

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) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTIT 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 02-06-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
 AREA OF BUILDABLE LOTS: LOTS 232-240 FOR THIS SITE DEVELOPMENT PLAN. 0.714 ACRES.
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: S-01-T, ZB-495M, PB-393, NP-01-11, F-03-02, F-03-01, F-03-00, F-04-01, F-04-02, F-04-03, F-05-82, F-05-12/13, S-06-16, F-05-13, F-06-43, F-06-21, F-06-161, SDP-01-26, ZB-1029M, PB-318, NP-06-42, F-06-21, F-06-016.
- 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 BUILDINGS UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY 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 (QW) AND QUANTITY (QV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-81 ON OPEN SPACE LOT 60 AND UNDER F-06-161 ON OPEN SPACE LOTS 214 & 215. THE PONDS WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY (ON O.S. 214) WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY H49 CONTRACT NO. 24-4523-D) AND THE WATER METER VAULTS ARE LOCATED IN THE R.O.M.
- 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. FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-06-161.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 4 TO 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 4.
- DRIVENWAYS 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' (16' SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AR AND CHIP COATING (1-1/2" MIN)
 C. GEOMETRY - MAX. 15% 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 FOR THE COTTAGE LOTS.
- BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT INTO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B-A1 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-T APPROVAL PRIOR TO I-19-01, 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.a OF THE ZONING REGULATIONS AND THE APPROVED MLT 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, STREAMS 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 DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-T, PB-393, ZB-495M, S-06-16, PB-318 AND ZB-1029M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-495M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-T) AND PB CASE NO. 319 AND S-06-16.
- BUILDABLE LOTS 232-240 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 sheet index for General Note 26).

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
 - PRESENT ZONING: MXD-3 PER ZB-495M
 - PROPOSED USE OF SITE: 4 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR-424-4923-D)
 - PARKING REQUIRED PER 13D.2.a: 2 SPACES/LOT * 4 = 8 SPACES
 - PARKING PROVIDED: 20 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 32,359 S.F. OR 0.744 AC.
 - AREA OF THIS PLAN SUBMISSION: 0.881 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 0.881 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM ERL	MAX. BUILDING HT.
COTTAGE	232-240	2500 SQUARE FEET	32 FEET	36 FEET (MEAN HT.)

COTTAGE LOT TYPES ARE SFD
- STRUCTURE SETBACKS PER S-06-16 AND PLAT NOS. 18144-50 AND 14361-62

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

* THERE IS NO SIDE SETBACK (0') FOR A GARAGE.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 5'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.M.) SHALL BE 30' APART.
- EXCEPTIONS TO SETBACK REQUIREMENTS. SECTION 12B-A1 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 ASIDES 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 AND NOT GREATER THAN 40" 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.

