MAPLE LAWN FARMS
SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREA 1
LOTS No. 20-24, 28-32, 45-51, 87 and 92
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND:
   LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
   TAX MAP: 41
   ELECTION DISTRICT: 5
   ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
   AREA OF BUILDABLE LOTS (20-24, 28-30, 32 & 45-49) FOR THIS SITE DEVELOPMENT PLAN. 4.27± ACRES.
   FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: S-01-17, ZB-995M, PB-353, WP-01-111, WP-03-02, P-03-01, F-03-90, P-04-01, F-05-02, F-04-92, S-06-16, P-07-02, ZB-1039M, PB-378, F-12-30, P-11-002, F-12-001, F-12-020, F-12-021, F-13-007, F-14-033, SDP-15-013, SDP-15-020 & SDP-15-034.
5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
7. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-008 AND F-14-033.
8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
9. STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 101 AND 110. OPEN SPACE LOTS 110 AND 111 WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION. THE REV FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
10. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W&S CONTRACT #24-4185-D & 24-4186-D) AND THE WATER METERS IN OUTSIDE VAULTS.
11. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
15. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-19-000.
16. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 8 TO SATISFY S-01-17 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEETS 8-10.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
   B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2"MIN.)
   C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
   D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
   E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
18. PUBLIC REFUSE PICKUP IS PROVIDED AT THE CURB FOR THESE LOTS.
19. BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 128.A.1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
20. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
21. THE GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2.a OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8254 F. 305 & 13
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
23. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, S-06-16, PB-353, PB 378 AND ZB-995M.
24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17) AND PB CASE No. 378 AND S-06-16.
25. 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.
26. BUILDABLE LOTS 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.

LOT DEVELOPMENT DATA

1. GENERAL SITE ANALYSIS DATA
   A. PRESENT ZONING: MXD-3 PER ZB-995M
   B. PROPOSED USE OF SITE: 114 SFD RESIDENTIAL DWELLING
   C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4147-D)
   D. PARKING REQUIRED PER Sec.133.D.2.a.: 2 SPACES/UNIT x 114 = 228 SPACES
      PARKING PROVIDED: 228 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
   E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-033 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION
   A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 186,048± SF OR 4.27± AC.
   B. AREA OF THIS PLAN SUBMISSION: 4.76± ACRES (L.O.D.)
   C. AREA OF DISTURBANCE BY THIS SDP: 4.76± ACRES
3. LOT DESIGNATION:

LOT TYPE	LOT NUMBER	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
COTTAGE	45-49 & 92	2,500 SQUARE FEET	32 FEET	35 FEET (MEAN HT.)
VILLA	20-24, 31, 50, 51, 87 & 92	5,400 SQUARE FEET	54 FEET	35 FEET (MEAN HT.)
ESTATE	28-30	20,000 SQUARE FEET	120 FEET	35 FEET (MEAN HT.)

4. STRUCTURE SETBACKS PER S-06-16 AND PLAT Nos. 22995-23004

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.
VILLA	12' MIN.	6' MIN.*	20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
ESTATE	20' MIN.	20' MIN.**	20' TO PRINCIPAL STRUCTURE. 20' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

* THERE IS A 0' SIDE SETBACK FOR A GARAGE.
** THERE IS A 10' SIDE SETBACK FOR A GARAGE.

A. A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCROACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.

D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128.A.1 APPLIES, EXCEPT FOR THE FOLLOWING:
- PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCROACH 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 ABUTS AN OPEN SPACE 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 FOOTING MUST BE OUTSIDE ANY EASMENTS); NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

General Notes (cont)
27. Maple Lawn Farms SDP plans regarding the reduced driveway lengths are grandfathered to the previous 2004 comp zoning regulations regarding Section 133.D.2.a.4 for driveway lengths less than a post for an approved TND project.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	7-21-15 Date
Chief, Division of Land Development	7-15-15 Date
Chief, Development Engineering Division	7-8-15 Date

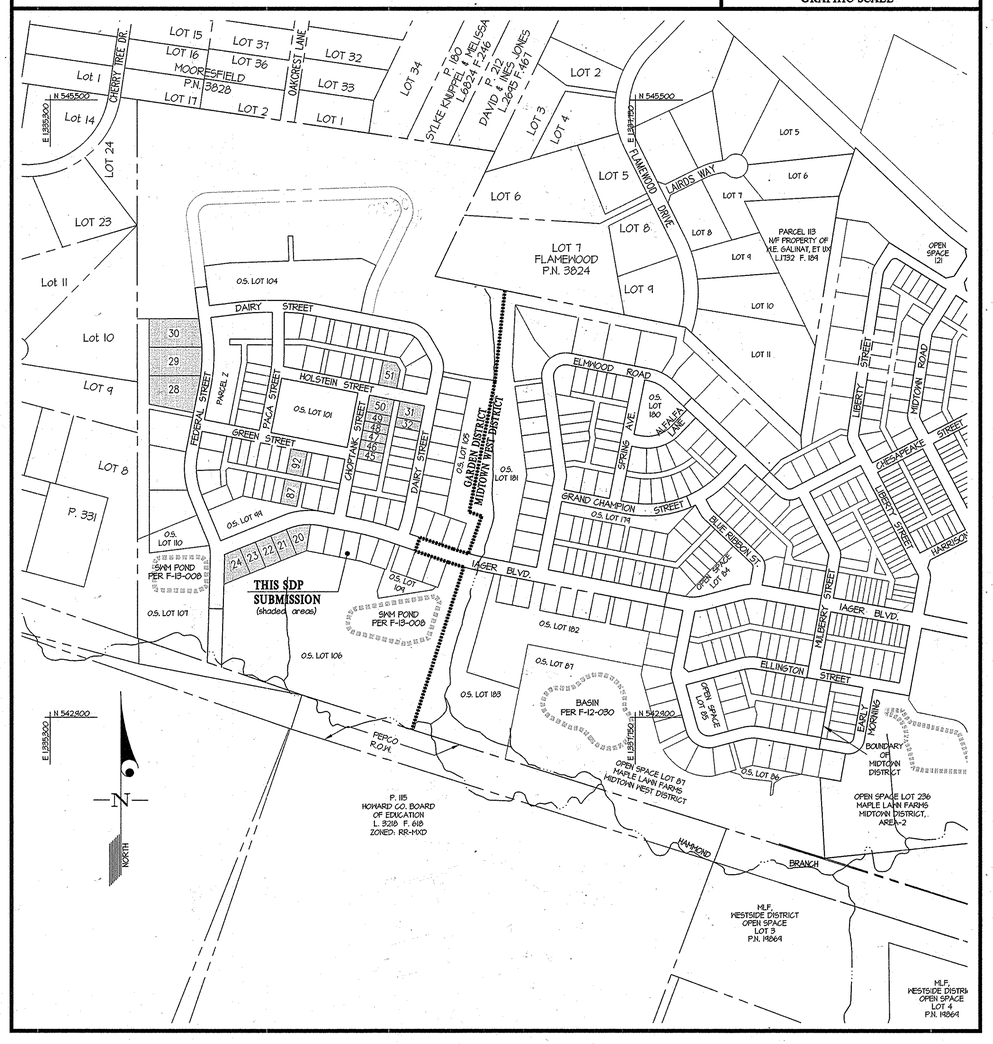
PROFESSIONAL CERTIFICATION

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. 12475, EXPIRATION DATE: MAY 26, 2016.
6/1/15

STATE OF MARYLAND · GORDON KENNETH WITMER · No. 12475 · PROFESSIONAL ENGINEER

SITE OVERVIEW
SCALE: 1" = 300'

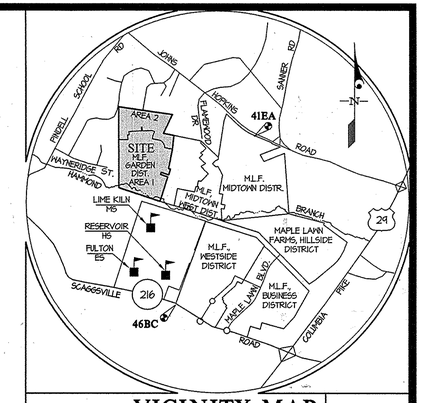
0 50 150 300 — GRAPHIC SCALE



HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
ELEV. = 412.16
N = 539,425.13 E=1,337,205.77
STANDARD DISC ON CONCRETE MONUMENT

41EA
ELEV. = 407.05
N = 544,825.81 E= 1,334,217.44
STANDARD DISC ON CONCRETE MONUMENT



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 5052
GRID: D5

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.98	18.19	21.15 (40.7)	1.82	———
2 (MIDTOWN DISTRICT, AREA-1)	F-03-90	37.43	13.10	15.75 (42.1)	1.31	7.52 (47.7) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	58.80	20.58	22.85 (38.9)	2.06	———
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.24 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	1.09	1.23 (39.4)	0.11	———
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-112/113	3.00	1.05	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	11.64	18.50 (55.6)	1.16	1.61 (8.7) ③
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	0.10	———
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.9) 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-11-27	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 (1.00) ⑤
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.09 (5.5)	0.06	———
8c (MIDTOWN WEST DISTRICT)	F-12-24	30.22	10.58	13.54 (45.0)	1.06	1.24 (9.5) ⑥
N/A	F-12-15	4.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
9a (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.84 (0.0)	0.00	0.84 (1.00) ⑦
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11.93	13.54 (39.9)	1.19	5.05 (37.2) ⑧
9c (GARDEN DISTRICT, PARCEL W)	F-13-08	75.74	26.53	0.00 (0.0)	2.65	0.00 (0.0)
n/a (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	5.41	3.74 (24.2)	0.54	0.00 (0.0)
10b (WESTSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10c (GARDEN DISTRICT, AREA 1)	F-14-33	0.00	0.00	23.86 (0.0)	0.00	4.55 (40.0) ⑨
11c (GARDEN DISTRICT, AREA 2)	P-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11b (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		444.93	173.23	180.72 (36.5)	17.32	31.43 (17.4)

