

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

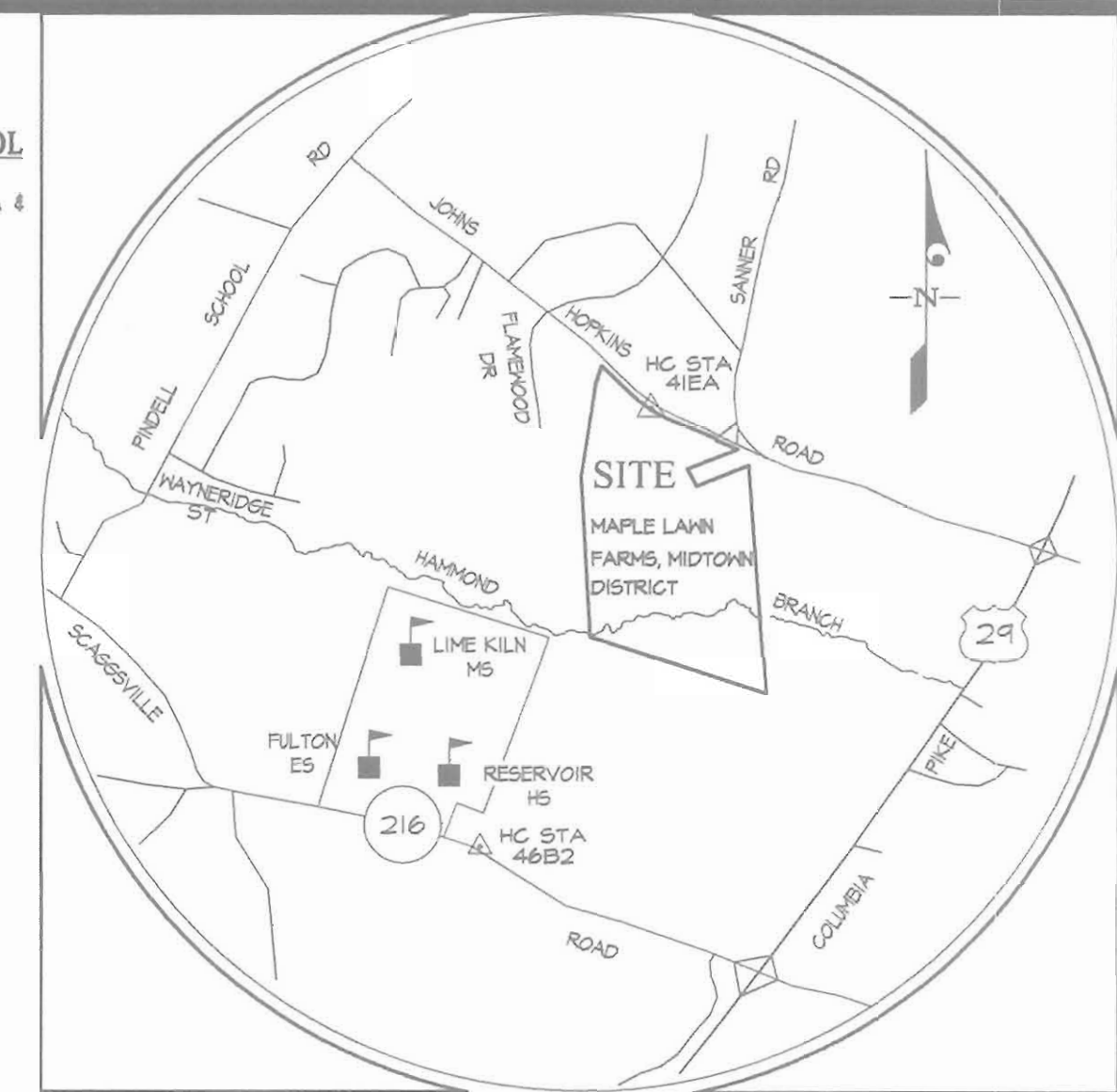
MIDTOWN DISTRICT -- AREA 2 LOTS 137-144 and 169-179 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA &
NVD88 VERTICAL DATA

41EA N 544825.809
E 1394217.444
ELV.=407.053

46B2 N 539981.1271
E 1391218.484
ELV.=474.671



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-281-7771 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-99SM (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO
AREA OF BULIDABLE LOTS (Nos. 137-144 & 169-179) FOR THIS SITE DEVELOPMENT PLAN: 1.21 ± ACRES
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: 5-01-T, ZB-99SM, PB-99S, 1P-01-11, 1P-03-02, P-03-01, F-03-10, P-04-01, F-04-42, SDP-04-82/112/121 (MIDTOWN AREA-1 SDP'S), SDP-05-15, SDP-05-16 & SDP-05-15B.
- 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-03-10 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-03-10 ON OPEN SPACE LOT 125. 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 M15 CONTRACT NOS. 24-4109-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 BULIDABLE LOTS (Nos. 137-144 AND 169-179) 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 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-03-10 AND F-04-42. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-04-42.
- FINANCIAL SURETY (\$4,800.00) FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 5 TO SATISFY 5-01-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 SHEET 5.
- 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 FOR THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12'1/4" SERVING MORE THAN ONE RESIDENCE
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1 1/2" MIN.)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25 LB. 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 11-5-01, 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.1) 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 SHALL NOT BE STRIPED.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-99SM
B. PROPOSED USE OF SITE: 14 SFA RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT 24-4109-D)
D. PARKING REQUIRED PER SEC. 12B.2.01: 2 SPACES/UNIT x 14 = 28 SPACES
PARKING PROVIDED: 42 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE EXCEPT FOR THE 3-CAR GARAGE ON LOTS 137, 144, 169 & 179)
SEE NOTE 2) ABOVE REGARDING PARKING.
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-03-10 & F-04-42 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).

- AREA TABULATION
A. AREA OF BULIDABLE LOTS FOR THIS SUBMISSION: 5389.71 SF OR 1.21 AC.
B. AREA OF THIS PLAN SUBMISSION: 1.21 ACRES
C. AREA OF DISTURBANCE BY THIS SDP: 1501 ACRES

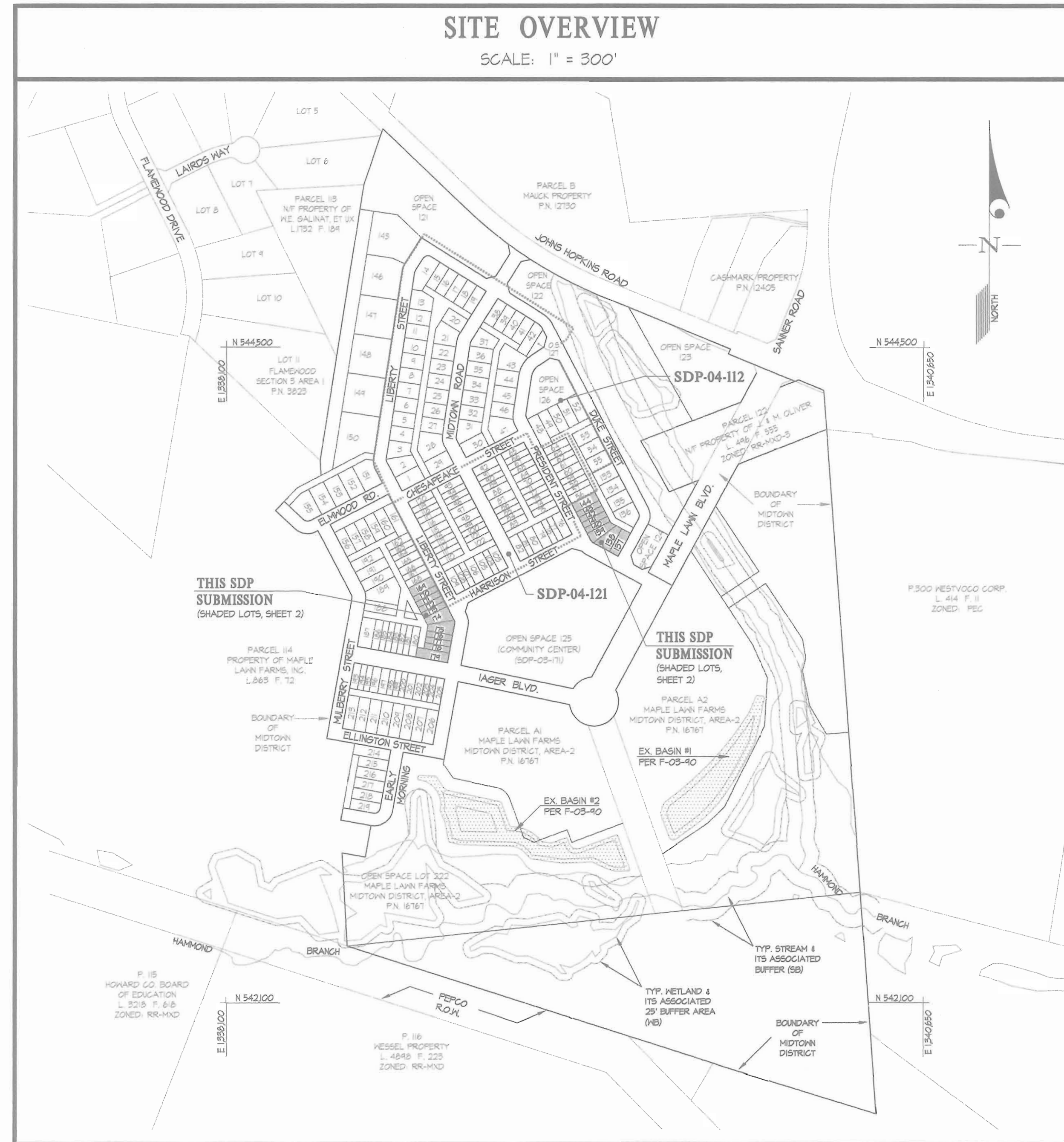
LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL.	MAX. BUILDING HT.
TOWNHOUSE	137-144 AND 169-179	N/A	N/A	50' (MEAN HT.)

STRUCTURE SETBACKS PER 5-01-T AND PLAT 16760

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOUSE	NONE	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHED/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 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE 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, PIERES, 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.



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (55% 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-03-07	51.48	28.26	21.85 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-10	37.43	20.59	15.75 (42.1)	1.31	3.55 (17.0%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	38.80	21.34	22.85 (58.9)	2.06	
TOTAL		148.21	80.19	54.75 (40.3)	5.19	3.55 (6.7%)

- * 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. (CUMULATIVE TOTAL ACREAGE).

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

Lot Groups	Disturbed Area	Landscaping Surety Amount	Landscape Inspection Fees Paid
137-144	0.05 Ac.	\$ 1,900.00	\$ 100.00
169-179	0.85 Ac.	\$ 2,700.00	\$ 100.00
Total	1.90 Ac.	\$ 4,600.00	\$ 200.00

Within 1 Yr. of signature approval of this SDP by the director of DPZ, the Builder shall apply to the department of Inspections, Licenses and Permits to initiate the construction on this SDP. The builder shall apply for building permits for all construction authorized on this SDP within 2 Yrs. of its approval.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
137	11360 DUKE STREET	164	11344 LIBERTY STREET
138	1685 PRESIDENT STREET	170	11346
139	1683	171	11348
140	1681	172	11400
141	1679	173	11402
142	1677	174	11404
143	1675	175	11406
144	1673	176	11408
		177	11410
		178	11412
		179	11402 IAGER

WATER CODE: E21		SEWER CODE: 168000	
DEVELOPMENT NAME: MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2		DISTRICT/AREA: MIDTOWN/AREA-2	LOTS: 137-144 & 169-179
FLAT: 16754-16768	ZONE: MXD-3	TAX MAP GRID: 41, 15, 16, 21 & 22	ELEC. DIST.: 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Keagle* Date: 9/13/05
 Chief, Division of Land Development: *David H. Hester* Date: 9/29/05
 Chief, Development Engineering Division: *Mike* Date: 9/28/05

APPROVED
 PLANNING & ZONING
 COUNTY
 DATE: 8/31/05
 KS

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

PREPARED FOR:

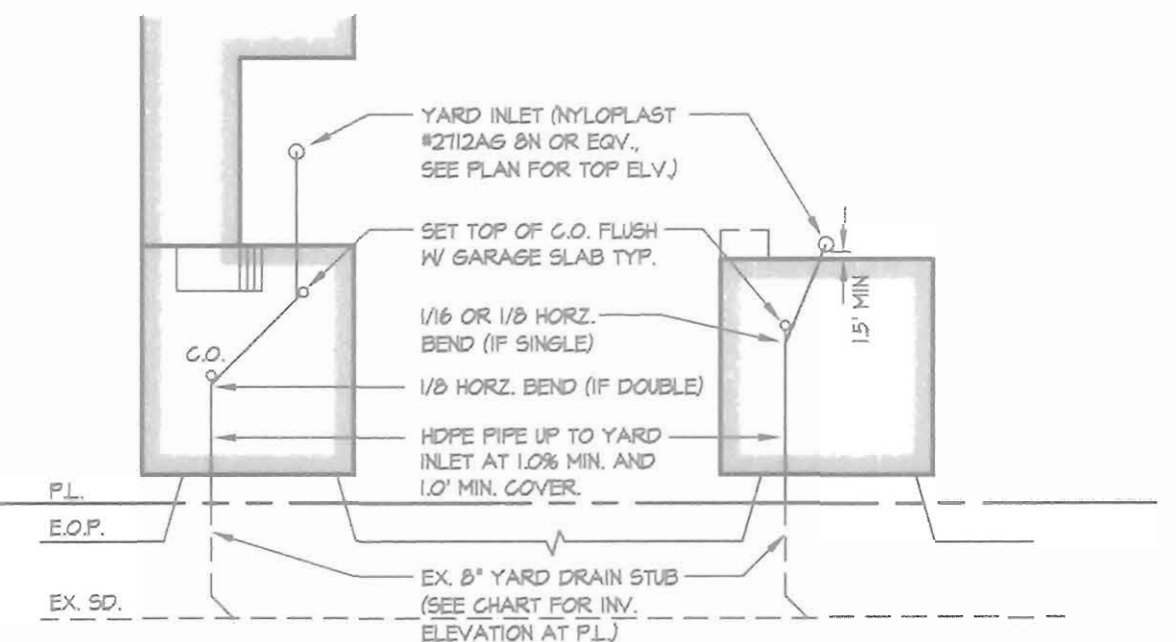
BUILDER/LOT OWNER:
 MB MAPLE LAWN LLC
 1888 E. GIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 ETL: JOHN CORGAN

COVER SHEET

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 137-144 and 169-179
 (SFA RESIDENTIAL USE)
 PLAT Nos. 16759-16768

SCALE: AS SHOWN
 ZONING: MXD-3
 DATE: 7/SEPT/05
 TAX MAP - GRID: 41
 SHEET: 1 OF 6

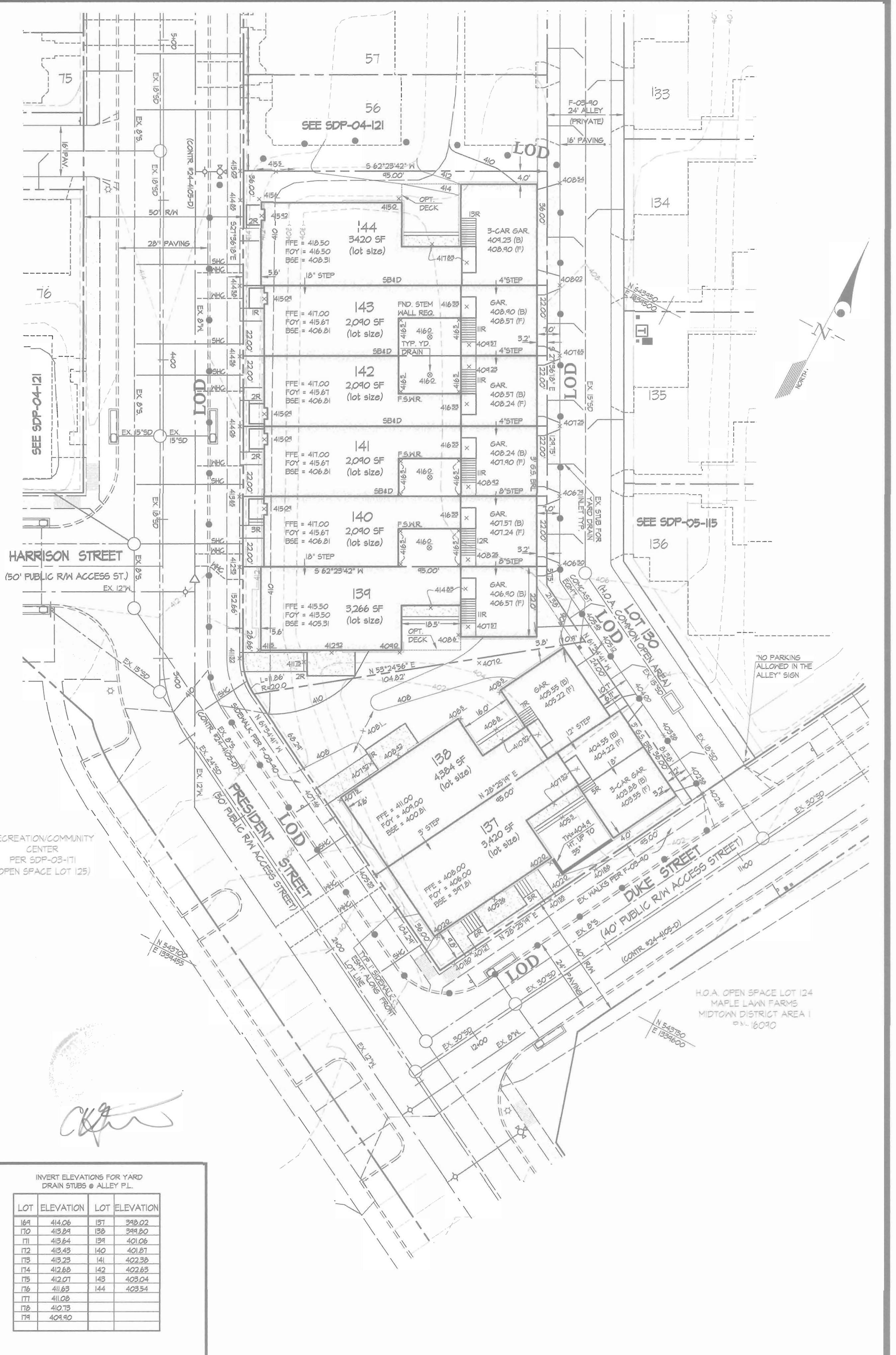
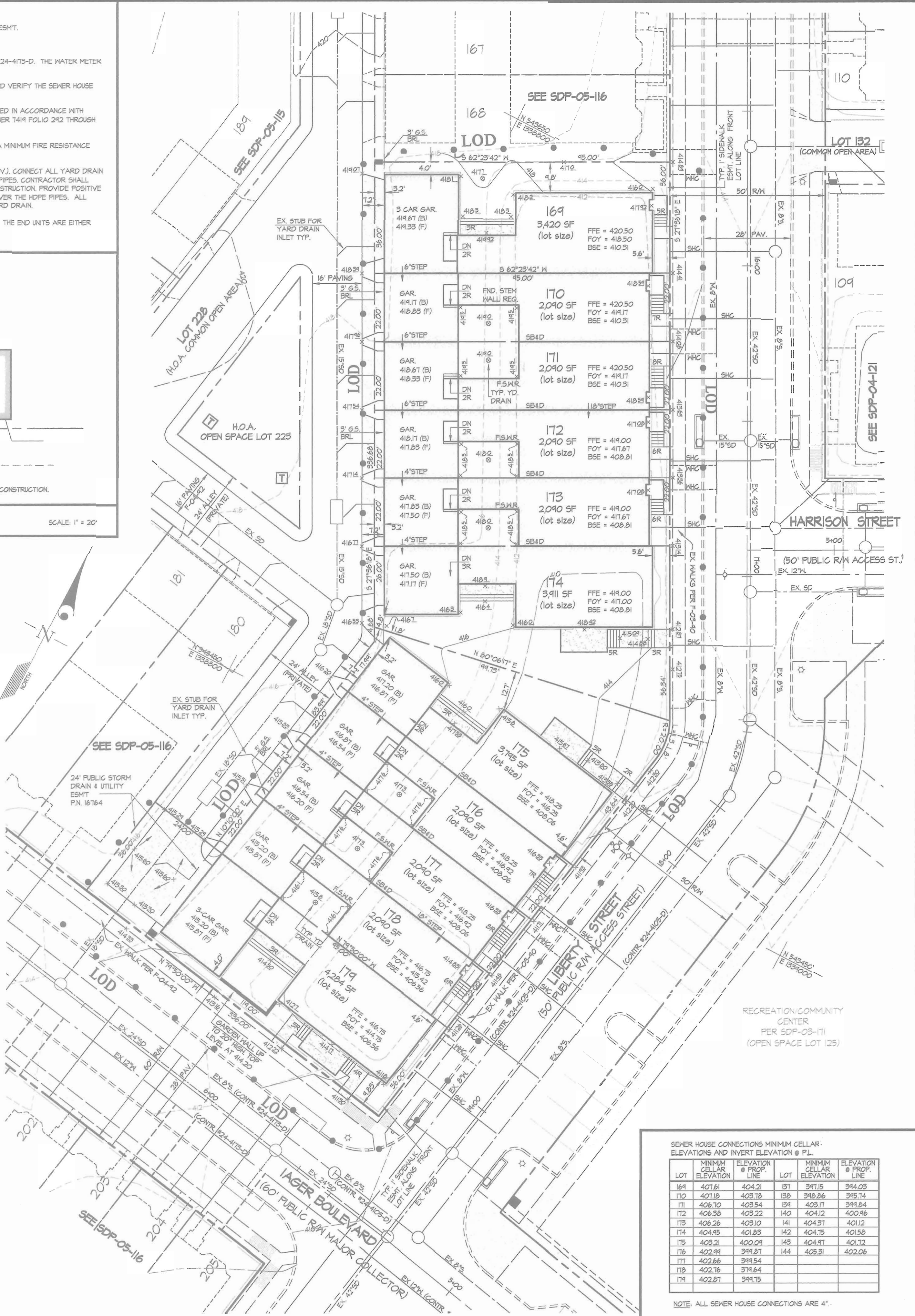
- NOTES:
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 3. ALL WH'S TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D AND #24-4113-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 4. SEE THE CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1414 FOLIO 242 THROUGH 366).
 6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 7. ALL YARD DRAIN INLETS ARE 12" NYLOPLAST IN-LINE DRAIN MODEL NO. 2120AS 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 THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 1.0' MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
 8. THE INTERIOR TOWNHOUSE UNITS ARE EITHER THE "ADDISON" OR THE "AMHERST" MODEL. THE END UNITS ARE EITHER THE "WINDHAM" OR THE "WINDSOR" MODEL (SEE SHEET 6 FOR HOUSE FOOTPRINTS).



TYPICAL YARD DRAIN INSTALLATION DETAIL SCALE: 1" = 20'

SITE DEVELOPMENT PLAN LEGEND

- 600 - EXISTING CONTOUR
- 600 - PROPOSED CONTOUR
- +306.00 - EXISTING SPOT ELEVATION
- +306.00 - PROPOSED SPOT ELEV. (IF HIGH PT)
- LOD - LIMIT OF GRADING DISTURBANCE (LOD)
- - - EXISTING CURB & GUTTER
- - - EXISTING WATER CONNECTION (SHG, DASHED LINE TYP.)
- - - EXISTING WATER LINE (PUBLIC)
- - - EXISTING FIRE HYDRANT (FH)
- - - EXISTING UTILITY/LIGHT POLE
- - - BGE TRANSFORMER PAD
- - - VERIZON/CORCAST EQUIPMENT
- - - FENCE LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SEWER MAIN (DASHED LINE)
- - - SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- - - CONCRETE DRIVEWAY & SIDEWALK
- - - PROPOSED HOUSE
- - - F.F.E. = FINISHED FLOOR ELEVATION
- - - B.S.E. = BASEMENT SLAB ELEVATION
- - - GAR. = GARAGE (F-FRONT, B-BACK, STD = STANDARD HOUSE ORIENTATION, REV = REVERSED HOUSE ORIENTATION)
- - - P.S. BRL. = PRINCIPAL STRUCTURE BRL.
- - - G.S. BRL. = GARAGE STRUCTURE BRL.
- - - SB1D = SAME BEARING AND DISTANCE
- - - YARD DRAIN



APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE: 8/21/05

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

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

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE	LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE
164	401.61	404.21	171	391.15	394.09
170	401.18	403.78	176	398.86	395.14
171	406.70	403.54	184	409.17	399.84
172	406.58	403.22	140	404.12	400.46
173	406.28	403.10	141	404.91	401.12
174	404.85	402.83	142	404.75	401.58
175	405.21	400.09	143	404.47	401.72
176	402.89	399.87	144	405.21	402.06
177	402.86	399.54			
178	402.78	399.64			
179	402.87	399.79			

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

LOT	ELEVATION	LOT	ELEVATION
164	414.06	171	398.02
170	413.84	176	394.80
171	413.84	184	401.06
172	413.43	140	401.87
173	413.29	141	402.39
174	412.88	142	402.89
175	412.07	143	403.04
176	411.63	144	403.34
177	411.08		
178	410.79		
179	409.90		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1886 E. GUIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-5511 x 2101
etc.: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT NOS. 137-144 AND 169-179
(SFA RESIDENTIAL USE)
PLAT Nos. 16759-16768
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	2 OF 6

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- LOD • LIMIT OF GRADING DISTURBANCE
- SF - SILT FENCE
- SSF - SUPER SILT FENCE
- [SCE] STABILIZED CONSTRUCTION ENTRANCE

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

John K. Roberts 9-15-05
 HOWARD S.C.D. DATE

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

Jim Meyer 9-15-05
 NATURAL RESOURCES CONSERVATION SERVICE DATE

ENGINEER'S CERTIFICATE

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

CKG 9-7-05
 DATE

BUILDER'S CERTIFICATE

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

MB Maple Lawn LLC 9-9-05
 DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

DATE 8/31/05
 VS

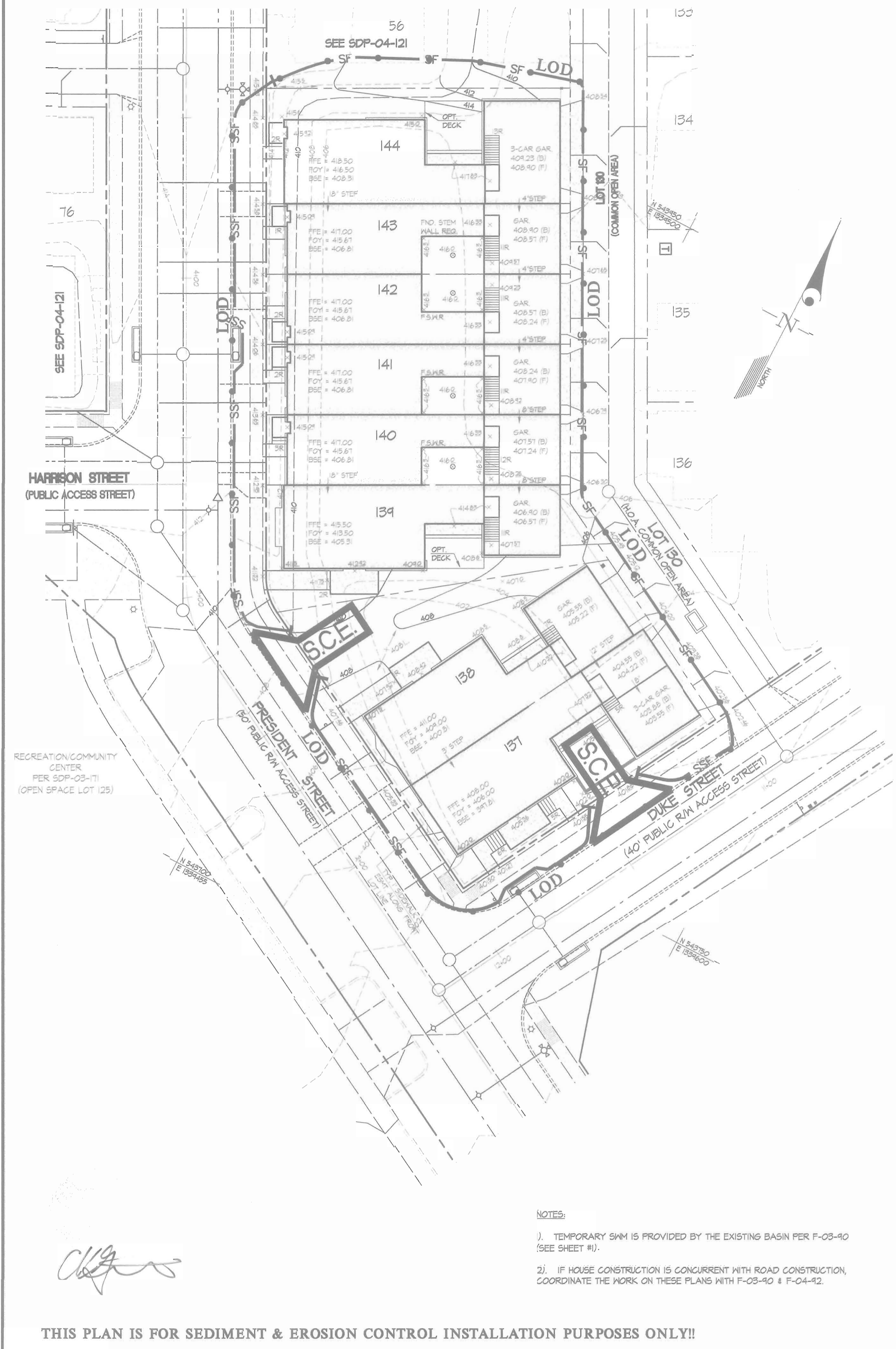
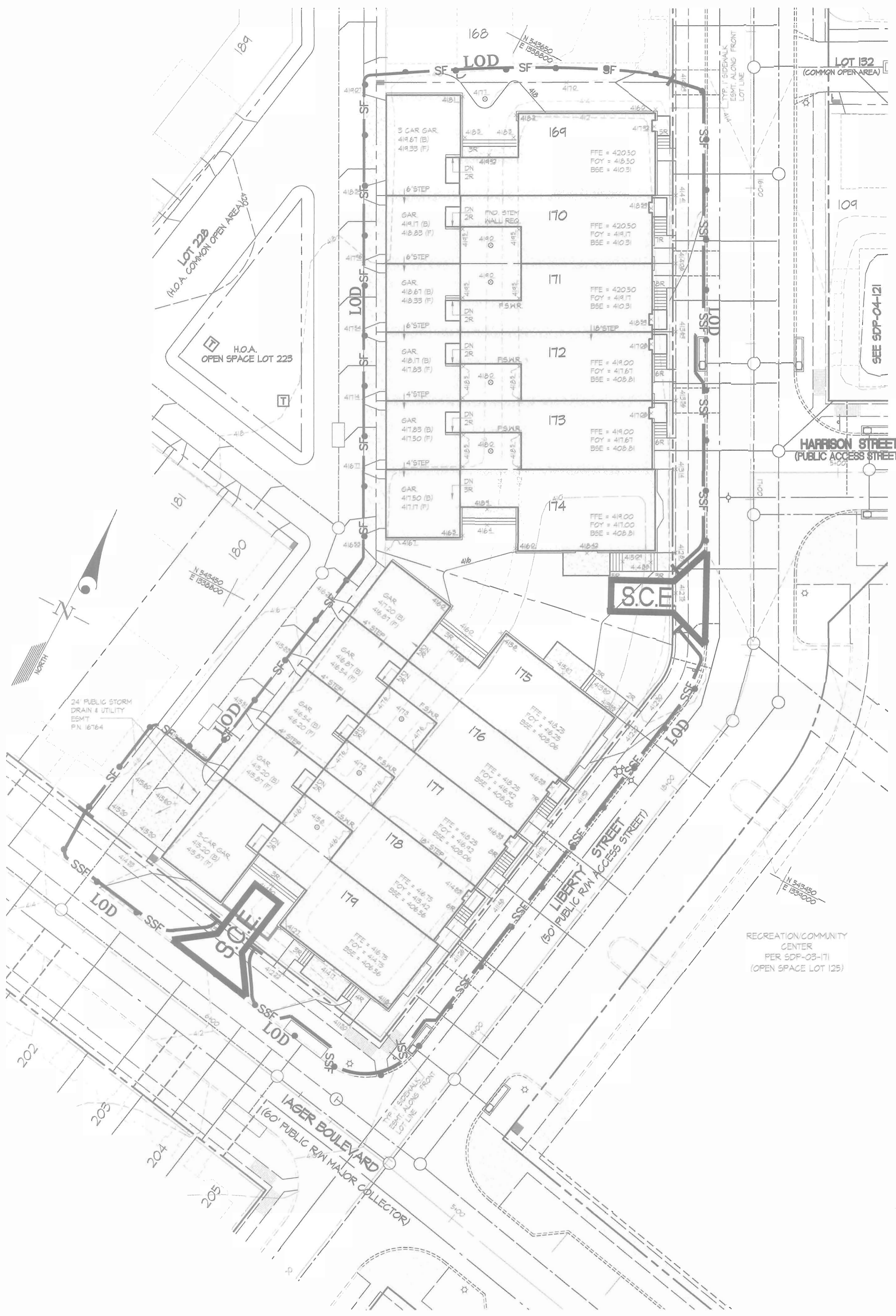
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. Lyle 9/29/05
 Director Date
Indy Kanits 9/29/05
 Chief, Division of Land Development Date
Chris Vermeulen 9/20/05
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 200 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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- NOTES:**
- TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN PER F-03-90 (SEE SHEET #1).
 - IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-03-90 & F-04-92.

