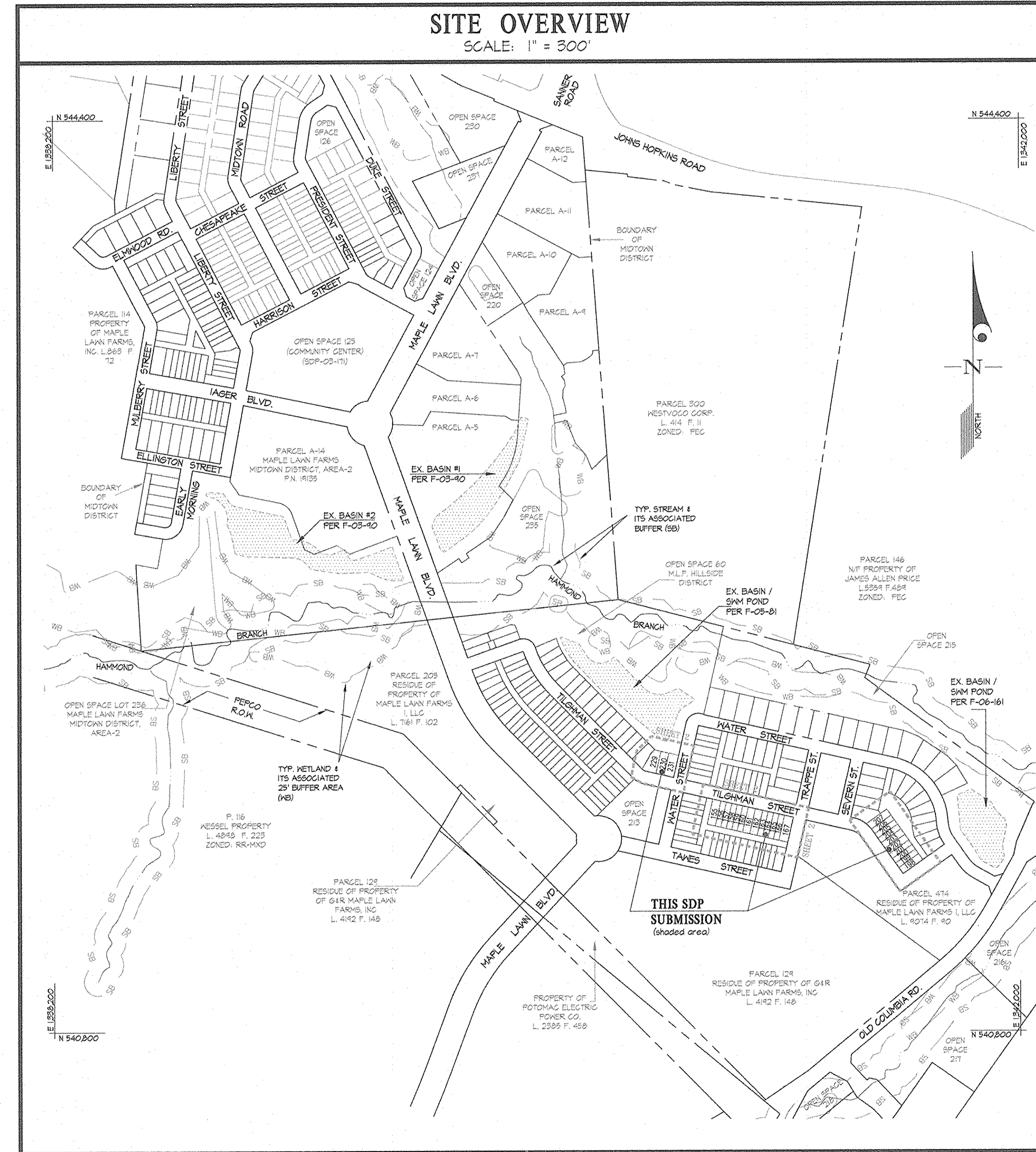


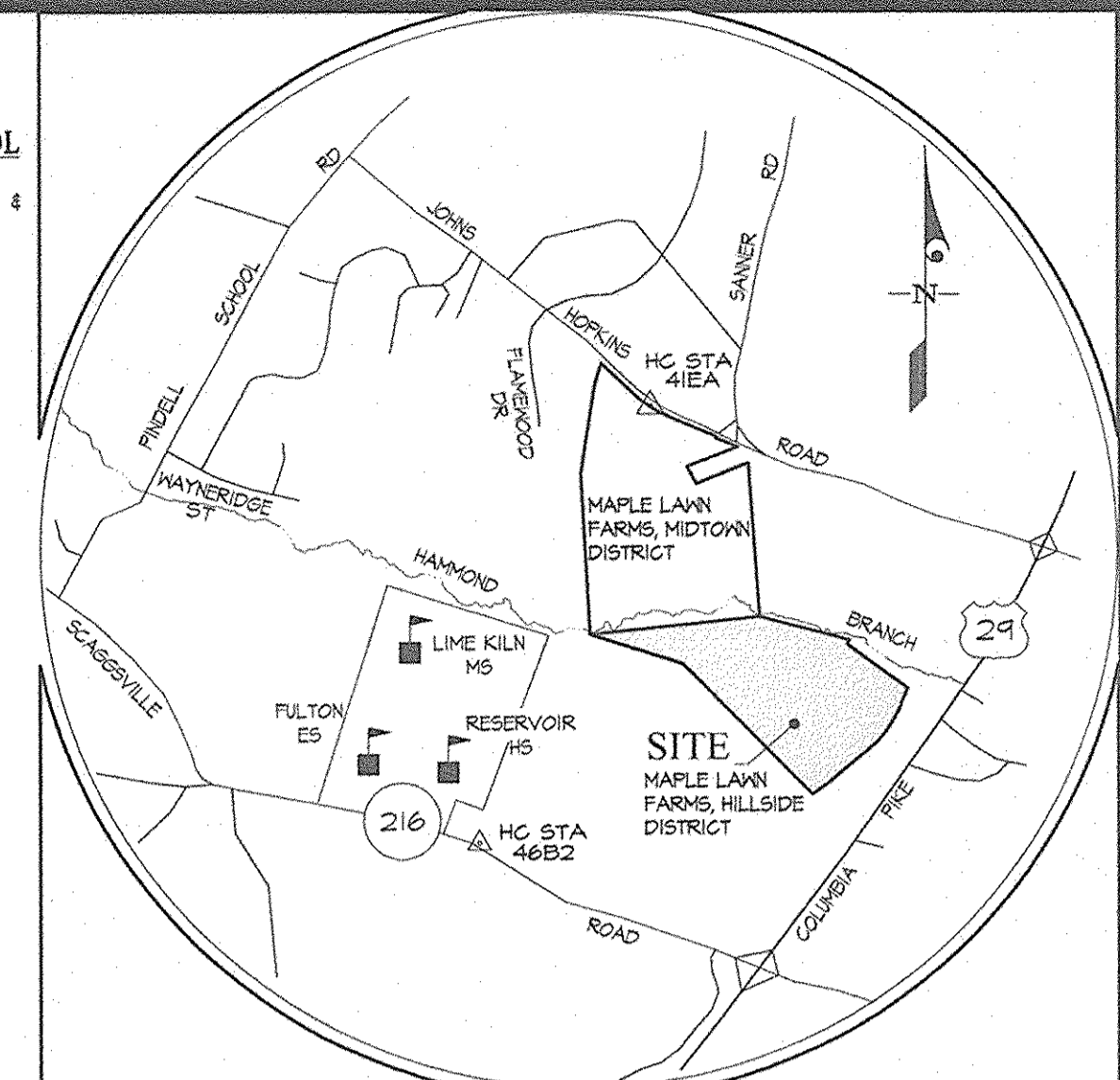
MAPLE LAWN FARMS SITE DEVELOPMENT PLAN HILLSIDE-DISTRICT -- AREA 3 LOTS 155-167, 198-207 & 229-231 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SITE OVERVIEW
SCALE: 1" = 300'

HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA &
NVD88 VERTICAL DATA
41EA N 544825.804
E 1594217.444
ELV. = 407.053
46B2 N 594981.127T
E 1592126.484
ELV. = 414.671



VICINITY MAP
SCALE: 1" = 2000'

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (5% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (S)	REQUIRED ACTIVE OPEN SPACE IN AC. (S)**	ACTIVE RECREATION O.S. PROVIDED IN AC. (S)***
1 (BUSINESS DISTRICT, AREA-1)	F-09-07	51.58	18.19	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-09-40	57.43	19.10	15.75 (42.1)	1.91	1.52 (41.7) (1)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	59.80	20.58	22.85 (59.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.47	5.41	6.70 (49.3)	0.54	0.29 (4.3) (2)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	0.00	0.00	0.00	0.00	
4c (BUSINESS DISTRICT, AREA-2)	F-09-112/13	9.00	1.05	0.00	0.10	
5a (HILLSIDE DISTRICT, AREA-1)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.9)	1.16	1.61 (8.7)
TOTAL		188.94	64.97	84.93 (42.5)	6.94	4.42 (11)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.
** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
*** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).
(1) 1.52 AC. = COMMUNITY CENTER (0.5, 125 x 5.0 AC.), 0.5, 126 (0.95 AC.) AND 0.5, 230 (0.96 AC.)
(2) 0.29 AC. = PATHWAYS
OPEN SPACE LOTS 126 AND 230 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS, IN ACCORDANCE WITH APPLICABLE POLICY FOR MFL.

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
155-167	0.841 AC	\$ 100.00	\$ 100.00
198-207	0.641 AC	\$ 246.00	\$ 100.00
229-231	0.324 AC	\$ 144.00	\$ 100.00
TOTAL	1.806 AC	\$ 490.00	\$ 300.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 2 YEARS OF ITS APPROVAL.

GENERAL NOTE 536: NP-06-42 - WAIVER REQUEST FROM SECTION 16.132(a)(2)(ii) - WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS FOR THE ENTIRE LENGTH AND THE FULL DESIGNATED PAVEMENT OF OLD COLUMBIA ROAD WHERE A DEVELOPER OWNS LAND ON BOTH SIDES OF A LOCAL OR MINOR COLLECTOR ROAD FOR A MAJOR SUBDIVISION FROM SECTION 16.134(a)(ii) - WHICH REQUIRES THE CONSTRUCTION OF SIDEWALKS ALONG THE PROJECT FRONTAGE ON AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD IN A MAJOR SUBDIVISION AND FROM SECTION 16.136 & 16.136(f) - WHICH REQUIRES THE INSTALLATION OF STREET TREES IN ACCORDANCE WITH THE LANDSCAPE MANUAL ALONG BOTH SIDES OF AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD WHERE ROAD IMPROVEMENTS ARE REQUIRED, HAS APPROVED ON APRIL 14, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
A. COMPLIANCE WITH THE SRC AGENCIES COMMENTS FOR FINAL PLAN F-06-161.
B. THE PROPOSED ROAD IMPROVEMENTS (RESURFACING AND RE-STRIPING) AND STREET TREES ON THE WEST SIDE OF OLD COLUMBIA ROAD SHALL BE PROVIDED AS SHOWN ON F-06-161.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
229	7161 TILGHMAN STREET	198	7825 TILGHMAN STREET
230	7169 TILGHMAN STREET	199	7821
231	7171 WATER STREET	200	7819
		201	7817
		202	7815
155	7814 TILGHMAN STREET	203	7811
156	7816	204	7809
157	7818	205	7807
158	7820	206	7805
159	7822	207	7803 TILGHMAN STREET
160	7824		
161	7826		
162	7828		
163	7832		
164	7834		
165	7836		
166	7838		
167	7840 TILGHMAN STREET		

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2008.



COVER SHEET

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 & 19360

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
JAN/08	41	1 OF 7

- 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) 315-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITT 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-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (N/A) 198-207 & 229-231 FOR THIS SITE DEVELOPMENT PLAN, 1524 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: S-01-17, ZB-495M, FB-355, NP-01-11, NP-03-02, P-05-01, F-05-10, P-04-01, P-05-02, F-04-42, F-05-81, F-05-82, F-05-112/13, S-06-16, F-05-194, F-06-43, F-06-21, F-06-161, SOP-01-26, ZB-1059M, FB-318, NP-06-42, F-06-214 & F-08-015.
 - 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-06-161.
 - COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
 - STORMWATER MANAGEMENT, FOR BOTH QUALITY (WQ) AND QUANTITY (QP) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-81 ON OPEN SPACE LOT 60 AND UNDER SPACE LOTS 214 & 215. THE PONDS WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY (ON OS. 214) WILL BE PRIVATELY OWNED AND MAINTAINED.
 - PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY MFL CONTRACT NO. 24-4928-D) AND THE WATER METER VAULTS ARE LOCATED IN THE R.O.W.
 - 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 SHOWN ON THIS SITE DEVELOPMENT PLAN ELSEWHERE WITHIN THE HILLSIDE 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. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-09-81 AND F-06-161.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 6 & 7 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 SHEETS 6 & 7 AND THE GRADING PERMIT CHART ON SHEET 7.
 - 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' (6' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AN ASPHALT AND CHIP COATING (1 1/2" MIN)
C. GEOMETRY - MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES (GUTTERS/BURDESSES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2O 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 FOR THE TOWNHOUSE LOTS.
 - 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 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 19.5D.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MFL 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.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100' YEAR FLOODPLAIN.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, S-06-16, FB-355, FB-318 AND ZB-495M.
 - FRASINGS FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-495M AND THE DECISION AND ORDER FOR FB CASE NO. 353 (S-01-17) AND FB CASE NO. 370 AND S-06-16.
 - BUILDABLE LOTS 155-167, 198-207 & 229-231 SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
 - (See area above the sheet index for General Note #26)

LOT DEVELOPMENT DATA

- I. GENERAL SITE ANALYSIS DATA**
- PRESIDENT ZONING: MXD-3 PER ZB-495M
 - PROPOSED USE OF SITE: 26 SFA RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR-24-4928-D)
 - PARKING REQUIRED PER Sec. 19.5D.2.2: 2 SPACES/UNIT x 26 = 52 SPACES
PARKING PROVIDED: 52 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE)
(SEE NOTE 2) ABOVE REGARDING PARKING)
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).

- 2. AREA TABULATION**
- AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 1524 AC.
 - AREA OF THIS PLAN SUBMISSION: 1854 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 1854 ACRES

3. LOT DESIGNATION:

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BSL	MAX. BUILDING HT.
TOWNHOUSE	155-167, 198-207 & 229-231	N/A	N/A	50' (MEAN HT.)

4. STRUCTURE SETBACKS PER S-06-16 AND PLAT 18744 - 50

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS (also see Item E below)
TOWNHOUSE	0	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

- A. BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 50' FRONT TO FRONT, 50' BACK TO BACK, 50' BACK TO FRONT AND 6' (or as required by the building code) FOR ALL OTHER CONDITIONS.**
- B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.**
- C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 50' APART.**
- D. EXCEPTIONS TO SETBACK REQUIREMENTS. SECTION 12B.1(A) 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 12' ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
 - MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

