

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

MIDTOWN WEST DISTRICT

AREA 1: LOT 14

AREA 2: LOT NOS. 114-117, 131-136 & 151-153

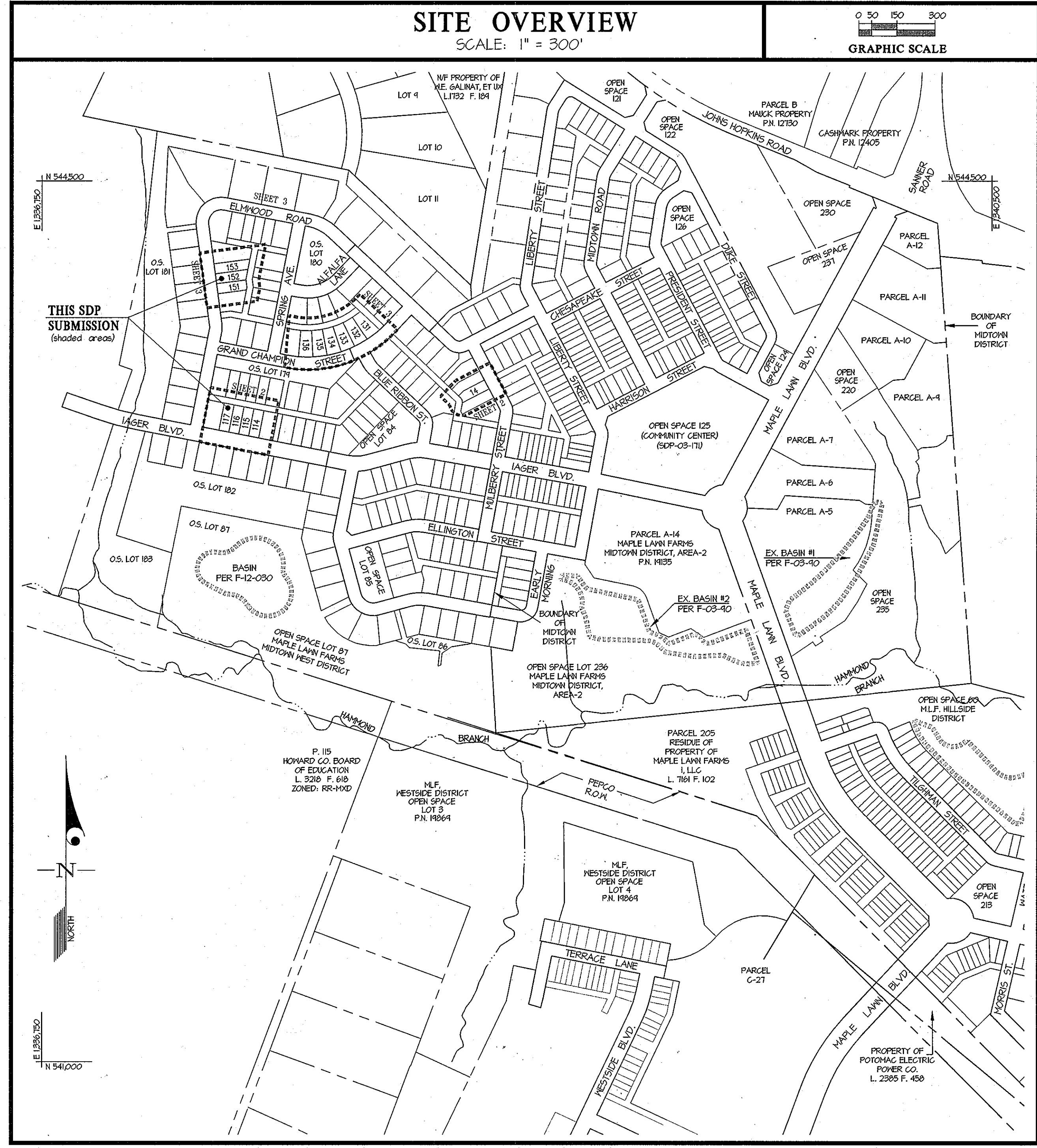
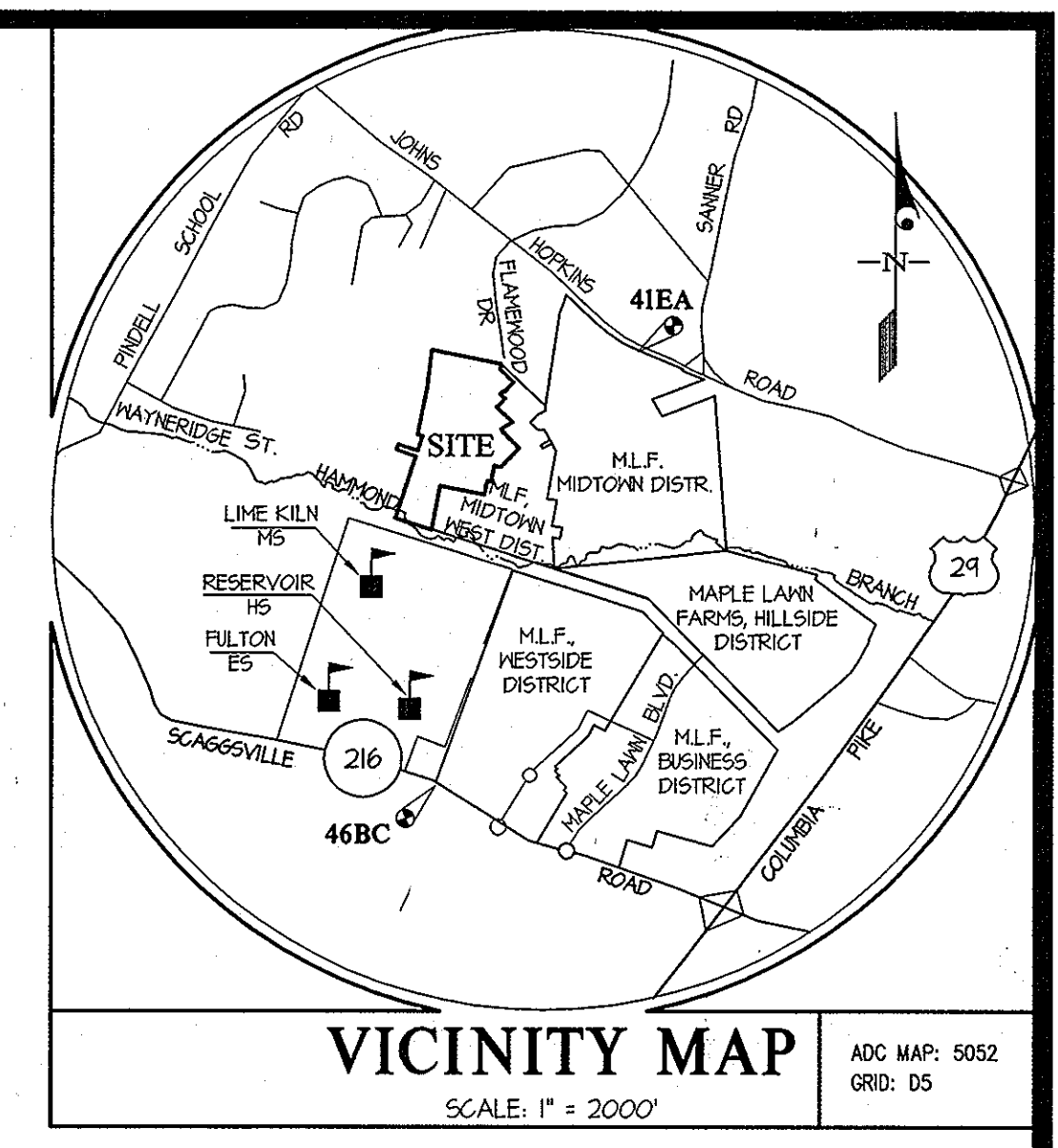
FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL
 NAD83 HORIZONTAL DATA & NVD80 VERTICAL DATA

46BC
 ELEV. + 412.16
 N = 534,925.15 E = 139,1205.11
 STANDARD DISC ON CONCRETE MONUMENT

41EA
 ELEV. + 401.05
 N = 544,825.81 E = 139,421.44
 STANDARD DISC ON CONCRETE MONUMENT



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTTT 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: ELECTION DISTRICT: 5
 ZONING: MXD-3 PER ZB-95M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS (Nos. 114-117, 131-136 & 151-153) FOR THIS SITE DEVELOPMENT PLAN: 1.584 ACRES.
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS. S-01-H, ZB-95M, PB-393, KP-0-H, MP-05-02, P-03-01, F-03-04, P-04-01, P-05-02, F-04-02, S-06-16, P-07-02, ZB-103M, PB-378, F-12-30, SDF-12-012, SDF-12-117, SDF-12-52, P-11-002, P-12-001, F-12-020, F-12-024 AND F-13-007
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, 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 41EA & 46BC.
 - 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 AN EXISTING REGIONAL FACILITY LOCATED UNDER F-12-30. THE EXISTING FACILITY ON OPEN SPACE LOT 07 IS PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE MAPLE LAWN HOA. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED BY EXISTING FACILITIES LOCATED ON OPEN SPACE LOT 05 IN MIDTOWN WEST DISTRICT-AREA 1 (CONSTRUCTED UNDER F-12-30) AND OPEN SPACE LOT 102 IN MIDTOWN WEST DISTRICT-AREA 2 (CONSTRUCTED UNDER F-13-007).
 - PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT #24-4703-D, 24-4704 & 24-4741-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 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-11-024, F-11-020 & F-19-007.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 6 TO SATISFY S-01-H DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 6 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' (6' SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1/2" MIN)
 C. GEOMETRY - MAX. 10% GRADE, MAX. 10% GRADE CHANGE AND MIN. 4" TURNING RADII.
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
 - BAY WINDOWS, HINDON 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 120.01 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
 - AS A CONSEQUENCE OF THE SKETCH PLAN S-01-H APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 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 STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8229 F. 30543
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SEA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-H, S-06-16, PB-393, PB-378 AND ZB-95M.
 - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-95M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-H) AND PB CASE NO. 370 AND S-01-H.
 - BUILDABLE LOTS 14, 114-117, 131-136 & 151-153 SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE 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**
1. GENERAL SITE ANALYSIS DATA
- PRESENT ZONING: MXD-3 PER ZB-95M
 - PROPOSED USE OF SITE: 14 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4703-D, 24-4704 & 24-4741-D)
 - PARKING REQUIRED PER Sec. 133.D.2.a: 2 SPACES/UNIT x 14 = 28 SPACES
 - PARKING PROVIDED: 28 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-10-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION
- AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 68,754 SF OR 1.584 AC.
 - AREA OF THIS PLAN SUBMISSION: 1,081 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 1,081 ACRES
3. LOT DESIGNATION
- | LOT TYPE | LOT NUMBERS | MINIMUM LOT SIZE | MIN. LOT WIDTH AT FRONT BRL | MAX. BUILDING HT. |
|----------|--------------------------------|-------------------|-----------------------------|--------------------|
| COTTAGE | 14, 114-117, 131-136 & 151-153 | 2,500 SQUARE FEET | 32 FEET | 30 FEET (MEAN HT.) |
- * EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL.
4. STRUCTURE SETBACKS PER S-06-16 AND PLAT NOS 21856-21860 & 21944-22001
- | 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 ENCRUCH 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 120.A.1 APPLIES, EXCEPT FOR THE FOLLOWING:
- PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRUCH 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 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (25% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE RECREATION OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.98	12.99	215 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	314.8	78.7	15 (42.1)	1.91	152 (41.7) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	14.7	22.95 (39.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	5.41	1.35	6.10 (49.5)	0.54	0.24 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	0.78	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2) - HILLSIDE DISTRICT, AREA-2)	F-05-112/15	3.00	0.75	0.00	0.11	
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	8.31	11.64 (35.6)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-06-072	15.05	3.76	5.50 (36.5)	0.53	
N/A	F-07-163	3.05	0.76	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	40.60	10.15	26.65 (24.4)	3.17	4.76 (11.9) ③
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.15	0.94 (6.7)	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	0.67 (0.0)	0.00	0.67 (0.0) ④
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.04 (5.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-24	30.22	7.55	13.94 (44.4)	1.06	1.24 (15) ⑤
N/A	F-12-15	4.31	1.08	0.00 (0.0)	0.25	0.00 (0.0)
8e (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0)
8f (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	8.52	13.54 (34.4)	1.14	5.05 (31.1) ⑥
8g	F-13-08	15.71	3.93	0.00 (0.0)	2.65	0.00 (0.0)
8h	F-13-09	15.46	3.86	3.14 (24.2)	0.54	0.00 (0.0) ⑦
TOTAL		494.45	123.23	151.84 (30.7)	17.52	21.07 (44.4)

* 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).

