

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITTI AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 - LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
 - TAX MAP: ELECTION DISTRICT 5
 - ZONING: MXD-3 PER ZB-915H (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
 - AREA OF BUILDABLE LOTS (B3-36, 52-55, 83-86 & 93-98) FOR THIS SITE DEVELOPMENT PLAN: 1.761 ACRES.
 - FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: S-01-11, ZB-915H, PB-355, HP-01-11, HP-03-02, P-03-01, F-03-10, F-04-01, F-05-02, F-04-42, S-06-16, P-07-02, ZB-1029H, PB-378, F-12-30, P-11-02, F-12-001, F-12-020, F-12-021, F-13-001, F-14-023, SDF-15-018, SDF-15-020 & SDF-15-034.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-008 AND F-14-033.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41E4 & 46B2.
- STORMWATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED IN 2008. 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 104 AND 110. OPEN SPACE LOTS 110 AND 111 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY HIS CONTRACT #24-4785-D & 24-4786-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE GARDEN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-008.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 647 TO SATISFY 5-01-17 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 SHEET 647 AND THE GRADING PERMIT CHART ON SHEET 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AN CHIP COATING (1/2" MIN)
 - C. GEOMETRY - MAX. 10% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (105 LOADINGS)
 - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
- BAY WINDOWS, HINDON WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 126.A) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SHEET PLAN 5-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 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 MLP DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT IS IN THE COVENANT COVER L 8.254 F. 30543.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SPA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-17, 5-06-16, PB-355, PB-378 AND ZB-915H.
- FRASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-915H AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17) AND PB CASE NO. 378 AND 5-06-16.
- 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.
- BUILDABLE LOTS SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOSE CONNECTION AND SEWER HOSE CONNECTION.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA:
 - A. PRESENT ZONING: MXD-3 PER ZB-915H
 - B. PROPOSED USE OF SITE: 0 SFD RESIDENTIAL DWELLING
 - C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4741-D)
 - D. PARKING REQUIRED PER SEC. 133.D.2.a: 2 SPACES/MIN x 10 = 36 SPACES
 - E. PARKING PROVIDED: 36 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
 - F. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-033 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION:
 - A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 16,650 SF OR 0.176 AC.
 - B. AREA OF THIS PLAN SUBMISSION: 2.04 ACRES (L.O.D.)
 - C. AREA OF DISTURBANCE BY THIS SDP: 2.04 ACRES
- LOT DESIGNATION:

LOT TYPE	LOT NUMBER	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL.	MAX. BUILDING HT.
COTTAGE	33-36, 52-55, 83-86 & 93-98	2,500 SQUARE FEET	32 FEET	30 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLAN Nos. 22495-23004:

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.

* THERE IS A 0' SIDE SETBACK FOR A GARAGE.
- 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.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 126.A) 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 GREATER THAN 1' FROM THE FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE ANY EASEMENTS). NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