* 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 7.52 AC. = COMMUNITY CENTER (O.S. 125 - 5.01 AC.), O.S. 126 (0.55 AC.) AND O.S. 123 (1.96 AC.)
② 0.24 AC. = PATHWAYS
③ 1.61 AC. = O.S. LOT 213 (1.00 AC.) AND O.S. LOT 214 (0.61 AC.)
④ 4.76 AC. = O.S. LOT 4 (4.76 AC.)
⑤ 0.67 ACRES = O.S. Lot 66 (0.67 AC.)
⑥ 1.24 ACRES = O.S. Lot 85 (0.63 AC.) and O.S. Lot 84 (0.66 AC.)
⑦ 0.84 ACRES = O.S. 115 (0.84 AC.)
⑧ 5.05 AREAS = O.S. 174 (0.73 AC.), O.S. 180 (0.74 ac.), O.S. 182 (3.58)
⑨ 4.55 AREAS = O.S. 99 (0.90 AC.), O.S. 101 (1.75 ac.), O.S. 104 (2.85) and O.S. 107 (2.44 AC.)
OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
20	11535 IAGER BOULEVARD	45	11414 CHOPTANK STREET
21	11534 IAGER BOULEVARD	46	11416 CHOPTANK STREET
22	11543 IAGER BOULEVARD	47	11418 CHOPTANK STREET
23	11547 IAGER BOULEVARD	48	11420 CHOPTANK STREET
24	11551 IAGER BOULEVARD	49	11422 CHOPTANK STREET
		50	11426 CHOPTANK STREET
28	11640 FEDERAL STREET		
29	11650 FEDERAL STREET	51	11523 HOLSTEIN STREET
30	11660 FEDERAL STREET		
		87	11538 IAGER BOULEVARD
31	11424 DAIRY STREET		
32	11420 DAIRY STREET	92	11511 GREEN STREET

SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. SITE DEVELOPMENT PLAN
5. SITE DETAILS
6. SEDIMENT CONTROL PLAN
7. SEDIMENT CONTROL NOTES and DETAILS
8. LANDSCAPE PLAN
9. LANDSCAPE PLAN
10. LANDSCAPE PLAN

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:			
E21	7695000			
DEVELOPMENT NAME:	DISTRICT/AREA	LOTS	CENSUS TRACT	
MAPLE LAWN FARMS	GARDEN DISTRICT AREA 1	20-24, 28-32, 45-51, 87 & 92	6051.02	
PLAT Nos.	ZONE	TAX MAP	GRID	ELEC. DIST.
22995-23004	MXD-3	41	15 & 21	5

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

L:\2400\DRAWINGS\12001\14052 (MAB2)\SDP (Area 1)\14052_01 CS (Area 1).dwg | DES. mbt | DRN. klp | CHK. mbt

DATE	REVISION	BY	APP'R.

PREPARED FOR:

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):
MB MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511 x 2101
attn.: ROBERT MITCHELL

COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	1 OF 10

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SITE DEVELOPMENT PLAN LEGEND

- 388 — EXISTING CONTOUR
- 388 — PROPOSED CONTOUR
- + — PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- MVC — METER VAULT
- 1 1/2" WATER HOUSE CONNECTION (WHC, DASHED LINE TYP.)
- EX. 8"W — WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX. 8"S — EXISTING SEWER MAIN (DASHED LINE)
- SHC — SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX. SD — EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- T — BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (HH & FP)
- COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05

PROPOSED HOUSE
F.F.E. = FINISHED FLOOR ELEVATION
B.S.E. = BASEMENT F.F.E. ELEVATION
REV. = REVERSED HOUSE ORIENTATION
GAR. = GARAGE (F-FRONT; B-BACK)
T.O.W. = TOP OF FOUNDATION WALL
W.O.B. = WALK OUT BASEMENT
FSWR = FOUNDATION STEM WALL REQUIRED

- BRL — BUILDING RESTRICTION LINE
  P.S. = PRINCIPAL STRUCTURE
  G.S. = GARAGE STRUCTURE
- S84°D — SAME BEARING AND DISTANCE
- FCE — FOREST CONSERVATION EASEMENT

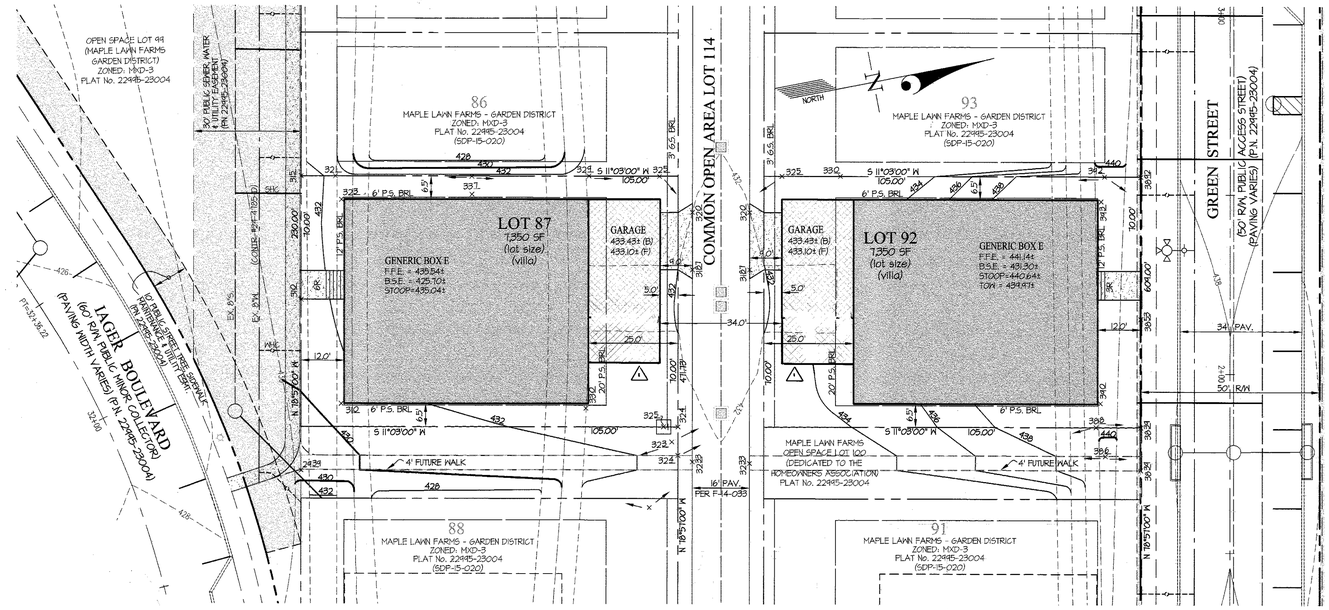
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.L.		
LOT	ELEVATION @ PROP. LINE	M.C.E.
20	417.44	SEE CHART TO BELOW
21	416.29	
22	414.12	
23	412.37	
24	405.02	410.20
87	418.56	424.40
92	420.48	425.30

NOTE: SEWER HOUSE CONNECTIONS IS 4'.

LOTS 20-23 SEWER HOUSE CONNECTION

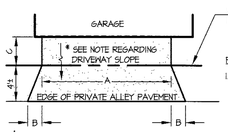
LOT No.	SHC invert at right-of-way (R/W).	Distance in feet from invert @ R/W to remote corner of Generic Box	Slope of SHC from R/W to Sewer stack in basement (% and in/ft.)		SHC invert remote corner of Generic Box	Proposed BSE	Delta = BSE – invert at sewer stack (must be > 1.17' or 14" allowance for the 90° Bend Turn- up at Sanitary Stack though Basement Slab)
20	417.44	142	2.0	1/4"	420.28	423.00	2.72
21	416.29	142	2.0	1/4"	419.13	420.50	1.37
22	414.12	142	2.0	1/4"	416.96	418.80	1.84
23	412.37	142	2.0	1/4"	415.21	416.60	1.39

Note: The plumber and the concrete foundation contractor shall coordinate their work on Lots 20-23.



NOTES:

1. ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
3. WHC TO THE SUBJECT LOT OF THIS SDP IS 1 1/2" PER CONTRACT Nos. 24-4185-D & 24-4186-D AND THE WATER METER VAULT IS IN THE R.O.W. ADJUST TOP OF METER VAULT AS NECESSARY BASED ON FINAL FIELD CONDITION.
4. SEE THE CHART ON SHEET 2 & 3 FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1414 FO.LIO 242 THROUGH 366).
6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
7. ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL NO. 2712AB (BN OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (HDPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (1% MIN.) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 1.0' MIN. COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
8. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.

