MAPLE LAWN FARMS
SITE DEVELOPMENT PLAN
HILLSIDE-DISTRICT -- AREA 5
LOTS 406-408, 433-434, 459-462, 475-477 and 497-508
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND:
   LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
   TAX MAP: 41
   ELECTION DISTRICT: 5
   ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
   AREA OF BUILDABLE LOTS (Nos. 406-408, 433-434, 459-462, 475-477 & 497-508) FOR THIS SITE DEVELOPMENT PLAN: 2.43± ACRES.
   FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: S-01-17, ZB-995M, PB-353, WP-01-111, WP-03-02, P-03-01, F-03-90, P-04-01, P-05-02, F-04-92, F-05-81, F-05-82, F-05-112/113, S-06-16, F-05-139, F-06-43, P-07-02, F-08-177, F-06-161, ZB-1039M, PB-378, F-08-72, P-10-003, F-10-002, F-10-46, F-10-061, F-11-27, SDP-12-004
5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
7. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.W. SURVEY DONE IN MAY/2009.
8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
9. STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES CONSTRUCTED UNDER F-05-81 AND F-06-161. THE EXISTING FACILITIES ON OPEN SPACE LOT 60 AND OPEN SPACE LOT 215 WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 214. THE EXISTING RECHARGE FACILITY IS AN INFILTRATION TRENCH WHICH WAS CONSTRUCTED UNDER F-06-161.
10. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W&S CONTRACT Nos. 24-4328-D, 24-4430-D, 24-4685-D & 24-4686-D) AND THE WATER METERS IN OUTSIDE VAULTS.
11. 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.
12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. 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.
15. 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-08-072.
16. 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 1.
17. 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' (16' SERVING MORE THAN ONE RESIDENCE)
    B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2"MIN.)
    C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
    D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
    E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
18. PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
19. 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 128.A.1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
20. 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.
21. 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 133.D.2.a OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED.
22. 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.
23. 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-01-17, S-06-16, PB-353, PB 378 AND ZB-995M.
24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17) AND PB CASE No. 378 AND S-06-16.
25. BUILDABLE LOTS 406-408, 434, 459-462 & 475 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.
26. WP-06-92 - 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)(1) - 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 & 16.124(e) - 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 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.
27. WP-01-111 - ON MAY 2, 2001, WP-01-111 WAS GRANTED FOR THE FOLLOWING:
    - ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.119(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.
    - RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/W'S AS IN 16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
28. THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8254 F. 305&3
29. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

1. GENERAL SITE ANALYSIS DATA
   A. PRESENT ZONING: MXD-3 PER ZB-995M
   B. PROPOSED USE OF SITE: 24 SFD RESIDENTIAL DWELLINGS
   C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. Nos. 24-4328-D, 24-4430-D, 24-4685-D & 24-4686-D)
   D. PARKING REQUIRED PER Sec.133.D.2.a.: 2 SPACES/UNIT x 24 = 48 SPACES
   PARKING PROVIDED: 48 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
   E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION
   A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 105,837 SF OR 2.43± AC.
   B. AREA OF THIS PLAN SUBMISSION: 2.9± ACRES (L.O.D.)
   C. AREA OF DISTURBANCE BY THIS SDP: 2.9± ACRES
3. LOT DESIGNATION:

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
COTTAGE	406-408, 433-434, 459-462, 475-477, 497-508	2,500 SQUARE FEET	32 FEET	38 FEET (MEAN HT.)

COTTAGE LOT TYPE IS SFD

4. STRUCTURE SETBACKS PER S-06-16 AND PLAT No. 18744

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
COTTAGE	10' MIN.	4' MIN.*	20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

* THERE IS NO SIDE SETBACK (0') FOR A GARAGE.

A. A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCROACH ONTO THE ADJOINING LOT: (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
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 30' APART.
D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128.A.1 APPLIES, EXCEPT FOR THE FOLLOWING:
   - PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCROACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
   - STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
   - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

SITE OVERVIEW
SCALE: 1" = 300'

GRAPHIC SCALE 0 50 150 300

VICINITY MAP
SCALE: 1" = 2000'

ADC MAP 5052 GRID G6

HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

41EA N 544825.809
E 1339217.444
ELV.=407.053

46B2 N 539987.7277
E 1337218.484
ELV.=474.671

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.98	18.19	21.15 (40.7)	1.82	———
2 (MIDTOWN DISTRICT, AREA-1)	F-03-90	37.43	13.10	15.75 (42.1)	1.31	7.52 (47.7) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	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-05-139	3.12	1.09	1.23 (39.4)	0.00	———
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-112/113	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 (55.9)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	———
N/A	F-07-183	3.05	1.07	0.00	0.01	———
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.9) ③
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94	.581	———
TOTAL		328.36	114.92	119.27 (36.3)	11.28	14.18 (12.0)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
*** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).
① 7.52 AC. = COMMUNITY CENTER (O.S. 125 - 5.01 AC.), O.S. 126 (0.55 AC.) AND O.S. 230 (1.96 AC.)
② 0.29 AC. = PATHWAYS
③ 4.76 AC. = OS LOT 4 (4.76 AC.)
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 MLF.

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
406-408 & 433-434	0.70± AC	$ 5,190.00	$ 100.00
459-462	0.44± AC	$ 2,970.00	$ 100.00
475-477	0.39± AC	$ 3,330.00	$ 100.00
497-500	0.51± AC	$ 4,650.00	$ 100.00
501-508	0.86± AC	$ 7,980.00	$ 100.00
TOTAL	2.9± AC	$ 24,120.00	$ 500.00

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.

SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT PLAN / SITE DETAILS
3. SITE DEVELOPMENT PLAN / SITE DETAILS
4. SEDIMENT CONTROL PLAN
5. SEDIMENT CONTROL NOTES & DETAILS
6. LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS
7. LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
406	8452 TAWES STREET	497	7516 MORRIS STREET
407	8454	498	7514
408	8456	499	7512
		500	7510
433	7520 CARPENTER STREET		
434	7522 CARPENTER STREET	501	7511 MORRIS STREET
		502	7513
459	7343 TRAPPE STREET	503	7515
460	7339 TRAPPE STREET	504	7517
461	7335	505	7519
462	7331	506	7521
		507	7523
475	7535 MORRIS STREET	508	7525
476	7537		
477	7539		

WATER CODE: E21
SEWER CODE: 7695000

DEVELOPMENT NAME:	DISTRICT/AREA	LOTS	CENSUS TRACT
MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 5	HILLSIDE/AREA-5	406-408, 433-434, 459-462, 475-477, 497-508	6051.02

PLAT	ZONE	TAX MAP	GRID	ELEC. DIST.
21409-414	MXD-3	41	15,16, 21 & 22	5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/21/12
Chief, Division of Land Development — Date 2-21-12
Chief, Development Engineering Division — Date 2-10-12

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. 12975, EXPIRATION DATE: MAY 26, 2012.