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

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: JANUARY 03, 2008

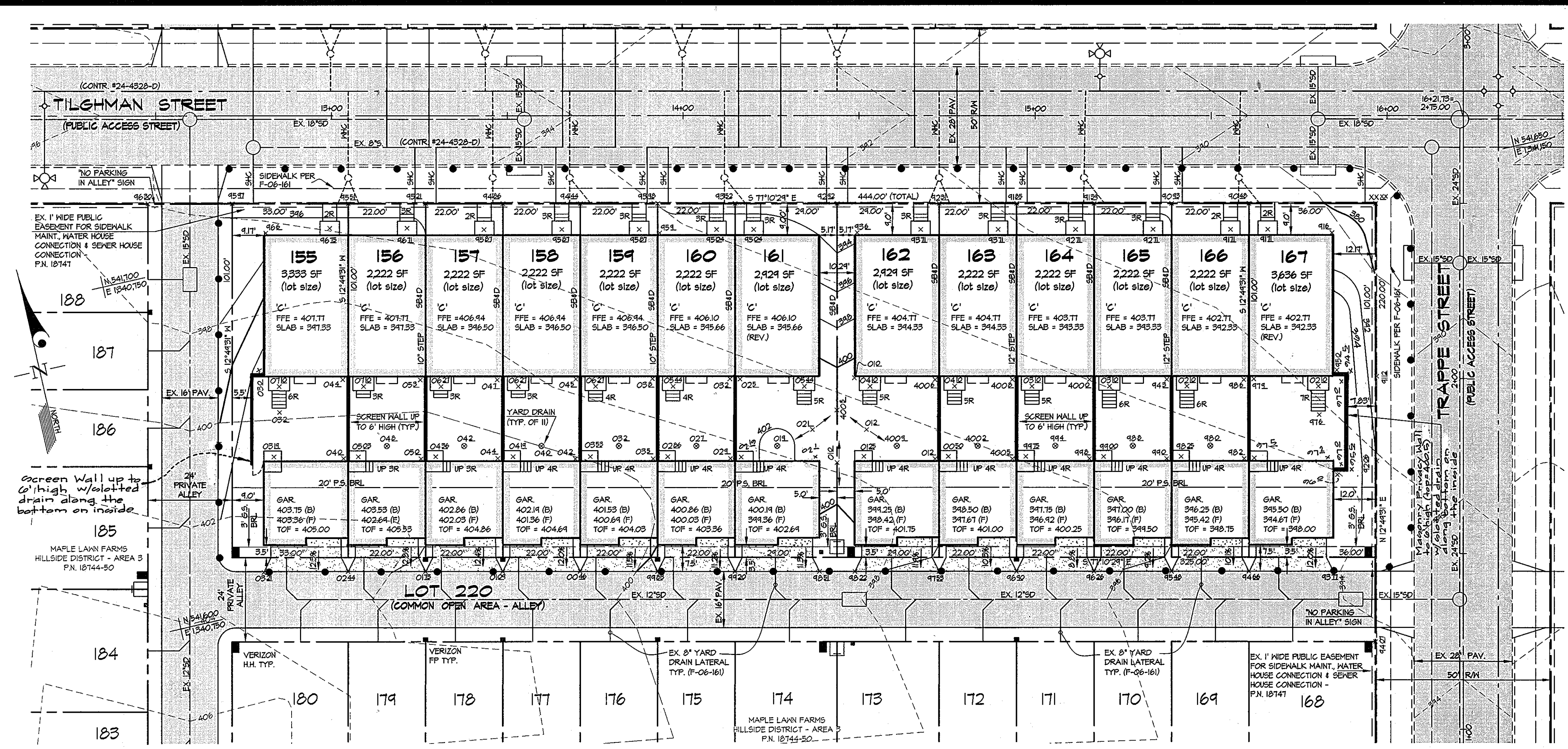
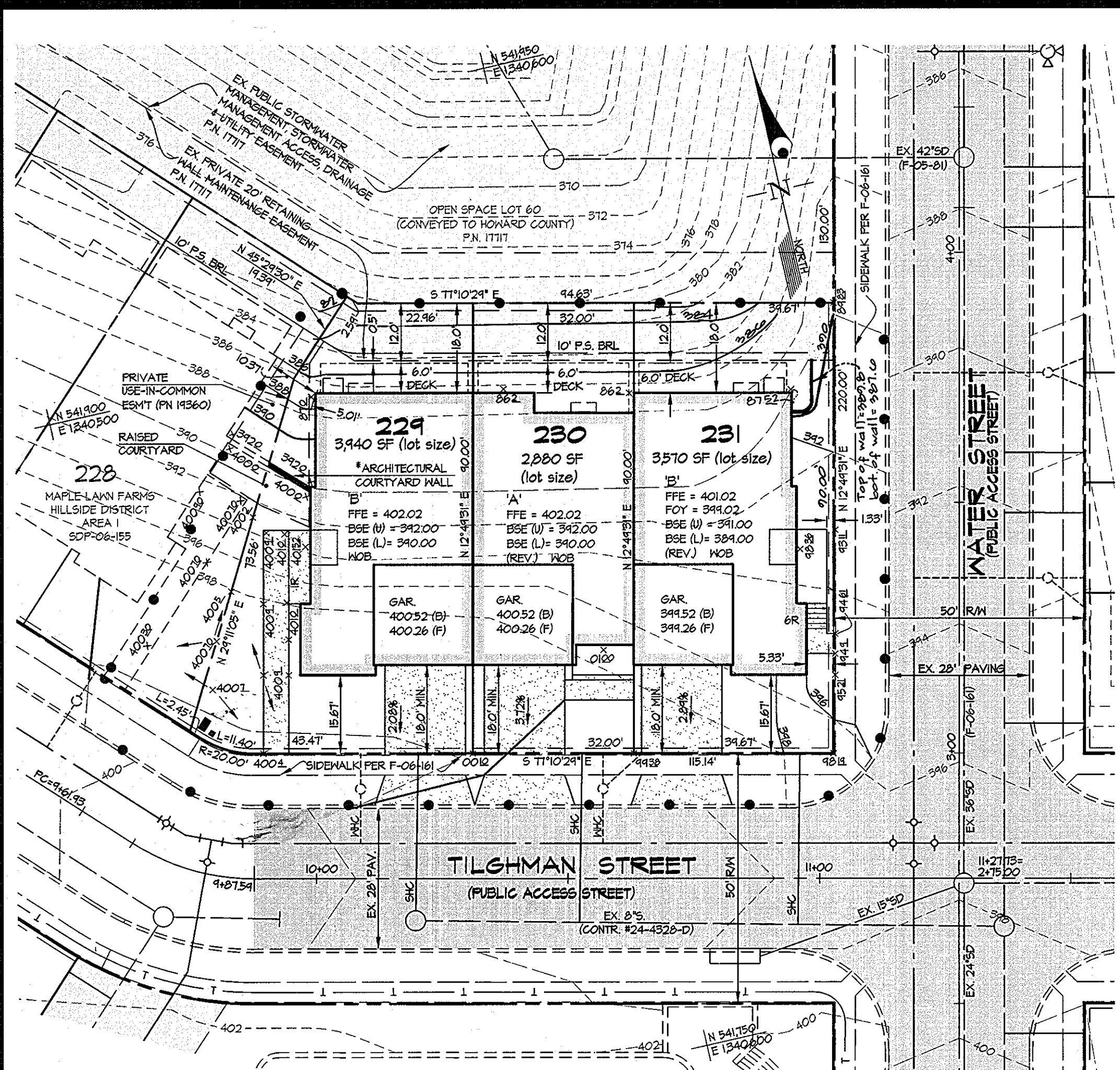
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 2/6/08
Chief, Division of Land Development: [Signature] Date: 2/9/08
Chief, Development Engineering Division: [Signature] Date: 2/4/08

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: 301-999-2524 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1822 RESTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
c/o: CHARLIE O'DONOVAN

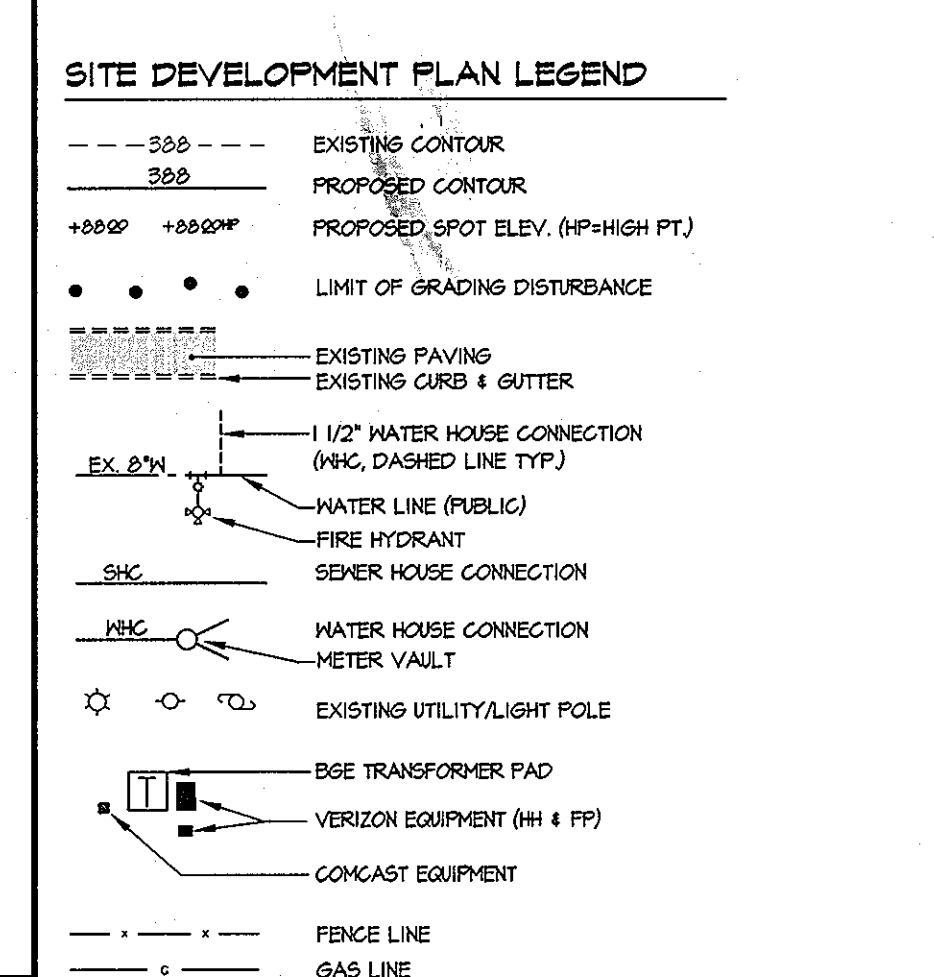
HOME BUILDER (CONTRACT PURCHASER): MILLER AND SMITH OF MAPLE LAWN LLC
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
PH: 703-821-2500 x 236
c/o: COLLEEN DWILEY

ELECTION DISTRICT No. 5



* ARCHITECTURAL COURTYARD WALL IS PART OF THE BLDGS. DRAWING & SHALL BE REVIEWED WITH BLDGS. PERMIT.

- NOTES:**
- ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL 1/2" TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT #24-4328-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
 - 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.
 - 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 74H FOLIO 292 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 5 HOURS.
 - ALL YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 2722AS 3N OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS 1/2" (NOPE, TYP. 1/2") 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 1/2" MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN. FOR THE "C" AND THE KALORAMA HOUSE TYPES, THE REAR YARD DOWN SPOUTS FOR THE MAIN HOUSE AND THE GARAGE SHALL BE PIPED DIRECTLY INTO THE ALLEY STORM DRAIN LATERALS.
 - EXCEPT FOR LOTS 224-231, INGRESS/EGRESS FOR ALL LOTS ARE RESTRICTED TO THE ALLEY. INGRESS/EGRESS FOR LOTS 224-231 ARE RESTRICTED TO THE DRIVEWAY LOCATIONS SHOWN ON THIS SDP.



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

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
155	388.71	392.2	167	383.12	386.1
156	387.78	392.4	168	381.06	373.5
157	387.04	391.2	169	381.18	371.3
158	384.26	387.6	170	381.43	372.5
159	383.21	386.8	171	386.15	372.1
160	383.04	386.7	172	386.76	375.4
161	382.40	385.9	173	384.62	374.3
162	381.27	384.7	174	384.14	374.4
163	381.27	384.7	175	370.55	375.3
164	379.67	383.0	176	380.23	375.6
165	378.24	382.2	177	380.71	375.8
166	378.77	382.1	178	370.87	375.6
167	371.71	380.4			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

FOR LOTS 224-231, SEWER SERVICE IS ONLY NEEDED FOR THE UPPER BASEMENT SLAB ELEVATION (BSE-U). THE EXTENT OF THE BSE-U IS 5' FROM THE FRONT PROPERTY LINE. THE ADJUSTED M.C.E. FOR A SHG AT 2.0% FOR LOTS 224-231 IS AS FOLLOWS:

LOT	SHG AT R/W	5' @ 2.0% TURNUP	ADJUSTED M.C.E.	
224	388.71	1.00	2.0	341.71
230	387.78	1.00	2.0	341.05
231	387.04	1.00	2.0	340.71

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

LOT	ELEVATION	LOT	ELEVATION
155	386.67	168	384.51
156	386.01	169	384.85
157	381.52	170	370.52
158	386.63	171	371.28
159	385.94	172	372.09
160	385.26	173	373.11
161	384.55	174	373.83
162	383.45	175	374.22
163	382.74	176	375.5
164	382.09	177	376.22
165	381.58		
166	380.67		
167	384.92		

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1275, EXPIRATION DATE: MAY 26, 2008.

[Signature]

APPROVED
PLANNING BOARD OF HOWARD COUNTY

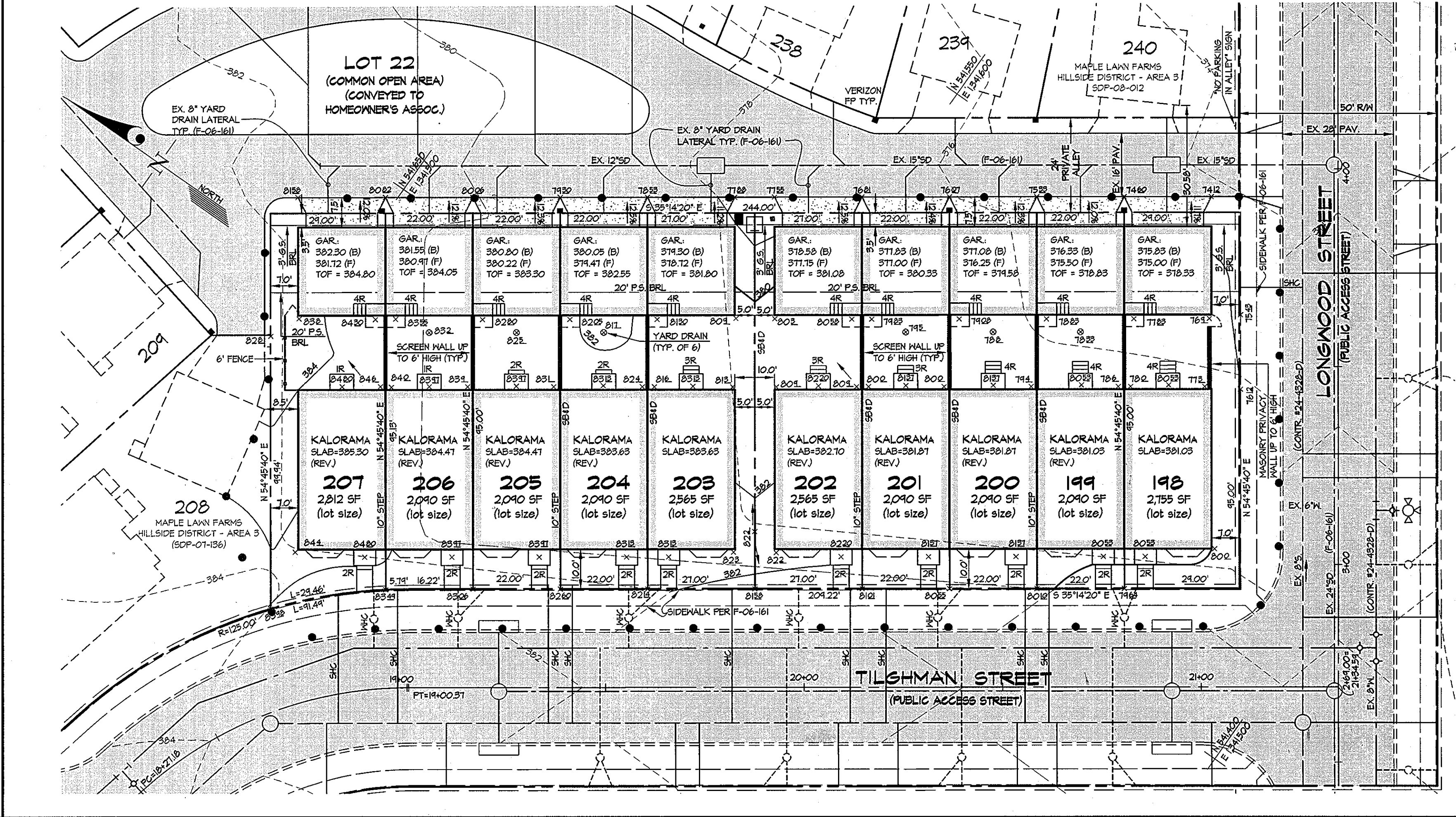
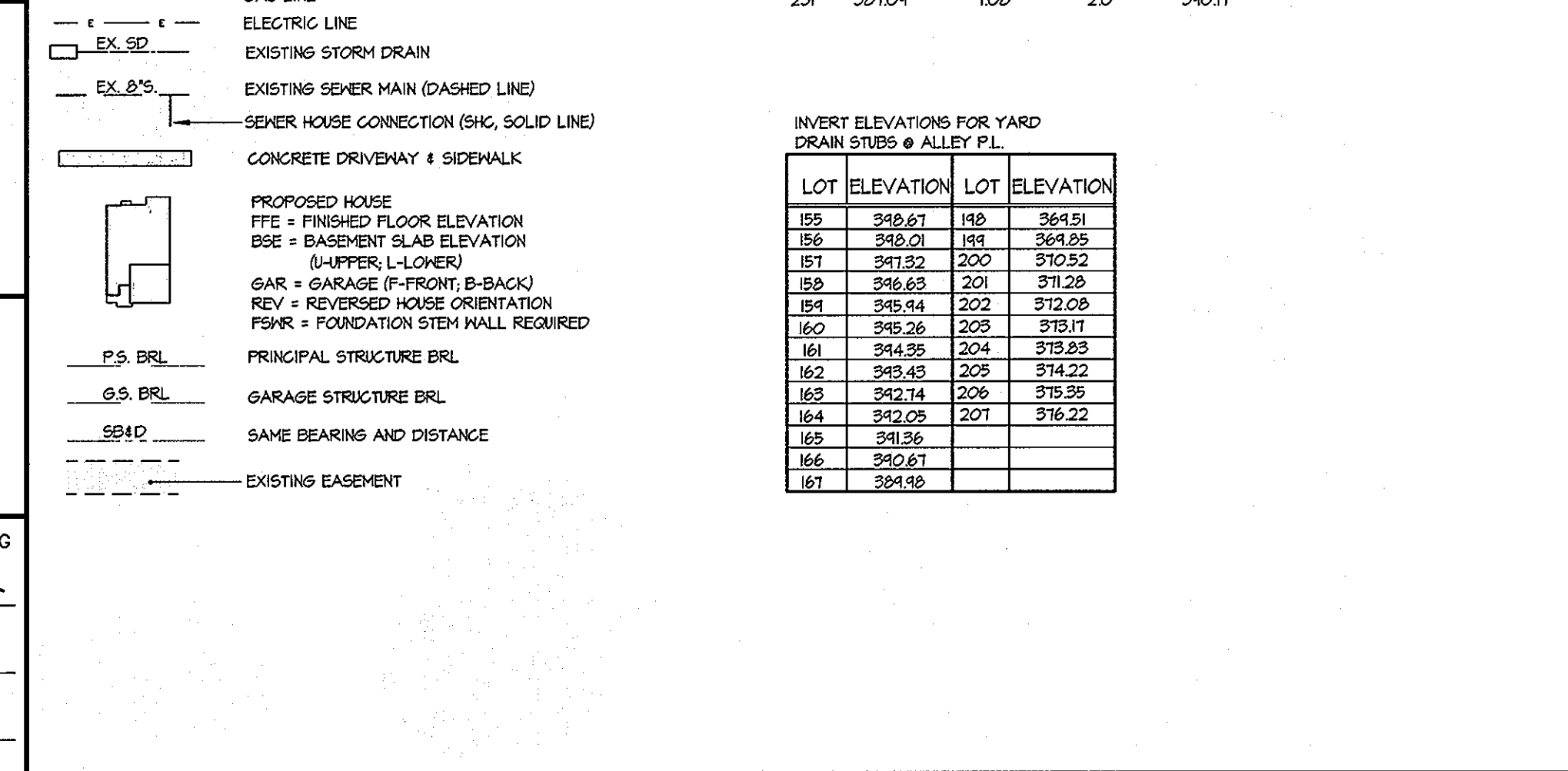
Date: **JANUARY 03, 2008**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 2/6/08
Director

[Signature] 2/5/08
Chief, Division of Land Development

[Signature] 2/4/08
Chief, Development Engineering Division



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: 1/17/08
REVISION: added wall at back corner of house lot 221; added prop contour 382 - 380
DATE: 1/17/08
REVISION: added screen wall Lot 153; Masonry privacy wall Lot 167; rev. garages Lot 156-167

DES. MBT DRN. KLP CHK. CHK.