① 152 AC. = COMMUNITY CENTER (0.5, 125 = 5.01 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 230 (1.46 AC.)
 ② 0.24 AC. = PATHWAYS
 ③ 4.76 AC. = OS LOT 4 (4.76 AC.)
 ④ 0.67 ACRES = OS LOT 68 (0.67 AC.)
 ⑤ 1.24 ACRES = OS LOT 85 (0.63 AC.), and OS Lot 84 (0.66 AC.)
 ⑥ 0.64 ACRES = OS 15 (0.64 AC.)
 ⑦ 5.05 ACRES = OS 174 (0.73 AC.), OS 180 (0.74 AC.), OS 182 (3.58)
 ⑧ 3.14 AC. = OS 3 (3.14 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 THE APPLICABLE POLICY FOR MLF.

LOT GROUPS	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
14, 114-117, 131-136 & 151-153	1,081	\$150,000	\$17,250
TOTAL	1,081	\$150,000	\$17,250

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPT. 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 5 YEARS OF ITS APPROVAL.

ADDRESS CHART

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
14	7614 MULBERRY STREET	151	7810 GRAND CHAMPION STREET
		152	7812
114	11472 LASER BOULEVARD	153	7814
115	11474	154	7816
116	11476	155	7818
117	11478	156	7820
		151	7712 ELMWOOD ROAD
		152	7714
		153	7716

SHEET INDEX

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

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:			
E21	7645000			
DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS:	CENSUS TRACT:	
MAPLE LAWN FARMS	MIDTOWN WEST DISTRICT AREAS 1 & 2	14 (Areas 1346 & 1348 (Area 2))	6051.02	
PLAT:	ZONE:	TAX MAP:	GRID:	ELEC. DIST.:
6764, 21994-22001 & 22348-22405	MXD-3	41	15 & 21	5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David D. Light 7/14/13
 Director Date

Kate Schaefer 9/12/13
 Chief, Division of Land Development Date

Chad Edwards 9-13-13
 Chief, Development Engineering Division 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. 12475, EXPIRATION DATE: MAY 26, 2014.

8/21/13 [Signature]
 PROFESSIONAL ENGINEER

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 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

PREPARED FOR:

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-684-8400
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MILLER AND SMITH AT MAPLE LAWN LLC
 8401 GREENSBORO DRIVE, SUITE 450
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500
 ATTN: DEATXER FINK

COVER SHEET

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT
 AREA 1: LOT 14
 AREA 2: LOT NOS. 114-117, 131-136 & 151-153
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860, 21994-22001 AND 22398-22405

ELECTION DISTRICT No. 5

SCALE: AS SHOWN

DATE: AUGUST 2013

TAX MAP: 41-15&21

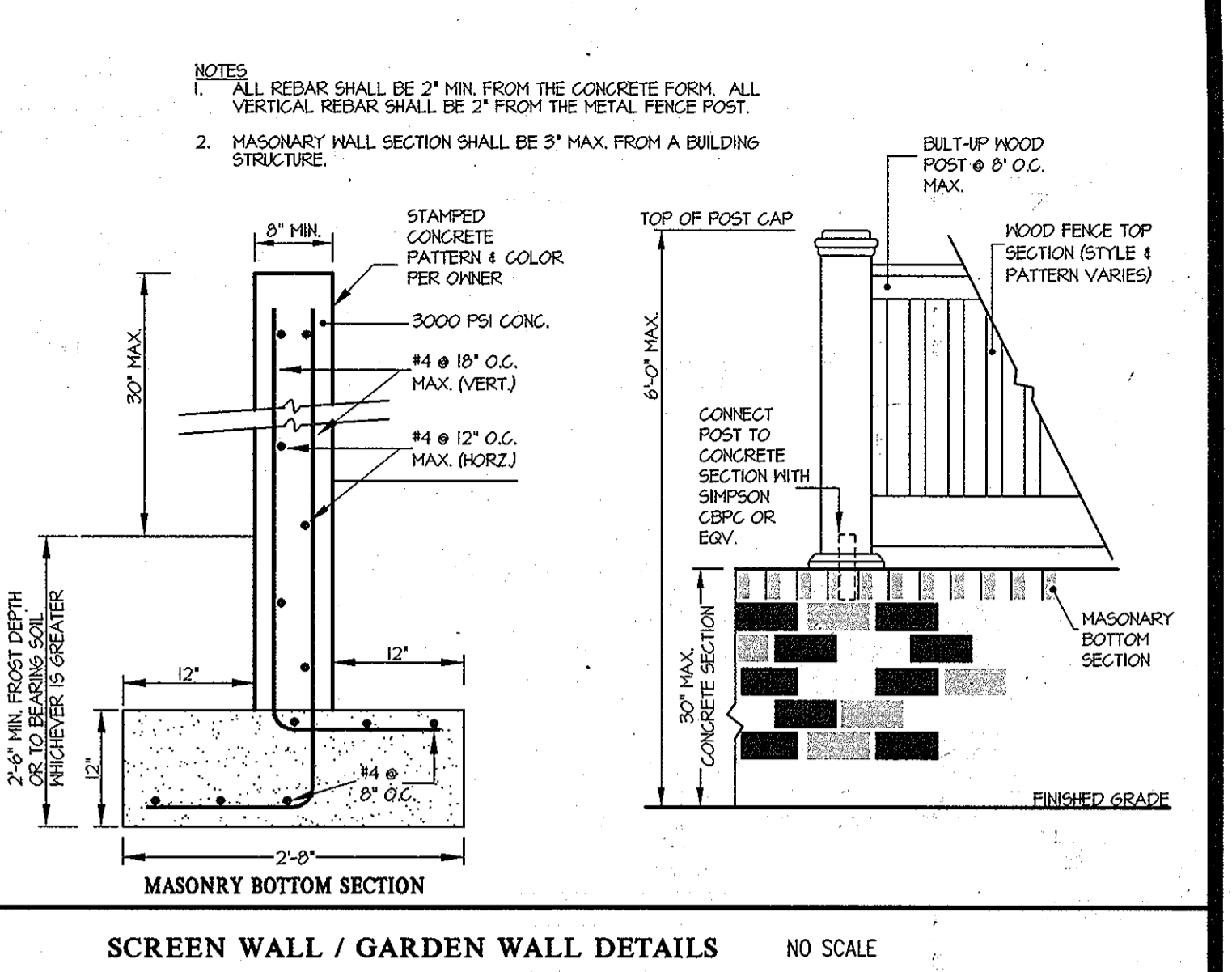
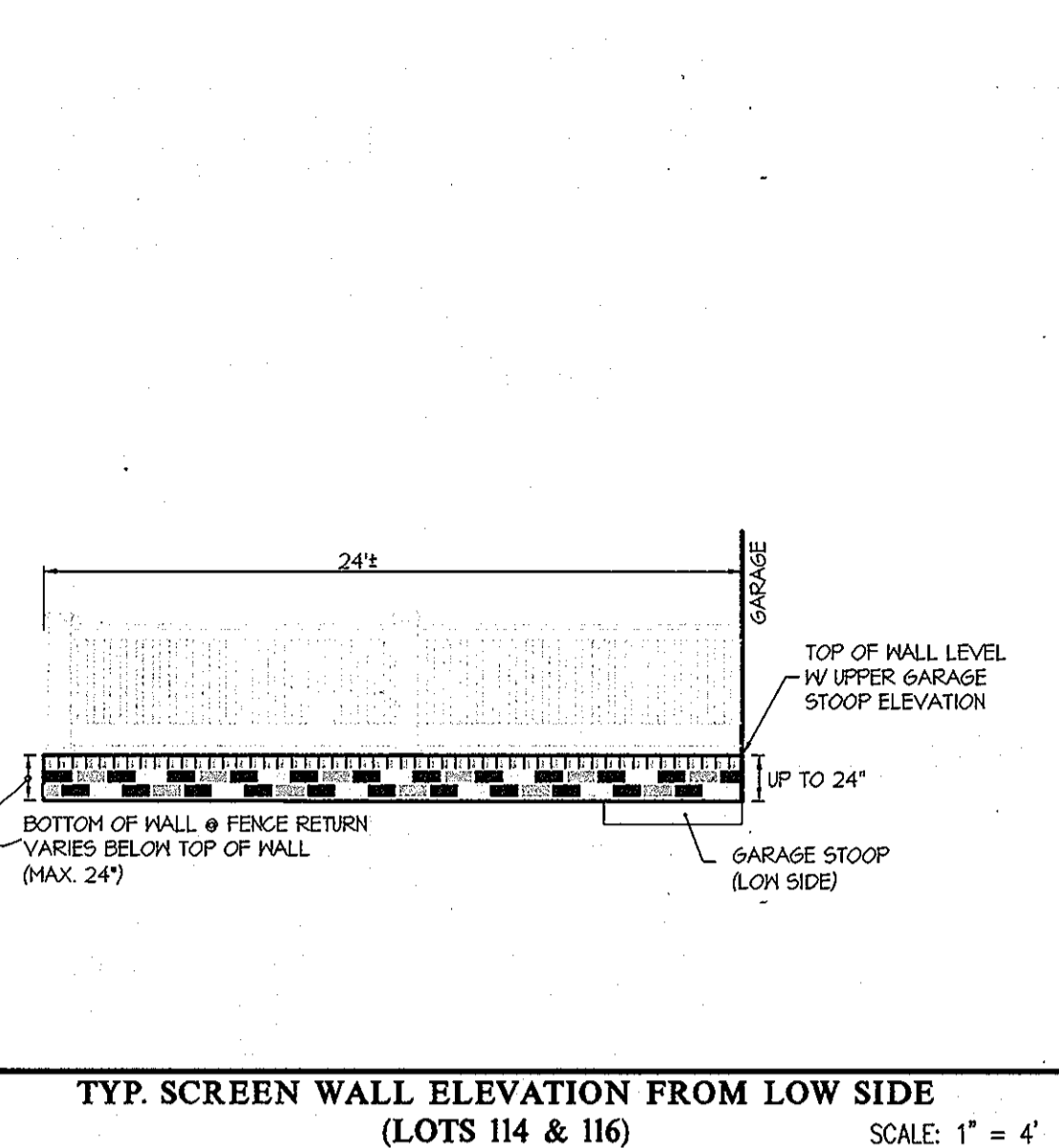
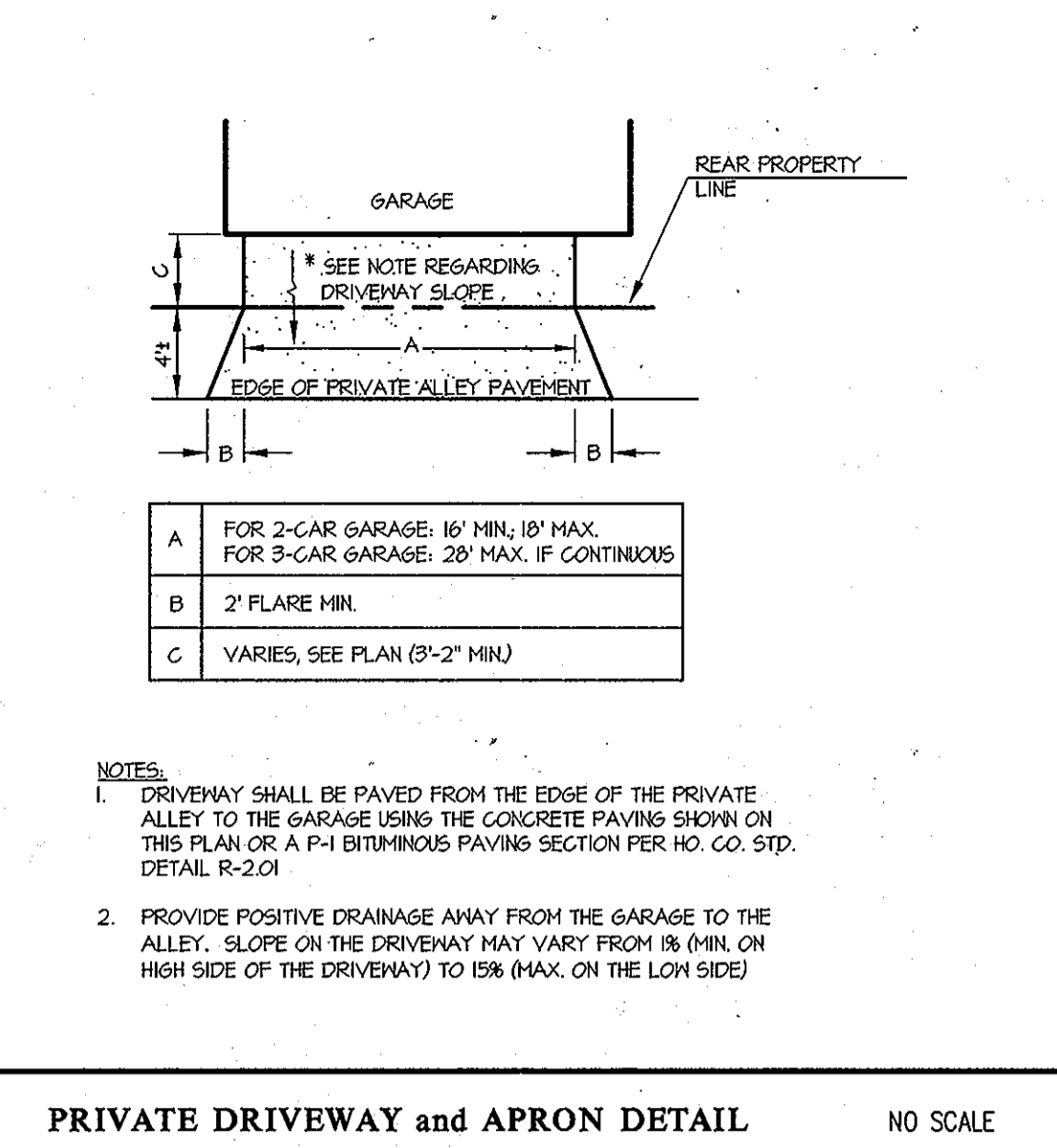
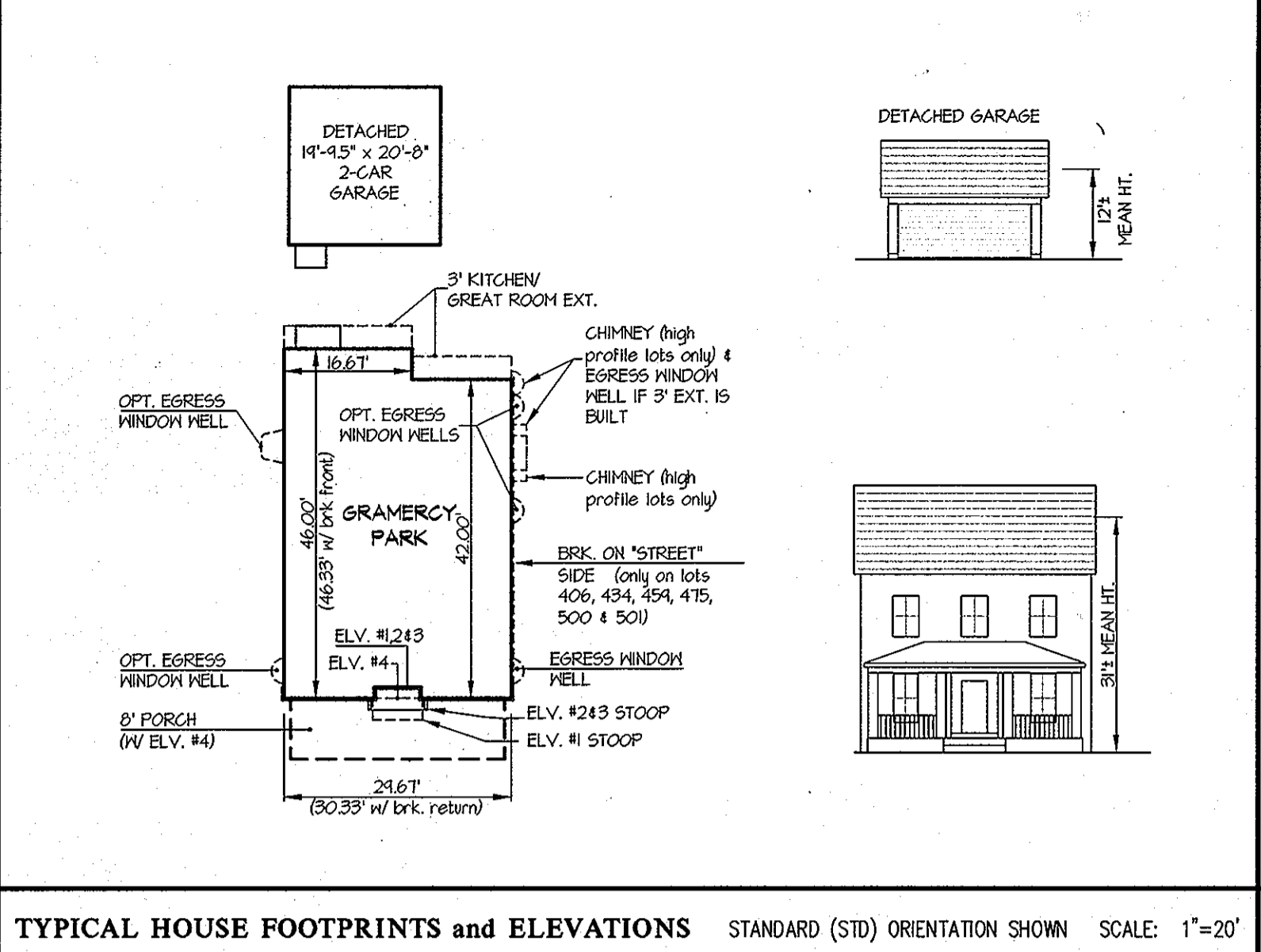
ZONING: MXD-3