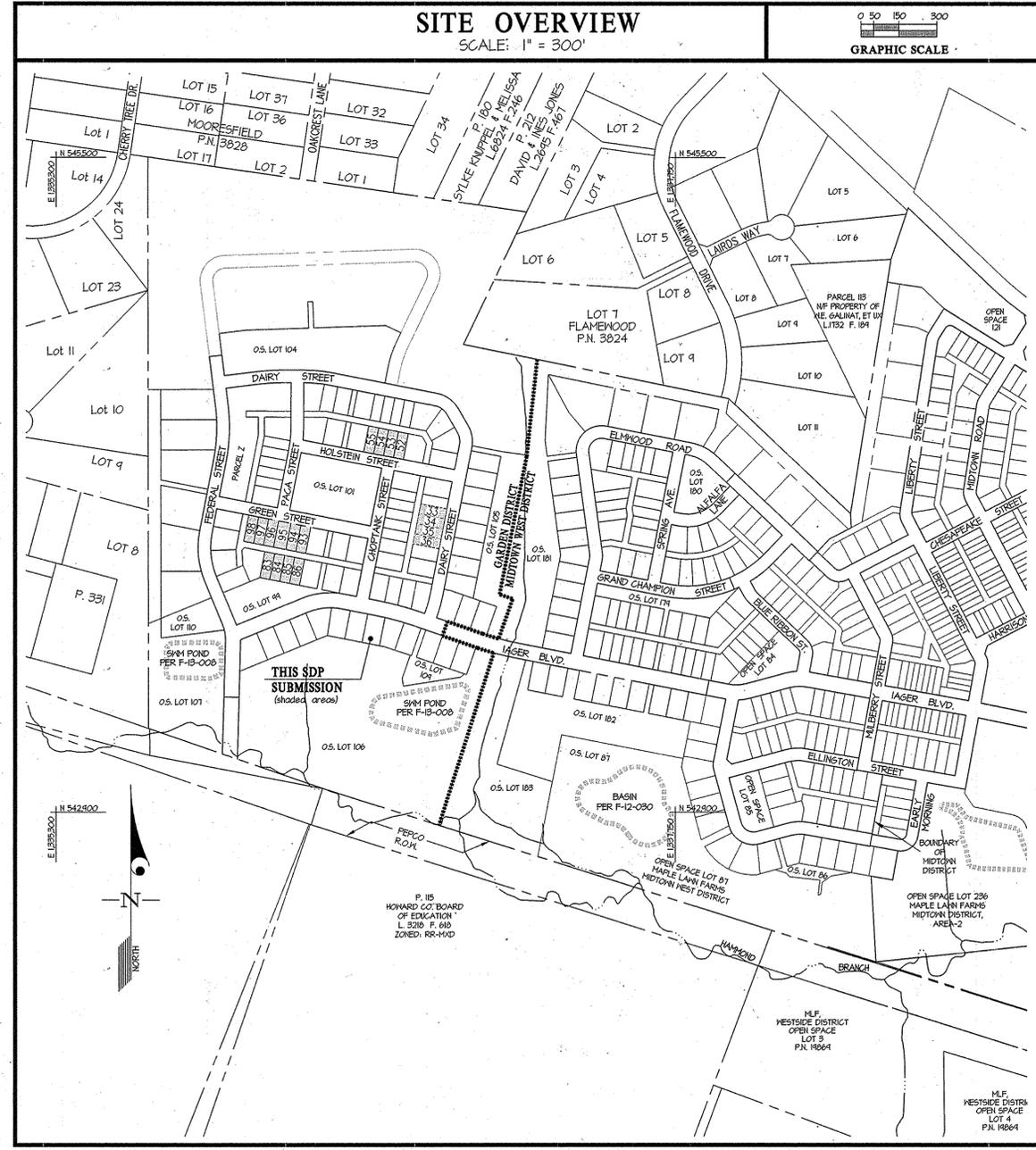
SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREA 1

LOTS No. 33-36, 52-55, 83-86 and 93-98

FIFTH ELECTION DISTRICT

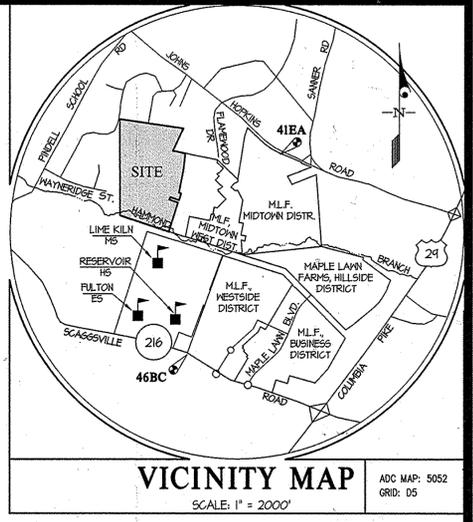
HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
ELEV. = 412.16
N = 334425.18 E = 1337,205.77
STANDARD DISC. ON CONCRETE MONUMENT