2-3-12

STATE OF MARYLAND — CARLTON K. GUTSCHICK — REG. NO. 12975 — PROFESSIONAL ENGINEER

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\04001\06013\SDP-SFD\HILLSIDE-Area 5\SDP-12-026\06013-CS (Area5).dwg | DES. mbt | DRN. klp | CHK. mbt

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: MARK BENNETT

HOME BUILDER (CONTRACT PURCHASER):
MILLER and SMITH at MAPLE LAWN L.L.C.
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
PH: 703-821-2500
attn.: COLLEEN McCALL

COVER SHEET

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5
LOT Nos. 406-408, 433-434, 459-462, 475-477 and 497-508
(SFD RESIDENTIAL USE)
PLAT Nos. 21409-21414 and 21550-21552

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	06013
DATE	TAX MAP – GRID	SHEET
FEB. 2012	41	1 OF 7

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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% (MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 14% (MAX. ON THE LOW SIDE)

A	FOR 2-CAR GARAGE: 16' MIN.; 18' MAX. FOR 3-CAR GARAGE: 28' MAX. IF CONTINUOUS
B	2' FLARE MIN.
C	VARIES, SEE PLAN (3'-2" MIN.)

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

NOTE: CONTRACTOR SHALL COORDINATE YARD DRAIN ALIGNMENT WITH BUILDING CONSTRUCTION.

TYPICAL YARD DRAIN INSTALLATION NO SCALE

TYPICAL HOUSE FOOTPRINTS and ELEVATIONS

STANDARD (STD) ORIENTATION SHOWN SCALE: 1"=20'

NOTES:

1. ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESM'T.
2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
3. ALL WHC's TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4328-D, 24-4430-D, 24-4685-D & 24-4686-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
4. SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7419 FOLIO 292 THROUGH 366).
6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
7. ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 2712AG 8N OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (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 (1% MIN.) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 1.0' MIN. COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
8. INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
9. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
10. THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8259 F. 305&306

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.
406	384.36	391.96	459	389.15	391.90
407	376.59	380.23	460	389.31	392.11
408	374.16	377.64	461	389.46	392.26
			462	389.68	392.48
433	381.36	384.76			
434	390.02	392.81			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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

LOT	ELEVATION	LOT	ELEVATION
406	391.77	459	396.68
407	390.68	460	396.65
408	390.20	461	397.07
		462	397.58
433	387.22		
434	391.16		

WASTE MANAGEMENT NOTES:

1. ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAIVERS HAVE BEEN EXECUTED.
2. TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE.
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. APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.

SITE DEVELOPMENT PLAN LEGEND

--- 388 ---	EXISTING CONTOUR
388	PROPOSED CONTOUR
+88.22	PROPOSED SPOT ELEVATION
• • • •	LIMIT OF GRADING DISTURBANCE
	EXISTING PAVING
	EXISTING CURB & GUTTER
	METER VAULT
	1 1/2" WATER HOUSE CONNECTION (WHC, DASHED LINE TYP.)
EX. 8"W.	WATER LINE (PUBLIC)
	FIRE HYDRANT
EX. 8"S.	EXISTING SEWER MAIN (DASHED LINE)
SHC	SEWER HOUSE CONNECTION (SHC, SOLID LINE)
EX. SD	EXISTING STORM DRAIN
	EXISTING LIGHT POLE
	BGE TRANSFORMER PAD
	VERIZON EQUIPMENT (HH & FP)
	COMCAST EQUIPMENT
	PROPOSED FENCE LINE
	PROPOSED SCREEN WALL
	CONCRETE DRIVEWAY & SIDEWALK
	FOUNDATION STEM WALL REQUIRED (FSWR)
	PROPOSED HOUSE FFE = FINISHED FLOOR ELEVATION BSE = BASEMENT F.F.E. ELEVATION REV = REVERSED HOUSE ORIENTATION GAR = GARAGE (F-FRONT; B-BACK) TOF = TOP OF FOUNDATION
P.S. BRL	PRINCIPAL STRUCTURE BRL
G.S. BRL	GARAGE STRUCTURE BRL
SB&D	SAME BEARING AND DISTANCE
G	GAS LINE
E	ELECTRIC LINE
T	TELEPHONE LINE

GRAPHIC SCALE

0 10 20 40 80

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. 12975, EXPIRATION DATE: MAY 26, 2012.

STATE OF MARYLAND · CARLTON K. GUTSCHICK · REG. NO. 12975 · PROFESSIONAL ENGINEER

2-3-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/21/12
Chief, Division of Land Development	Date 2-21-12
Chief, Development Engineering Division	Date 2-10-12

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\04001\06013\SDP-SFD\HILLSIDE-Area 5\SDP-12-026\06013-SDP (Area 5).dwg	DES. MBT	DRN. KLP	CHK. MBT

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: MARK BENNETT

HOME BUILDER (CONTRACT PURCHASER):
MILLER and SMITH at MAPLE LAWN L.L.C.
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
PH: 703-821-2500
attn.: COLLEEN McCALL

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

HILLSIDE DISTRICT · AREA 5
LOT Nos. 406-408, 433-434, 459-462, 475-477 and 497-508
(SFD RESIDENTIAL USE)
PLAT Nos. 21409-21414 and 21550-21552