G. L. W. FILE NO.: 13032

SHEET: 1 OF 7

HOWARD COUNTY, MARYLAND

- NOTES**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE RM SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK ESHW.
 - BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL MK'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4103-D, 24-4104-D & 24-4141-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
 - SEE THE CHARTS ON SHEETS 2 & 3 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 1419 FOLIO 242 THROUGH 366.
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" HDPE/PLASTIC INLINE DRAIN MODEL NO. 21245 8N OR 8V, 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 (MIN 1/8") FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN. COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
 - INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
 - 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. 3054306

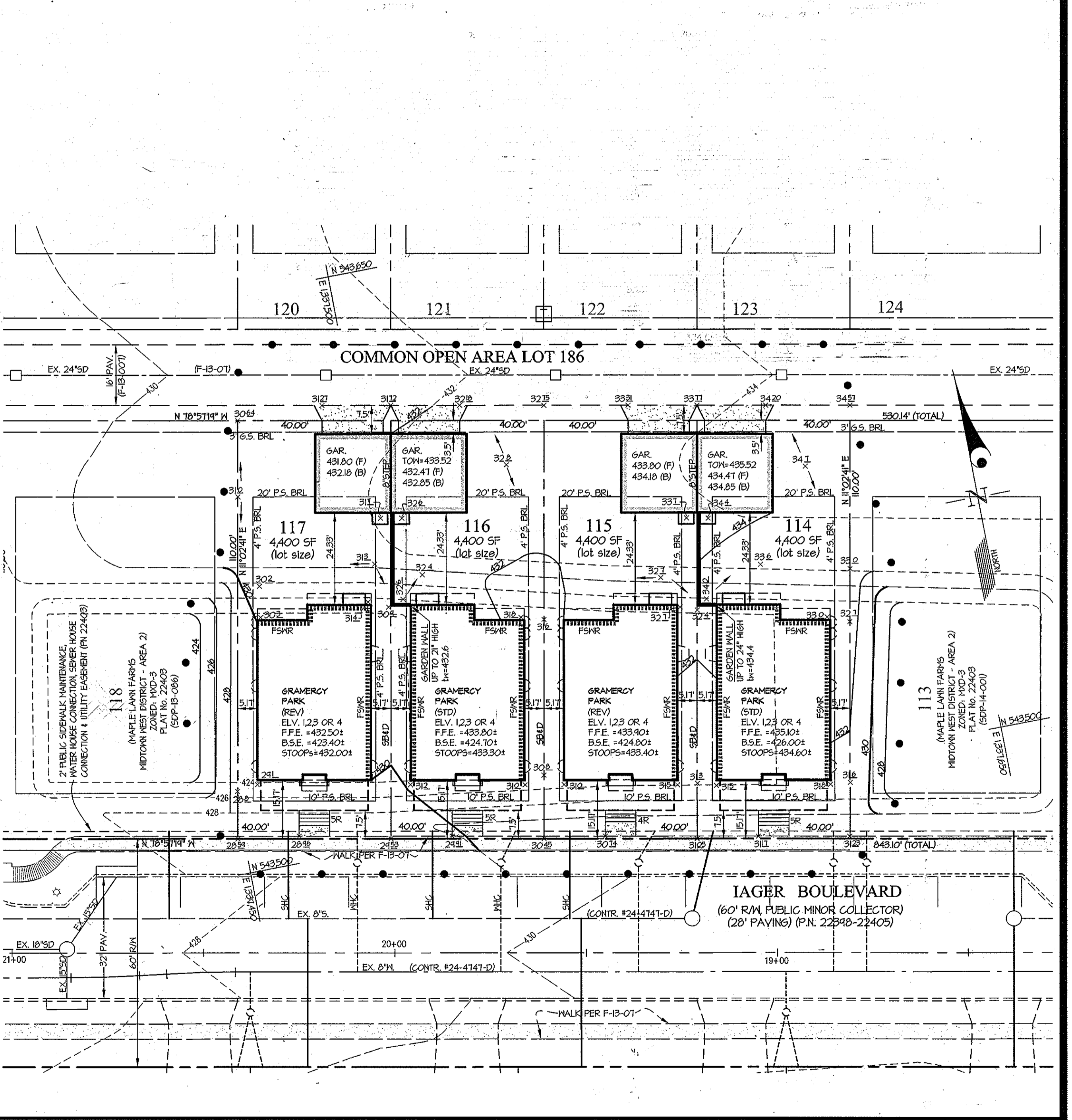
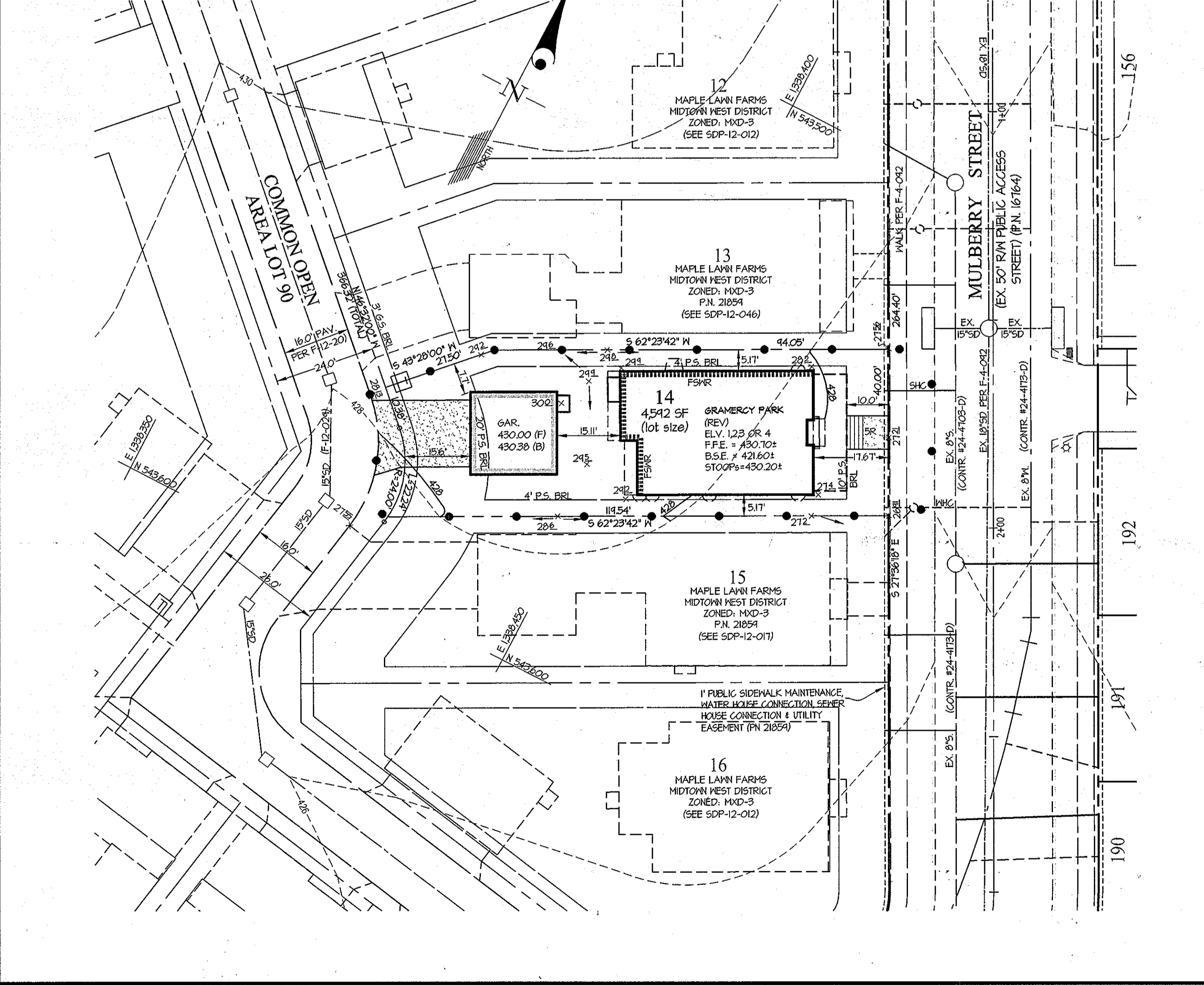
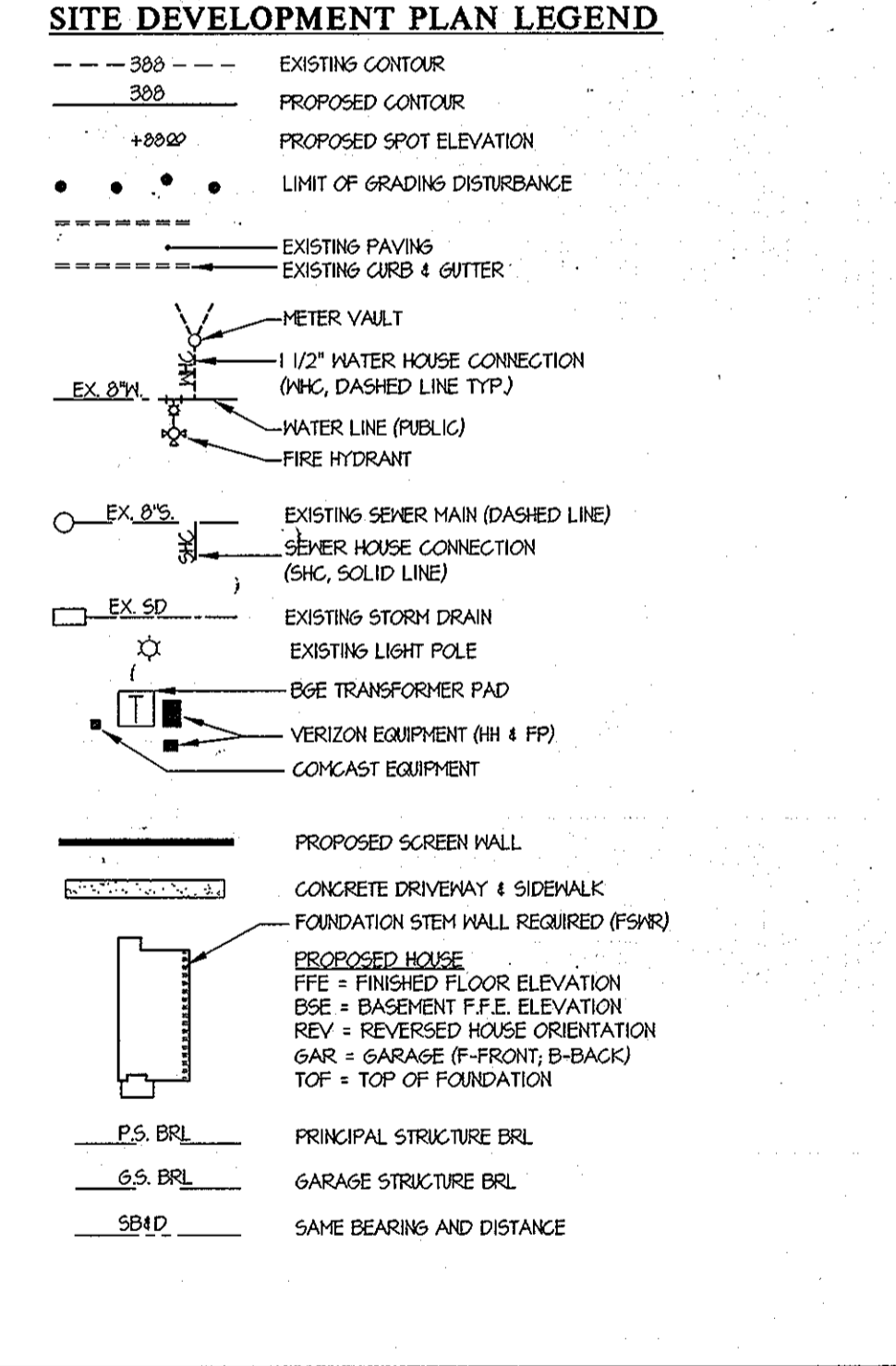