41EA
ELEV. = 407.05
N = 344825.58 E = 1394,214.44
STANDARD DISC. ON CONCRETE MONUMENT



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (5% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8)	REQUIRED ACTIVE OPEN SPACE IN AC. (9)	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) (10)
1 (BUSINESS DISTRICT, AREA-1)	F-05-01	51.98	19.19	21.5 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	15.10	15.75 (42.1)	1.31	1.52 (41.7) (11)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-21	15.41	5.41	6.10 (43.3)	0.54	0.24 (4.3) (12)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	1.04	1.23 (34.4)	0.11	
4c (BUSINESS 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	13.50 (35.6)	1.16	1.61 (8.7) (13)
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 (NESTLE DISTRICT)	F-08-54/F-08-55	40.60	31.71	26.65 (24.4)	3.17	4.76 (17.4) (14)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.44 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (NESTLE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (0.0) (15)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.04 (5.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-21	30.22	10.58	13.54 (45.0)	1.06	1.24 (4.5) (16)
N/A	F-12-15	4.31	3.28	0.00 (0.0)	0.33	0.00 (0.0)
9b (NESTLE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0) (17)
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11.43	13.54 (34.4)	1.14	5.05 (31.2) (18)
9d (GARDEN DISTRICT, PARCEL 14)	F-13-05	15.74	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 (NESTLE 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) (19)
11c (GARDEN DISTRICT, AREA 2)	F-14-18	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11b (NESTLE DISTRICT, AREA 3)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		444.43	173.23	180.72 (36.5)	17.32	31.43 (17.4)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.

** 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 ACRES).

(1) 1.52 AC. = COMMUNITY CENTER (0.5, 1.25 - 5.01 AC.), 0.5, 1.26 (0.55 AC.) AND 0.5, 1.23 (1.6 AC.)

(2) 0.24 AC. = PATHWAYS

(3) 1.61 AC. = O.S. LOT 213 (0.00 AC.) AND O.S. LOT 214 (0.61 AC.)

(4) 4.76 AC. = O.S. LOT 4 (4.76 AC.)

(5) 0.61 ACRES = O.S. LOT 68 (0.61 AC.)

(6) 1.24 ACRES = O.S. LOT 85 (0.63 AC.) AND O.S. LOT 84 (0.66 AC.)

(7) 0.64 ACRES = O.S. 115 (0.64 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. 94 (0.90 AC.), O.S. 101 (1.75 AC.), O.S. 104 (2.25) 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.

BUILDING PERMIT CHART

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS IN ACCORDANCE WITH THE APPLICABLE POLICY FOR MLP.

LOTS	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
33-36	0.461	\$2,400.00	\$100.00
52-55	0.471	\$2,400.00	\$100.00
83-86	0.462	\$2,400.00	\$100.00
93-98	0.701	\$3,600.00	\$100.00
TOTAL	2.095	\$12,000.00	\$400.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPT. OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 5 YEARS OF ITS APPROVAL.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
33	11410 DAIRY STREET	83	11546 LAGER BOULEVARD
34	11416 DAIRY STREET	84	11544 LAGER BOULEVARD
35	11414 DAIRY STREET	85	11542 LAGER BOULEVARD
36	11412 DAIRY STREET	86	11540 LAGER BOULEVARD
52	11514 HOLSTEIN STREET	93	11513 GREEN STREET
53	11512 HOLSTEIN STREET	94	11515 GREEN STREET
54	11510 HOLSTEIN STREET	95	11517 GREEN STREET
55	11508 HOLSTEIN STREET	96	11519 GREEN STREET
		97	11521 GREEN STREET
		98	11523 GREEN STREET

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:	DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS:	CENSUS TRACT:
E21	7645000	MAPLE LAWN FARMS	GARDEN DISTRICT AREA 1	33-36, 52-55, 83-86 & 93-98	6051.02
FLAT No. 22495-23004	ZONE MXD-3	TAX MAP 41	GRID 15 & 21	ELEC. DIST. 5	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Walter J. [Signature] 7-21-15
Director Date

Walter J. [Signature] 7-16-15
Chief, Division of Land Development Date

Walter J. [Signature] 7-9-15
Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION

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

Walter J. [Signature] 5/28/15
Professional Engineer

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

PREPARED FOR:

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

BUILDER (CONTRACT PURCHASER): BA MAPLE LAWN, LLC
c/o BOZZUTO HOMES, INC.
6406 IVY LANE, SUITE 700
GREENBELT, MARYLAND 20770
PH: 301-220-0100

COVER SHEET

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOT Nos. 33-36, 52-55, 83-86 and 93-98
(SFD RESIDENTIAL USE)
PLAT Nos. 22495-23004

