *Chris M. ...* 9/29/05

Chief, Development Engineering Division: *Mik ...* 9/29/05

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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) 315-1955

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 1984 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 TRAP/BASINS SHOWN MUST BE FENCED AND CHAINING 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 1984 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.

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS

TOTAL AREA OF SITE	165 AC.
AREA DISTURBED	2.0 AC.
AREA TO BE ROOFED OR PAVED	111 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.91 ACRES
TOTAL CUT	5000+ CU. YDS.
TOTAL FILL	5000+ 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.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE 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 (14 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 (3.2 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 WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 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 1984 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:

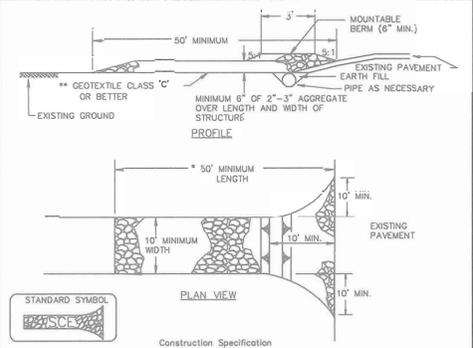
- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (29 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE 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 WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROOTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALLONS 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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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.

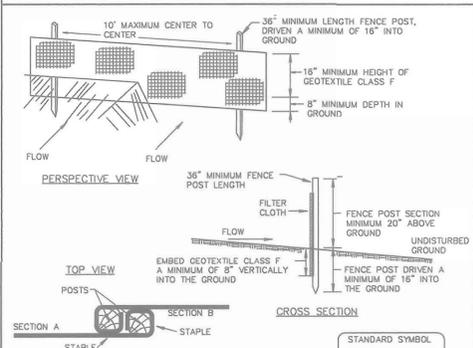
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

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 mounting 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 22 - SILT FENCE



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 point 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:

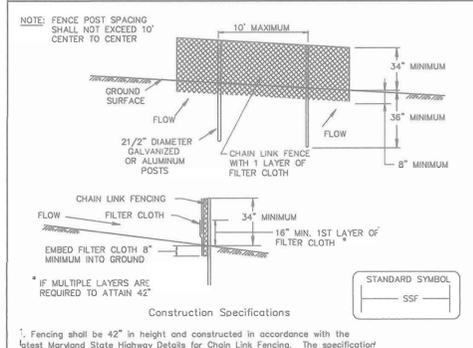
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

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 reaches 50% of the fabric height.

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DETAIL 33 - SUPER SILT FENCE



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 5' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

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 /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

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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

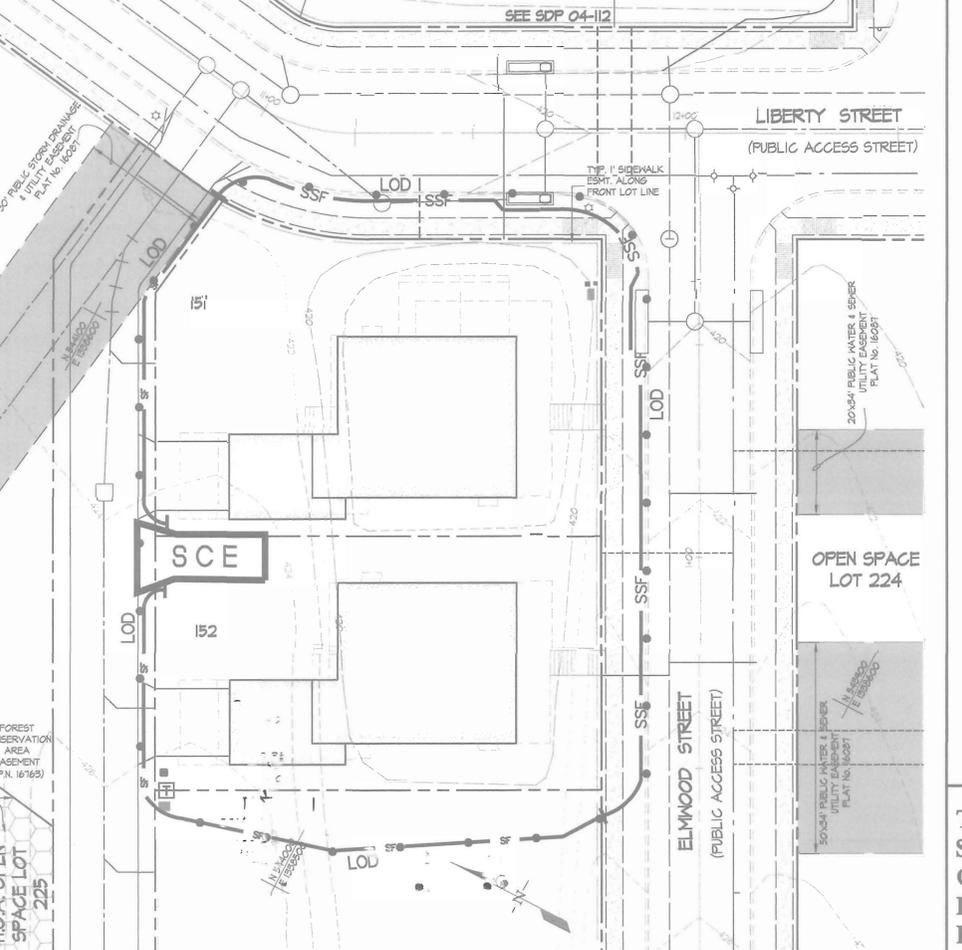
- Mulches - See standards for vegetative stabilization with mulches only, which should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chain-tipe plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, 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 left in place.
- Topsoiling - Covering with less erosive soil material. See standards for top soil.
- Stone - Cover surface with crushed stone or gravel.

References

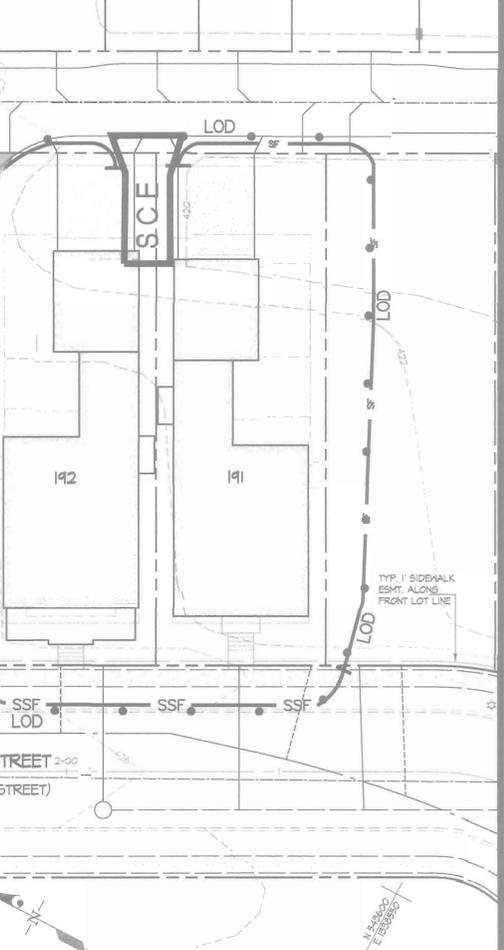
- Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 954, How to Control Wind Erosion, USDA, ARS.



SEDIMENT CONTROL LEGEND

- 600' --- EXISTING CONTOUR
- 600' --- PROPOSED CONTOUR
- +586.00' EXISTING SPOT ELEV.
- +586.00' PROPOSED SPOT ELEV. (14' HIGH FT.)
- LOD LIMIT OF GRADING DISTURBANCE
- SCE --- STABILIZED CONSTRUCTION ENTRANCE
- SF --- SILT FENCE
- SSF --- SUPER SILT FENCE

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL INSTALLATION PURPOSES ONLY!!



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Debra L. Layton* 9/29/05

Chief, Division of Land Development: *Chris M. ...* 9/29/05

Chief, Development Engineering Division: *Mik ...* 9/29/05

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

Jim Mays 9-15-05
 NATURAL RESOURCES CONSERVATION

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

John M. Roberts 9-15-05
 HOWARD S.C.D.