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS I, LLC
1829 REISTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: CHARLIE O'DONOVAN

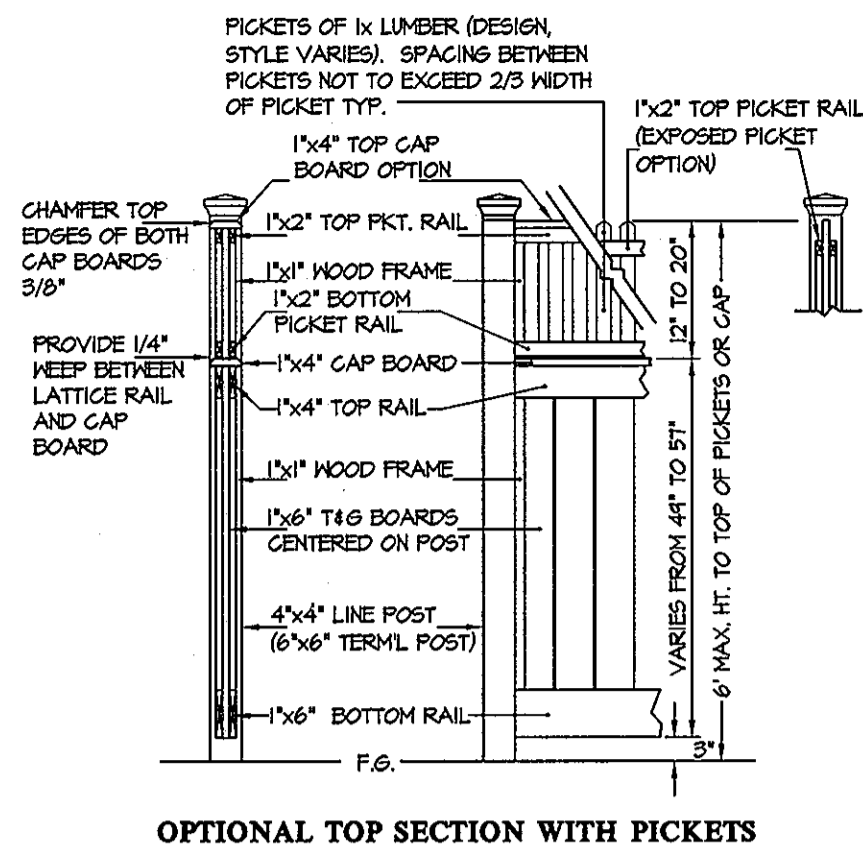
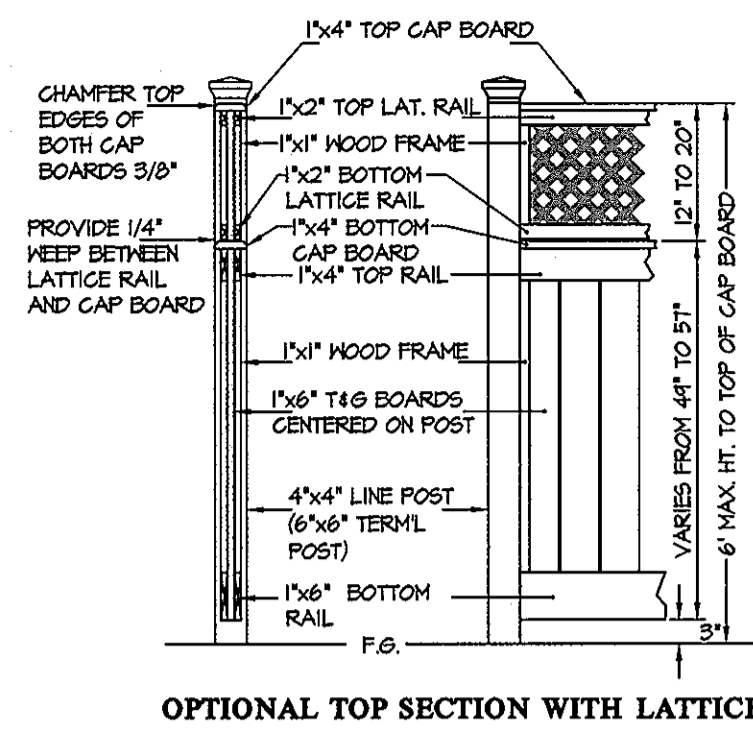
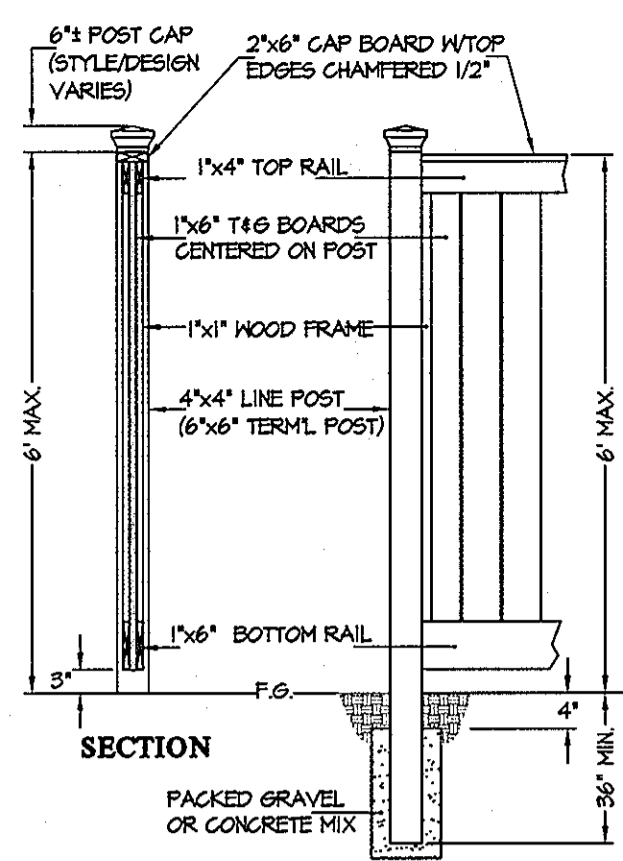
HOME BUILDER (CONTRACT PURCHASER):
MILLER AND SMITH AT MAPLE LAWN LLC
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22108
PH: 703-821-2500 x 236
ATTN: COLLEEN DWELLEY

SITE DEVELOPMENT PLAN

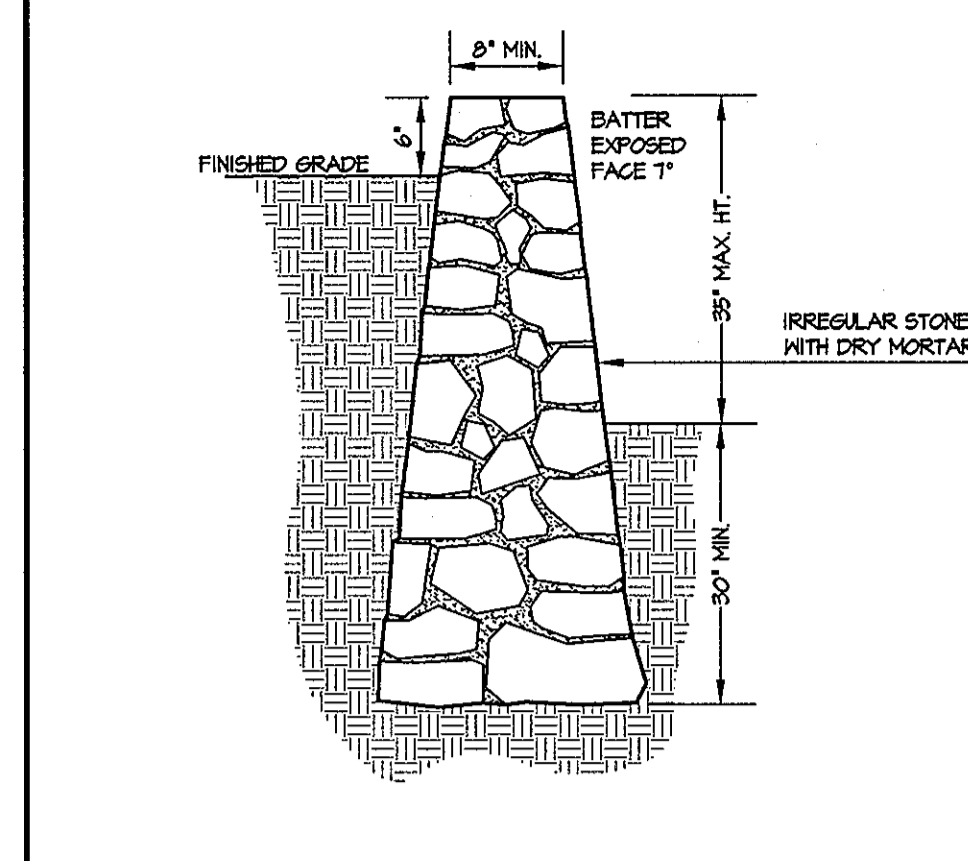
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 & 19360

ELECTION DISTRICT No. 5

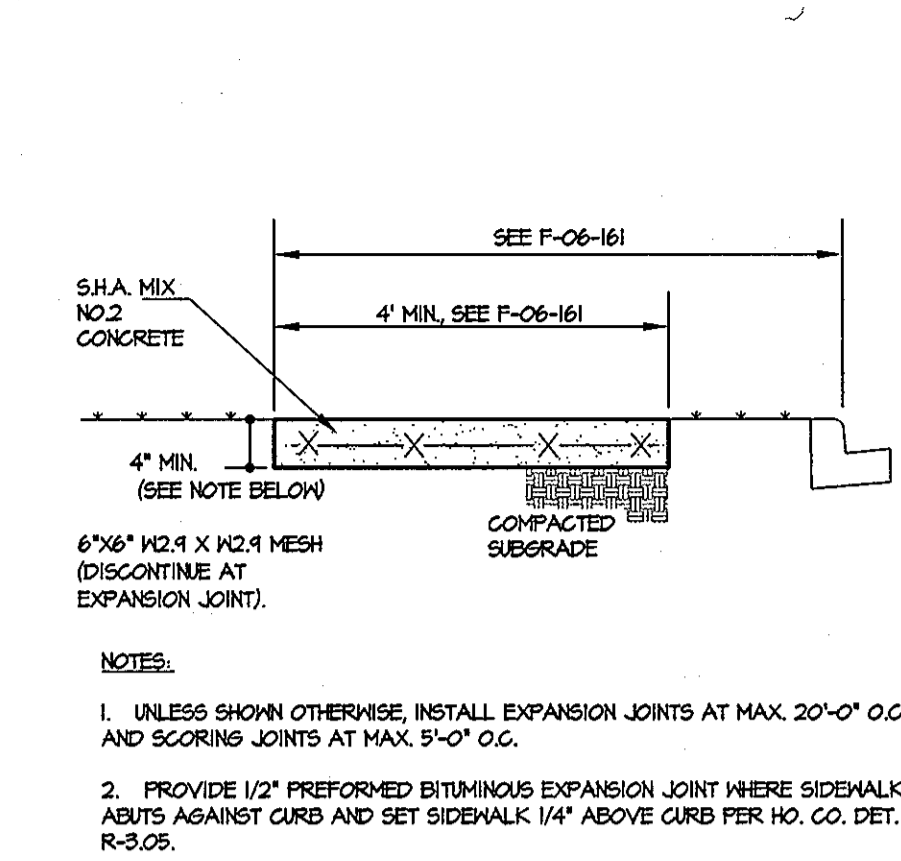
SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
JAN/08	41	2 OF 7



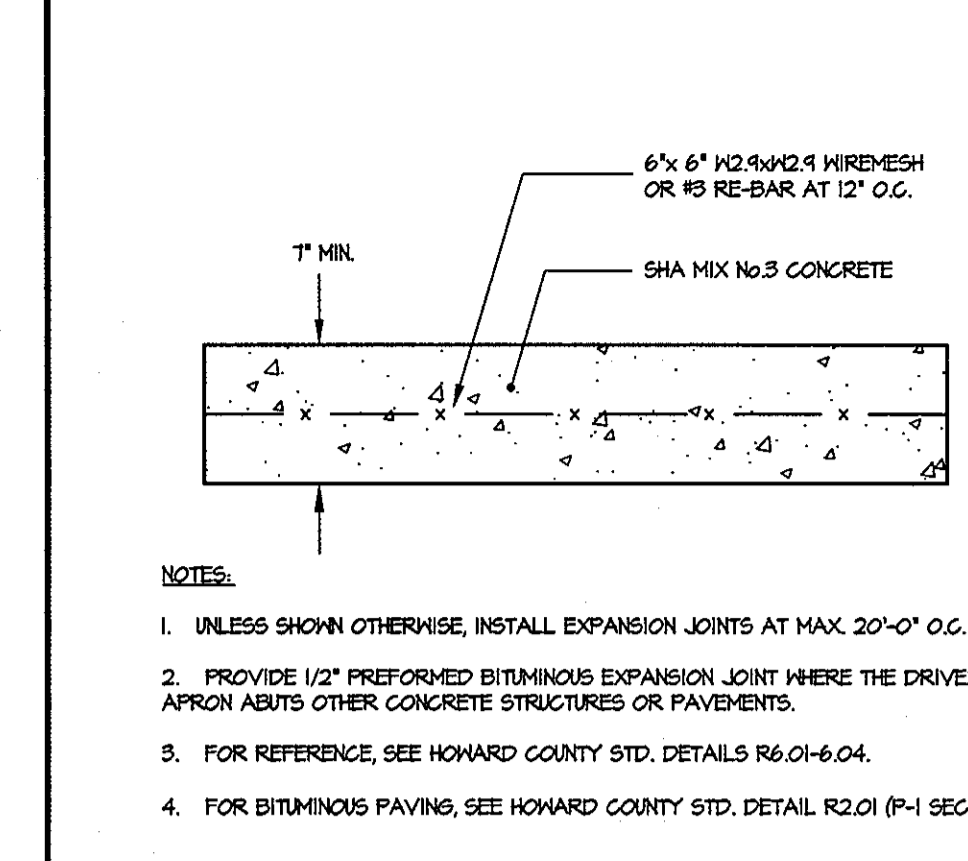
PRIVACY FENCE NOTES & DETAILS NO SCALE



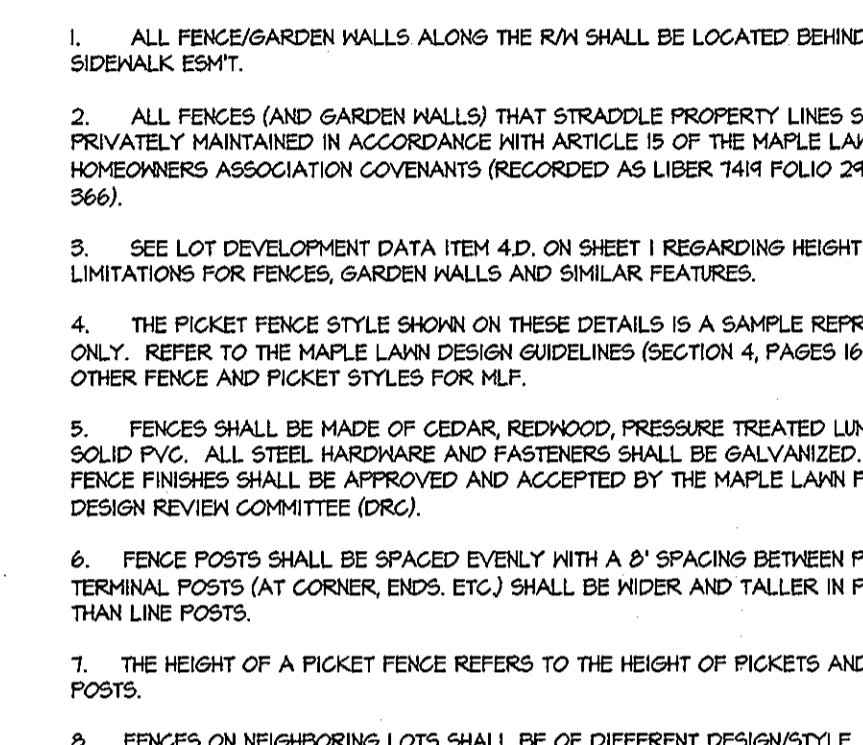
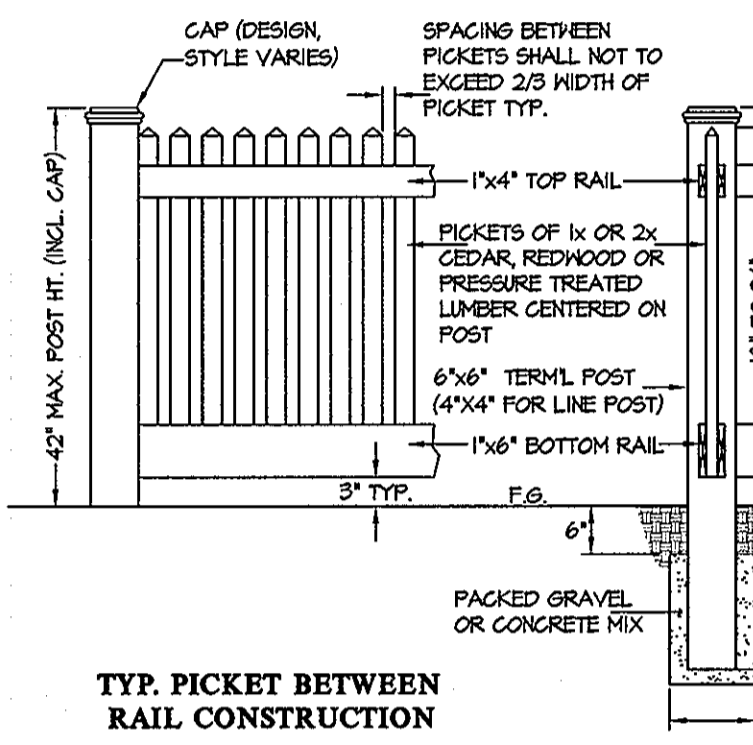
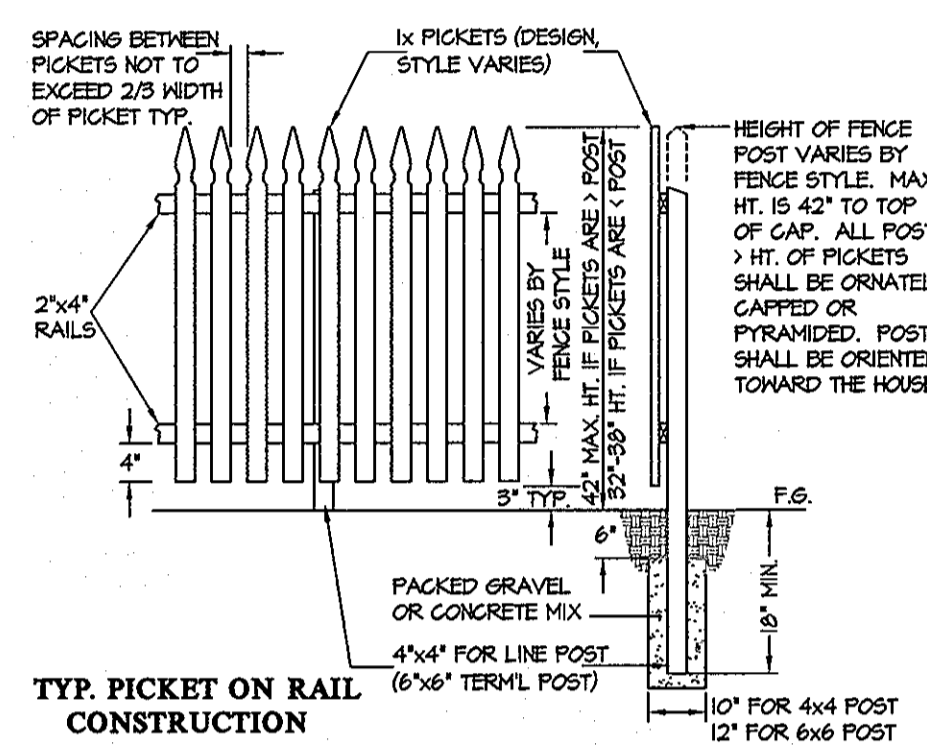
TYPICAL LOW STONE GARDEN WALL NO SCALE