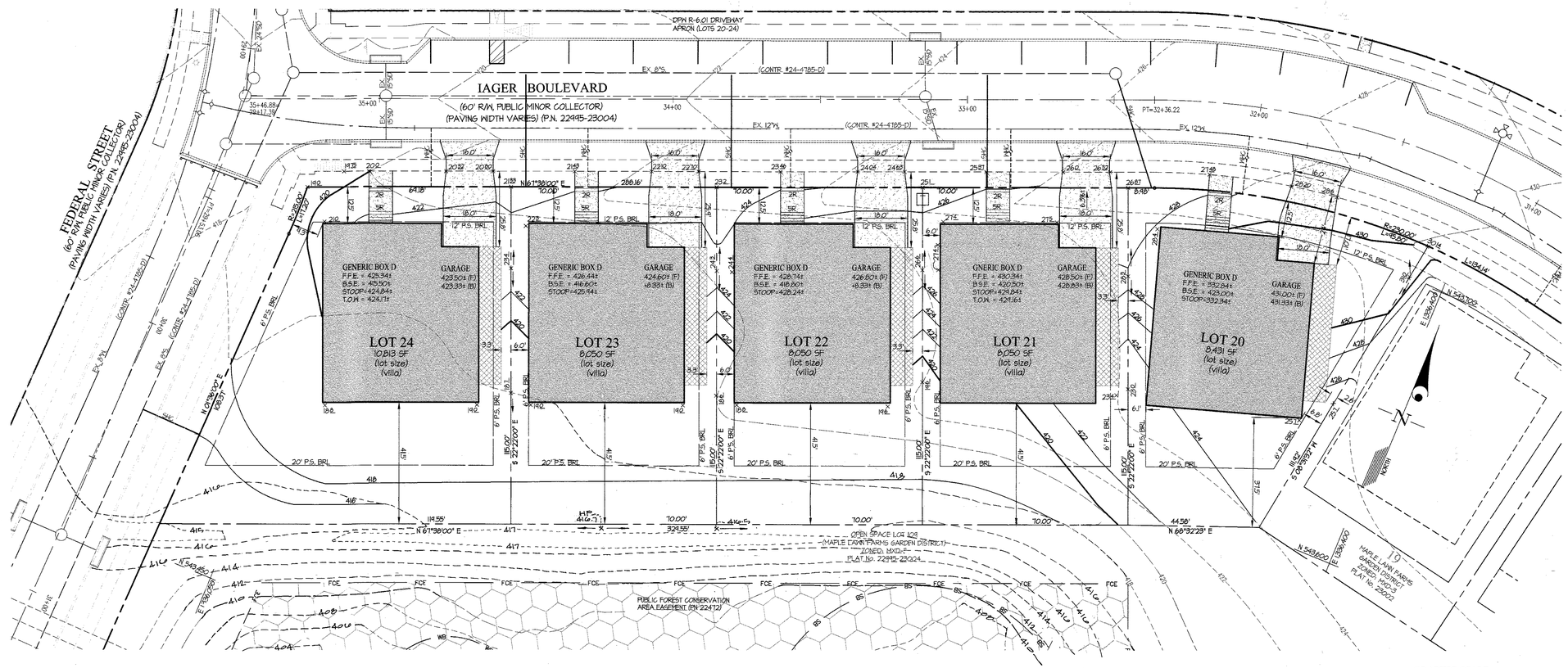


A	FOR 2-CAR GARAGE: 16' MIN.; 18' MAX. FOR 3-CAR GARAGE: 28' MAX. IF CONTINUOUS
B	2' FLARE MIN.
C	VARIES, SEE PLAN (3'-2' MIN.)

PRIVATE DRIVEWAY NOTES:

1. DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A F-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.01 OR THE 7" CONCRETE SECTION. THE 4' APRON BETWEEN SHALL BE CONCRETE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1% MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 14% (MAX. ON THE LOW SIDE)
3. THIS DETAIL IS FOR APRONS & DRIVEWAYS IN A PRIVATE ALLEY ONLY. FOR APRONS IN THE PUBLIC RIGHT OF WAY SEE DPW DET. 8.01.

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



GRAPHIC SCALE 0 10 20 40

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. 6-1-15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 7-21-15
Chief, Division of Land Development	Date 7-15-15
Chief, Development Engineering Division	Date 7.8.15

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

L:\2000\DRAWINGS\12001\14052 (MABT)\SDP (Area 1)\14052_02-05 SDP (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
8.9.2016	Revise ex. topo in the rear of villa lots to reflect as-built survey	gt	klp
10.16.2015	revise generic box E	klp	

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN.: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511 x 2101
attn.: ROBERT MITCHELL

SITE DEVELOPMENT PLAN

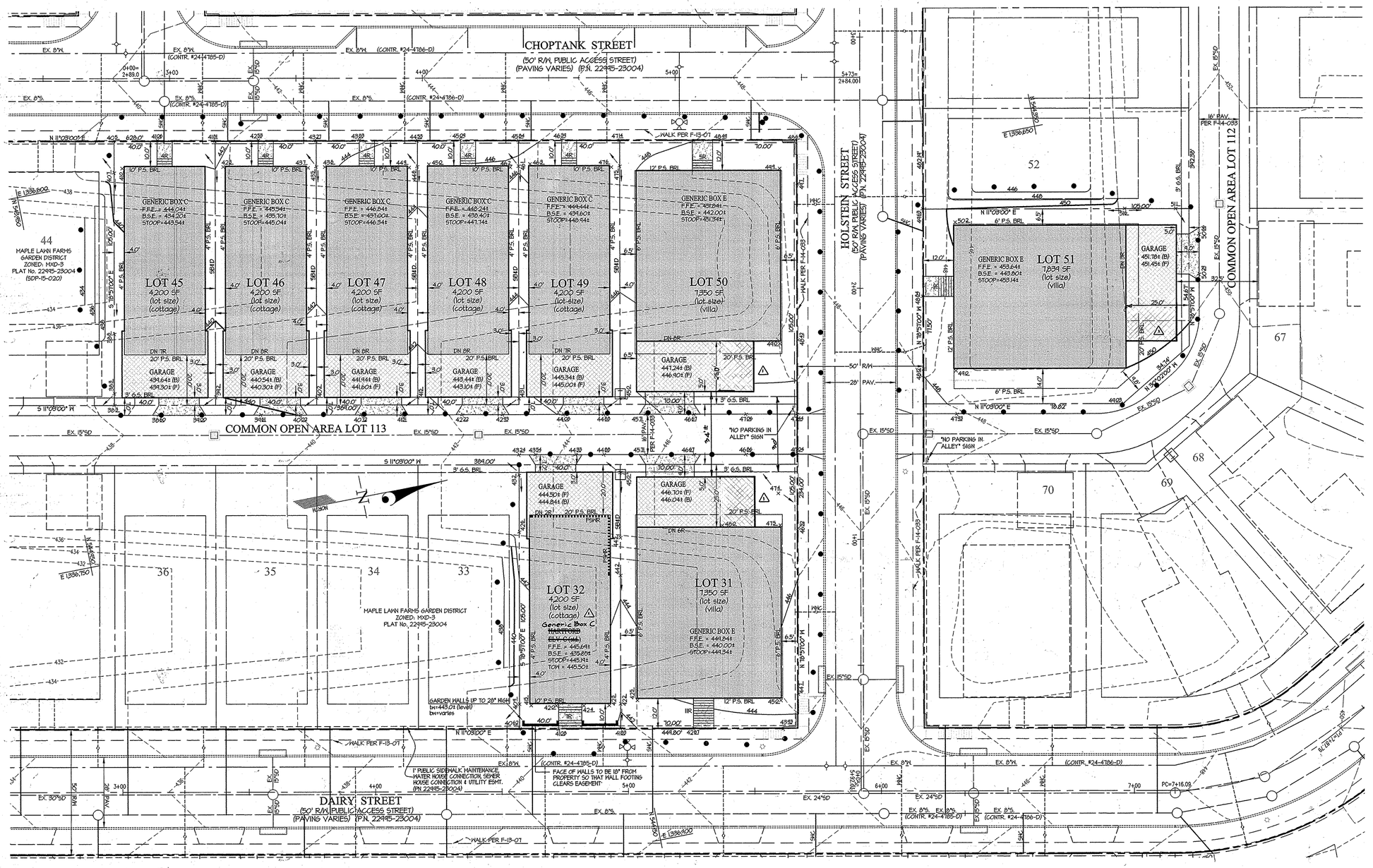
MAPLE LAWN FARMS

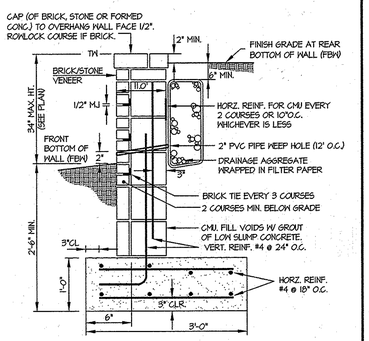
GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	2 OF 10

© GLW 2015





1 **TYPICAL LOW GARDEN WALL** NO SCALE

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.L.		
LOT	ELEVATION @ PROP. LINE	M.C.E.
32	421.81	431.94
45	421.28	433.50
46	430.60	434.68
47	431.40	435.48
48	432.20	436.28
49	433.00	437.08

NOTE: SEWER HOUSE CONNECTIONS IS 4".

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. 12415, EXPIRATION DATE: MAY 26, 2016. 6/1/15

STATE OF MARYLAND · CHRISTOPHER KENNETH GUTSCHICK · No. 12415 · PROFESSIONAL ENGINEER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 7-21-15
Chief, Division of Land Development	Date 7-15-15
Chief, Development Engineering Division	Date 7-8-15

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\20001\14052 (MABB)\SDP (Area 1)\14052_02-05 SDP (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
10-16-2015	Revise Generic Box E, revise type on Lot 32 △1	klp	

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN.: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511 x 2101
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SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	3 OF 10

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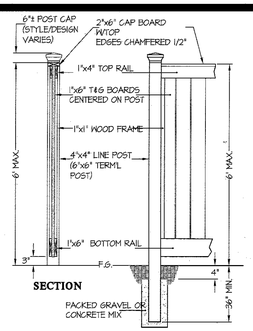
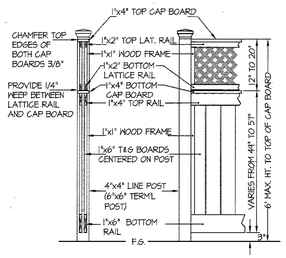
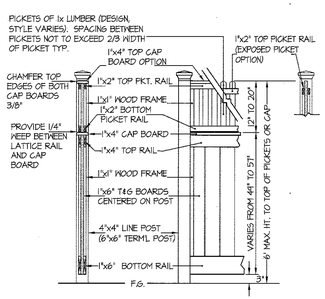
SDP - 15 - 047



SECTION



OPTIONAL TOP SECTION WITH LATTICE



OPTIONAL TOP SECTION WITH PICKETS

FENCE NOTES:

1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
2. ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 7414 FOLIO 292 THROUGH 366).
3. SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
4. THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR MLF.
5. FENCES SHALL BE MAKE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRC).
6. FENCE POSTS SHALL BE SPACED EVENLY WITH A 8' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
7. THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
8. FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
9. MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRC.