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 HECO."

John Mays 8/31/05
 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."

Chris M. ... 8/30/05

NOTES:

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

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
26/AUG/05	41	4 OF 7

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

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) AND SUPER SILT FENCES (SSF).
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
4. CONSTRUCT HOUSES, DRIVEWAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
5. AS EACH LOT IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD.
6. ONCE AREA 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.

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- +386.00E EXISTING SPOT ELEV.
- +386.00P PROPOSED SPOT ELEV. (HP=HIGH PT.)
- LOD • LIMIT OF GRADING DISTURBANCE
- [SCE] STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE

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.

BUILDER'S CERTIFICATE

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

[Signature] 8/31/05
 MB MAPLE LAWN, L.L.C. 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."

[Signature] 8/30/05
 DATE

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

[Signature] 9-15-05
 DATE

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

[Signature] 9-15-05
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 9/29/05
 Director Date

[Signature] 9/29/05
 Chief, Division of Land Development Date

[Signature] 9/29/05
 Chief, Development Engineering Division Date

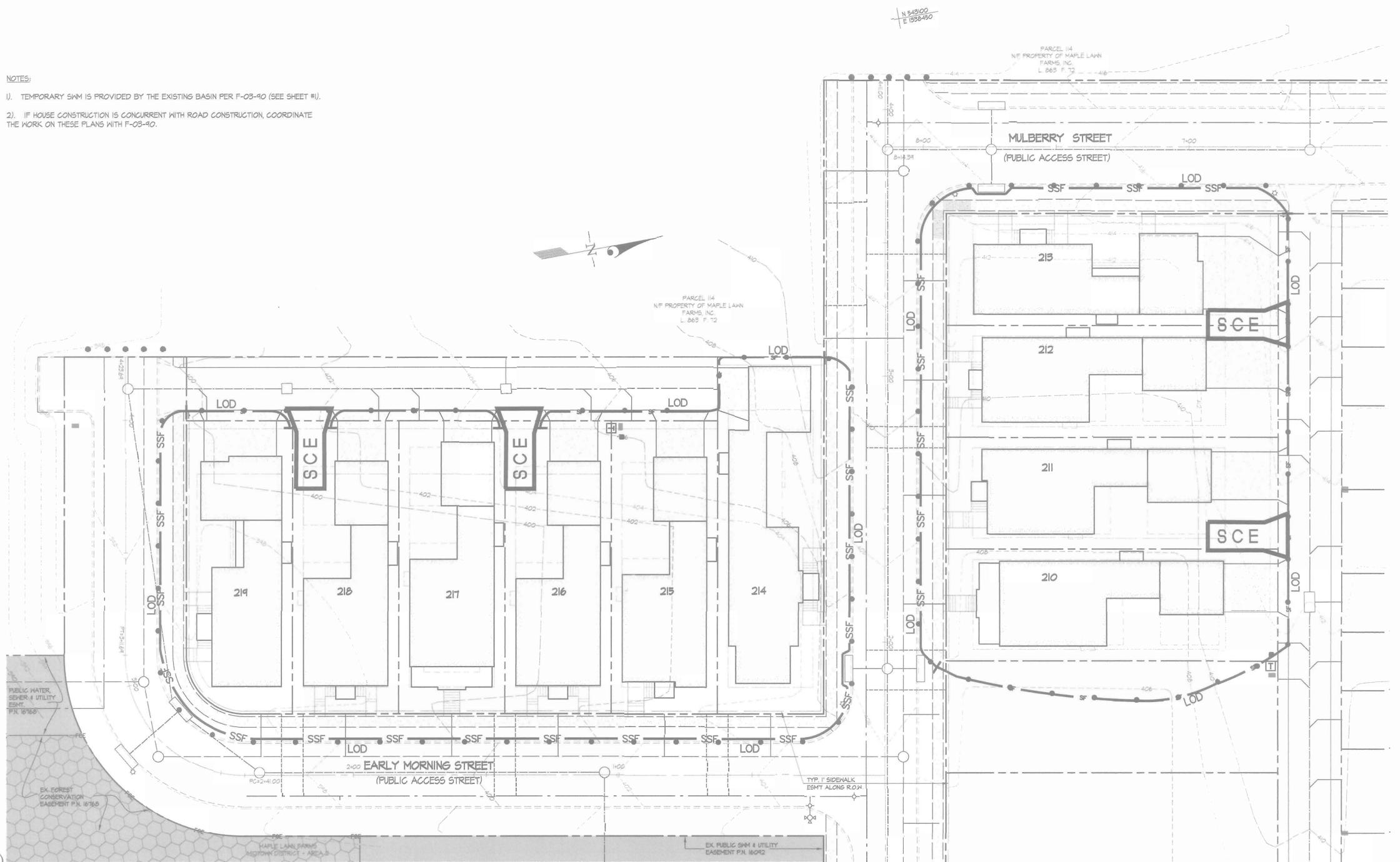
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4186

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 attn: JOHN CORGAN

SEDIMENT CONTROL PLAN / NOTES & DETAILS
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

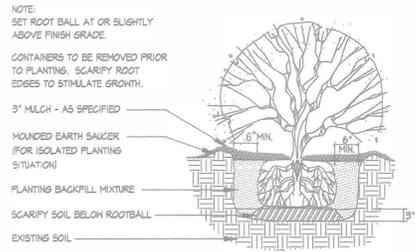
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
26/AUG/05	41	5 OF 7

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL INSTALLATION PURPOSES ONLY!!

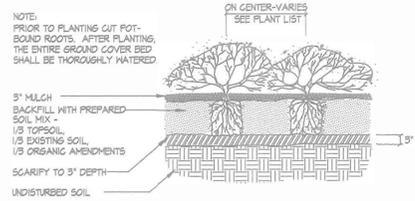


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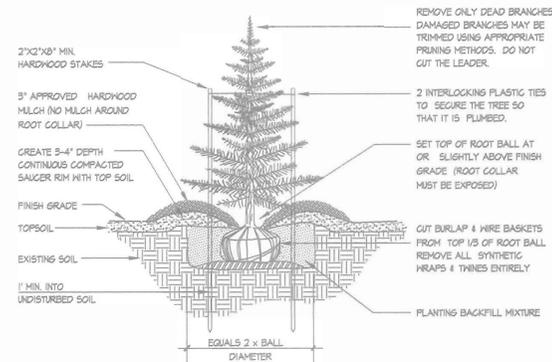
DATE	REVISION	BY	APPR.