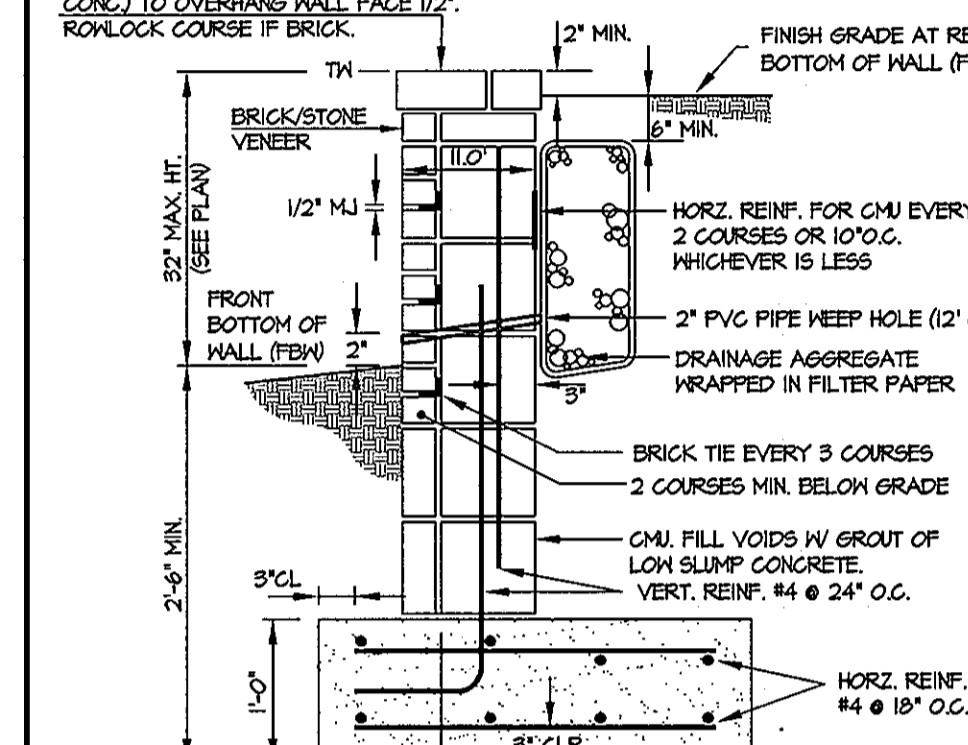
SIDEWALK PAVEMENT SECTION NO SCALE



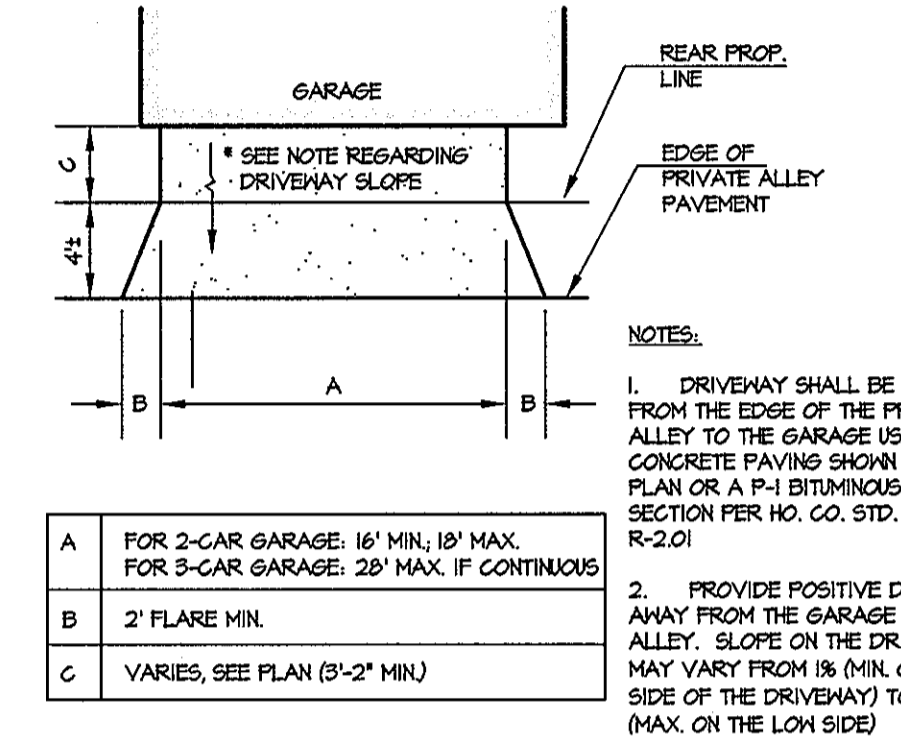
CONCRETE DRIVEWAY & APRON PAVEMENT SECTION NO SCALE



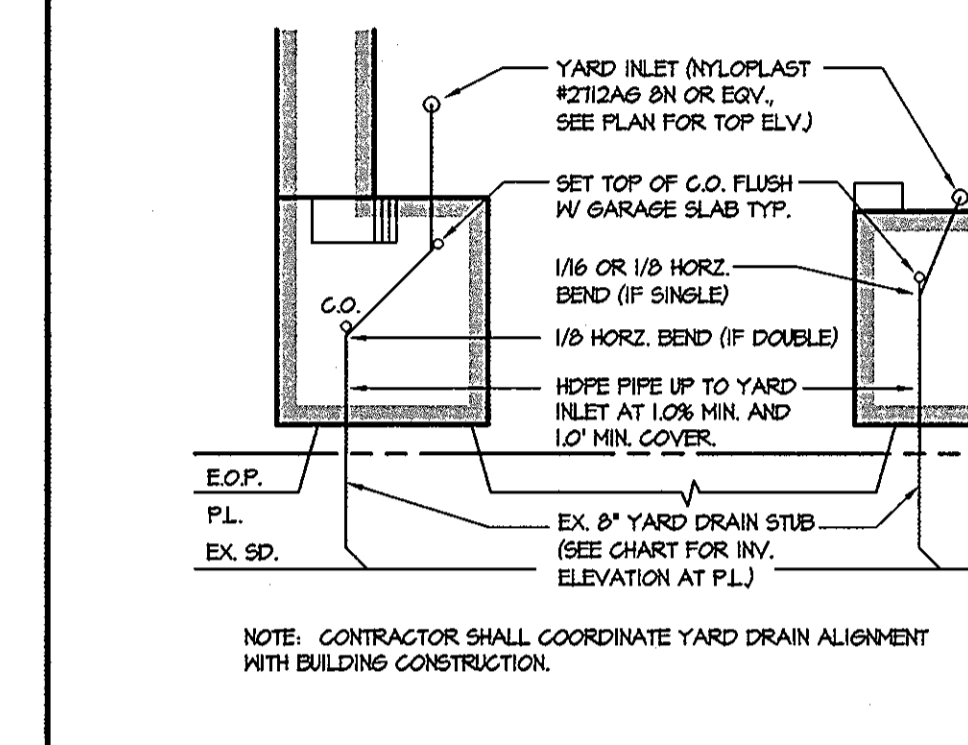
PICKET FENCE DETAILS NO SCALE



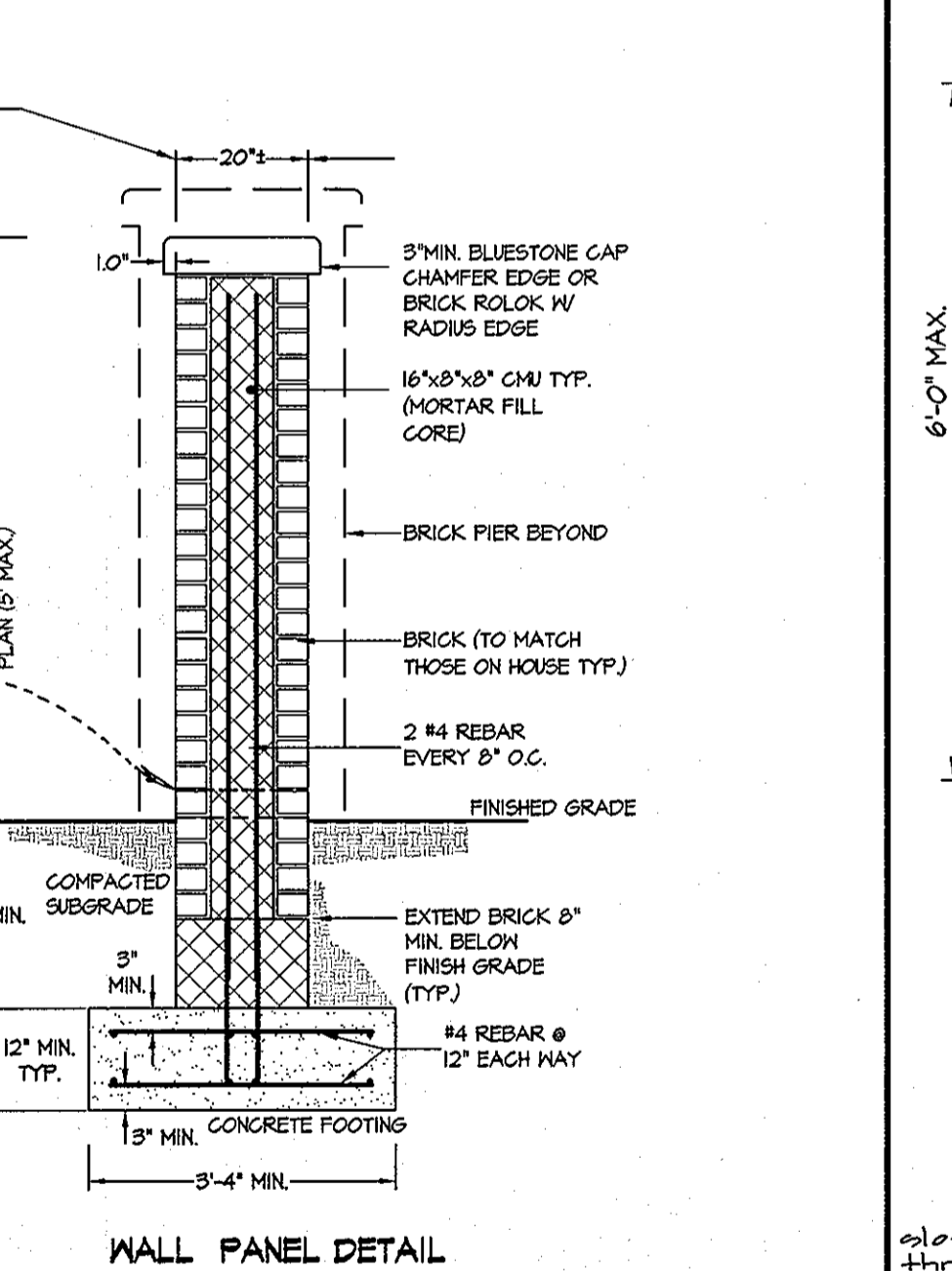
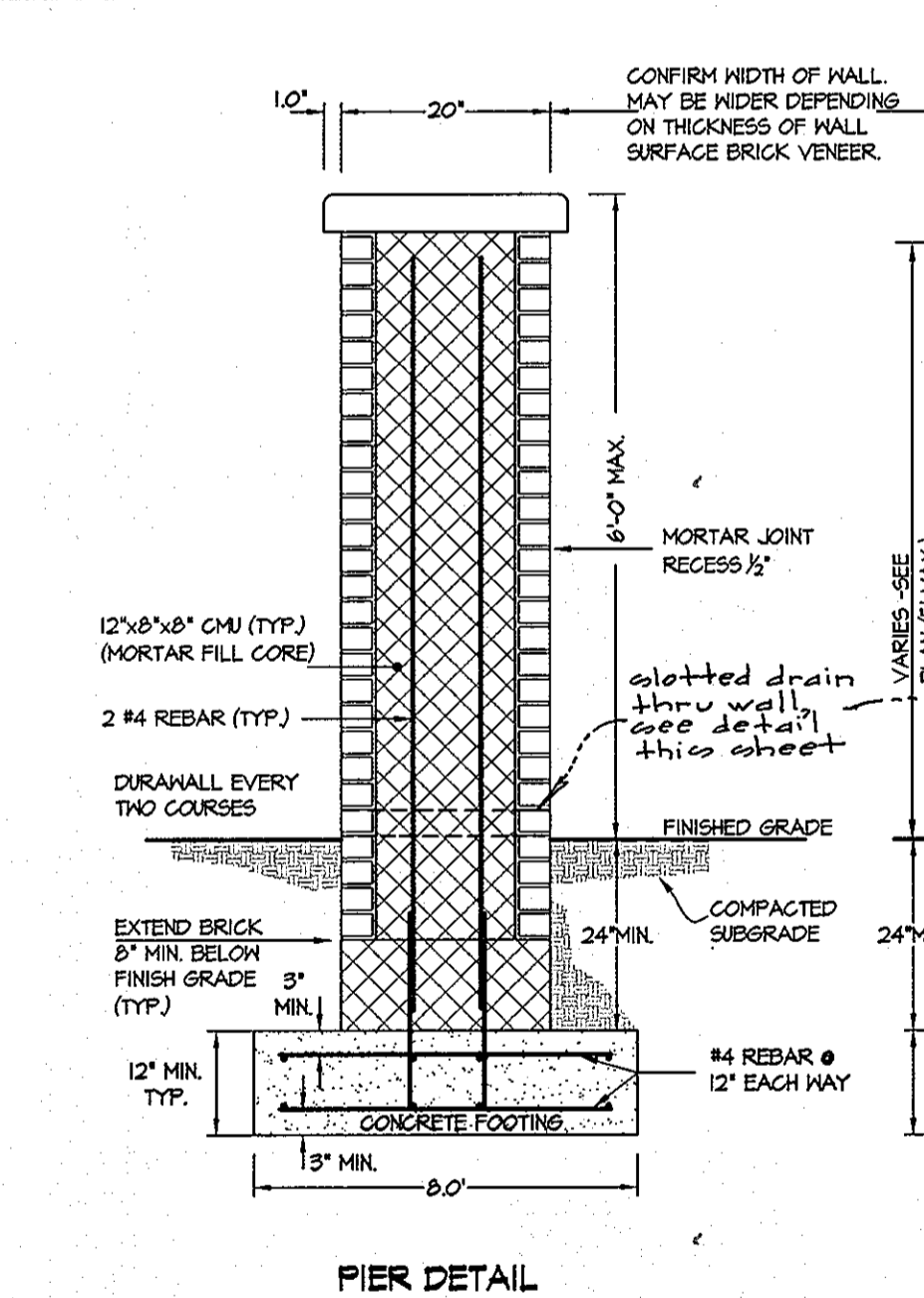
TYPICAL LOW MASONRY GARDEN WALL NO SCALE



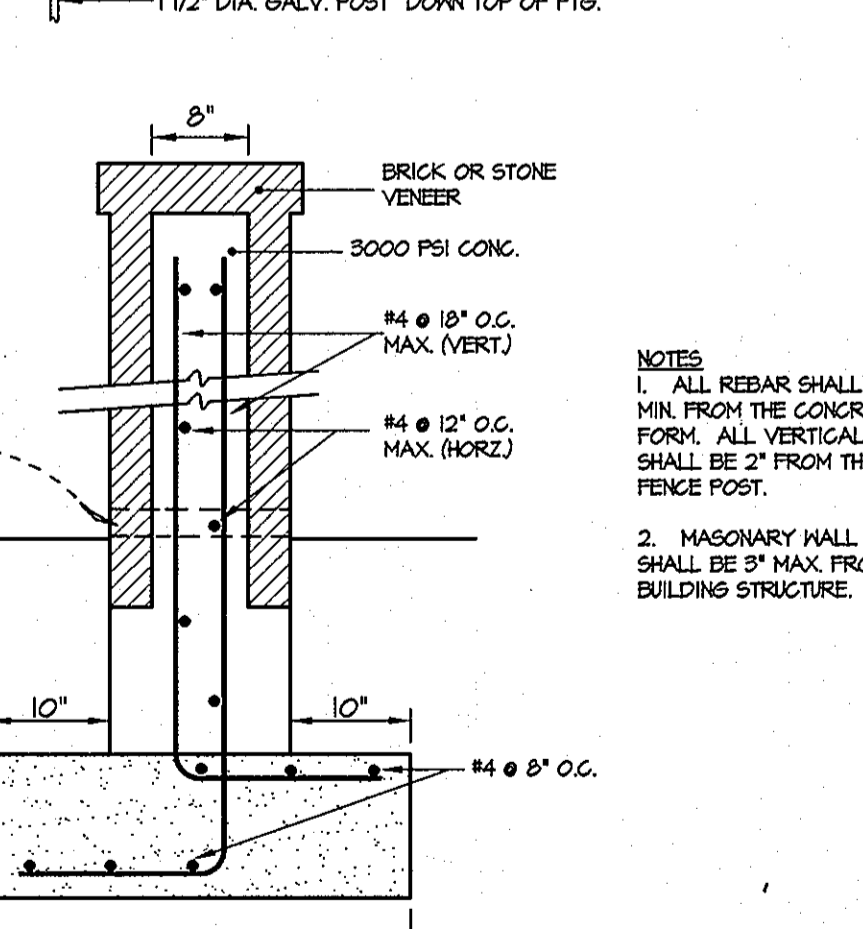
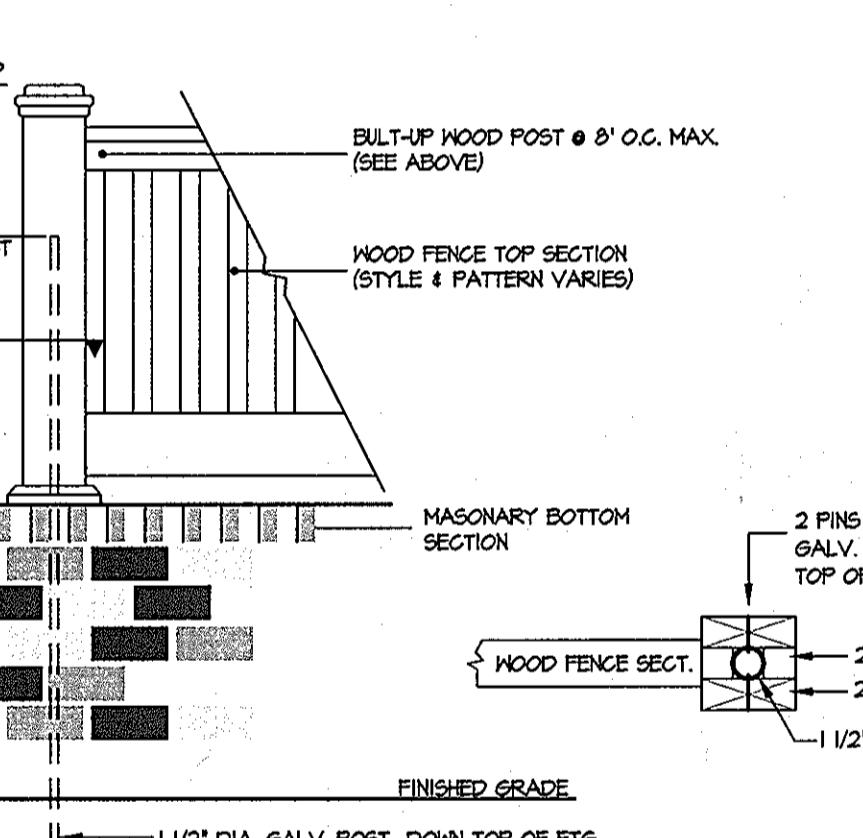
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