- WASTE MANAGEMENT NOTES**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE HAVERS HAVE BEEN EXECUTED.
 - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE.
 - COUNTY SERVICES WILL NOT 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.
 - THE REUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
 - 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.

SEWER HOUSE CONNECTIONS
MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.I.

LOT	ELEVATION @ PROP. LINE	M.C.E.
14*	414.83	418.33
114	416.64	421.02
115	416.03	420.31
116	414.80	418.14
117	413.55	416.24

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".
* DENOTES SHC TO BE RUN @ 10%, ALL OTHER SHCS TO BE RUN @ 2.0%



GRAPHIC SCALE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12476, EXPIRATION DATE: MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Harold McLaughlin* Date: 9/10/13

Chief, Division of Land Development: *Victor L. Lush* Date: 9/11/13

Chief, Development Engineering Division: *Chad Edwards* Date: 9-13-13

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21286
PR: 410-454-8400
ATN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MILLER and SMITH at MAPLE LAWN L.L.C.
8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
PR: 703-521-2900
ATN: DEXTER FINK

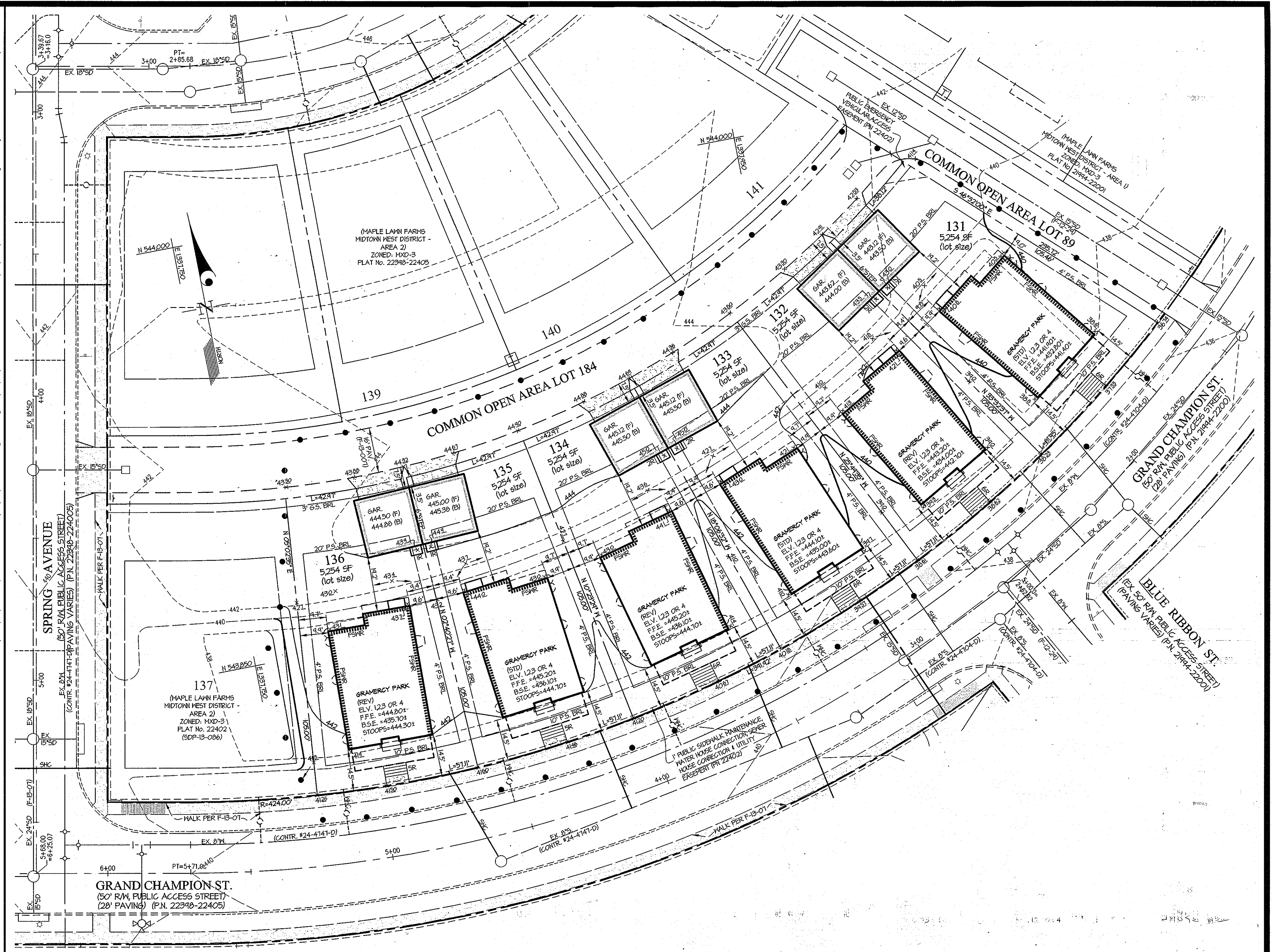
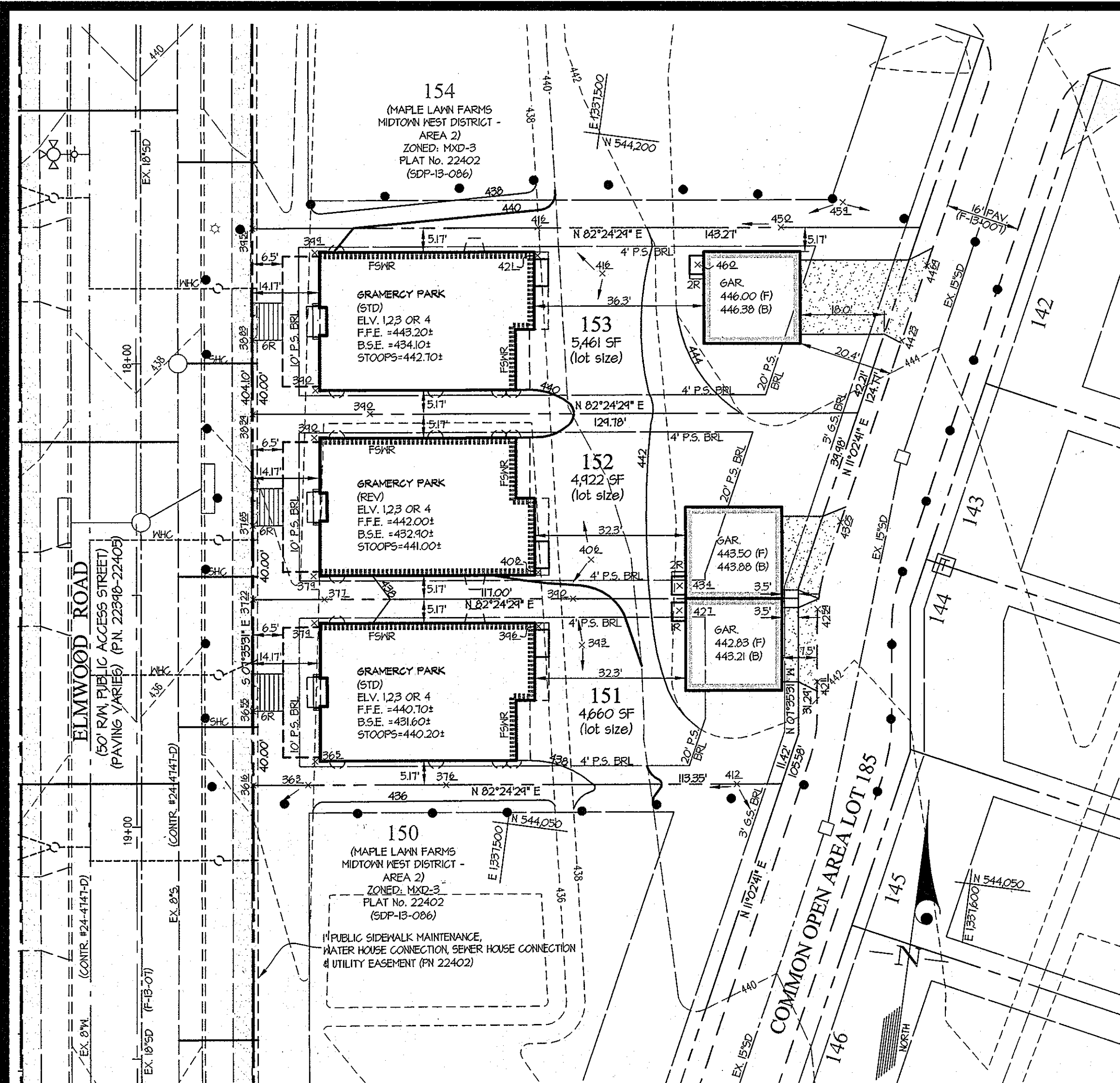
SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT
AREA 1: LOT 14
AREA 2: LOT Nos. 114-117, 131-136 & 151-153
(SFD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860, 21994-22001 and 22398-22405