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

HILLSIDE DISTRICT -- AREA 3

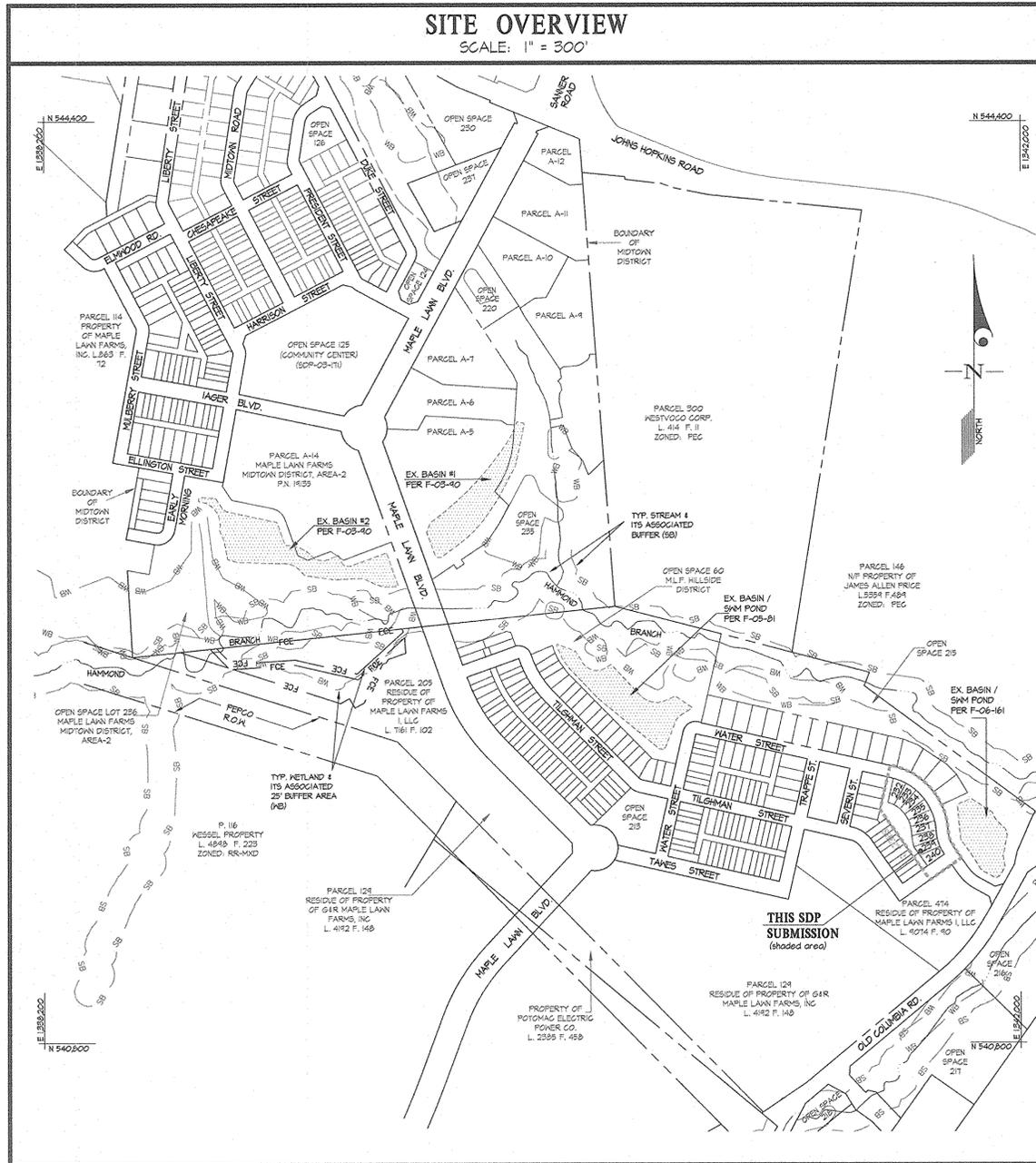
LOTS 232-240

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

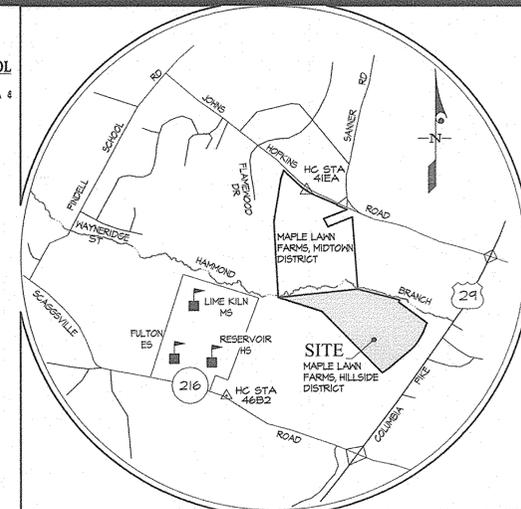
SITE OVERVIEW

SCALE: 1" = 300'



HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA
 41EA N 544825.809
 E 1534217.444
 ELV. = 407.055
 46B2 N 539481.727T
 E 1537210.484
 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 (95% OF GROSS AC)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
1 (BUSINESS DISTRICT, AREA-1)	F-05-07	51.98	18.18	215 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-05-40	51.43	15.10	15.75 (42.1)	1.81	1.52 (41.1) (1)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) (2)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-154	0.00	0.00	0.00	0.00	
4c (BUSINESS DISTRICT, AREA-2)	F-05-112/13	3.00	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 (55.4)	1.16	1.61 (6.7)
TOTAL		181.94	64.97	24.45 (42.5)	6.99	4.42 (11)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACRES.
 ** 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 - 5.01 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 230 (1.16 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.

GENERAL NOTE #26: WP-06-42 - MAVER 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)(i) - WHICH REQUIRES THE CONSTRUCTION OF SIDEWALKS ALONG THE FRONT FRONTAGE ON AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD IN A MAJOR SUBDIVISION, AND FROM SECTION 16.136 & 16.124(a) - 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, WAS APPROVED ON APRIL 19, 2006. SUBJECT TO THE FOLLOWING CONDITIONS A. COMPLIANCE WITH THE SRG 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
- SEDIMENT CONTROL PLAN, NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
232	T162 WATER STREET		
233	T164 WATER STREET		
234	T166 WATER STREET		
235	T168 WATER STREET		
236	T170 WATER STREET		
237	T172 WATER STREET		
238	T174 WATER STREET		
239	T176 WATER STREET		
240	T178 WATER STREET		

WATER CODE: E21		SEWER CODE: 7645000	
DEVELOPMENT NAME: MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 3		DISTRICT/AREA: HILLSIDE/AREA-3	LOTS: 232-240
PLAT: 18144/50 & 14361/62	ZONE: MXD-3	TAX MAP: 41	GRID: 15,16, 21 & 22
		ELEC. DIST.: 5	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 12/11/07
 Chief, Division of Land Development: *[Signature]* 12/11/07
 Chief, Development Engineering Division: *[Signature]* 12/11/07