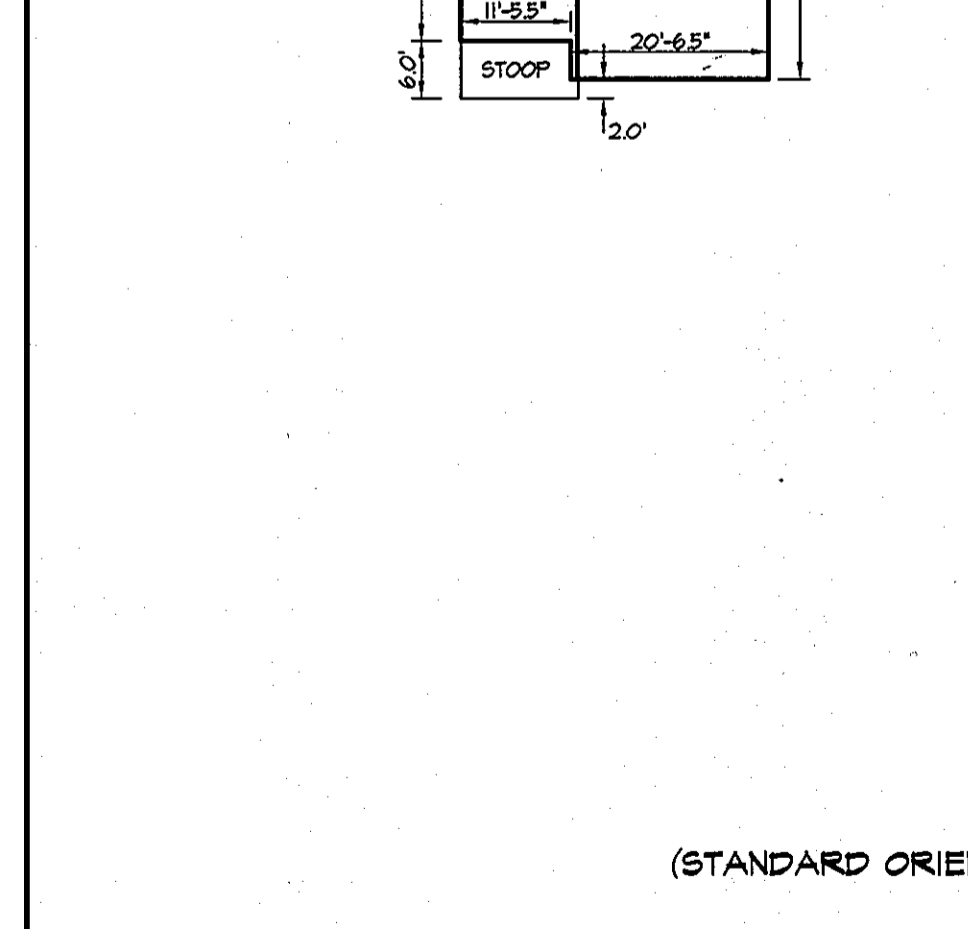
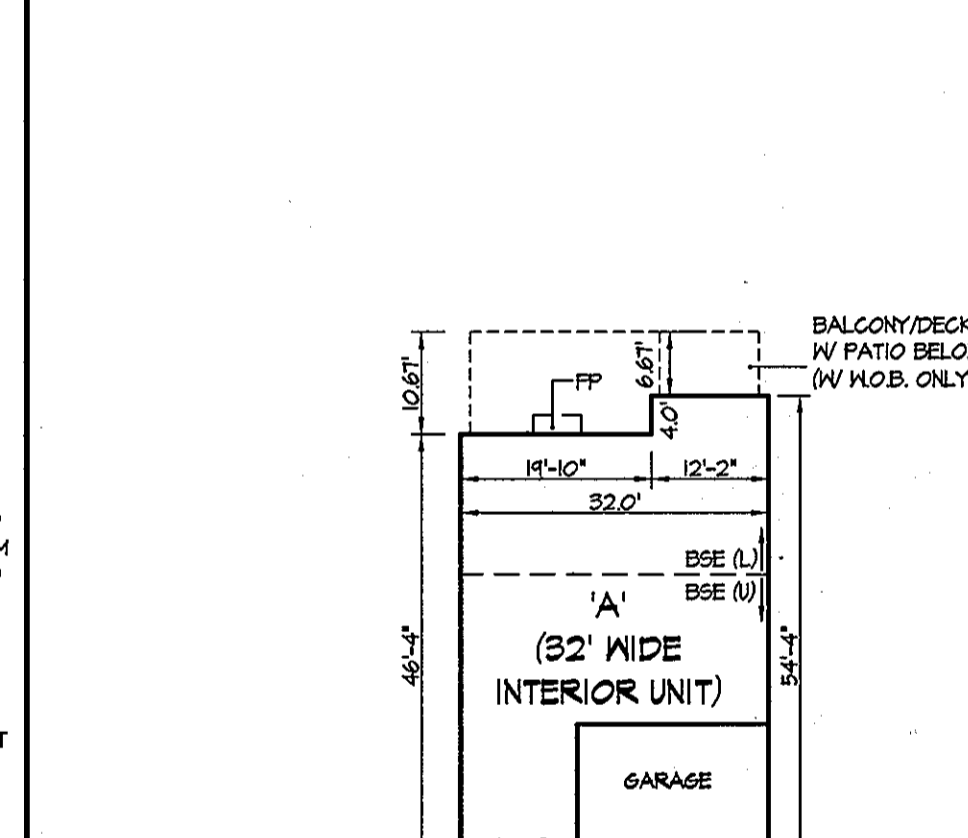
TYPICAL YARD DRAIN INSTALLATION NO SCALE



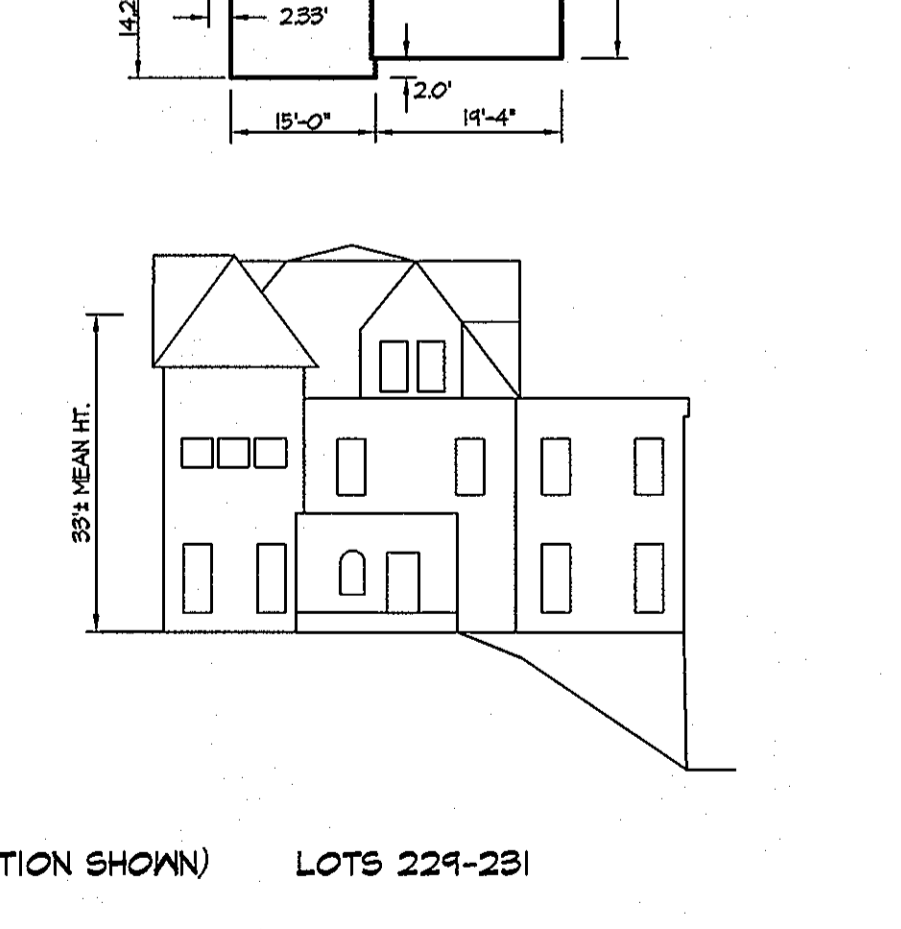
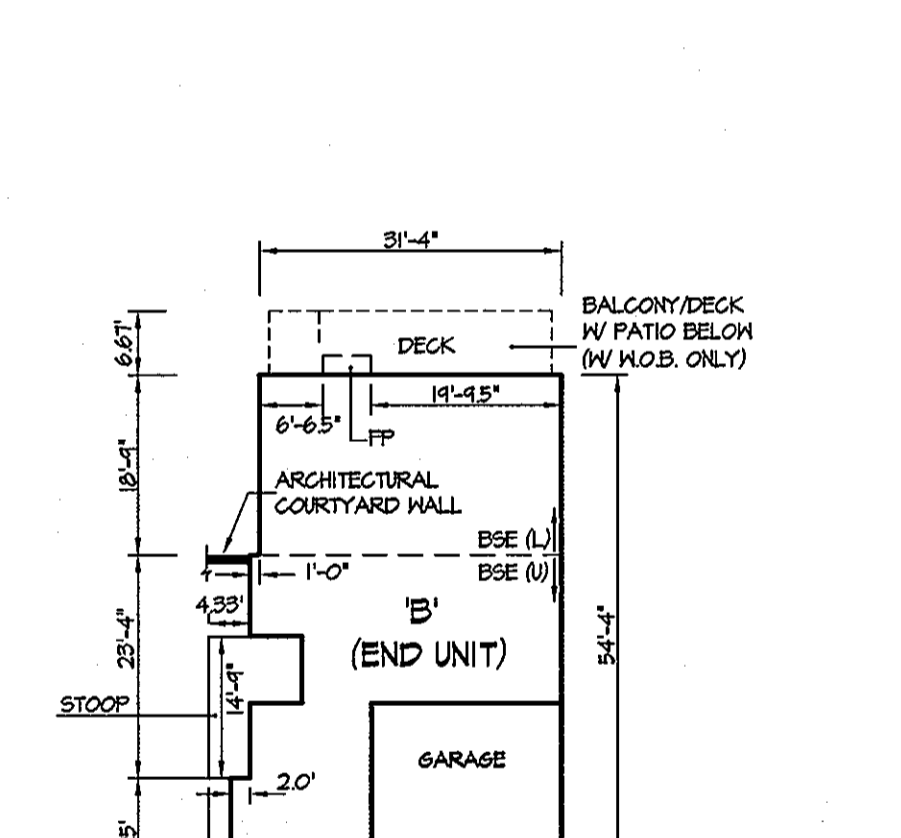
Masonry Privacy Wall Detail NO SCALE



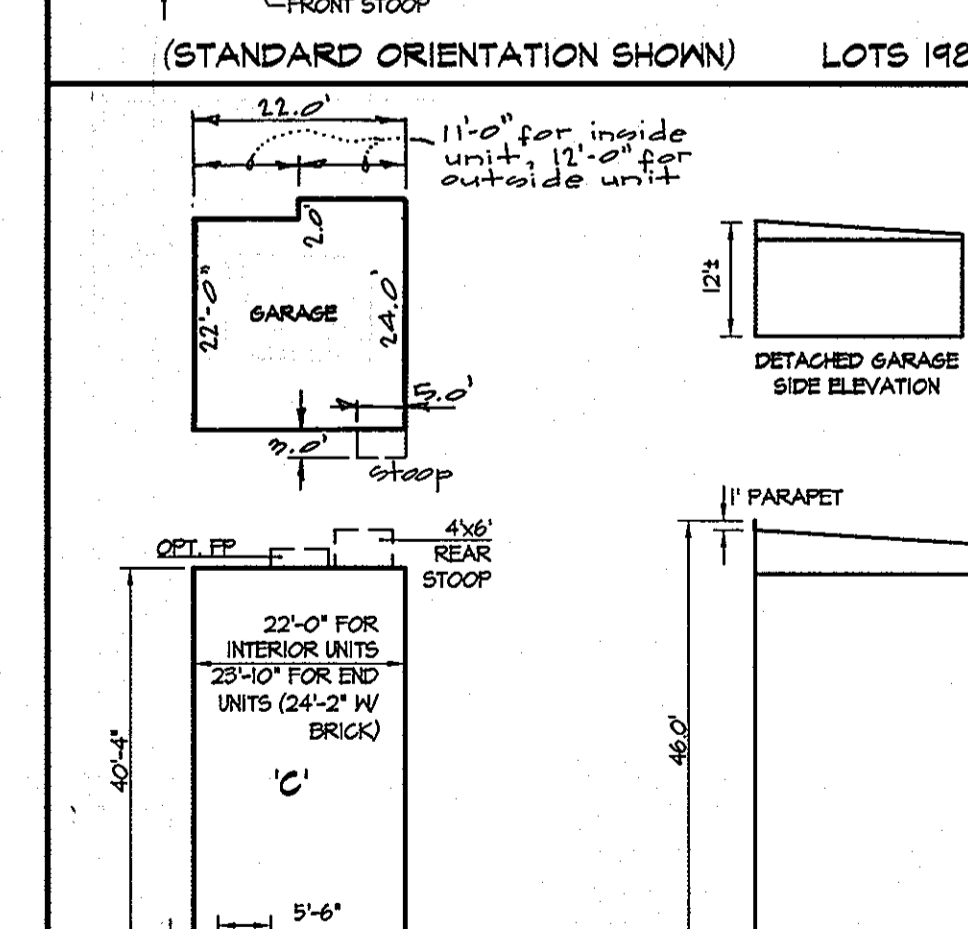
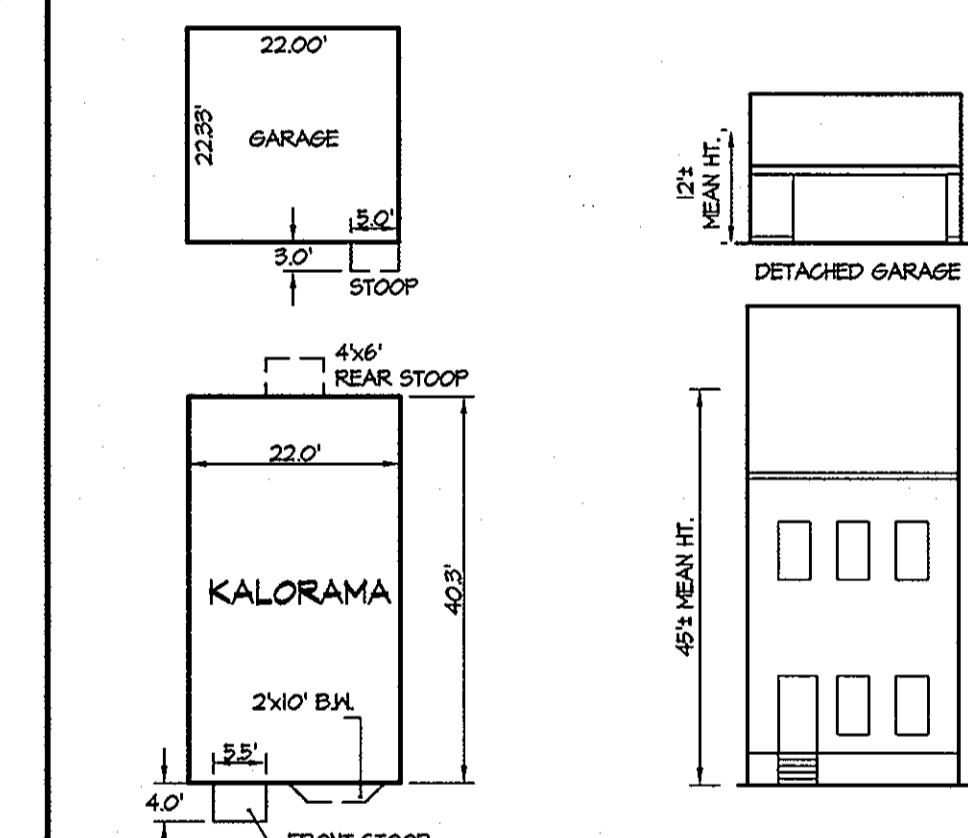
MASONRY BOTTOM SECTION NO SCALE



WOOD FENCE SECT. NO SCALE



GARAGE NO SCALE



KALORAMA NO SCALE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date JANUARY 03, 2008
1/3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark de la Cruz* 2/6/08
Chief, Division of Land Development: *Colleen Doherty* 2/5/08
Chief, Development Engineering Division: *CE* 2/14/08

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2008.
CE

NOTES:
1. ALL REBAR SHALL BE 2" MIN. FROM THE CONCRETE FORM. ALL VERTICAL REBAR SHALL BE 2" FROM THE METAL FENCE POST.
2. MASONRY WALL SECTION SHALL BE 3" MAX FROM A BUILDING STRUCTURE.

