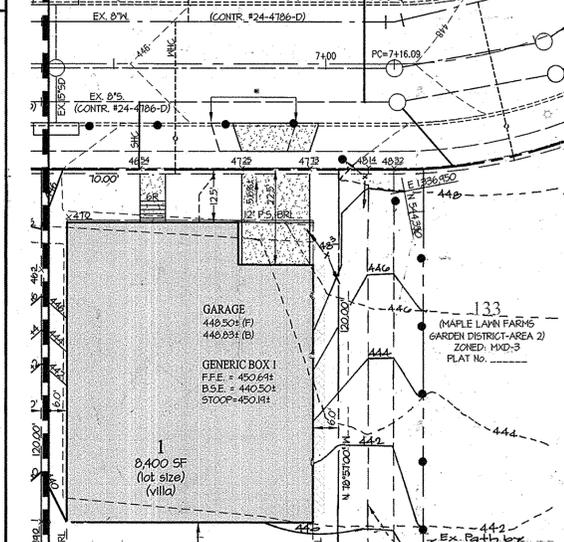
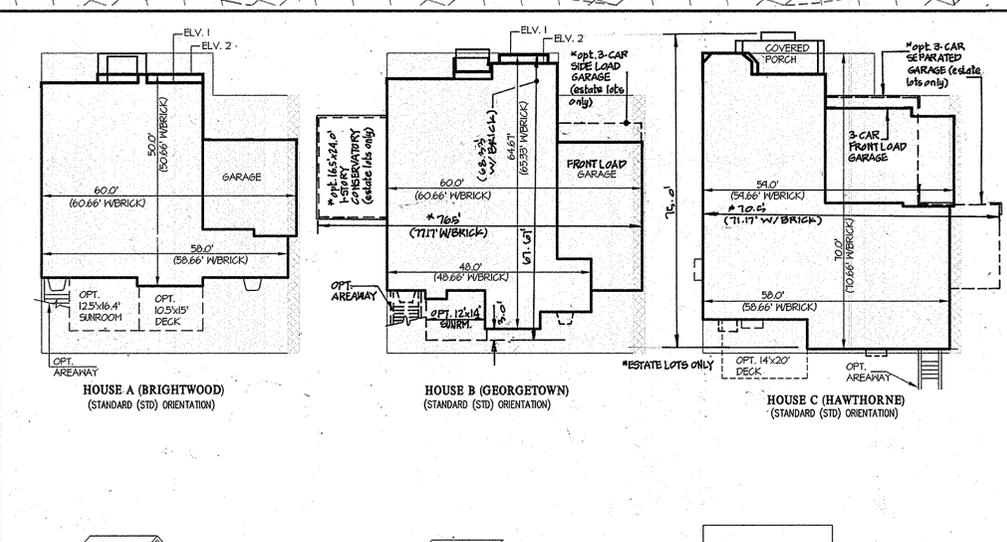
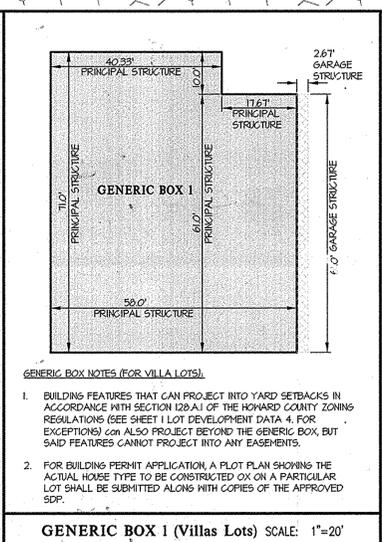


NOTES:

- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- MHC TO THE SUBJECT LOT OF THIS SDP IS 1/2" PER CONTRACT NOS. 24-4785-D & 24-4786-D AND THE WATER METER VAULT IS IN THE R.O.M.
- SEE THE CHART ON SHEET 2 & 3 FOR SHK 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 14H FOLIO 362 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" NYLOPLAST IN LINE DRAIN MODEL NO. 27226G (OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS (H2 MODEL TYPE 57) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN. COVER OVER THE HOSE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
- PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
- DRIVENWAY APRONS PER DPM R-6.01.

