

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) 393-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MIS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
 TAX MAP: 41
 ELECTION DISTRICT: 5
 ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (Nos. 40-63) FOR THIS SITE DEVELOPMENT PLAN 1.861 ACRES.
 FOR OTHER SUBDIVISIONS RELATED TO THIS SITE SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-11, 5-06-16, ZB-495M, ZB-102M, PB-353, PB-378, MP-01-11, MP-03-02, MP-05-12, MP-07-12, MP-08-04, P-02-12, P-07-16, F-08-54, F-08-55, F-10-06, F-10-14, F-11-41, SGP-06-61, SGP-06-61, SGP-08-58, SGP-08-14, SGP-04-60, SGP-10-02, SGP-01-43, F-08-105, F-04-16, F-04-11, P-11-00, F-12-021
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-012 & 6 L.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46B & 46D.
- STORM-WATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY EXISTING REGIONAL FACILITY CONSTRUCTED ON OPEN SPACE LOT 3 IN THE WESTSIDE DISTRICT UNDER F-09-55. THE EXISTING FACILITY ON OPEN SPACE LOT 3 IS FULLY OWNED AND MAINTAINED. THE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE LOT 66 IN THE WESTSIDE DISTRICT-AREA 2 AND CONSTRUCTED UNDER F-12-021.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT #24-4521-D & #24-4701-D) AND THE WATER METERS IN OUTSIDE VAULTS. 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 1812.02 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-054.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 1612A 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 AND THE GRADING PERMIT CHART ON SHEET 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12' (NO SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATINGS (1/2" MIN.)
 C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING)
 E. DRAINAGE ELEVATIONS - 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 AT CURBSIDE FOR LOTS 40-53 AND IN THE ALLEY FOR LOTS 54-63.
- BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH (HAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 120.2A.J OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-11 APPROVAL PRIOR TO 11-05-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 1812.02 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" IN THE COVENANT FOUND AT L. 8294 F. 30543
- NO GRASS, 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 SETBACKS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFP AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-353, PB 378 AND ZB-495M.
- 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 (5-01-11) AND PB CASE NO. 378 AND 5-06-16.
- BUILDABLE LOTS 40-63 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 ROSE CONNECTION AND SEWER ROSE CONNECTION.
- 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

- GENERAL SITE ANALYSIS DATA
 - PRESENT ZONING: MXD-3 PER ZB-495M
 - PROPOSED USE OF SITE: 24 SFA RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4521-D & #24-4701-D)
 - PARKING PROVIDED PER SEC. 183.D.2(a): 24 SPACES/UNIT x 2 = 48 SPACES
 - PARKING PROVIDED: 48 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: 71,232 SF OR 1.641 AC.
 - AREA OF THIS PLAN SUBMISSION: 1.861 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 1.207 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDINGS HT.
TOWNHOME	40-63	N/A	N/A	50 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER F-12-021 AND PLAT NO. 22044-22051

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOME	0'	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHMENT) GARAGE OR TO ACCESSORY STRUCTURES.

 - BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
 - 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/VLANE R.O.W.) SHALL BE 30' APART.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 120.2A.J APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS AND VILLAS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS AND VILLAS. PORCHES TO WITHIN 12' FROM THE FRONT PROPERTY LINE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - 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 (WALL FOOTINGS MUST BE OUTSIDE ANY EASEMENTS), NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 20" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.
 - MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

MAPLE LAWN FARMS

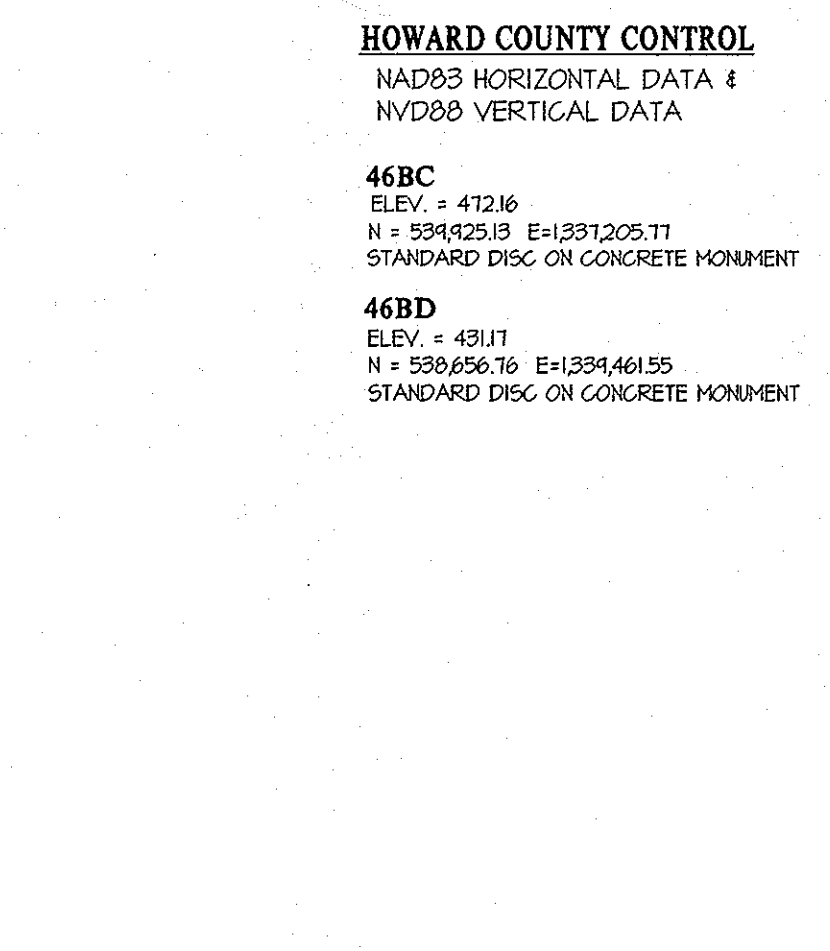
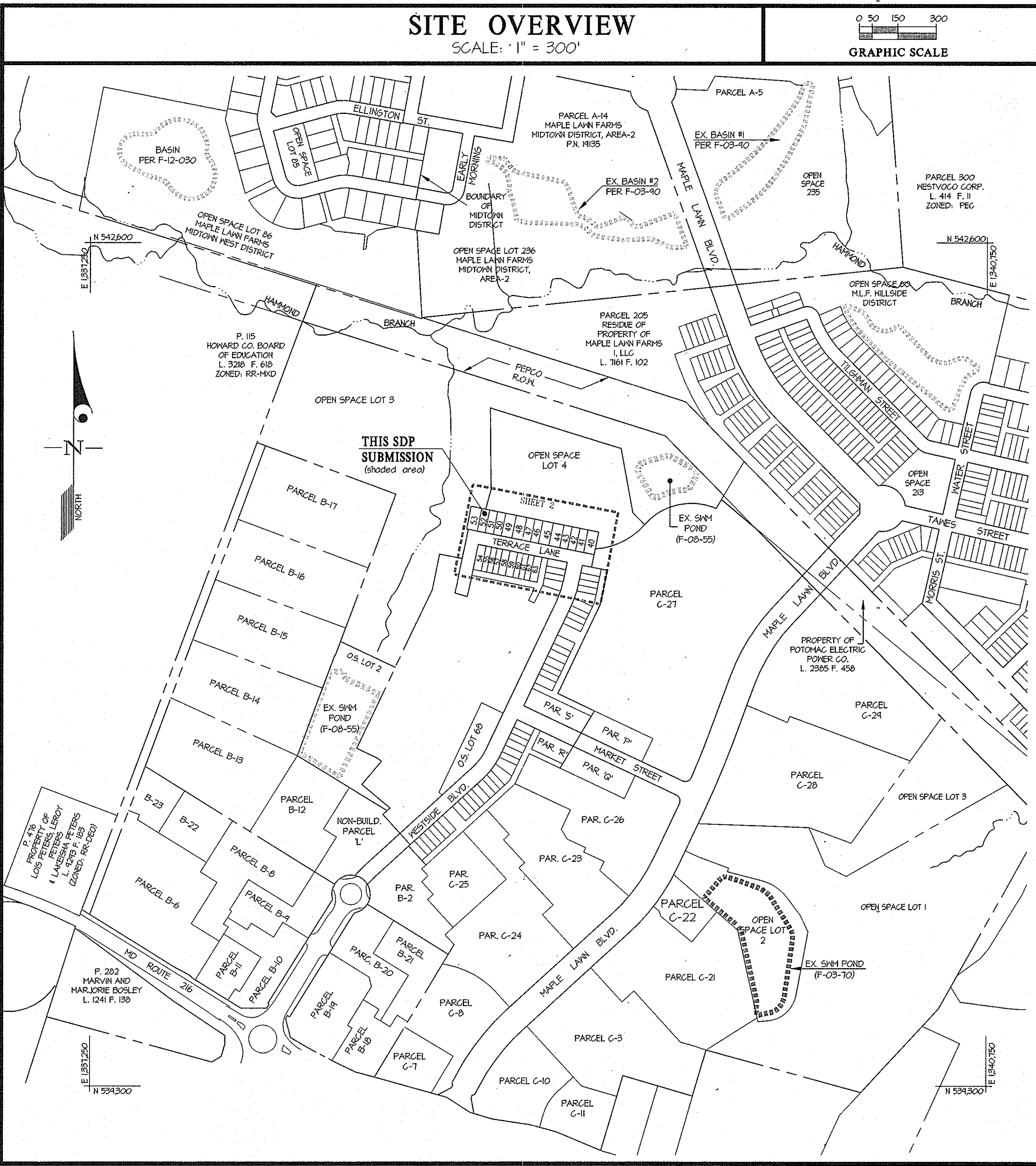
SITE DEVELOPMENT PLAN