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

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 137-144 and 169-179
 (SFA RESIDENTIAL USE)
 PLAT Nos. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	3 OF 6

ELECTION DISTRICT No. 5

PREPARED FOR:

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

DATE	REVISION	BY	APPR.

SDP-05-156

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 518-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDINGS, SOIL, TEMPORARY SEEDINGS AND MULCHING (SEE 6). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

- APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (A61P).
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL, AS NECESSARY.
- CONSTRUCT ROADS, DRIVEWAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
- AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SO2.
- ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING).
- OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

PERMANENT SEEDING NOTES

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

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

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 3-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF HELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SO2. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE HELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (TO TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL, OR 210 GALLONS PER ACRE (6 GAL/1000 SQ FT) OF ENHANCED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING 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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (.01 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF HELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SO2.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (TO TO 40 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL, OR 210 GAL PER ACRE (6 GAL/1000 SQ FT) OF ENHANCED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (6 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.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS 15% ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 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-SGS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CLINDERS, STONES, SLAS, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDEGE, 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 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL. IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1% PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SO2 OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL FERTILIZERS 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.

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

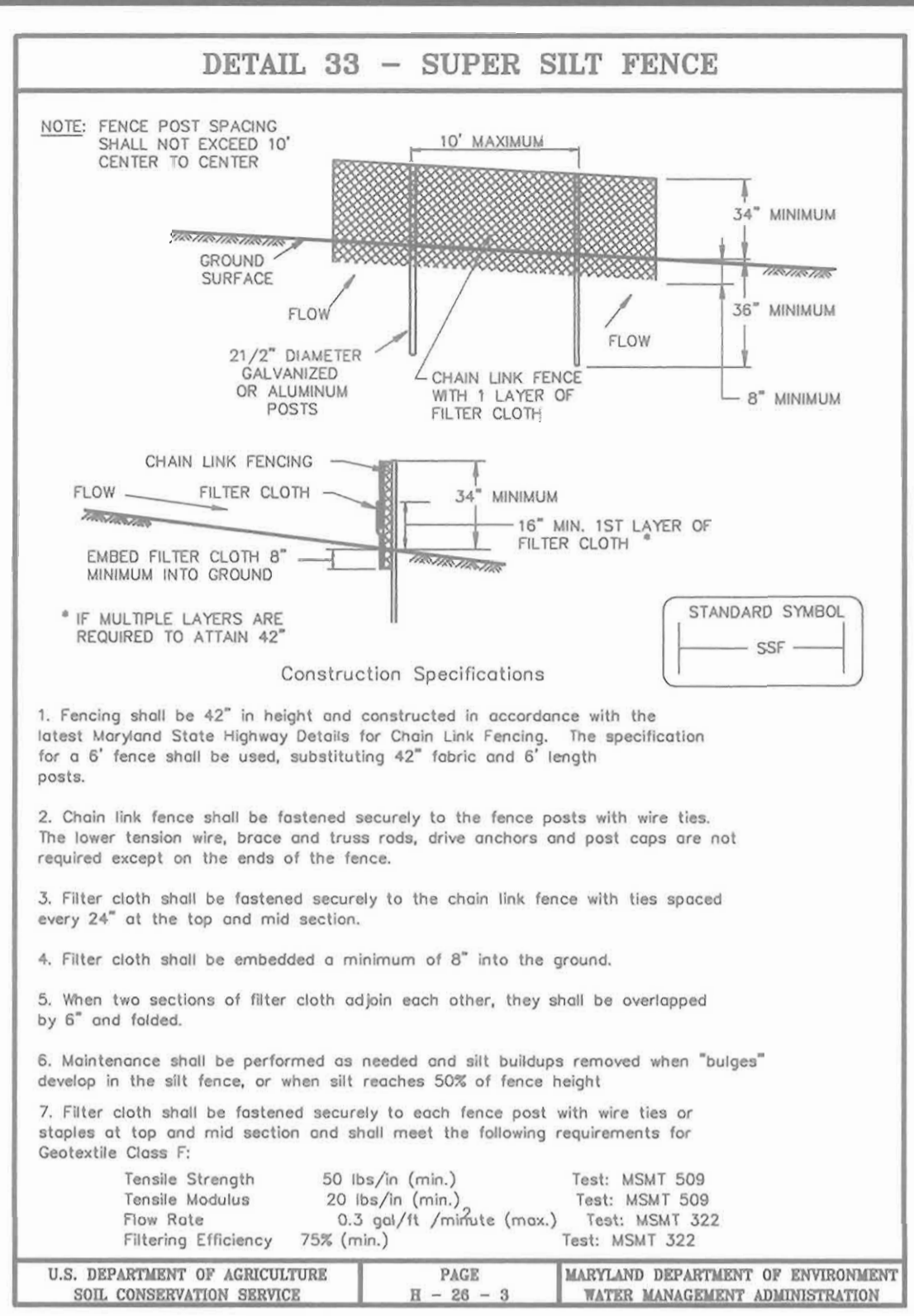
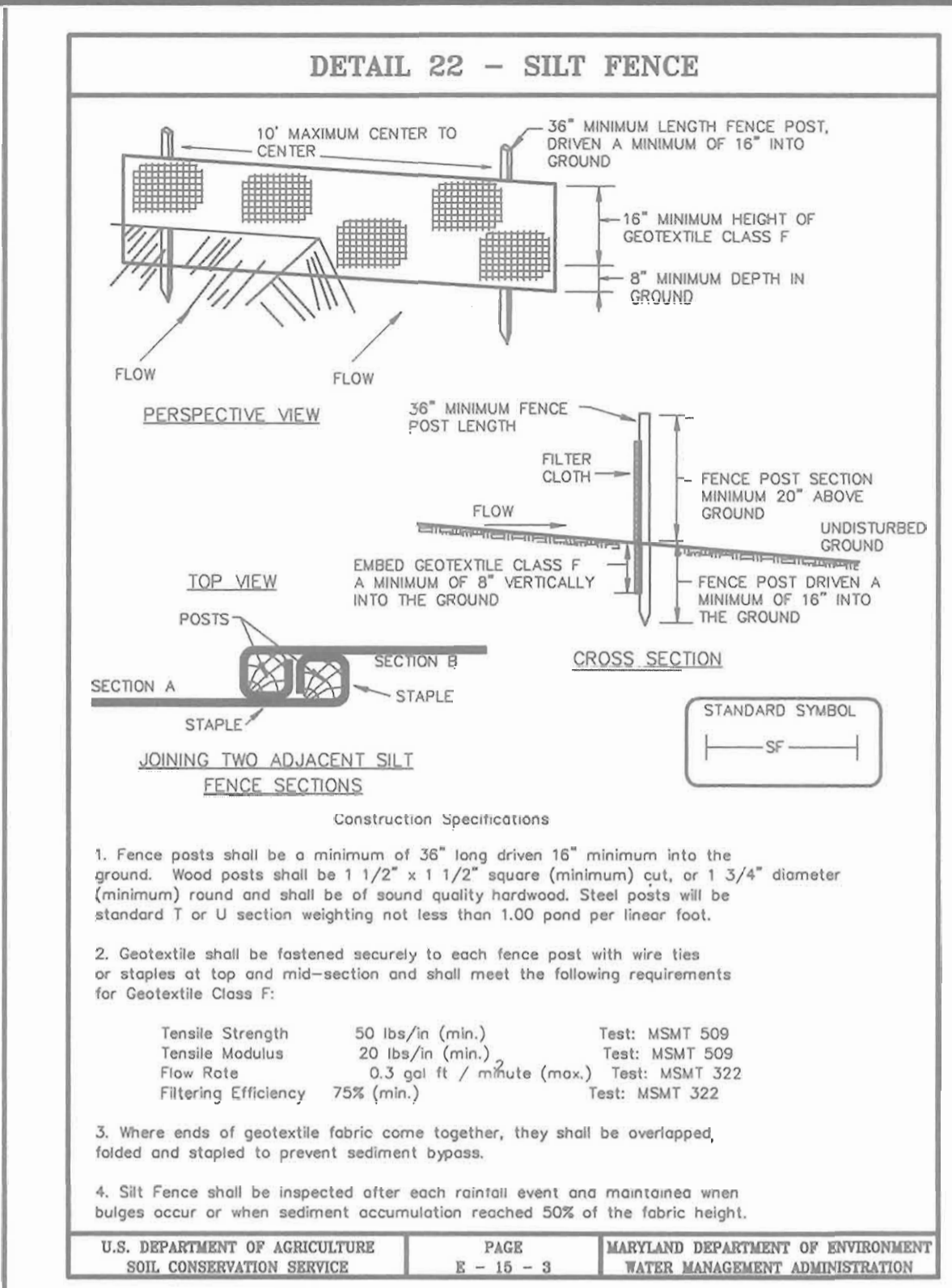
TOPSOIL APPLICATION

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, 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 "MUDDY" CONDITIONS, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADINGS AND SEEDBED PREPARATION.

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

- COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 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.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
- COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. #1 COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1975



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. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-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 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

- 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 546, Wind Erosion Forces in the United States and their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 284, How to Control Wind Erosion, USDA-ARS.

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 HCD."

John S. Ryan 9-15-05
MB MAPLE LAWN, L.L.C. DATE

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

John K. Roberts 9-15-05
HOWARD S.C.D. DATE

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

Jim Murray 9-15-05
NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY

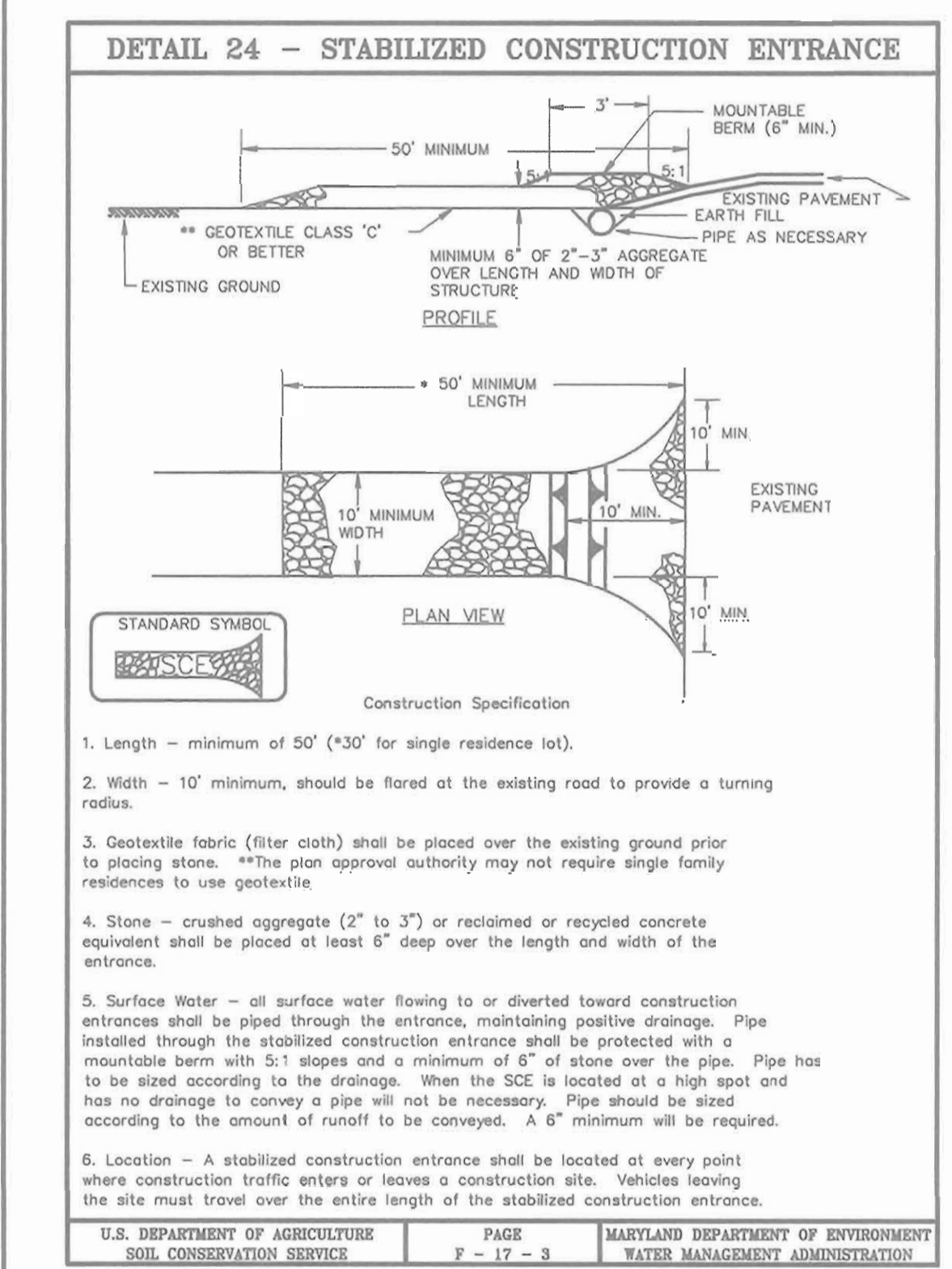
DATE: 8/31/05

JK

ENGINEER'S CERTIFICATE

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

Cheryl 9-7-05
DATE



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

STATE OF MARYLAND seal and signature of Cheryl.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Frank A. Cayglin 9/29/05
Director DATE

Judy Hamrick 9/29/05
Chief, Division of Land Development DATE

Cheryl 9/29/05
Chief, Development Engineering Division DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4186

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DATE	REVISION	BY	APP'R.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEDIMENT CONTROL NOTES & DETAILS

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT NOS. 137-144 and 169-179
(SFA RESIDENTIAL USE)
PLAT Nos. 16759-16768

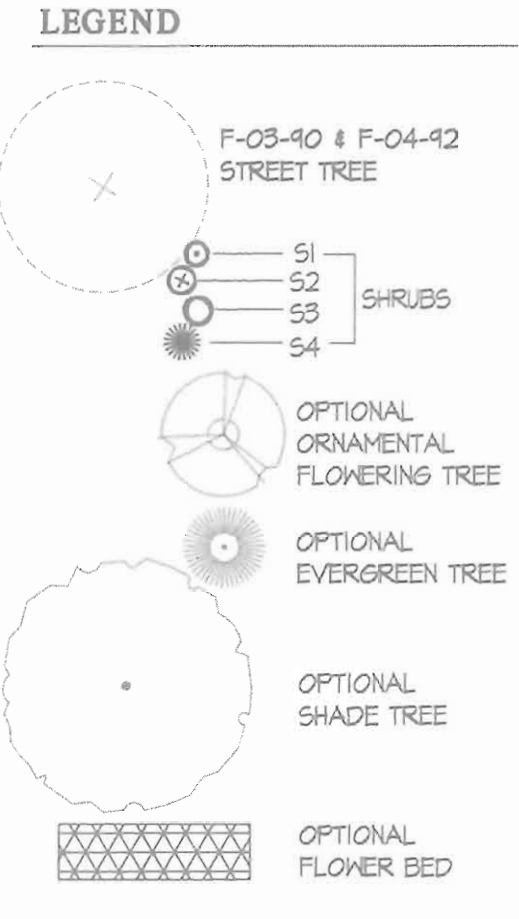
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	4 OF 6

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-01-01 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 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 SODED 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/SH 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 SHREPPED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-A" AND "SCHEDULE-C" ARE 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 \$4,680.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:



156 SHRUBS AT \$30/SHRUB = \$4,680.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2550. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

LANDSCAPE SURETY PER LOT

LOT No.	PLANT QUANTITY SHRUBS	SURETY AMOUNT
137	4	\$210.00
138	17	\$510.00
139	7	\$210.00
140	6	\$180.00
141	6	\$180.00
142	6	\$180.00
143	6	\$180.00
144	4	\$210.00
145	6	\$180.00
146	4	\$210.00
147	6	\$180.00
148	6	\$180.00
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297	6	\$180.00
298	6	\$180.00
299	6	\$180.00
300	6	\$180.00
TOTAL	156	\$4,680.00

DEVELOPER'S/BULDER'S CERTIFICATE

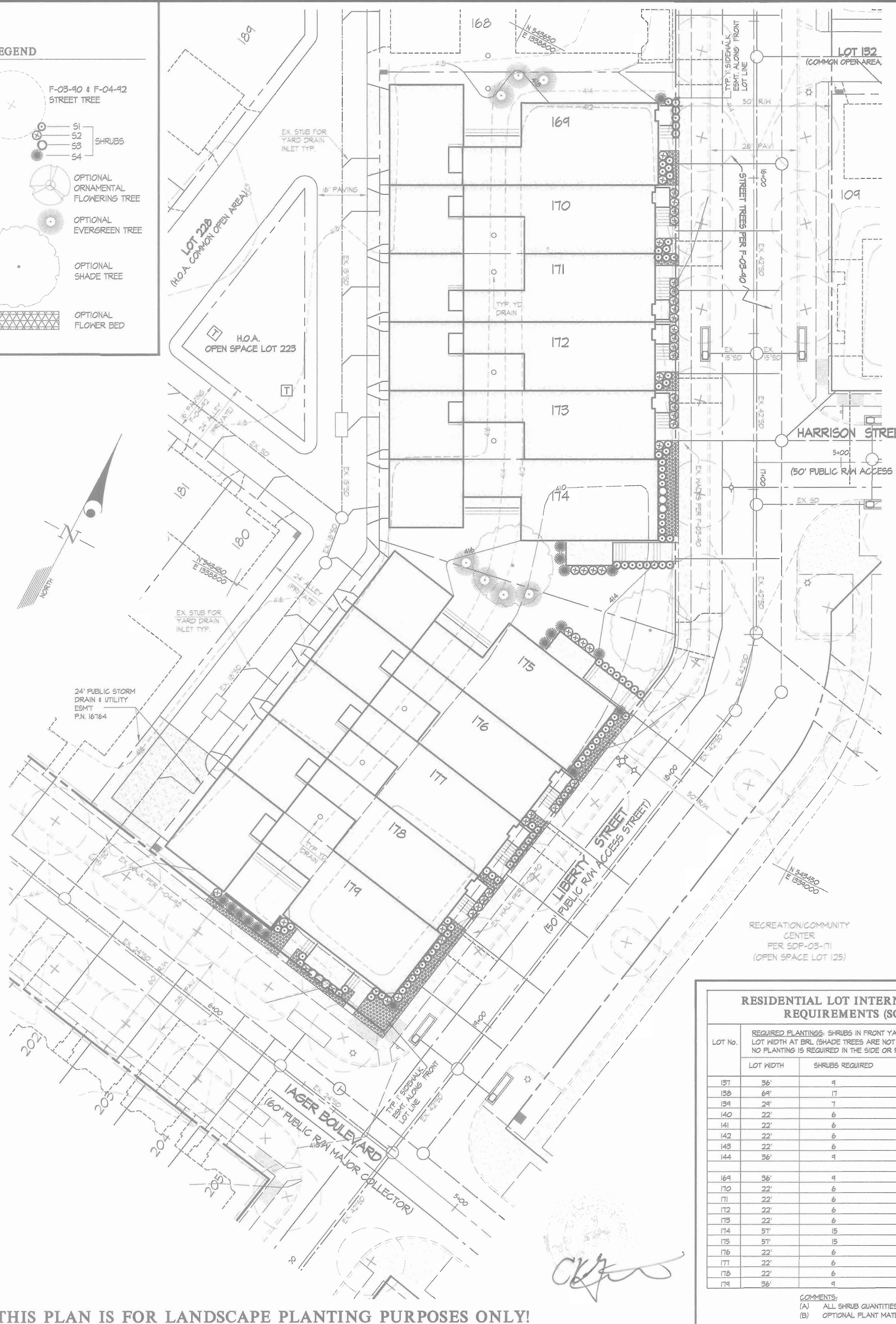
WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.F. LANDSCAPE DESIGN CRITERIA. WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John S. Gagne 9-9-05
 NAME DATE

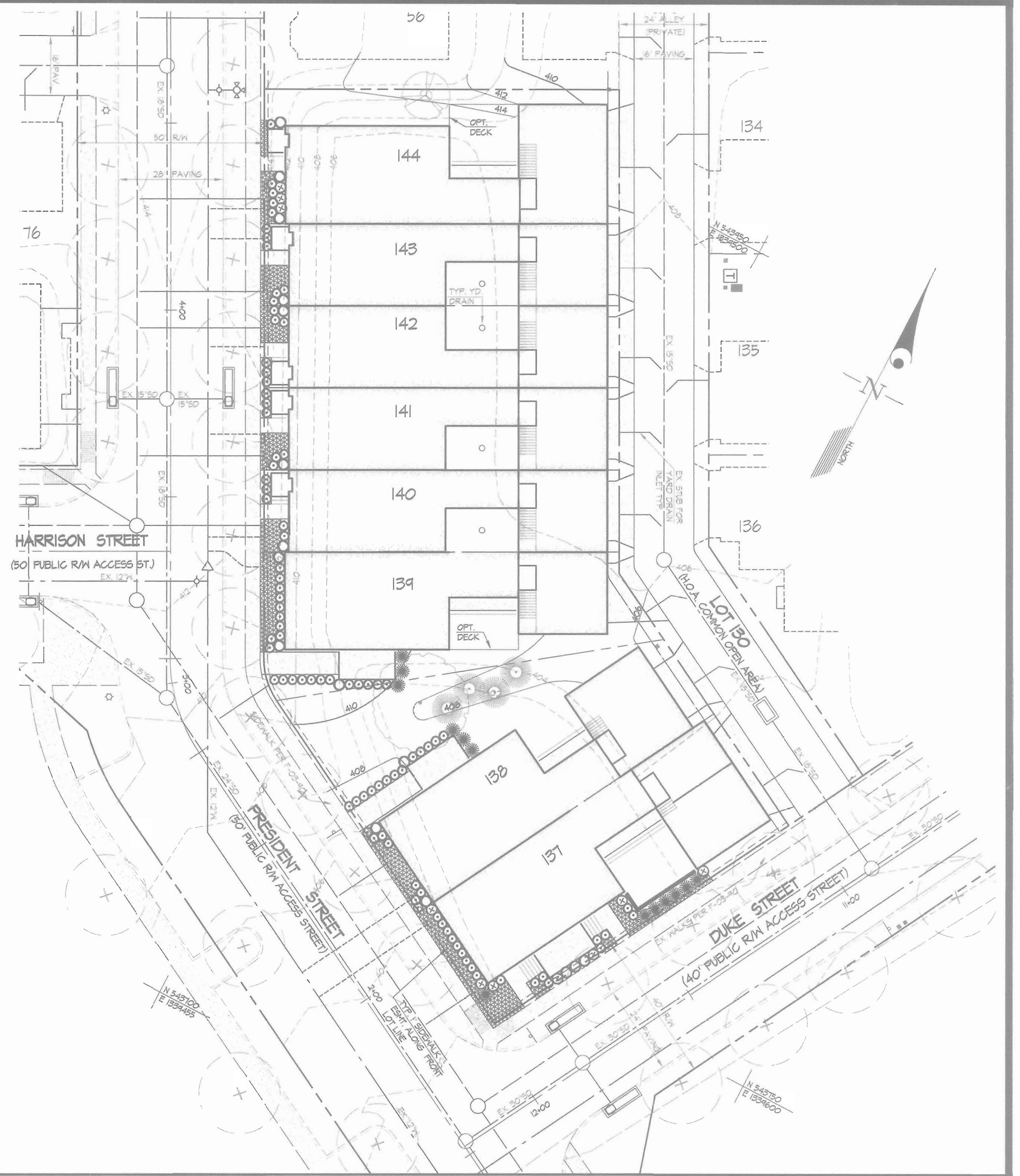
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

8/31/05

Director 9/28/05
 Chief, Division of Land Development 9/29/05
 Chief, Development Engineering Division 9/28/05



THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!