NOTES:
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK E.S.T.
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 144 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 M.L.F.
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 (DRC).
6. FENCE POSTS SHALL BE SPACED EVENLY WITH A 6' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC.) SHALL BE HIGHER 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 DRC.

NOTES:
1. DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING THE CONCRETE PAVING SHOWN ON THIS PLAN OR A P-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.01
2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1/8" (MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 1/4" (MAX. ON THE LOW SIDE)

NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
3. FOR REBARS, SEE HOWARD COUNTY STD. DETAILS R6-01-6-04.
4. FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1 SECTION) R-3.02.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

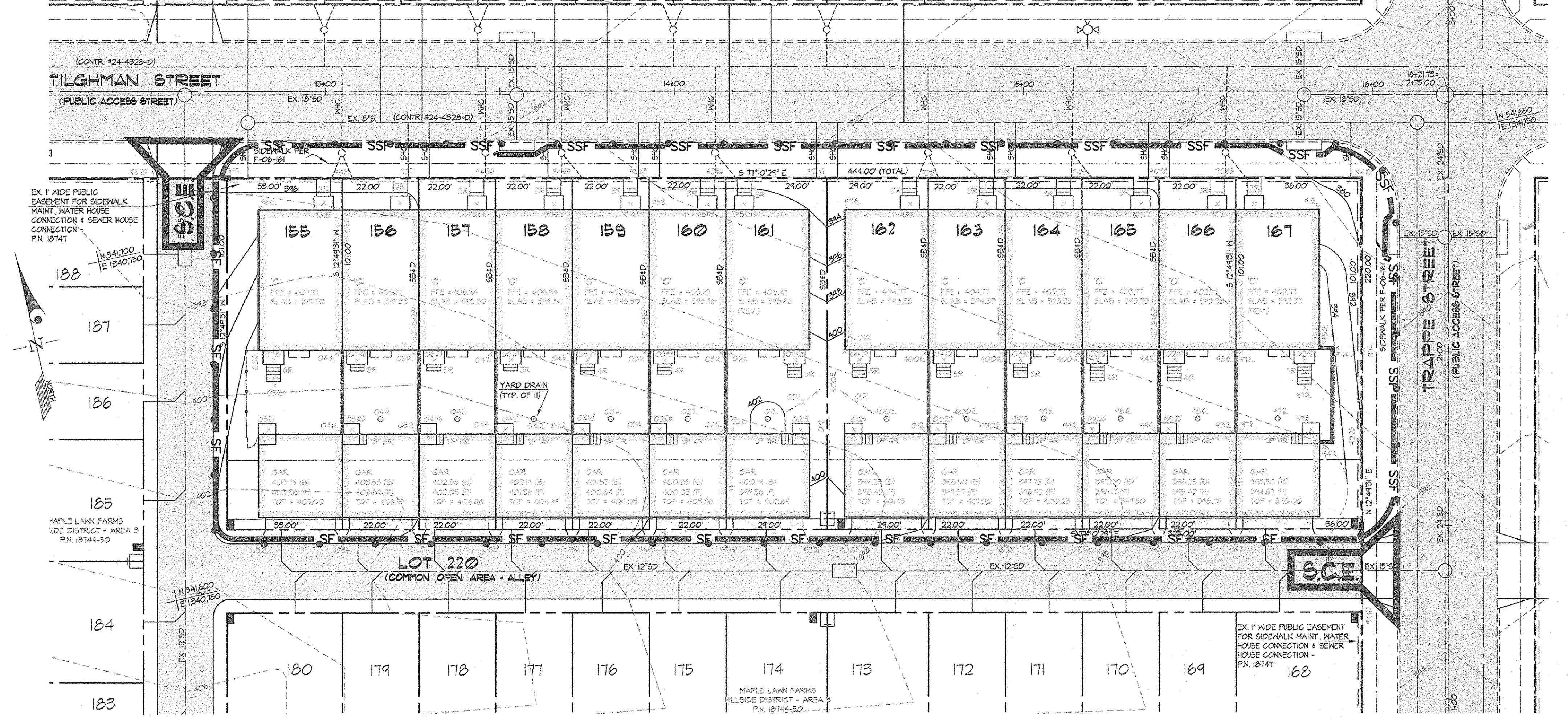
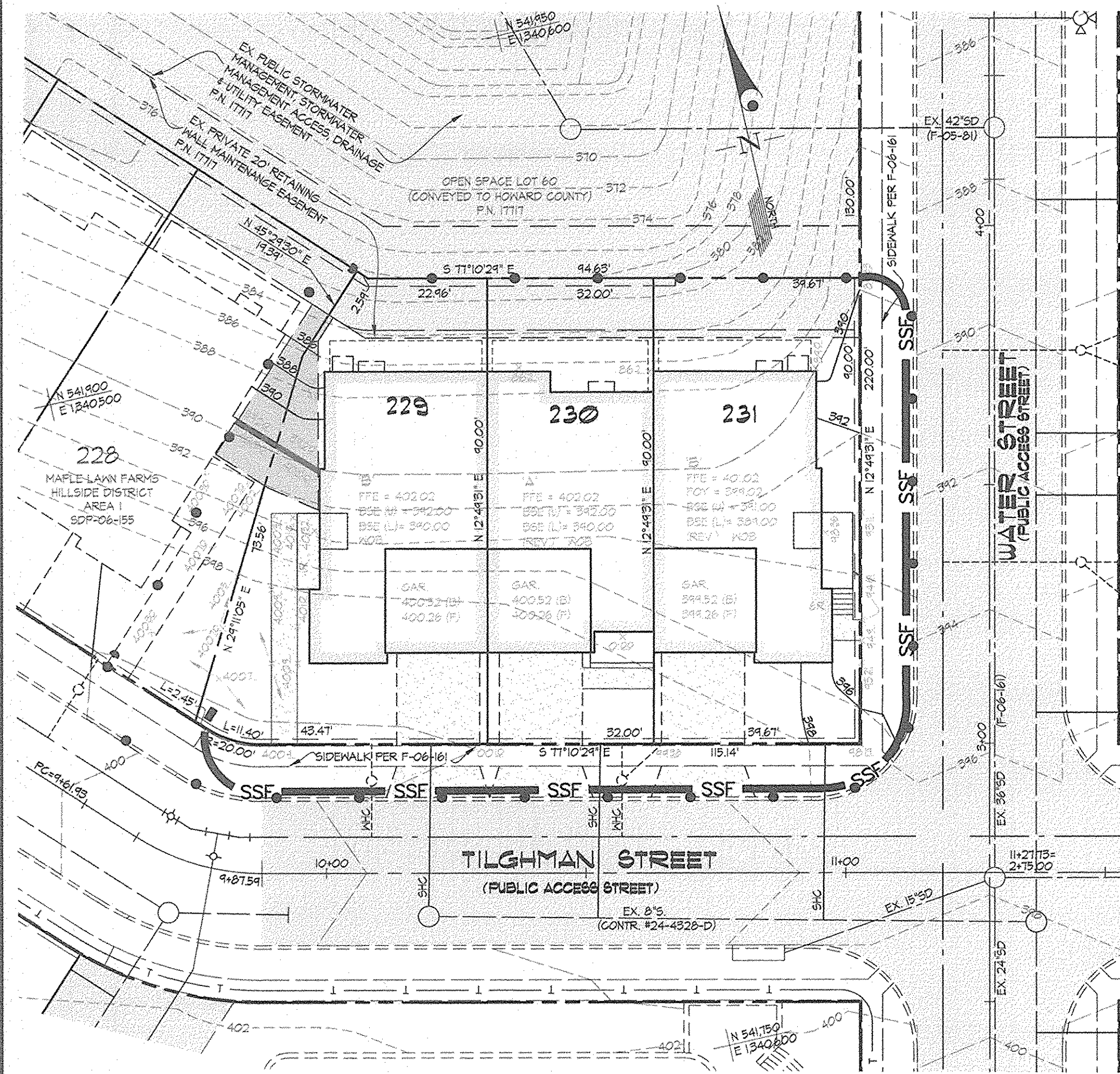
DATE: 6/7/2008
REVISION: Rev. garage footprint for lots 155-167; add slotted to applicable details
BY: klp
APPR: APPR.

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 RESTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
attn: CHARLIE O'DONOVAN

HOWE BUILDER (CONTRACT PURCHASER): MILLER AND SMITH OF MAPLE LAWN LLC
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
PH: 703-821-2500 x 236
attn: COLLEEN DOWLEY

SITE DETAILS
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 & 19360

SCALE: AS SHOWN
ZONING: MXD-3
DATE: JAN/08
TAX MAP - GRID: 41
G. L. W. FILE No.: 06013
SHEET: 3 OF 7



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.

Colleen McCall 1/17/08
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

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

Chris Hunt 1-28-08
SIGNATURE DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 02175 EXPIRATION DATE: MAY 26, 2008.

Chris Hunt

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date JANUARY 03, 2008
V3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David A. Leggett 2/6/08
Director Date

Chris Hunt 2/5/08
Chief, Division of Land Development Date

John R. Robertson 2/4/08
Chief, Development Engineering Division Date

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. COORDINATE THE WORK ON THIS SOP WITH THE WORK UNDER F-06-161.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF), (1 DAY FOR EACH BLOCK)
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY (1 DAY PER LOT).
4. CONSTRUCT HOUSES, DRIVEWAYS, SIDEWALKS AND OTHER ASSOCIATED LOT IMPROVEMENTS. INSTALL LANDSCAPING (6-8 MONTHS PER LOT).
5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. (1 DAY)
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING)
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

NOTES:

- 1). TEMPORARY SAW IS PROVIDED BY THE EXISTING BASING ON OPEN SPACE LOT 60 PER F-05-81 AND LOTS 215 PER F-06-161 (SEE SHEET #1).
- 2). IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-05-81 & F-06-161.
- 3). NO STOCKPILE WILL BE PERMITTED ON SITE.

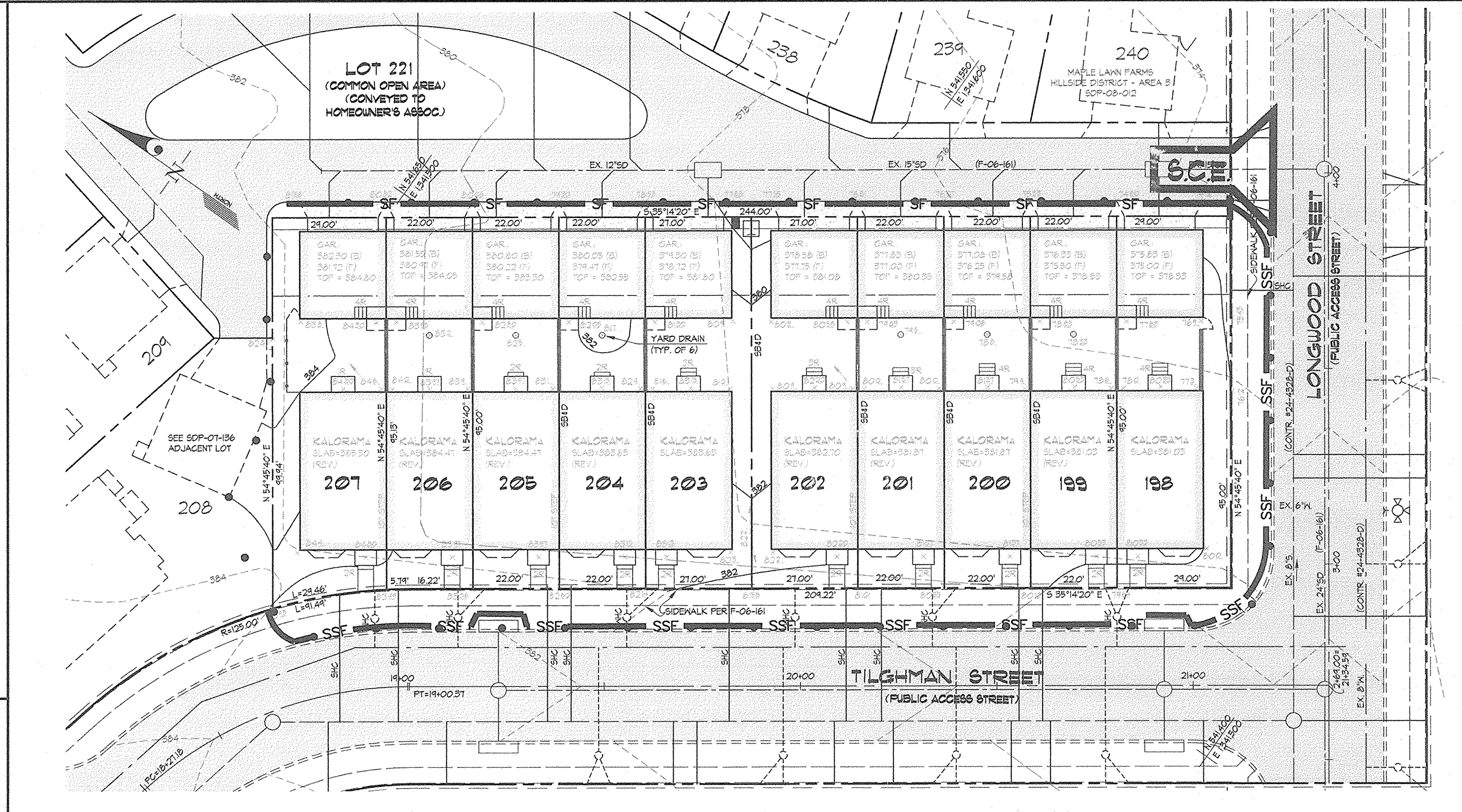
SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- ● ● LIMIT OF GRADING DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

John R. Robertson 1/31/08
HOWARD S.C.D. DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-588-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\0401\08013\SDP-SFA\Area 3\06013-SNE.dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS I, LLC
1829 REISTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-684-9400
ATTN: CHARLE O'DONOVAN

HOME BUILDER (CONTRACT PURCHASER):
MILLER and SMITH of MAPLE LAWN LLC
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
PH: 703-821-2500 x 236
ATTN: COLLEEN DWILEY

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 & 19360

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
JAN/08	41	4 OF 7

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 14 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, 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.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

	LOTS 198-207	LOTS 155-161	LOTS 229-231
TOTAL AREA OF SITE	0.291 AC.	0.284 AC.	0.244 AC.
AREA DISTURBED	0.244 AC.	0.284 AC.	0.244 AC.
AREA TO BE ROOFED OR PAVED	0.242 AC.	0.284 AC.	0.244 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.244 AC.	0.284 AC.	0.244 AC.
TOTAL CUT	1.2501 C.Y.	1.2501 C.Y.	1.2501 C.Y.
TOTAL FILL	1.2501 C.Y.	1.2501 C.Y.	1.2501 C.Y.
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE

B. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

C. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEO).

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

- 1) 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).
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (2 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (2 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 (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 (20 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 SOIL. 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 (70 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF ENLISIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (70 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 SOIL.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 40 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GAL/1000 SQ FT) OF ENLISIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

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

PURPOSE

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

CONDITIONS WHERE PRACTICE APPLIES

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

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SOCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. RESIDUAL SOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 3% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE APPLIED AT THE RATE OF 4-6 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - A. ON SOIL MEETINGS TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER 4 LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SURFICIAL LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5. OR HIGHER.
 2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.
 3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 4. NO SOUP OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DEGRADATION OF PHOTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

V. TOPSOIL APPLICATION

A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.

C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

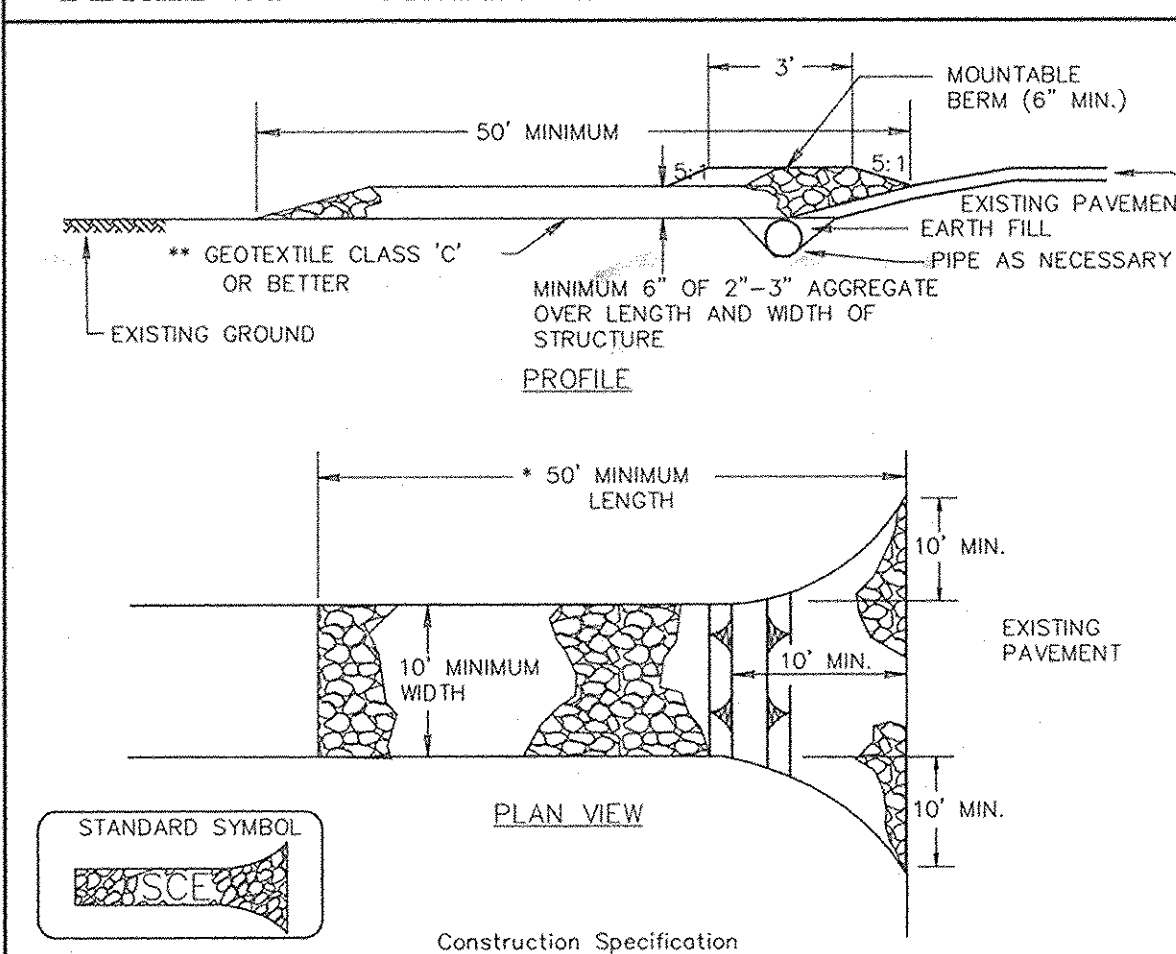
VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.