WESTSIDE DISTRICT - AREA 2

LOT Nos. 40-63

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



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. (R) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (R) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.48	18.14	21.5 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	17.43	6.10	15.15 (42.1)	1.31	1.52 (41.7)
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	15.41	5.41	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	1.04	1.23 (34.4)	0.00	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-121/113	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 (55.6)	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	40.60	14.21	26.65 (24.4)	3.17	4.16 (11.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (0.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.04 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-24	30.22	10.58	13.54 (44.4)	1.06	1.24 (4.5)
N/A	F-12-15	4.31	1.51	0.00 (0.0)	0.31	0.00 (0.0)
TOTAL		364.60	124.36	133.82 (36.2)	12.71	16.14 (2.1)

* 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 1.52 AC. = COMMUNITY CENTER (0.5, 1.25 - 5.01 AC.), 0.5, 1.26 (0.35 AC.) AND 0.5, 2.30 (1.96 AC.)
 ② 0.24 AC. = PATHWAYS
 ③ 4.76 AC. = OS LOT 4 (4.76 AC.)
 ④ 0.61 ACRES = OS Lot 88 (0.61 AC.)
 ⑤ 1.24 ACRES = OS Lot 85 (0.63 AC.), and OS Lot 84 (0.66 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
40-53	1.174 AC	\$ 3,900.00	\$ 100.00
54-63	0.641 AC	\$ 2,700.00	\$ 100.00
TOTAL	1.814 AC	\$ 6,600.00	\$ 200.00

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

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SEPARATE CONTROL PLAN
- LANDSCAPE PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
40	11200 TERRACE LANE	54	11231 TERRACE LANE
41	11202	55	11224
42	11204	56	11227
43	11206	57	11229
44	11208	58	11233
45	11210	59	11234
46	11214	60	11217
47	11216	61	11215
48	11218	62	11213
49	11222	63	11211
50	11224		
51	11226		
52	11228		
53	11230		

PERMIT INFORMATION CHART

WATER CODE: E21	SEWER CODE: 7645000
DEVELOPMENT NAME: MAPLE LAWN FARMS	DISTRICT/AREA: WESTSIDE DISTRICT/ AREA 2
PLAT: H870 4 22044-22051	LOT: 40-63
ZONE: MXD-3	ELEC. DIST.: 5
TAX MAP: 414-46	GRID: 2143
SCALE: AS SHOWN	ZONING: MXD-3
DATE: NOV./2012	TAX MAP - GRID: 41-21/46-3
	G. L. W. FILE No.: 12030
	SHEET: 1 OF 4

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 Date: **NOVEMBER 15, 2012**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: **12/10/12**
 Chief, Division of Land Development: *[Signature]* Date: **12/6/12**
 Chief, Development Engineering Division: *[Signature]* Date: **12/6/12**

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. 12478, EXPIRATION DATE: MAY 26, 2014.
11-20-12 *[Signature]*

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

DATE	REVISION	BY	APPR.