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
FEB. 2012	41	2 OF 7

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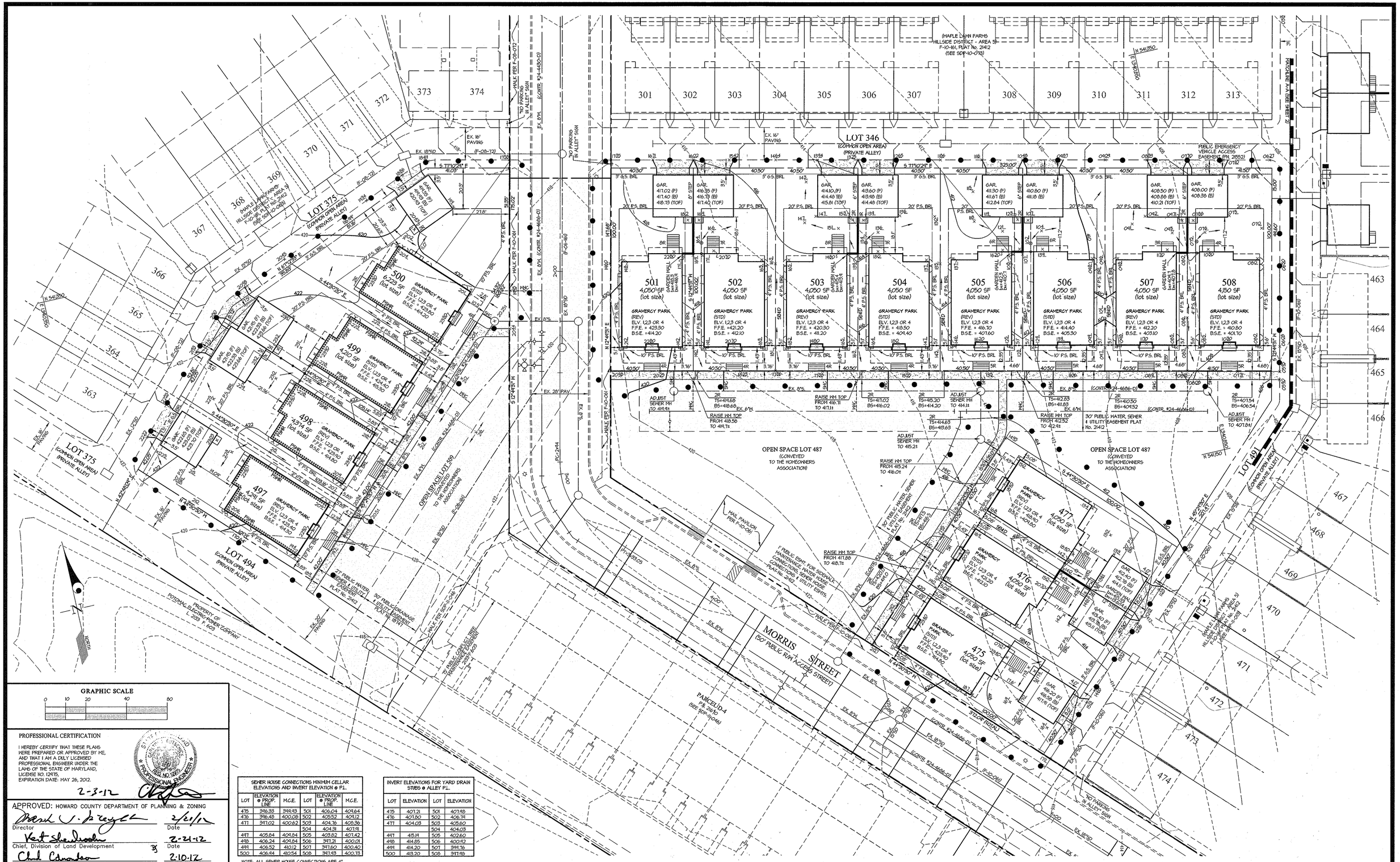

GRAPHIC SCALE

0 10 20 40 80

PROFESSIONAL CERTIFICATION

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2-3-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/21/12

Chief, Division of Land Development — Date 2-21-12

Chief, Development Engineering Division — Date 2.10.12

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.
475	386.33	384.93	501	406.04	404.64
476	386.48	400.08	502	405.52	404.12
477	341.02	400.62	503	404.76	403.36
			504	404.31	401.91
497	405.84	404.84	505	403.82	401.42
498	406.24	404.84	506	341.21	400.01
499	406.52	410.12	507	341.60	400.40
500	406.44	410.54	508	341.93	400.73

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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

LOT	ELEVATION	LOT	ELEVATION
475	407.21	501	407.88
476	407.20	502	406.74
477	404.03	503	405.60
		504	404.03
497	415.91	505	402.60
498	414.85	506	400.42
499	414.20	507	398.76
500	413.20	508	397.46

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2007\DRAWINGS\MAYO\2007139-SDP-STO\WILSON-Area 5\SDP-12-026\26013-SDP (Area 5).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.

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SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

HILLSIDE DISTRICT - AREA 5
LOT Nos. 406-408, 433-434, 459-462, 475-477 and 497-508
(SFD RESIDENTIAL USE)
PLAT Nos. 21409-21414 and 21550-21552

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
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FEB. 2012	41	3 OF 7

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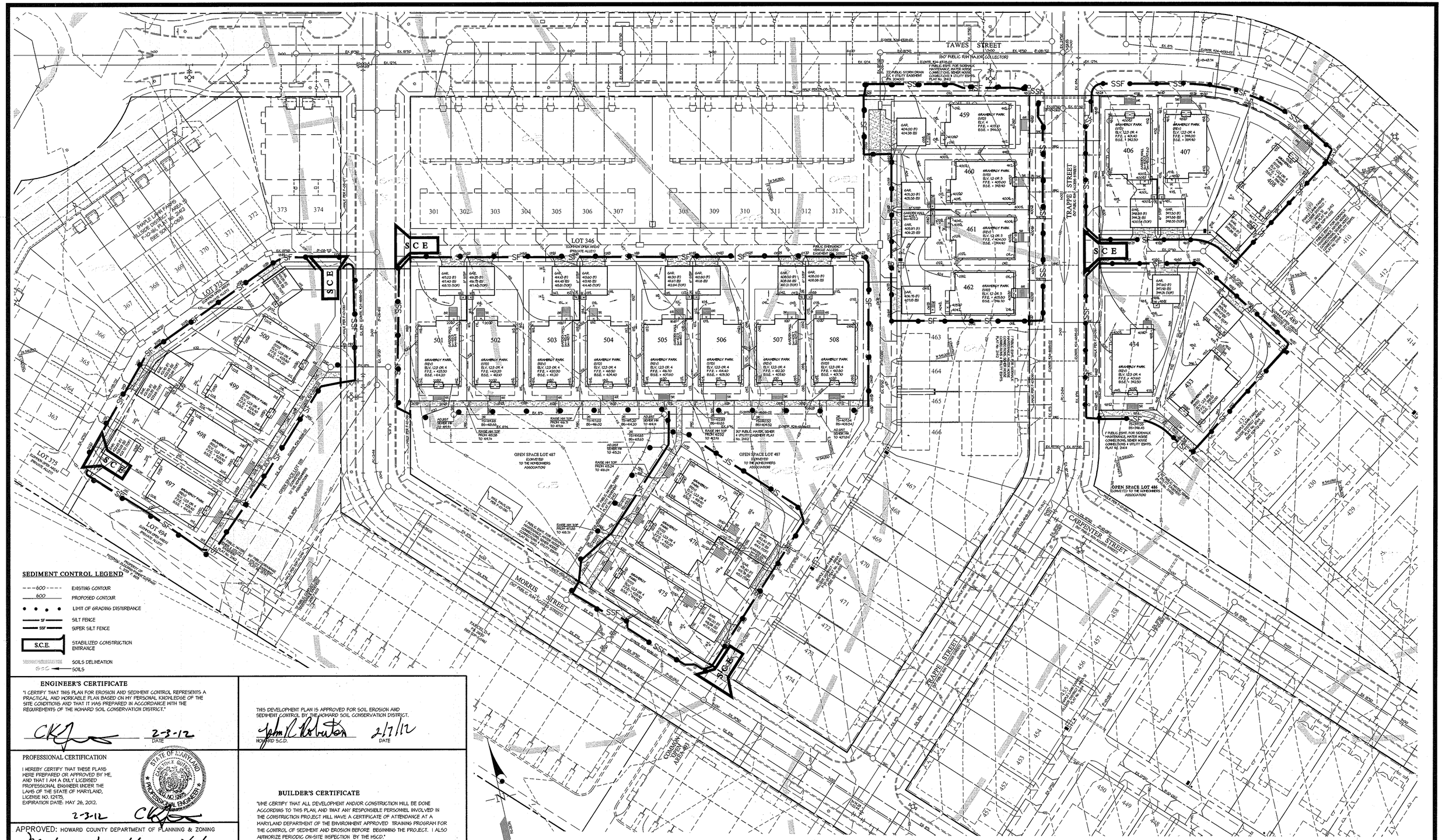
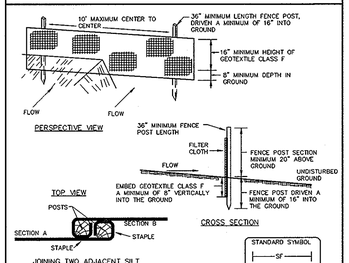
SDP - 12 - 026