SHRUB PLANTING DETAIL

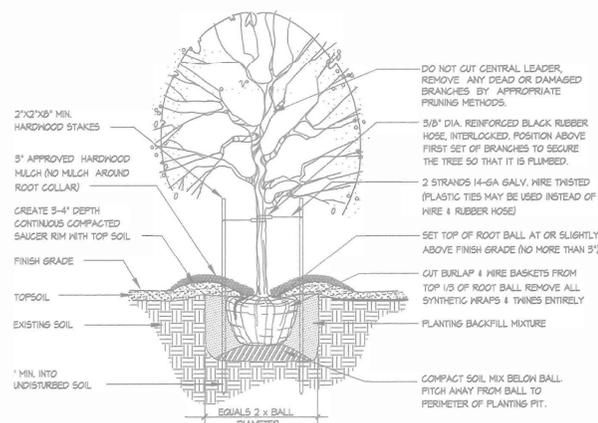


GROUNDCOVER PLANTING DETAIL



NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

EVERGREEN TREE PLANTING DETAIL



NOTE: ALL SUPPORTING DEVICES (STAKES, TIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL			REQUIRED SIDE & REAR YARD PLANTINGS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS		PLANTINGS PROVIDED			COMMENTS
	TYPE	NO.	LOT WIDTH	BLDG. LENGTHS (S-R)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
MANOR	151	70'	15	121'	32	2	35	4-EVERGREEN TREES FOR 20 SHRUBS	A,B,C
	152	60'	15	114'	30	1	31	3-EVERGREEN TREES FOR 15 SHRUBS	A,B
COTTAGE	191	40'	10	117'	30	1	32	2-ORNAMENTAL TREES FOR 10 SHRUBS	A,B
	192	40'	10	124'	31	1	28	2-ORNAMENTAL & 2-EVERGREEN TREES FOR 20 SHRUBS	A,B
	210	42'	11	125'	32	1	35	2-ORNAMENTAL TREES FOR 10 SHRUBS	A,B
	211	42'	11	118'	30	1	30	1-ORNAMENTAL & 2-EVERGREEN TREES FOR 15 SHRUBS	A,B
	212	42'	11	117'	30	1	21	2-ORNAMENTAL & 2-EVERGREEN TREES FOR 20 SHRUBS	A,B
	213	42'	11	114'	29	1	47	1-ORNAMENTAL & 9-EVERGREEN TREES FOR 20 SHRUBS	A,B,C
	214	40'	10	148'	37	1	72	2-ORNAMENTAL TREES FOR 10 SHRUBS	A,B,C
	215	40'	10	118'	30	1	41		A,B
	216	40'	10	117'	30	1	49	1-ORNAMENTAL FOR 3 SHRUBS	A,B
	217	40'	10	124'	31	1	41		A,B
218	40'	10	117'	30	1	31	2-ORNAMENTAL TREES FOR 10 SHRUBS	A,B	
219	57'	10	114'	29	1	55	2-ORNAMENTAL TREES FOR 1 SHADE TREE & 3 EVG. TREES FOR 15 SHRUBS	A,B,C	

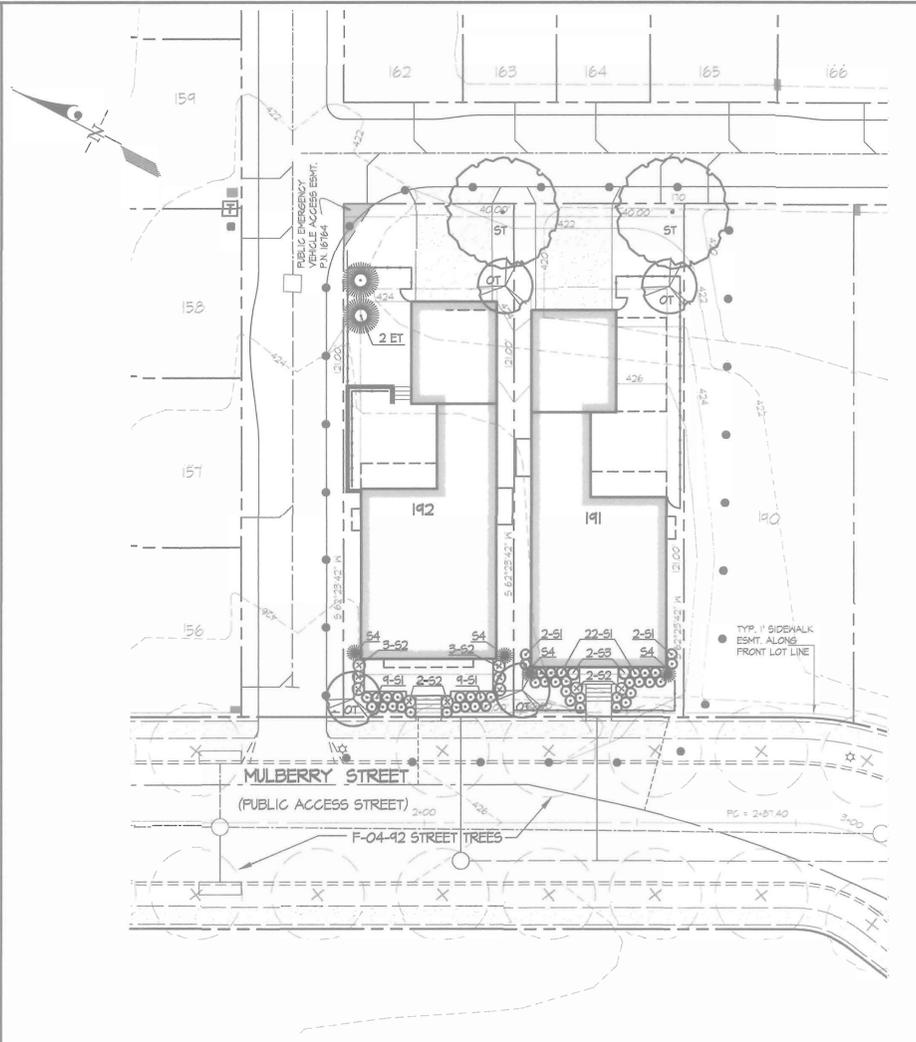
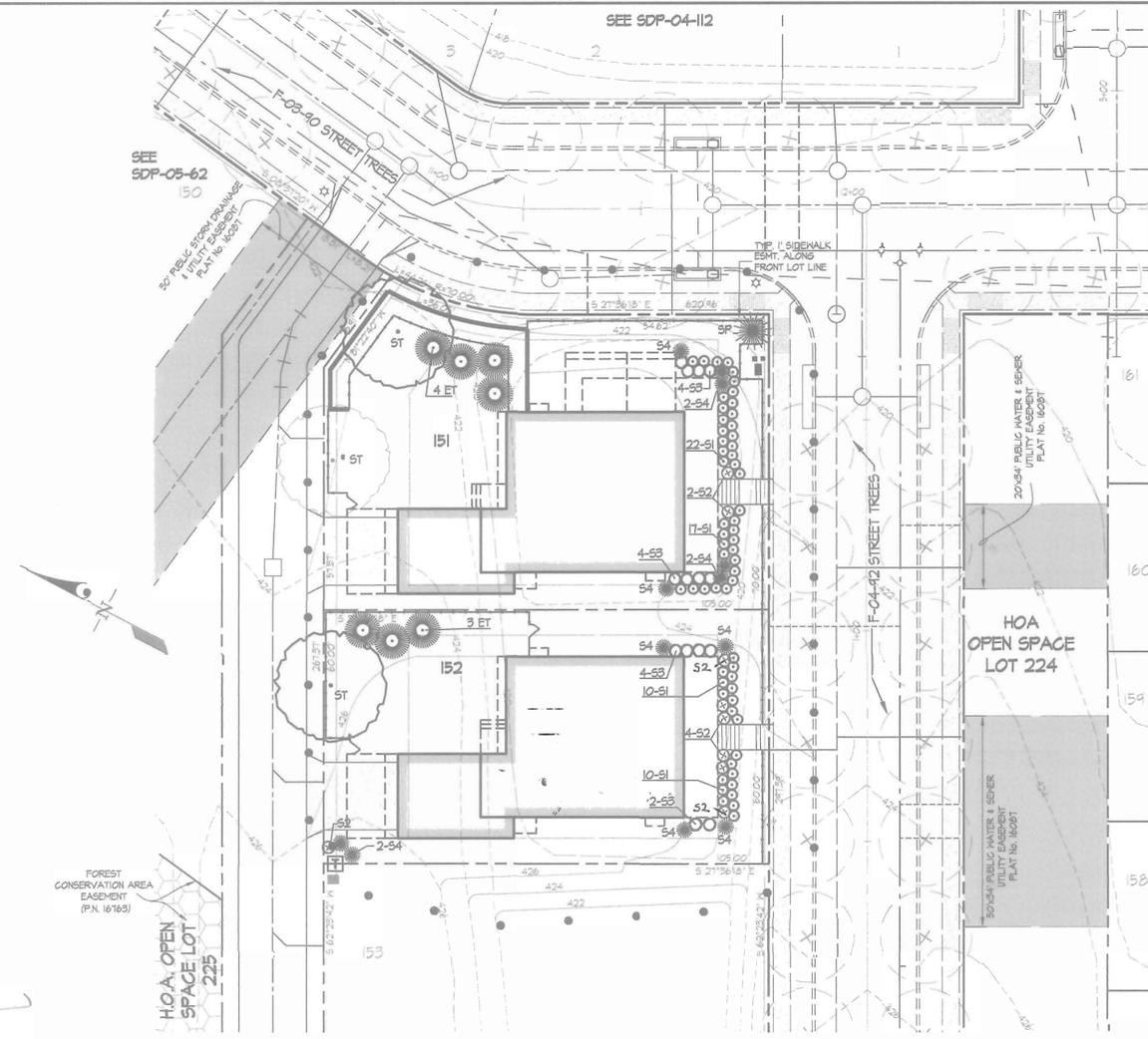
COMMENTS:
 (A) SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREES, AND 4 SQUARE FEET OF GROUND COVER OR PERENNIALS = 1 SHRUB.
 (B) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 (C) PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SPD ORIENTED TO ROADWAY			
	LOT 151	LOT 213	LOT 214	LOT 219
LANDSCAPE TYPE	SIDE YARD TREATMENT PER M.F. DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1:4 OF BLDG. SIDE LENGTH)			
PERIMETER LOCATION				
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	80' *	87'	104'	87'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED		PER SCHEDULE-C		
SHADE TREES	N/A	20	N/A	N/A
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED		PER SCHEDULE-C		
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
OTHER TREES (# 2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (1:1 SUBSTITUTION)	0	0	0	0

* THE OPTIONAL EXTENDED GARAGE IS INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.