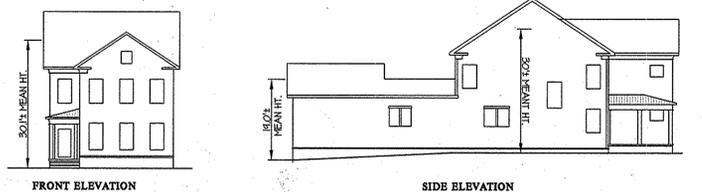
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14053
DATE	TAX MAP - GRID	SHEET
MAY 2015	41-15&21	1 OF 7

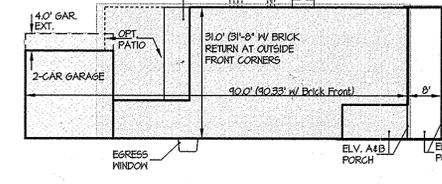
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- • • • • PROPOSED SPOT ELEVATION
- --- LIMIT OF GRADING DISTURBANCE
- --- EXISTING PAVING
- --- EXISTING CURB & GUTTER
- --- METER VAULT
- --- 1/2" WATER HOUSE CONNECTION (N/C, DASHED LINE TYP.)
- EX 87% --- WATER LINE (PUBLIC)
- --- FIRE HYDRANT
- EX 85% --- EXISTING SEWER MAIN (DASHED LINE)
- --- SEWER HOUSE CONNECTION (S/C, SOLID LINE)
- EX 50 --- EXISTING STORM DRAIN
- --- EXISTING LIGHT POLE
- --- BGE TRANSFORMER PAD
- --- VERIZON EQUIPMENT (H & FF)
- --- COMCAST EQUIPMENT
- --- CONCRETE SIDEWALK PER NO. CO. DET. R-305
- --- PROPOSED HOUSE
- --- F.F.E. = FINISHED FLOOR ELEVATION
- --- B.S.E. = BASEMENT F.F.E. ELEVATION
- --- R.V. = REVERSED HOUSE ORIENTATION
- --- GAR. = GARAGE (F-FRONT, B-BACK)
- --- T.O.M. = TOP OF FOUNDATION WALL
- --- M.O.B. = WALK OUT BASEMENT
- --- F.S.M.R. = FOUNDATION STEM WALL REQUIRED
- --- BUILDING RESTRICTION LINE
- --- P.S. = PRINCIPAL STRUCTURE
- --- G.S. = GARAGE STRUCTURE
- --- S.B.D. = SAME BEARING AND DISTANCE

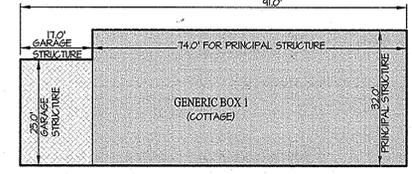


TYPICAL (COTTAGE) HOUSE FOOTPRINTS & ELEVATIONS SCALE: 1"=20'

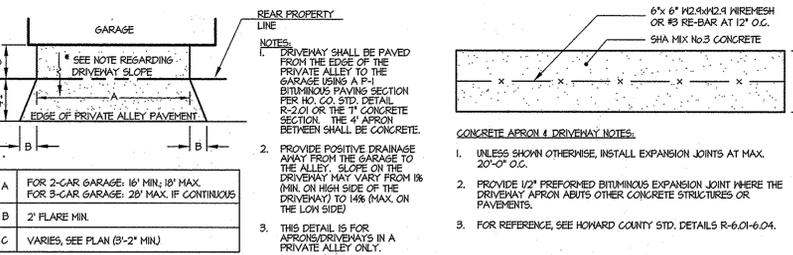


GENERIC BOX NOTES:

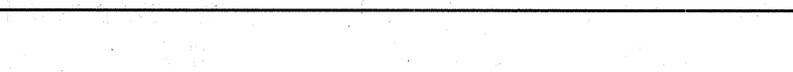
- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 128 AJ OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 4. FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
- FOR BUILDING PERMIT APPLICATION, A PLOT 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 DETAIL SCALE: 1"=20'