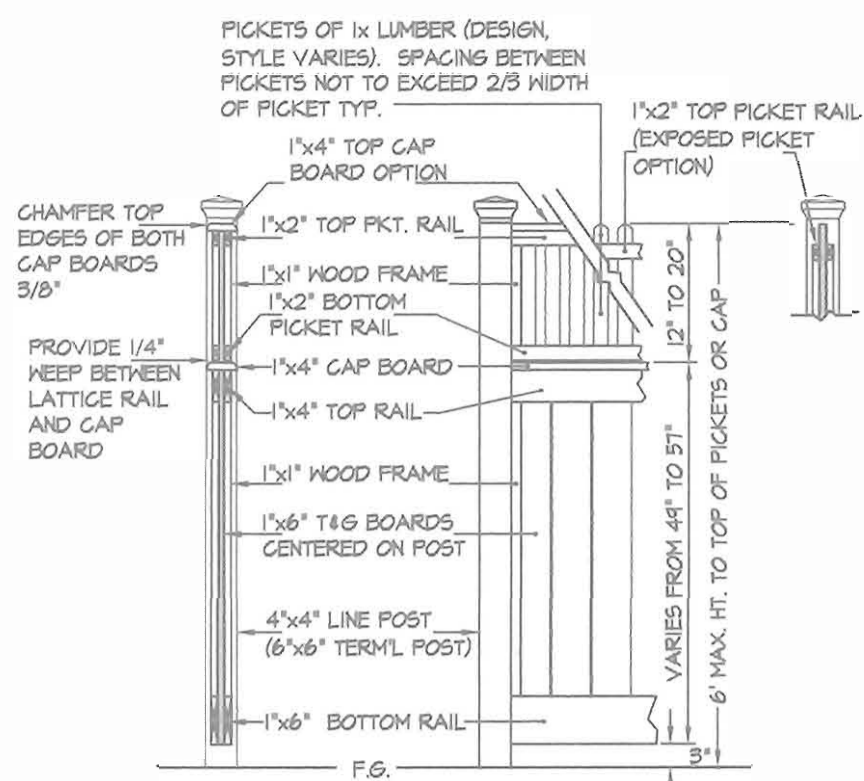
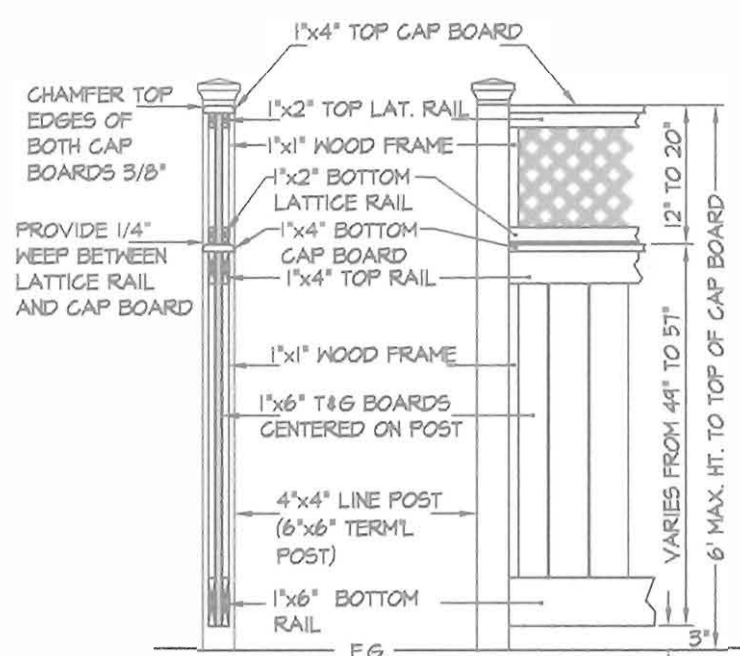
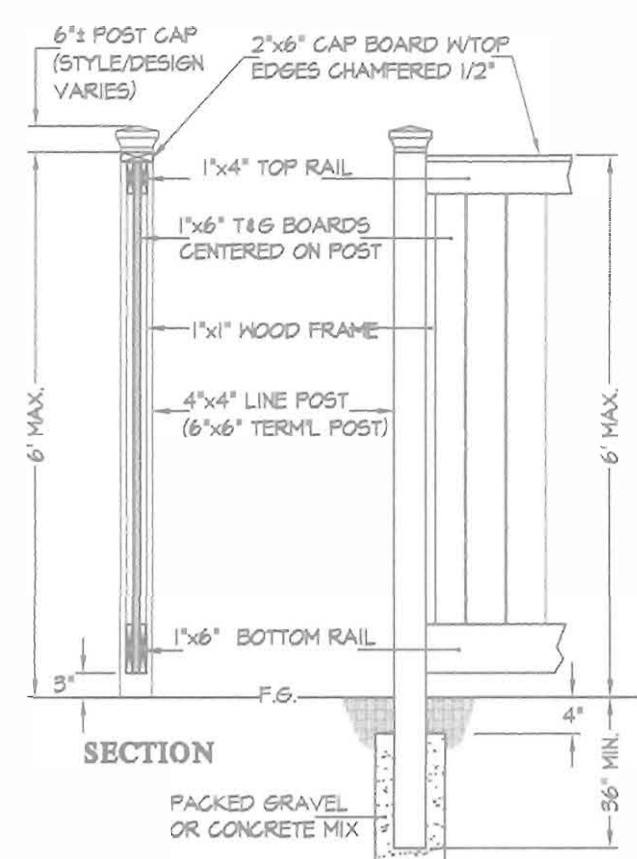
RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

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	SHRUBS REQUIRED		
137	36'	4	35	AB
138	64'	17	27	AB
139	24'	7	28	AB
140	22'	6	7	AB
141	22'	6	1	AB
142	22'	6	1	AB
143	22'	6	1	AB
144	36'	4	11	AB
145	36'	4	14	AB
146	22'	6	8	AB
147	22'	6	8	AB
148	22'	6	8	AB
149	22'	6	8	AB
150	22'	6	8	AB
151	22'	6	8	AB
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258	22'	6	8	AB

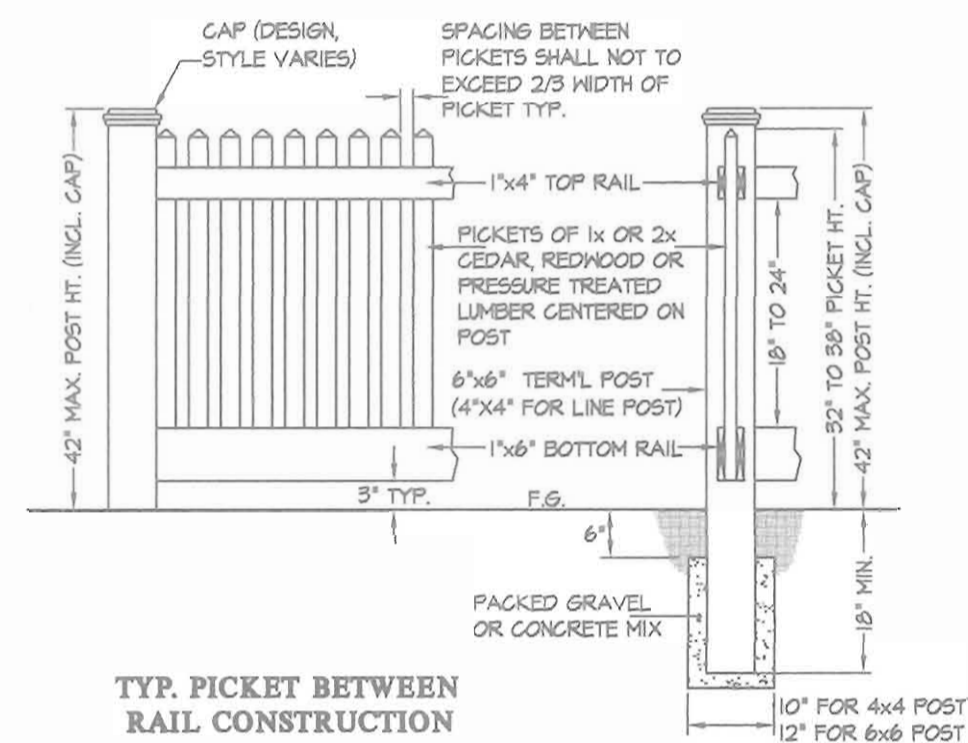
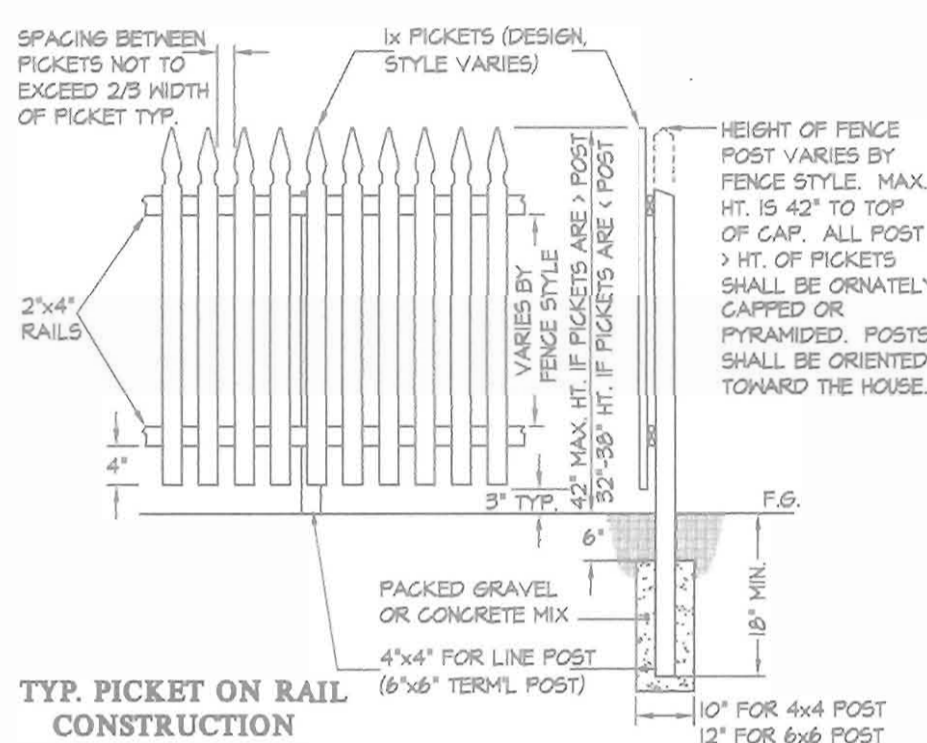
COMMENTS:
 (A) ALL SHRUB QUANTITIES ABOVE THE NUMBER REQUIRED ARE OPTIONAL.
 (B) OPTIONAL PLANT MATERIALS ARE VOLUNTARY AND NOT MANDATORY.

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
51	185	ALL 18" - 24" SPREAD	AZALEA VAR. 'SHIRAZ PINK', 'SHIRAZ WHITE', 'KADOPY', 'COTONEASTER DANNERI', 'CORAL BEAUTY', 'CORAL BEAUTY COTONEASTER', 'COTONEASTER HORIZONTALIS TOM THUMB', 'TOM THUMB COTONEASTER', 'JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.', 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUG', 'JUNIPERUS PROCUMBENS NANA', 'DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
52	56	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSEY RED', 'IND CRIMSON', 'BERBERIS THUNBERGII', 'ATROPURPUREA CRIMSON PYGMY', 'CRIMSON PIGMY BARBERRY', 'DRIFTAZA REAGLES', 'SLENDER DRIFTAZA', 'ILEX GRENATA 'HELLE'', 'DWARF JAPANESE HOLLY', 'ILEX GLABRA 'COMPACTA'', 'DWARF 'INBERRY', 'MANKONA AQUIFOLIUM / OREGON GRAPE HOLLY, 'SPIREA NIPPONICA 'SNOWGLOUDD', 'SNOWGLOUDD SPIREA	ALL CONTAINERIZED
53	22	ALL 24" - 30" SPREAD & 25" - 3' HT.	EUONYMUS ALATUS 'COMPACTA', 'DWARF WINGS EUONYMUS', 'EUONYMUS KIATSCHOWICUS 'MANHATTAN', 'MANHATTAN EUONYMUS', 'MANKONA BEALES', 'LEATHERLEAF MANKONA', 'OSMANTHUS HETEROPHYLLUS 'SWEET HOLLY', 'RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS)', 'RHODODENDRON PLM / PLM RHODODENDRON', 'TAXUS CUSPIDATA NANA / DWARF JAPANESE HOLLY', 'VIBURNUM GALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
54	31	ALL 5" - 4' HT.	'ILEX VERTICILLATA VAR.', 'WINTERBERRY HOLLY VAR. (CARDINAL)', 'LIM DANDY', 'RED SPRITE', 'WINTER RED', 'SPARKLEBERRY', 'JUNIPERUS CHINENSIS BLUE POINT', 'BLUE POINT	

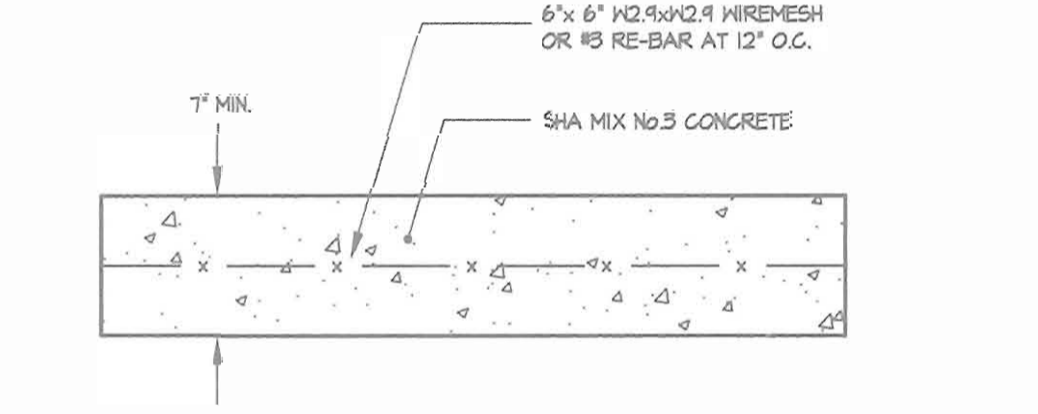
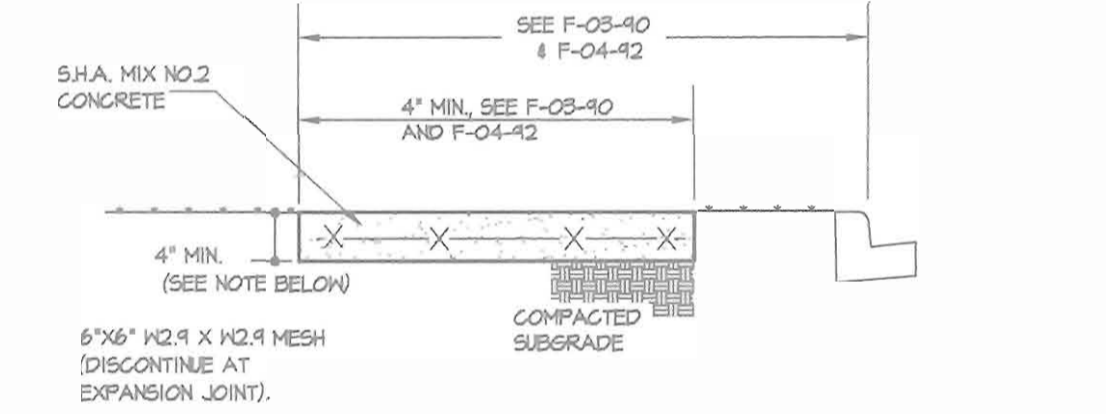
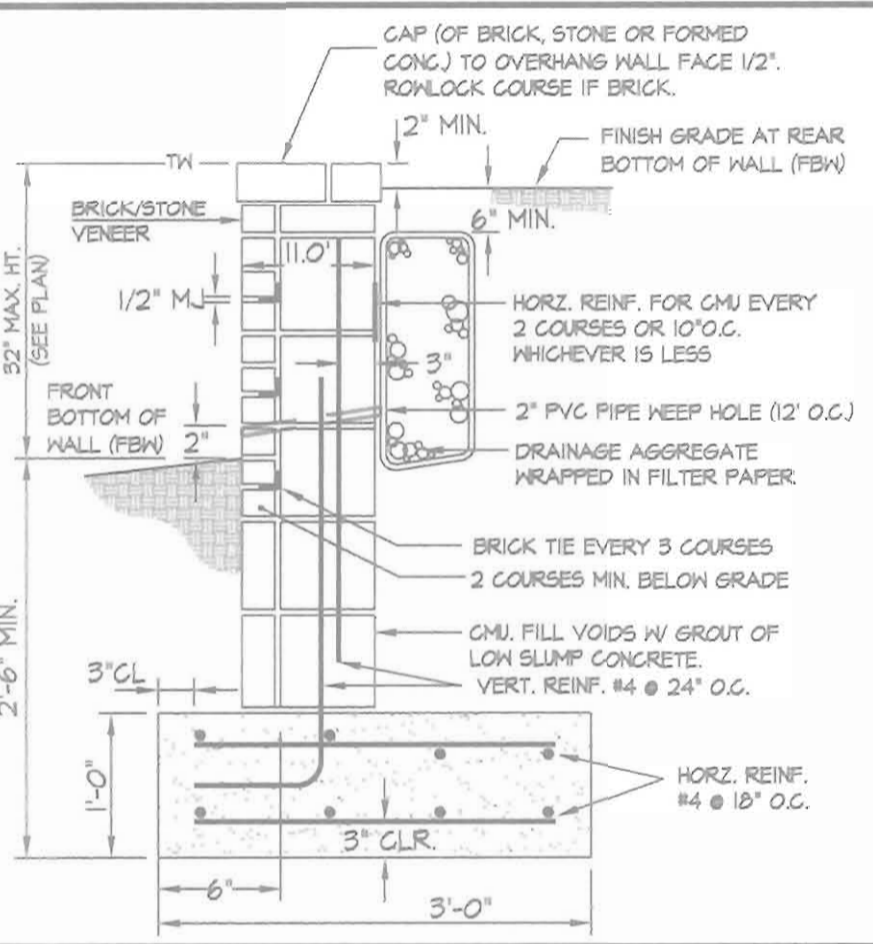


PRIVACY FENCE NOTES & DETAILS NO SCALE



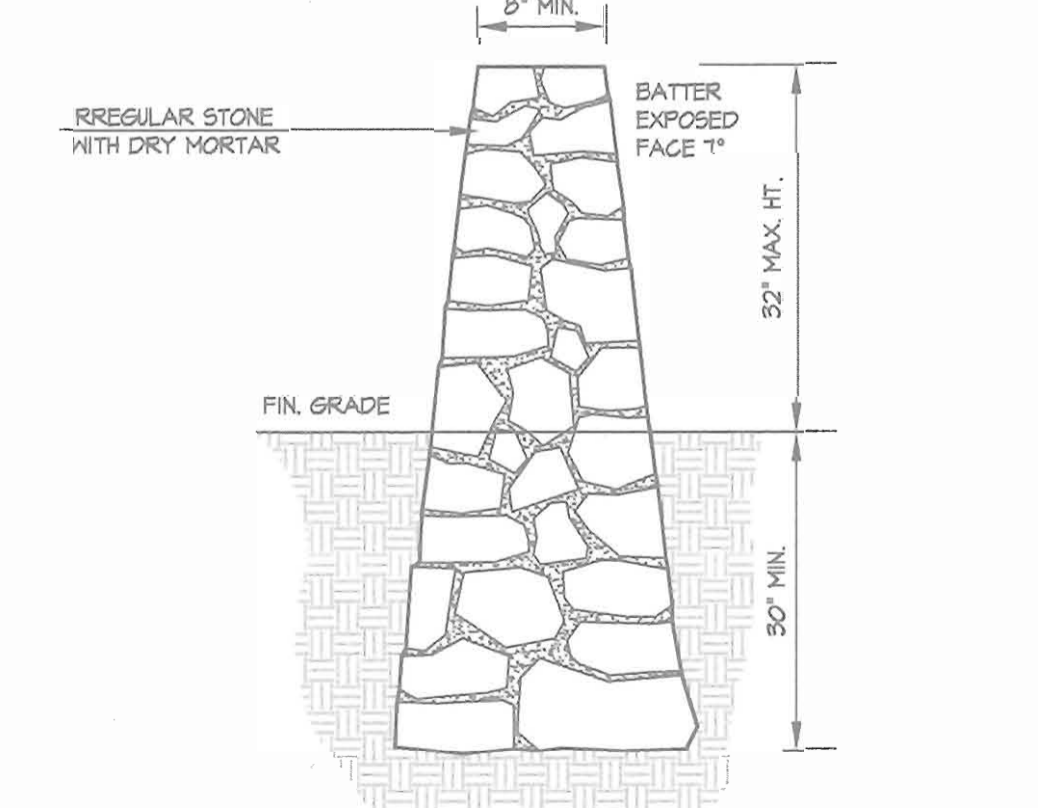
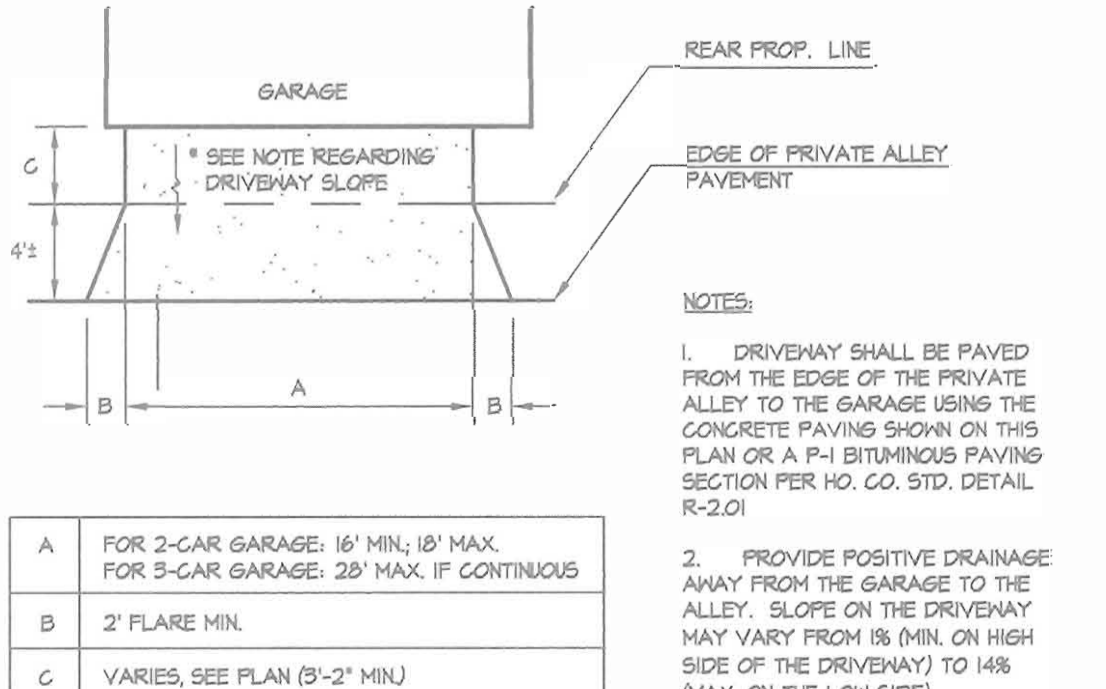
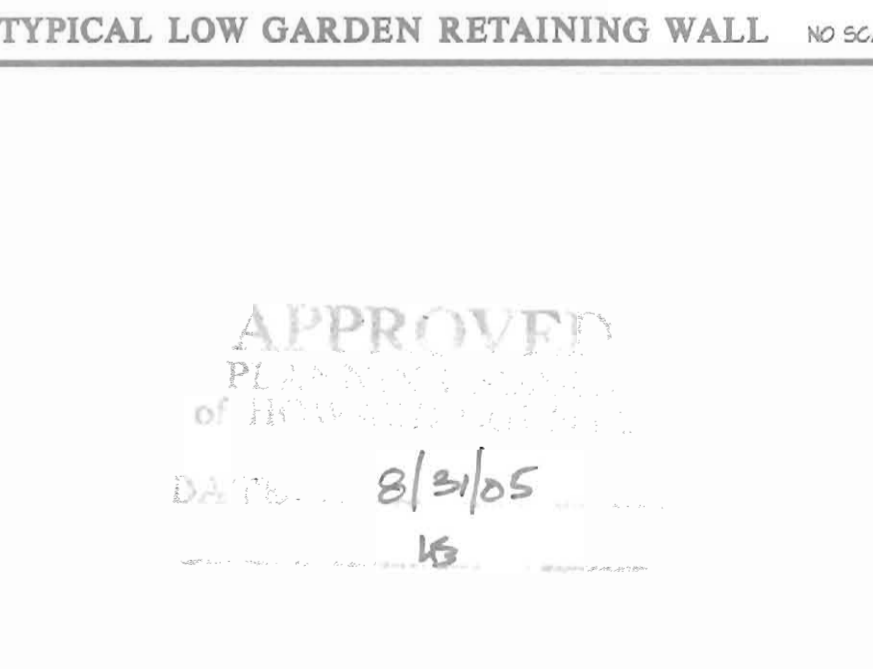
PICKET FENCE DETAILS NO SCALE

- NOTES:
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 2. 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 1418 FOLIO 242 THROUGH 366).
 3. SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 4. 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 MLP.
 5. 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).
 6. FENCE POSTS SHALL BE SPACED EVENLY WITH A 6" SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
 7. THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 8. FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 9. MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.



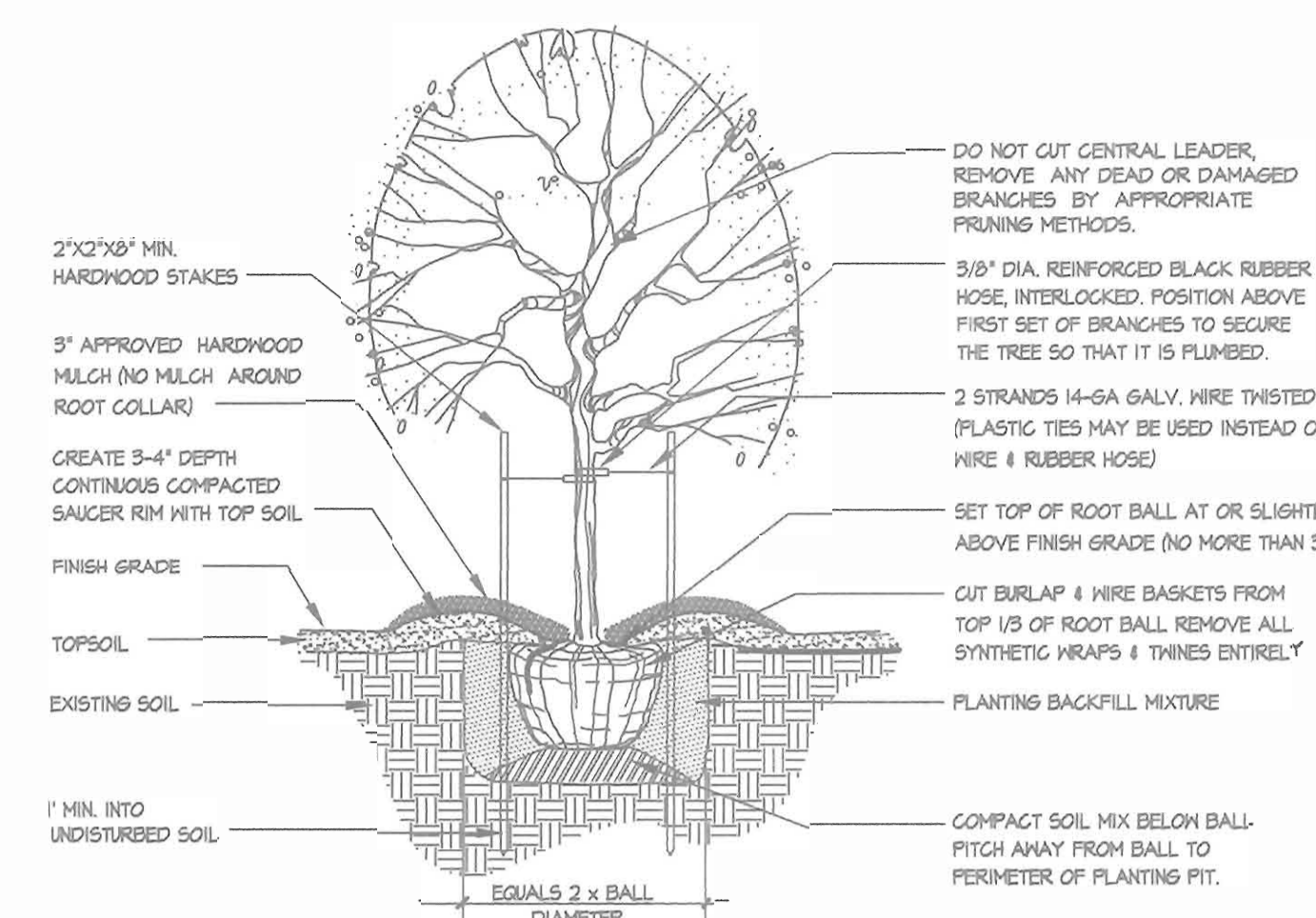
SIDEWALK PAVEMENT SECTION NO SCALE

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



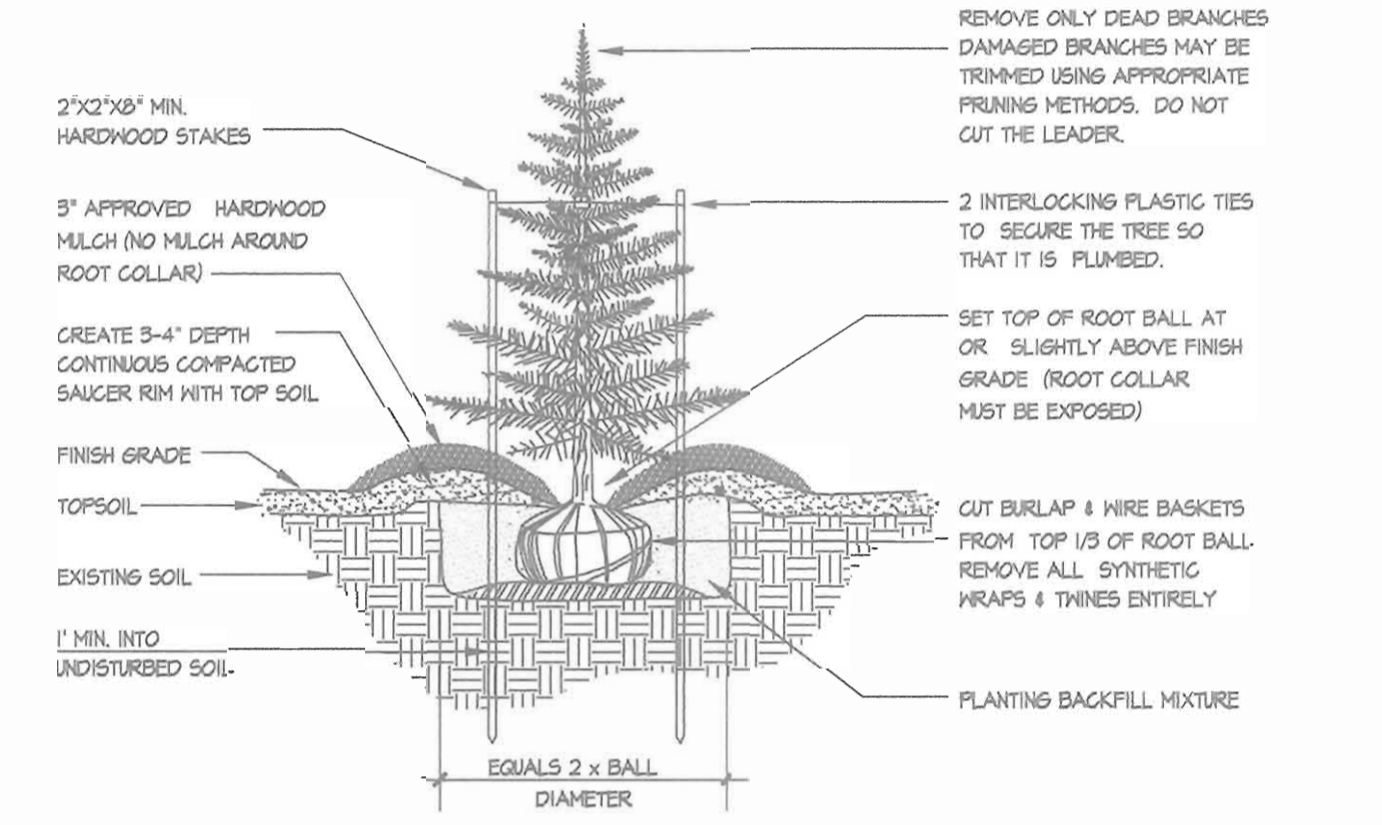
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