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

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

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. #, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/15.

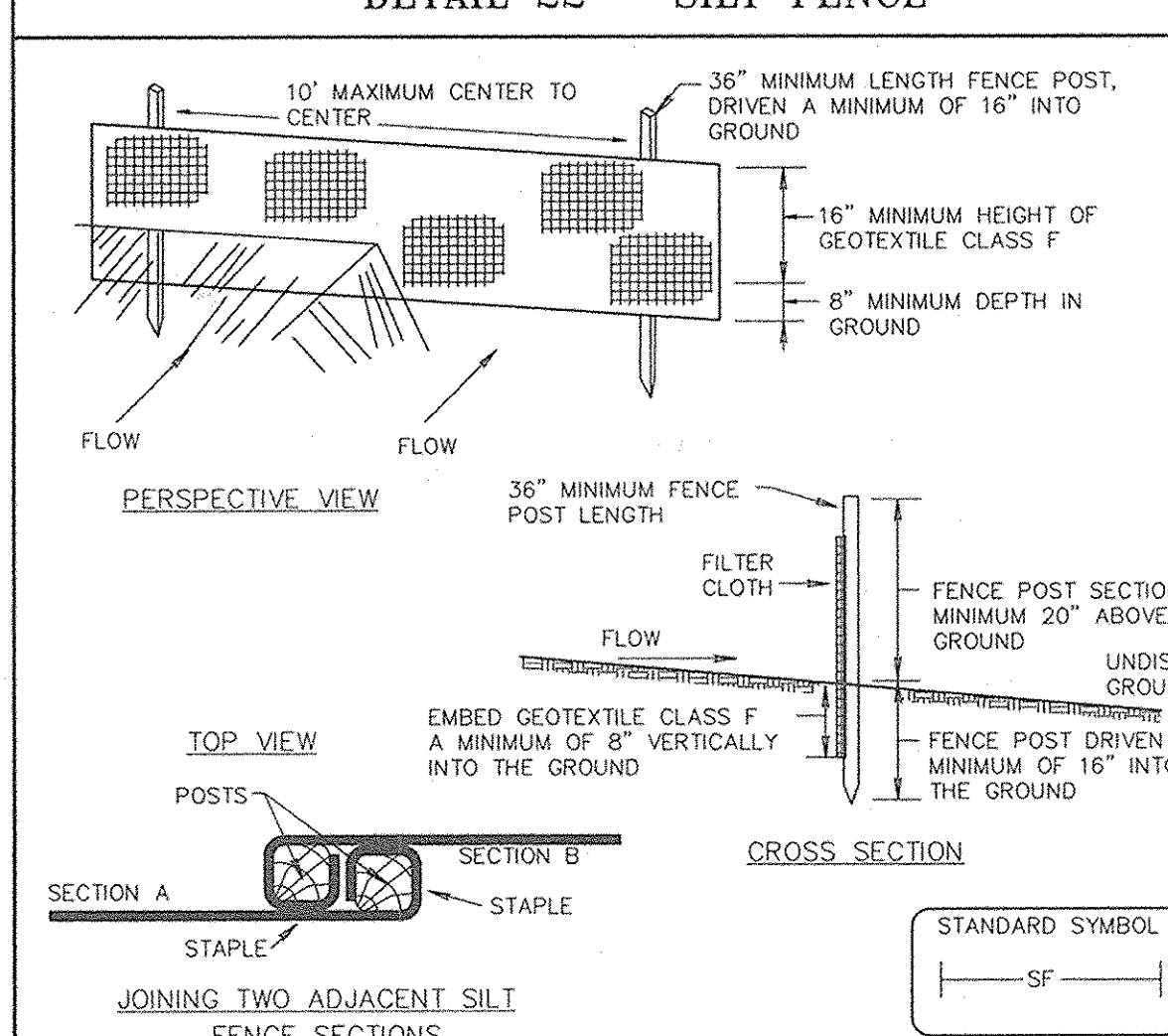
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE P - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 22 - SILT FENCE

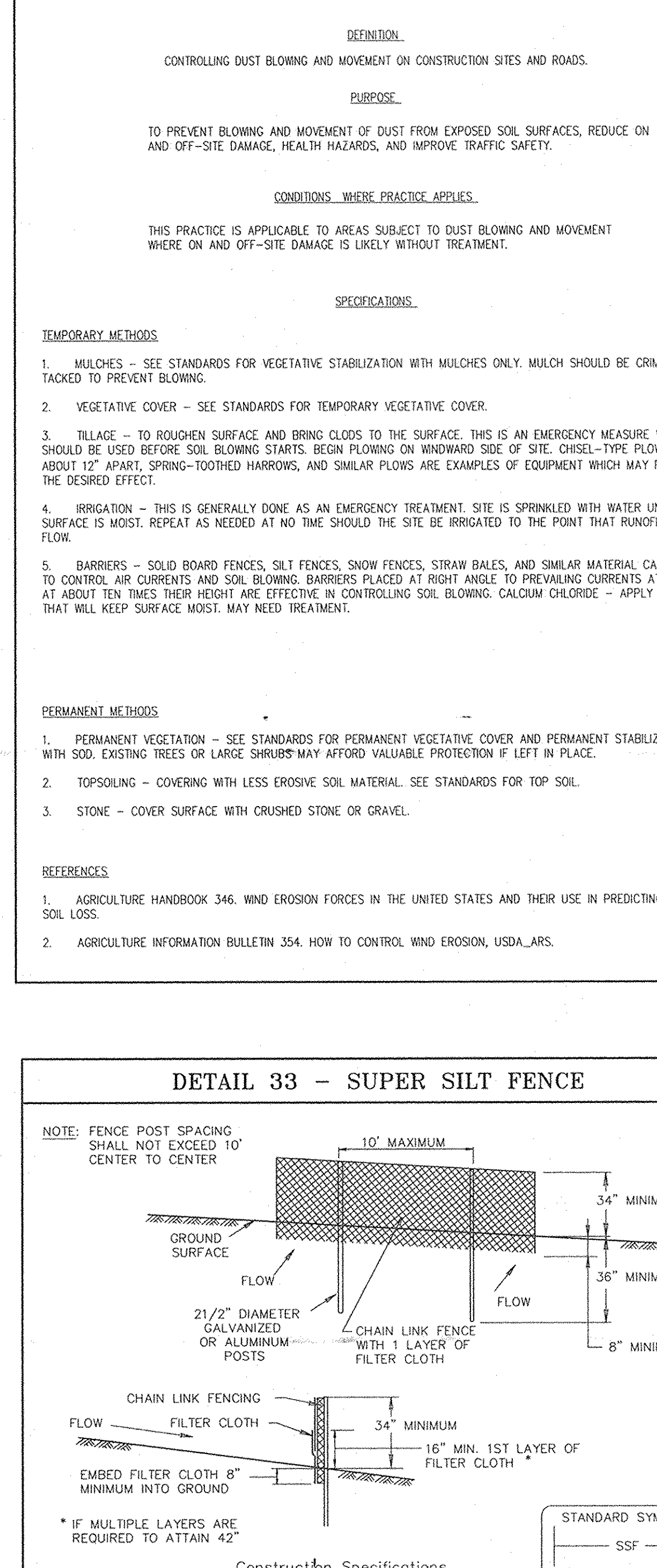


1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1" or U section weighting not less than 1.00 pond per linear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

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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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DETAIL 33 - SUPER SILT FENCE



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

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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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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."

Colleen McCall 1/29/08
DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2008.

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."

Colleen McCall 1/17/08
SIGNATURE OF DEVELOPER/BUILDER DATE

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

John R. Redman 1/31/08
HOWARD S.C.D. DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

Date JANUARY 03, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David L. Cuyler 2/6/08
Director Date

Condy Homan 2/5/08
Chief, Division of Land Development Date

John R. Redman 2/4/08
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-386-1820 DC/VA: 301-889-2524 FAX: 301-421-4188

L:\CAD\DRAWINGS\04001\SDP-SFA-SFA-003\06013-SNE.dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APPR.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 RESTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 otn: CHARLIE O'DONOVAN

HOME BUILDER (CONTRACT PURCHASER): MILLER AND SMITH OF MAPLE LAWN LLC 8401 GREENSBORO DRIVE, SUITE 300 MIZELAN, VIRGINIA 22102 PH: 703-821-2500 x 236 otn: COLLEEN DWILEY

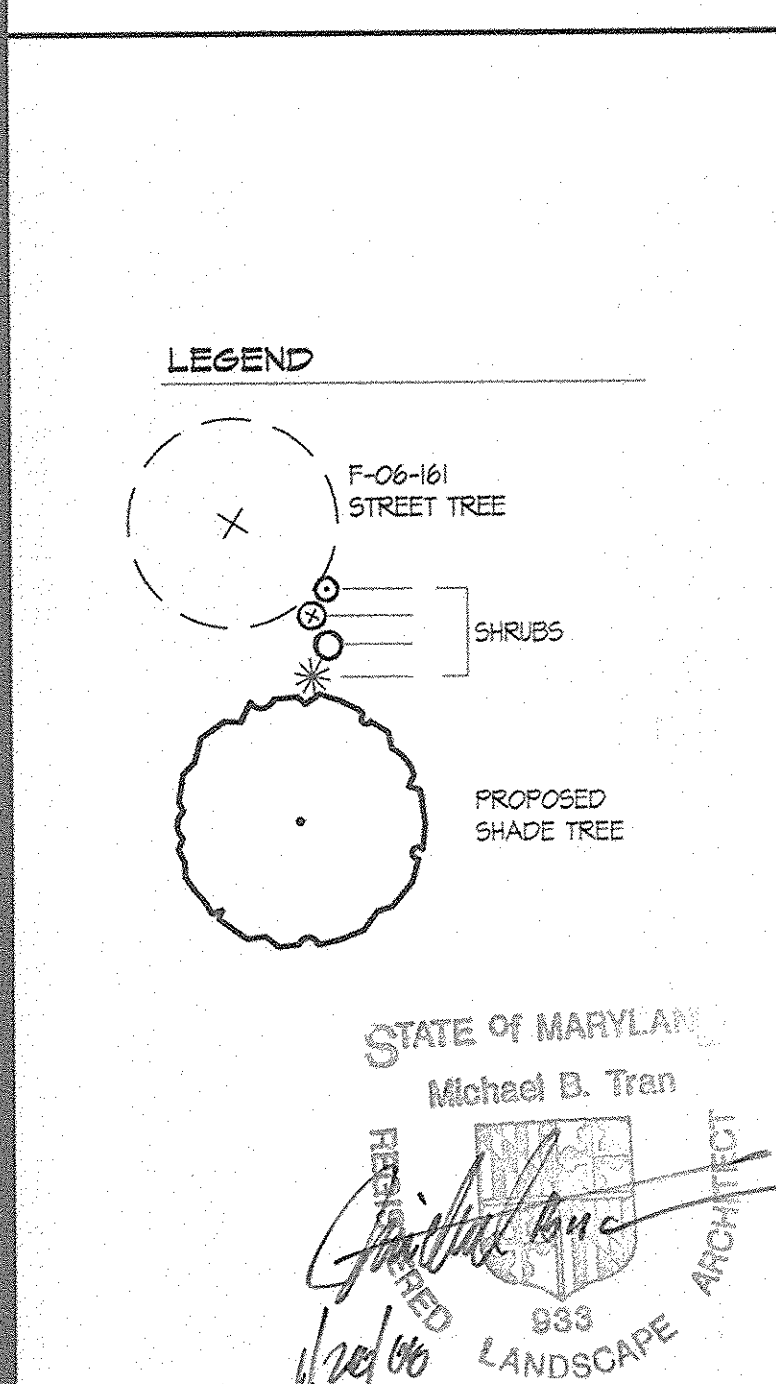
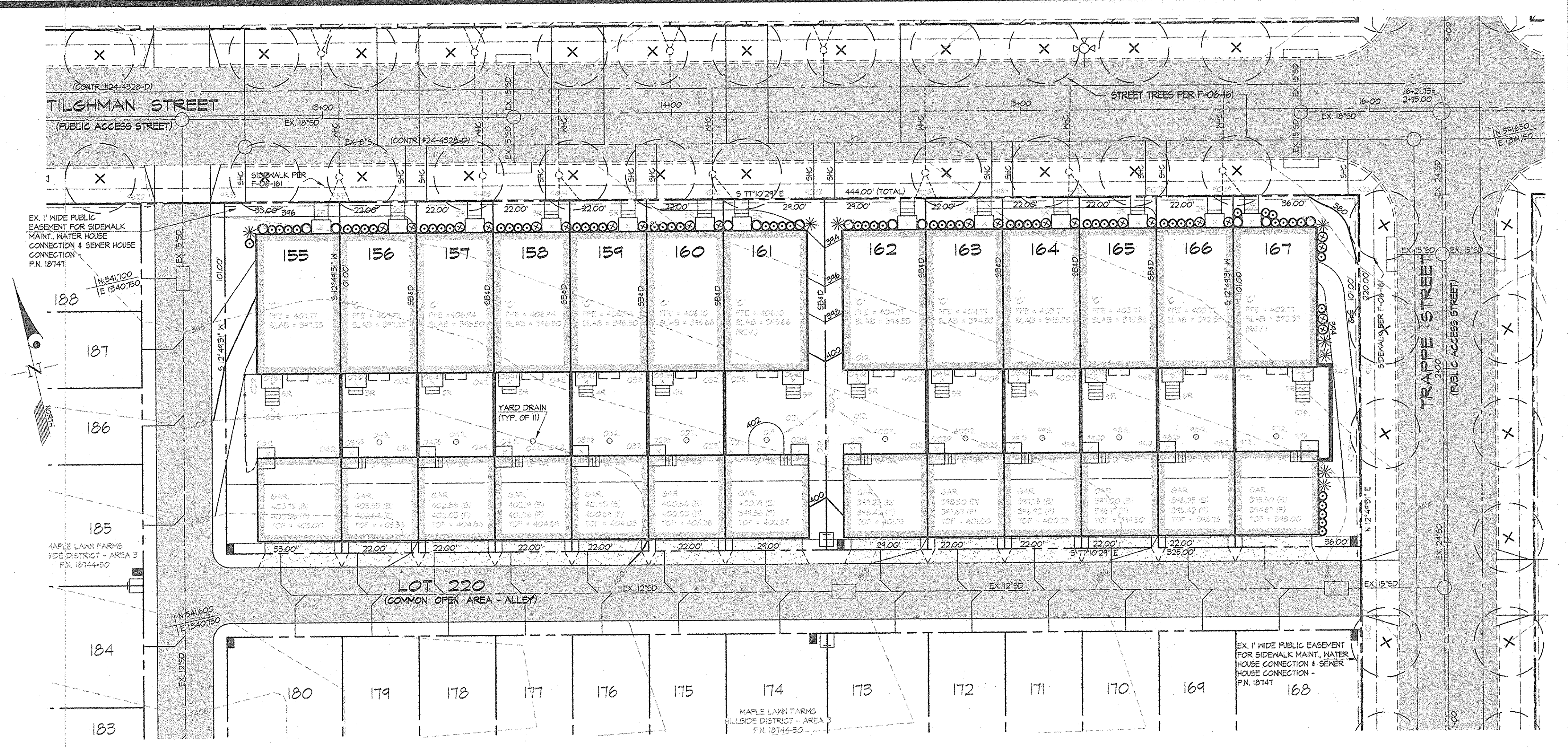
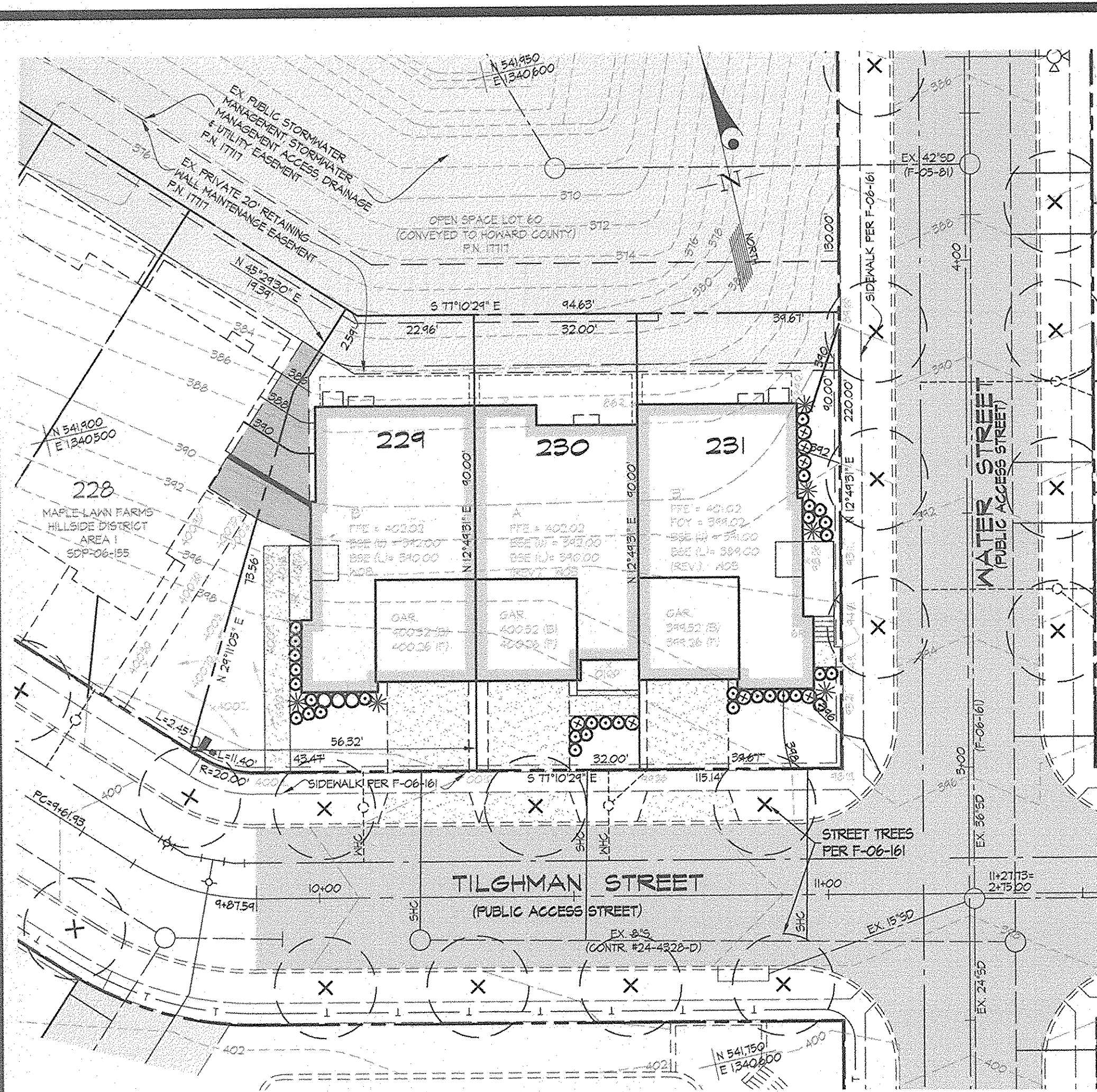
SEDIMENT CONTROL NOTES & DETAILS