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 REUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2016.

1-28-15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark McLeigh* 3/2/15

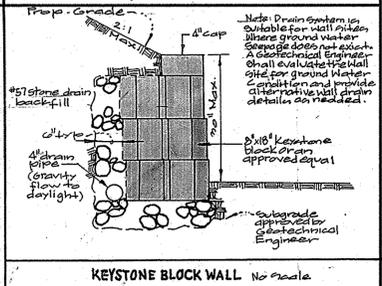
Chief, Division of Land Development: *W. J. ...* 3-23-15

Chief, Development Engineering Division: *W. J. ...* 3-12-15

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

LOT	ELEVATION @ PROP. LINE	M.C.E.
1	439.55	430.63
2	431.06	436.04
3	428.66	433.64
4	428.46	431.49
5	424.71	423.64
6	422.14	421.16
7	420.69	425.66
8	414.32	423.40
9	410.79	415.76
10	402.75	414.65

NOTE: SEWER HOUSE CONNECTIONS IS 4".



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 FAX: 301-421-4186

DATE: 1-28-15
BY: *W. J. ...*
APP'R: *W. J. ...*

REVISION: Add Keystone block wall for rear of Lot 1, revise grading to reflect as-built.
REV. GEORGETOWN & HAWTHORNE FOOTPRINTS TO SHOW OPT. GARAGES & CONSERVATORY FOR ESTATE LOTS

PREPARED FOR:

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-464-8400
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

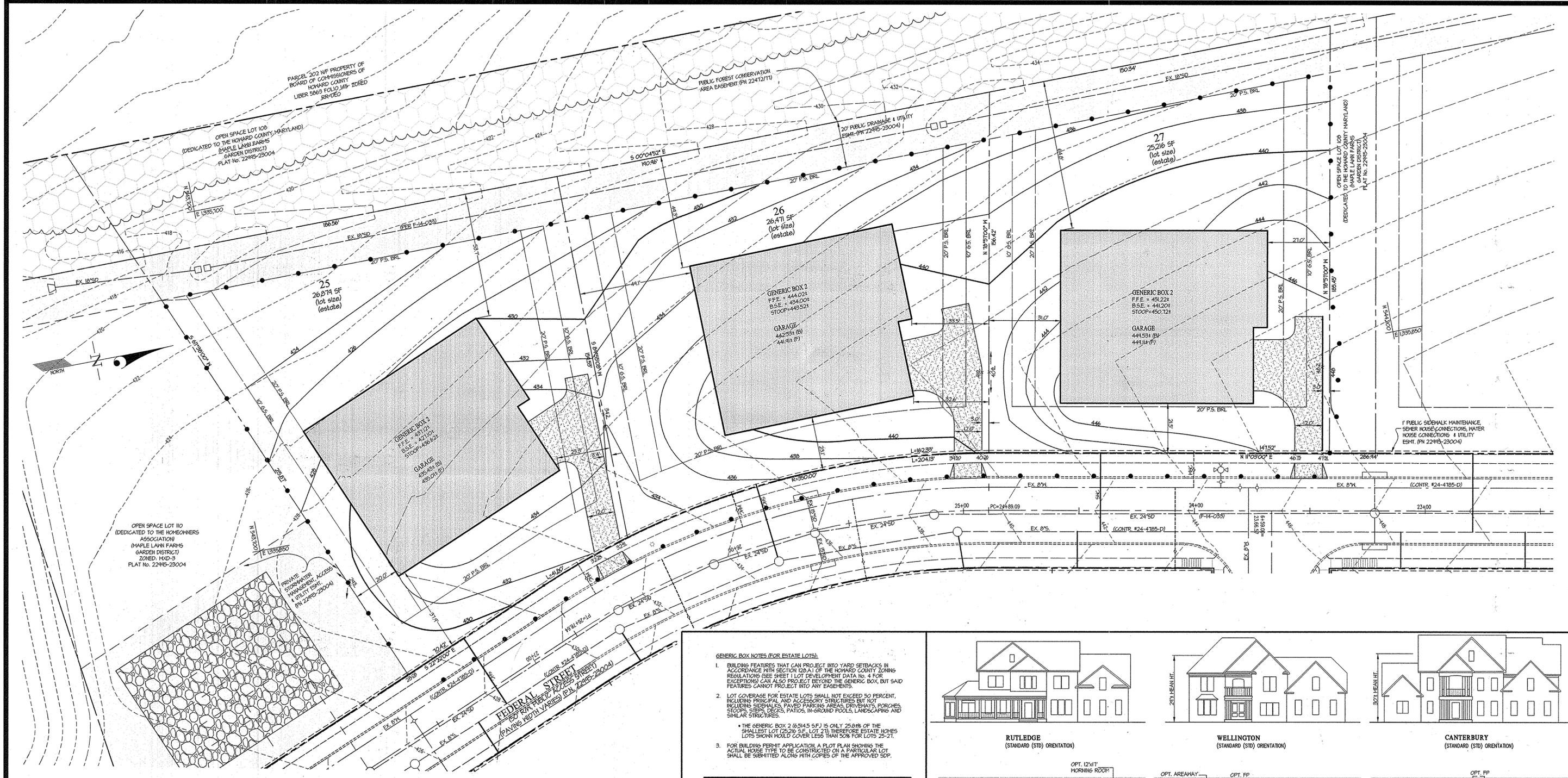
SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