STONE GARDEN WALL NO SCALE



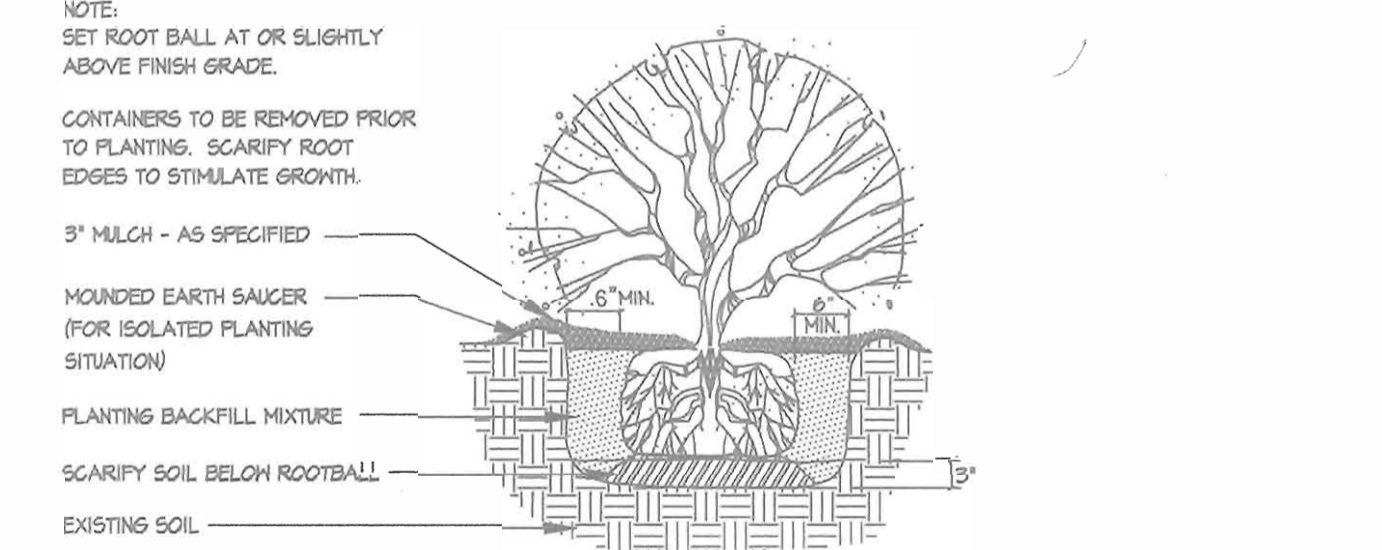
DECIDUOUS TREE PLANTING DETAIL NTS

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

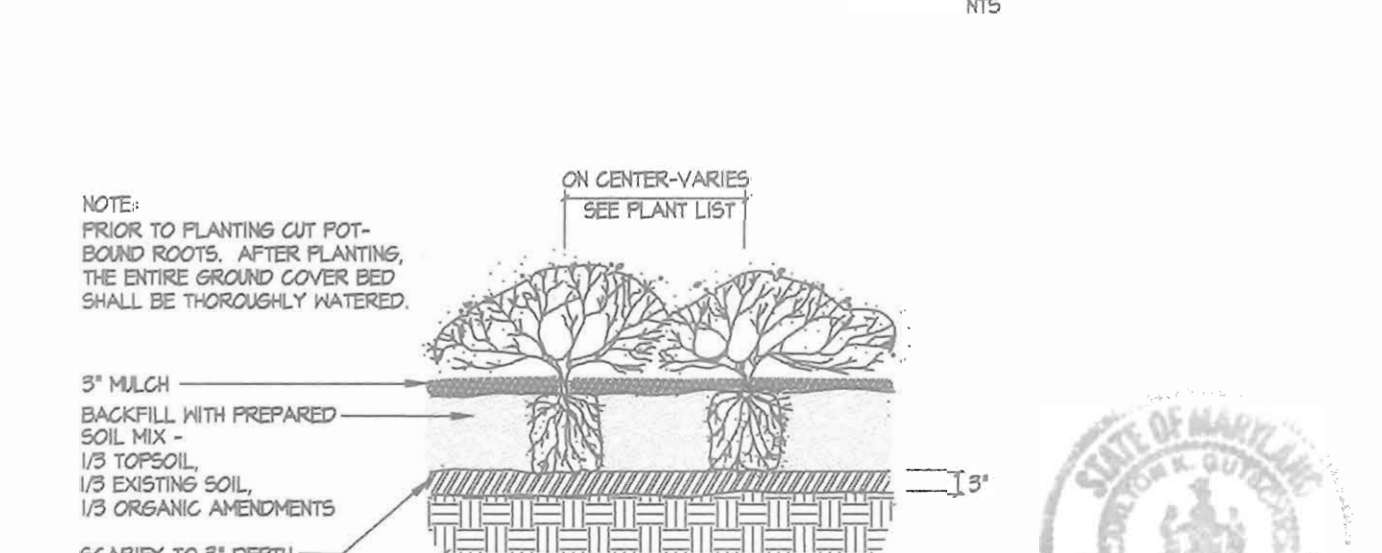


EVERGREEN TREE PLANTING DETAIL NTS

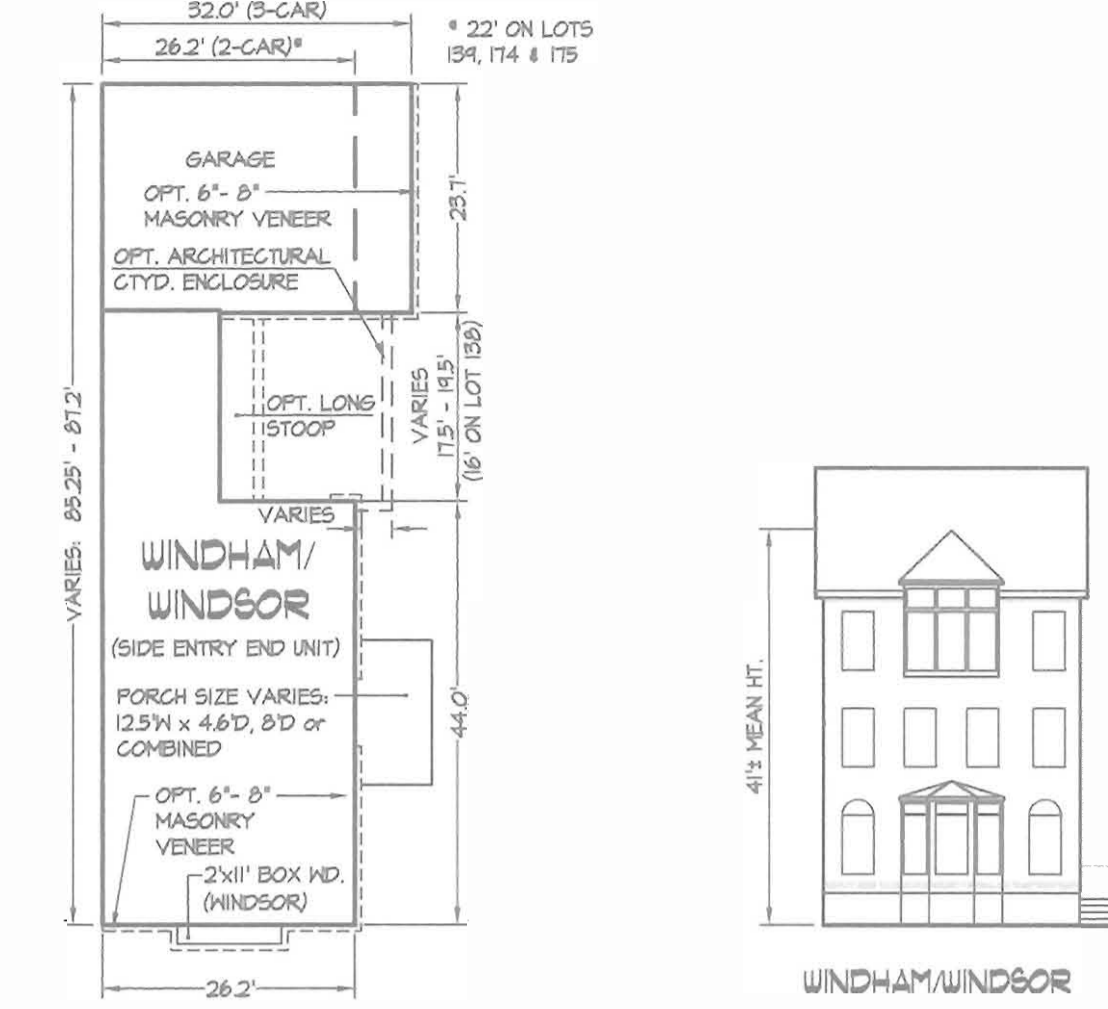
- NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 9'-0" O.C.
 2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
 3. FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R6.01-6.04.
 4. FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1) SECTION.



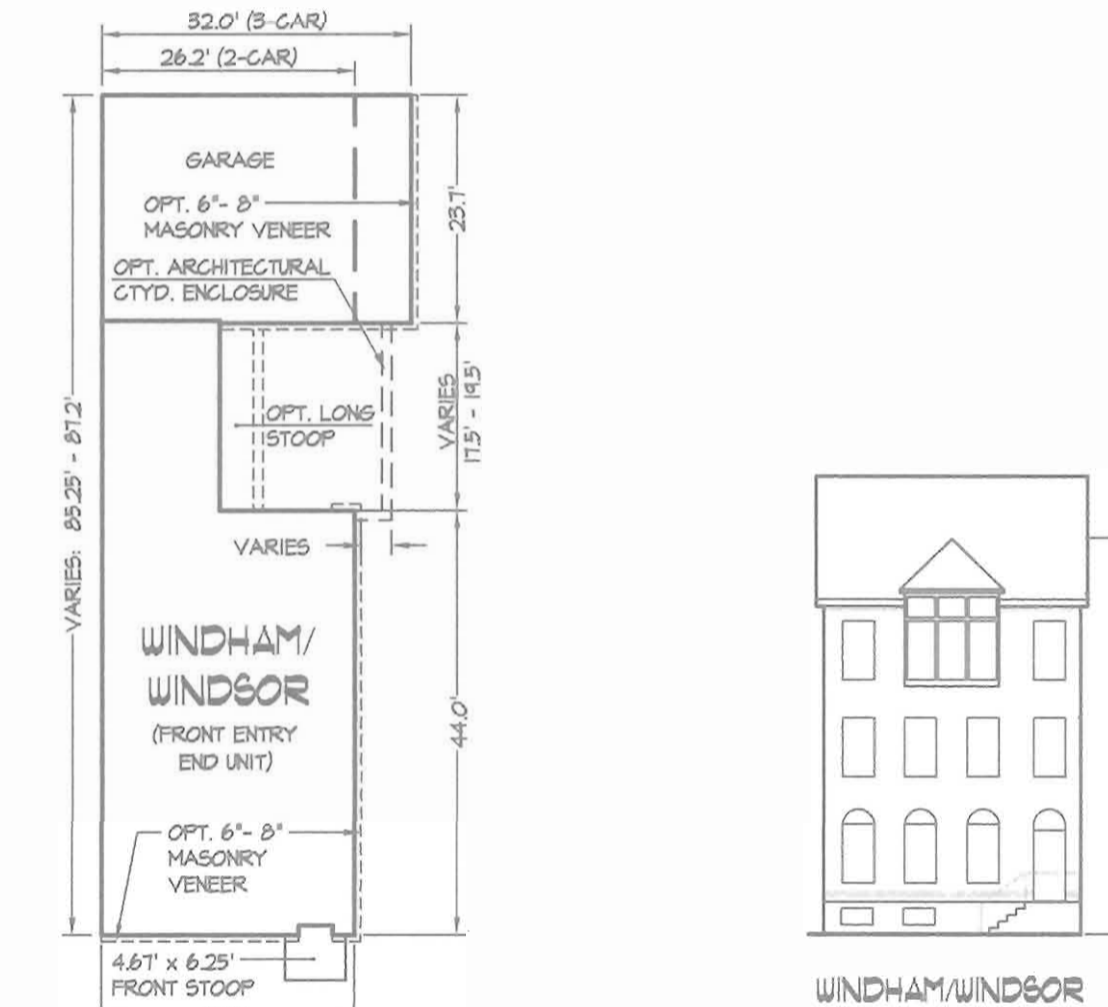
SHRUB PLANTING DETAIL NTS



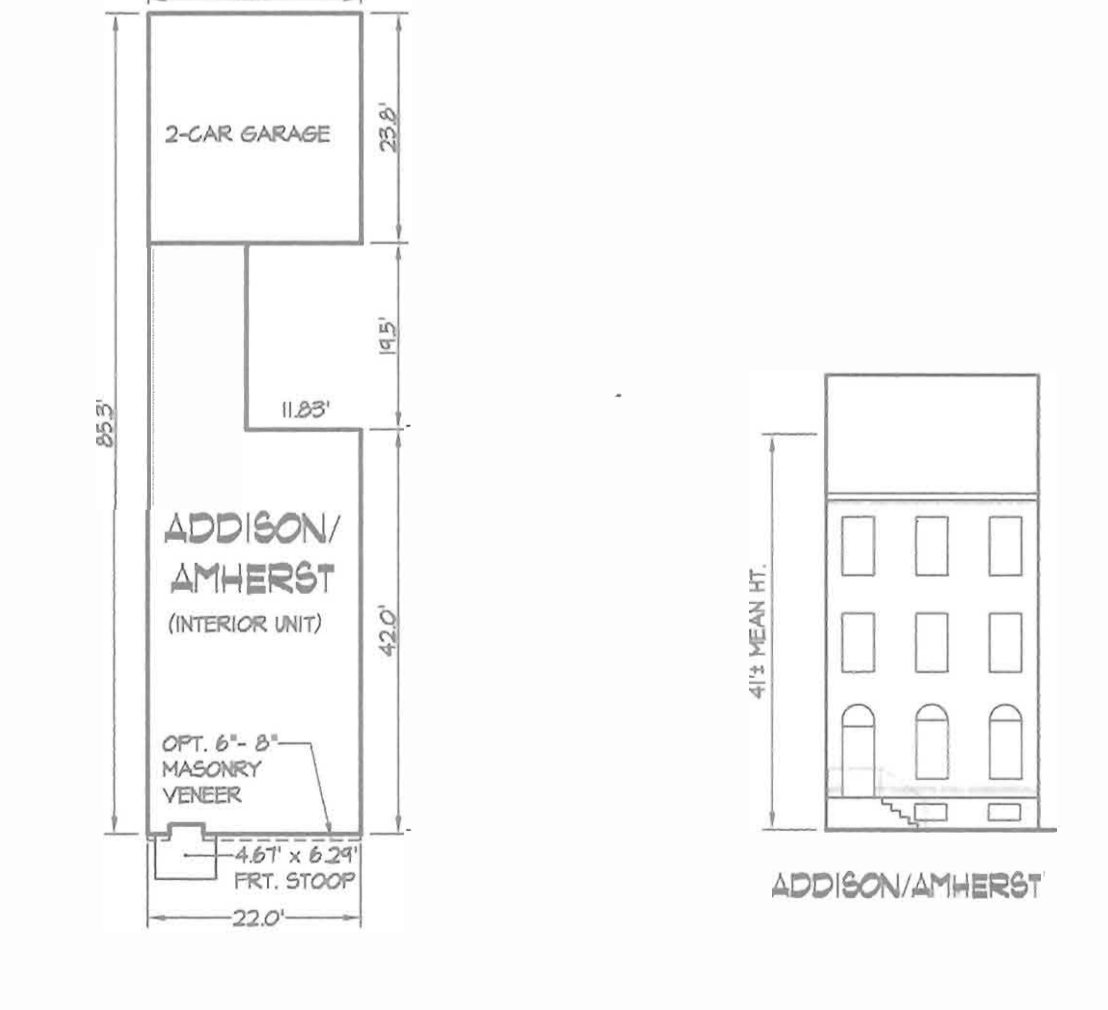
GROUNDCOVER PLANTING DETAIL NTS



WINDHAM/WINDSOR



WINDHAM/WINDSOR (FRONT ENTRY END UNIT)



ADDISON/AMHERST

TYPICAL HOUSE FOOTPRINTS and ELEVATIONS by MB MAPLE LAWN L.L.C. (STANDARD ORIENTATION SHOWN) SCALE: 1"=20'

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

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

NOTES & DETAILS

MAPLE LAWN FARMS

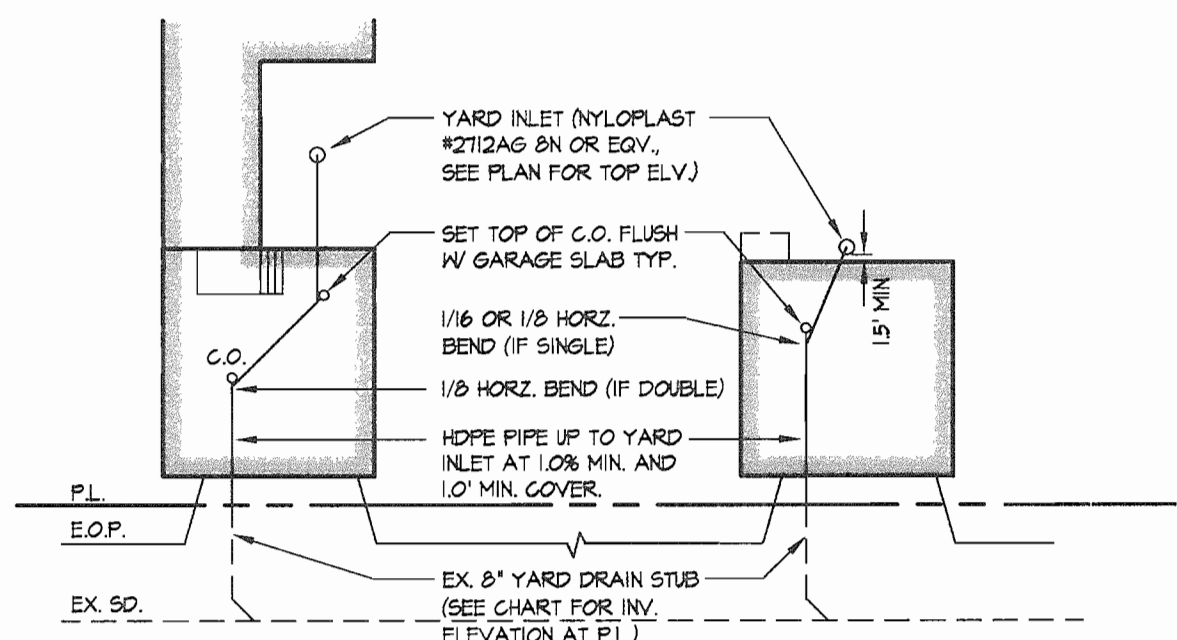
MIDTOWN DISTRICT - AREA 2: LOT NOS. 137-144 and 169-179 (SFA RESIDENTIAL USE) PLAT Nos. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	6 OF 6

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 253 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

1686 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 ETL: JOHN CORGAN

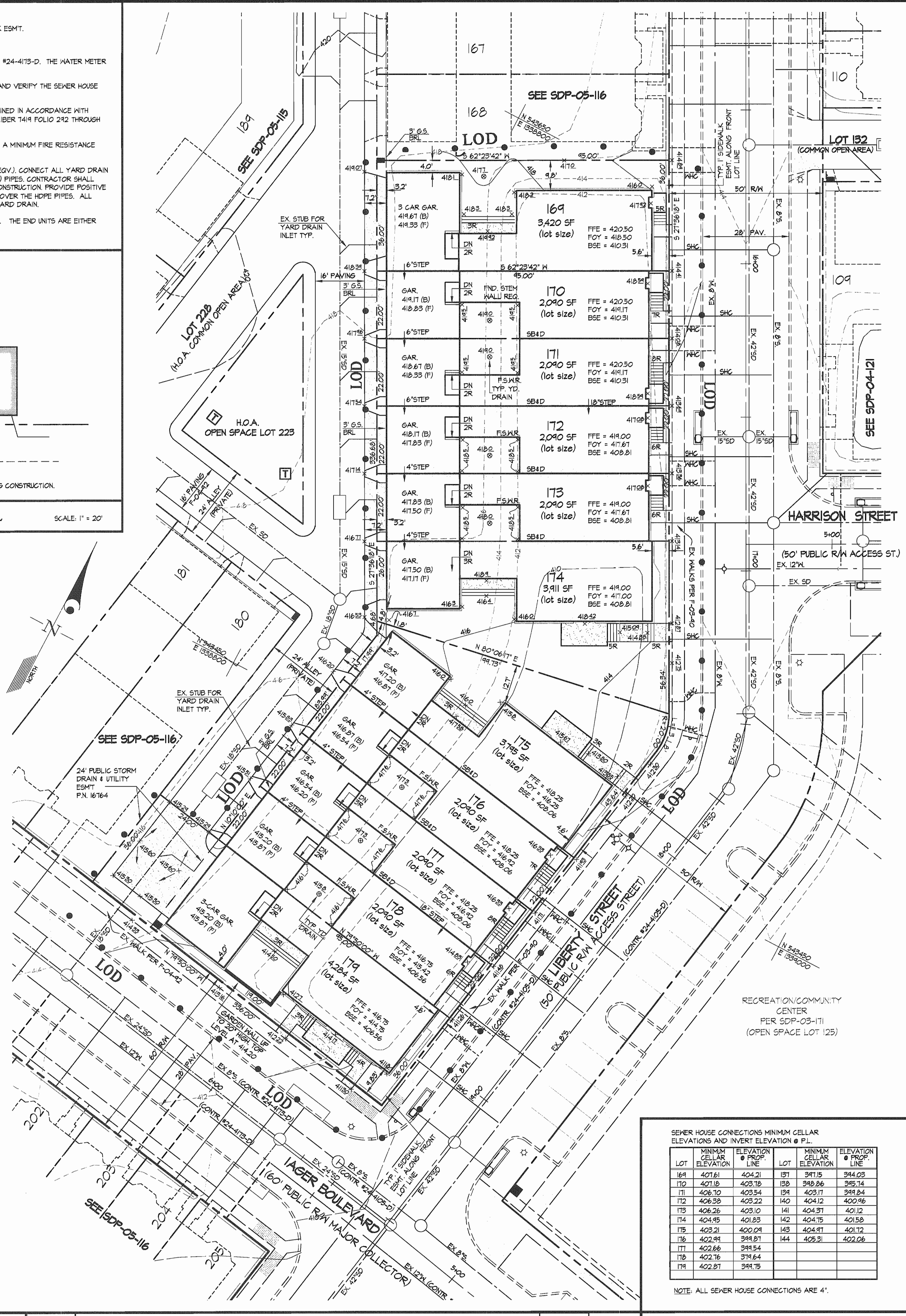
- NOTES:
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 3. ALL H/W'S TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D AND #24-4173-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 4. SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7419 FOLIO 242 THROUGH 366).
 6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 7. ALL YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 271246 2N 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 THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (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 PIPE DIRECTLY TO THE YARD DRAIN.
 8. THE INTERIOR TOWNHOUSE UNITS ARE EITHER THE "ADDISON" OR THE "AMHERST" MODEL. THE END UNITS ARE EITHER THE "WINDHAM" OR THE "WINDSOR" MODEL. (SEE SHEET 6 FOR HOUSE FOOTPRINTS).



TYPICAL YARD DRAIN INSTALLATION DETAIL SCALE: 1" = 20'

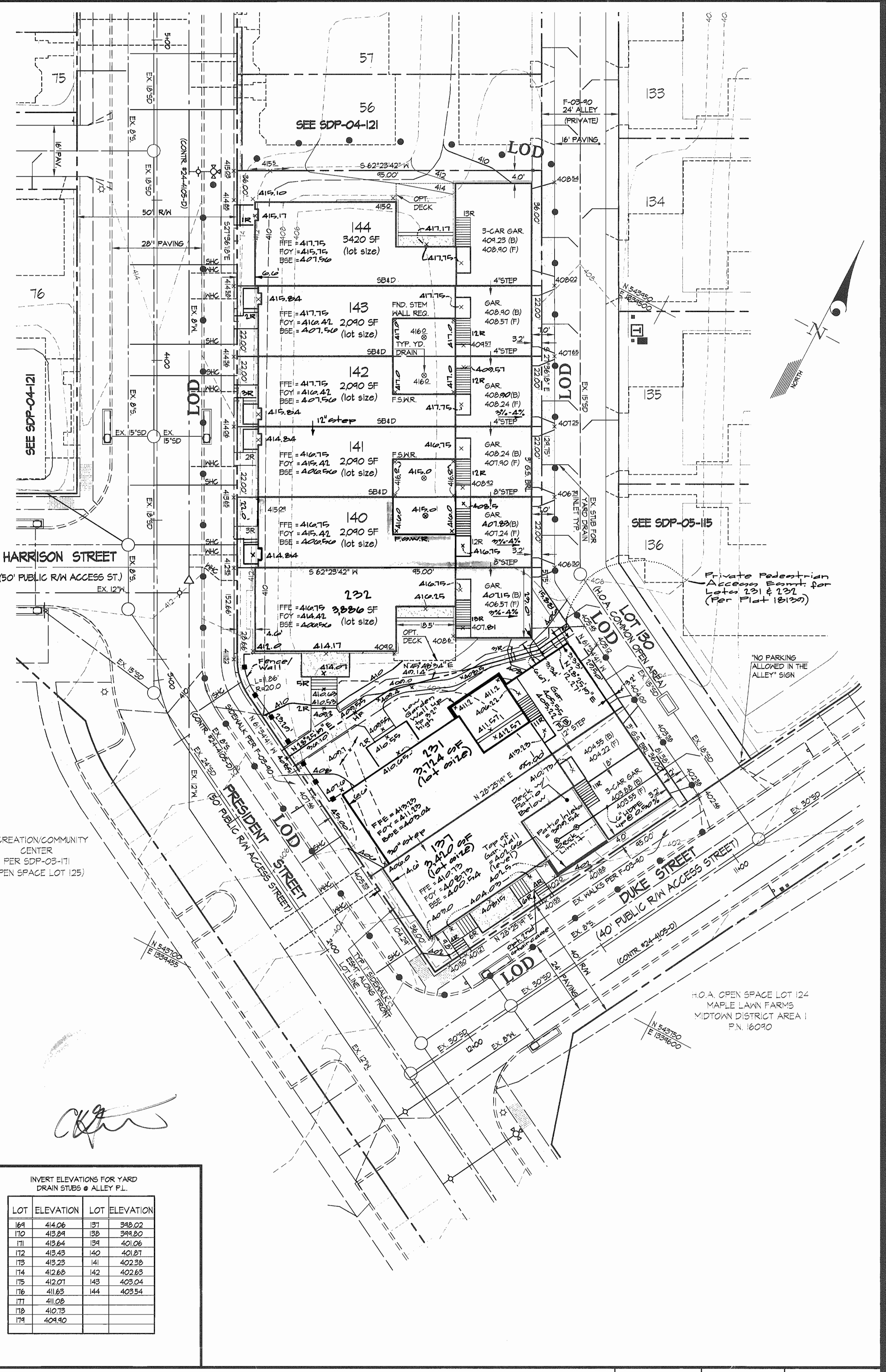
SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- +388.00' EX EXISTING SPOT ELEVATION
- 388.00' +388.00' PROPOSED SPOT ELEV. (1" HIGH PT.)
- LOD LIMIT OF GRADING DISTURBANCE (LOD)
- - - - - EXISTING CURB & GUTTER
- + EX. 8" W 1" WATER HOUSE CONNECTION (W/H, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT (FH)
- EXISTING UTILITY LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON/COMCAST EQUIPMENT
- FENCE LINE
- EXISTING STORM DRAIN
- EX. 8" S EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, 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 BRL
- G.S. BRL GARAGE STRUCTURE BRL
- SB/D SAME BEARING AND DISTANCE
- YARD DRAIN



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

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE	LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE
169	401.61	404.21	171	391.15	394.03
170	401.18	403.78	176	390.86	395.74
171	406.10	403.84	178	403.71	391.84
172	406.38	403.22	140	404.12	400.96
173	406.26	403.10	141	404.37	401.12
174	404.95	401.83	142	404.75	401.58
175	403.21	400.04	143	404.47	401.72
176	402.94	399.87	144	403.31	402.06
177	402.66	399.54			
178	402.76	399.64			
179	402.87	399.75			