PREPARED FOR:
 MAPLE LAWN FARMS (SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 RESTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
 WILLIAMSBRIG GROUP, LLC
 5465 HARRIS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PH: 410-997-8800
 ATTN: BOB CORBETT

COVER SHEET
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 2
 LOT Nos. 40-63
 (SFA RESIDENTIAL USE)
 PLAT Nos. 19870 and 22044-22051

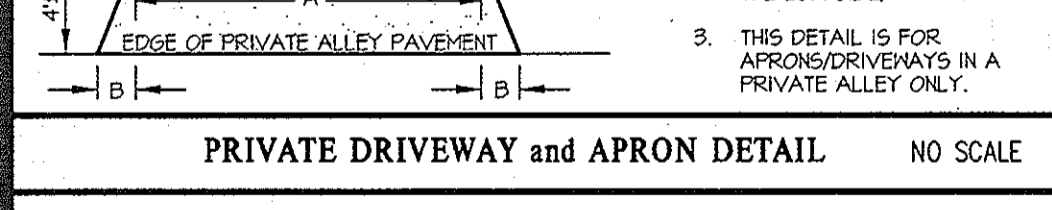
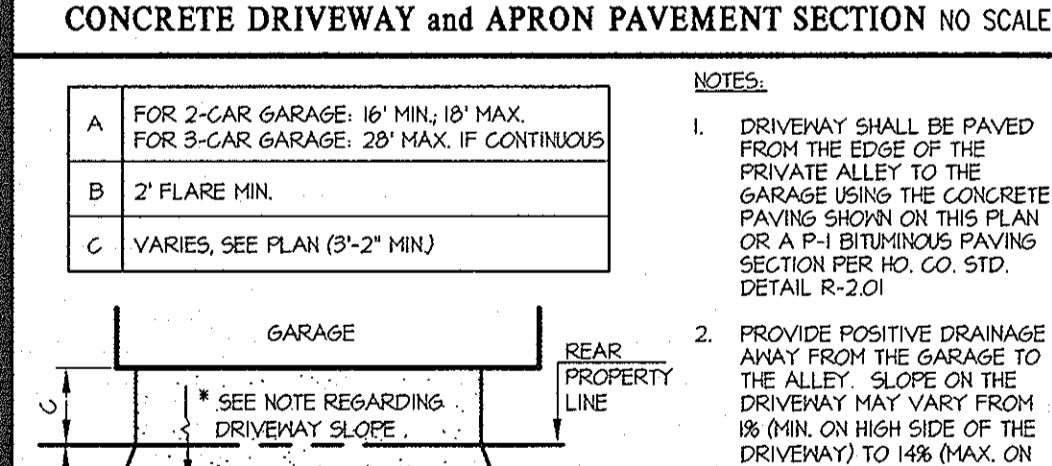
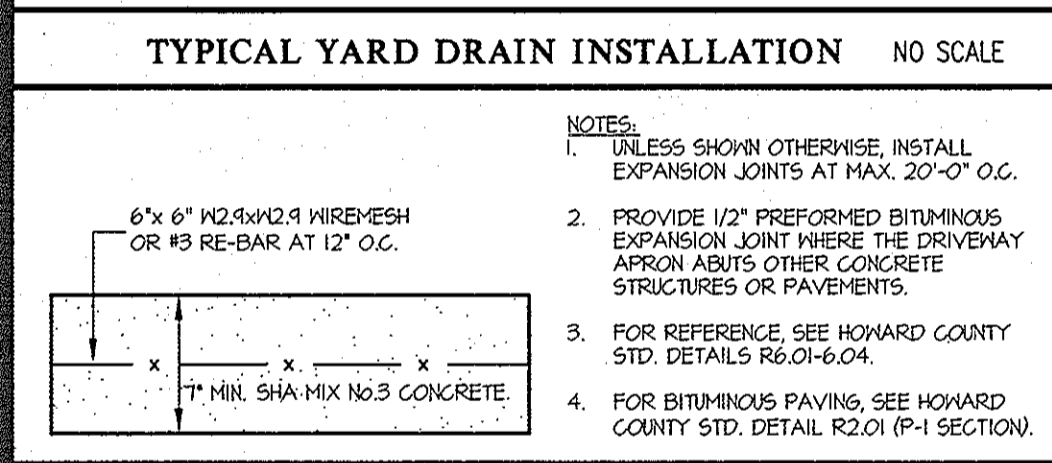
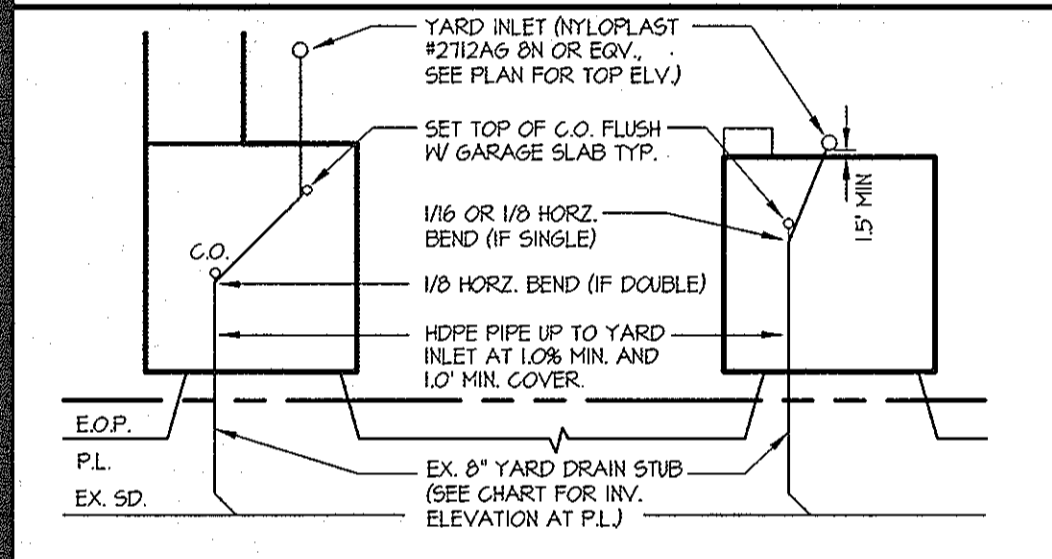
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN LEGEND

- 380 --- EXISTING CONTOUR
- 388 --- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)
- WATER LINE (PUB.)
- FIRE HYDRANT
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX. SD
- EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & F)
- COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT FFE ELEVATION
- REV = REVERSED HOUSE ORIENTATION
- GAR = GARAGE (F-FRONT, B-BACK)
- TOP = TOP OF FOUNDATION
- FOT = FOTER
- MDRM = MID-ROOM
- P.S. BRL = PRINCIPAL STRUCTURE BRL
- G.S. BRL = GARAGE STRUCTURE BRL
- SBID = SAME BEARING & DISTANCE
- FC = FOREST CONSERVATION EAEMENT

- WASTE MANAGEMENT NOTES:**
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDING DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
 - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.