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.
[Signature] 11-20-07

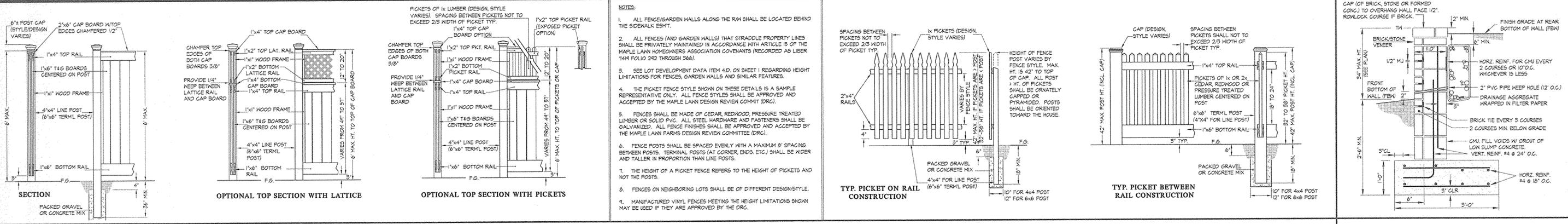
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4168

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 attn: CHARLIE O'DONOVAN
 HOME BUILDER (CONTRACT PURCHASER): MILLER AND SMITH AT MAPLE LAWN I, LLC
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY

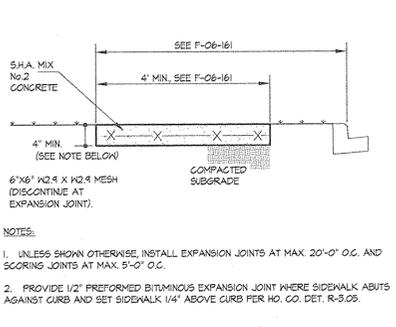
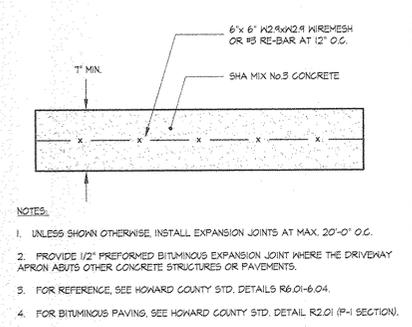
COVER SHEET
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3: LOT Nos. 232-240
 (SFD RESIDENTIAL USE)
 PLAT Nos. 18144-18750 & 19361-19362
 ELECTION DISTRICT No. 5

SCALE: AS SHOWN
 ZONING: MXD-3
 TAX MAP - GRID: 41
 DATE: DEC/07
 SHEET: 1 OF 4
 G. L. W. FILE No. 06013
 HOWARD COUNTY, MARYLAND



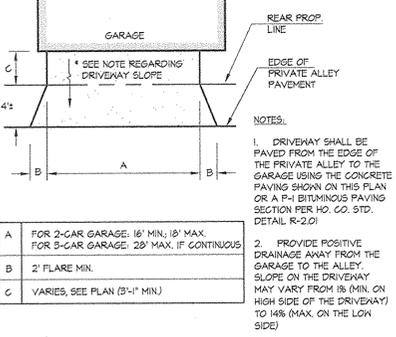
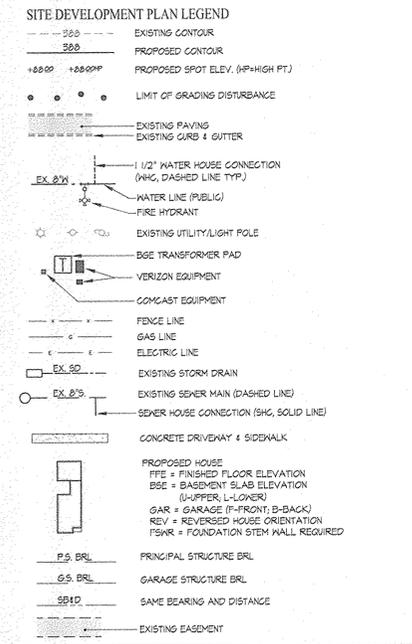
FENCE DETAILS and NOTES (for privacy and picket fences)