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

LOT	ELEVATION	LOT	ELEVATION
169	414.06	171	398.02
170	413.84	176	398.80
171	413.64	178	401.06
172	413.43	140	401.87
173	413.23	141	402.38
174	412.88	142	402.63
175	412.01	143	403.04
176	411.82	144	403.54
177	411.08		
178	410.73		
179	409.90		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark McLaughlin 7/29/05
Director Date

Andy Hantz 9/29/05
Chief, Division of Land Development Date

Michael... 9/29/05
Chief, Development Engineering Division MK 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 FAX: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
09-11-05	added lot line adjustment to lot 171 & 172 and revised house siting on lots 171-174		

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

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT NOS. 137, 131, 132, 140-144 and 169-179
(SFA RESIDENTIAL USE)
PLAT Nos. 16759-16768 and 18130
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	2 OF 6

SDP-04-155

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 41
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-985M (APPROVED ON 02-08-01). UNDERLYING ZONING IS RR-CDO
AREA OF BUILDABLE LOTS (Nos. 137-144 & 169-179) FOR THIS SITE DEVELOPMENT PLAN: 1.21 ± ACRES
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: S-01-17, ZB-985M, PB-355, HP-01-11, HP-03-02, P-03-01, F-03-40, P-04-01, F-04-42, SDP-04-82(12/12) (MIDTOWN AREA-1 SDP#), SDP-05-15, SDP-05-16 & SDP-05-15, F-02-152 (PLAT # 12812922)
- 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-03-40 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-03-40 ON OPEN SPACE LOT 221. THE RECHARGE REQUIREMENT (REV) FOR THE PROPOSED DEVELOPMENT IS BEING SATISFIED BY THE UNDERGROUND FACILITY CONSTRUCTED UNDER F-03-40 ON OPEN SPACE LOT 25. 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 W45 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. 137-144 and 169-179) 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 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-03-40 AND F-04-42. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-04-42.
- FINANCIAL SURETY (\$4,800,000) FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 5 TO SATISFY S-01-17 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 5.
- 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 - 12'14" SERVING MORE THAN ONE RESIDENCE
B. SURFACE - 6" OF CONTRACTED CRUSHER RUN BASE LAYER AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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 S-01-17 APPROVAL PRIOR TO 11-5-01, 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 13D.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLP 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 STRIPED.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
 - PRESIDENT ZONING: MXD-3 PER ZB-985M
 - PROPOSED USE OF SITE: 18 SFA RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR 204-4105-D)
 - PARKING REQUIRED PER SEC. 13D.2.2: 2 SPACES/UNIT x 18 = 36 SPACES
PARKING PROVIDED: 42 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE, EXCEPT FOR THE 3-CAR GARAGE ON LOTS 137, 144, 169 & 179)
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-03-40 & F-04-42 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 52839.71 SF OR 1.21 AC.
 - AREA OF THIS PLAN SUBMISSION: 1.21 ACRES
 - AREA OF DISTURBANCE BY THIS SDP: 150.1 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
TOWNHOUSE	137, 131, 132, 140-144 and 169-179	N/A	N/A	50' (MEAN HT.)
- STRUCTURE SETBACKS PER S-01-17 AND PLAT 16160

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOUSE	NONE	NONE	20' TO PRINCIPAL STRUCTURE, 3' 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 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
 - OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
 - FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROAD) SHALL BE 30' AFAPART.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 12B.1 APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD OR 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 ABUTS 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, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 2

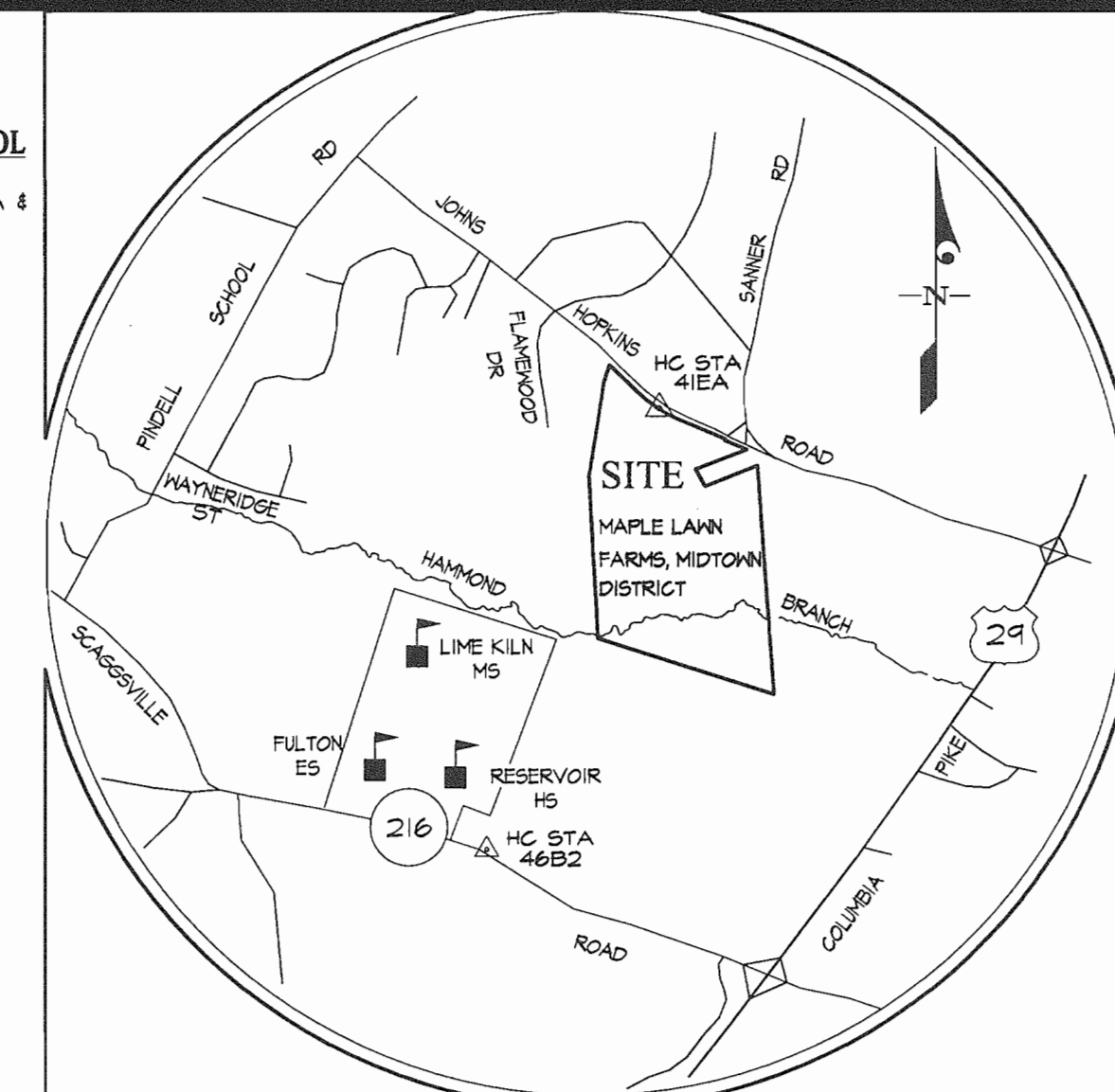
LOTS 137, 131, 132, 140-144 and 169-179

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

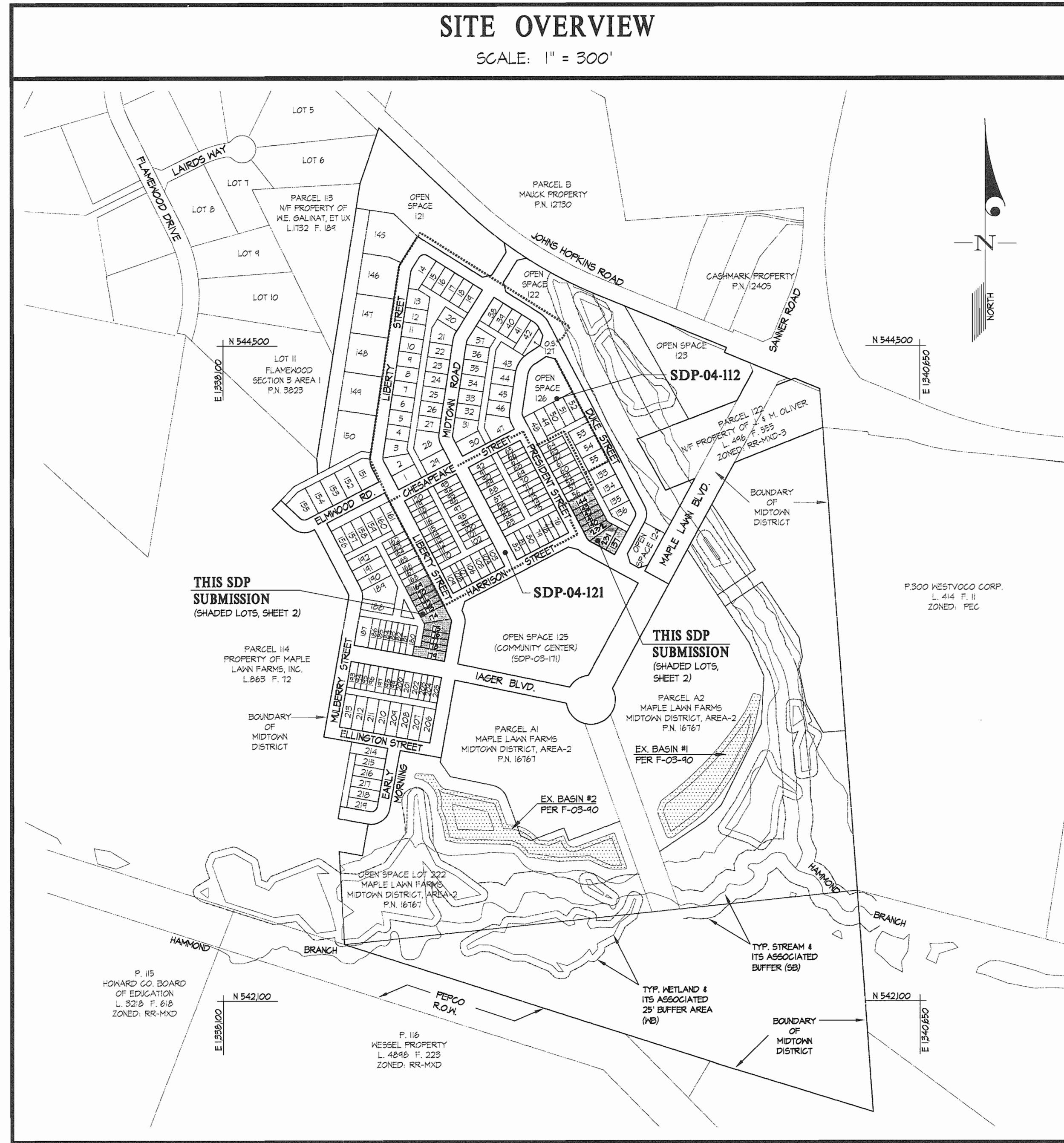
HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA
 41EA N 544825.804
 E 1339217.444
 ELV.=407.055
 46B2 N 539481.1277
 E 1337210.484
 ELV.=414.671



SITE OVERVIEW

SCALE: 1" = 300'



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DFZ FILE No.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE OPEN SPACE IN AC.	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.96	18.19	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	11.00	15.75 (42.1)	1.31	5.55 (17.0%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.9)	2.06	
TOTAL		142.21	51.87	59.75 (40.3)	5.19	5.55 (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. (CUMULATIVE TOTAL ACREAGE).

This Plan has been setup to allow multiple grading permits, in accordance with applicable policy for MLP.

Lot Groups	Disturbed Area	Landscape Surety Amount	Landscape Inspection Fees Paid
137, 131, 132 & 140-144	0.05 Ac.	\$ 1,000.00	\$ 100.00
169-179	0.85 Ac.	\$ 2,700.00	\$ 100.00
Total	1.50 Ac.	\$ 4,600.00	\$ 200.00

Within 1 Yr. of signature approval of this SDP by the director of DPZ, the Builder shall apply to the department of Inspections, Licenses and Permits to initiate the construction on this SDP. The builder shall apply for building permits for all construction authorized on this SDP within 2 Yrs. of its approval.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
137	11368 DIXIE STREET	164	11344 LIBERTY STREET
131	7655 PRESIDENT STREET	170	11346
132	7685	171	11348
140	7681	172	11400
141	7679	173	11402
142	7677	174	11404
143	7675	175	11406
144	7673	176	11408
		177	11410
		178	11412
		179	11402 IAGER BOULEVARD

WATER CODE: E21		SEWER CODE: 7645000	
DEVELOPMENT NAME: MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2		DISTRICT/AREA: MIDTOWNAREA-2	LOTS: 137, 131, 132, 140-144, 169-179
PLAT: 16759-16768	ZONE: MXD-3	TAX MAP: 41	GRID: 5,16, 21 & 22
ELEC. DIST.: 5		CENSUS TRACT: 805.02	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Ronnie D. Leung* Date: 9/17/05
 Chief, Division of Land Development: *Wanda Howard* Date: 9/29/05
 Chief, Development Engineering Division: *MK* Date: 9/20/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
9-17-05	Minor rev. assoc. w/ the common line adjustment betw. lots 131 & 132 (formerly 133 & 130)		

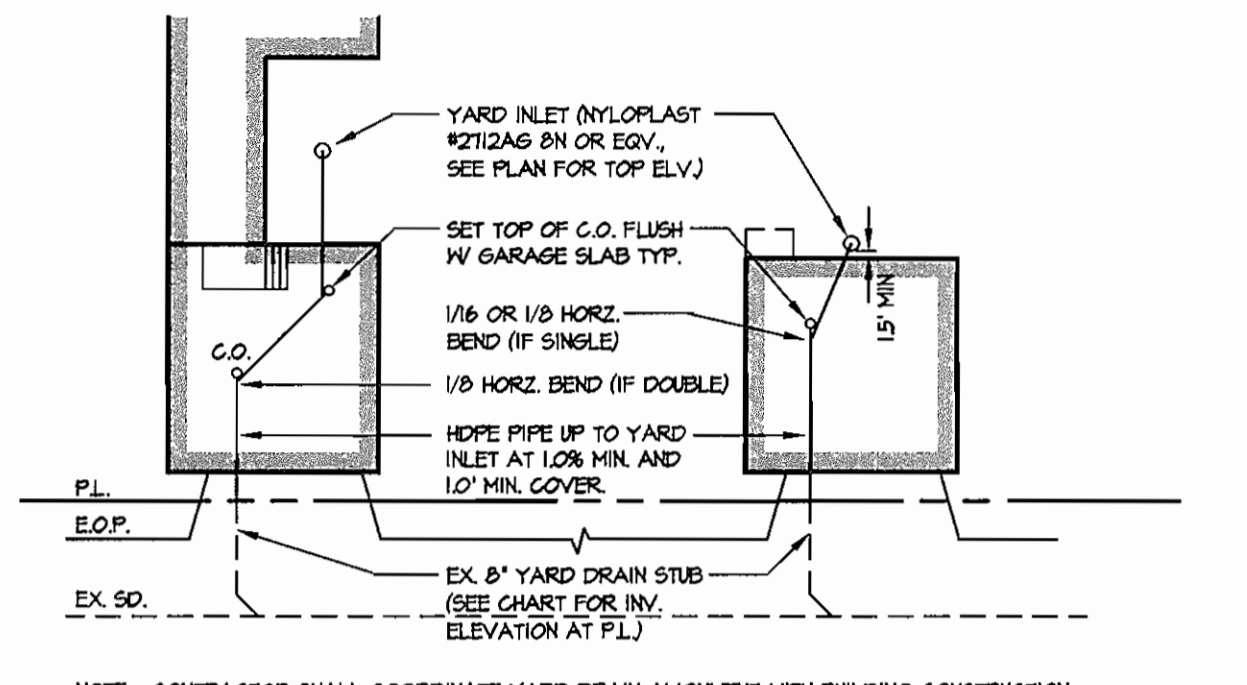
PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GULDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 otn: JOHN CORGAN

COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 137, 131, 132, 140-144 and 169-179
 (SFA RESIDENTIAL USE)
 PLAT Nos. 16759-16768 and 167179
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN	ZONING: MXD-3	G. L. W. FILE No.: 03014
DATE: 7/SEPT/05	TAX MAP - GRID: 41	SHEET: 1 OF 6

ELECTION DISTRICT No. 5

- NOTES:
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 3. ALL INCHES 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 CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS RECORDED AT LIBER 7419 FOLIO 242 THROUGH 366).
 6. ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 7. ALL YARD DRAIN INLETS ARE 12" (NYLOPLAST IN LINE DRAIN MODEL NO. 21226 2N OR EGV). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN SYSTEMS IN THE ALLEY USING ADS N-12 (HOPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8 IN) 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 PIPE DIRECTLY TO THE YARD DRAIN.
 8. THE INTERIOR TOWNHOUSE UNITS ARE EITHER THE 'ADDISON' OR THE 'ANNERSST' MODEL. THE END UNITS ARE EITHER THE 'WINDHAM' OR THE 'WINDSOR' MODEL. (SEE SHEET 6 FOR HOUSE FOOTPRINTS).



TYPICAL YARD DRAIN INSTALLATION DETAIL SCALE: 1" = 20'

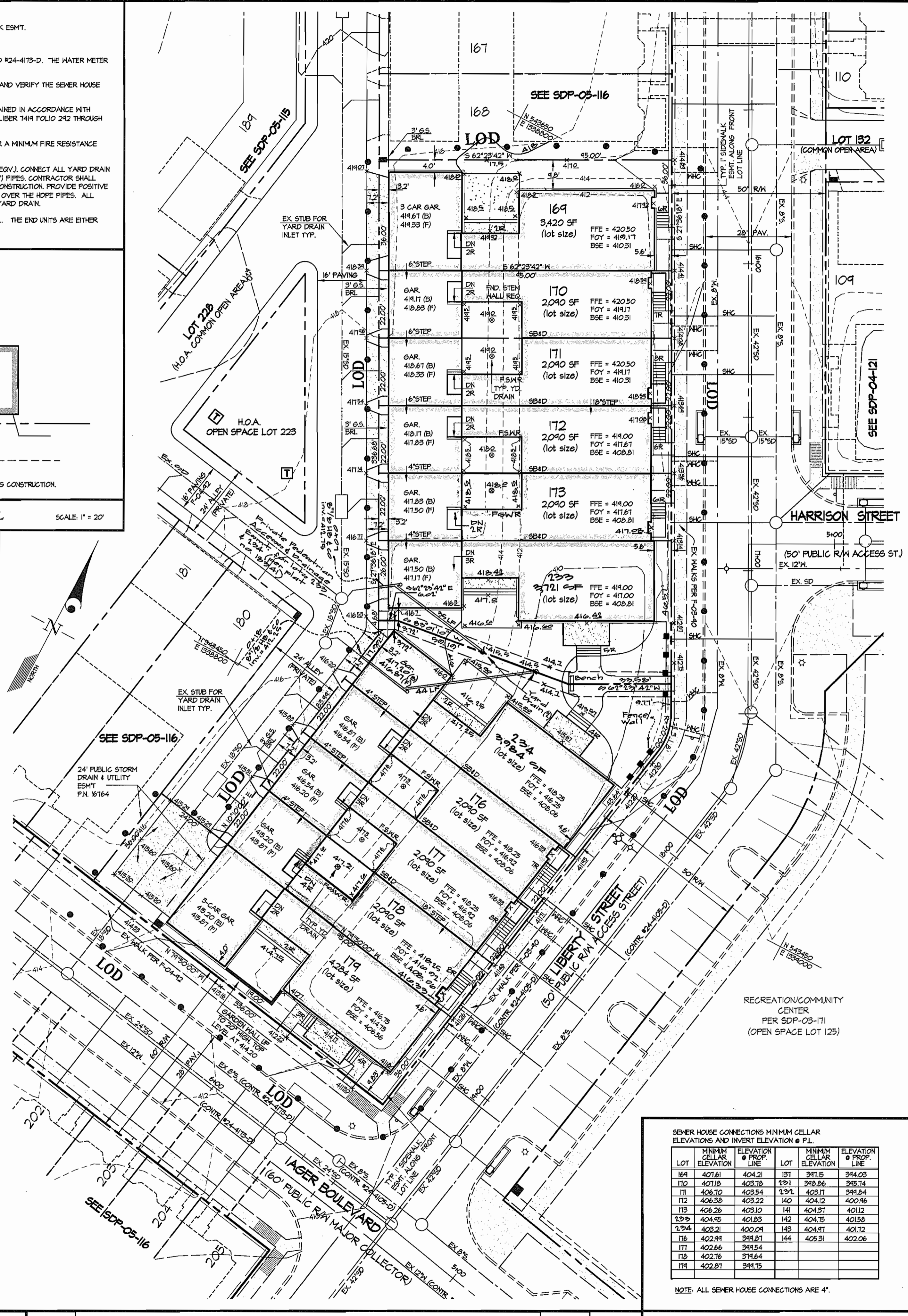
SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- 360.00 --- EXISTING SPOT ELEVATION
- 360.00 --- PROPOSED SPOT ELEV. (IF HIGH PT.)
- LOD • LIMIT OF GRADING DISTURBANCE (LOD)
- --- EXISTING CURB & GUTTER
- EX 8" WATER HOUSE CONNECTION (4" DASHED LINE TYP.)
- EX 8" WATER LINE (PUBLIC)
- EX 8" FIRE HYDRANT (FH)
- EXISTING UTILITY LIGHT POLE
- BSE TRANSFORMER PAD
- VERIZON/CORCAST EQUIPMENT
- --- FENCE LINE
- --- EXISTING STORM DRAIN
- EX 8" EXISTING SEWER MAIN (DASHED LINE)
- --- SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- --- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED HOUSE
- FTE = 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 BRL.
- G.S. BRL. GARAGE STRUCTURE BRL.
- SBID. SAME BEARINGS AND DISTANCE
- YARD DRAIN

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 8/31/05

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

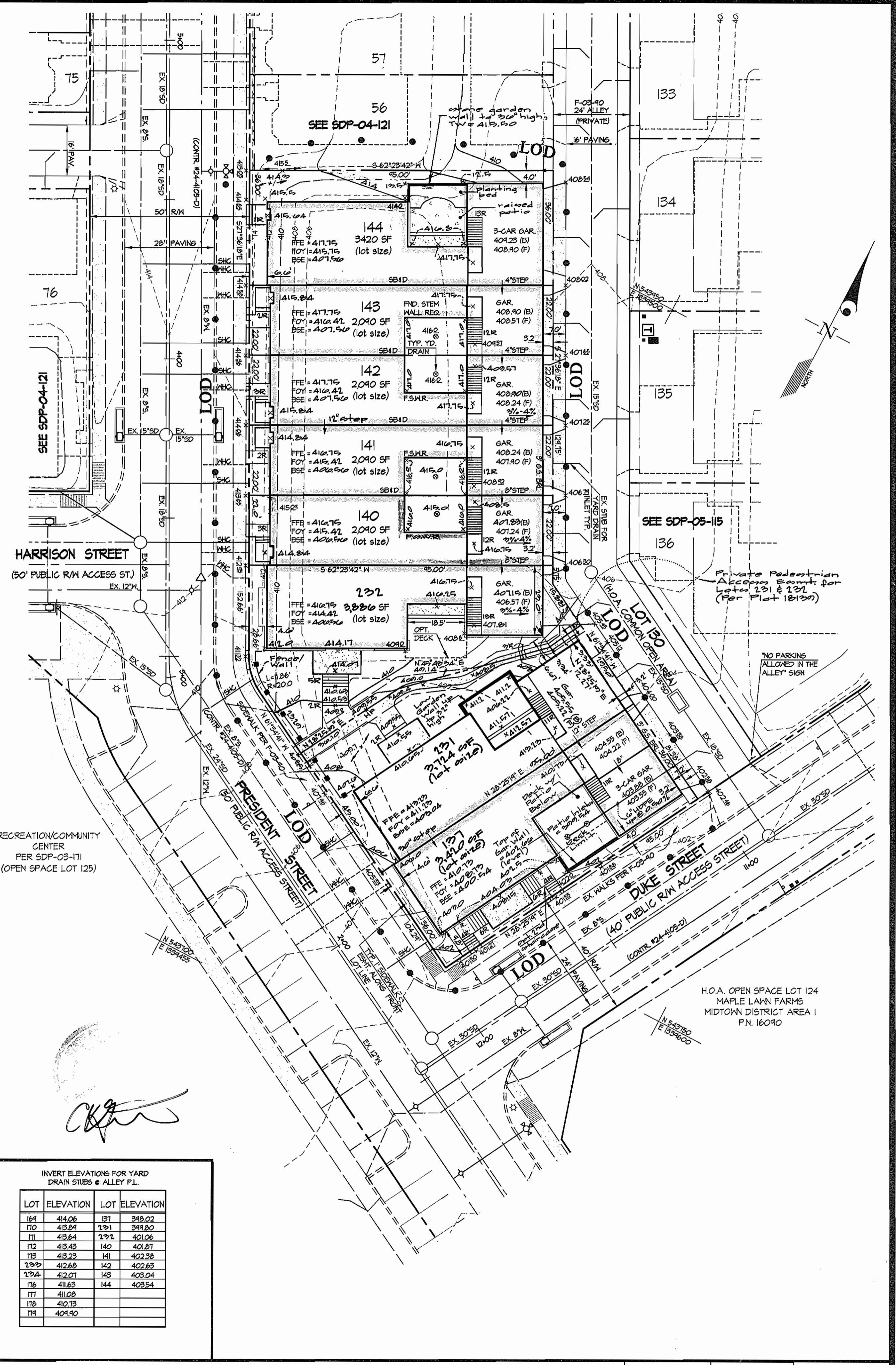
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BURTNSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



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

LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE	LOT	MINIMUM CELLAR ELEVATION	ELEVATION @ PROP. LINE
167	407.61	404.21	197	391.15	394.05
170	407.19	403.19	191	390.86	395.14
171	406.10	403.54	139	403.11	399.84
172	406.30	403.22	140	404.12	400.96
173	406.26	403.10	141	404.97	401.12
174	404.95	401.85	142	404.75	401.59
175	403.21	400.04	143	404.47	403.12
176	402.84	398.81	144	405.31	402.06
177	402.66	398.54			
178	402.76	398.64			
179	402.87	398.75			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



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

LOT	ELEVATION	LOT	ELEVATION
167	414.06	181	398.02
170	413.84	131	398.80
171	413.54	131	401.06
172	413.43	140	401.81
173	413.23	141	402.38
174	412.88	142	402.65
175	412.21	143	403.04
176	411.83	144	403.54
177	411.03		
178	410.75		
179	410.90		

PREPARED FOR:
BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1886 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
c/o: JOHN GORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT NOS. 137, 231-234, 140-144, 169, 173 & 176-179
(SFA RESIDENTIAL USE)
PLAT Nos. 16759-16768, 18130 and 18241
HOWARD COUNTY, MARYLAND

SCALE 1"=20'	ZONING MXD-3	G. L. W. FILE NO. 03014
DATE 7/SEPT/05	TAX MAP - GRID 41	SHEET 2 OF 6

DATE	REVISION	BY	APPR.
11-5-00	rev. FFE, FOY & BSE on lot 178		
8-29-00	add raised patio area lot 144		
08-10-00	added lot line adjustment btw lots 174 & 175 and revised house sighting on 173 & 178		
02-11-00	added lot line adjustment btw lot 231 & 232 and revised house sighting on Lots 197-144		

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TAX MAP: 41
ELECTION DISTRICT: 5
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- 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. 137-144 and 169-173) 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 16.1200 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 (\$4800.00) FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 5 TO SATISFY 5-01-17 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 5.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12'4" SERVING MORE THAN ONE RESIDENCE
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATINGS (1-1/2" MIN.)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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 5-01-17 APPROVAL PRIOR TO 11-05-01, 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 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKINGS, 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 STRIPED.