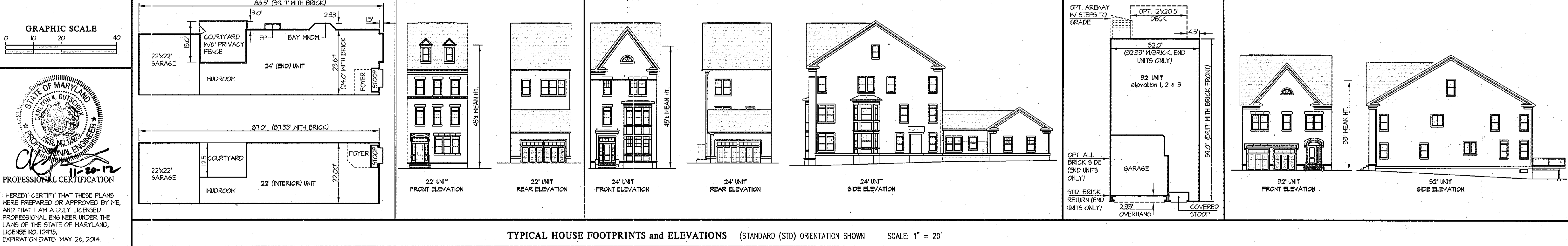
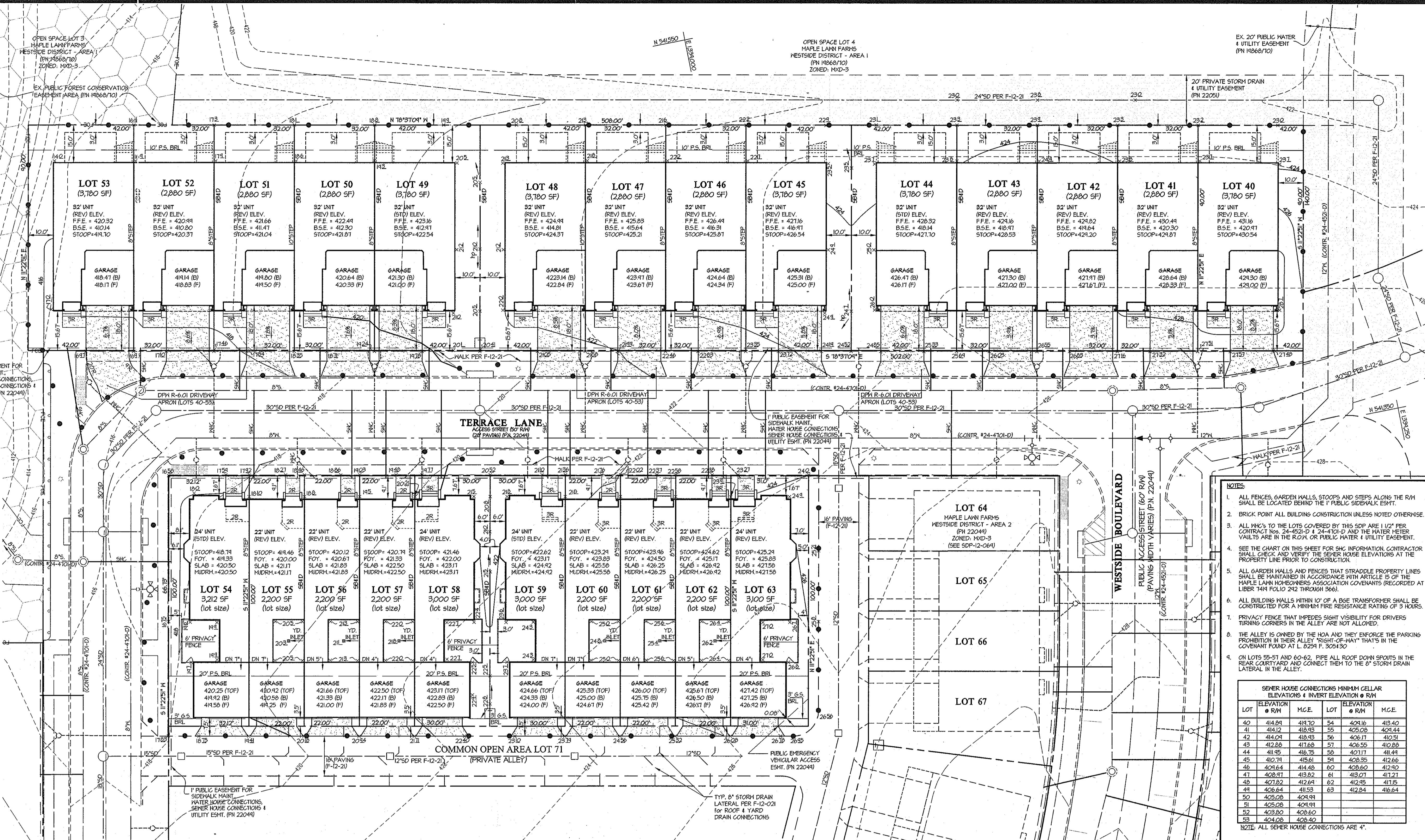


APPROVED PLANNING BOARD OF HOWARD COUNTY
Date: **NOVEMBER 15, 2012**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark A. Agler* Date: *11/15/12*
Chief, Division of Land Development: *Walter Lewis* Date: *12/10/12*
Chief, Development Engineering Division: *Chris Chubb* Date: *12-6-12*

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. 02115, EXPIRATION DATE: MAY 26, 2014.

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



- NOTES:**
- ALL FENCES, GARDEN WALLS, STOOPTs AND STEPS ALONG THE RM SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE
 - ALL INCHES TO THE LOTS COVERED BY THIS S.O.P. ARE 1/2" PER CONTRACT Nos. 24-452-D & 24-452-D AND THE WATER METER VAULTS ARE IN THE ROYAL OR PUBLIC WATERS & UTILITY EASEMENT.
 - 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.
 - 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 1418 FOLIO 242 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
 - PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
 - THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8254 F. 305130.
 - ON LOTS 55-57 AND 60-62, FIRE ALL ROOF DOWN SPOUTS IN THE REAR COURTYARD AND CONNECT THEM TO THE 8" STORM DRAIN LATERAL IN THE ALLEY.

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS • INVERT ELEVATION • RM

LOT	ELEVATION • RM	M.C.E.	LOT	ELEVATION • RM	M.C.E.
40	414.84	418.10	54	424.16	418.40
41	414.12	418.33	55	425.06	420.44
42	414.04	418.33	56	424.11	419.59
43	412.80	417.69	57	426.55	410.89
44	414.95	416.75	58	427.11	414.44
45	410.79	415.61	59	428.35	412.66
46	420.64	414.88	60	428.60	412.80
47	420.41	415.82	61	415.01	411.21
48	421.82	412.64	62	412.45	411.15
49	426.64	411.53	63	412.84	416.64
50	425.08	424.94			
51	425.08	424.94			
52	423.80	420.60			
53	424.08	420.40			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

- a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF CULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISKS, PLOWERS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSESED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

- a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - i. SOIL PH BETWEEN 6.0 AND 7.0.
 - ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF COVERGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
- v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
- c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARPED OR OTHERWISE LOESED TO A DEPTH OF 3 TO 5 INCHES.
- d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND REAKY THE AREA. USE OF SEED APPLICATION. LOESEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