OPTIONAL PRIVACY FENCE DETAILS SCALE: 1"=20'

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. 6/1/15

STATE OF MARYLAND — MICHAEL KENNETH GUTSCHICK — No. 12975 — PROFESSIONAL ENGINEER

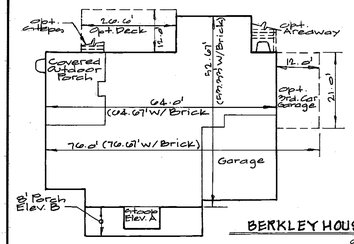
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 7-21-15
Chief, Division of Land Development	Date 7-15-15
Chief, Development Engineering Division	Date 7-8-15

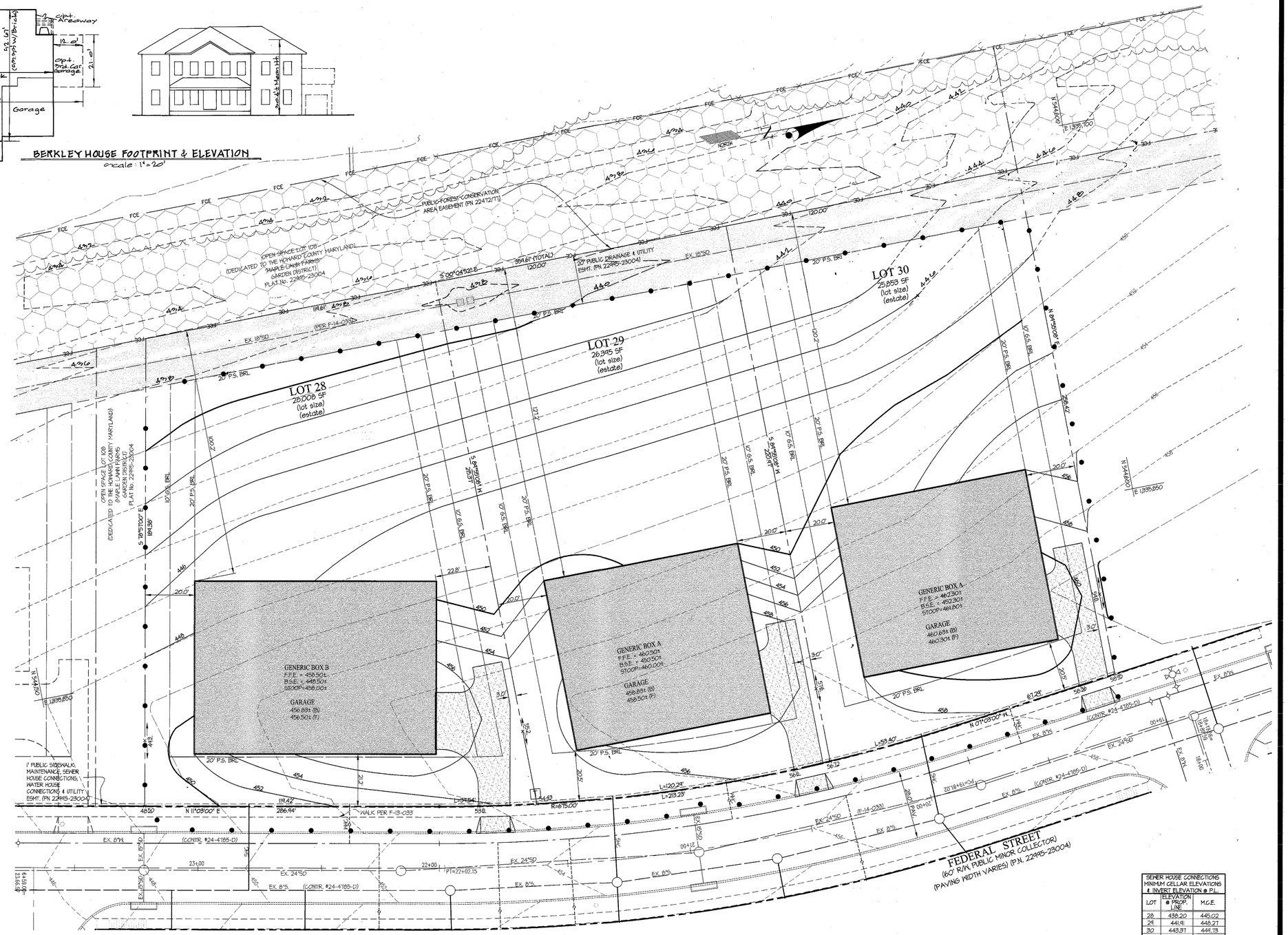
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\12001\14052 (MABT)\SDP (Area 1)\14052_02-05 SDP (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
8.26.16	Add the Berkley Housebrint and Elevation	gt	klp.
4.19.16	Rev. ex. tape in the rear of Estate lots to reflect as-built swale	gt	klp.



BERKLEY HOUSE FOOTPRINT & ELEVATION
scale: 1"=20'



"see sheet 5 for Lot Coverage chart and additional house type details."

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.L.		
LOT	ELEVATION @ PROP. LINE	M.C.E.
28	438.20	445.02
29	441.41	448.27
30	443.31	444.13

NOTE: SEWER HOUSE CONNECTIONS IS 4".

GRAPHIC SCALE 0 10 20 40

PREPARED FOR:

PROPERTY OWNER (SELLER):	BUILDER (CONTRACT PURCHASER):
MAPLE LAWN FARMS 1, LLC	MB MAPLE LAWN L.L.C.
1829 REISTERSTOWN ROAD, SUITE 300	1686 E. GUDE DRIVE
BALTIMORE, MD 21208	ROCKVILLE, MARYLAND 20850
PH: 410-484-8400	PH: 301-762-9511 x 2101
ATTN.: MARK BENNETT	attn.: ROBERT MITCHELL

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	4 OF 10

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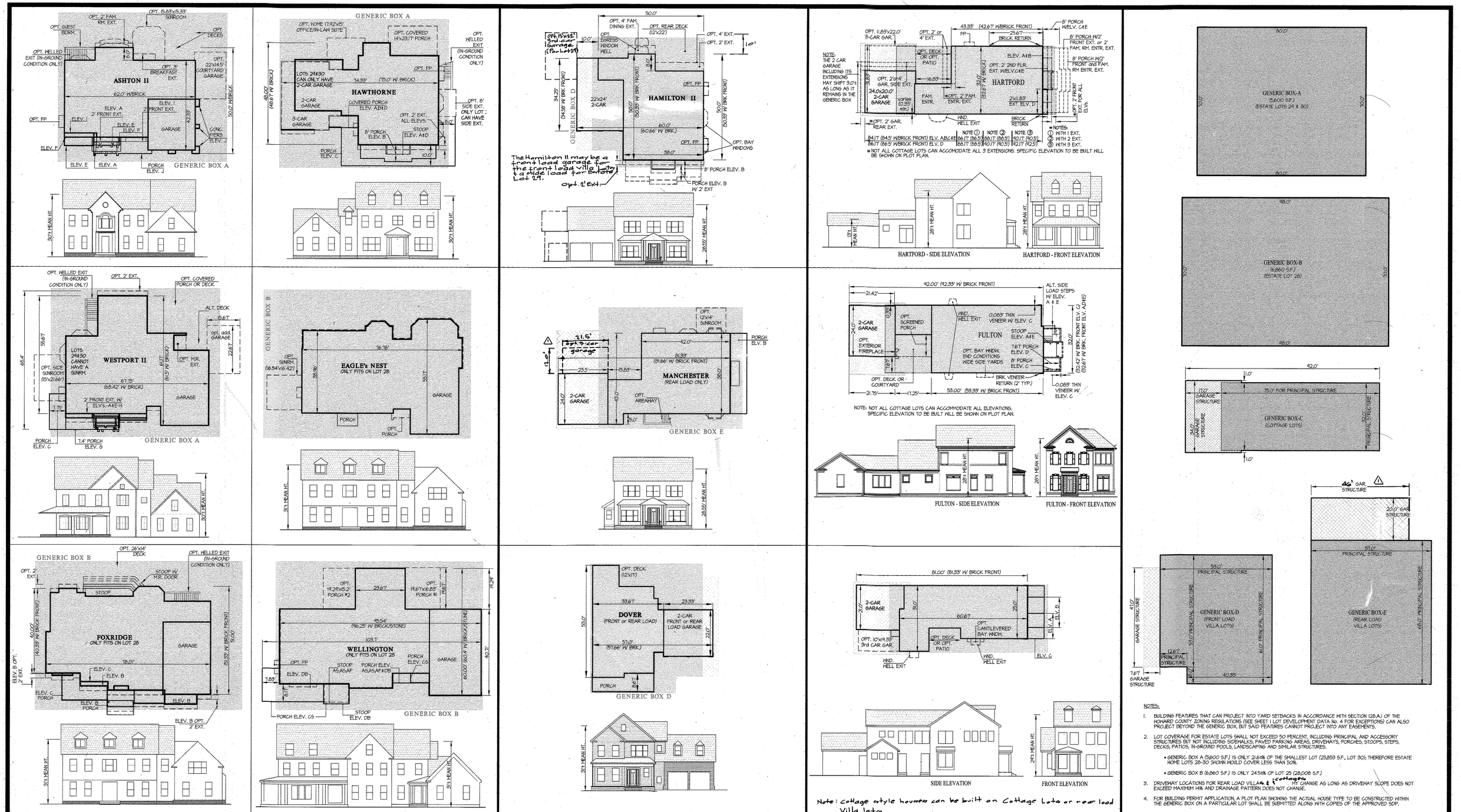


TYPICAL (estate) HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

TYPICAL (front and rear load villa) HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

TYPICAL (cottage) HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

NOTES:

1. BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 128.A.1 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.
2. LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.
   - GENERIC BOX A (5,600 S.F.) IS ONLY 21.6±% OF THE SMALLEST LOT (25,959 S.F., LOT 30); THEREFORE ESTATE HOME LOTS 28-30 SHOWN WOULD COVER LESS THAN 50%.
   - GENERIC BOX B (6,860 S.F.) IS ONLY 24.5±% OF LOT 25 (28,008 S.F.)
3. DRIVEWAY LOCATIONS FOR REAR LOAD VILLAS & cottages MAY CHANGE AS LONG AS DRIVEWAY SLOPE DOES NOT EXCEED MAXIMUM 14% AND DRAINAGE PATTERN DOES NOT CHANGE.
4. FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.