TYPICAL LOW GARDEN WALL

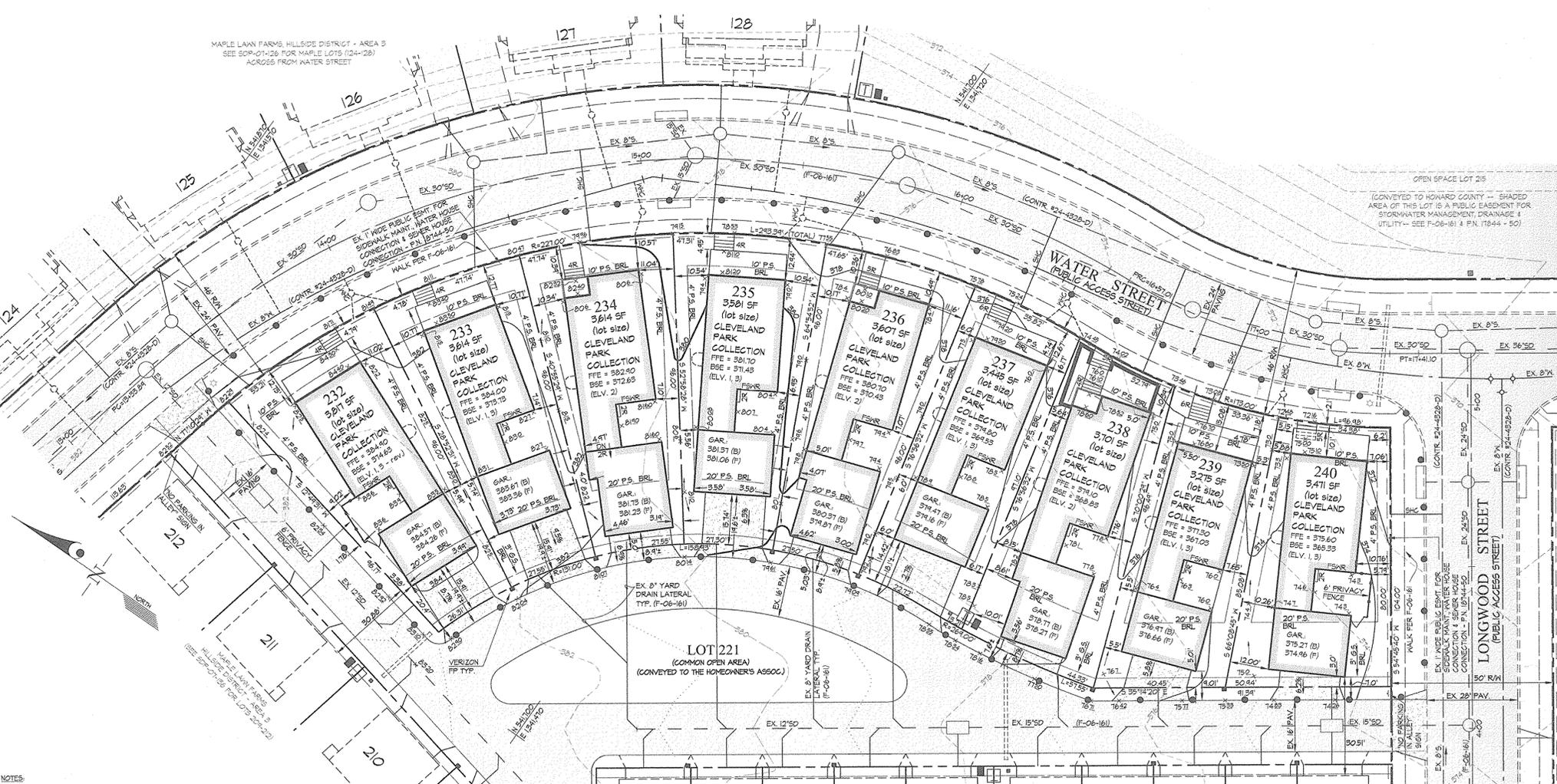
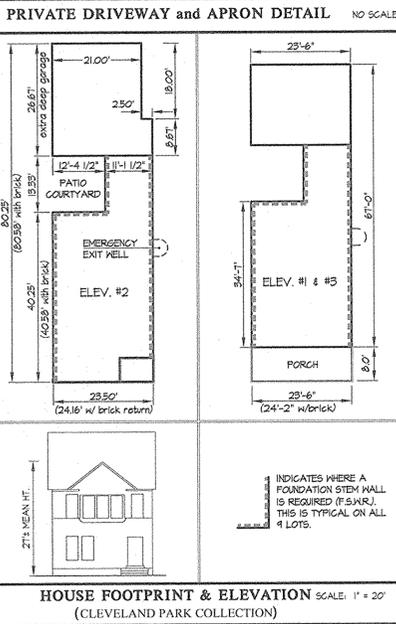


CONCRETE DRIVEWAY and APRON PAVEMENT SECTION

SIDEWALK PAVEMENT SECTION



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. 12479, EXPIRATION DATE: MAY 26, 2008.
 3-25-08
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 4/3/08
 Chief, Division of Land Development: [Signature] Date: 4/1/08
 Chief, Development Engineering Division: [Signature] Date: 4/1/08



NOTES:
 1. ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK ESMT.
 2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 3. ALL HVAC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT #24-4928-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
 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 AS LIBER 7418 FOLIO 242 THROUGH 366).
 6. ALL BUILDINGS WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 7. ALL YARD DRAIN INLETS (IF ANY) ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 212025 2N OR EQV). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-2 (HDPE TYPE S) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (5 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. INGRESS/EGRESS FOR THE COTTAGE LOTS ARE RESTRICTED TO THE ALLEY.