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 2

LOTS 137, 131-134, 140-144, 169-173 and 176-179

FIFTH ELECTION DISTRICT

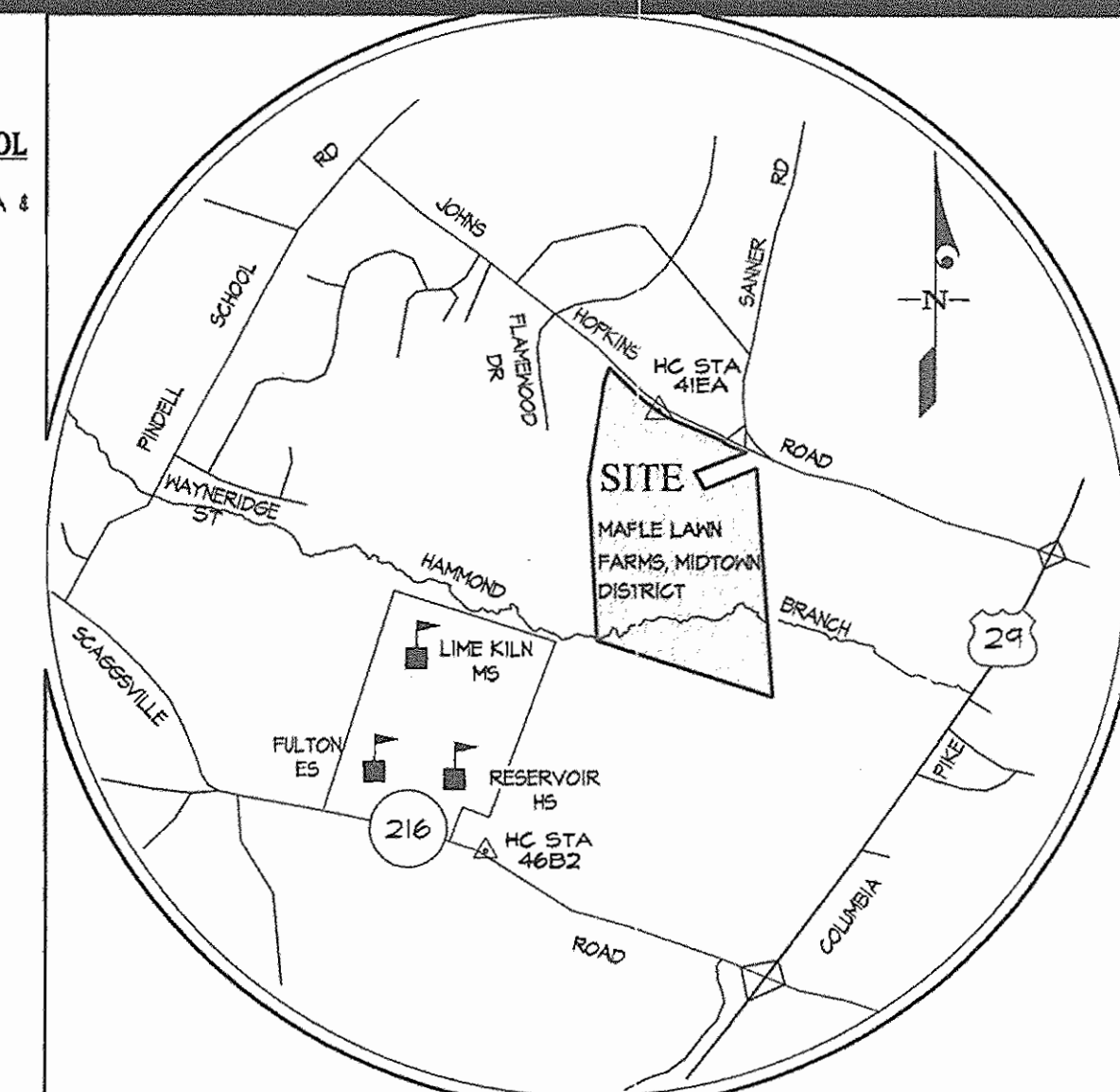
HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

41EA N 544825.809
E 1334217.444
ELV: 407.053

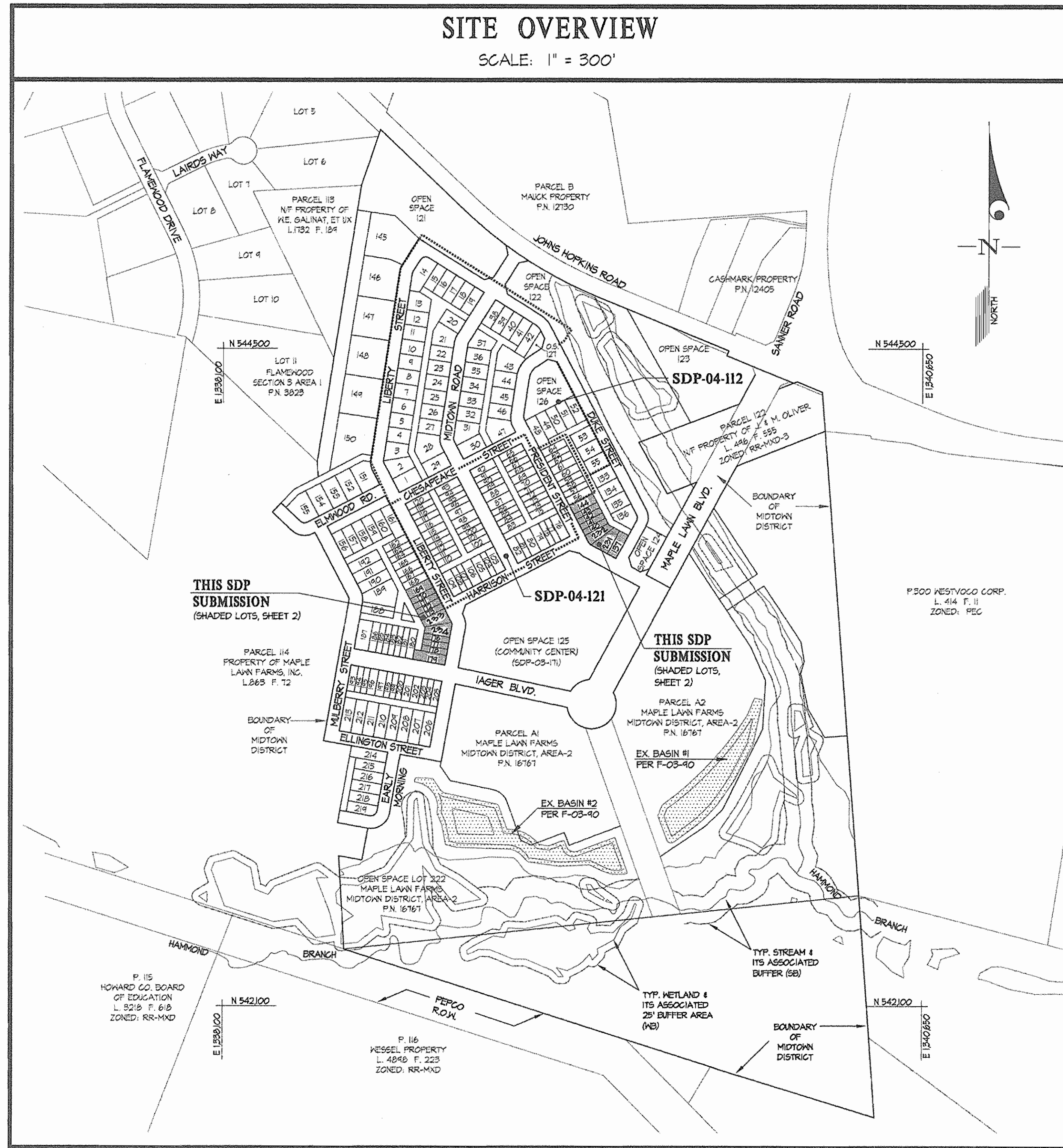
46B2 N 539487.1277
E 1331210.404
ELV: 414.671



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 (36% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (B) *	REQUIRED ACTIVE OPEN SPACE IN AC.	ACTIVE RECREATION O.S. PROVIDED IN AC. (C) ***
1 (BUSINESS DISTRICT, AREA-1)	F-05-07	51.80	18.65	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-05-40	37.43	13.50	15.75 (42.1)	1.31	5.55 (11.0%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	20.58	7.41	22.25 (38.9)	2.06	
TOTAL		109.81	39.56	59.15 (40.3)	5.19	5.55 (9.7%)

* 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. (CUMULATIVE TOTAL ACREAGE).

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
 - PRESENT ZONING: MXD-3 PER ZB-45M
 - PROPOSED USE OF SITE: 19 SFA RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. 24-4105-D)
 - PARKING REQUIRED PER SEC. 12B.2.2.a: 2 SPACES/UNIT x 11 = 38 SPACES
PARKING PROVIDED: 42 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE EXCEPT FOR THE 3-CAR GARAGE ON LOTS 137, 144, 169 & 174. SEE NOTE 21 ABOVE REGARDING PARKING).
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-05-40 & F-04-42 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 52834.71 SF OR 1.21 AC.
 - AREA OF THIS PLAN SUBMISSION: 1.21 ACRES
 - AREA OF DISTURBANCE BY THIS SDP: 1.50 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
TOWNHOUSE	137, 131-134, 140-144, 169-173 & 176-179	N/A	N/A	50' (MEAN HT.)
- STRUCTURE SETBACKS PER 5-01-17 AND PLAT 16760

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOUSE	NONE	NONE	20' TO PRINCIPAL STRUCTURE, 3' 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. SPACINGS BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
 - OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
 - FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE 30' APART.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 12B.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 ABUTS 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, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 2' ALONG THE SIDE AND REAR PROPERTY LINES.

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

Lot Groups	Disturbed Area	Landscape Surety Amount	Landscape Inspection Fees Paid
137, 131-134 & 140-144	0.05 AC.	\$ 1,900.00	\$ 100.00
169, 173 & 176-179	0.85 AC.	\$ 2,700.00	\$ 100.00
Total	1.50 AC.	\$ 4,600.00	\$ 200.00

Within 1 Yr. of signature approval of this SDP by the director of DPZ, the Builder shall apply to the department of Inspections, Licenses and Permits to initiate the construction on this SDP. The builder shall apply for building permits for all construction authorized on this SDP within 2 Yrs. of its approval.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
137	11868 DUKE STREET	169	11844 LIBERTY STREET
131	7605 PRESIDENT STREET	170	11836
134	7603	171	11848
140	7681	172	11400
141	7671	173	11402
142	7671	174	11404
143	7675	174	11406
144	7673	176	11408
		177	11410
		178	11412
		179	11402 LASER BOULEVARD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Ranika L. Leagle* Date: 9/13/05
 Chief, Division of Land Development: *Wanda Thomas* Date: 9/29/05
 Chief, Development Engineering Division: *MK* Date: 9/30/05

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 8/31/05
 IC



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/YA: 301-989-2524 FAX: 301-421-4183

DATE	REVISION	BY	APPR.
8-10-05	Minor rev. assoc. w/ the common line adjustment betw. lots 133 & 134 (formerly 174 & 175)		
8-17-05	Minor rev. assoc. w/ the common line adjustment betw. lots 131 & 132 (formerly 133 & 134)		

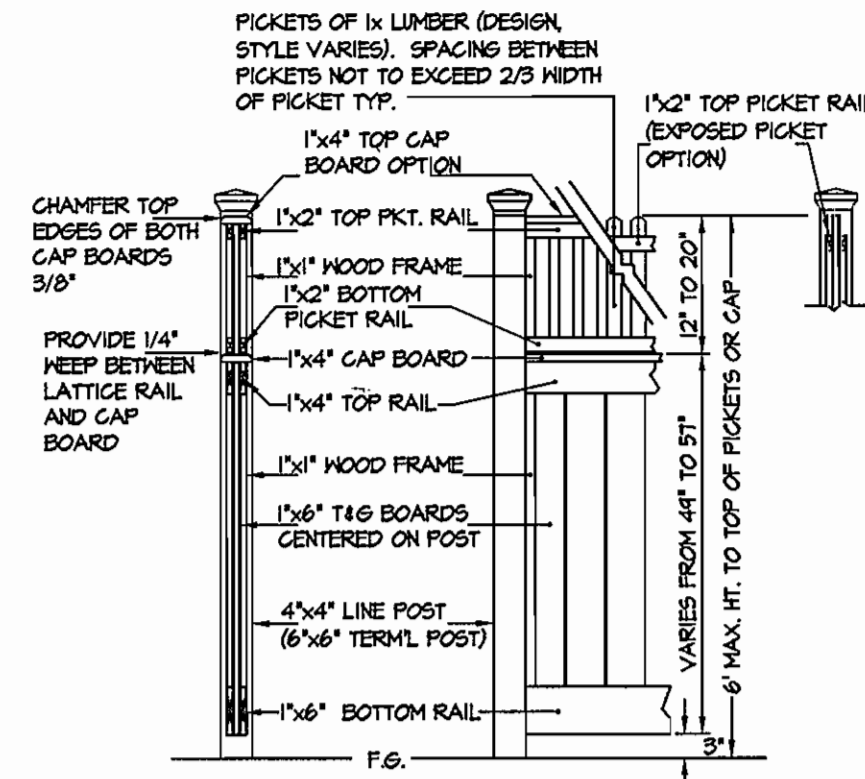
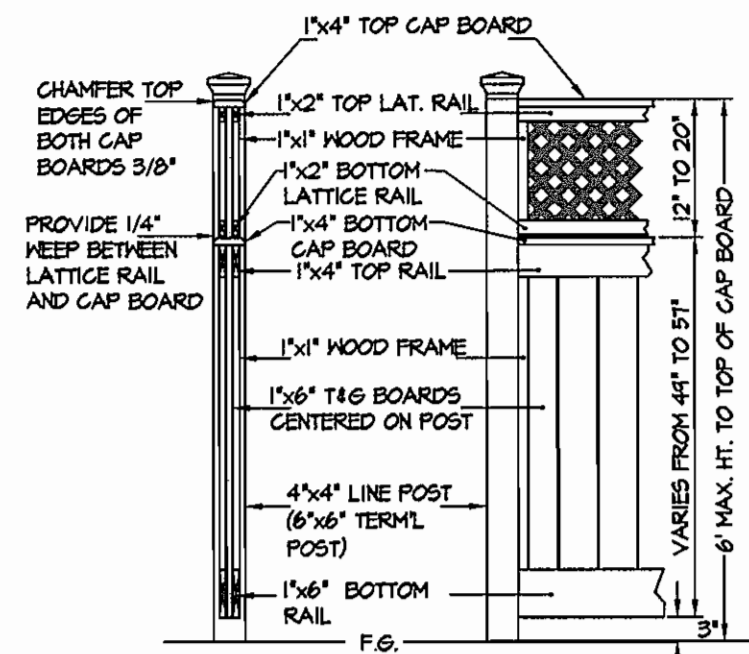
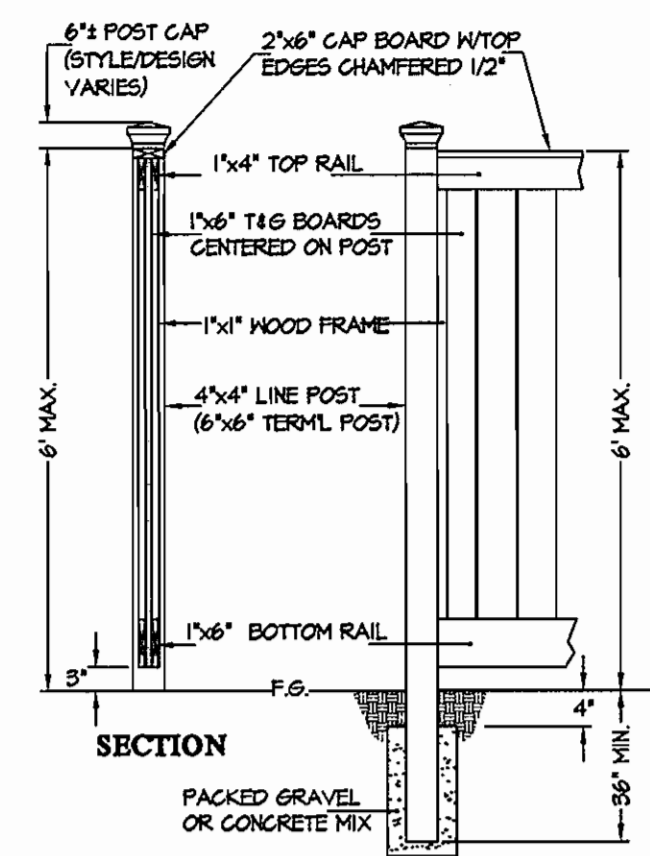
PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN LLC.
 1688 E. GULF DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 ctn: JOHN CORGAN

COVER SHEET

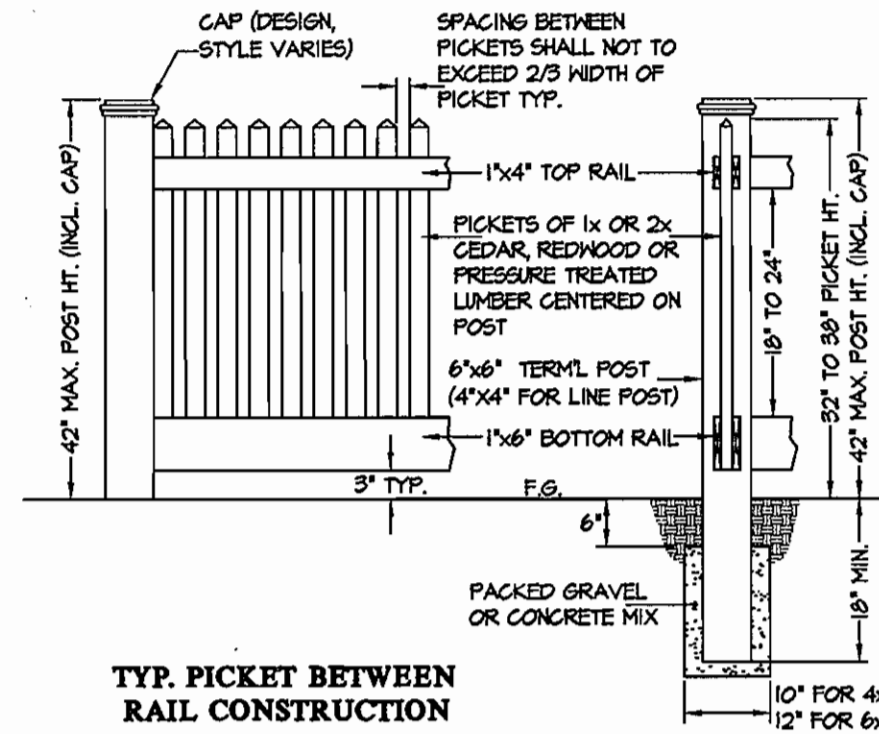
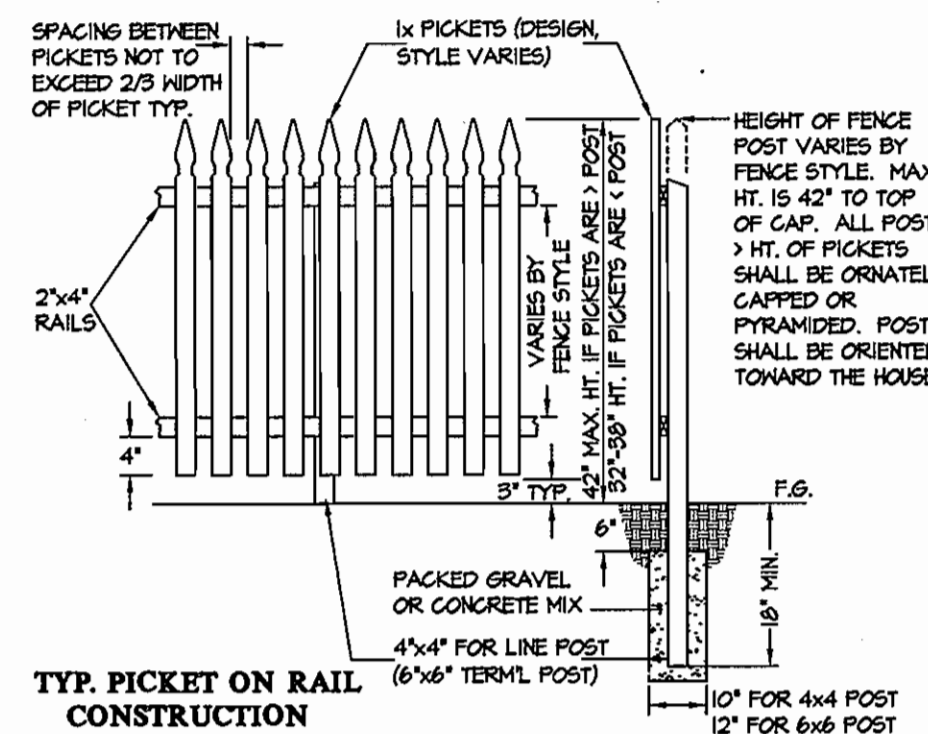
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 137, 131, 134, 140-144, 169-173 & 176-179
 (SFA RESIDENTIAL USE)
 PLAT Nos. 16759-16768, 13137 and 13241

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	1 OF 6

HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

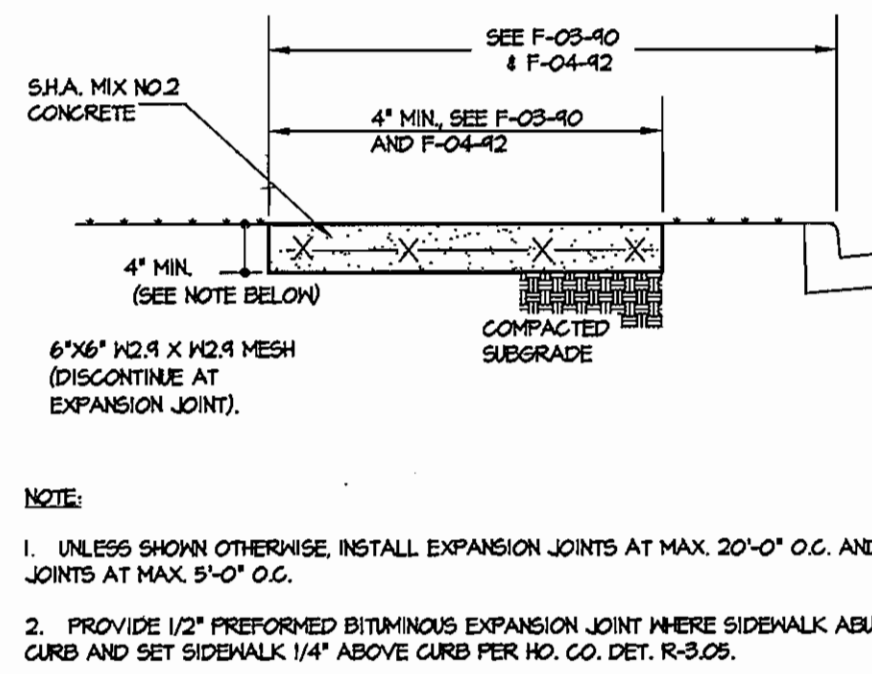
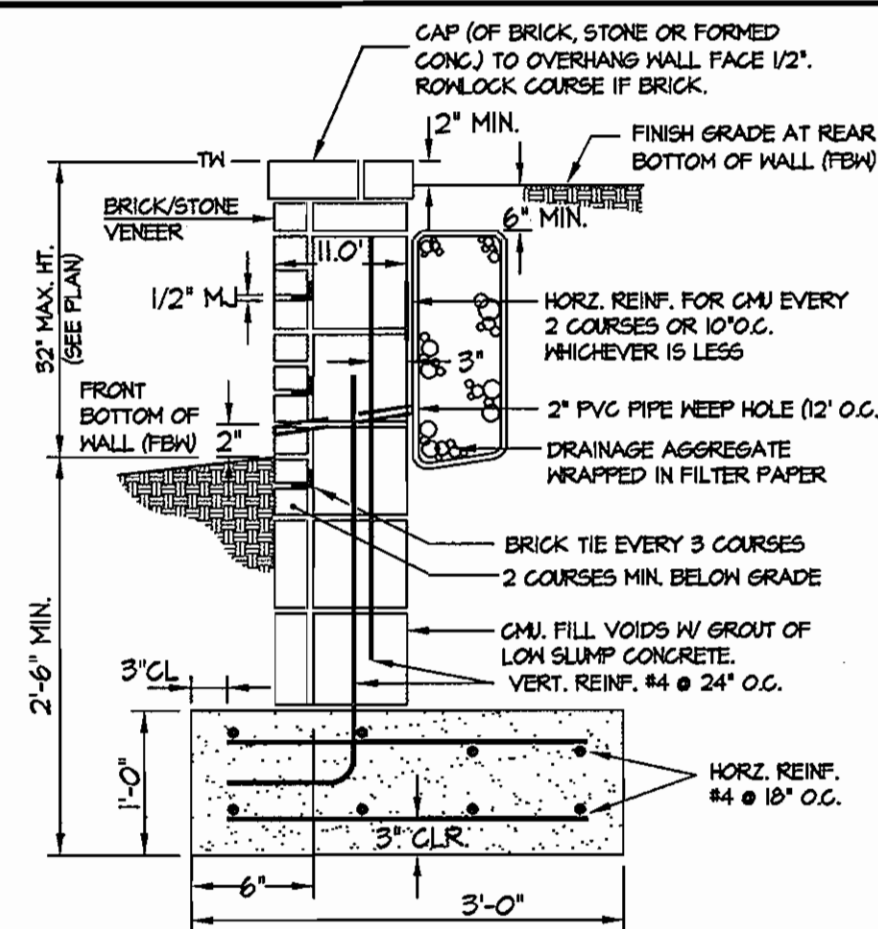


PRIVACY FENCE NOTES & DETAILS NO SCALE

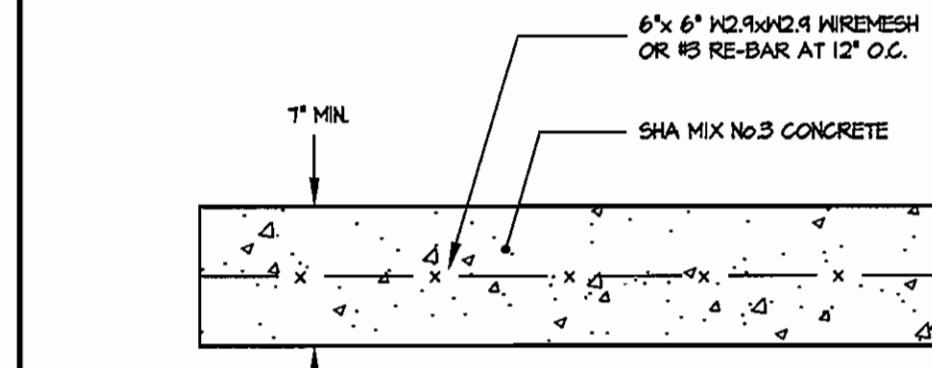


PICKET FENCE DETAILS NO SCALE

- NOTES:
1. ALL FENCES/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESKT.
 2. 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 1418 FOLIO 242 THROUGH 366).
 3. SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 4. THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR MFL.
 5. FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESURE 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).
 6. FENCE POSTS SHALL BE SPACED EVENLY WITH A 8' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
1. THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 2. FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 3. MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRC.