TYPICAL GENERIC BOX FOR ESTATE, COTTAGE, VILLAS (front and rear load) LOTS SCALE: 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 7-21-15
Chief, Division of Land Development	Date 7-15-15
Chief, Development Engineering Division	Date 7-8-15

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.

6-1-15

STATE OF MARYLAND — CARLTON KENNETH GUTSCHICK — No. 12975 — PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.

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

L:\CADD\DRAWINGS\12001\14052 (MAB)\SDP (Area 1)\14052_02-05 SDP (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
11.23.2015	add a courtyard garage for the Hamilton II house	gt	klp
12.14.2015	add note that cottage style homes can also be built on rear load villa lots	klp	
10.16.2015	△1 add opt. 3-car garage to Manchester & rev. generic box E	klp	

PREPARED FOR:

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS 1, LLC, 1829 REISTERSTOWN ROAD, SUITE 300, BALTIMORE, MD 21208, PH: 410-484-8400, ATTN.: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MB MAPLE LAWN L.L.C., 1686 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20850, PH: 301-762-9511 x 2101, attn.: ROBERT MITCHELL

SITE DETAILS

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

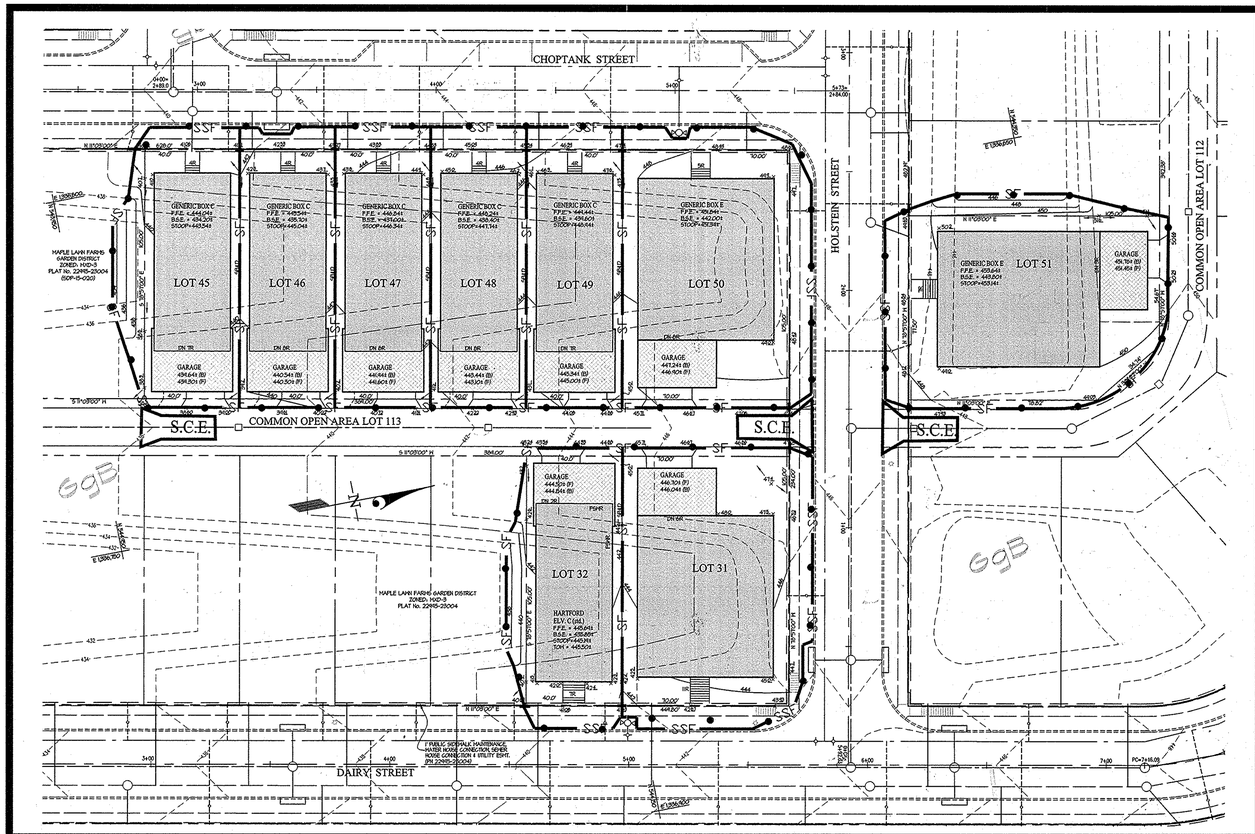
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

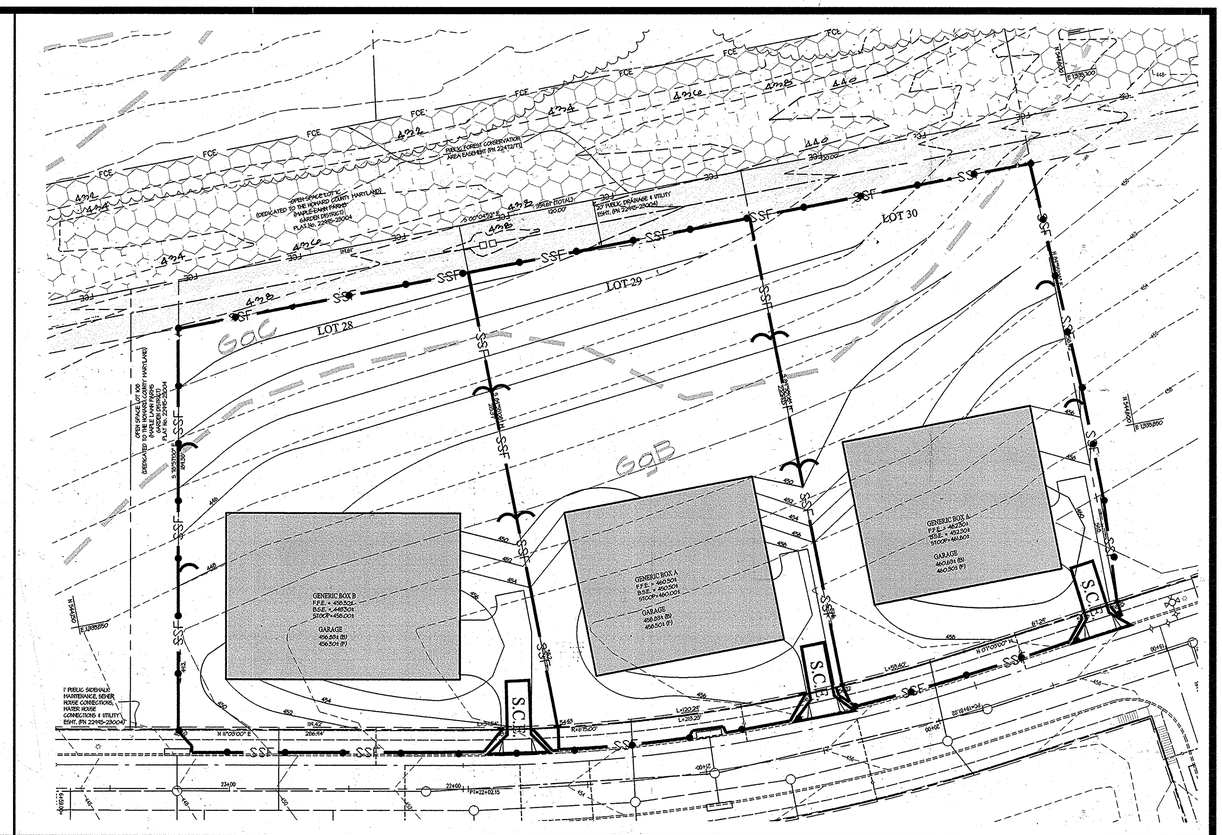
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	5 OF 10

GRAPHIC SCALE 0 10 20 40

© GLW 2015

SDP - 15 - 047





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

HOWARD S.C.D. — DATE 6/16/15

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 OF DEVELOPER/BUILDER — DATE 5/29/15

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."