THIS PLAN IS FOR PLANTING PURPOSES ONLY!



SEE SHEET 7 FOR THE LANDSCAPE LEGEND AND THE PLANT LIST.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 9/21/05
 Chief, Division of Land Development: *[Signature]* Date: 9/21/05
 Chief, Development Engineering Division: *[Signature]* Date: 9/21/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN LLC
 1685 E. CLUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 attn: JOHN CORGAN

LANDSCAPE / NOTES AND DETAILS
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
 (SPD RESIDENTIAL USE)
 PLAT Nos. 16759-16768
 ELECTION DISTRICT No. 5
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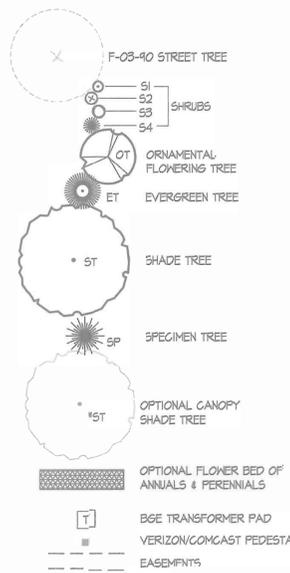
SCALE	ZONING	G. L. W. FILE No.
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26/AUG/05	41	6 OF 7

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-01-T AND PB CASE No. 353.
 - 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 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.
 - 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 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).
 - 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 SHREDDED 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 \$24,660.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:
 14 SHADE TREES AT \$300/TREE = \$4,200.00
 662 SHRUBS AT \$30/SHRUB = \$19,860.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2350. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

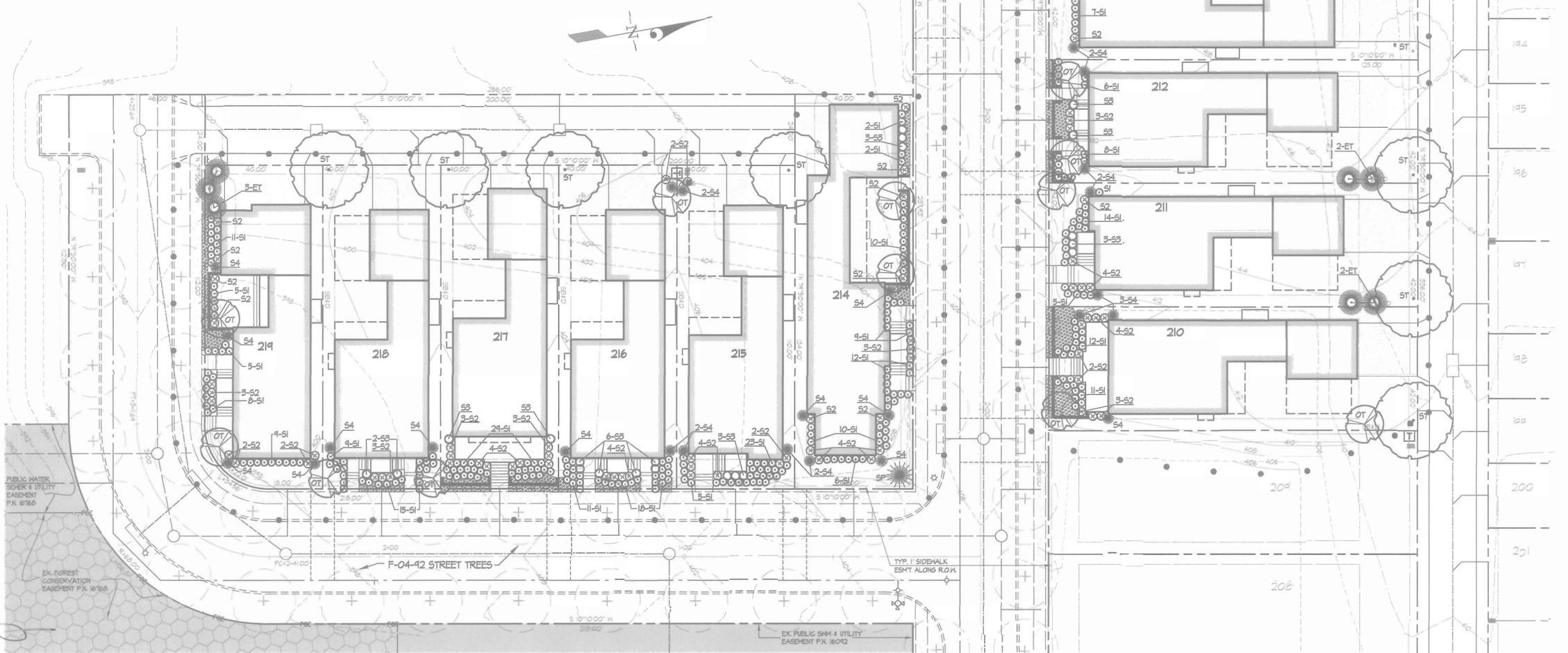
PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	11	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12' MIN. HT.	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FRESHMANI 'CELZANI' / CELEBRATION FRESHMAN MAPLE ACER SACCHARUM 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS PHELLOS / MALLOW OAK QUERCUS RUBRA / NORTHERN RED OAK TILIA GORDATA 'GREENSPICE' / GREENSPICE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
SP	5	ALL SPECIMEN TREES SHALL BE 8-10' HT. (TO BE COATED AS A SHADE TREE)	TAXODIUM DISTICHUM / BALD CYPRESS	ALL B&B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
OT	17	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8-10' HT.	AMELANCHER CANADENSIS / SHADBLON SERVICEBERRY GRATAGIS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'REDRAY' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUCEUR MAGNOLIA	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
ET	14	ALL EVERGREEN TREES SHALL BE 6-8' HT.	OPRESSOCYPARIIS 'LEFLAND' / LEYLAND CYPRESS ILEX ATTENUATA 'FOSTERI' / FOSTER HOLLY ILEX OPACA / AMERICAN HOLLY PICEA AMORICA / SERBIAN SPRUCE PICEA PARSONS / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINES	ALL B&B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
SHRUBS	948	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK' / GUMPO WHITE, 'KASHPO' COTONEASTER DAMNARI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JANIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUG' JANIPERUS PROCEMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
S1	45	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'WINDY CRIMSON' BERBERIS THUNDERBOLT / ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERY BETULIA GRACILIS / LEATHERLEAF BETHULA ILEX GRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
S2	37	ALL 24" - 30" SPREAD & 2.5' - 3' HT.	EUONYMUS ALATUS 'COMPACTA' / DWARF KINGSD EUONYMUS EUONYMUS KIATSCHOUVICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULFSTREAM' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON FLAMMULUM / FLAMMULUM RHODODENDRON TAXUS CUPRATA 'NANA' / DWARF JAPANESE YEW VIBURNUM GALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
S3	49	ALL 3' - 4' HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JANIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW THALIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

LEGEND



THIS PLAN IS FOR PLANTING PURPOSES ONLY!

LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY	SURETY AMOUNT	
MB MAPLE LAWN, L.L.C.	151	10	\$2,400.00	
	152	45	\$1,350.00	
	191	40	\$1,200.00	
	192	41	\$1,230.00	
	210	48	\$1,440.00	
	211	41	\$1,230.00	
	212	41	\$1,230.00	
	213	62	\$1,860.00	
	214	71	\$2,130.00	
	215	40	\$1,200.00	
	216	40	\$1,200.00	
	217	41	\$1,230.00	
	218	40	\$1,200.00	
	219	61	\$1,830.00	
TOTAL FOR MB MAPLE LAWN, L.L.C.	14	662	\$24,660.00	



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.

John Bagn
MB MAPLE LAWN L.L.C. 8/31/05
DATE

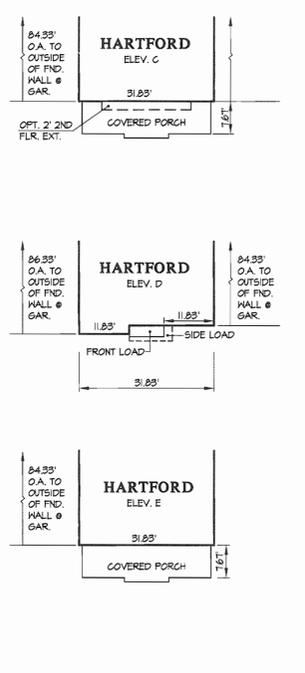
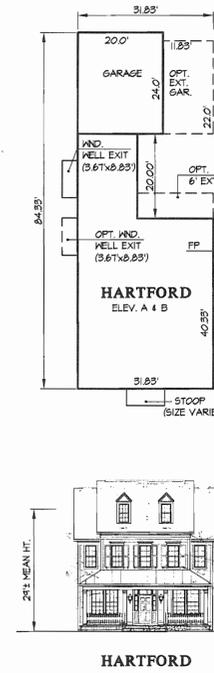
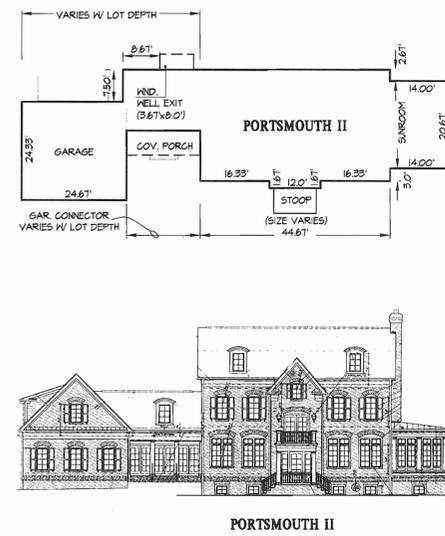
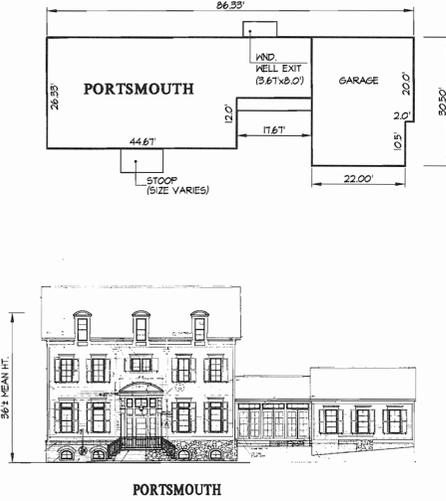
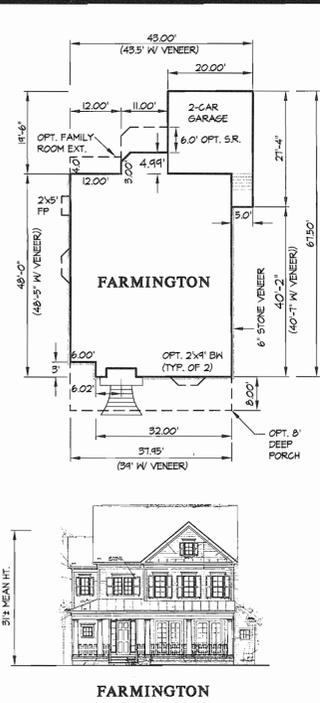
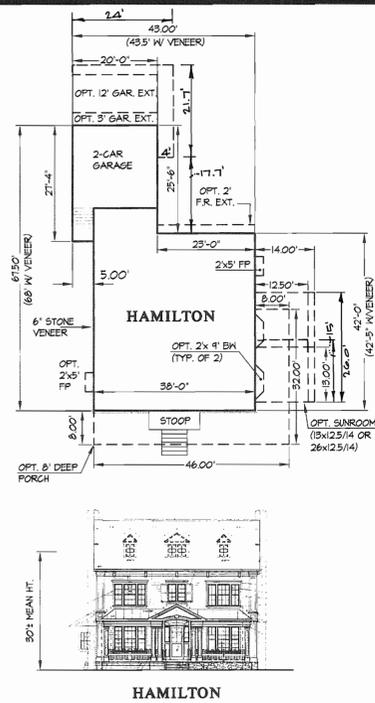
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Reesh A. Leight 7/29/05 Date
 Director
Wanda Hanrott 7/29/05 Date
 Chief, Division of Land Development
Michelle Amundson 9/20/05 Date
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.
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26/AUG/05	41	7 OF 7

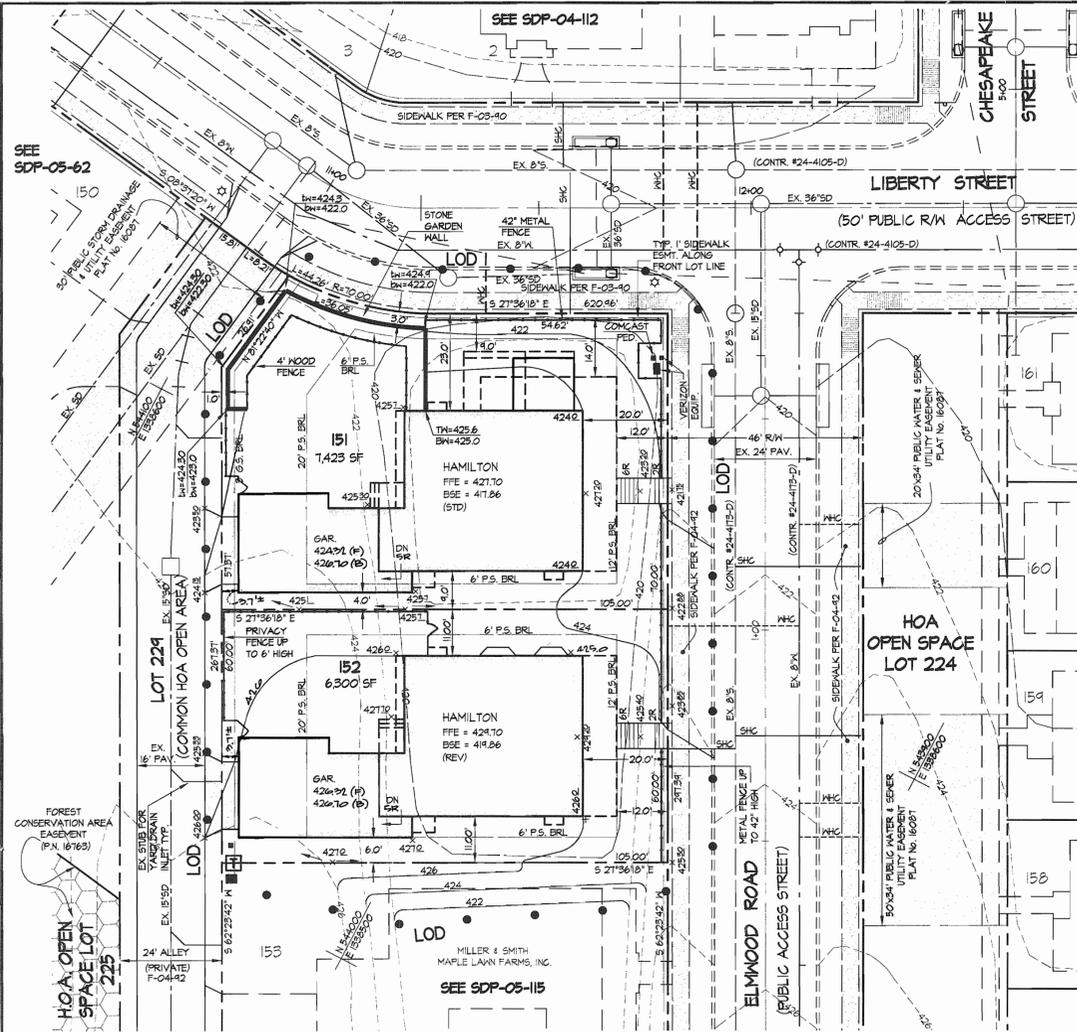


TYPICAL HOUSE FOOTPRINTS and ELEVATIONS by MB MAPLE LAWN L.L.C.