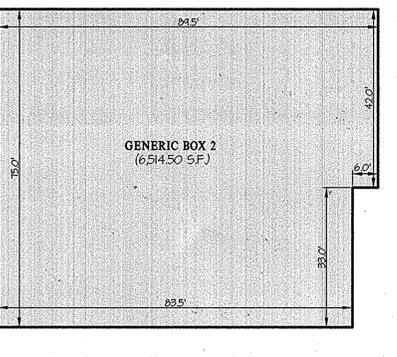
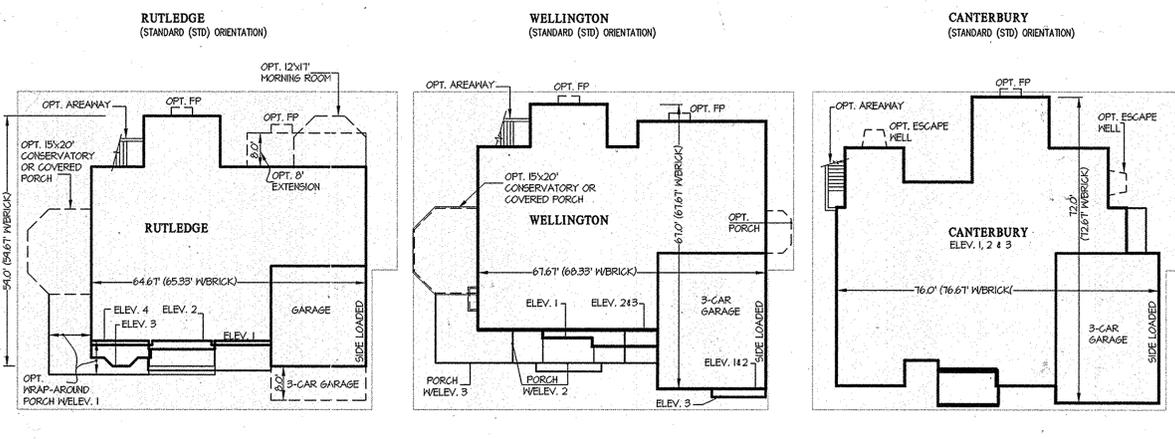
GARDEN DISTRICT - AREA 1
LOTS No. 1-10 and 25-27
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
JAN. 2015	41-14&21	2 OF 7

HOWARD COUNTY, MARYLAND

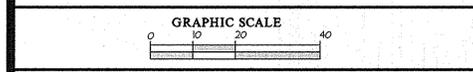


- GENERIC BOX NOTES (FOR ESTATE LOTS)**
- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 120-2(A) OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA No. 4 FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
 - LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STAIRS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.
 * THE GENERIC BOX 2 (6,514.50 SF.) IS ONLY 25.0% OF THE SMALLEST LOT (26,411 SF. LOT 26). THEREFORE ESTATE HOUSE LOTS SHOWN WOULD COVER LESS THAN 50% FOR LOTS 25-27.
 - FOR BUILDING PERMIT APPLICATION A FLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.