TAWES STREET
(50' PUBLIC R/W MAJOR COLLECTOR)
TRAPPE STREET
(50' PUBLIC R/W MAJOR COLLECTOR)
MORRIS STREET
(50' PUBLIC R/W MAJOR COLLECTOR)
MAPLE STREET
(50' PUBLIC R/W MAJOR COLLECTOR)
CARPENTER STREET
(50' PUBLIC R/W MAJOR COLLECTOR)
LOT 346
(COPPIN OPEN AREA)
(PRIVATE ALLEY)
PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT (SEE 20503)
LOT 373
(COPPIN OPEN AREA)
(PRIVATE ALLEY)
LOT 375
(COPPIN OPEN AREA)
(PRIVATE ALLEY)
LOT 194
(COPPIN OPEN AREA)
(PRIVATE ALLEY)
OPEN SPACE LOT 487
(CONVEYED TO THE HOMEOWNERS ASSOCIATION)
OPEN SPACE LOT 486
(CONVEYED TO THE HOMEOWNERS ASSOCIATION)
COMMON OPEN AREA (OS-1)
(PRIVATE ALLEY)
(MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 5 PLAT NO. 21409-21414 AND 21550-21552) (SEE SDP-10-069)
PROPERTY OF LAURA F. KEE
PROPERTY OF LAURA F. KEE AND SUSANNE
SCE
SF
SSF
JS
OS
GRAVELLY PARK
(REV)
ELEV. 123 OR 4
F.F.E. = 425.50
B.S.E. = 414.20
GAR. 414.20 (F) 414.20 (B) 426.70 (TOP)
GAR. 414.40 (F) 414.40 (B) 426.90 (TOP)
GAR. 414.60 (F) 414.60 (B) 414.60 (TOP)
GAR. 414.80 (F) 414.80 (B) 412.84 (TOP)
GAR. 415.00 (F) 415.00 (B) 427.10 (TOP)
GAR. 415.20 (F) 415.20 (B) 427.30 (TOP)
GAR. 415.40 (F) 415.40 (B) 427.50 (TOP)
GAR. 415.60 (F) 415.60 (B) 427.70 (TOP)
GAR. 415.80 (F) 415.80 (B) 427.90 (TOP)
GAR.

DETAIL 22 – SILT FENCE



JOINING TWO ADJACENT SILT FENCE SECTIONS

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 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

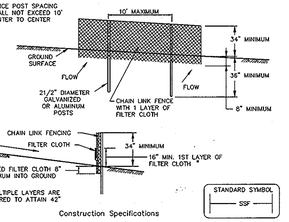
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges 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

DETAIL 33 – SUPER SILT FENCE

NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the 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.

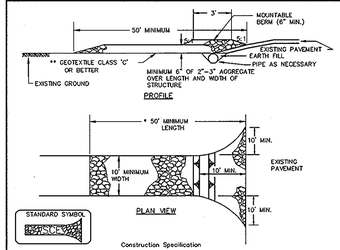
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE M – 26 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).

2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

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

5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

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

DUST CONTROL

DEFINITION

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS – SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLE TO PREVAILING CURRENTS AT INTERVALS AT ABOUT TEN TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED TREATMENT.

PERMANENT METHODS

1. PERMANENT VEGETATION – SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

2. TOPSOILING – COVERING WITH LESS EROSIVE SOIL MATERIAL. SEE STANDARDS FOR TOP SOIL.

3. STONE – COVER SURFACE WITH CRUSHED STONE OR GRAVEL.

REFERENCES

1. AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS.

2. AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION, USDA, ARS.

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 & SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

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

B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE IF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND HORRED 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 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

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

1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.

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

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

V. TOPSOIL APPLICATION

A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.

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

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

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

1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 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/1,000 SQUARE FEET.

B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA PUB. 91, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

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 THERETO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANIAL, 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, SOD, 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 406-408 & 433-434	LOTS 454-462	LOTS 475-477	LOTS 497-500	LOTS 501-508
TOTAL AREA OF SITE	0.54± AC.	0.37± AC.	0.28± AC.	0.44± AC.	0.74± AC.
AREA DISTURBED	0.70± AC.	0.44± AC.	0.39± AC.	0.51± AC.	0.86± AC.
AREA TO BE ROOFED OR PAVED	0.24± AC.	0.20± AC.	0.16± AC.	0.21± AC.	0.44± AC.
AREA TO BE VEGETATIVELY STABILIZED	0.25± AC.	0.24± AC.	0.23± AC.	0.30± AC.	0.42± AC.
TOTAL CUT	1840± CY	1800± CY	580± CY	1500± CY	2655± CY
TOTAL FILL	1840± CY	1800± CY	580± CY	1500± CY	2655± CY
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE	NONE	NONE

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

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

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

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

PERMANENT SEEDING NOTES

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

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

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

1) PREFERRED – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 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 (9 LBS/1000 SQ FT).
2) ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

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

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ.FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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."

2-3-12
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. 12975, EXPIRATION DATE: MAY 26, 2012.