DATE 6/1/15

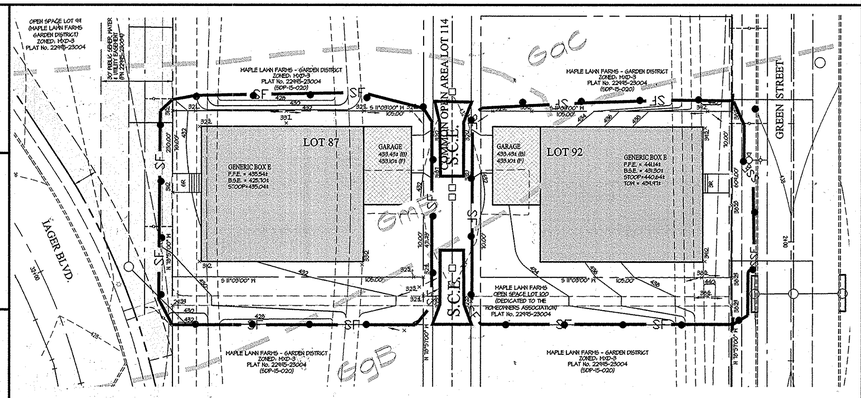
PROFESSIONAL CERTIFICATION

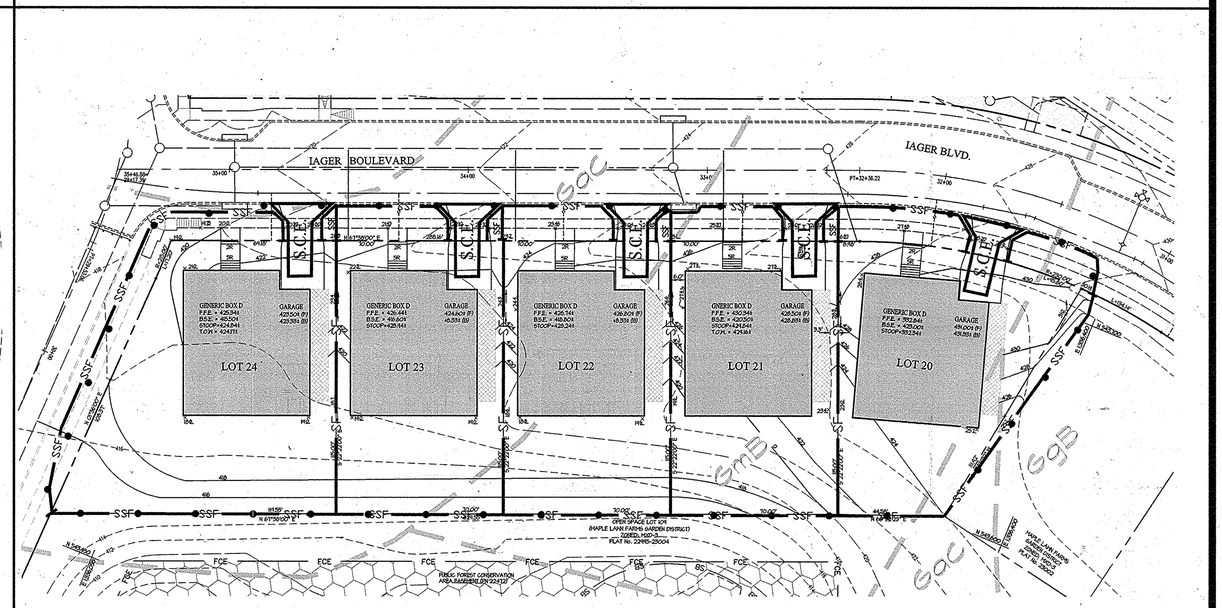
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.

STATE OF MARYLAND · CARLTON KENNETH GUTSCHICK · No. 12975 · PROFESSIONAL ENGINEER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 7-21-15
Chief, Division of Land Development N.W.	Date 7-15-15
Chief, Development Engineering Division	Date 7-8-15





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
- GoC — SOILS

GRAPHIC SCALE 0 15 30 60

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

L:\CADD\DRAWINGS\12001\14052 (MBB)\SDP (Area 1)\14052_06-07 SC (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
4.19.16	Rev. ex. top at the rear of Estate lots for an built swale	gt.	klp.

PREPARED FOR:

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

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN LLC.
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SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	6 OF 10

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SDP - 15 - 047

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 SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED 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 LOVEGRASS 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 SCARIFIED OR OTHERWISE LOOSENED 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 READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. SMOOTH 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 FRIABLE. 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 CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, 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 BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, 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.

6. TOPSOIL APPLICATION

a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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 ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE 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 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 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 AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

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 PERIMETER CONTROLS, 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 THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B-A REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
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 INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
d. SOD 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 WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
   i. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM 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; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (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 ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. 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 WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
   i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
   ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMination OR GROWTH INHIBITING FACTORS.
   iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING 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 OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 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 DEPTH SO THAT THE SOIL 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.

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 (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
   i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN 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 250 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 DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES 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 300 TO 3,000 FEET LONG.

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 SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS 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. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE: 6b SEED MIXTURE:				FERTILIZER RATE (10-10-10)	LIME RATE
No.	SPECIES	APPLICATION RATE (lb/oc.)	SEEDING DATES	SEEDING DEPTHS	
1	ANNUAL RYEGRASS	40 lb/oc	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./oc. (10 lb./ 1,000 s/)	2 tons/oc. (90 lb./ 1,000 s/)
2	PEARL MILLET	20 lb/oc	May 16 to July 31	0.5 INCHES		

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 HARDINESS 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 DUNES 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.
   c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
   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/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.
      iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT 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 QUALITY, INTENSIVELY MANAGED TURF AREAS. MIXTURE INCLUDES; 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:

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

   i. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
      WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)
      CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)
      SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
   j. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
   k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE: 6b SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)				FERTILIZER RATE (10-20-20)	LIME RATE
No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	
9	*Certified Tall Fescue blend (95% by weight): *Falcon IV, Penn 1901 & Rebel Exeda* and Certified Kentucky Bluegrass blend (5% by weight): *Courtyard, Raven & Yankee*	6-8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.

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

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS
   a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
   b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
   c. STANDARD SIZE SECTIONS OF SOD 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.
   d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
   e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
2. SOD INSTALLATION
   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 WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
   c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
   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. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
3. SOD MAINTENANCE
   a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
   b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
   c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CON

LANDSCAPE NOTES

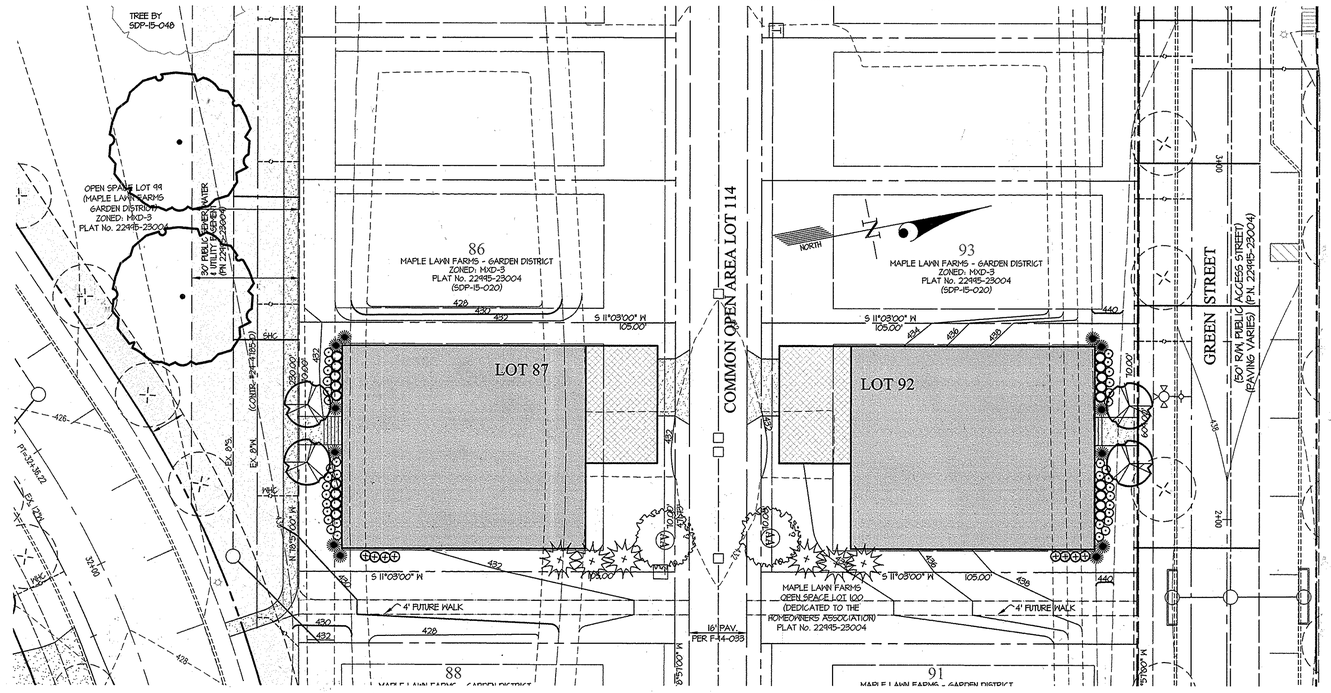
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER V1 OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE No. 370.
2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET No.1 SHALL APPLY.
3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
4. PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 6).
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
11. "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF $ 37,650.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

825 SHRUBS AT $30/SHRUB = $ 24,750.00
43 TREES AT $300.00/TREE = $ 12,900.00

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

NOTES:

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



LEGEND

STREET TREES PER F-13-007 & F-12-024
PROPOSED SHRUBS
PROPOSED SHADE TREES
PROPOSED EVERGREEN TREE
PROPOSED ORNAMENTAL FLOWERING TREE