GENERIC BOX 2 (estate lots) SCALE: 1"=20'

ESTATE HOUSE FOOTPRINTS & ELEVATIONS SCALE: 1"=20'



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. 12475, EXPIRATION DATE: MAY 26, 2016.

1-25-15
[Signature]



LOT	ELEVATION @ PROP. LINE	M.C.E.
25	420.38	426.90
26	425.64	432.20
27	432.21	438.43

NOTE: SEWER HOUSE CONNECTIONS IS 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 3/24/15
 Director Date

[Signature] 3-26-15
 Chief, Division of Land Development Date

[Signature] 3-12-15
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

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

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 WILLIAMSBURG GROUP, LLC
 5485 HARRIS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PH: 410-997-8800
 ATRN: BOB CORRETT

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS No. 110 and 25-27
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22995-23004

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
JAN. 2015	41-14&21	3 OF 7

DATE	REVISION	BY	APPR.

L:\CAD\GRANDS\2011\4161 (M&B)\SDP (Area 1)\4161_02-01 SDP (Area 1).dwg DES. MBT DRN. KLP CHK. MBT

SEDIMENT CONTROL LEGEND

- 600--- EXISTING CONTOUR
- 600— PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- — — — — SILT FENCE
- — — — — SUPER SILT FENCE
- S.C.E.** STABILIZED CONSTRUCTION ENTRANCE
- SOILS DELINEATION
- SOILS

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 WAS MASS GRADED TO INSTALL A REGIONAL SIM 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 SOIL AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: 2-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 SIM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 109 & 110 PER F-13-008 (SEE SHEET #1).
 2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-14-033.
 3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-029 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".
 4. 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.
 5. STANDARD SILT FENCE CAN BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
 6. WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THEN 5% FOR A DISTANCE OVER 50', CURL FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
 7. STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

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

John R. Rotter 2/10/15
 HOWARD S.C.D. DATE

BUILDER'S CERTIFICATE

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

[Signature] 1-27-15
 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."