STATE OF MARYLAND – CARLTON RAY GUTSCHICK – REG. NO. 12975 – PROFESSIONAL ENGINEER

2-3-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/21/12

Chief, Division of Land Development — Date 2-21-12

Chief, Development Engineering Division — Date 2-10-12

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. DURATION: 1/2 day.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 2 days.
4. CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: 3-4 months.
5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: 1-day.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

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 — 2/2/12
SIGNATURE OF DEVELOPER/BUILDER — DATE

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

John P. Robertson — 2/7/12
HOWARD S.C.D. — DATE

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

...04001\09013\HILLSIDE-4 SFA\SDP\09013-SDP-DET.dwg | DES. MBT | DRN. KLP | CHK. MBT

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: MARK BENNETT

HOME BUILDER (CONTRACT PURCHASER):
MILLER and SMITH at MAPLE LAWN L.L.C.
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
PH: 703-821-2500
attn.: COLLEEN McCALL

SEDIMENT CONTROL NOTES and DETAILS

MAPLE LAWN FARMS

HILLSIDE DISTRICT - AREA 5
LOT Nos. 406-408, 433-434, 459-462, 475-477 and 497-508
(SFD RESIDENTIAL USE)
PLAT Nos. 21409-21414 and 21550-21552

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	06013
DATE	TAX MAP – GRID	SHEET
FEB. 2012	41	5 OF 7

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SDP - 12 - 026

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	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
COTTAGE	406	42.0'	11	69.67'	18	1	24	1 ORNAMENTAL FOR 5 SHRUBS	
	407	66.8'	17	N/A	N/A	1	12	1 ORNAMENTAL FOR 5 SHRUBS	
	408	68.65'	18	N/A	N/A	1	13	1 ORNAMENTAL FOR 5 SHRUBS	
	433	40.0'	10	N/A	N/A	1	10		
	434	41.11'	11	69.67'	18	1	24	1 ORNAMENTAL FOR 5 SHRUBS	
	459	42.0'	11	69.67'	18	1	19	2 ORNAMENTALS FOR 10 SHRUBS	
	460	40.0'	10	N/A	N/A	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	
	461	40.0'	10	N/A	N/A	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	
	462	40.0'	10	N/A	N/A	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	
	475	40.5'	11	69.67'	18	1	24	1 ORNAMENTAL FOR 5 SHRUBS	
	476	40.5'	11	N/A	N/A	0	11	2 ORNAMENTALS FOR 1 SHADE TREE	
	477	40.5'	11	N/A	N/A	1	11		
	497	42.0'	11	N/A	N/A	0	16	1 ORNAMENTAL & 5 SHRUBS FOR 1 SHADE TREE	
	498	42.0'	11	N/A	N/A	0	16	1 ORNAMENTAL & 5 SHRUBS for 1 SHADE TREE	
	499	42.0'	11	N/A	N/A	0	16	1 ORNAMENTAL & 5 SHRUBS for 1 SHADE TREE	
	500	54.32'	14	69.67'	18	1	27	1 ORNAMENTAL FOR 5 SHRUBS	
	501	40.5'	11	69.67'	18	1	19	2 ORNAMENTALS FOR 10 SHRUBS	
	502	40.5'	11	N/A	N/A	1	11		
	503	40.5'	11	N/A	N/A	0	11	2 ORNAMENTALS FOR 1 SHADE TREE	
	504	40.5'	11	N/A	N/A	1	11		
	505	40.5'	11	N/A	N/A	0	11	2 ORNAMENTALS FOR 1 SHADE TREE	
	506	40.5'	11	N/A	N/A	1	11		
	507	40.5'	11	N/A	N/A	0	11	2 ORNAMENTALS FOR 1 SHADE TREE	
	508	41.5'	11	N/A	N/A	1	11		

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

COMMENTS:

A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:
1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS; 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE

B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

C. PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.

STATE OF MARYLAND
Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT
933
1/03/12

LANDSCAPE SURETY PER LOT

BUILDER	LOT No.	PLANT QUANTITY SHADE TREE	SHRUBS	SURETY AMOUNT
Miller and Smith at MAPLE LAWN L.L.C.	406	1	29	$1,170.00
	407	1	17	$810.00
	408	1	18	$840.00
	*433	2	10	$900.00
	*434	2	29	$1,470.00
	459	1	29	$1,170.00
	460	1	10	$600.00
	461	1	10	$600.00
	462	1	10	$600.00
	*475	2	29	$1,470.00
	*476	2	11	$930.00
	*477	2	11	$930.00
	*497	2	11	$930.00
	*498	2	11	$930.00
	*499	2	11	$930.00
	*500	3	32	$1,860.00
	*501	2	29	$1,470.00
	*502	2	11	$930.00
	*503	2	11	$930.00
	*504	2	11	$930.00
	*505	2	11	$930.00
	*506	2	11	$930.00
	*507	2	11	$930.00
	*508	2	11	$930.00
TOTAL		42	384	$24,120.00

* FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN, STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THOROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE EIGHTEEN TREES SHOWN ON THE OPEN SPACE LOTS IN FRONT OF LOTS 433-434, 475-477, 497-500, 501-508 SHALL BE THE SAME SPECIES AS THE ADJOINING STREET TREES.

THE 18 TREES ARE BOND (@ $300/TREE) W/ THE LISTED LOTS

HOWEVER, THE SHADE TREES FOR LOTS 497-500 WERE PLANTED IN THE REAR OF THESE LOTS, DUE TO THE FACT THAT THERE ARE RECORDED PUBLIC EASEMENTS IN THE GREEN AREA THAT FRONT THESE LOTS. THE SHADE TREES CANNOT BE PLANTED WITHIN THESE EASEMENT AREAS. ALSO, THESE 4 LOTS (497-500) REQUIRE 5 TREES TO BE PLANTED, LOT 500 GETS THE EXTRA TREE BONDED WITH IT.

PLANT LIST

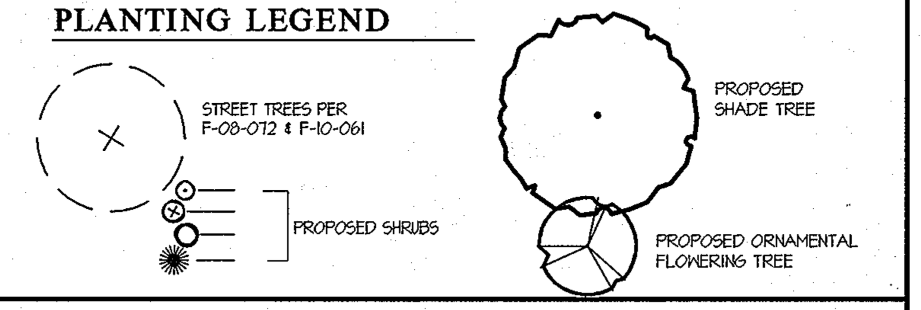
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	31	ALL SHADE TREES SHALL BE 2.5"-3" CAL. AND 12' MIN. HT.	ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FREEMANII 'CELZAM / CELEBRATION FREEMAN MAPLE ACER SACCHARUM 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS PHELLOS / WILLOW OAK 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
	27	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1.5"-2" CAL. AND 8-10' HT.	AMELANCHER CANADENSIS/ SHADBLOW SERVICEBERRY CRATAEGUS VIRDIS 'WINTER KING'/ WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE 'TONTO'	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
	164	ALL 18" - 24" SPREAD	AZALEA VAR.: 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
	62	ALL 24" - 30" SPREAD	AZALEA VAR.: 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' BERBERIS THUNDERFII ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PIGMY BARBERRY DEUTZIA GRACILIS/ SLENDER DEUTIZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
	73	ALL 24" - 30" SPREAD & 2.5' - 3' HT.	EUONYMUS ALATUS 'COMPACTA'/ DWARF WINGED EUONYMUS EUONYMUS KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULFTIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON 'PJM'/ PJM RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESI / KOREAN SPICE VIBURNUM BUXUS SEMPERVIRENS / BOXWOOD	ALL CONTAINERIZED
	50	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 OCCIDENTIALIS 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE	ALL CONTAINERIZED