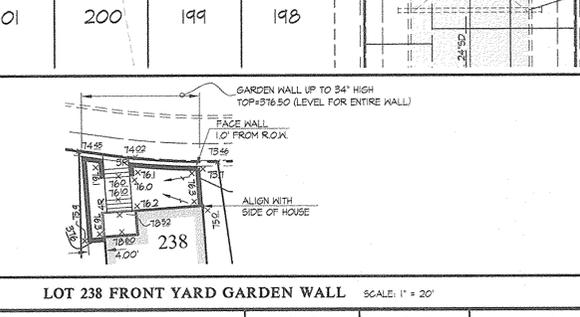
WASTE MANAGEMENT NOTES:
 1. ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE MAINTENANCE HAS BEEN EXECUTED.
 2. TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE.
 3. COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
 4. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
 5. DUE TO THE TIGHT TURN FROM THE ALLEY TO THE NORTH SIDE OF THE COMMON AREA, RESIDENTS LOCATED AT LOTS 232, 235, AND 234 MUST GROUP TRASH AND RECYCLABLES AT THE WEST CORNER OF THE COMMON OPEN AREA LOT 221, WITHIN 5' OF THE ROADWAY FOR COLLECTION. LOTS 235, 236, AND 231 MUST GROUP TRASH AND RECYCLABLES AT THE EAST CORNER OF THE COMMON AREA LOT 221 WITHIN 5' OF THE ROADWAY FOR COLLECTION. THE TRUCKS WILL NOT BACK UP FOR COLLECTION IN THIS AREA. THE FINAL COLLECTION POINTS FOR THE AREA MENTIONED ABOVE WILL BE DETERMINED AFTER CONSTRUCTION IS COMPLETED AND THE TRUCKS COMPLETE TRIAL RUNS THROUGH THE AREA.

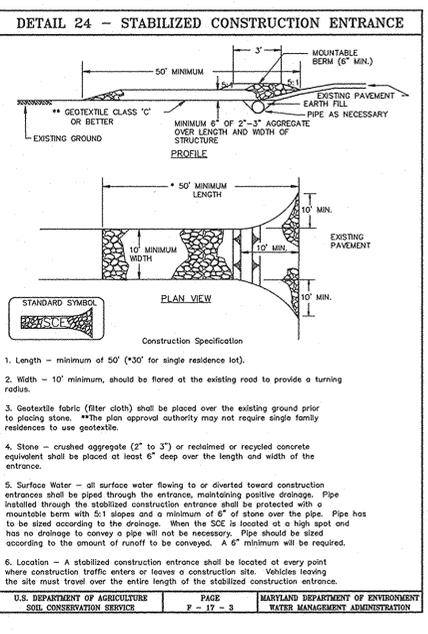
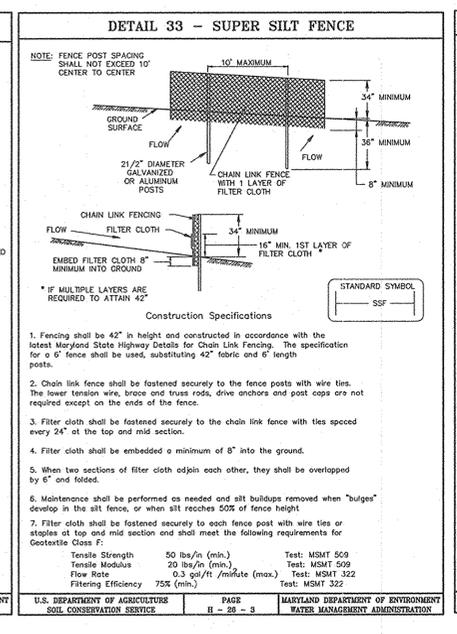
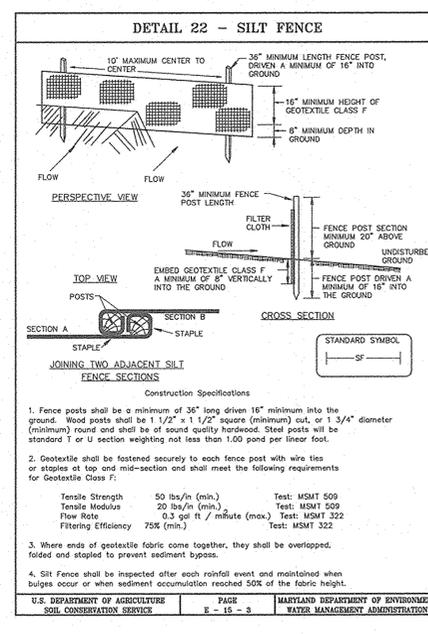
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION & P.L.	INVERT ELEVATIONS FOR YARD DRAIN STUBS & ALLEY P.L.
LOT ELEVATION & P.L.	LOT ELEVATION
232 364.85 313.2	232 371.84
233 364.22 312.6	233 376.81
234 368.56 318.0	234 376.85
235 368.92 318.0	235 379.90
236 369.85 364.2	236 374.86
237 364.10 361.5	237 375.80
238 362.75 369.8	238 371.82
239 361.42 365.0	239 370.85
240 361.01 364.1	240 369.81

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

REVISOR ELEVATIONS FOR LOT 238 FRONT YARD GARDEN WALL

FACE WALL 1/2" FROM R.O.W.	ALIGN WITH SIDE OF HOUSE
74.58	74.58
74.92	74.92
75.56	75.56
76.00	76.00
76.60	76.60
77.20	77.20
77.80	77.80
78.40	78.40
79.00	79.00
79.60	79.60
80.20	80.20
80.80	80.80
81.40	81.40
82.00	82.00
82.60	82.60
83.20	83.20
83.80	83.80
84.40	84.40
85.00	85.00
85.60	85.60
86.20	86.20
86.80	86.80
87.40	87.40
88.00	88.00
88.60	88.60
89.20	89.20
89.80	89.80
90.40	90.40
91.00	91.00
91.60	91.60
92.20	92.20
92.80	92.80
93.40	93.40
94.00	94.00
94.60	94.60
95.20	95.20
95.80	95.80
96.40	96.40
97.00	97.00
97.60	97.60
98.20	98.20
98.80	98.80
99.40	99.40
100.00	100.00





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 CRUMPED 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. BEGINS PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12' APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS 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 MOST 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 MOSTLY WET. TREATMENT.