SCALE: 1" = 20'

SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- +386.05x EXISTING SPOT ELEVATION
- +386.05x PROPOSED SPOT ELEV. (HP-HIGH PT.)
- FCB FOREST CONSERVATION EASEMENT AREA
- LOD EXISTING TREE LINE
- LIMIT OF GRADING DISTURBANCE (LOD)
- EXISTING CURB & GUTTER
- EX. 8" W. WATER HOUSE CONNECTION (M.C. DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT (FH)
- EXISTING UTILITY/LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON/COMCAST PEDESTAL
- FENCE LINE
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT SLAB ELEVATION
- GAR = GARAGE (F-FRONT, B-BACK, STD = STANDARD HOUSE ORIENTATION, REV = REVERSED HOUSE ORIENTATION)
- P.S. BRL PRINCIPAL STRUCTURE BLDG. RESTRICTION LINE
- G.S. BRL GARAGE STRUCTURE BLDG. RESTRICTION LINE
- SBID SAME BEARING & DISTANCE
- EASEMENTS



NOTES:

1. FOR FENCE/GARDEN WALL NOTES SEE SHEET 5.
2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
3. ALL INGS TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D AND #24-4113-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
4. SEE THE CHARTS ON SHEET 2 AND 3 FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
5. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
6. WHERE SHOWN ALL YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 212AG BN OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-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 (1/8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPED DIRECTLY TO THE YARD DRAIN.

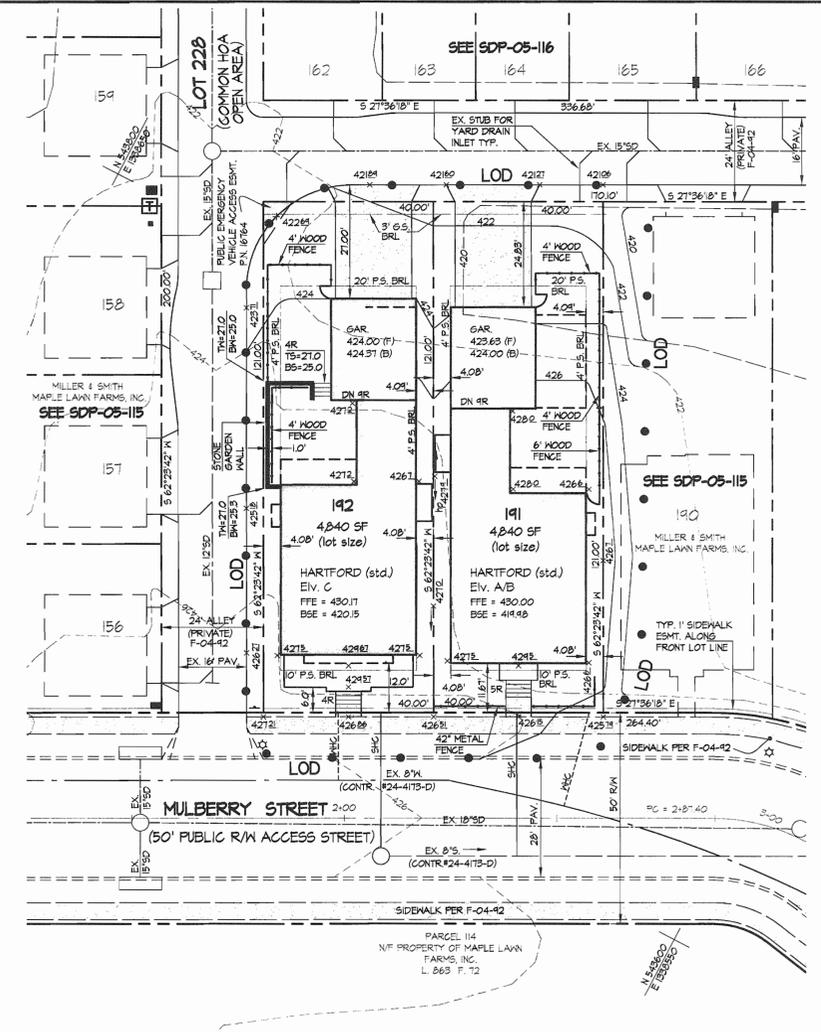
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION AT P.L.

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROPERTY LINE
151	411.40	408.64
152	414.34	411.14
191	417.65	414.34
192	418.61	415.35

INVERT ELEVATIONS FOR YARD DRAIN STUBS AT ALLEY P.L.

LOT	ELEVATION
151	418.07
152	420.48
191	415.82
192	416.95

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard DeLoyle 9/28/05
Director Date

David Hamer 9/29/05
Chief, Division of Land Development Date

Michael M... 9/26/05
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VK: 301-389-2524 FAX: 301-421-4186

PREPARED FOR:
BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1886 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 782-9511 x 2101
attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
(SFD RESIDENTIAL USE)
PLAT Nos. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
26/AUG/05	41	2 OF 7

... \02001\03014\SDP-area2.sfd\SDP.dwg DES.mbt DRN.kip CHK.

DATE: 9-10-05 REVISION: rev. house on lots 151 & 152 and add options to Hamilton typical house footprints BY: APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

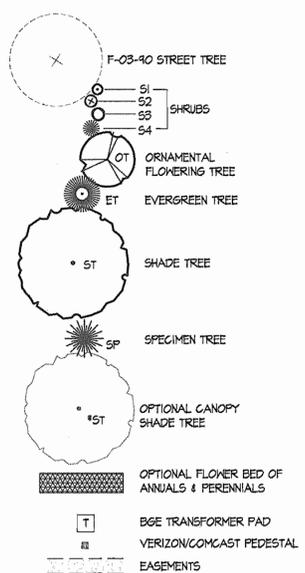
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL, (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-01-T AND PB CASE NO. 353.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE 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 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.
- 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 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).
- 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 SHREDDED 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 \$24,660.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:
 14 SHADE TREES AT \$300/TREE = \$4,200.00
 682 SHRUBS AT \$30/SHRUB = \$20,460.00

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.