[Signature] 1-28-15
 DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

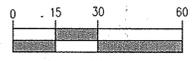
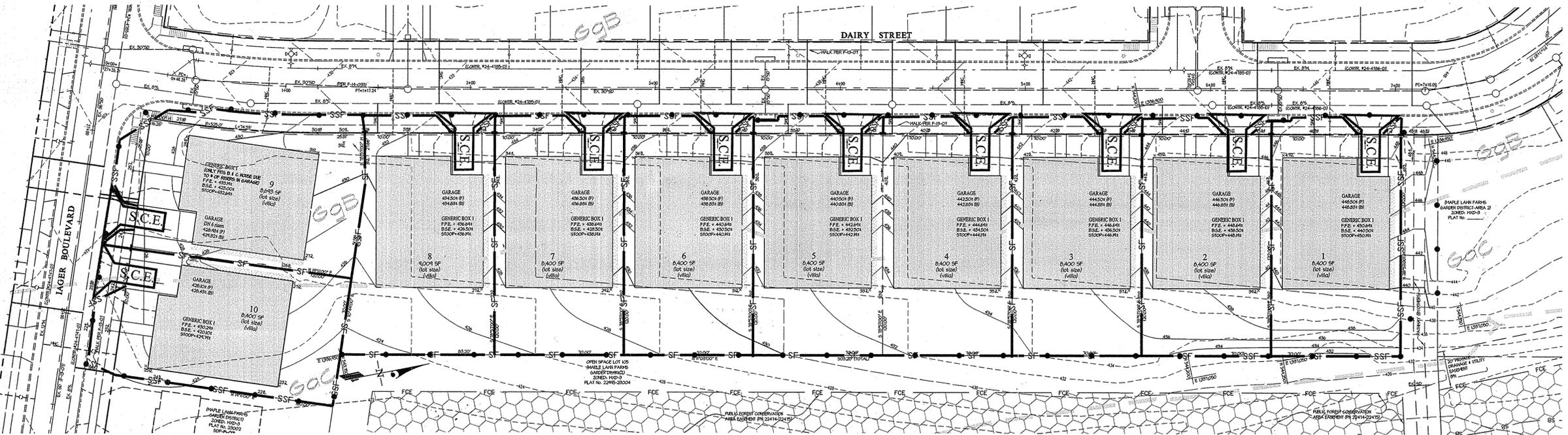
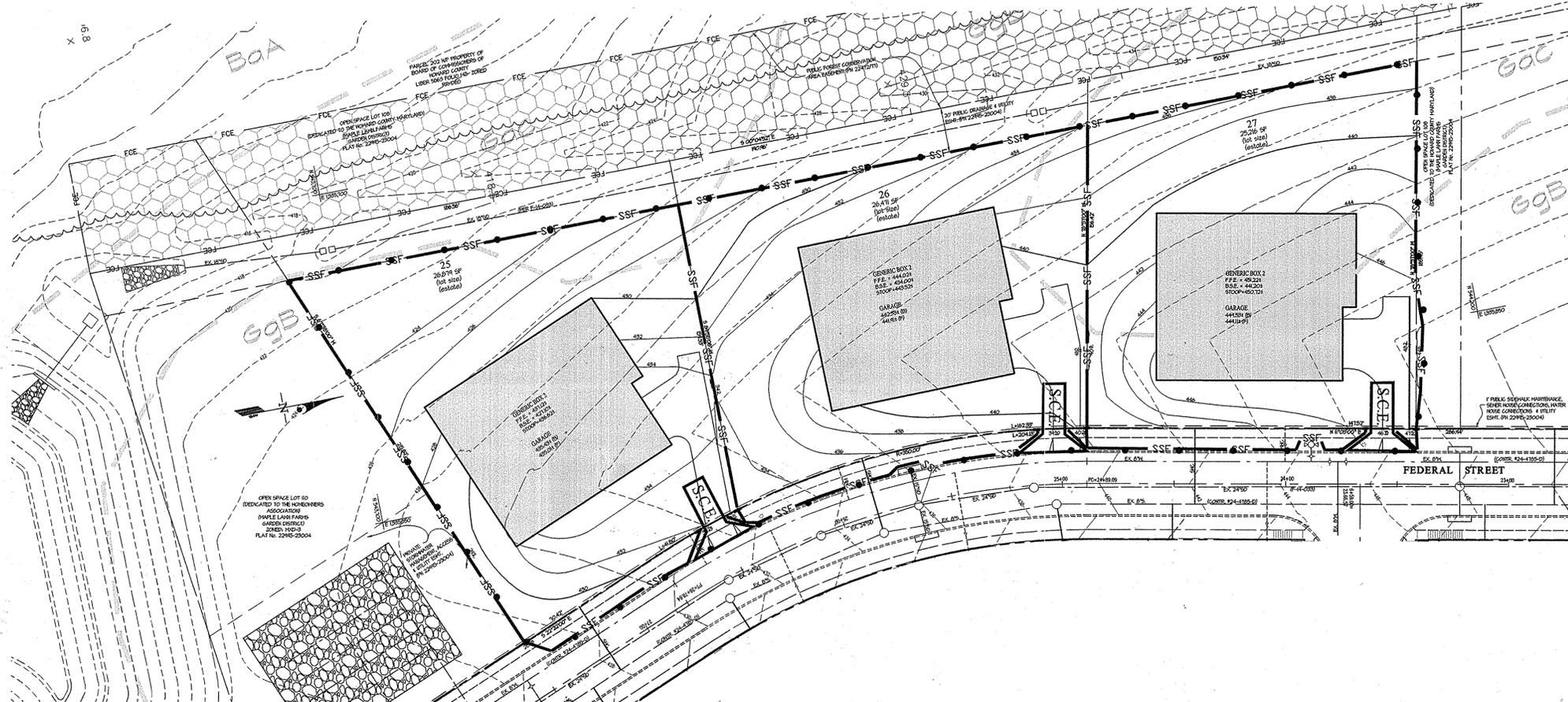
Mark M. Long 3/24/15
 Director Date

Kate DeLone 3-23-15
 Chief, Division of Land Development Date

[Signature] 3-12-15
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

L:\CAD\DRAWINGS\2001\4051 (Web) (SP Area 1)\4051_A3_S3 (Area 1).dwg DES. MBT DRN. KLP CHK. MBT



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

NO.	REVISION	DATE	BY	APPR.

SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS No. 1-10 and 25-27
 (SFID RESIDENTIAL USE)
 PLAT No. 22995-23004

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

BUILDER (CONTRACT PURCHASER):
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PH: 410-927-8500
 ATTN: BOB CORRETT

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
JAN. 2015	41-14&21	4 OF 7

HOWARD COUNTY, MARYLAND

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.

- 1. TEMPORARY STABILIZATION
2. PERMANENT STABILIZATION
3. SOIL PH BETWEEN 6.0 AND 7.0
4. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 5. SOIL PH BETWEEN 6.0 AND 7.0
6. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
7. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 8. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
9. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 10. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
11. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 12. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
13. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 14. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
15. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 16. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
17. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 18. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
19. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

- 20. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL
21. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4188

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.

- 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.

- 2. APPLICATION
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
b. 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.

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

- 4. SOIL ANALYSIS
a. TOTAL AREA OF SITE: 1,954 AC.
b. AREA DISTURBED: 2,204 AC.
c. AREA TO BE ROOFED OR PAVED: 1,114 AC.
d. AREA TO BE VEGETATIVELY STABILIZED: 1,094 AC.

- 5. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

- 6. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

- 7. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

- 8. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.

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 DEPARTMENT OF PLANNING & ZONING.

DATE: [Blank]
REVISION: [Blank]
BY: [Blank]
APPR: [Blank]

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.

TEMPORARY SEEDING SUMMARY
HARDNESS ZONE: 6b
SEED MIXTURE:
No. SPECIES APPLICATION RATE (lb/acre) SEEDING DATES SEEDING DEPTHS (INCHES) FERTILIZER RATE (10-10-10) LIME RATE

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.
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 MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' AND REVISIONS THERETO.

- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
a. 3 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DYES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
b. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

- 4. 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 SEEDING (Sec. 6-4-3), TEMPORARY SEEDING (Sec. 6-4-4) AND MULCHING (Sec. 6-4-5). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

- 5. 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.

- 6. SITE ANALYSIS:
a. TOTAL AREA OF SITE: 1,954 AC.
b. AREA DISTURBED: 2,204 AC.
c. AREA TO BE ROOFED OR PAVED: 1,114 AC.
d. AREA TO BE VEGETATIVELY STABILIZED: 1,094 AC.

- 7. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

- 8. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

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

DATE: [Blank]
REVISION: [Blank]
BY: [Blank]
APPR: [Blank]

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.

- 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 TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR SLOPES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

- 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.

- 3. IDEAL TIMES OF SEEDING FOR TURF GRASSES MIXTURES:
a. WESTERN LMD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 15 (HARDNESS ZONES: 5B, 6A)
b. CENTRAL LMD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 6B)
c. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

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

- 5. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDING SUMMARY
HARDNESS ZONE: 6b
SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)
No. SPECIES APPLICATION RATE (lb/acre) SEEDING DATES SEEDING DEPTHS (INCHES) FERTILIZER RATE (10-20-20) LIME RATE

- 6. SOIL: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).
7. GENERAL SPECIFICATIONS
a. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

- 8. SOIL: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).
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PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC
1829 REISTERSTOWN ROAD, SUITE 300
COLUMBIA, MD 21048
PH: 410-424-8400
ATtn: MARK BENNETT

DATE: [Blank]
REVISION: [Blank]
BY: [Blank]
APPR: [Blank]

B-4.8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT REDUCES THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

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5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION FENCE SUCH AS AN EARTH OR TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR SEDIMENTING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
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10. 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/CERTIFIED 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.