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231 (SFA RESIDENTIAL USE)
PLAT NO. 18744-18750 & 19360

ELECTION DISTRICT No. 5

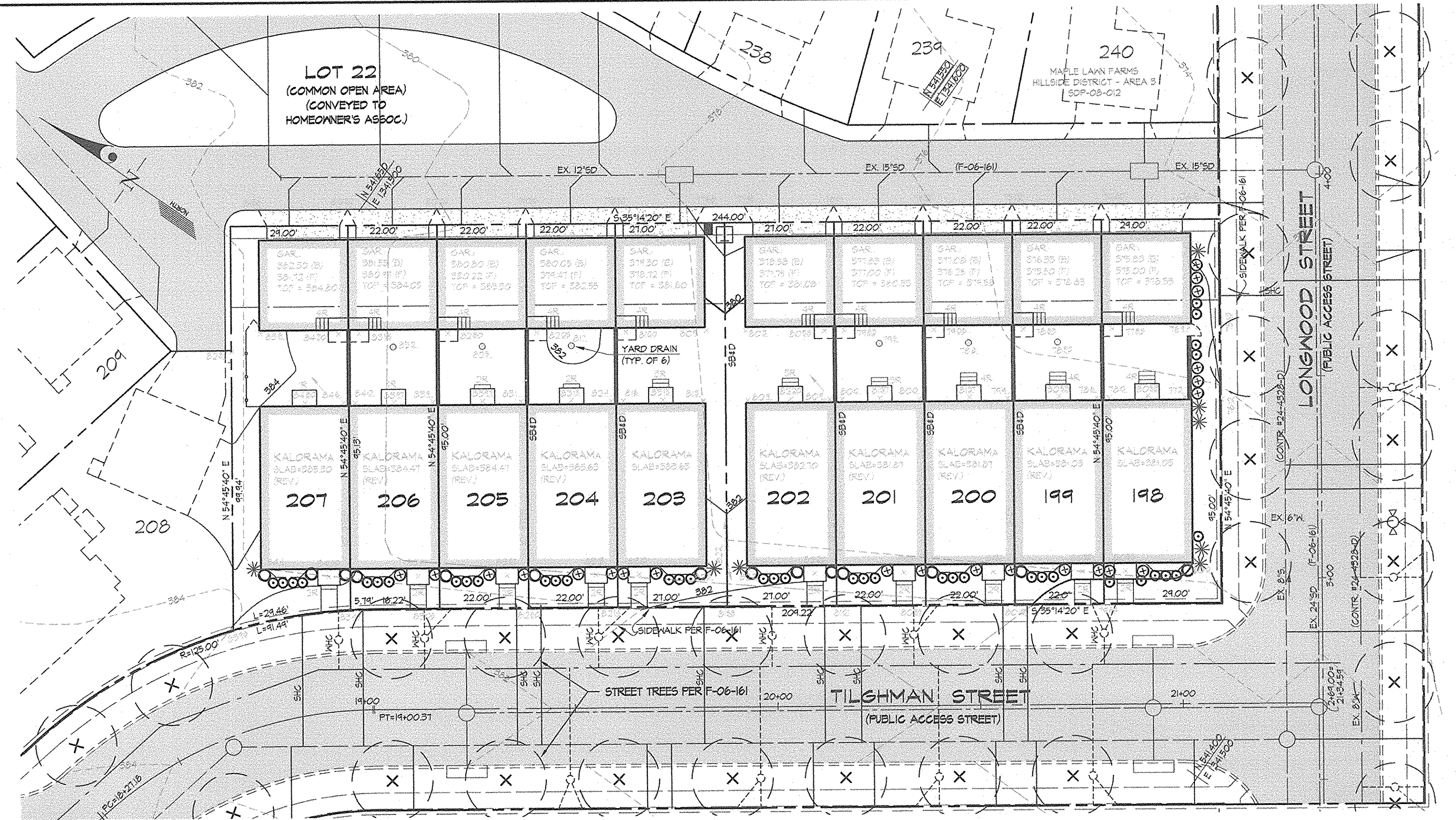
SCALE	ZONING	G. L. W. FILE No.
NO SCALE	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
JAN/08	41	5 OF 7

HOWARD COUNTY, MARYLAND



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).		REQUIRED PLANTINGS: ON CORNER LOTS ONLY, PROVIDE 1/4 OF SIDE BLDG. LENGTH		COMMENTS
	LOT WIDTH	SHRUBS REQUIRED	SIDE BLD. LENGTH	SHRUBS REQUIRED	
224	56.52'	15	N/A	0	15
230	32'	8	N/A	0	8
231	34.61'	10	56.53'	15	25
155	22'	4	N/A	0	4
156	22'	4	N/A	0	4
157	22'	4	N/A	0	4
158	22'	4	N/A	0	4
159	22'	4	N/A	0	4
160	22'	4	N/A	0	4
161	22'	4	N/A	0	4
162	22'	4	N/A	0	4
163	22'	4	N/A	0	4
164	22'	4	N/A	0	4
165	22'	4	N/A	0	4
166	22'	4	N/A	0	4
167	34'	4	64.53'	11	24
198	21'	7	N/A	0	7
199	21'	7	N/A	0	7
200	21'	7	N/A	0	7
201	21'	7	N/A	0	7
202	21'	7	N/A	0	7
203	21'	7	N/A	0	7
204	21'	7	N/A	0	7
205	21'	7	N/A	0	7
206	21'	7	N/A	0	7
207	21'	7	N/A	0	7
208	32'	8	N/A	0	8

LANDSCAPE SURETY PER LOT		
LOT No.	PLANT QUANTITY	SURETY AMOUNT
	SHRUBS	
224	15	\$450.00
230	8	\$240.00
231	25	\$750.00
155	4	\$120.00
156	4	\$120.00
157	4	\$120.00
158	4	\$120.00
159	4	\$120.00
160	4	\$120.00
161	4	\$120.00
162	4	\$120.00
163	4	\$120.00
164	4	\$120.00
165	4	\$120.00
166	4	\$120.00
167	26	\$780.00
198	24	\$720.00
199	24	\$720.00
200	6	\$180.00
201	6	\$180.00
202	7	\$210.00
203	7	\$210.00
204	6	\$180.00
205	6	\$180.00
206	6	\$180.00
207	6	\$180.00
TOTAL	255	\$7100.00



NOTES:
 1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL, IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

THIS PLAN IS FOR PLANTING PURPOSES ONLY

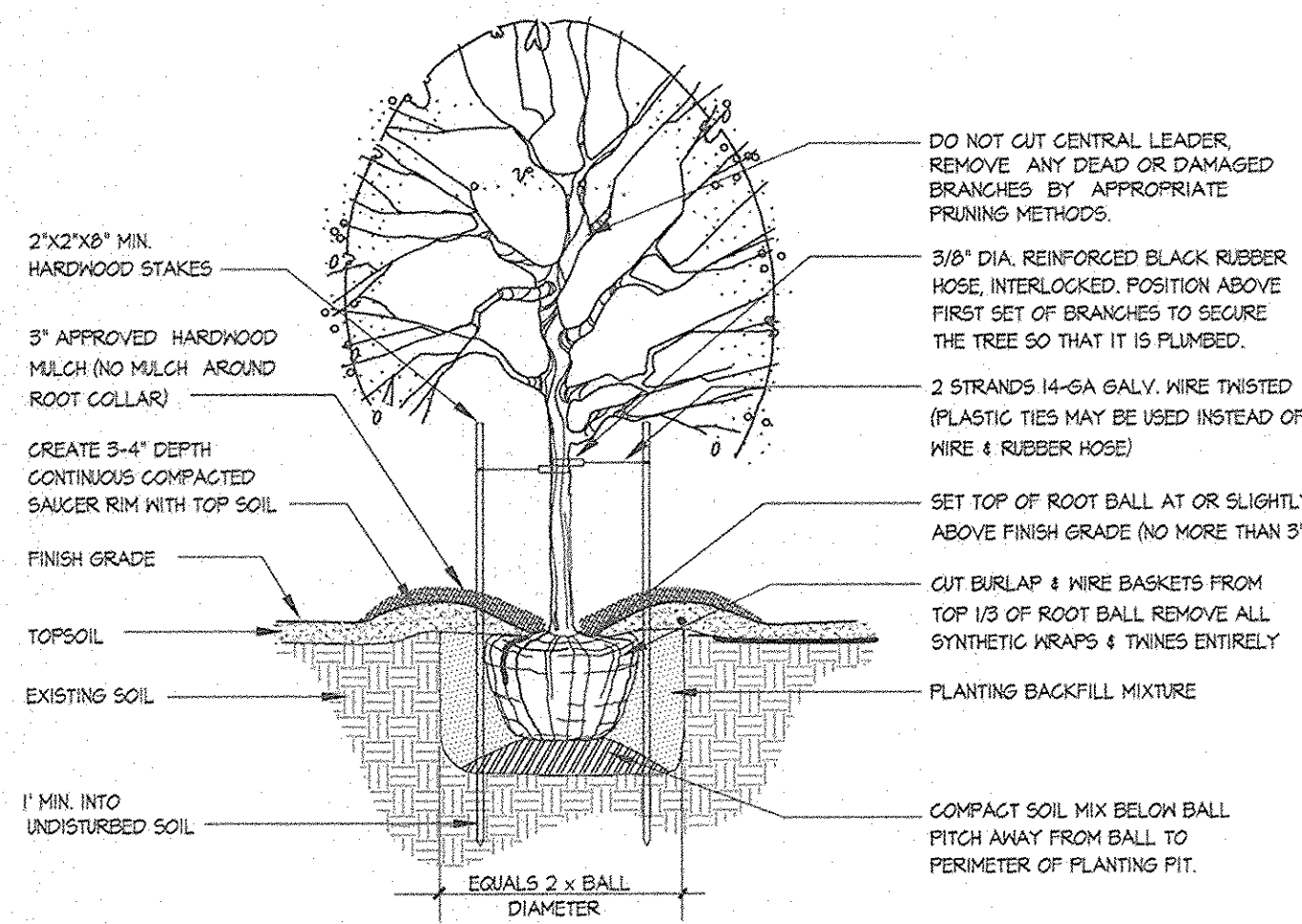
APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 Date: JANUARY 03, 2008
 Michael B. Tran
 ARCHITECT
 933 LANDSCAPE ARCHITECT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 2/6/08
 Chief, Division of Land Development: [Signature] Date: 2/5/08
 Chief, Development Engineering Division: [Signature] Date: 2/10/08

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 183 RESTERTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 OTT: CHARLIE O'DONOVAN
 HOME BUILDER (CONTRACT PURCHASER): MILLER AND SMITH of MAPLE LAWN LLC
 8401 GREENSBORO DRIVE, SUITE 300
 MILEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 OTT: COLLEEN DWELLEY

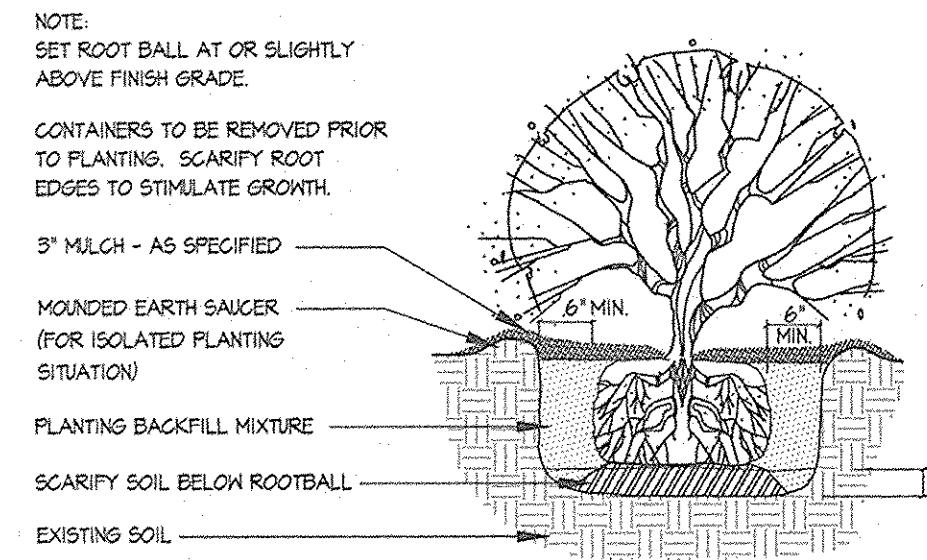
LANDSCAPE PLAN
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231
 (SFA RESIDENTIAL USE)
 PLAT Nos. 18744-18750 & 19360
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
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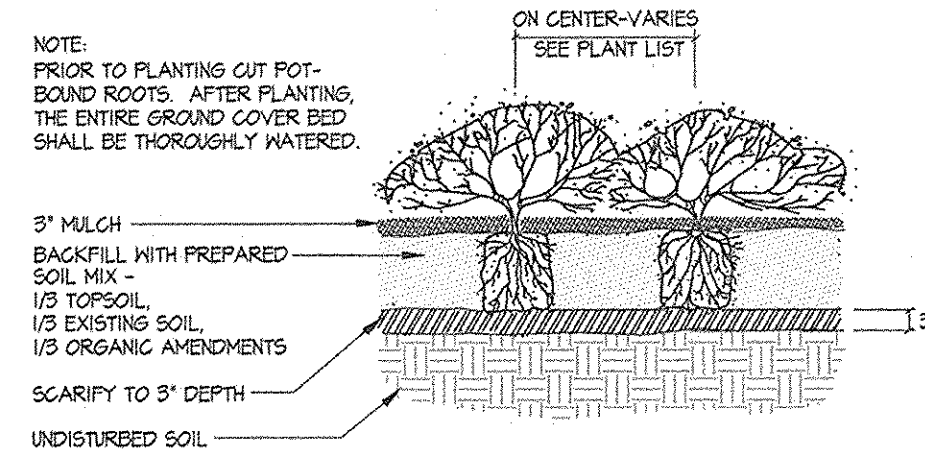


NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 5 1/2" CALIFER



SHRUB PLANTING DETAIL



GROUNDCOVER PLANTING DETAIL

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
○	133	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAENPO', COTONEASTER DAMMERI 'CORAL BEAUTY', 'CORAL BEAUTY COTONEASTER', COTONEASTER HORIZONTALIS 'TOM THUMB' / 'TOM THUMB COTONEASTER', JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'MILTONI BLUE RUG', JUNIPERUS PROCUMBENS 'NANA', 'DWARF JAPANESE GARDEN JUNIPER'	ALL CONTAINERIZED
⊗	51	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'WINDY CRIMSON', BERBERIS THUNDERBOLT, ATROPURPUREA 'CRIMSON PYGMY' / 'CRIMSON PYGMY BARBERRY', DEUTZIA GRACILIS / SLENDER DEUTZIA, ILEX CRENATA 'HELLE' / 'DWARF JAPANESE HOLLY', ILEX GLABRA 'COMPACTA' / 'DWARF INKBERY', MAHONIA AQUIFOLIUM / 'OREGON GRAPE HOLLY', SPIREA NIPPONICA 'SNOWMOUND' / 'SNOWMOUND SPIREA'	ALL CONTAINERIZED
○	24	ALL 24" - 30" SPREAD 1 2 1/2' - 3' HT.	EUONYMUS ALATUS 'COMPACTA' / 'DWARF RINGED EUONYMUS', EUONYMUS KLATSKOVICUS 'MANHATTAN' / 'MANHATTAN EUONYMUS', MAHONIA BEALEI / 'LEATHERLEAF MAHONIA', OSMANTHUS HETEROPHYLLUS 'GULFIDE' / 'SWEET HOLLY', RHODODENDRON HYBRID VAR. 'GAT. ALBUM, GAT. GRANDIFLORA, 'ENGLISH ROSEDM', 'ROSEDM ELEGANS', TAXUS CUSPIDATA 'NANA' / 'DWARF JAPANESE YEW', VIBURNUM CALICEI / 'KOREAN SPICE VIBURNUM'	ALL CONTAINERIZED
*	22	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / 'WINTERBERRY HOLLY VAR. ('CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY)', JUNIPERUS CHINENSIS 'BLUE POINT' / 'BLUE POINT JUNIFER', TAXUS MEDIA 'KASAI' / 'MICKS YEW', THUJA OCCIDENTALIS 'EMERALD GREEN' / 'EMERALD GREEN ARBORVITAE'	ALL CONTAINERIZED

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE No. 319.
- 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 5).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 1,050.00 FOR THE LOTS PER THIS SOP AS FOLLOWS:
235 SHRUBS AT \$30/SHRUB = \$ 7,050.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2290. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE 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.

Colleen McCall 1/17/08
NAME DATE

STATE OF MARYLAND
Michael B. Tran
933
LANDSCAPE ARCHITECT
1/20/08

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date JANUARY 03, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director 2/6/08
Chief, Division of Land Development 2/6/08
Chief, Development Engineering Division 2/4/08

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALD: 410-880-1800 DC/VA: 301-880-2524 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 REISTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
c/o: CHARLIE O'DONOVAN

HOME BUILDER (CONTRACT PURCHASER): MILLER and SMITH of MAPLE LAWN L.L.C.
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
PH: 703-821-2500 x 236
c/o: COLLEEN OWLEY

LANDSCAPE NOTES & DETAILS
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 155-167, 198-207 and 229-231
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 & 19360

SCALE: NO SCALE
ZONING: MXD-3
G. L. W. FILE No.: 06013

DATE: JAN/08
TAX MAP - GRID: 41
SHEET: 7 OF 7

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

THIS PLAN IS FOR PLANTING PURPOSES ONLY