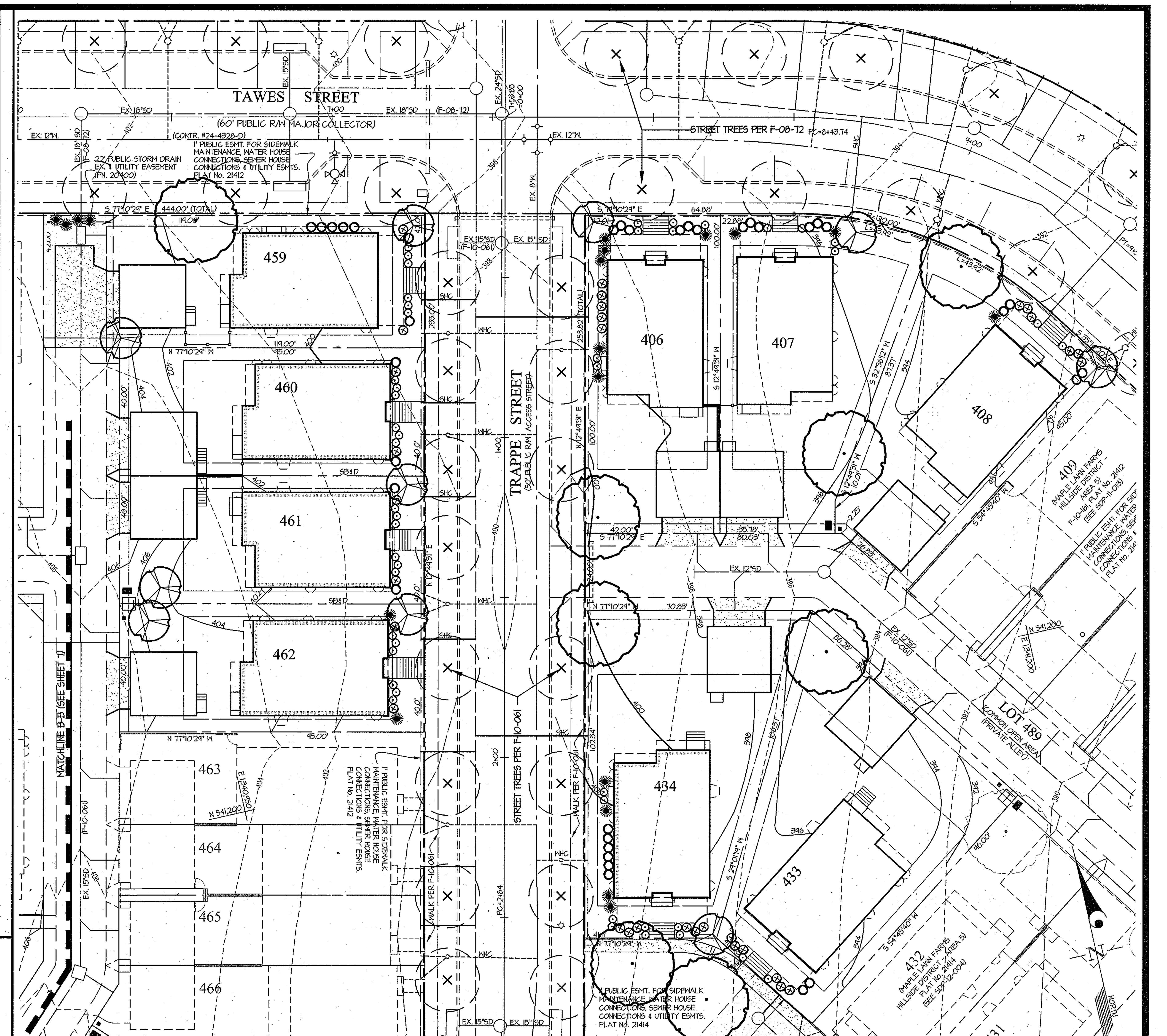
RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY					
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MLF DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1:4 OF BLDG. SIDE LENGTH)					
PERIMETER LOCATION	LOT 406	LOT 434	LOT 459	LOT 475	LOT 500	LOT 501
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	69.67' *	69.67' *	69.67' *	69.67' *	69.67' *	69.67' *
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	← PER SCHEDULE-C N/A 18	N/A 18	N/A 18	N/A 18	N/A 18	N/A 18
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (@ 2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	← PER SCHEDULE-C 0 0 ← SEE SCHEDULE-C	0 0	0 0	0 0	0 0	0 0

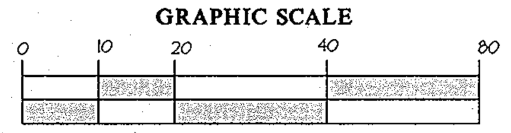
* THE OPTIONAL EXTENDED BUILDING FEATURES ARE INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.