SCALE: 1"=20'
DATE: AUGUST 2013

ZONING: MXD-3
TAX MAP - GRID: 41-15&21

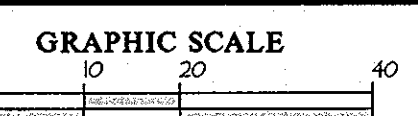
G. L. W. FILE No.: 13032
SHEET: 2 OF 7

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

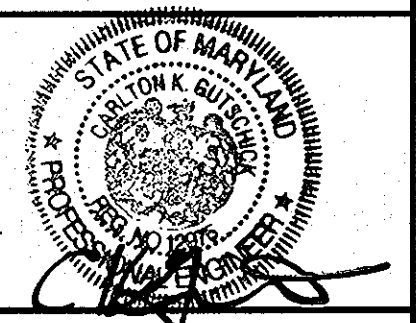


SEWER HOUSE CONNECTIONS	MINIMUM CELLAR ELEVATIONS	& INVERT ELEVATION @ P.I.
LOT	ELEVATION @ PROP. LINE	M.C.E.
131	425.74	430.41
132	425.43	430.55
133	425.24	429.30
134	425.91	430.23
135	426.30	430.60
136	421.01	431.35

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



PROFESSIONAL CERTIFICATION
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 9/21/13
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 9/16/13
 Chief, Division of Land Development: [Signature] Date: 9/17/13
 Chief, Development Engineering Division: [Signature] Date: 9-13-13



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/WA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS 1, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PR: 410-854-8440
 ATTN: MARK BENNETT
 BUILDER (CONTRACT PURCHASER): MILLER AND SMITH AT MAPLE LAWN LLC
 8401 GREENSBORO DRIVE, SUITE 450
 MCLEAN, VIRGINIA 22102
 PR: 703-821-2500
 ATTN: DEXTER FINN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MDTOWN WEST DISTRICT
 AREA 1: LOT 14
 AREA 2: LOT Nos. 114-117, 131-136 & 151-153
 (STD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860, 21994-22001 and 22398-22405
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	13032
DATE	TAX MAP - GRID	SHEET
AUGUST 2013	41-15&21	3 OF 7

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING. Duration: 1/2 day.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE HAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.) Duration: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, UTILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months.
5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL, AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOG. Duration: 2-3 days.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI 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.

NOTES:

1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 81 PER F-12-030 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-024, F-12-50 AND F-13-007.
3. NO STOCKPILE WILL BE PERMITTED ON SITE.
4. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-024 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".
5. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- • • • • LIMIT OF GRADING DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- [SCE] STABILIZED CONSTRUCTION ENTRANCE
- SOILS DELINEATION
- 60c SOILS

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

John R. Roberts 9/3/13
HOWARD S.C.D. DATE

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

Colleen Stichel 8/20/13
SIGNATURE OF DEVELOPER/BUILDER DATE

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

CK Jones 8/21/13
DATE

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 124715, EXPIRATION DATE: MAY 26, 2014.

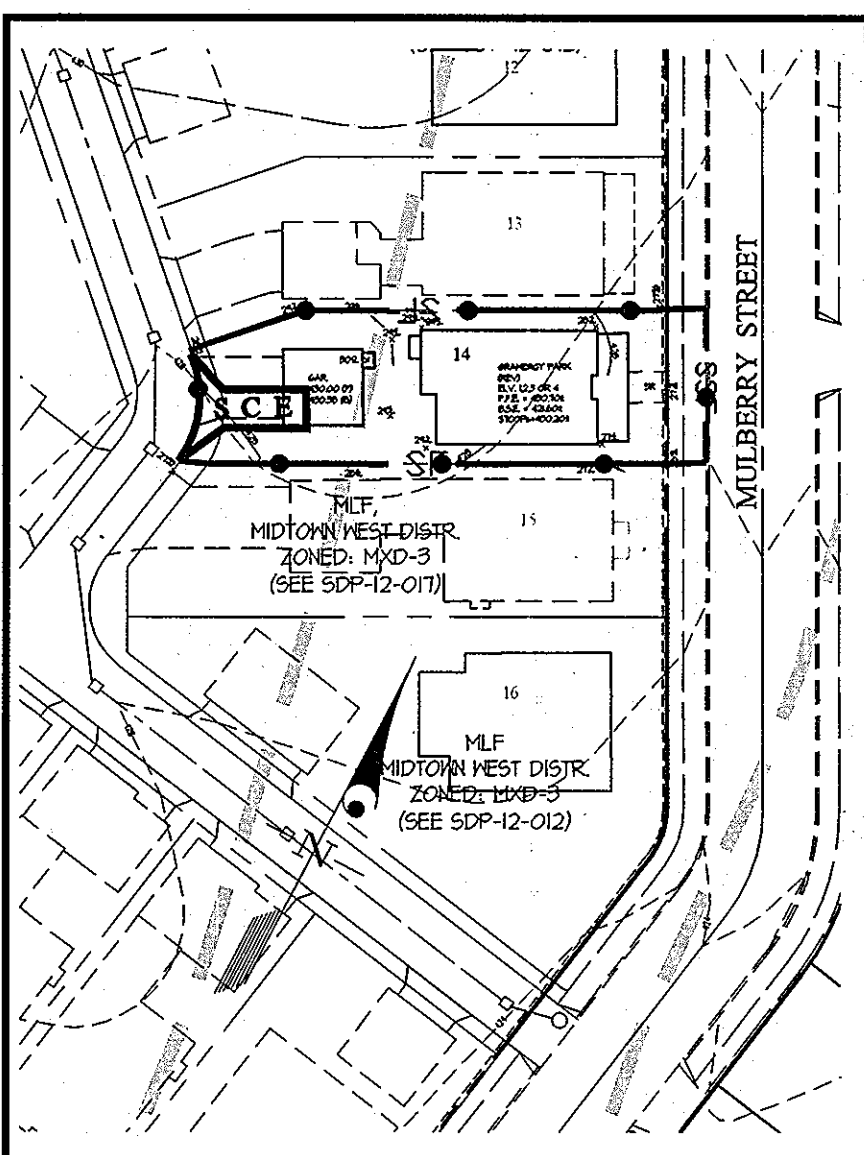


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Harold A. Layton 9/10/13
Director Date

W. J. Schell 9/17/13
Chief, Division of Land Development Date

Chad Edmund 9-17-13
Chief, Development Engineering Division 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 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
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ATN: MARK BENNETT

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8401 GREENSBORO DRIVE, SUITE 450
MCLEAN, VIRGINIA 22102
PH: 703-821-2500
ATN: DEKXER FINK

SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT
AREA 1: LOT 14
AREA 2: LOT Nos. 114-117, 131-136 & 151-153
(SPD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860, 21994-22001 and 22398-22405
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	13032
DATE	TAX MAP - GRID	SHEET
AUGUST 2013	41-15&21	4 OF 7

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.

A. SOIL PREPARATION

- 1. TEMPORARY STABILIZATION a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... b. PERMANENT STABILIZATION a. SOIL TESTS ARE REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

- III. SOIL SALTS 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... IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

- b. APPLICATION i. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS... ii. INCORPORATE SEED INTO THE SUBSOIL... iii. DRILL OR OUTLICKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL...

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF VEGETATIVE VEGETATION... 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...

- 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE... b. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH... c. THE SOIL MATERIAL IS SO SULLY THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS...

- 6. TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL... b. UNIFORMITY OF DISTRIBUTION... c. TOPSOIL MUST NOT BE PLACED IN A FROZEN OR MUDDY CONDITION...

- 7. SOIL AMENDMENTS, FERTILIZER AND LIME SPECIFICATIONS a. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER... b. FERTILIZERS MUST BE UNIFORM IN COMPOSITION... c. ANCHORING i. A MULCH ANCHORING TOLL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12973, EXPIRATION DATE, MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Mark D. Light Director 7/18/13 Kurt DeLeonard Chief, Division of Land Development 9/10/13 Chad Edwards Chief, Development Engineering Division 9-12-13

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 BIRTONSVILLE OFFICE PARK BIRTONSVILLE, MARYLAND, 20886

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 CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

- a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW... 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. APPLICATION a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS... ii. INCORPORATE SEED INTO THE SUBSOIL... iii. DRILL OR OUTLICKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL...

- b. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR... b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...

- 2. APPLICATION a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING... b. FERTILIZER AND LIME MUST BE APPLIED TO ALL SEEDED AREAS AT THE RATE AND AT THE TIME OF SEEDING... c. ANCHORING i. A MULCH ANCHORING TOLL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

- 3. ANCHORING a. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW... ii. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW... iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, KETOSOL, TERRA TACK II, TERESA MANUFACTURER... iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...

- 6. TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL... b. UNIFORMITY OF DISTRIBUTION... c. TOPSOIL MUST NOT BE PLACED IN A FROZEN OR MUDDY CONDITION...

- 7. SOIL AMENDMENTS, FERTILIZER AND LIME SPECIFICATIONS a. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER... b. FERTILIZERS MUST BE UNIFORM IN COMPOSITION... c. ANCHORING i. A MULCH ANCHORING TOLL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Mark D. Light Director 7/18/13 Kurt DeLeonard Chief, Division of Land Development 9/10/13 Chad Edwards Chief, Development Engineering Division 9-12-13

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 BIRTONSVILLE OFFICE PARK BIRTONSVILLE, MARYLAND, 20886

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. PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

A. SEED MIXTURES

- 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE... 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY... 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SECOND SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY Table with columns: No., SPECIES, APPLICATION RATE (lb./ac), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (lb./ac), LIME RATE (lb./ac)

- 2. APPLICATION a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS... ii. INCORPORATE SEED INTO THE SUBSOIL... iii. DRILL OR OUTLICKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL...

- b. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

- 6. TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL... b. UNIFORMITY OF DISTRIBUTION... c. TOPSOIL MUST NOT BE PLACED IN A FROZEN OR MUDDY CONDITION...

- 7. SOIL AMENDMENTS, FERTILIZER AND LIME SPECIFICATIONS a. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER... b. FERTILIZERS MUST BE UNIFORM IN COMPOSITION... c. ANCHORING i. A MULCH ANCHORING TOLL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

- 3. ANCHORING a. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW... ii. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW... iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, KETOSOL, TERRA TACK II, TERESA MANUFACTURER... iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12973, EXPIRATION DATE, MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Mark D. Light Director 7/18/13 Kurt DeLeonard Chief, Division of Land Development 9/10/13 Chad Edwards Chief, Development Engineering Division 9-12-13

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 BIRTONSVILLE OFFICE PARK BIRTONSVILLE, MARYLAND, 20886

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.

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... b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOULDER, STREAM BANKS, OR DUNES... c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE TESTING AGENCY... d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET...

PERMANENT SEEDING SUMMARY Table with columns: No., SPECIES, APPLICATION RATE (lb./ac), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (lb./ac), LIME RATE (lb./ac)

- 2. APPLICATION a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS... ii. INCORPORATE SEED INTO THE SUBSOIL... iii. DRILL OR OUTLICKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL...

- b. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

- 6. TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL... b. UNIFORMITY OF DISTRIBUTION... c. TOPSOIL MUST NOT BE PLACED IN A FROZEN OR MUDDY CONDITION...