PERMANENT METHODS

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOO. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVER SURFACE WITH LESS ERODIBLE SOIL MATERIAL. SEE STANDARDS FOR TOP SOIL.
- STONE - COVER SURFACE WITH CRUSHED STONE OR GRAVEL.

REFERENCES:

- AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION. USDA, ARS.



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. (40)
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 1 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERMETER SLOPES AND ALL SLOPES GREATER THAN 5:1, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO. TEMPORARY SEEDING WITH MULCH ALONG 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE: 0.74+ ACRES (Lot area)

AREA TO BE GRADED OR PAVED: 0.50+ ACRES

AREA TO BE VEGETATIVELY STABILIZED: 0.23+ ACRES

TOTAL CUT: 2500+ CU. YDS.

TOTAL FILL: 2500+ CU. YDS.

OFF-SITE WASTE/BORROW AREA LOCATION: NONE

PERMANENT SEEDING NOTES:

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING 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 (92 LBS/1000 SQ FT) 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 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (20 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

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, DISING 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 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 PER ACRE (4 LBS/1000 SQ FT) OF TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE MELL 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 2/8 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 5/8 GAL PER ACRE (5 GAL/1000 SQ FT) FOR ANCHORING.

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

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING 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 (92 LBS/1000 SQ FT) 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 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (20 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

TEMPORARY SEEDING NOTES:

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

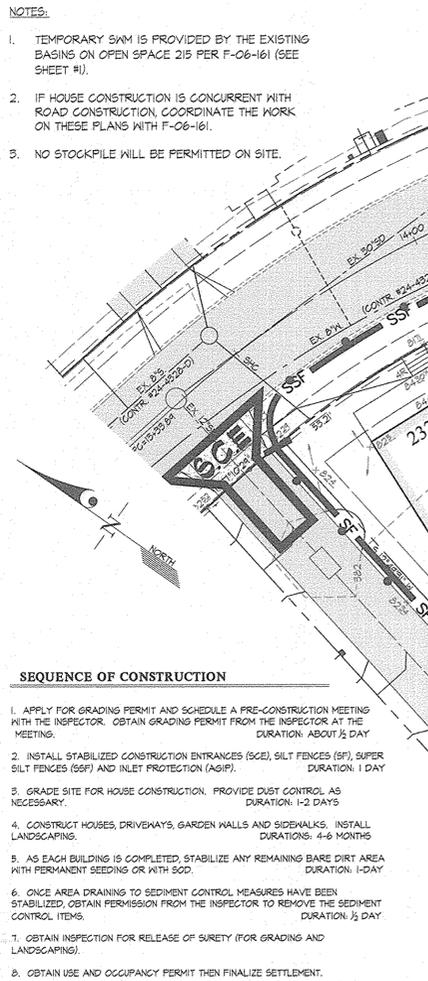
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

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 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 PER ACRE (4 LBS/1000 SQ FT) OF TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE MELL 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 2/8 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 5/8 GAL PER ACRE (5 GAL/1000 SQ FT) FOR ANCHORING.

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



SEDIMENT CONTROL LEGEND

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

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF THE MARYLAND PROFESSIONAL ENGINEERING ACT, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2008.

Colleen McCall
DATE: 11/30/07

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
DATE: 11-30-07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Christy Harts* 12/11/07

Chief, Division of Land Development: *Christy Harts* 12/11/07

Chief, Development Engineering Division: *Christy Harts* 12/11/07

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

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

THESE PLANS HAVE BEEN REVIEWED BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT TO MEET THE TECHNICAL REQUIREMENTS.

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

John R. Blanks 12/11/07
DATE

Colleen McCall 11/30/07
DATE

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 REGISTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: 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
ATTN: COLLEEN DWELLEY