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	11	ALL SHADE TREES SHALL BE 2'-3" CAL. AND 12' MIN. HT.	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FREDERIANI 'ZELKOVY' / ZELKOVY FREDERIAN MAPLE ACER SACCHARUM 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS PHELLOS / HILLTOP OAK QUERCUS RUBRA / NORTHERN RED OAK TILIA GORDATA 'GREENSPICE' / GREENSPICE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B+B
SP	3	ALL SPECIMEN TREES SHALL BE 8'-10' HT. (TO BE COUNTED AS A SHADE TREE)	TAXODIUM DISTICHUM / BALD CYPRESS	ALL B+B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
OT	15	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10' HT.	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY GRATAGEUS VIRIDIS WINTER KING / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'SUNRAY' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA	ALL B+B. SERVICEBERRY SHALL BE TREE FORM
ET	19	ALL EVERGREEN TREES SHALL BE 6'-8' HT.	CUPRESSOCYPRIS LEYLANDI / LEYLAND CYPRESS ILEX ATTENUATA 'FOSTER' / FOSTER HOLLY ILEX OPACA / AMERICAN HOLLY FICIA OROKIA / BERKMAN SPRUCE FICIA FINGERIS / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINES	ALL B+B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
SHRUBS	400	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNPO PINK' / SUNPO WHITE 'KASNO' / COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JANIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR' / ANDORRA / WILTON BLUE RUG JANIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
S2	62	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANWARE VALLEY WHITE' / 'HERSHEY RED' / HIND CRIMSON BERBERIS THUNBERGI / ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON FIGMY BARBERRY DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX GRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MANONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
S3	94	ALL 24" - 30" SPREAD & 25" - 3' HT.	ELONMYUS ALATUS 'COMPACTA' / DWARF KINGED ELONMYUS ELONMYUS KAUTSCHOVICZII 'MANHATTAN' / MANHATTAN ELONMYUS MANONIA BEALEI / LEATHERLEAF MANONIA OSMANTHUS HETEROPHYLLUS 'SULFIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'FLAWY' / R-H RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
S4	42	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JANIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSI' / HICKS YEW TILIA OCCIDENTALIS 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE	ALL CONTAINERIZED

* OPTIONAL TREE

LEGEND



THIS PLAN IS FOR PLANTING PURPOSES ONLY!

LANDSCAPE SURETY PER LOT

BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT	
		SHADE TREE	SHRUBS	
MB MAPLE LAWN, L.L.C.	181	1	70	\$2,400.00
	182	1	45	\$1,650.00
	181	1	40	\$1,500.00
	182	1	41	\$1,530.00
	210	1	43	\$1,590.00
	211	1	41	\$1,530.00
	212	1	41	\$1,530.00
	213	1	62	\$2,160.00
	214	1	71	\$2,610.00
	215	1	40	\$1,500.00
	216	1	40	\$1,500.00
	217	1	41	\$1,530.00
	218	1	40	\$1,500.00
	219	1	61	\$2,130.00
TOTAL FOR MB MAPLE LAWN, L.L.C.	14	682	\$24,660.00	

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.

John B. ... 8/31/05
MB MAPLE LAWN L.L.C. DATE

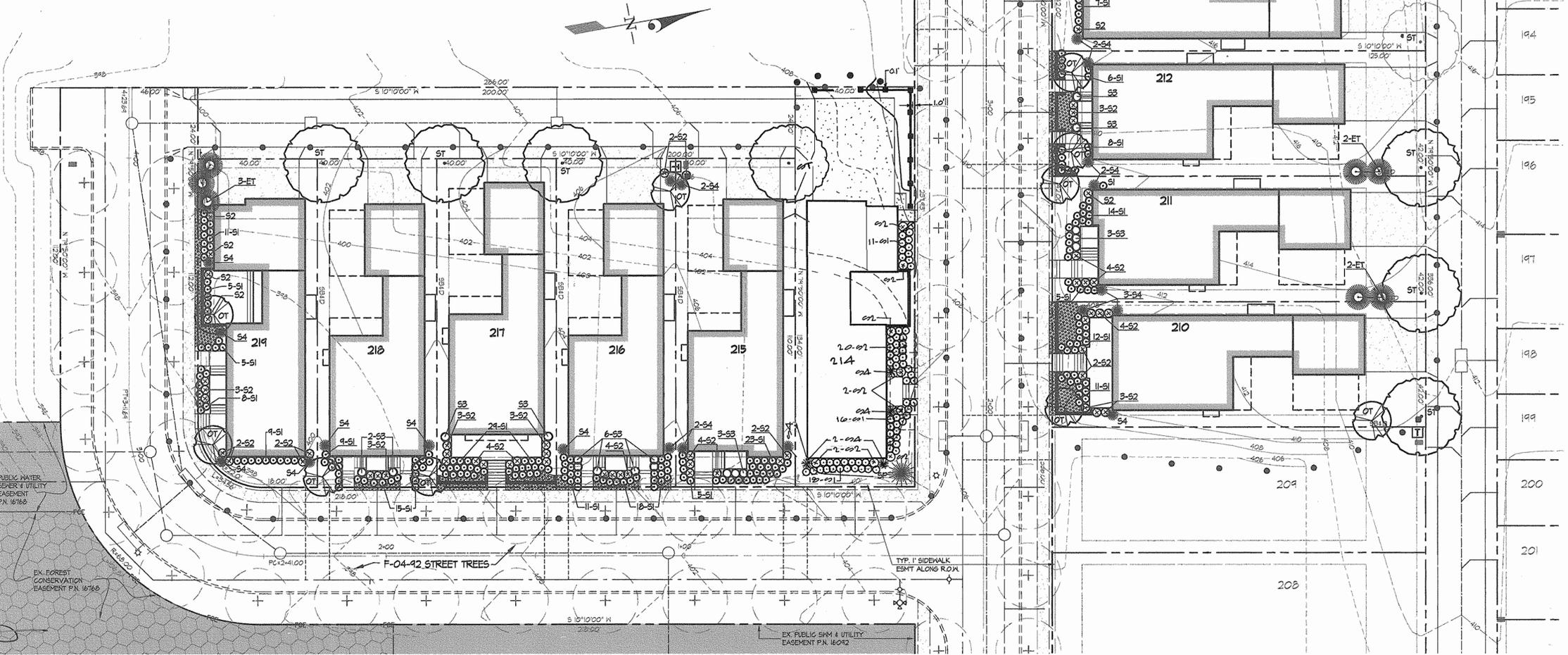
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. ... 7/29/05
Director Date
Christa ... 7/29/05
Chief, Division of Land Development Date
... 7/20/05
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 301-989-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