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DETAIL E-3 SUPER SILT FENCE
DETAIL E-1 SILT FENCE

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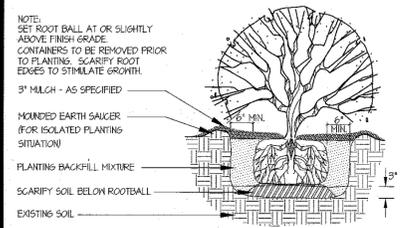
DATE: [Blank]
REVISION: [Blank]
BY: [Blank]
APPR: [Blank]

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

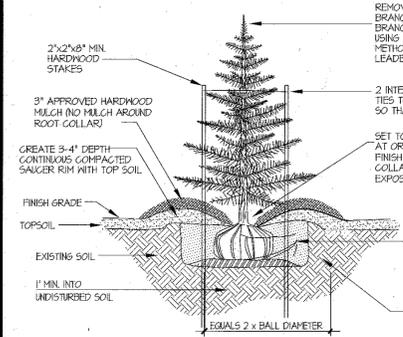
Table with 3 columns: SCALE (1"=20'), ZONING (MXD-3), G. L. W. FILE No. (14051). Includes DATE (JAN. 2015), TAX MAP - GRID (41-14&21), SHEET (5 OF 7).

SEDIMENT CONTROL NOTES and DETAILS
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1401 and 1405-27
(SFD RESIDENTIAL USE)
PLAT Nos. 22995/23004
HOWARD COUNTY, MARYLAND

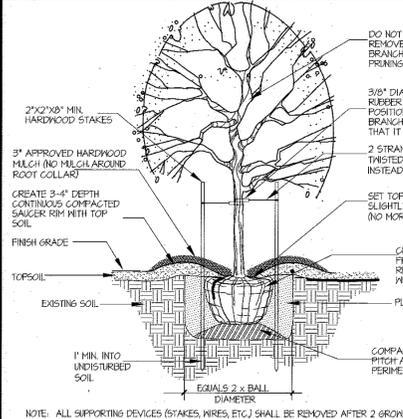
DATE: [Blank]
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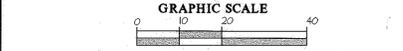
SHRUB PLANTING DETAIL NTS