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



- NOTES:**
- ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
 - BRICK FRONT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - M/C TO THE SUBJECT LOT OF THIS SDP IS 1 1/2" PER CONTRACT NO. 24-4785-D 1 24-4786-D AND THE WATER METER VAULT IS IN THE R.O.M. ADJUST TOP OF METER VAULT AS NECESSARY BASED ON FINAL FIELD CONDITION.
 - SEE THE CHART ON SHEET 2 & 3 FOR S/C 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 FARMERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1418 FOLIO 242 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" NYLOPLAST IN-LINE DRAIN MODEL NO. 27048 (N OR T/O). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY (USING ADS N-12 (H/DPE TYPE 5) 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 HOPE 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.
 - Driveways/garage may change location, the grading/drainage pattern will remain the same whether the driveway is on the right or left side of house.

- 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 BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
 - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.

LOT	PROP. LINE	M.C.E.
33	426.82	430.88
34	425.38	423.50
35	424.01	428.21
36	422.86	426.88
52	439.96	443.04
53	435.80	434.42
54	436.24	440.32
55	436.64	442.72

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. 12475, EXPIRATION DATE: MAY 26, 2016.

5/28/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark J. Glick* Date: 7-21-15

Chief, Division of Land Development: *Kurt Sheffer* Date: 7-16-15

Chief, Development Engineering Division: *Chad E. Clark* Date: 7-8-15

GLW GUTSCHICK LITTLE & WEBER, P.A.