- 7. SOIL AMENDMENTS, FERTILIZER AND LIME SPECIFICATIONS a. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER... b. FERTILIZERS MUST BE UNIFORM IN COMPOSITION... c. ANCHORING i. A MULCH ANCHORING TOLL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

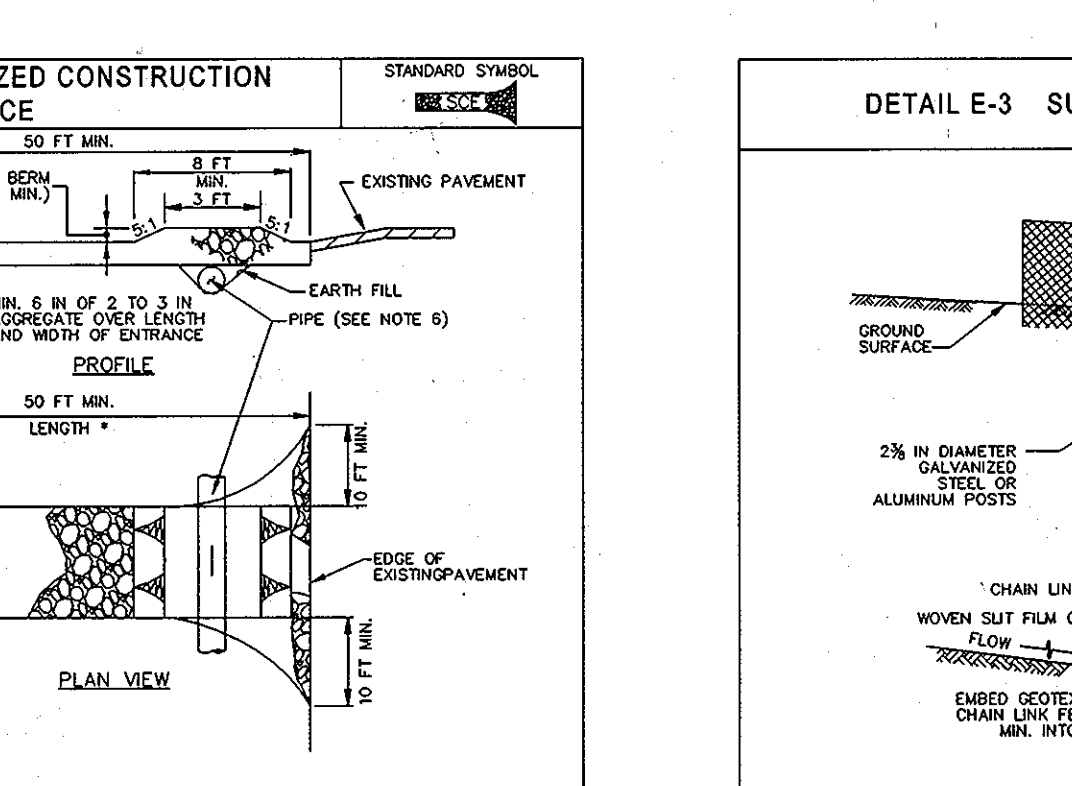
- 3. ANCHORING a. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW... ii. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW... iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, KETOSOL, TERRA TACK II, TERESA MANUFACTURER... iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Mark D. Light Director 7/18/13 Kurt DeLeonard Chief, Division of Land Development 9/10/13 Chad Edwards Chief, Development Engineering Division 9-12-13

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 BIRTONSVILLE OFFICE PARK BIRTONSVILLE, MARYLAND, 20886

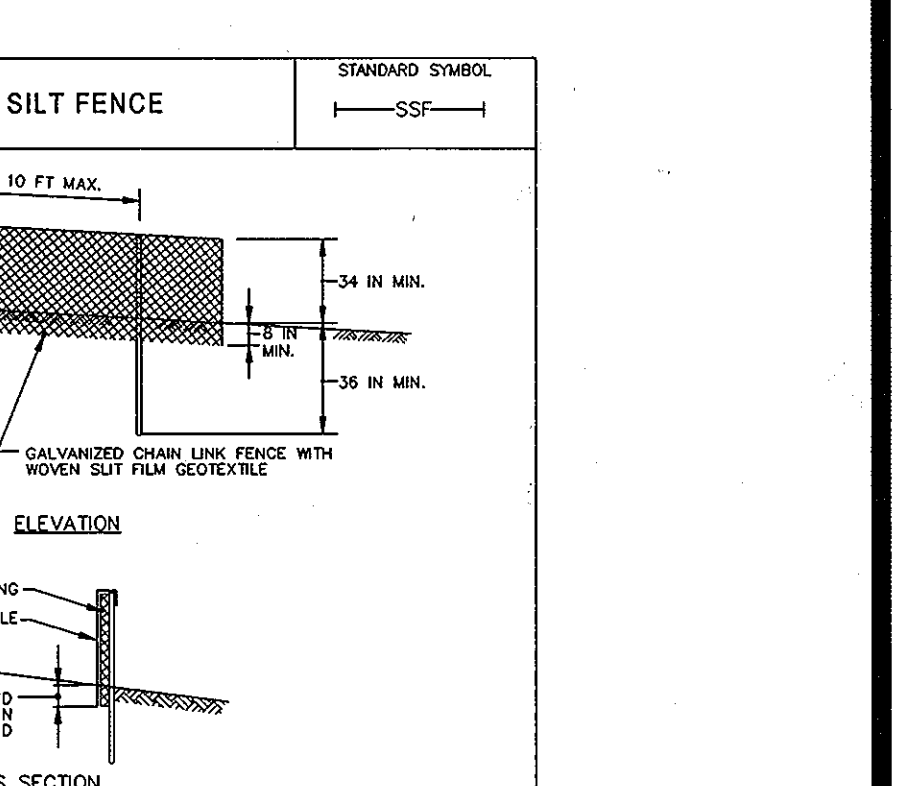
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN... 2. PIPE ALL SURFACE WATER FLOWING TO OR OVER THE ENTRANCE... 3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE... 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE... 5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT AND STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND...

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL Table with columns: U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011, MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

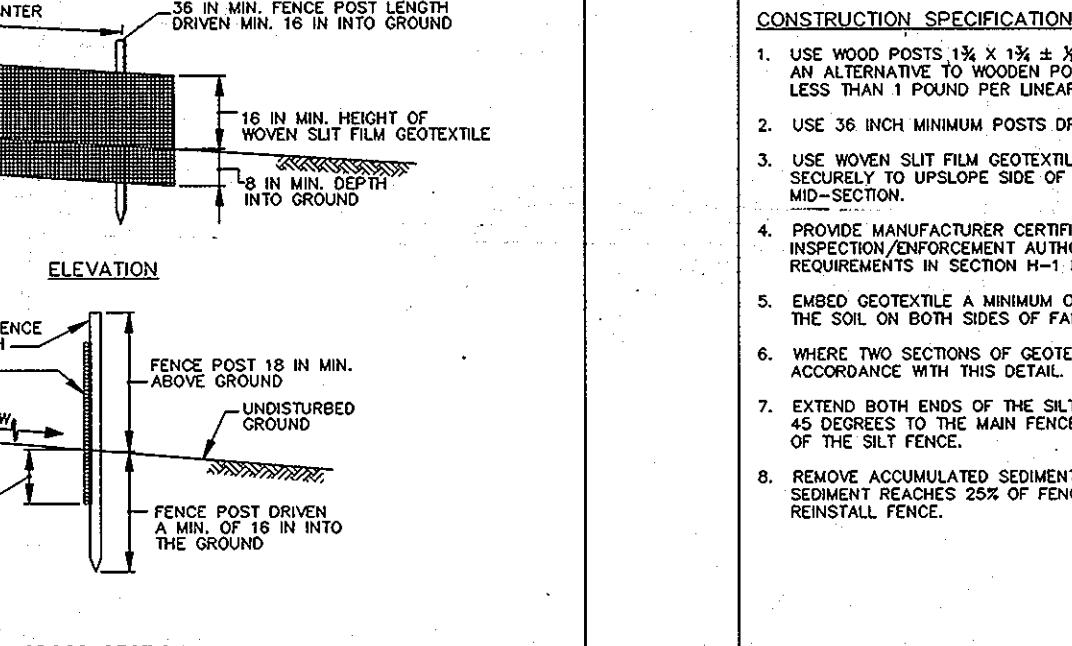
DETAIL E-3 SUPER SILT FENCE



- CONSTRUCTION SPECIFICATIONS 1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART... 2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUNG RINGS... 3. FASTEN WOVEN SILT FAB GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS... 4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEEPAGE OF PASSES... 5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE... 6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTOR/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS... 7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BLAGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN IF UNDERMINING OCCURS. REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL Table with columns: U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011, MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE



- CONSTRUCTION SPECIFICATIONS 1. USE WOOD POSTS 1 1/2 X 1 1/2 X 16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD... 2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART... 3. USE WOVEN SILT FAB GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT 10 FT AND MID-SECTION... 4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTOR/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS... 5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC... 6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TRIM, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL... 7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE... 8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BLAGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN IF UNDERMINING OCCURS. REINSTALL FENCE.

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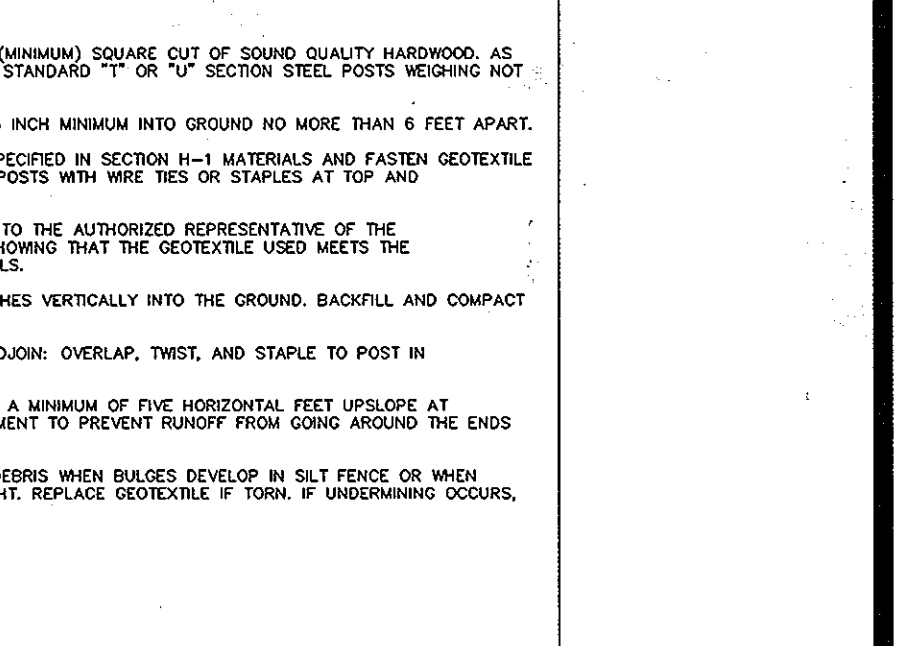
- 3. SOD MAINTENANCE a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD... b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDED AGAINST EACH OTHER... c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP FIRM SOD... d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET... e. OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS... f. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OF 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... 1. ALSO AUTHORIZE EROSION ON-SITE INSPECTION BY THE HSCD.

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12973, EXPIRATION DATE, MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Mark D. Light Director 7/18/13 Kurt DeLeonard Chief, Division of Land Development 9/10/13 Chad Edwards Chief, Development Engineering Division 9-12-13

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 BIRTONSVILLE OFFICE PARK BIRTONSVILLE, MARYLAND, 20886

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GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE, SUITE 250 BIRTONSVILLE OFFICE PARK BIRTONSVILLE, MARYLAND, 20886

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL NOTES and DETAILS SCALE NO SCALE ZONING MXD-3 G. L. W. FILE NO. 13032 DATE AUGUST 2013 TAX MAP - GRID 41-15&21 SHEET 5 OF 7

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16J24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FB CASE NO. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE POSTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SH SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 4,950.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 165 SHRUBS AT \$30.00/SHRUB = \$ 4,950.00
 14 TREES AT \$300.00/TREE = \$ 4,200.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-389-2250. SEE THE CHART BELOW THIS SHEET FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.