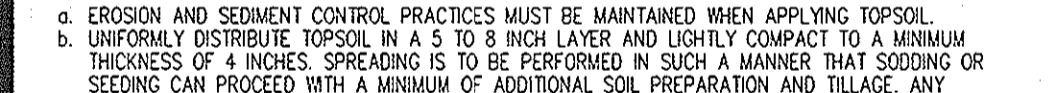
B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS 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.
- 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES 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 SUPPLIES 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.
- 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- 5. TOPSOIL SPECIFICATIONS, SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CHUNKS, STONES, SLAG, COARSE FRAGMENTS, GRASS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, QUACK GRASS, JOHNSON GRASS, NOX SEED, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - c. 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.
 - d. TOPSOIL APPLICATION
 - i. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - ii. UNIFORM DISTRIBUTION OF TOPSOIL IN A 5 TO 10 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY AGGREGATES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - iii. TOPSOIL MUST NOT BE PLACED IN THE TOPSOIL OR SUBSOIL IN A FROZEN OR MOODY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OVERSEE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
- 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME, OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 90 PERCENT WILL PASS THROUGH A #20 MESH SIEVE AND 60 TO 100 PERCENT WILL PASS THROUGH A #30 MESH SIEVE.
- 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

GRAPHIC SCALE



APPROVED PLANNING BOARD OF HOWARD COUNTY

Date: **NOVEMBER 15, 2012**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark H. Lyle* Date: *12/10/12*
Chief, Division of Land Development: *Kevin D. Dwyer* Date: *12/10/12*
Chief, Development Engineering Division: *Chad Bennett* Date: *11-26-12*

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTINSVILLE OFFICE PARK
BURTINSVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 301-421-4024
BALT. 410-889-1820 DC/VA 301-698-2524 FAX: 301-421-4186

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. 12978, EXPIRATION DATE: MAY 26, 2014.

ENGINEER'S CERTIFICATE

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

DATE

11-20-12

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERMETER CONTROL, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

- a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEE TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR AT THE TIME OF SEED AND SEEDING DATE.
- b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
- c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN-FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANTS AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THEM UNAVAILABLE TO THE SEED.
- d. SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

- a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1. PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A REBUILT ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
- b. DRILL OR CULTIPACK SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - i. CULTIPACK SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDING MUST BE FROM AFTER PLANTING.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
- c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; TOTAL OF SOLUBLE NITROGEN (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS PER ACRE SHOULD BE APPLIED BY HYDROSEEDING AT ANY ONE TIME. (3) DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

- a. STRAW CONSISTING OF THOROUGHLY THRESHED MAIZE, RYE, OAT, OR BARLEY AND ESPECIALLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAVED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STEEPED STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
- b. WOOD CELLULOSE FIBER (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE FIBER SEEDING INTO A UNIFORM PHYSICAL STATE.
 - i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE. IT MUST WILL PROVIDE AN EVEN COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD MULCH.
 - ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING AGENTS.
 - iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PREPARED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL THROUGHOUT THE GROWTH OF THE GRASS SEEDLINGS.
 - iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH VALUE OF 5 TO 10, ASH CONTENT OF 15 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

2. APPLICATION

- a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
- b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND SO THAT THE ENTIRE SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
- c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - i. SYNTHETIC BINDERS SUCH AS ACRYLIC DYE (AGRO-TACK), DCA-70, PERSPECT, TERRA 8, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND IS MOST LIKELY TO REMOVE MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - ii. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS; NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 30 TO 3000 FEET LONG.

3. ANCHORING

- a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LEOBEY BY PREFERENCE), DEPENDING ON THE SIZE OF THE AREA AND EROSION HAZARD.
 - i. A MULCH ANCHORING TOOL IS A TRACTOR CRAWL IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DYE (AGRO-TACK), DCA-70, PERSPECT, TERRA 8, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND IS MOST LIKELY TO REMOVE MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS; NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 30 TO 3000 FEET LONG.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.
PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.
AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT:

- 1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.
- 2. VEGETATION COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
- 3. TILLAGES: TILL TO PRODUCE SURFACE AND BRING CLAYS TO THE SURFACE. BEDDING PLOUGHING ON WINDWARD SIDE OF SLOPE. CHISEL-TYPE PLOUGH SPACED ABOUT 12 INCHES APART, SPRING-TWOEDGED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECTS.
- 4. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.
- 5. BARBERS: SOLID BOARD FENCES, SILT FENCES, SHOW FENCES, BURIAL FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- 6. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

PROFESSIONAL CERTIFICATION

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

DATE

11-19-12

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.
PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS FOR LONGER DURATION OF TIME. PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

- 1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
- 2. ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DINES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 (CRITICAL AREA PLANNING).
- 3. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES AND ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES AS SHOWN IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- 4. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

TEMPORARY SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	
					(10 lb./1,000 sq ft)	(1,000 sq ft)
1	ANNUAL RYEGRASS	40 lb./ac.	Mar. 1 to May 15 Aug. 1 to Oct. 31	0.5 INCHES	438 lb./ac.	2 tons/1,000 sq ft
2	PEARL MILLET	20 lb./ac.	May 16 to July 15	0.5 INCHES		

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 2011 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. 3 CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CREEKS, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
 - b. 7 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR PERMANENT SEEDINGS, SOIL TEMPORARY SEEDINGS AND MULCHING (SEC. B). 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

SEEDING DATE	HARDNESS ZONES
BEST TIME: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1	(HARDNESS ZONES: 6A, 6B)
CENTRAL MID: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15	(HARDNESS ZONE: 6B)
SOUTHERN MID: EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15	(HARDNESS ZONES: 7A, 7B)

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	
					(10 lb./1,000 sq ft)	(1,000 sq ft)
9	Certified Tall Fescue blend (50% by weight): Falcon II, Penn 1901 & Rebel Exotic	6-8 lb./1,000 sq ft	Mar. 1 to May 15 Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb./1,000 sq ft (45 lb./acre)	90 lb./1,000 sq ft

* Other cultivars listed as "brown" in the most current UMD TT-77 may also be used

GENERAL SPECIFICATIONS

- a. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AT THE TIME OF CUTTING MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GRASS AND THATCH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE.
- b. STANDARD SIZE SECTIONS OF SOIL MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
- c. SOIL MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
- d. SOIL MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOIL NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- e. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING TURFGRASS PLACES PARALLEL TO IT AND THOROUGHLY WEDGE AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH ENDSURE THAT SOIL IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT WIND WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
- f. WHEREVER POSSIBLE, LAY SOIL WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS, ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOIL TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOIL CONTACT EXISTS BETWEEN SOIL ROOTS AND THE UNDERLYING SOIL SURFACE.
- g. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOIL PAD AND SOIL SURFACE BELOW THE SOIL ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOIL WITHIN EIGHT HOURS.
- h. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN SOIL TO A DEPTH OF 4 INCHES. WATER SOIL DURING THE HEAT OF THE DAY TO PREVENT WILTING.
- i. AFTER THE FIRST WEEK, SOIL WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
- j. DO NOT MOW UNTIL THE SOIL IS FIRMLY ROOTED, AND MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTING. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PLAN 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 INSPECTIONS BY THE DISTRICT.