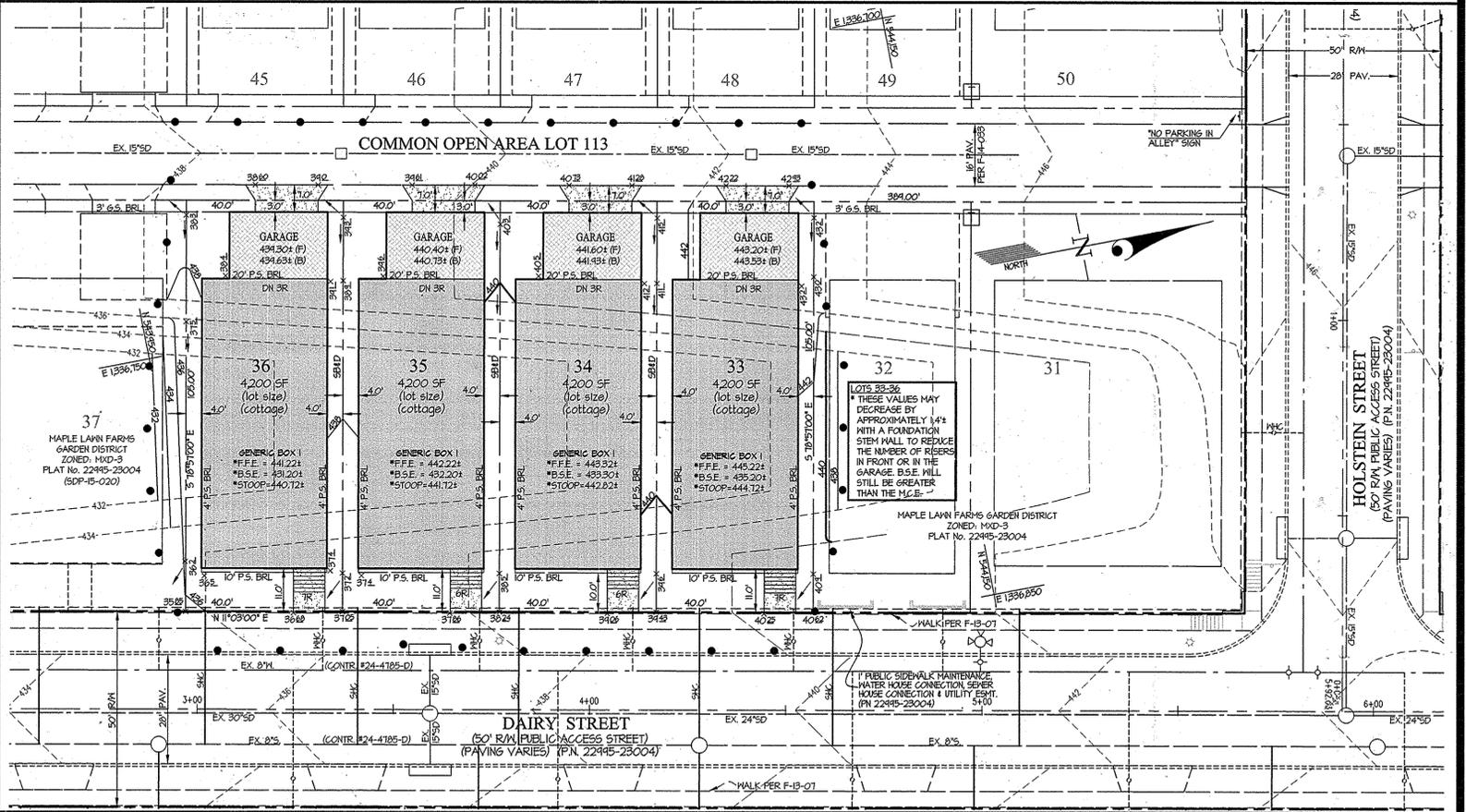
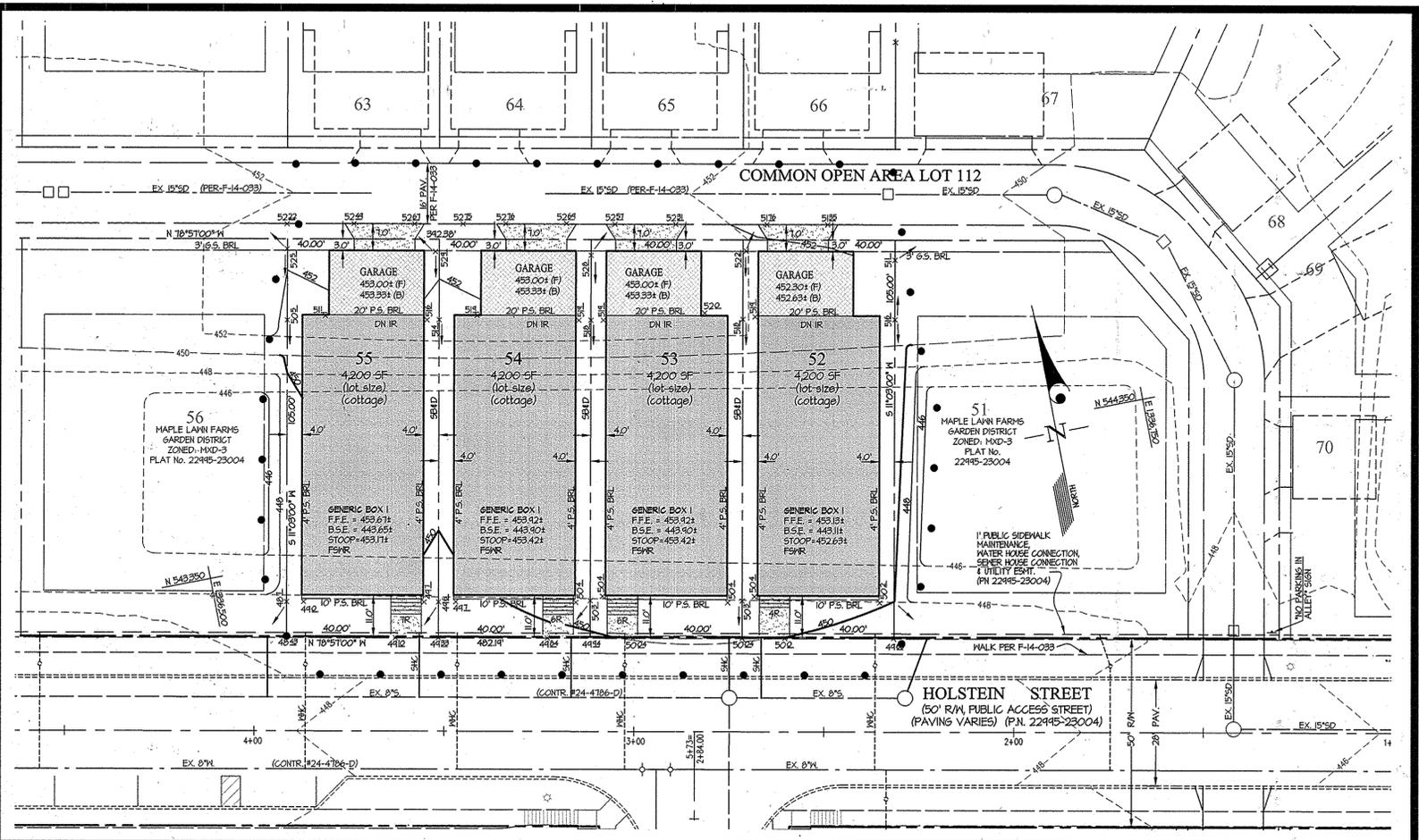
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.