NOTES:

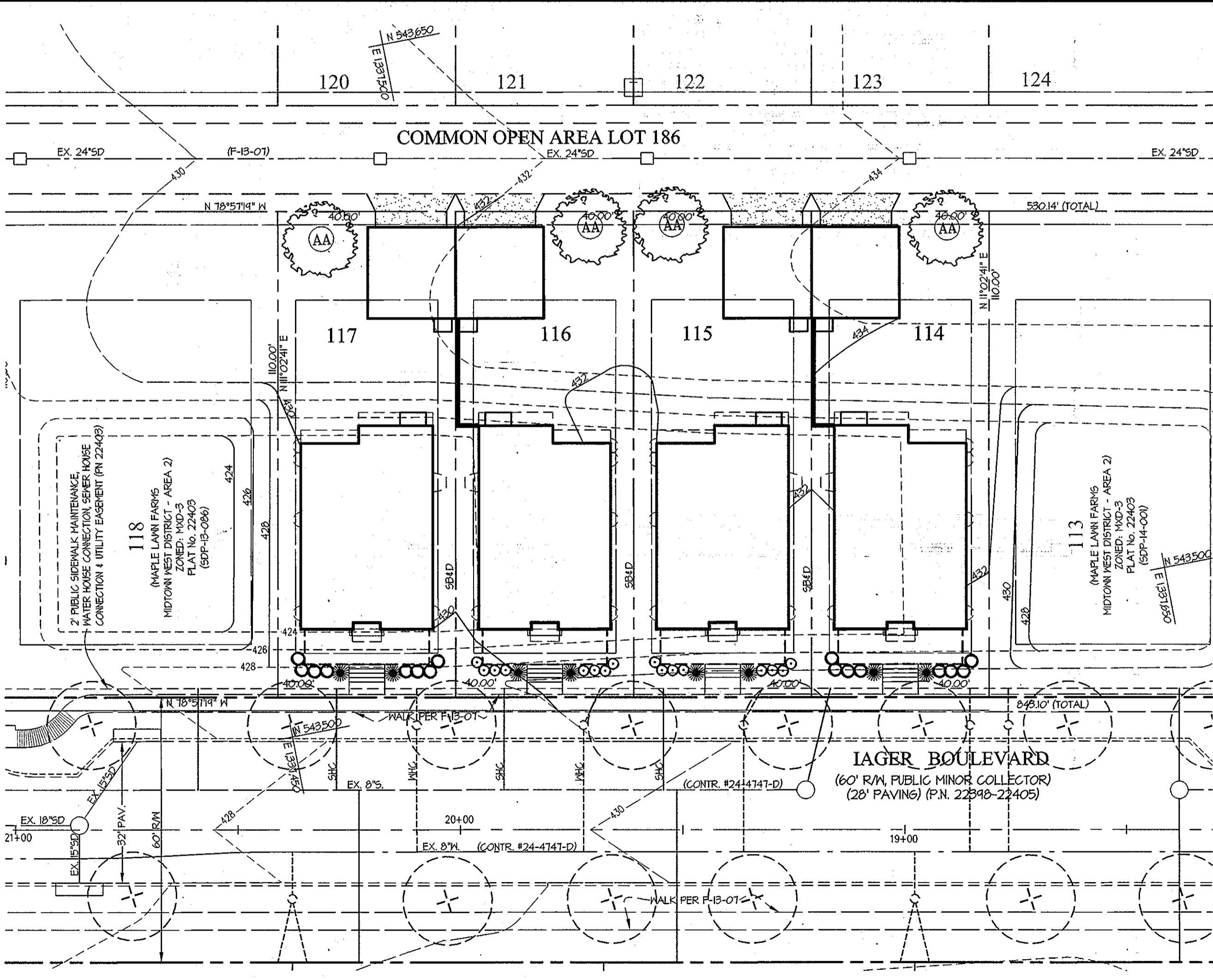
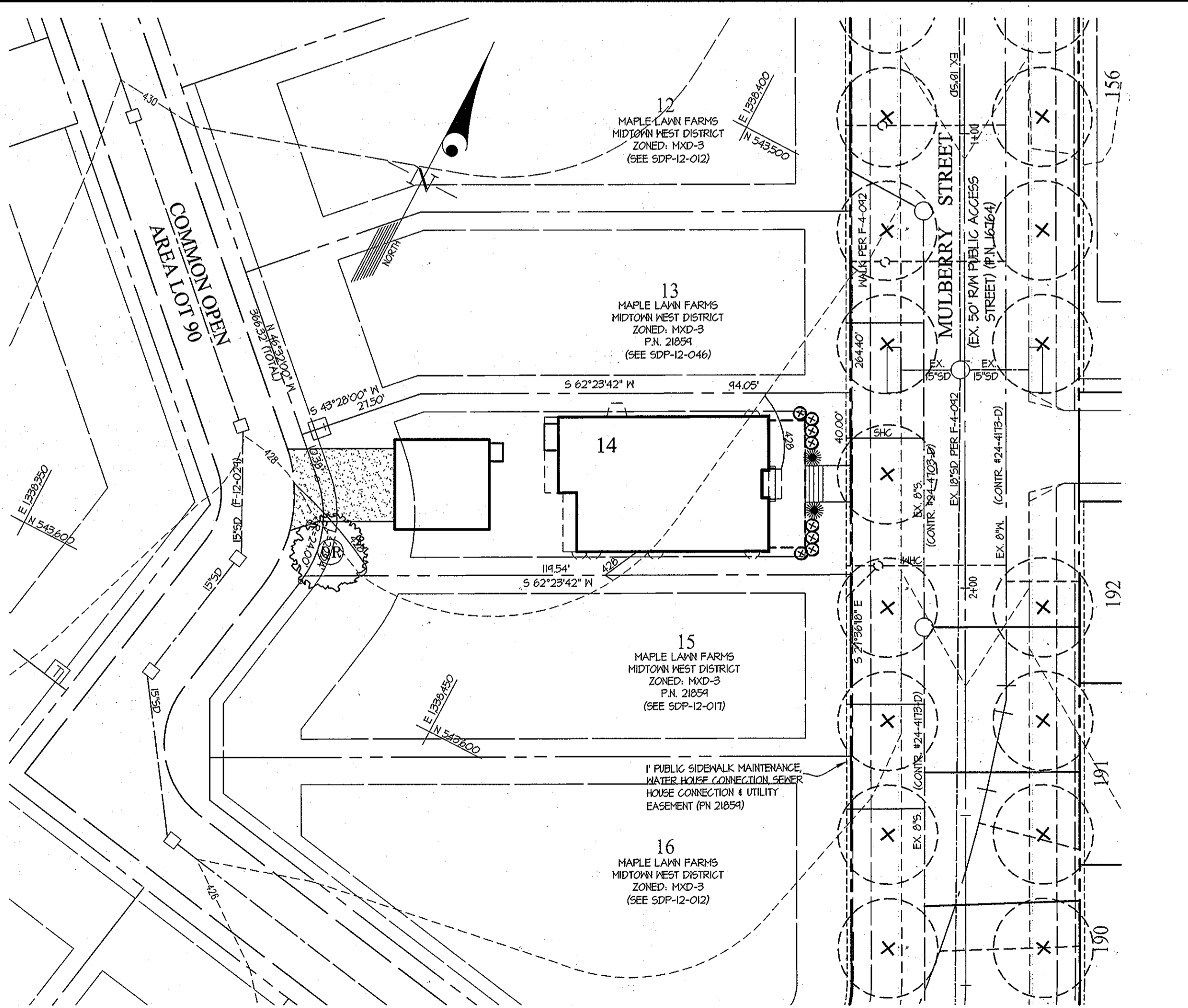
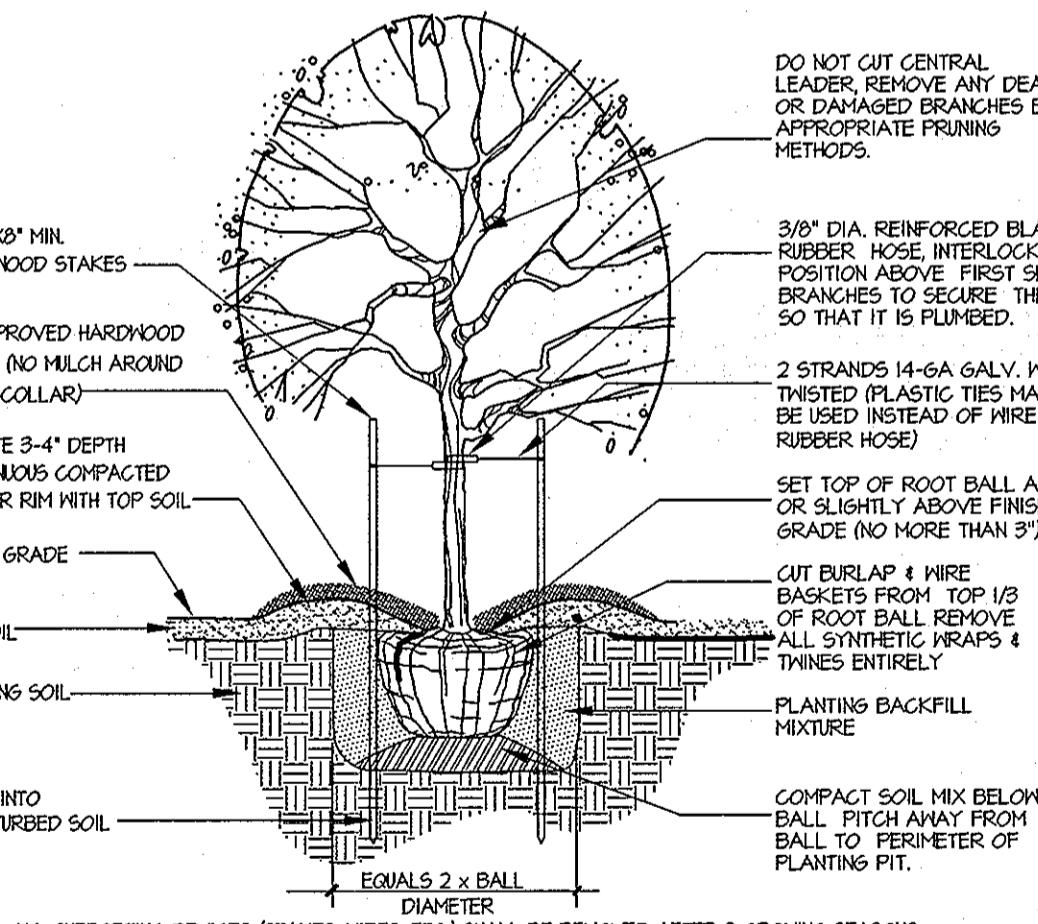
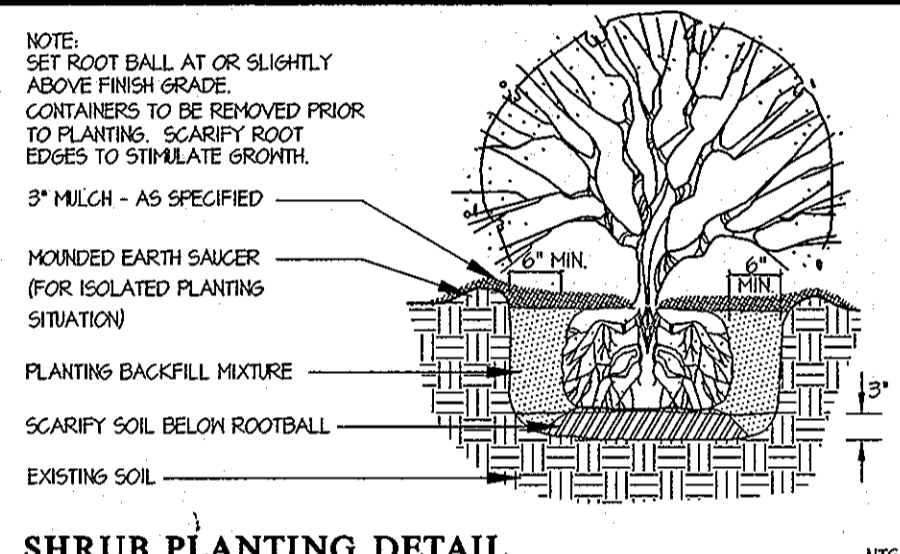
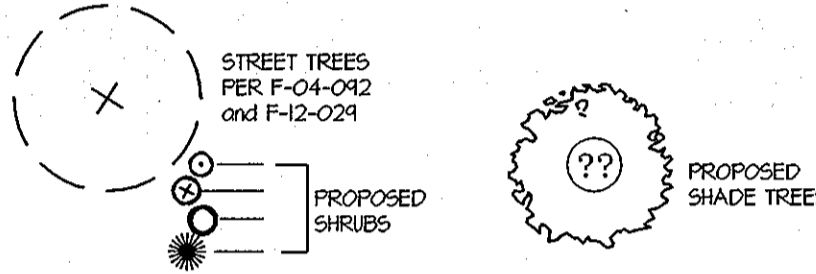
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIS, 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.