DATE

11-19-12

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.
PURPOSE
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.
CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

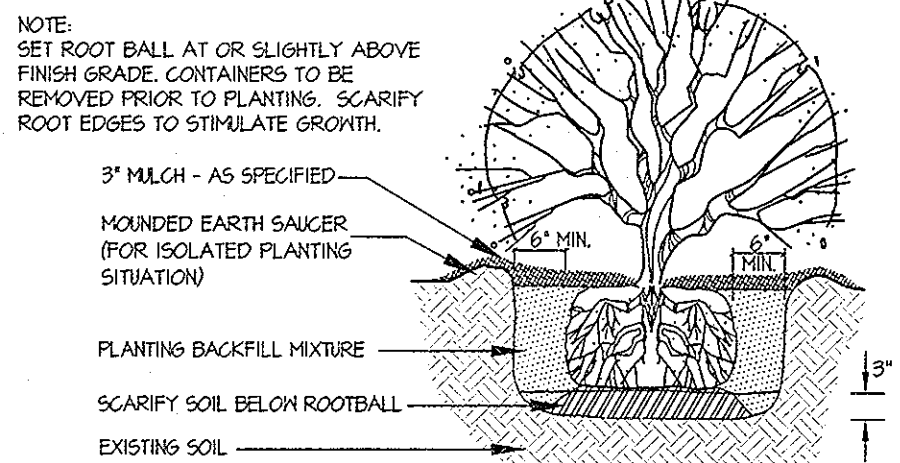
1. GENERAL USE

- a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON THE PLAN, SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- b. ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DINES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 (CRITICAL AREA PLANNING).
- c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES AND ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES AS SHOWN IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

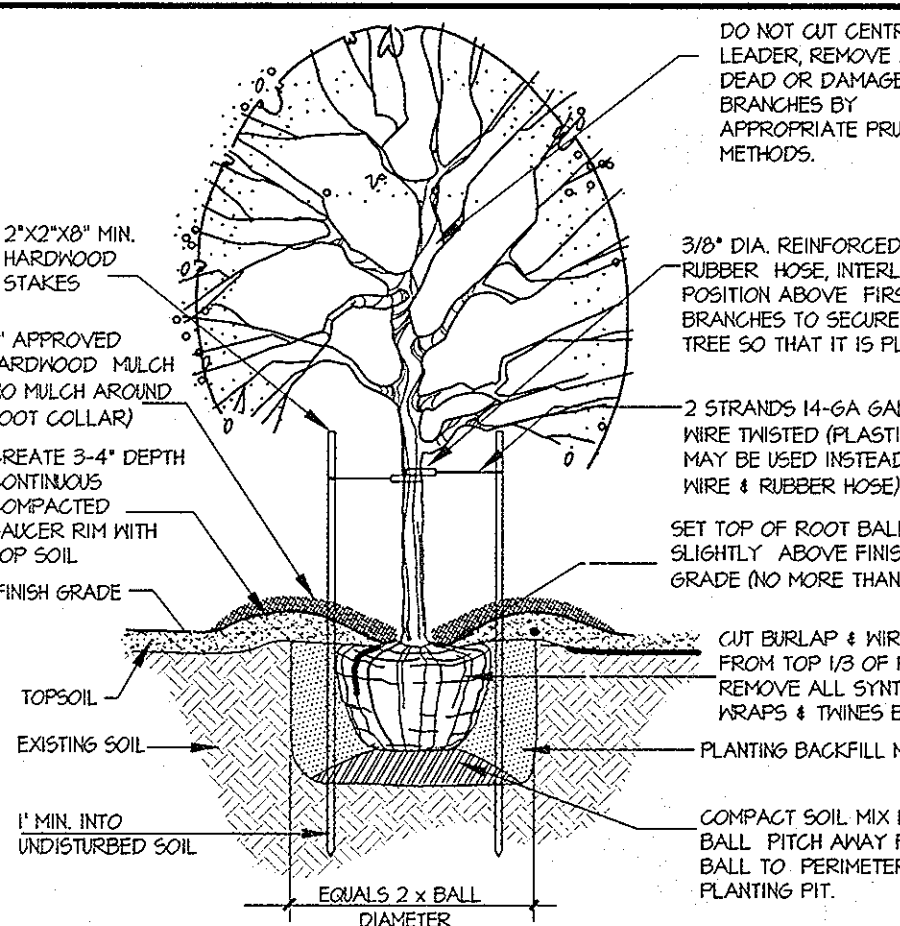
2. TURFGRASS MIXTURES

- a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
- b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/RECOMMENDED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE. FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH MAINTENANCE MAINTAINED TURF AREA. MIXTURES INCLUDE: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