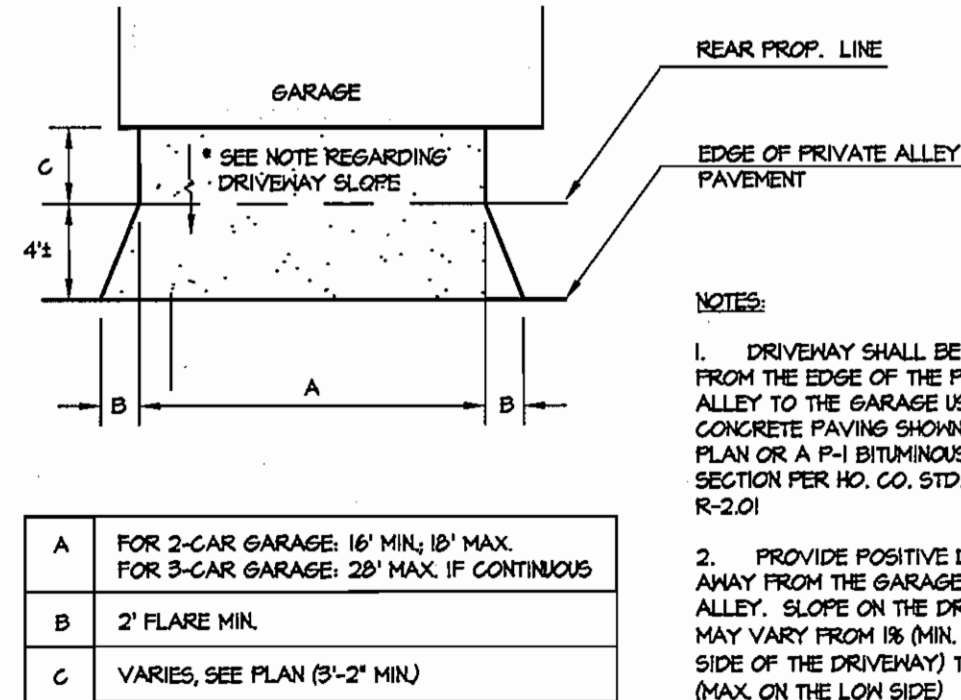


SIDEWALK PAVEMENT SECTION NO SCALE

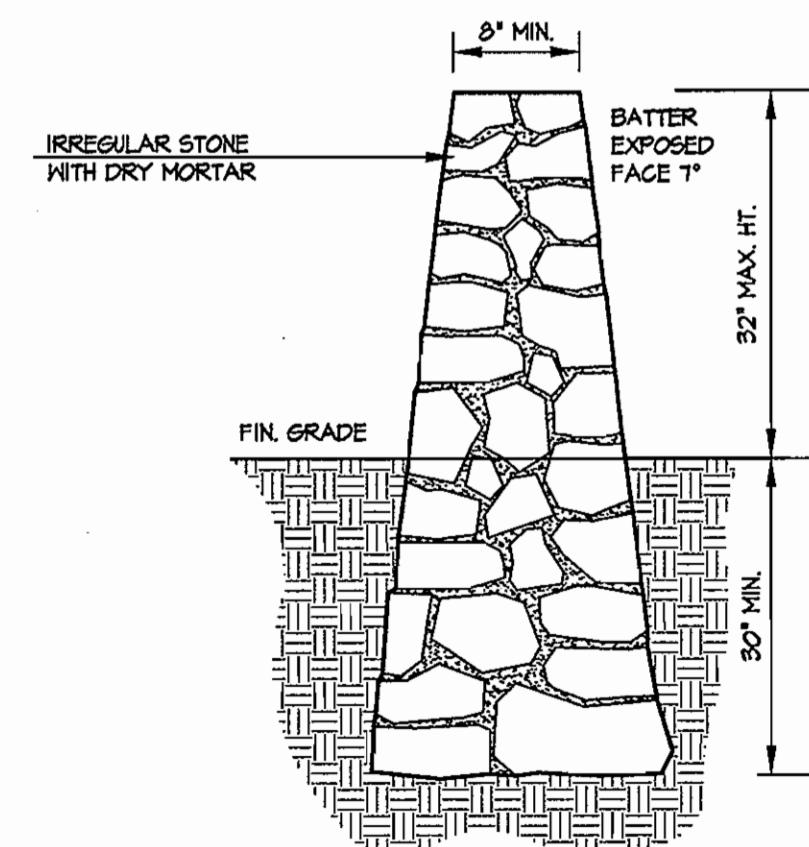


CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

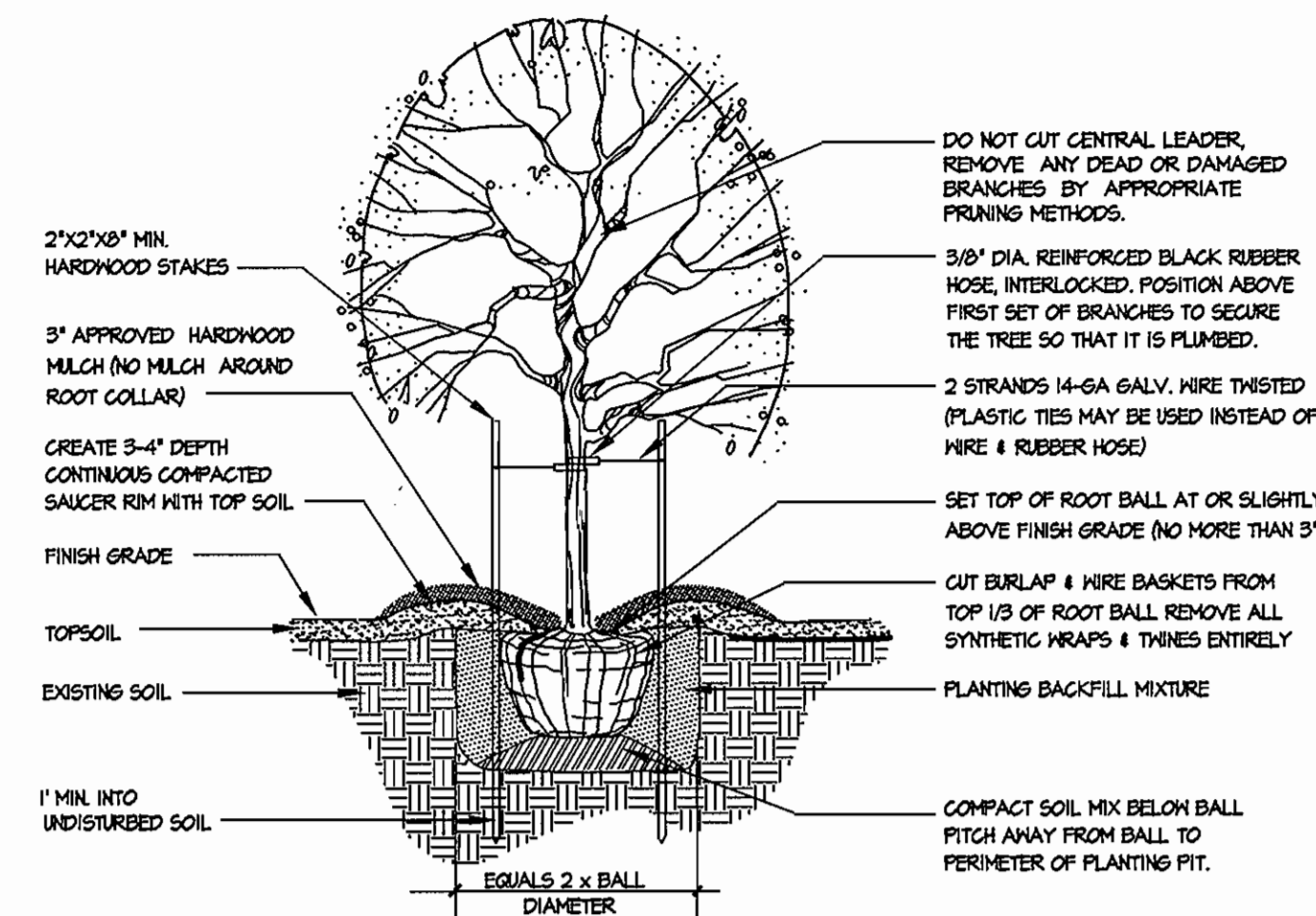
TYPICAL LOW GARDEN RETAINING WALL NO SCALE



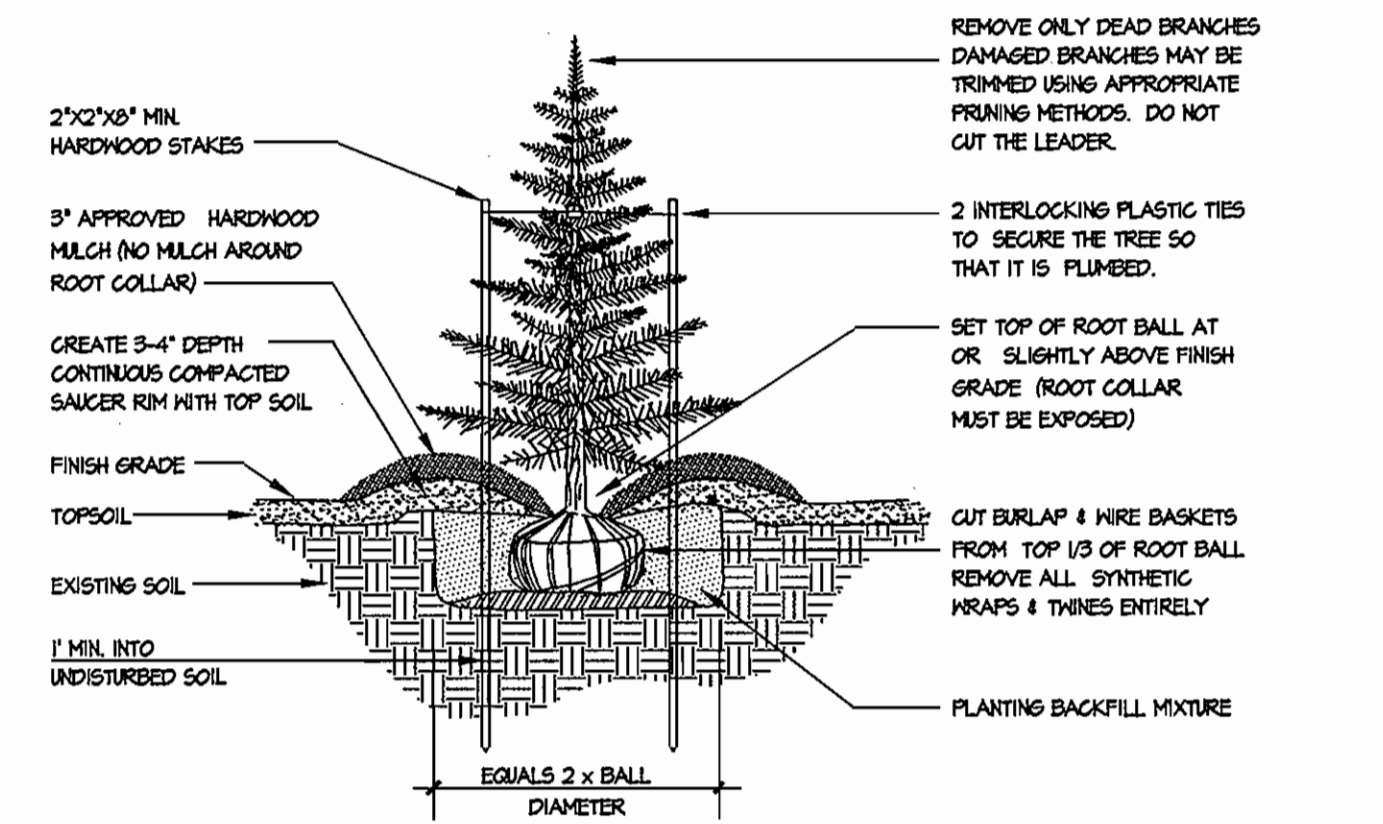
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



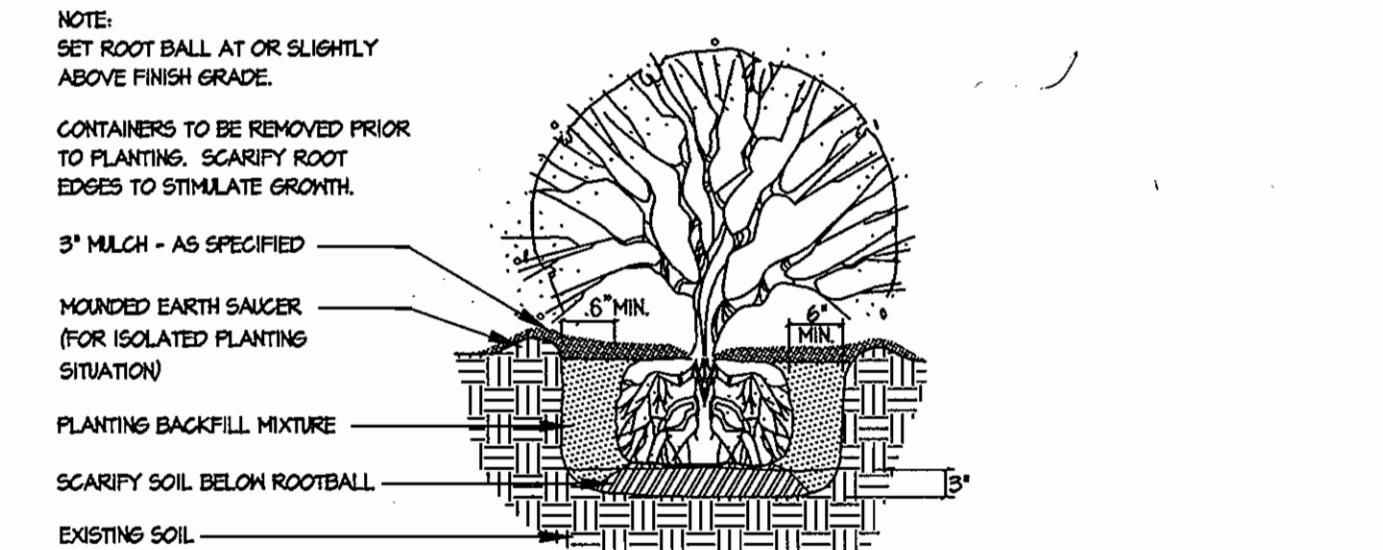
STONE GARDEN WALL NO SCALE



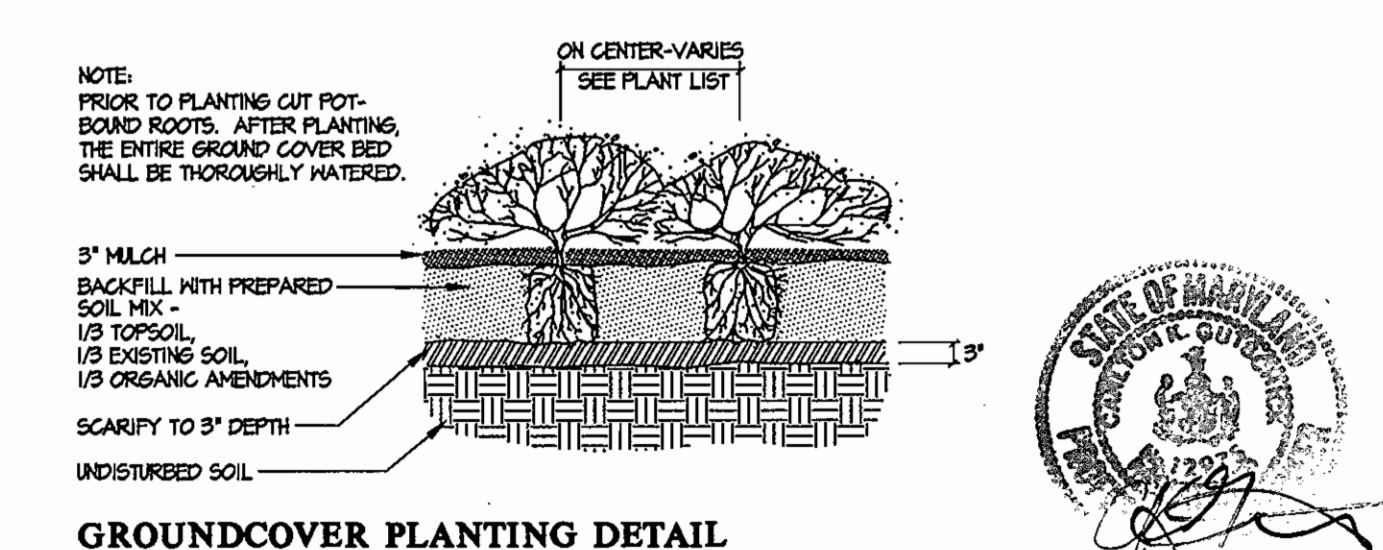
DECIDUOUS TREE PLANTING DETAIL



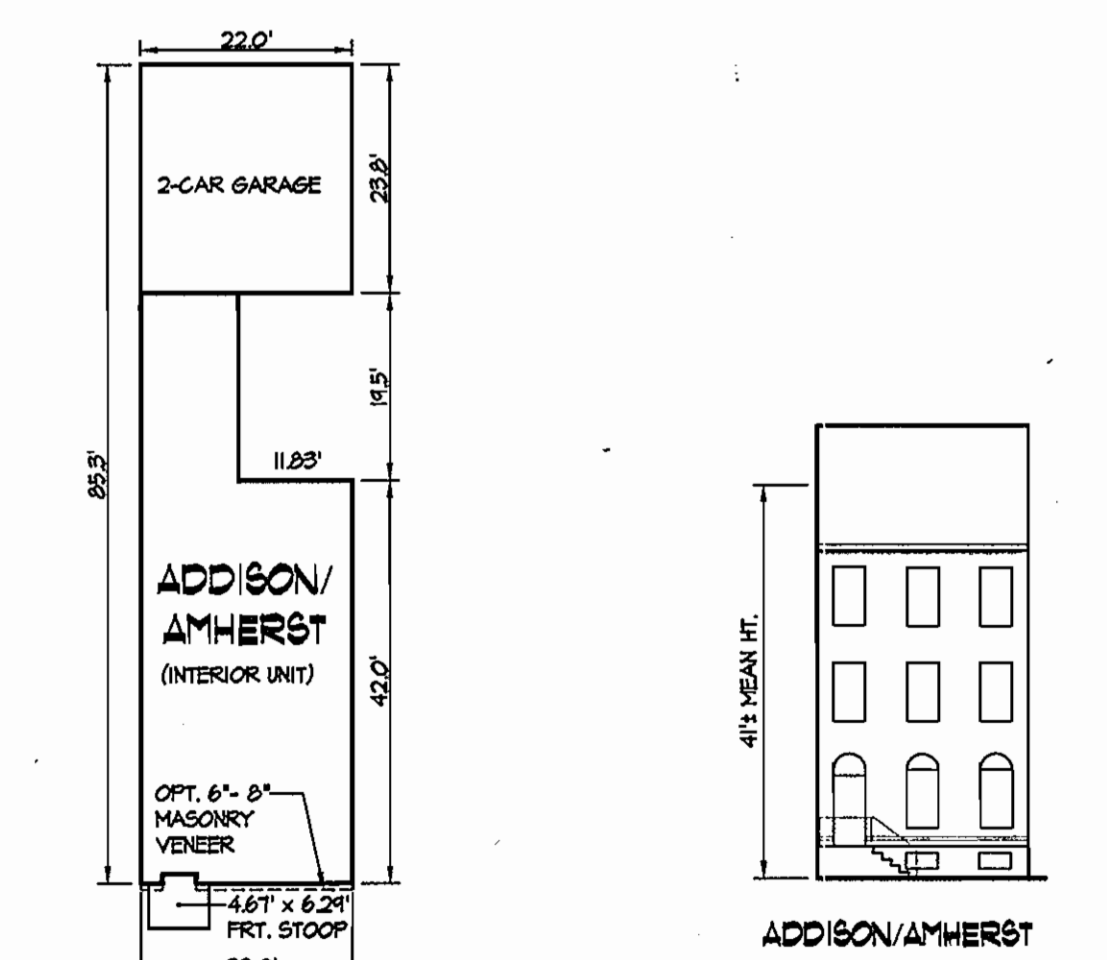
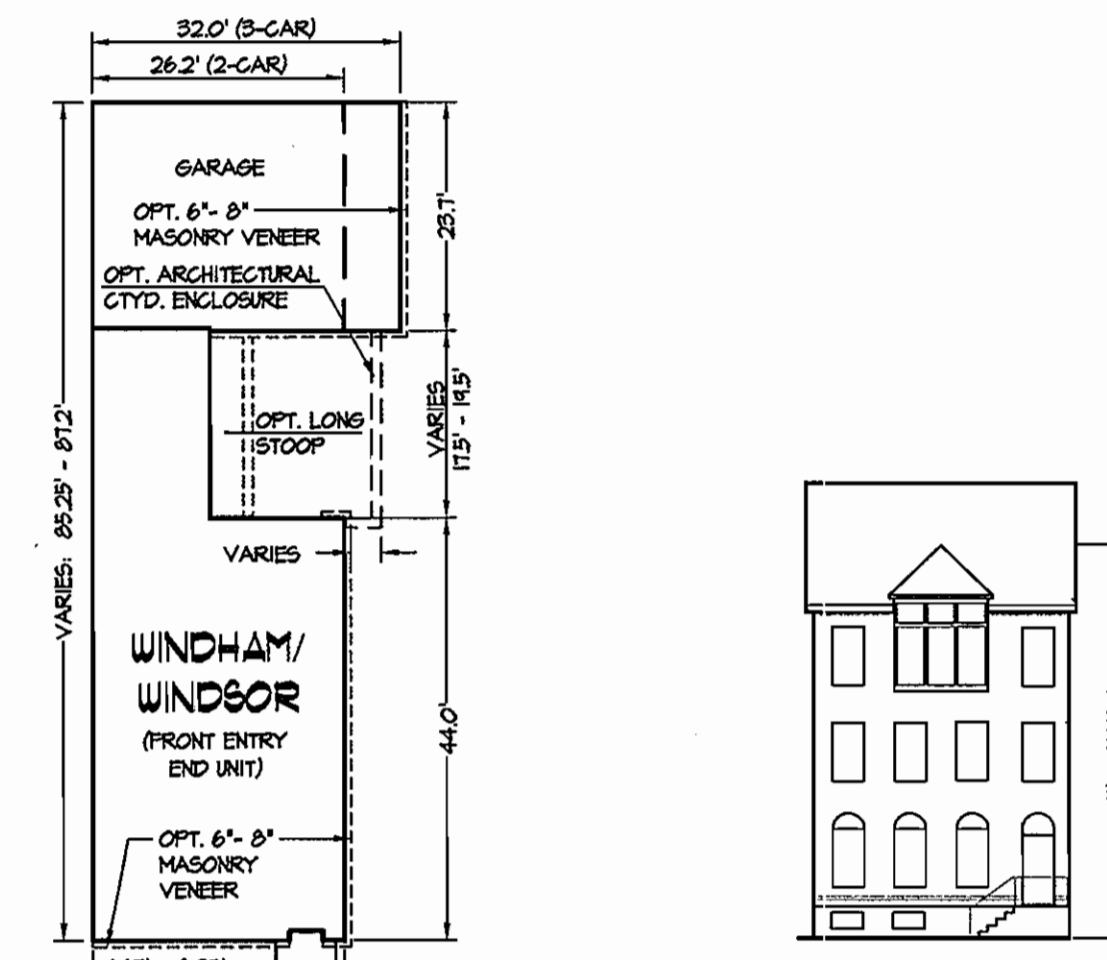
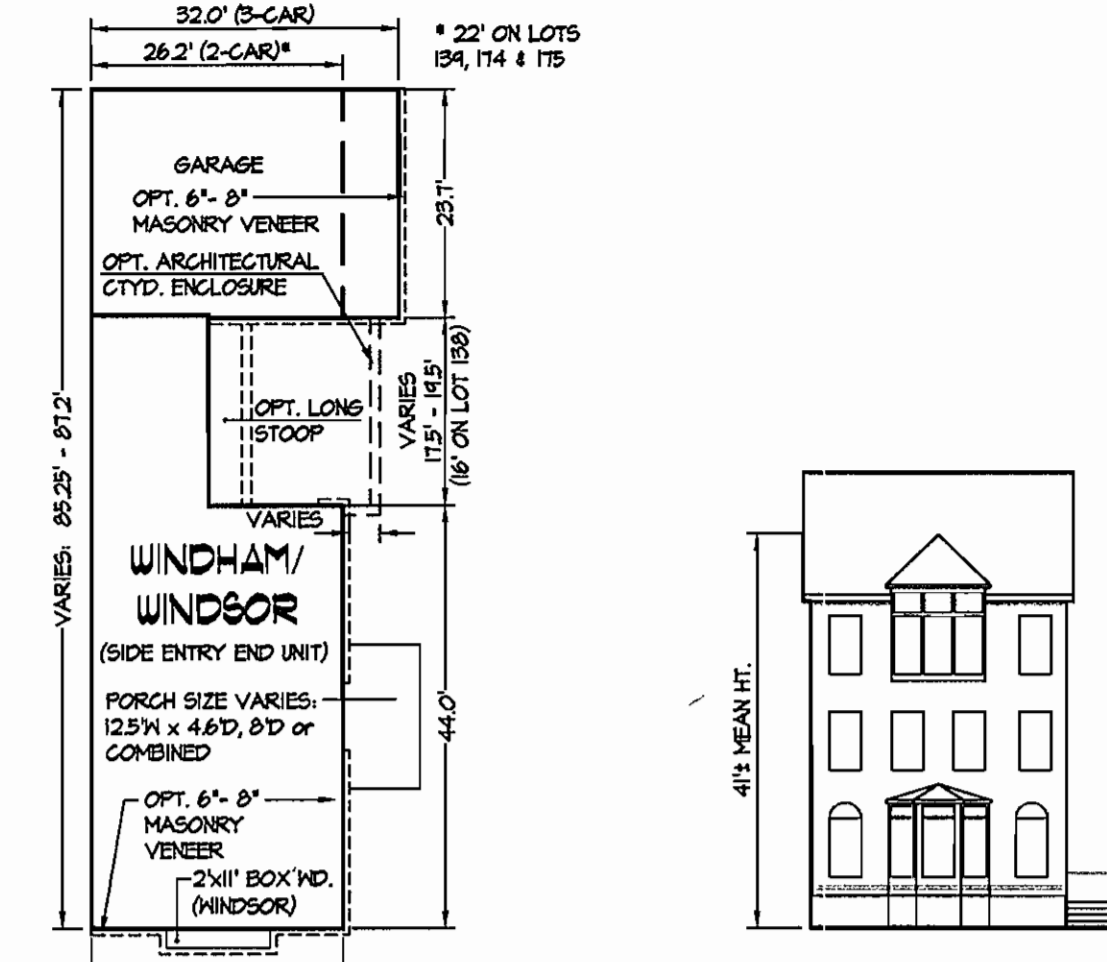
EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



GROUNDCOVER PLANTING DETAIL



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS by MB MAPLE LAWN L.L.C. (STANDARD ORIENTATION SHOWN) SCALE: 1"=20'

APPROVED PLANNING BOARD of HOWARD COUNTY
DATE: 8/23/05
16

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

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

NOTES & DETAILS
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 197, 231-234, 140-144, 169-173 & 176-179
(SPA RESIDENTIAL USE)
PLAT Nos. 16759-16768, 18120 and 18041
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	6 OF 6

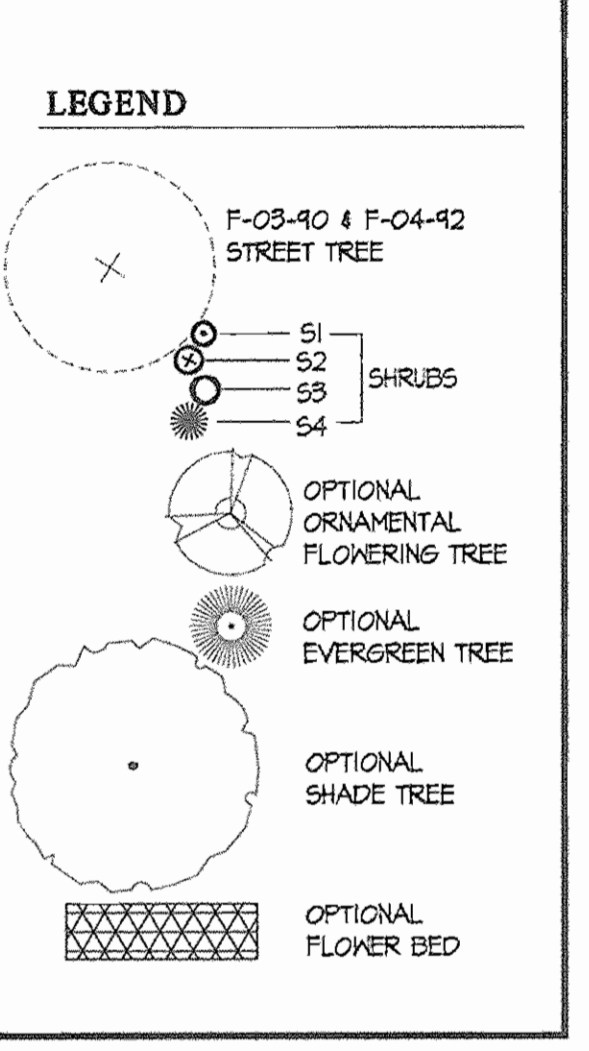
LANDSCAPE NOTES

- 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-0-H-T AND PB CASE NO. 993.
- 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 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 SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

II. "SCHEDULE-A" AND "SCHEDULE-C" ARE 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 \$4,800.00 FOR THE LOTS PER THIS SOP AS FOLLOWS:

156 SHRUBS AT \$30/SHRUB = \$4,800.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-310-2350. SEE THE CHART BELOW FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.