PLANTING LEGEND

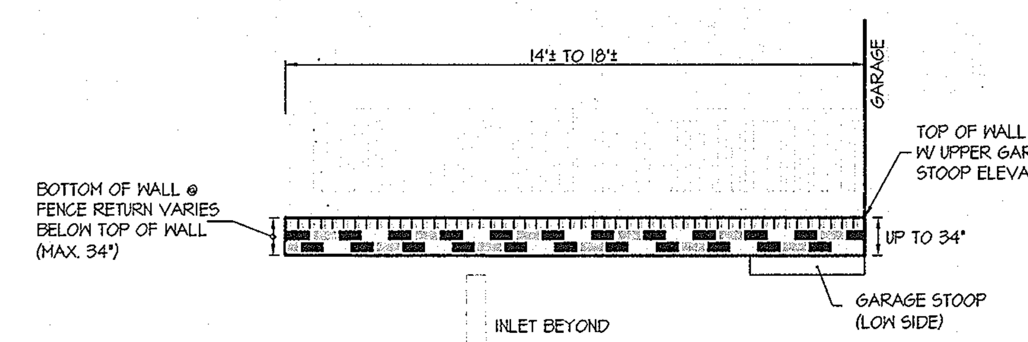




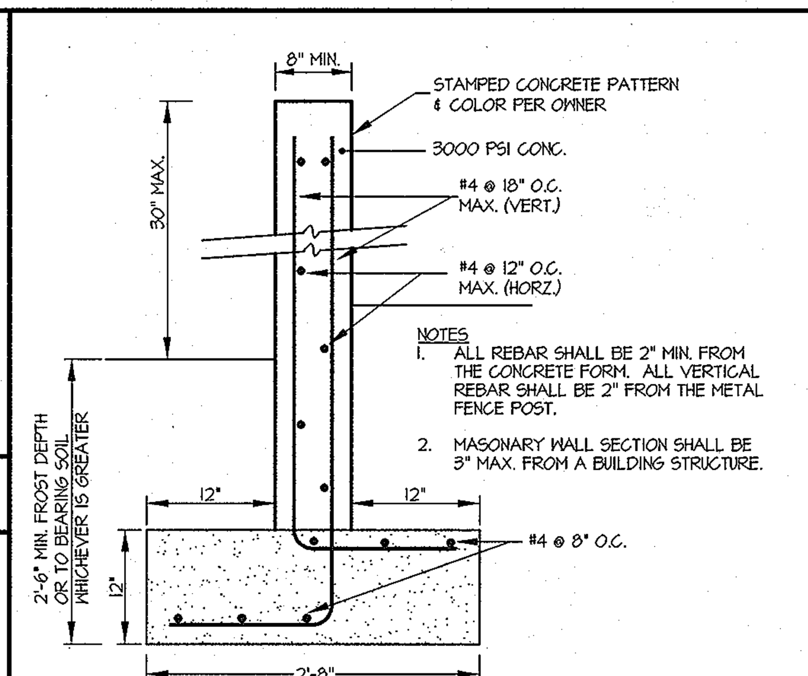
GRAPHIC SCALE



THIS PLAN IS FOR PLANTING PURPOSES ONLY

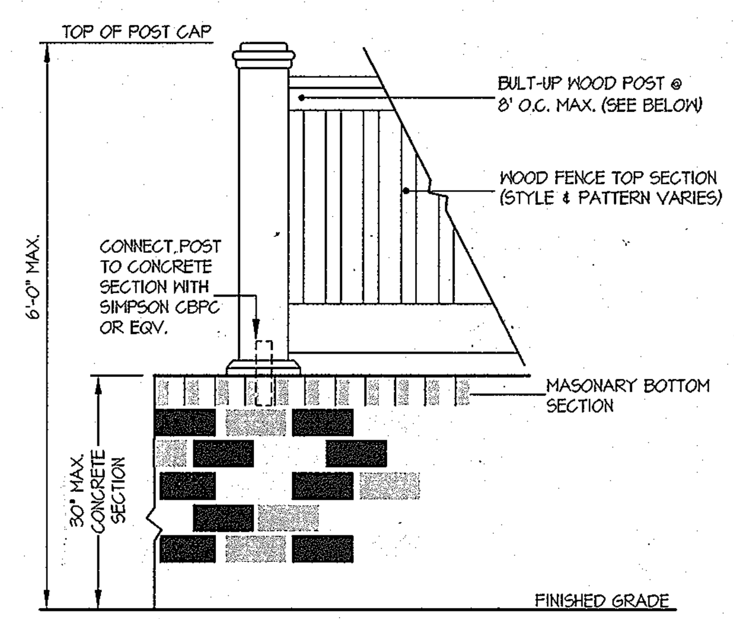


TYP. SCREEN WALL ELEVATION FROM LOW SIDE (LOTS 407, 460, 477, 502, 504, 506 & 508) SCALE: 1" = 4'

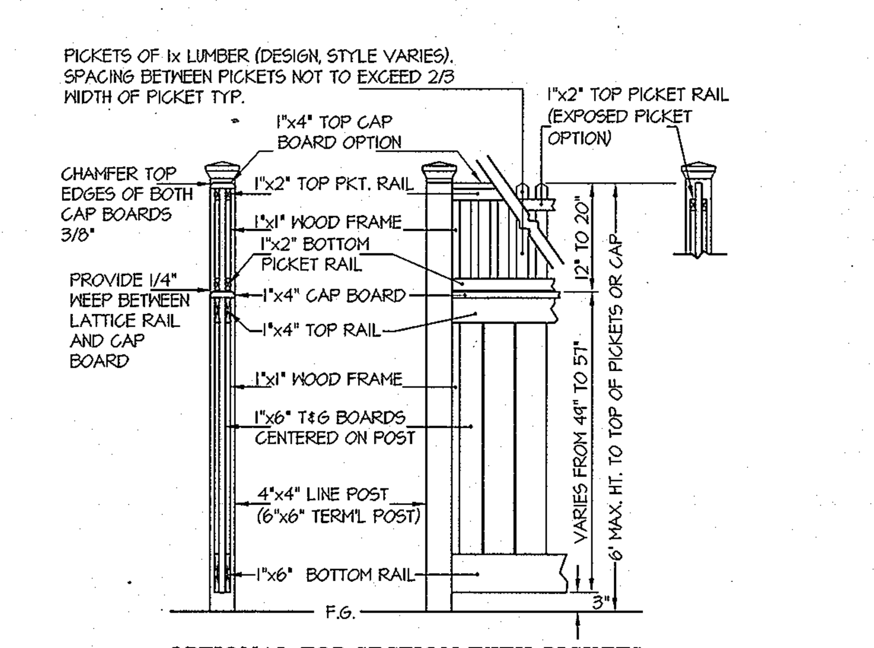


NOTES
1. ALL REBAR SHALL BE 2" MIN. FROM THE CONCRETE FORM. ALL VERTICAL REBAR SHALL BE 2" FROM THE METAL FENCE POST.
2. MASONARY WALL SECTION SHALL BE 3" MAX. FROM A BUILDING STRUCTURE.

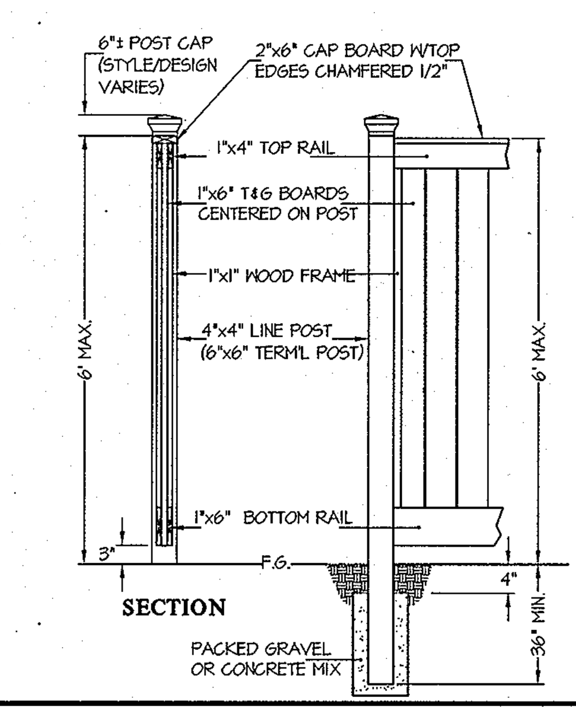
MASONRY BOTTOM SECTION



SCREEN WALL / GARDEN WALL DETAILS NO SCALE



OPTIONAL TOP SECTION WITH PICKETS



SECTION

FENCE NOTES:
1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESM'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 7419 FOLIO 292 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 MLF.
5. FENCES SHALL BE MAKE 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 8' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS. ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
7. THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
8. FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
9. MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRC.