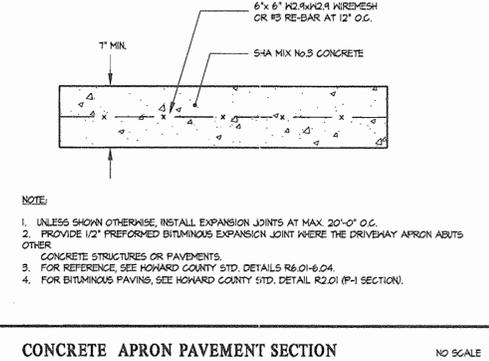
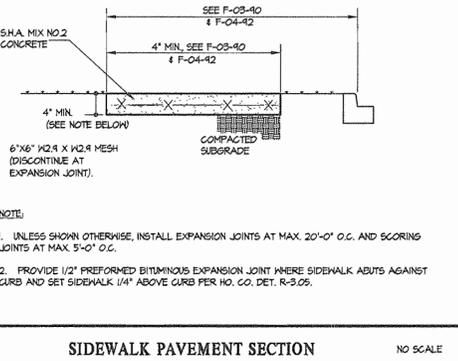
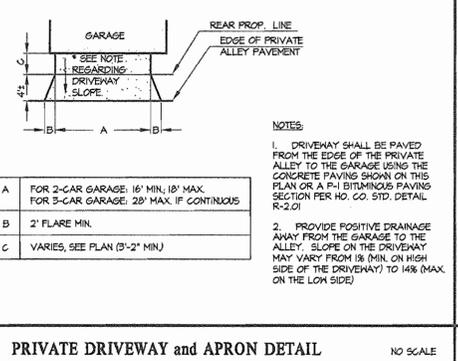
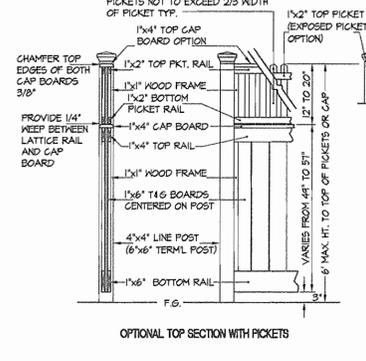
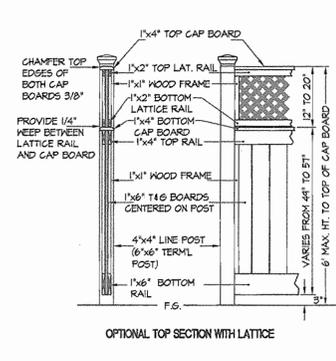
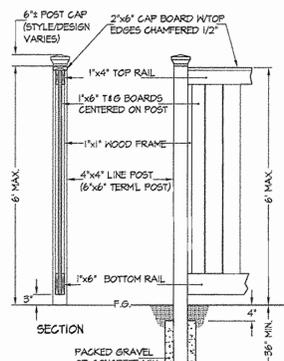
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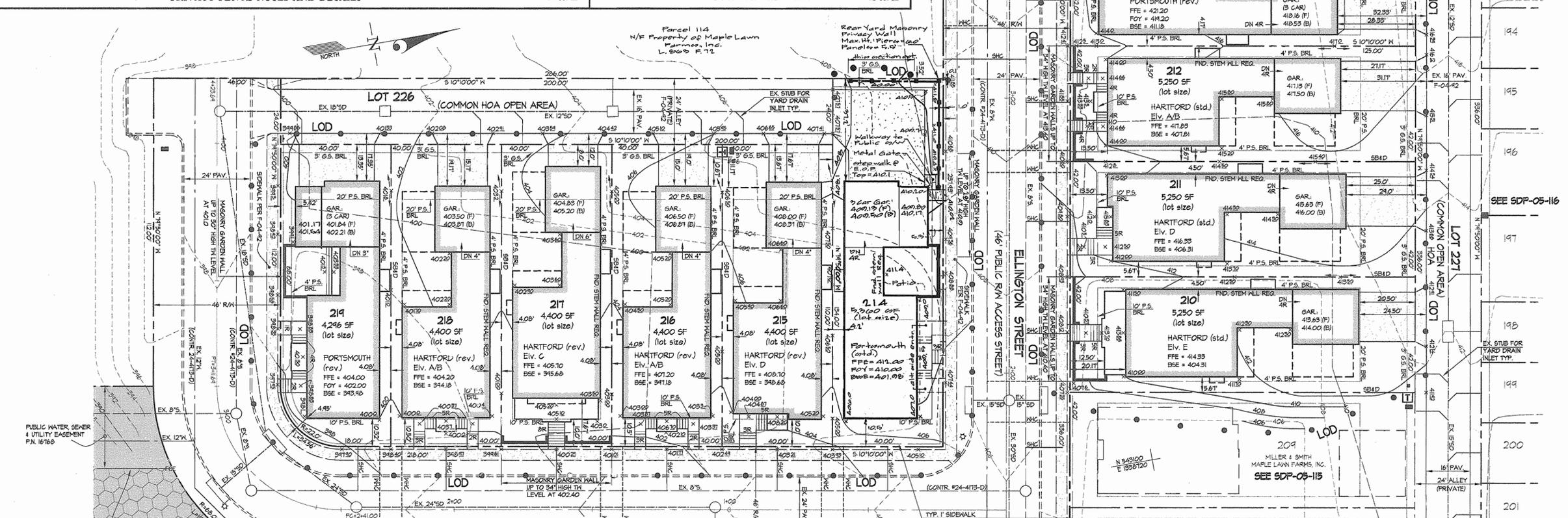
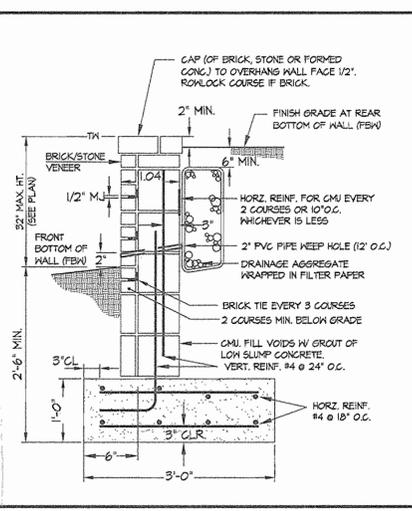
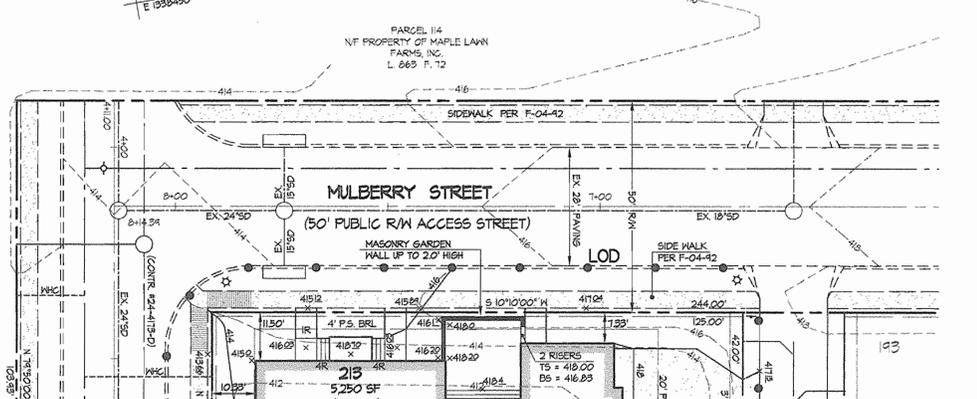
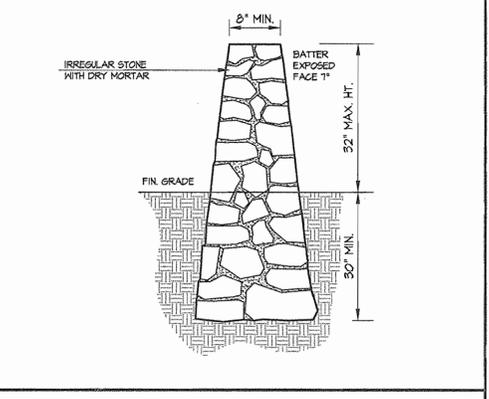
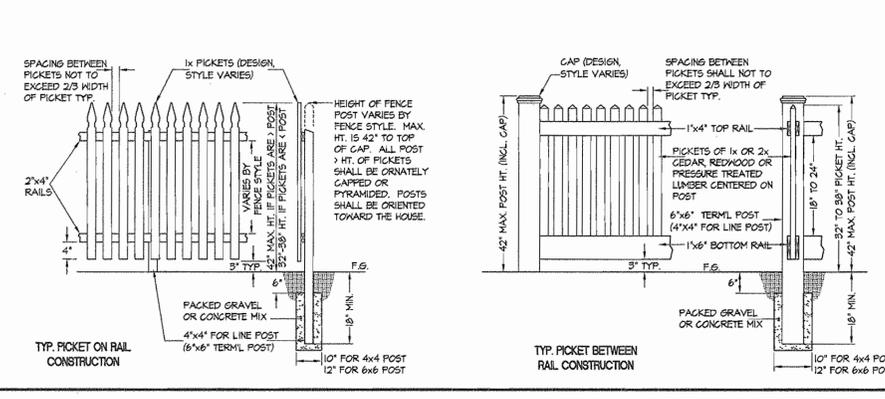
PREPARED FOR:
BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 782-9511 x 2101
attn: JOHN CORGAN

LANDSCAPE / NOTES AND DETAILS
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
(SFD RESIDENTIAL USE)
PLAT No. 16759-16768
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
26/AUG/05	41	7 OF 7



- NOTES:**
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIEBER 7414 FOLIO 242 THROUGH 266).
 - SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 - THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SIMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-17) FOR OTHER FENCE AND PICKET STYLES FOR M.L.F.
 - FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRC).
 - FENCE POSTS SHALL BE SPACED EVENLY WITH AN 8' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS, ETC.) SHALL BE HIGHER AND TALLER IN PROPORTION THAN LINE POSTS.
 - THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 - FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 - MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRC.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Shawn Kilgus* Date: 7/29/05

Chief, Division of Land Development: *Carole Handley* Date: 7/29/05

Chief, Development Engineering: *Mark* Date: 9/20/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-989-2524

DATE: 07/21/05
 REVISION: Revise lot 214 and rev. gen. elev. on lot 210
 BY: REVSON
 APPR: [Signature]

PREPARED FOR:
 BUILDER/LOT OWNER:
 MS MAPLE LAWN LLC
 1686 E. GLODE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 attn: JOHN COGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 151-152, 191-192 and 210-219
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