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
AA	4	ALL SHADE TREES SHALL BE 25'-3" CAL AND 12' MIN. HT.	ACER X FREEMANI 'ARMSTRONGS' / ARMSTRONGS MAPLE	ALL B&B
QR	10		QUERCUS ROBUR X Q. ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	
○	40	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNRO PRIN' / 'SUNRO WHITE' / 'KAEHRO' / COTONEASTER DANHERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER / COTONEASTER HORIZONTALIS 'TOM THUMB' / 'TOM THUMB' COTONEASTER / JIMPERUS HORIZONTALIS VAR. / JIMPER VAR. 'BAR HARBOR' / 'ANDORRA' / 'MILTON BLUE RUS' / JIMPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JIMPER / LONICERA NITIDA 'BRILLON' / EDGEE GOLD (TM) HONEYSUCKLE PFI5234	ALL CONTAINERIZED
⊙	24	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE' / 'HERSHEY RED' / 'MHO CRIMSON' / DBINDIA GRACILE / SLENDER DBINDIA / ILEX CREMATA 'HELLE' / DWARF JAPANESE HOLLY / ILEX GLABRA 'COMPACTA' / DWARF INKBERRY / MAHONIA AQUICOLM / OREGON GRAPE HOLLY / SPIREA HIFONICA 'SNOWMOUND' / 'SNOWMOUND ENGLISH BOXWOOD' / BUXTYS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
○	30	ALL 24" - 30" SPREAD & 25' - 3" HT.	EUONYMUS KIANTSCHOVICUS 'MANHATTAN' / MANHATTAN EUONYMUS / MAHONIA BEALEI / LEATHERLEAF MAHONIA / OSMANTHUS HETEROPHYLLUS 'SULFUR' / SHEET HOLLY / RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) / RHODODENDRON 'P.M.' / P.M. RHODODENDRON / TAXUS CUSPIDATA NANA / DWARF JAPANESE YEM / YEBURUM CAESI / KOREAN SPICE YEBURUM	ALL CONTAINERIZED
☼	31	ALL 3' - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' OR 'SPARKLEBERRY') / JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER / TAXUS MEDIA 'HICKSII' / HICKS YEM / TAXUS CUSPIDATA 'FLUSHING' / FLUSHING YEM / TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEM / THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE / BUXTYS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)										
LOT	TYPE	NO.	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BRL		REQUIRED SIDE & REAR YARD PLANTINGS: COTTAGE LOTS: 1 SHADE TREES PER LOT, NO SHRUBS REQUIRED		PLANTINGS PROVIDED			COMMENTS
			SHRUBS REQUIRED	BLDG. LENGTH (S)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)		
COTTAGE	14	40'0"	10	N/A	N/A	1	10			
	114	40'0"	10	N/A	N/A	1	10			
	115	40'0"	10	N/A	N/A	1	10			
	116	40'0"	10	N/A	N/A	1	10			
	117	40'0"	10	N/A	N/A	1	10			
	131	61'5"	15	N/A	N/A	1	15			
	132	57'11"	14	N/A	N/A	1	14			
	133	57'11"	14	N/A	N/A	1	14			
	134	57'11"	14	N/A	N/A	1	14			
	135	57'11"	14	N/A	N/A	1	14			
	136	57'11"	14	N/A	N/A	1	14			
	151	40'0"	10	N/A	N/A	1	10			
	152	40'0"	10	N/A	N/A	1	10			
	153	40'0"	10	N/A	N/A	1	10			

LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
MILLER & SMITH OF MAPLE LAWN L.L.C.	14	1	10	\$600.00
	114	1	10	\$600.00
	115	1	10	\$600.00
	116	1	10	\$600.00
	117	1	10	\$600.00
	131	1	15	\$750.00
	132	1	14	\$720.00
	133	1	14	\$720.00
	134	1	14	\$720.00
	135	1	14	\$720.00
	136	1	14	\$720.00
	151	1	10	\$600.00
	152	1	10	\$600.00
	153	1	10	\$600.00
TOTAL		14	165	\$4,950.00

PLANTING LEGEND



THIS PLAN IS FOR PLANTING PURPOSES ONLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark DeLughe* 9/16/13

Chief, Division of Land Development: *Keith DeLughe* 9/17/13

Chief, Development Engineering Division: *Chad Edward* 9-17-13

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS 1, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-624-9440 ATN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MILLER AND SMITH OF MAPLE LAWN L.L.C. 8401 GREENSBORO DRIVE, SUITE 450 MCLEAN, VIRGINIA 22102 PH: 703-921-2500 ATN: DEXTER FINK

LANDSCAPE PLAN

MAPLE LAWN FARMS

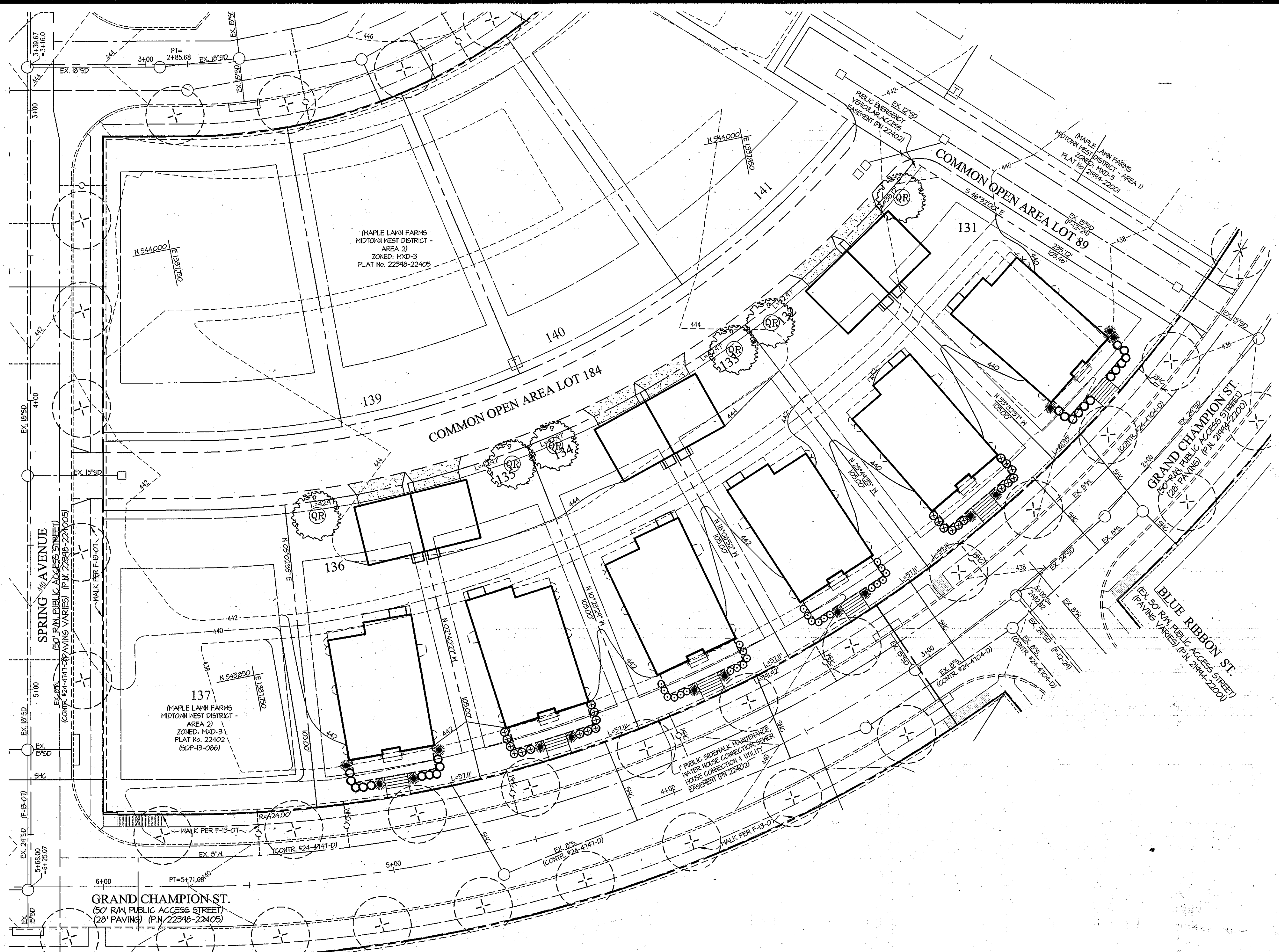
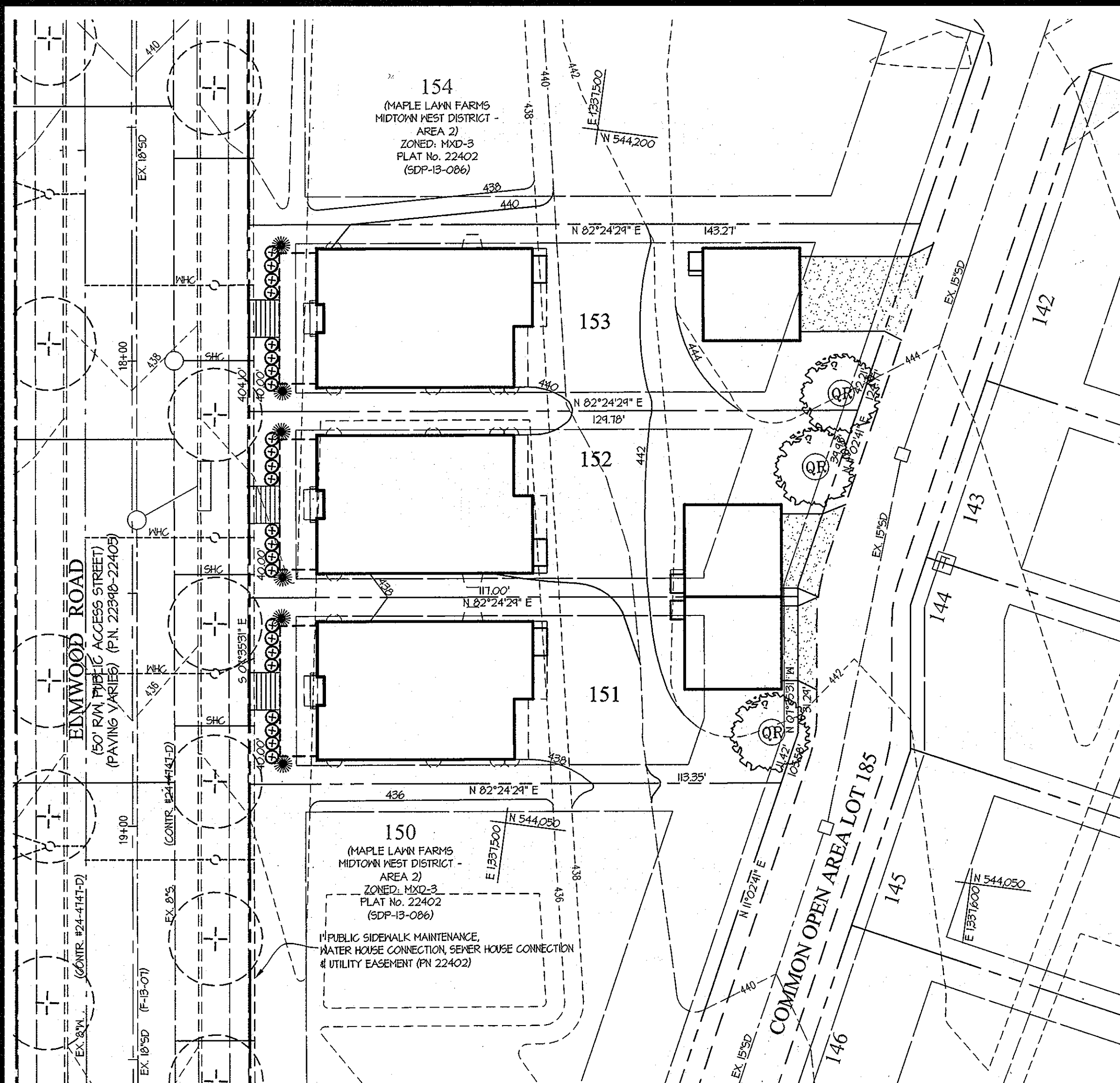
MIDTOWN WEST DISTRICT

AREA 2: LOT NOS. 114-117, 131-136 & 151-153 (SFD RESIDENTIAL USE)

PLAT NOS. 16764, 21856-21860, 21994-22001 AND 22398-22405

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	13032
DATE	TAX MAP - GRID	SHEET
AUGUST 2013	41-15&21	6 OF 7



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 HLF 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 Stichel 8/20/13
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
John A. Long 9/10/13
 Director Date

V. J. Sullivan 9/12/13
 Chief, Division of Land Development Date

Chris Clark 9-13-13
 Chief, Development Engineering Division Date

STATE OF MARYLAND
 Michael B. Tran
 938
 LANDSCAPE ARCHITECT
 8-20-13

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

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8440
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
 MILLER and SMITH of MAPLE LAWN L.L.C.
 8401 GREENSBORO DRIVE, SUITE 450
 MCLEAN, VIRGINIA 22102
 PH: 703-521-2500
 ATTN: DEXTER FINX

LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT
 AREA 1: LOT 14
 AREA 2: LOT Nos. 131-136 & 151-153
 (SPD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860, 21994-22001 and 22398-22405

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	13032
DATE	TAX MAP - GRID	SHEET
AUGUST 2013	41-15&21	7 OF 7