EVERGREEN TREE PLANTING DETAIL NTS



DECIDUOUS TREE PLANTING DETAIL NTS



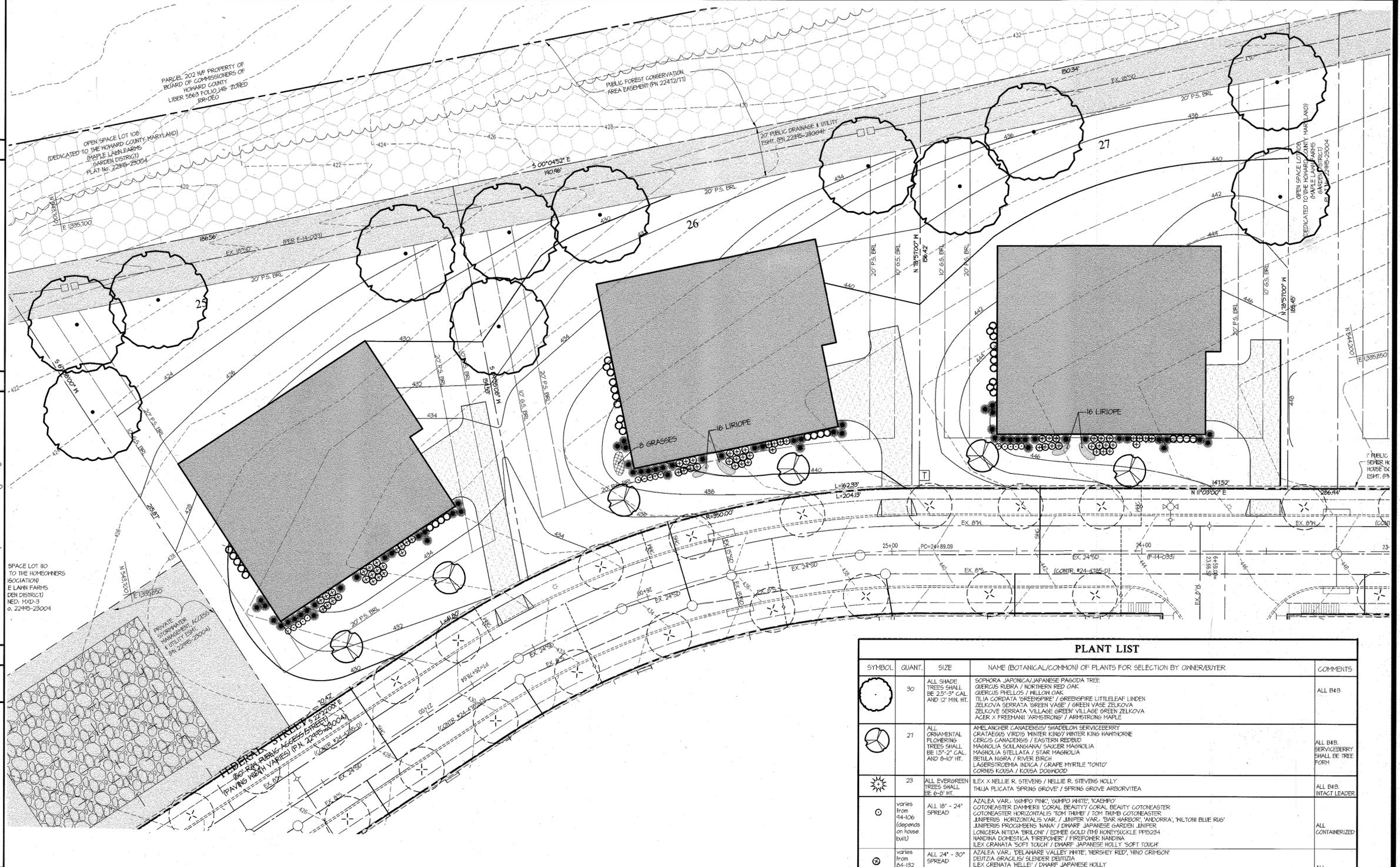
STATE OF MARYLAND
 Michael B. Tran
 933 LA JOLLA ARCHITECT
 10.26.16

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

10.26.16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: 11-16-16
 Chief, Division of Land Development: 11-16-16
 Chief, Development Engineering Division: 11/9/16

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



PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol: Circle with horizontal lines)	30	ALL SHADE TREES SHALL BE 2 1/2\"/>		
(Symbol: Circle with vertical lines)	27	ALL ORNAMENTAL TREES SHALL BE 15\"/>		
(Symbol: Circle with diagonal lines)	23	ALL EVERGREEN TREES SHALL BE 6\"/>		
(Symbol: Circle with horizontal lines)	varies from 84-106 (depends on house built)	ALL 18\"/>		
(Symbol: Circle with diagonal lines)	varies from 84-132 (depends on house built)	ALL 24\"/>		
(Symbol: Circle with horizontal lines)	varies from 82-88 (depends on house built)	ALL 24\"/>		
(Symbol: Circle with vertical lines)	varies from 82-102 (depends on house built)	ALL 3\"/>		
(Symbol: Square with diagonal lines)	140	1 GAL.	LIRIOPE MISCARI VARIEGATED / VARIEGATED LILYTURF	
(Symbol: Square with horizontal lines)	varies from 21-65 (depends on house built)	1 GAL.	PENISSETUM ALOPECUROIDES 'HAMELI' / DWARF FOUNTAIN GRASS	

SEPT. 2016
 DATE: Revised plantings for Estate lots & revised Plant List chart

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-464-8400
 ATTN: MARK BENNETT

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

(REVISED) LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS No. I-10 and 25-27
 (SPF RESIDENTIAL USE)
 PLAT No. 22995-23004
 HOWARD COUNTY, MARYLAND

SCALE: 1"=20'
 ZONING: MXD-3
 G. L. W. FILE No.: 14051
 DATE: JAN. 2015
 TAX MAP - GRID: 41-14&21
 SHEET: 7 OF 7