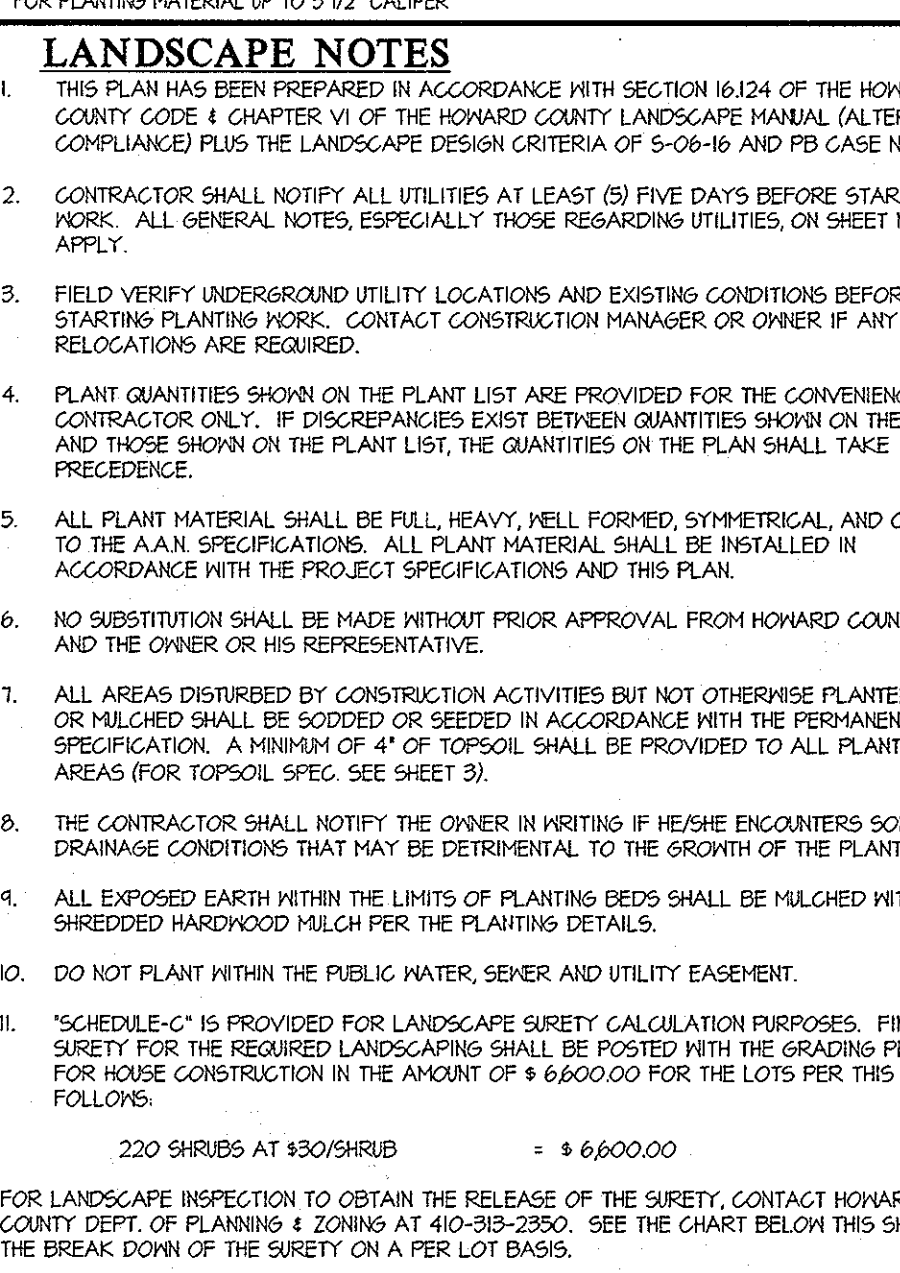
NOTES:



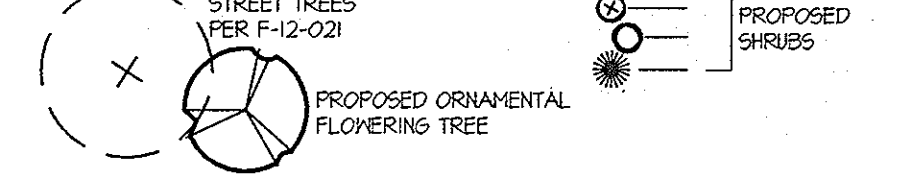
SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



PLANTING LEGEND



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 PLAN 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.

DATE: 11-19-12

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: NOVEMBER 15, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

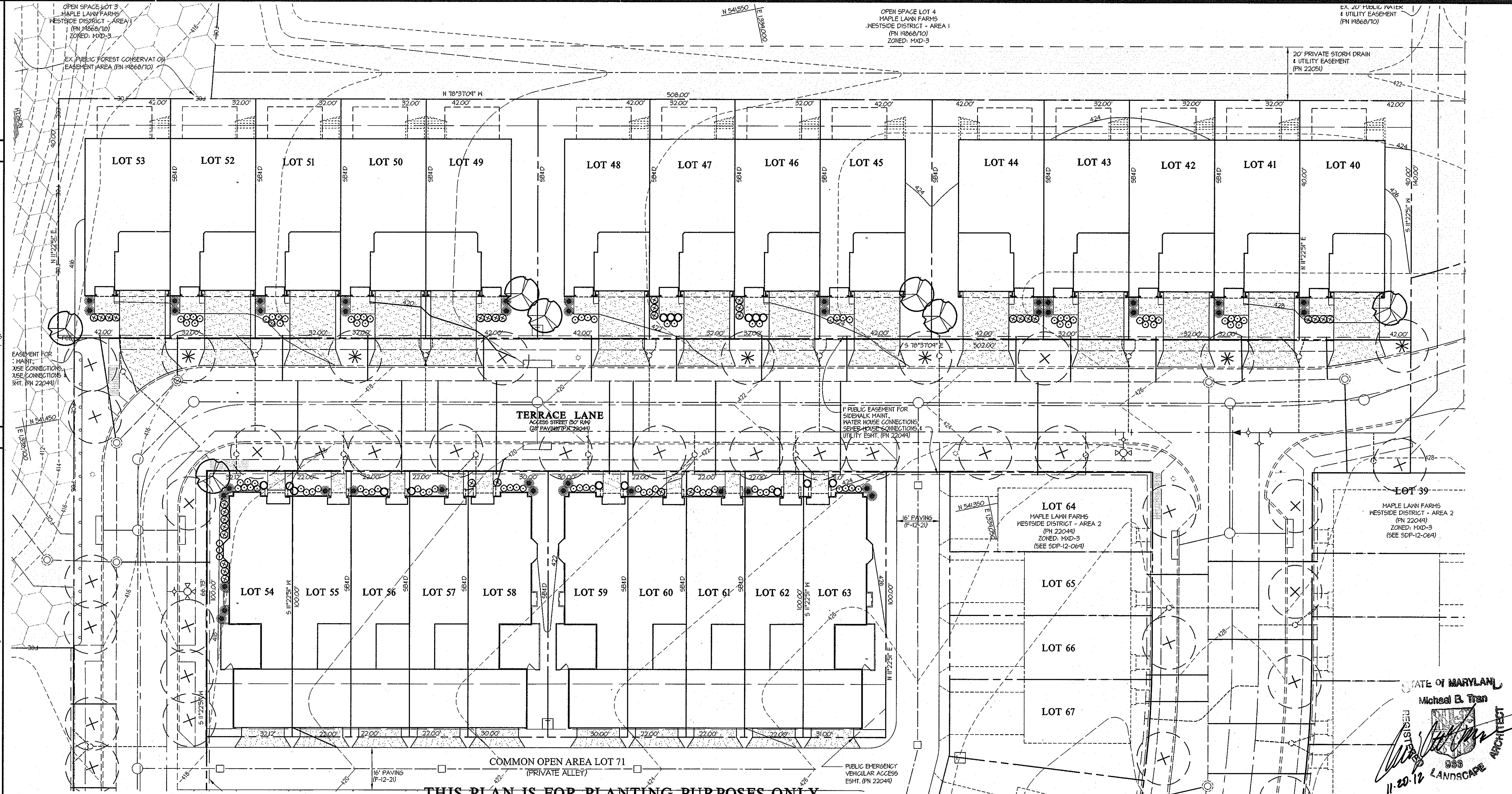
Director: [Signature] 12/10/12

Chief, Division of Land Development: [Signature] 12-10-12

Chief, Development Engineering Division: [Signature] 12-6-12

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE, SUITE 230 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4186