GRAPHIC SCALE
0 10 20 40

STATE OF MARYLAND
Michael B. Tran
933
LANDSCAPE ARCHITECT
6-1-15

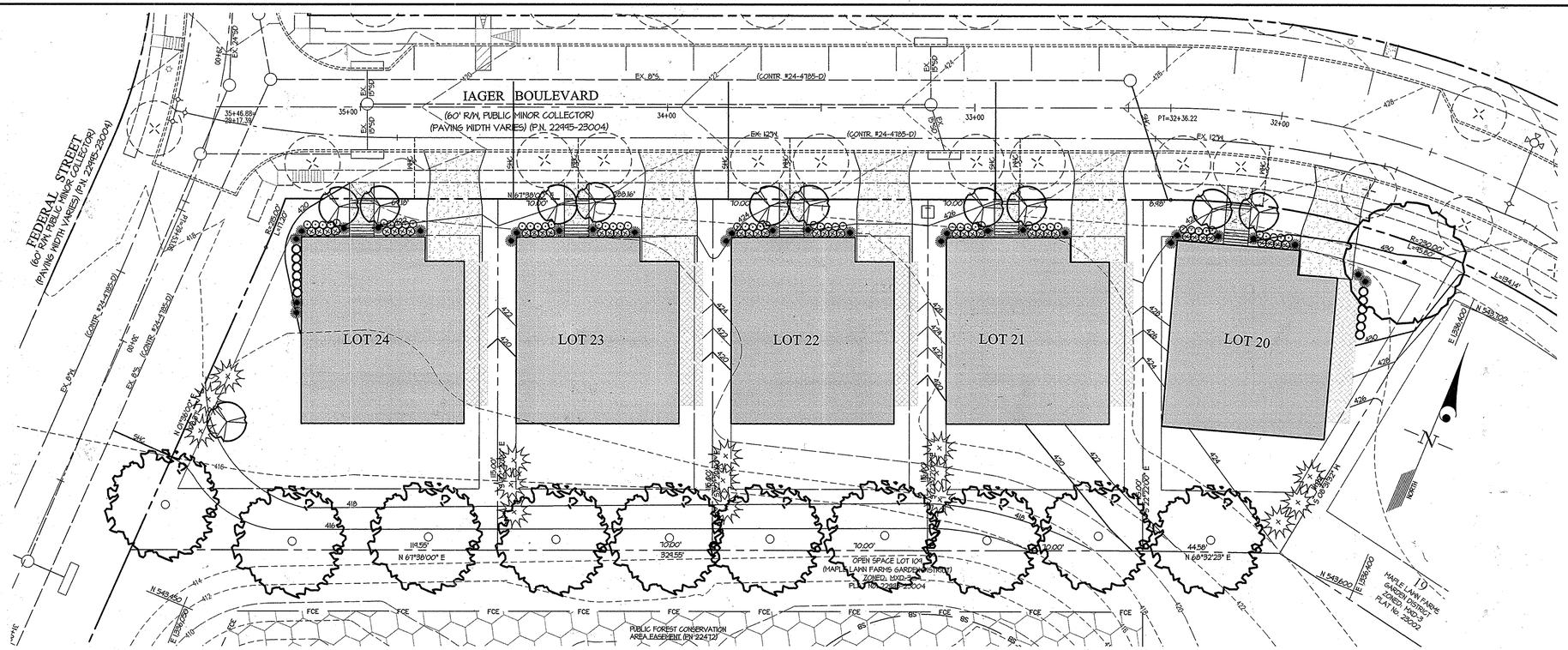
DEVELOPER'S/BUILDER'S CERTIFICATE

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 MLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER/BUILDER — DATE 5/29/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7-22-15
Chief, Division of Land Development — Date 7-15-15
Chief, Development Engineering Division — Date 7-8-15



THIS PLAN IS FOR PLANTING PURPOSES ONLY

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

L:\CADD\DRAWINGS\12001\14052 (MAB2)\SDP (Area 1)\14052_08-10 LS (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN.: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511 x 2101
attn.: ROBERT MITCHELL

LANDSCAPE PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	8 OF 10

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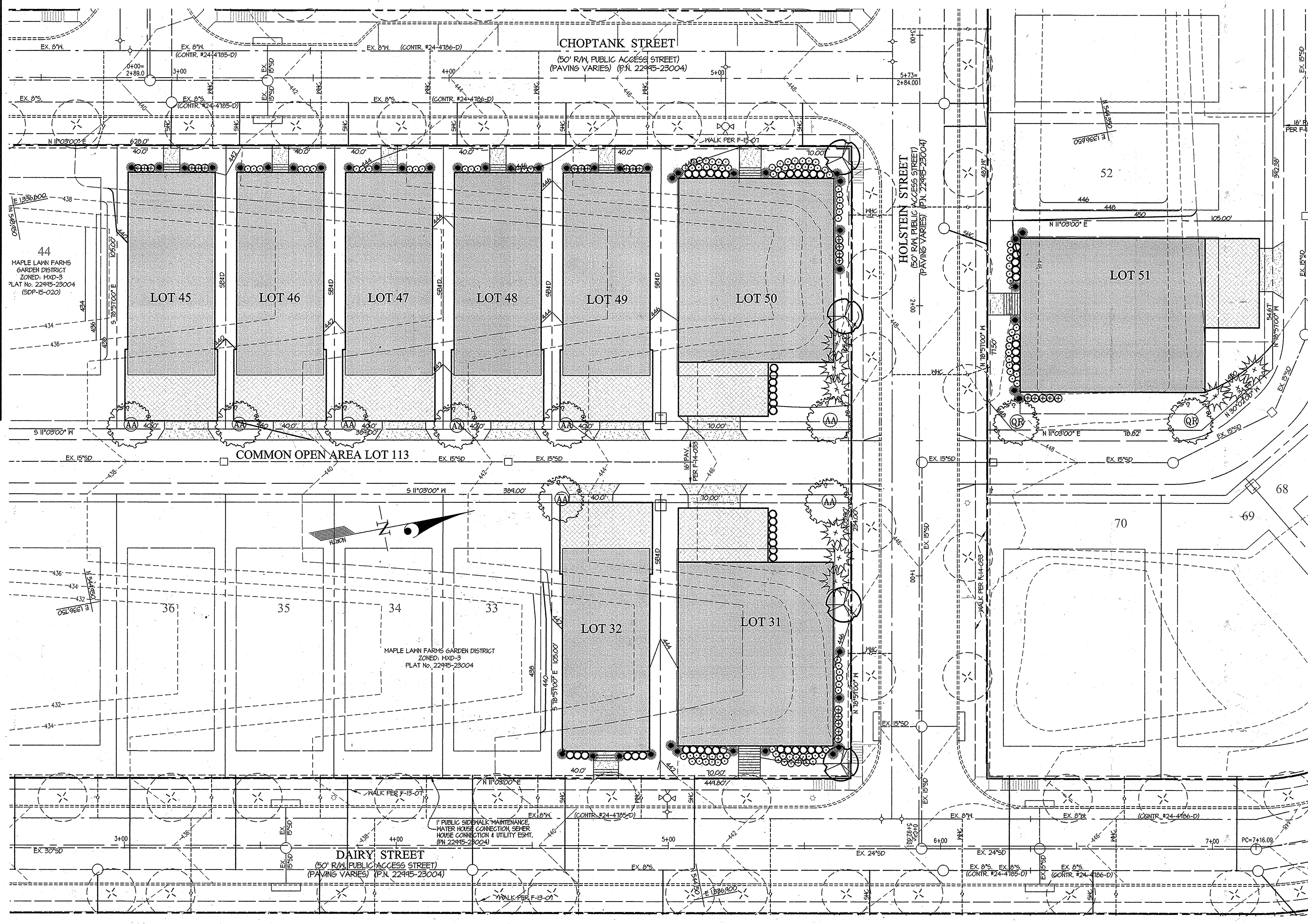
SDP - 15 - 047

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	3	ALL SHADE TREES SHALL BE 2.5"-3" CAL. AND 12' MIN. HT.	SOPHORA JAPONICA / JAPANESE PAGODA TREE or CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD	ALL B&B
	19	ALL SHADE TREES SHALL BE 2.5"-3" CAL. AND 12' MIN. HT.	SOPHORA JAPONICA/JAPANESE PAGODA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / WILLOW OAK TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
AA	10	ALL SHADE TREES SHALL BE 2.5"-3" CAL. AND 12' MIN. HT.	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG MAPLE	ALL B&B
QR	2		QUERCUS ROBUR X Q. ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	
	23	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1.5"-2" CAL. AND 8-10' HT.	AMELANCHER CANADENSIS/ SHADBLOW SERVICEBERRY CRATAEGUS VIRDIS 'WINTER KING'/ WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE 'TONTO'	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
	39	ALL EVERGREEN TREES SHALL BE 6-8' HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITEA	ALL B&B. INTACT LEADER
	305	ALL 18" - 24" SPREAD	AZALEA VAR.: 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONICERA NITIDA 'BRILONI' / EDMEE GOLD (TM) HONEYSUCKLE PP15234	ALL CONTAINERIZED
	99	ALL 24" - 30" SPREAD	AZALEA VAR.: 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DEUTZIA GRACILIS/ SLENDER DEUTZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
	107	ALL 24" - 30" SPREAD & 2.5' - 3' HT.	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULFTIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON 'PJM'/ PJM RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESI / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
	112	ALL 3' -4' HT.	ILEX VERTICILLATA VAR./ WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', ' RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW TAXUS CUSPIDATA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTIALIS 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE BUXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED



STATE of MARYLAND
Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT
933
6.1.15

DEVELOPER'S/BULDER'S CERTIFICATE

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SIGNATURE OF DEVELOPER/BUILDER — DATE 5/29/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 7-21-15

Chief, Division of Land Development NH — Date 7-15-15

Chief, Development Engineering Division — Date 7-8-15

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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L:\CADD\DRAWINGS\12001\14052 (M&B)\SDP (Area 1)\14052_08-10 LS (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.

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PROPERTY OWNER (SELLER):
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1829 REISTERSTOWN ROAD, SUITE 300
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PH: 301-762-9511 x 2101
attn.: ROBERT MITCHELL

GRAPHIC SCALE 0 10 20 40

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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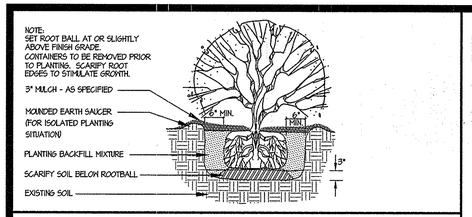
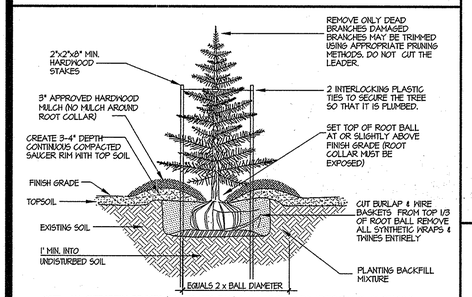
SDP - 15 - 047



SHRUB PLANTING DETAIL

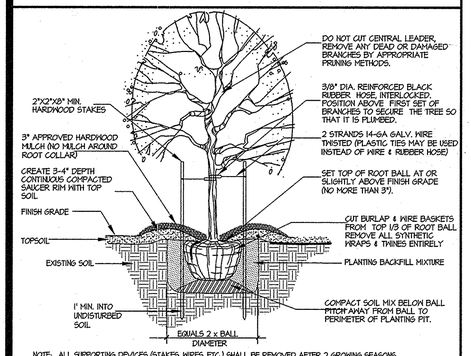
NTS



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

EVERGREEN TREE PLANTING DETAIL

NTS



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

DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER

NTS

GRAPHIC SCALE

0 10 20 40

STATE OF MARYLAND
Michael B. Tran
933
LANDSCAPE ARCHITECT
6-1-15

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 7-21-15
Chief, Division of Land Development NH	Date 7-15-15
Chief, Development Engineering Division	Date 7-8-15