SEDIMENT CONTROL PLAN / NOTES & DETAILS

MAPLE LAWN FARMS

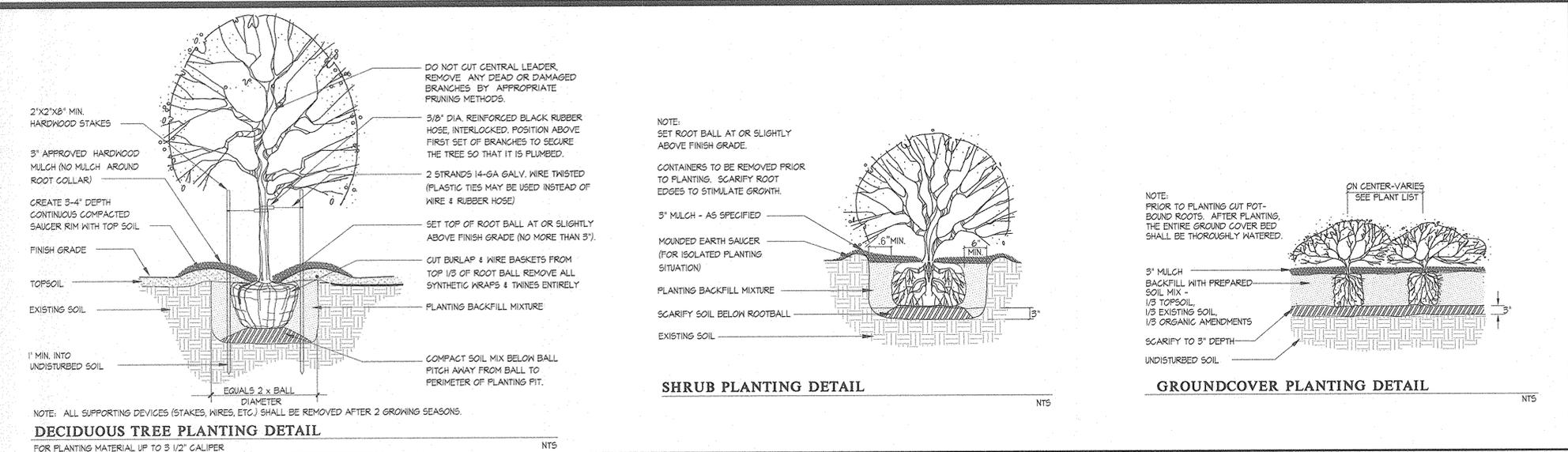
HILLSIDE DISTRICT - AREA 3: LOT Nos. 232-240

(SFD RESIDENTIAL USE)
PLAT Nos. 18744-18750 & 19361-19362

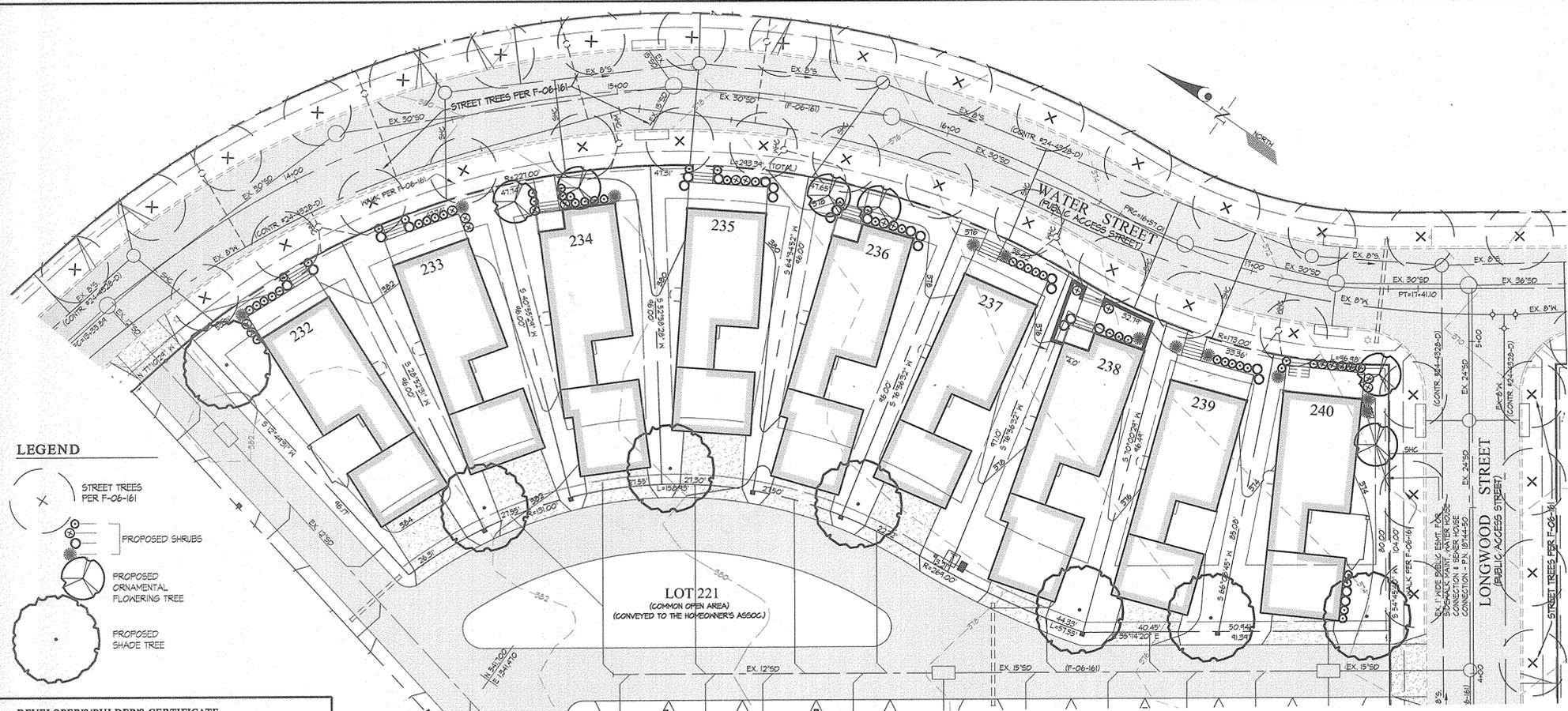
ELECTION DISTRICT No. 5

SCALE	ZONING	C. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
DEC/07	41	3 OF 4