LANDSCAPE SURETY PER LOT

LOT No.	PLANT QUANTITY SHRUBS	SURETY AMOUNT
131	4	\$270.00
132	17	\$510.00
133	7	\$210.00
140	6	\$180.00
141	6	\$180.00
142	6	\$180.00
143	6	\$180.00
144	4	\$270.00
144	4	\$270.00
150	6	\$180.00
151	6	\$180.00
152	6	\$180.00
153	6	\$180.00
154	15	\$450.00
155	15	\$450.00
156	6	\$180.00
157	6	\$180.00
158	4	\$270.00
159	4	\$270.00
TOTAL	156	\$4,800.00

DEVELOPER'S/BULDER'S CERTIFICATE

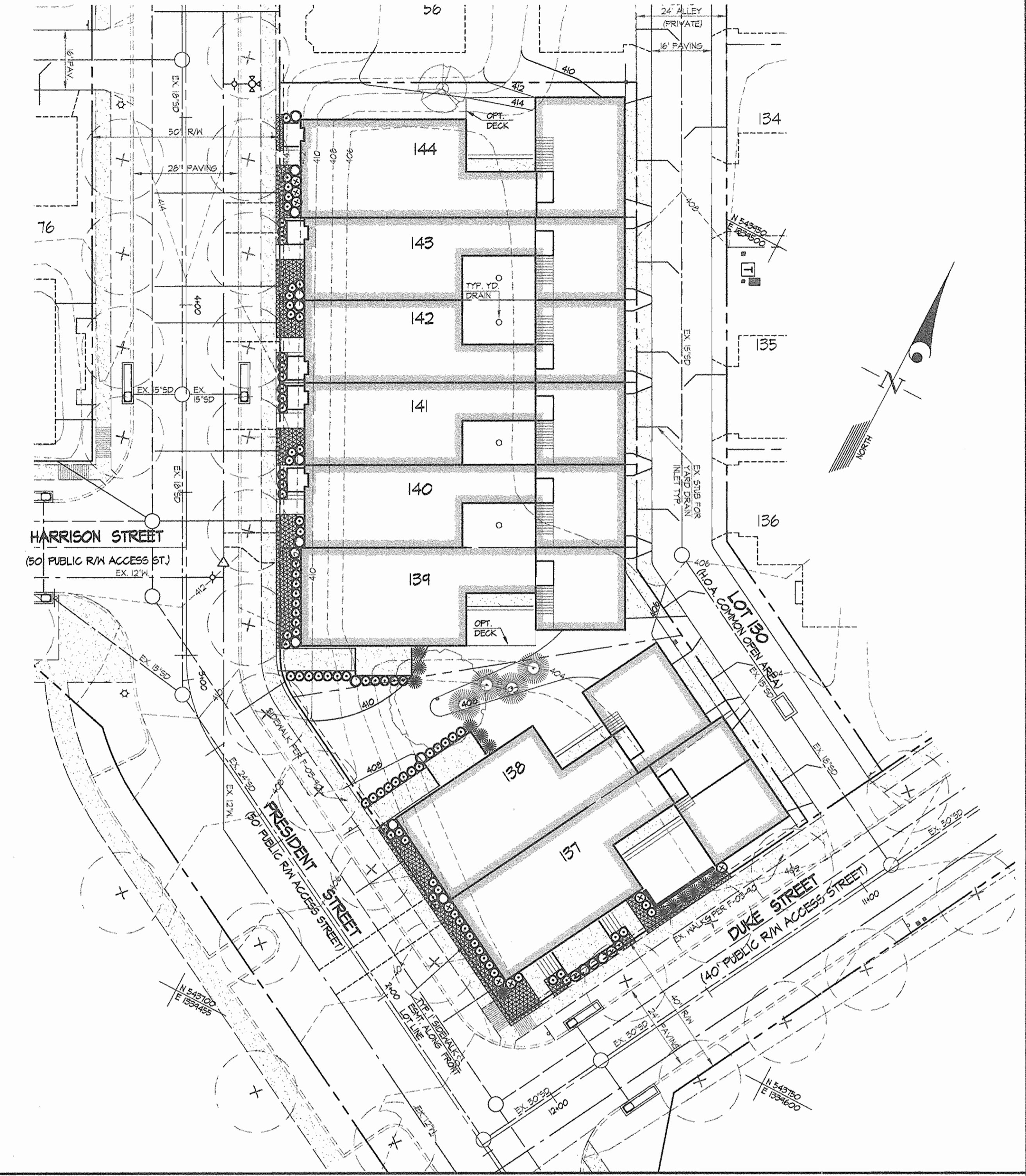
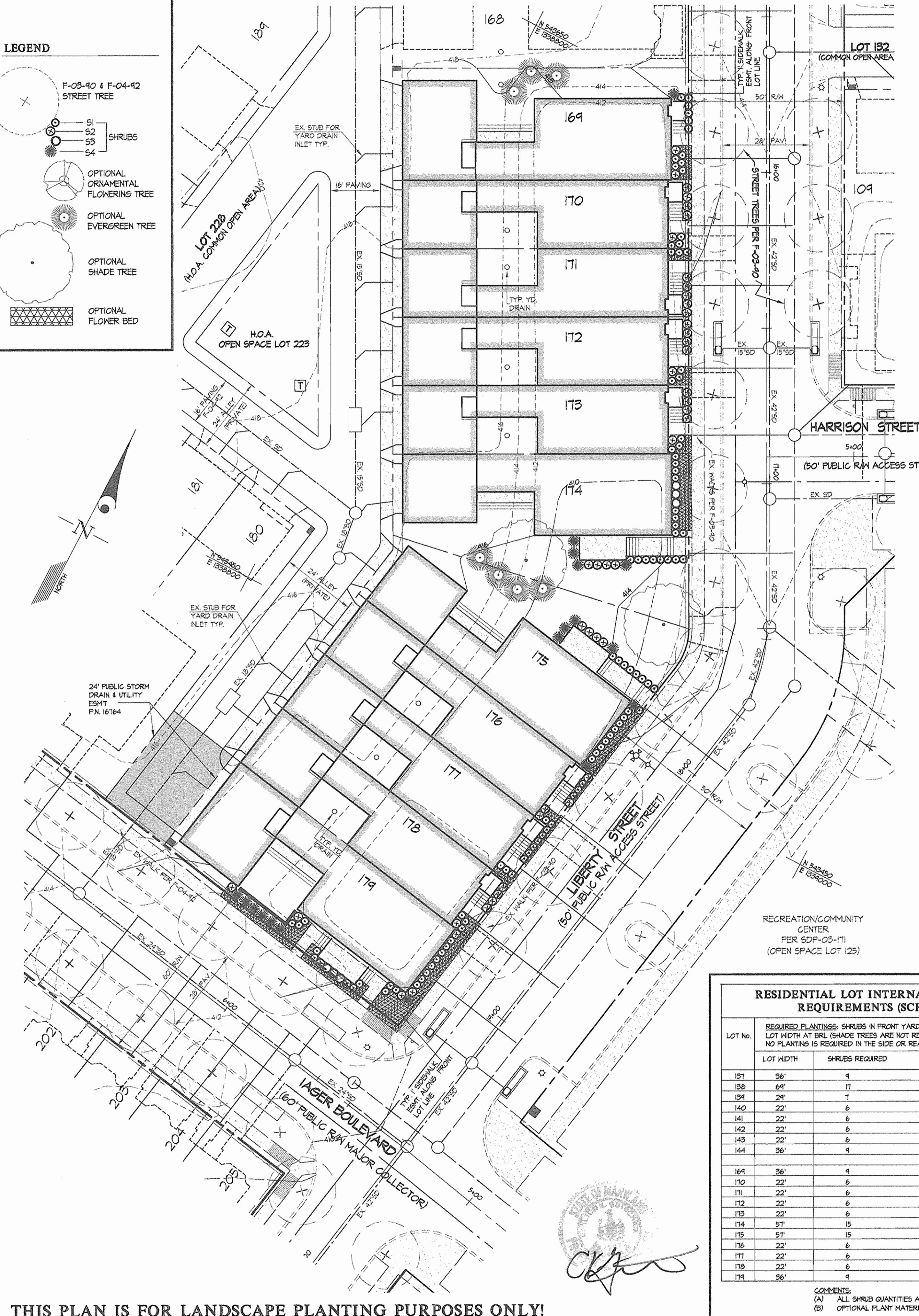
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.L.F. LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John B. Payne 8-9-05
NAME DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8/3/05
KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director 9/24/05
Date
Chief, Division of Land Development 9/29/05
Date
Chief, Development Engineering Division MK 9/26/05
Date



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	SHRUBS REQUIRED		
131	36'	4	35	A,B
132	64'	17	27	A,B
133	24'	7	22	A,B
140	22'	6	6	A,B
141	22'	6	7	A,B
142	22'	6	7	A,B
143	22'	6	7	A,B
144	36'	4	11	A,B
150	36'	4	14	A,B
151	22'	6	8	A,B
152	22'	6	8	A,B
153	22'	6	8	A,B
154	22'	6	8	A,B
155	57'	15	22	A,B
156	57'	15	22	A,B
157	22'	6	4	A,B
158	22'	6	4	A,B
159	22'	6	4	A,B
159	36'	4	35	A,B

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

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
⊙ S1	103	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMBO PINK', 'GUMBO WHITE', 'KAEMPO' COTONEASTER DAMMERII 'CORAL BEAUTY', 'CORAL BEAUTY' COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB', 'TOM THUMB' COTONEASTER JUNIPERUS HORIZONTALIS VAR. 'JUNIFER VAR.', 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUG' JUNIPERUS PROCEMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIFER	ALL CONTAINERIZED
⊙ S2	56	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSEY RED', 'MID CRIMSON' BERBERIS THUNDERFII ATROPURPUREA 'CRIMSON PIGMY' / CRIMSON PIGMY BARBERRY DEUTZIA GRACILIS / BLENDER DEUTZIA ILEX GRACILIS 'WELLES' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INK BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUD' / SNOWMOUD SPIREA	ALL CONTAINERIZED
○ S3	22	ALL 24" - 30" SPREAD & 2.5' - 3' HT.	BIJONNYIS ALATUS 'COMPACTA' / DWARF WINGED BIJONNYIS BIJONNYIS KLUITSCHOVICUS 'MANHATTAN' / MANHATTAN BIJONNYIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSANTHUS HETEROPHYLLUS 'GULFSTREAM' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEMI, ROSEMI ELEGANS) RHODODENDRON FLUM. / RUM RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM GALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
● S4	31	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. 'WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIFER TAXUS MEDIA 'HICKSH' / HICKS YEW THUNIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE, SUITE 230 - BERTHLEMSVILLE OFFICE PARK
ROCKVILLE, MARYLAND 20856
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!

DATE	REVISION	BY	APP'R.

PREPARED FOR:
BUILDER/LOT OWNER:
M8 MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 782-9511 x 2101
att: JOHN CORGAN

LANDSCAPE / NOTES & DETAILS

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 131, 132, 133, 140, 141, 142, 143, 144, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159
(SFA RESIDENTIAL USE)
PLAT Nos. 16759-16768, 16769 and 16771
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	5 OF 6

SDP-05-15

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (401) 319-1955
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, Dikes AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOIL TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

1. SITE ANALYSIS:

TOTAL AREA OF SITE	12.8 ACRES
AREA DISTURBED	150.1 ACRES
AREA TO BE ROOFED OR PAVED	0.291 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.611 ACRES
TOTAL CUT	1800 CU. YDS.
TOTAL FILL	1800 CU. YDS.
OFF-SITE WASTE/BOSSOM 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.

4. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM 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.

SEQUENCE OF CONSTRUCTION

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

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 (#2 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (#2 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1/4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (OS LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF HELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE 500. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE HELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALLONS PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (6 GALL/1000 SQ FT) FOR ANCHORING.

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

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

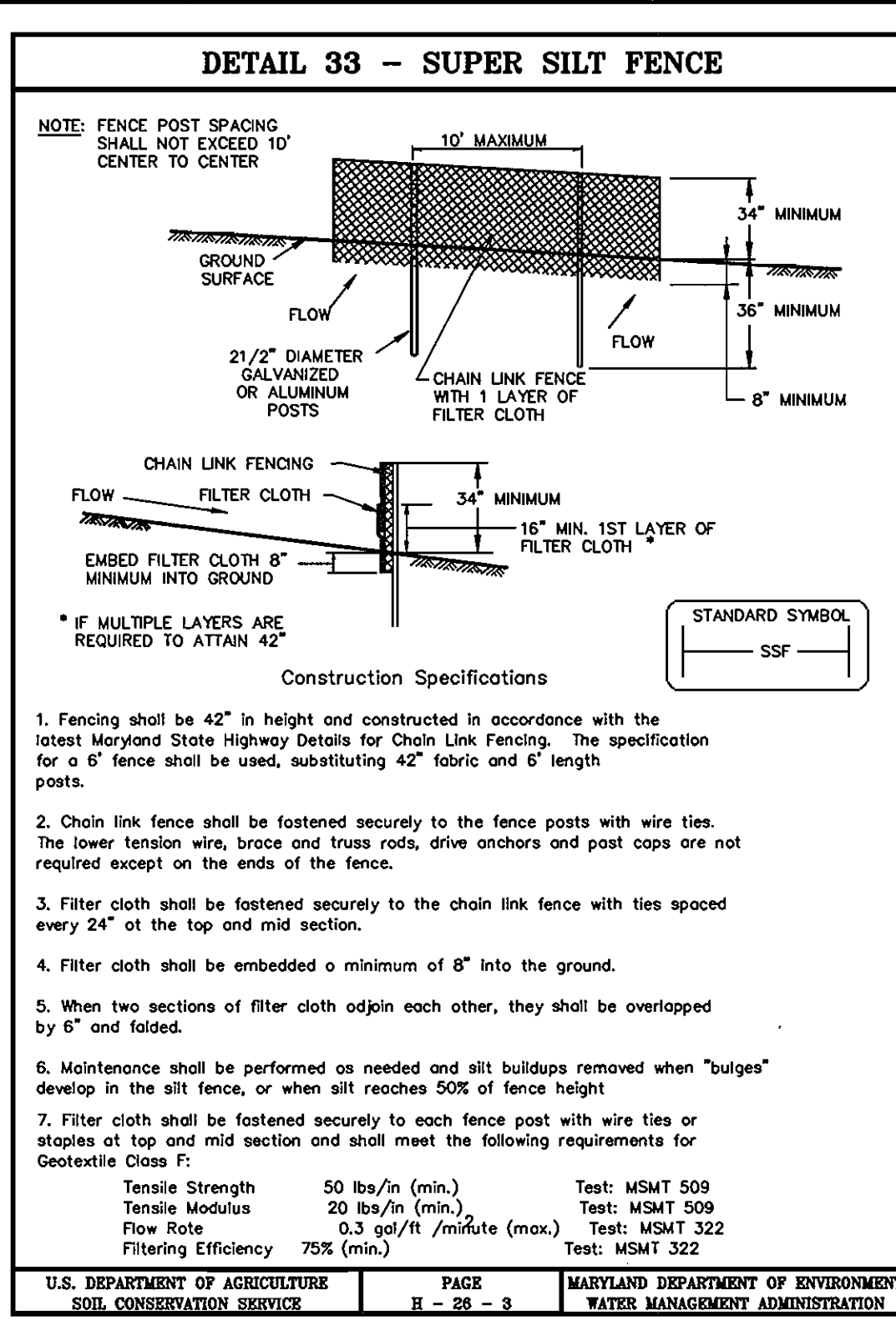
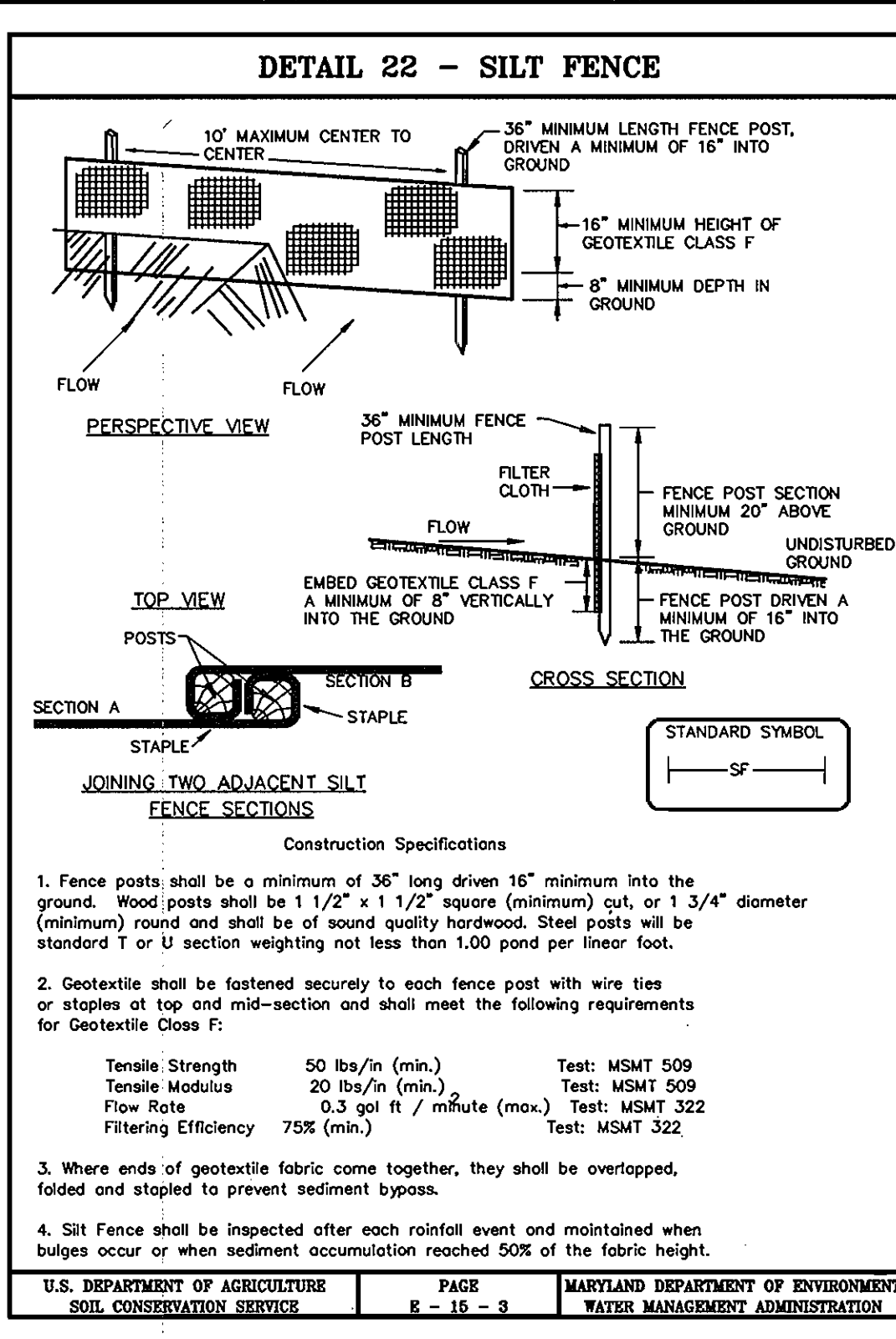
CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY 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 1/2" 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 IF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 - VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SOIL OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR PEST 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.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH PIKES, 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 MIDDY CONDITIONS, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.



DUST CONTROL

DEFINITION

Controlling dust blowing and movement on construction sites and roads.

PURPOSE

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and 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

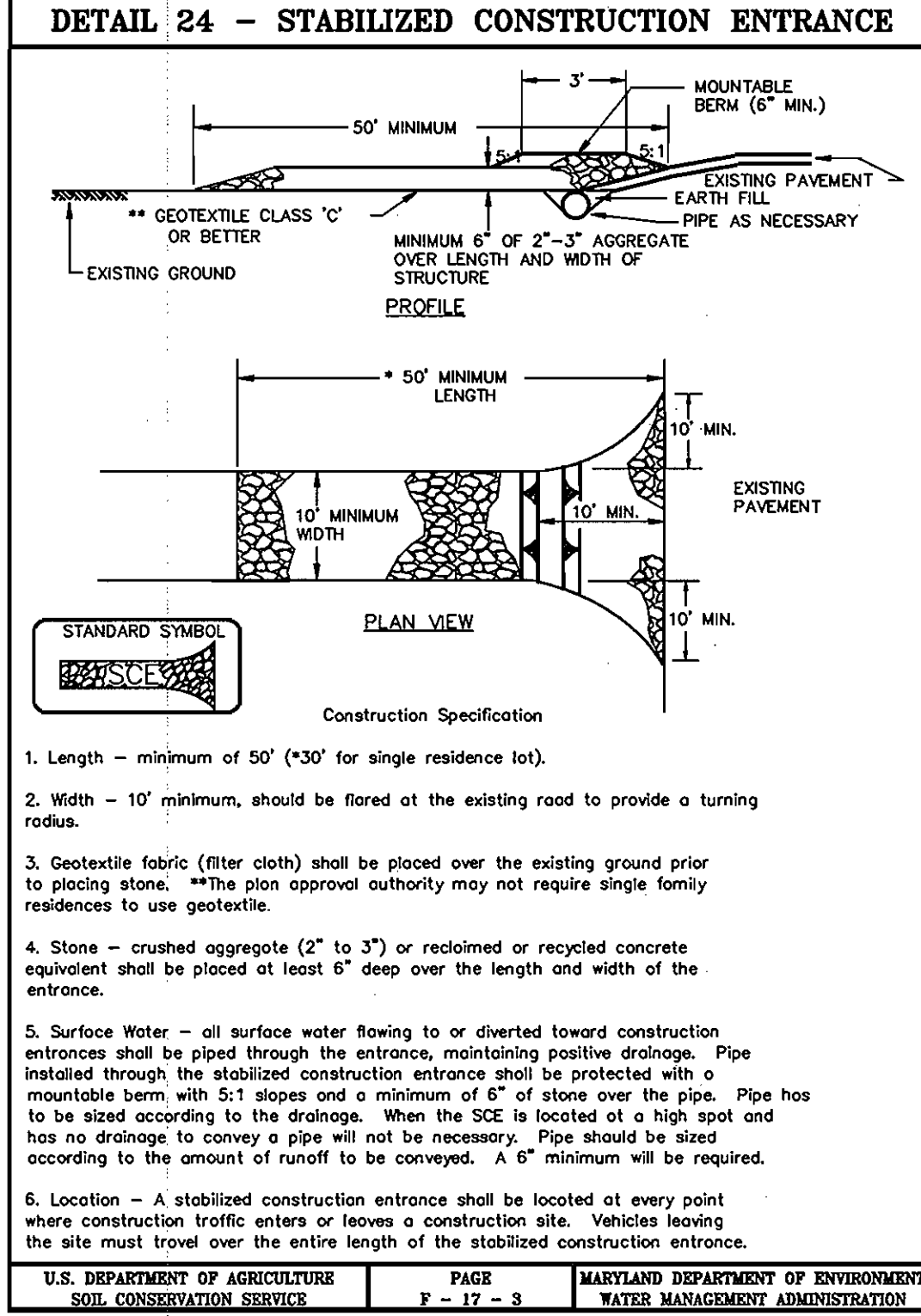
- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-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 the time the site is 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 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

- 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 Planning Soil Loss.
- Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA, ARS.



BUILDER'S CERTIFICATE

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

John R. [Signature] 9-20-05
MB MAPLE LAWN LLC, DATE

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

John K. [Signature] 9-15-05
HOWARD S.C.D. DATE

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

Jim [Signature] 9-15-05
NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE 8/31/05

16

ENGINEER'S CERTIFICATE

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

Cheryl [Signature] 9-7-05
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Janice L. [Signature] 9/29/05
Director Date

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

[Signature] 9/29/05
Chief, Development Engineering Division MK 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 FAX: 301-421-4198

DATE	REVISION	BY	APPR.

PREPARED FOR:

BUILDER/LOT OWNER:
MB MAPLE LAWN LLC
1686 E. GIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 782-8511 x 2101
att: JOHN CORRAN

SEDIMENT CONTROL NOTES & DETAILS

MAPLE LAWN FARMS

MIDTOWN DISTRICT - AREA 2: LOT Nos. 137, 131, 134, 142-144, 167-173 & 176-177
(SFA RESIDENTIAL USE)
PLAT Nos. 16759-16768, 16770 and 16781

ELECTION DISTRICT No. 5

SCALE AS SHOWN DATE 7/SEPT/05

ZONING MXD-3 TAX MAP - GRID 41

G. L. W. FILE No. 03014 SHEET 4 OF 6

HOWARD COUNTY, MARYLAND

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- LOD ○ LIMIT OF GRADING DISTURBANCE
- SF --- SALT FENCE
- SSF --- SUPER SALT FENCE
- [SCE] STABILIZED CONSTRUCTION ENTRANCE

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

[Signature] 9-15-05
 HOWARD S.C.D. DATE

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

[Signature] 9-15-05
 NATURAL RESOURCES OBSERVATION SERVICE DATE

ENGINEER'S CERTIFICATE

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

[Signature] 9-7-05
 DATE

BUILDER'S CERTIFICATE

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

[Signature] 9-9-05
 MB MAPLE LAWN, LLC DATE

APPROVED PLANNING BOARD
 OF HOWARD COUNTY

DATE 8/3/05
[Signature]

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 MK Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 230 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

PREPARED FOR:

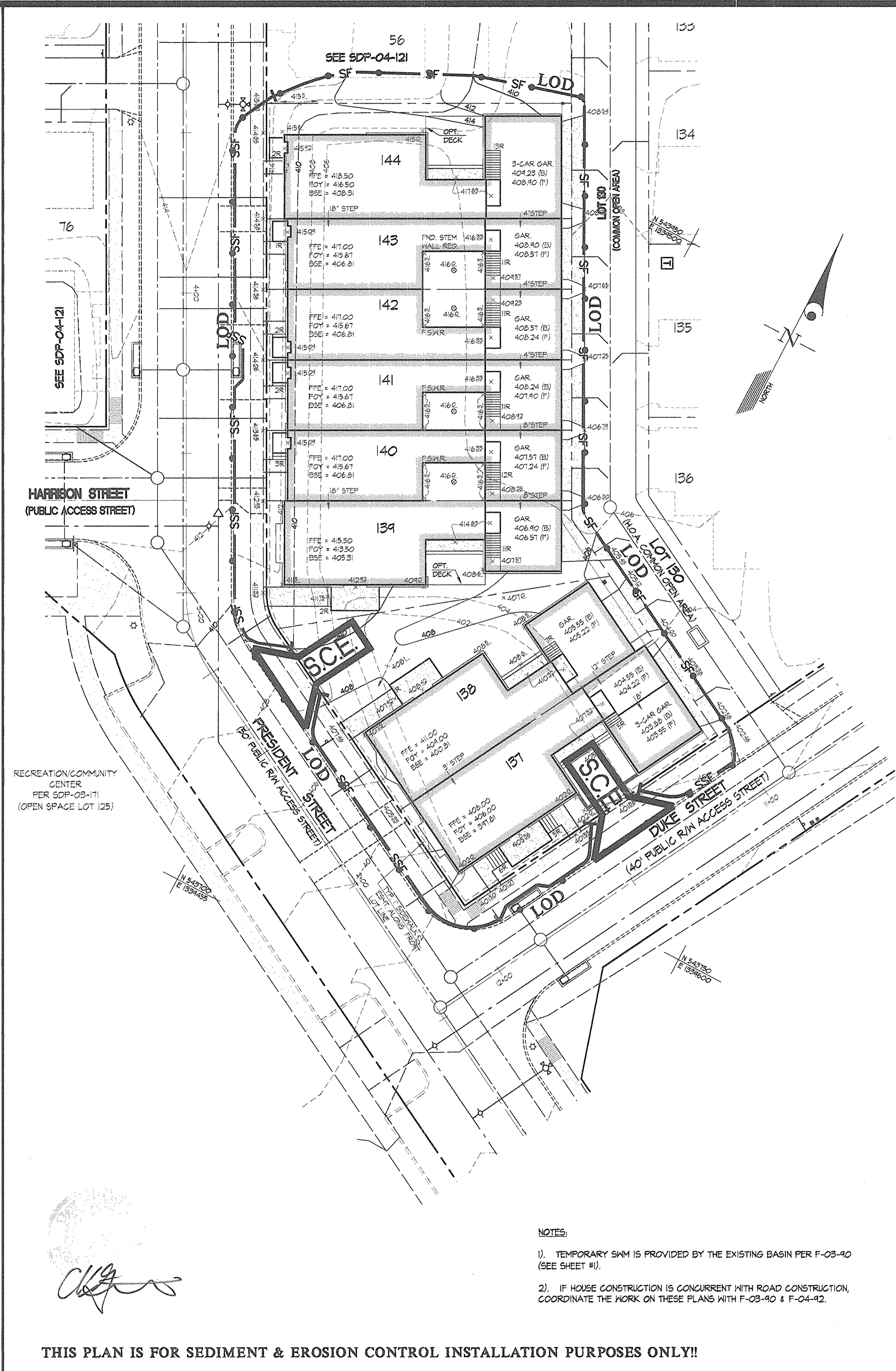
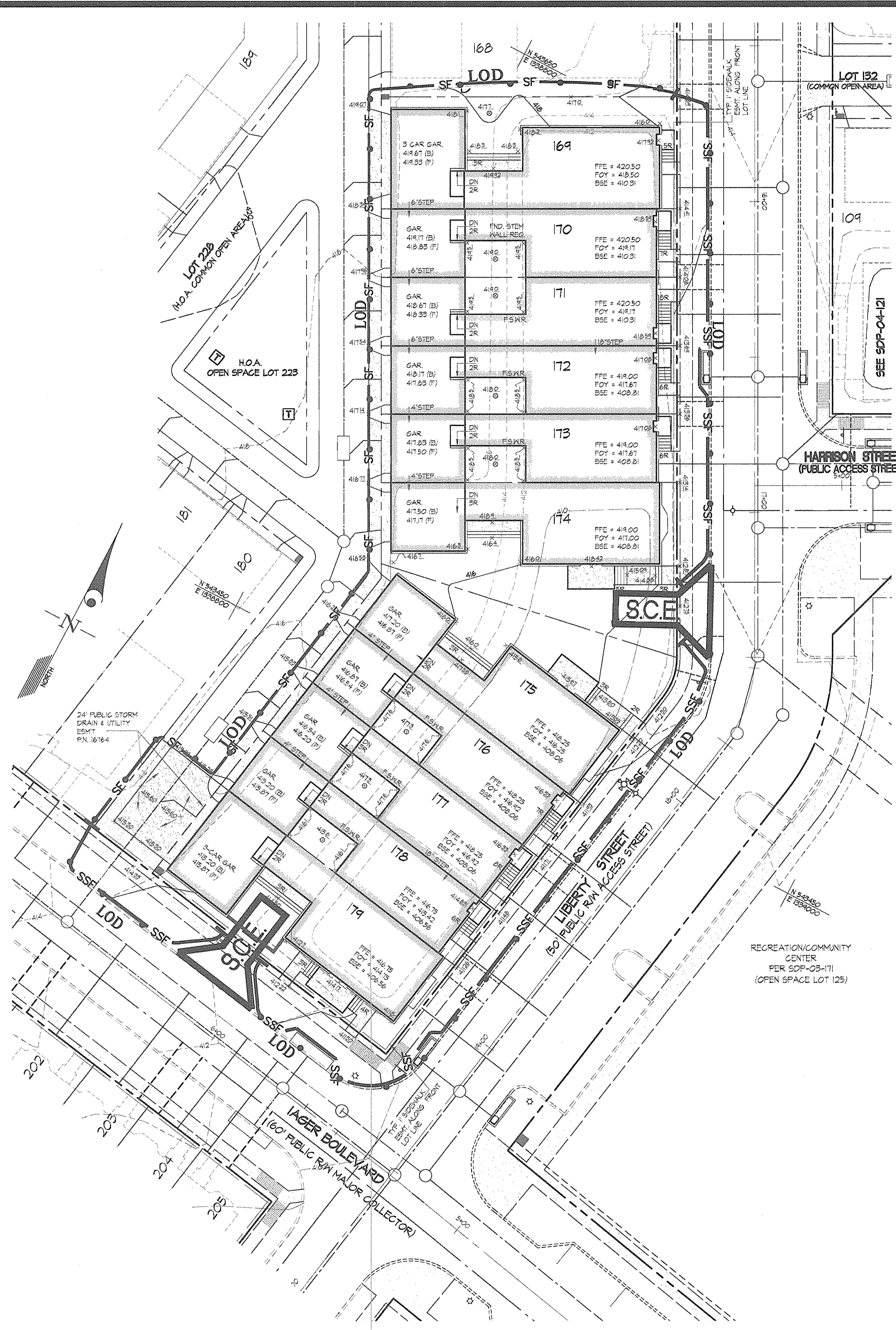
BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-8511 x 2101
 ETC: JOHN CORGAN

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
 MIDDLETOWN DISTRICT - AREA 2: LOT Nos. 137, 131-134, 140-144, 160-173 & 176-179
 (SPA RESIDENTIAL USE)
 PLAT Nos. 16759-16768, 18130 and 18241
 HOWARD COUNTY, MARYLAND

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1"=20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
7/SEPT/05	41	3 OF 6

ELECTION DISTRICT No. 5



- 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 & F-04-42.

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

DATE	REVISION	BY	APPR.