PRIVACY FENCE NOTES and DETAILS SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	4/21/12 Date
Chief, Division of Land Development	2-21-12 Date
Chief, Development Engineering Division	2.10.12 Date

DEVELOPER'S/BULDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF 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 2/2/12
NAME DATE

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\04001\06013\SDP-SFD\HILLSIDE-Area 5\SDP-12-026\06013-LS (Area 5).dwg | DES. MBT | DRN. KLP | CHK. MBT

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: MARK BENNETT

HOME BUILDER (CONTRACT PURCHASER):
MILLER and SMITH at MAPLE LAWN L.L.C.
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
PH: 703-821-2500
attn.: COLLEEN McCALL

LANDSCAPE PLAN

MAPLE LAWN FARMS

HILLSIDE DISTRICT · AREA 5
LOT Nos. 406-408, 433-434, 459-462, 475-477 and 497-508
(SFD RESIDENTIAL USE)
PLAT Nos. 21409-21414 and 21550-21552

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP – GRID	SHEET
FEB. 2012	41	6 OF 7

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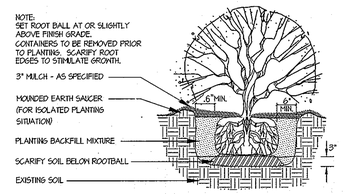
LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-06-16 AND PB CASE No. 378.
2. 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.
3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
4. 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.
5. 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.
6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 4).
8. 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
9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
11. "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF $24,120.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

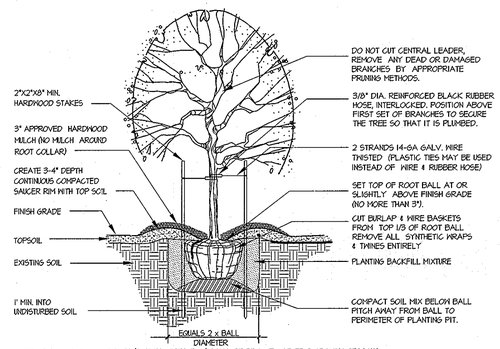
384 SHRUBS AT $30/SHRUB = $ 11,520.00
42 TREES AT $300.00/TREE = $ 12,600.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

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.
3. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.



SHRUB PLANTING DETAIL NTS



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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/21/12
Chief, Division of Land Development	Date 2-21-12
Chief, Development Engineering Division	Date 2.10.12

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L:\2600\DRAWINGS\2600\2600LS\SDP-12-026\2600LS-Area 5\SDP-12-026\2600LS-Area 5).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.

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LANDSCAPE PLAN

MAPLE LAWN FARMS

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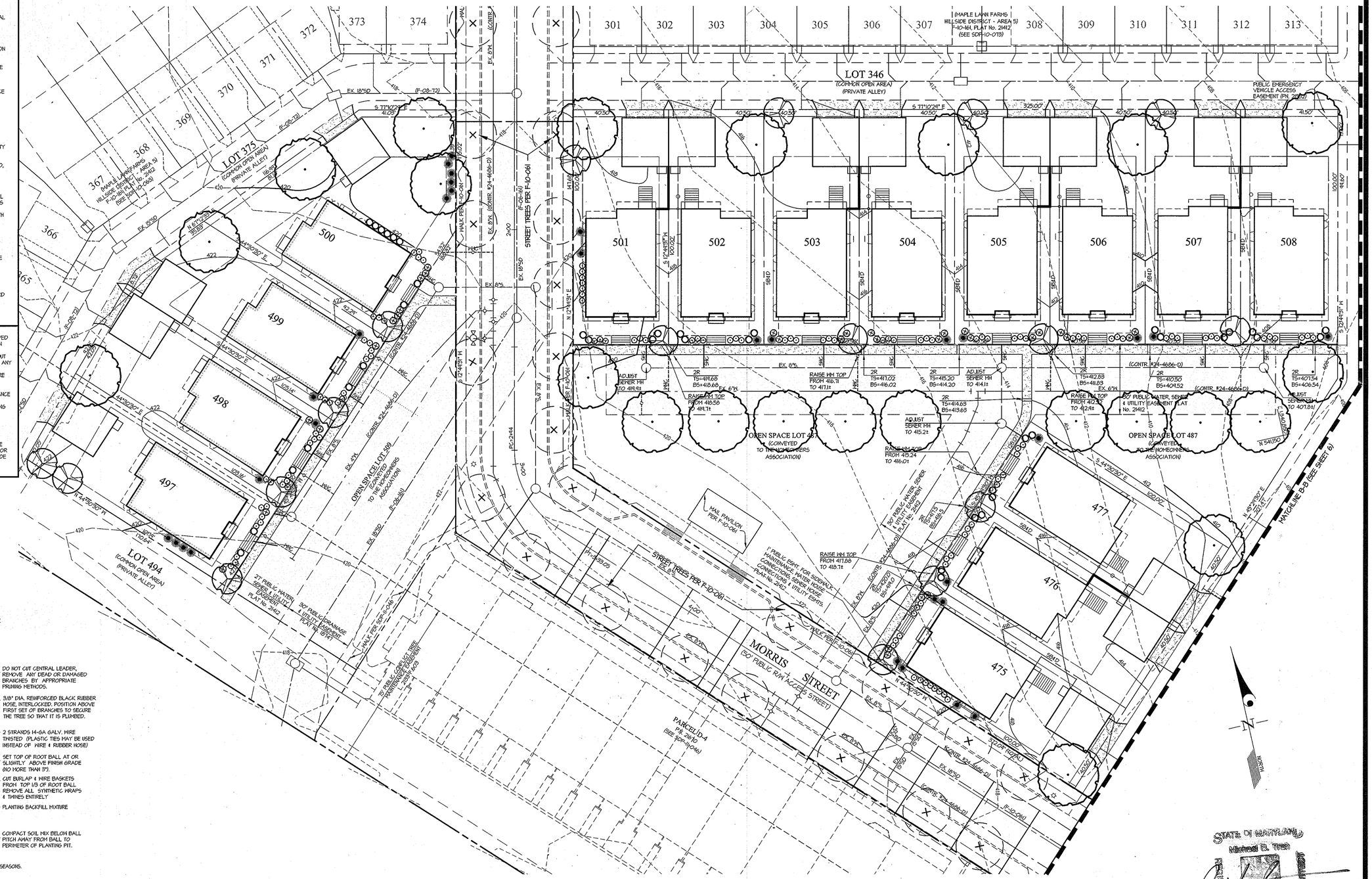

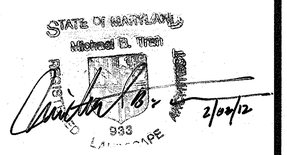

GRAPHIC SCALE
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THIS PLAN IS FOR PLANTING PURPOSES ONLY

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