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT		REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL		REQUIRED SIDE & REAR YARD PLANTINGS: ESTATE LOTS: 4 SHADE TREES PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS (LONGEST BLDG. LENGTHS ARE USED FOR CALCULATIONS) COTTAGE LOTS: 1 SHADE TREE PER LOT, NO SHRUBS REQUIRED VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS			PLANTINGS PROVIDED		
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHD. TREES REQUIRED	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)
VILLAS (front load)	20	104.78'	26	(60'+60.66') 181.66'	2	30	2	31	2 ORNAMENTALS FOR 10 SHRUBS; 3 EVERGREENS FOR 15 SHRUBS
	21	70.00'	18	(60'+60.66') 181.66'	2	30	2	23	2 ORNAMENTALS FOR 10 SHRUBS; 3 EVERGREENS FOR 15 SHRUBS
	22	70.00'	18	(60'+60.66') 181.66'	2	30	2	23	2 ORNAMENTALS FOR 10 SHRUBS; 3 EVERGREENS FOR 15 SHRUBS
	23	70.00'	18	(60'+60.66') 181.66'	2	30	2	23	2 ORNAMENTALS FOR 10 SHRUBS; 3 EVERGREENS FOR 15 SHRUBS
	* 24	64.18'	17	(60'+60.66') 181.66'	2	30	3	31	3 ORNAMENTALS FOR 15 SHRUBS; 3 EVERGREENS FOR 15 SHRUBS
ESTATE	28	158.46'	40	(60'+98') 158.0'	4	34	3	64	2 ORNAMENTALS FOR 10 SHRUBS; 3 EVERGREENS FOR 1 SHADE
	29	120.29'	30	(61.17'+68') 126.17'	4	32	3	51	1 ORNAMENTAL FOR 5 SHRUBS; 3 EVERGREENS FOR 1 SHADE
	30	120.69'	30	(61.17'+68') 126.17'	4	32	3	51	1 ORNAMENTAL FOR 5 SHRUBS; 3 EVERGREENS FOR 1 SHADE
VILLA	* 31	70.00'	18	(81.66'+55.07') 136.66'	2	34	1	61	2 EVERGREENS FOR 1 SHADE, 2 ORNS. FOR 1 SHADE; 1 EVERGREEN FOR 5 SHRUBS
COTTAGE	32	40.0'	10	N/A	1	N/A	1	10	
	45	40.0'	10	N/A	1	N/A	1	10	
	46	40.0'	10	N/A	1	N/A	1	10	
	47	40.0'	10	N/A	1	N/A	1	10	
	48	40.0'	10	N/A	1	N/A	1	10	
	49	40.0'	10	N/A	1	N/A	1	10	
VILLAS (rear load)	* 50	70.00'	18	(81.66'+55.07') 136.66'	2	34	1	67	2 EVERGREENS FOR 1 SHADE, 2 ORNS. FOR 1 SHADE; 1 EVERGREEN FOR 5 SHRUBS
	51	77.50'	19	(81.66'+55.07') 136.66'	2	34	2	38	3 EVERGREENS FOR 15 SHRUBS
	87	70.00'	18	(81.66'+55.07') 136.66'	2	34	1	37	2 EVERGREENS FOR 1 SHADE; 1 EVERGREEN FOR 5 SHRUBS, 2 ORNAMENTALS FOR 10 SHRUBS
	92	70.00'	18	(81.66'+55.07') 136.66'	2	34	1	37	2 EVERGREENS FOR 1 SHADE; 1 EVERGREEN FOR 5 SHRUBS, 2 ORNAMENTALS FOR 10 SHRUBS

* CORNER LOT

COMMENTS:

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

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

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

LANDSCAPE SURETY PER LOT

BUILDER	LOT No.	PLANT QUANTITY SHADE TREE	PLANT QUANTITY SHRUBS	SURETY AMOUNT
MITCHELL & BEST	20	2	56	$2,280.00
	21	2	48	$2,040.00
	22	2	48	$2,040.00
	23	2	48	$2,040.00
	* 24	3	61	$2,730.00
	28	4	74	$3,510.00
	29	4	62	$3,060.00
	30	4	62	$3,060.00
	* 31	3	72	$3,060.00
	32	1	10	$ 600.00
	45	1	10	$ 600.00
	46	1	10	$ 600.00
	47	1	10	$ 600.00
	48	1	10	$ 600.00
	49	1	10	$ 600.00
	* 50	3	72	$3,060.00
	51	2	53	$ 2,190.00
	** 87	4	52	$ 2,760.00
	92	2	52	$ 2,160.00
TOTAL		43	825	$37,650.00

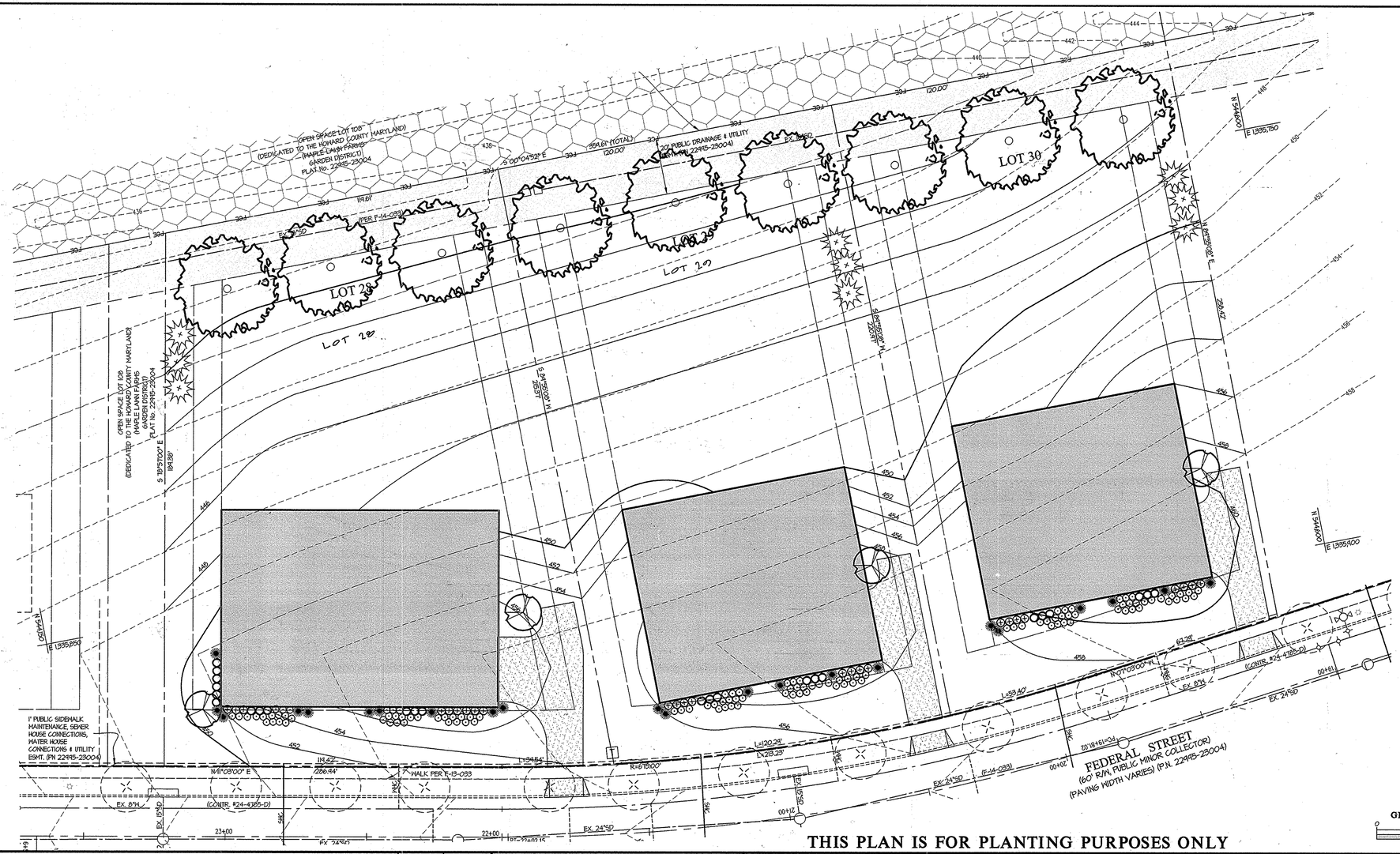
** FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN, STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THOROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE TWO SHADE TREES ARE SHOWN ON THE OPEN SPACE LOT 99 ENFRONTING LOT 87.

THE 2 TREES ARE BONDED @ $300/TREE) W/ THE LOTS LISTED

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY		
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MLF DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1:4 OF BLDG. SIDE LENGTH)		
PERIMETER LOCATION	LOT 24	LOT 31	LOT 50
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	55' *	81.66' *	81.66' *
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED			
SHADE TREES	1	1	1
EVERGREEN TREES	N/A	N/A	N/A
SHRUBS	14	20	20
NUMBER OF PLANTS PROVIDED			
SHADE TREES	PER SCHEDULE-C		
EVERGREEN TREES	0	0	0
OTHER TREES (@ 2:1 SUBSTITUTION)	0	0	0
SHRUBS (10:1 SUBSTITUTION)	SEE SCHEDULE-C		

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



GRAPHIC SCALE

0 10 20 40

THIS PLAN IS FOR PLANTING PURPOSES ONLY

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

L:\CADD\DRAWINGS\2008\14052 (MABE)\SDP (Area 1)\14052_08-10 LS (Area 1).dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN.: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511 x 2101
attn.: ROBERT MITCHELL

LANDSCAPE PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1
LOT Nos. 20-24, 28-32, 45-51, 87 and 92
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14052
DATE	TAX MAP – GRID	SHEET
MAY 2015	41-15&21	10 OF 10

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