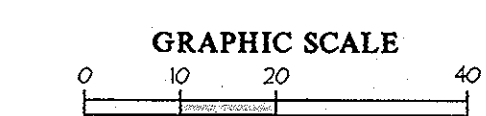
THIS PLAN IS FOR PLANTING PURPOSES ONLY

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
7	1	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-22" CAL. AND 8'-10" HT.	AMELANCHER CANADENSIS / SHADBLOW SERVICEBERRY CRATAEGUS VIRGIDIS / WINTER KING / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LASENERA TROBEMIA INDICA / GRAPE HYDRATEL 'TONTON'	ALL B&B SERVICEBERRY SHALL BE TREE FORM
44	14	ALL 18" - 24" SPREAD	AZALEA VAR. 'SIMPLO PINK', 'SIMPLO WHITE', 'KASHPO' COTONEASTER DANENSIS / CORAL BEAUTY / CORAL BEAUTY COTONEASTER HORIZONTALIS / TOM THUMB / TOM THUMB JUNIPER HORIZONTALIS VAR. 'JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUG' JUNIPER PROCESSIONS WANA / DWARF JAPANESE GARDEN JUNIPER LONGICHA NITIDA 'BRILLOW' / EDGEE GOLD (TM) HONEYSAUCLE PFB224	ALL CONTAINERIZED
34	14	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CRENATA 'VELLEY' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAKONIA AGUIFOLIUM / OREGON GRAPE HOLLY SPIREA HEPTAGONICA 'SNOWMOUND' / SNOWMOUND SPIREA BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
16	16	ALL 24" - 30" SPREAD & 2 1/2' - 3' HT.	BUXUS MICROPHYLLA / MANHATTAN / MANHATTAN BOUNTY MAKONIA BEALEI / LEATHER LEAF MAKONIA OSMANDRA HETEROPHYLLA / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON 'PINKY' / PINKY TAJUS CUSPIDATA WANA / DWARF JAPANESE YEM VIBURNUM CALESII / KOREAN SPRUCE VIBURNUM	ALL CONTAINERIZED
41	41	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPER CHENIS 'BLUE POINT' / BLUE POINT JUNIPER TAJUS MEDIA 'HICKS YEM' / HICKS YEM TAJUS CUSPIDATA 'FLUSHING' / FLUSHING YEM TAJUS MEDIA 'YERBOS' / YERBOS YEM THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE BUXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)										
LOT	TYPE	NO.	LOT WIDTH	REQUIRED FRONT YARD PLANTINGS:		REQUIRED PLANTINGS ON SIDE OF SFA BUILDINGS ORIENTED TO PUBLIC ROADWAYS, PROVIDE 1:4 OF SIDE BLDG. LENGTH		PLANTINGS PROVIDED		COMMENTS
				SHRUBS REQUIRED	SHRUBS	SHD. TREE	SHRUBS	SHD. TREE	SHRUBS	
townhome	40	42.0'	11	n/a	n/a	n/a	6	1 ORNAMENTAL FOR 5 SHRUBS		
	41	32.0'	8	n/a	n/a	n/a	6			
	42	32.0'	8	n/a	n/a	n/a	6			
	43	32.0'	8	n/a	n/a	n/a	6			
	44	42.0'	11	n/a	n/a	n/a	6	1 ORNAMENTAL FOR 5 SHRUBS		
	45	42.0'	11	n/a	n/a	n/a	6	1 ORNAMENTAL FOR 5 SHRUBS		
	46	32.0'	8	n/a	n/a	n/a	6			
	47	32.0'	8	n/a	n/a	n/a	6			
	48	42.0'	11	n/a	n/a	n/a	6	1 ORNAMENTAL FOR 5 SHRUBS		
	49	42.0'	11	n/a	n/a	n/a	6	1 ORNAMENTAL FOR 5 SHRUBS		
	50	32.0'	8	n/a	n/a	n/a	6			
	51	32.0'	8	n/a	n/a	n/a	6			
	52	32.0'	8	n/a	n/a	n/a	6			
	53	42.0'	11	n/a	n/a	n/a	6	1 ORNAMENTAL FOR 5 SHRUBS		
	54	32.12'	8	8@8"	22	n/a	25	1 ORNAMENTAL FOR 5 SHRUBS		
	55	22.0'	6	n/a	n/a	n/a	6			
	56	22.0'	6	n/a	n/a	n/a	6			
	57	22.0'	6	n/a	n/a	n/a	6			
	58	30.0'	8	n/a	n/a	n/a	6			
	59	30.0'	8	n/a	n/a	n/a	6			
	60	22.0'	6	n/a	n/a	n/a	6			
	61	22.0'	6	n/a	n/a	n/a	6			
	62	22.0'	6	n/a	n/a	n/a	6			
	63	31.0'	8	n/a	n/a	n/a	6			

LANDSCAPE SURETY PER LOT				
BUILDER	LOT NO.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
M5 OF MAPLE LAWN L.L.C.	40	n/a	11	\$ 330.00
	41	n/a	8	\$ 240.00
	42	n/a	8	\$ 240.00
	43	n/a	8	\$ 240.00
	44	n/a	11	\$ 330.00
	45	n/a	11	\$ 330.00
	46	n/a	8	\$ 240.00
	47	n/a	8	\$ 240.00
	48	n/a	11	\$ 330.00
	49	n/a	11	\$ 330.00
	50	n/a	8	\$ 240.00
	51	n/a	8	\$ 240.00
	52	n/a	11	\$ 330.00
	53	n/a	30	\$ 900.00
54	n/a	6	\$ 180.00	
55	n/a	6	\$ 180.00	
56	n/a	6	\$ 180.00	
57	n/a	6	\$ 180.00	
58	n/a	6	\$ 180.00	
59	n/a	6	\$ 180.00	
60	n/a	6	\$ 180.00	
61	n/a	6	\$ 180.00	
62	n/a	6	\$ 180.00	
63	n/a	8	\$ 240.00	
TOTAL		n/a	220	\$ 6600.00

STATE OF MARYLAND
Michael B. Tran
Landscape Architect
11-20-12



PREPARED FOR: LANDSCAPE PLAN MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 2 LOT Nos. 40-63 (SFA RESIDENTIAL USE) PLAT Nos. 19870 and 22044-22051

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS L.L.C. 1829 RESTON ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC 5485 HARRIS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 PH: 410-997-8800 ATTN: BOB CORRETT

SCALE: 1" = 20'

ZONING: MXD-3

C. L. W. FILE No.: 120330

DATE: NOV./2012

TAX MAP - GRID: 41-21/46-3

SHEET: 4 OF 4

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5

DATE REVISION BY APPR.