SDP-08-012



PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol: Circle with cross)	7	ALL SHADE TREES SHALL BE 2 1/2" CAL. AND 12' MIN. HT.	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FREEMANNI 'CELEBRATION' / CELEBRATION FREEMAN MAPLE ACER SACCHARUM 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS RUBRA / NORTHERN RED OAK TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
(Symbol: Circle with dot)	6	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1 1/2" CAL. AND 8'-10' HT.	AMELANCHIER CANADENSIS / SHAD-BLOW SERVICE BERRY CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CORNUS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'RED' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUCEUR MAGNOLIA	ALL B&B. SERVICE BERRY SHALL BE TREE FORM
(Symbol: Circle with horizontal lines)	51	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK' / 'GUMPO WHITE' / 'KAEMPO' COTONEASTER DAMMERI / CORAL BEAUTY / TOM THUMB 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
(Symbol: Circle with vertical lines)	20	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' BERBERIS THUNDERFII ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PIGMY BARBERRY DEBUTZIA GRACILIS / SLENDER DEBUTZIA ILEX CRENATA 'HELLEN' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INK BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
(Symbol: Circle with diagonal lines)	25	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	ELIOMYX ALATUS 'COMPACTA' / DWARF WINGED ELIOMYX ELIOMYX KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN ELIOMYX MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULFIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON P.J.M. / P.J.M. RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CAULES / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Symbol: Circle with star)	11	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 JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)	
USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MFL DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1/4 OF BLDG. SIDE LENGTH)
PERIMETER LOCATION	LOT 240
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	75'
CREDIT FOR EXISTING VEGETATION	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A
NUMBER OF PLANTS REQUIRED	
SHADE TREES	← PER SCHEDULE-G
EVERGREEN TREES	← N/A
SHRUBS	← 14
NUMBER OF PLANTS PROVIDED	
SHADE TREES	← PER SCHEDULE-G
EVERGREEN TREES	← 0
OTHER TREES (0.2:1 SUBSTITUTION)	← 0
SHRUBS (10:1 SUBSTITUTION)	← SEE SCHEDULE-G

NOTES:

- 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.
- 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.

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 MFL 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 3/20/08
NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] 4/9/08
Chief, Division of Land Development: [Signature] 4/3/08
Chief, Development Engineering Division: [Signature] 4/10/08

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)								
LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BRL	COTTAGE LOTS ONLY: 1 SHADE TREE PER LOT, NO SHRUBS REQUIRED *	PLANTINGS PROVIDED			COMMENTS		
TYPE	NO.	LOT WIDTH	BLDG. LENGTH (S)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
COTTAGE	232	50'	15'	N/A	1	13		
	233	46'	12'	N/A	1	12		
	234	46'	12'	N/A	1	12	2 ORNAMENTAL TREES FOR 1 SHADE TREE	
	235	46'	12'	N/A	1	12		
	236	46'	12'	N/A	1	12	2 ORNAMENTAL TREES FOR 1 SHADE TREE	
	237	38'	4'	N/A	N/A	1	4	
	238	34'	4'	N/A	N/A	1	4	
	239	35'	4'	N/A	N/A	1	4	
	240	31'	10'	75'	18	1	18	2 ORNAMENTAL TREES FOR 10 SHRUBS

LANDSCAPE SURETY PER LOT				
BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT	
		SHADE TREE	SHRUBS	
Miller and Smith at MAPLE LAWN LLC.	232	1	13	\$640.00
	233	1	12	\$660.00
	234	1	12	\$660.00
	235	1	12	\$660.00
	236	1	12	\$660.00
	237	1	4	\$570.00
	238	1	4	\$570.00
	239	1	4	\$570.00
	240	1	24	\$1,170.00
	TOTAL		9	117

COMMENTS:

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

* (COTTAGE LOTS ONLY) ON CORNER LOTS, PROVIDE 1/4 OF SIDE BLDG. LENGTH

THIS PLAN IS FOR PLANTING PURPOSES ONLY

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

DATE	REVISION	BY	APP'R.
03/03/08	revise elev. 1 & 2, change name of units; revise landscaping accordingly		

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

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

REVISED LANDSCAPE PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 232-240
(SFD RESIDENTIAL USE)
PLAT Nos. 1874-18750 & 19361-19362
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
DEC/07	41	4 OF 4

STATE OF MARYLAND
Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT
3-29-08