PREPARED FOR:

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

BUILDER (CONTRACT PURCHASER): G/O BOZZUTO HOMES, INC. 6406 MY LAKE, SUITE 700 GREENBELT, MARYLAND 20770 PH: 301-220-0100

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1

LOT Nos. 33-36, 52-55, 83-86 and 93-98 (S/D RESIDENTIAL USE)

PLAT NO. 22495-23004

ELECTION DISTRICT No. 5

SCALE: 1"=20'

ZONING: MXD-3

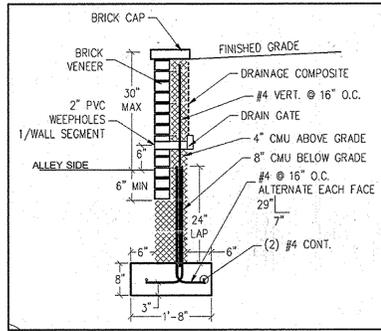
G. L. W. FILE NO.: 14053

DATE: MAY 2015

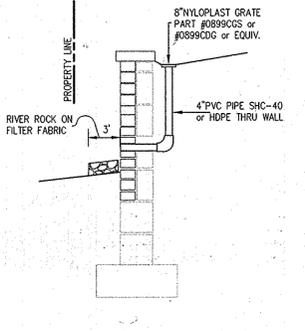
TAX MAP - GRID: 41-15&21

SHEET: 2 OF 7

HOWARD COUNTY, MARYLAND

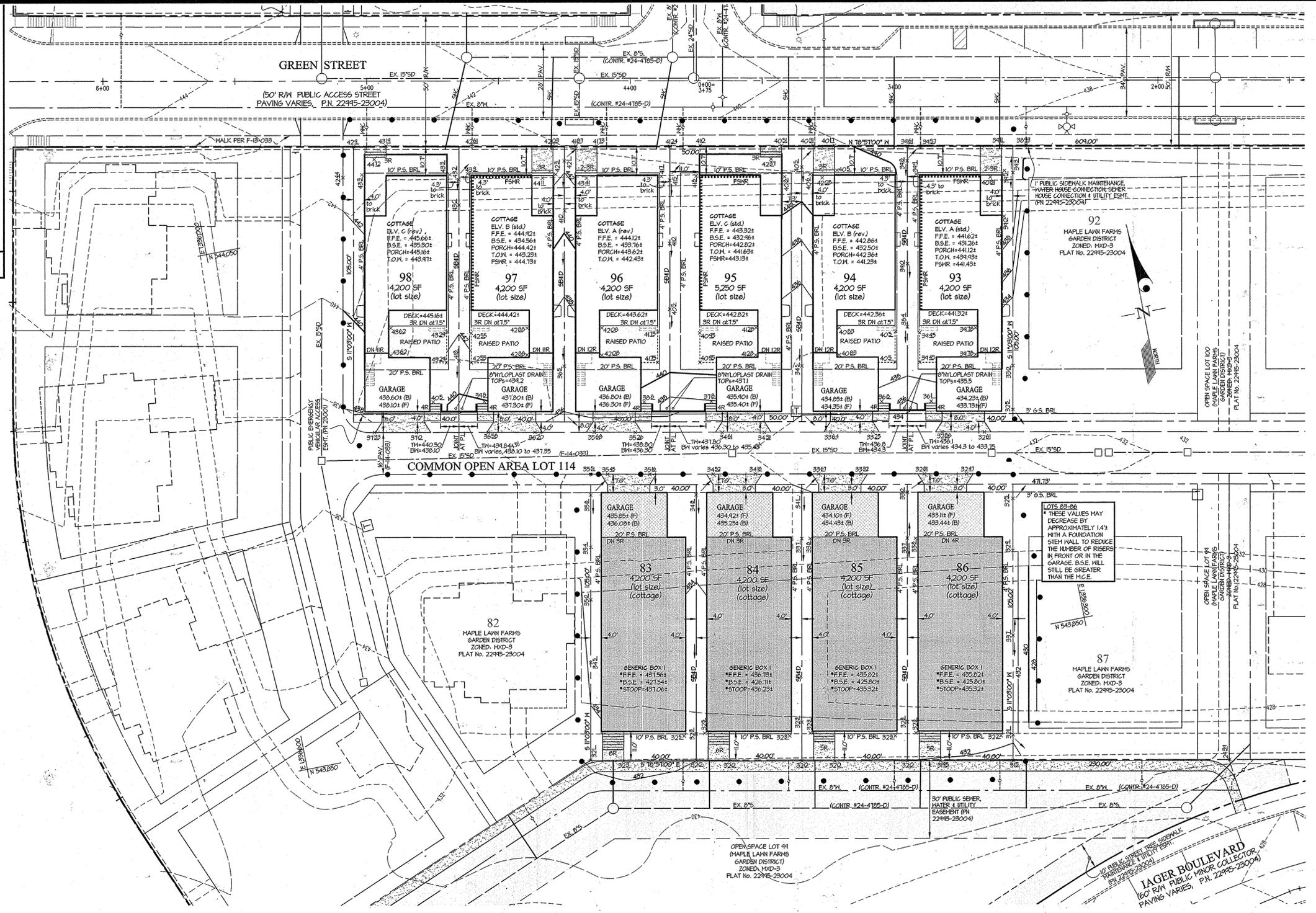


BRICK VENEER GARDEN WALL DETAIL
NOT TO SCALE



YARD DRAIN THRU GARDEN WALL DETAIL
NOT TO SCALE

Note: All garden walls (or fences that straddle property lines) shall be maintained in accordance with Article 15 of the Maple Lawn Homeowners Association Covenants recorded at Liber 7419 Folio 192 through 200.



LOT	PROF. LINE	M.C.E.
83	417.80	422.16
84	418.26	422.50
85	418.76	422.80
86	419.16	423.50
93	421.87	431.94
94	420.43	432.55
95	426.94	433.21
96	423.91	434.14
97	430.54	434.76
98	431.15	435.37

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. 12475, EXPIRATION DATE: MAY 26, 2016.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Walter J. J...* Date: 7-7-16
Chief, Division of Land Development: *Walter J. J...* Date: 7-07-16
Chief, Development Engineering Division: *Chad E...* Date: 6-28-16

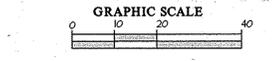


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

BUILDER (CONTRACT PURCHASER): BA MAPLE LAWN, LLC
c/o BOZZUTO HOMES, INC.
6405 NY LANE, SUITE 700
GREENBELT, MARYLAND 20770
PH: 301-220-0100

(REVISED) SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOT Nos. 83, 84, 85, 86 and 87-98
(SFD RESIDENTIAL USE)
PLAT Nos. 22995-23004



SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14053
DATE	TAX MAP - GRID	SHEET
MAY 2015	41-15&21	3 OF 7

SEDIMENT CONTROL LEGEND

- 600--- EXISTING CONTOUR
- 600— PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- S— SILT FENCE
- SF— 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 SWM FACILITY.) Duration: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, UTILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months.
5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOG. Duration: 2-days.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day.
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

NOTES

1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 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 WHICHVER 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', CURB FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
7. STOCKPILING WILL BE PERMITTED ON BOZZUTO'S ADJACENT LOTS.

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

J. K. Pollock 6/23/15
 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."

S. P. Purns 5/28/15
 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 I WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

C. K. Purns 5/28/15
 SIGNATURE 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

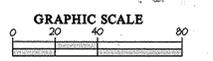
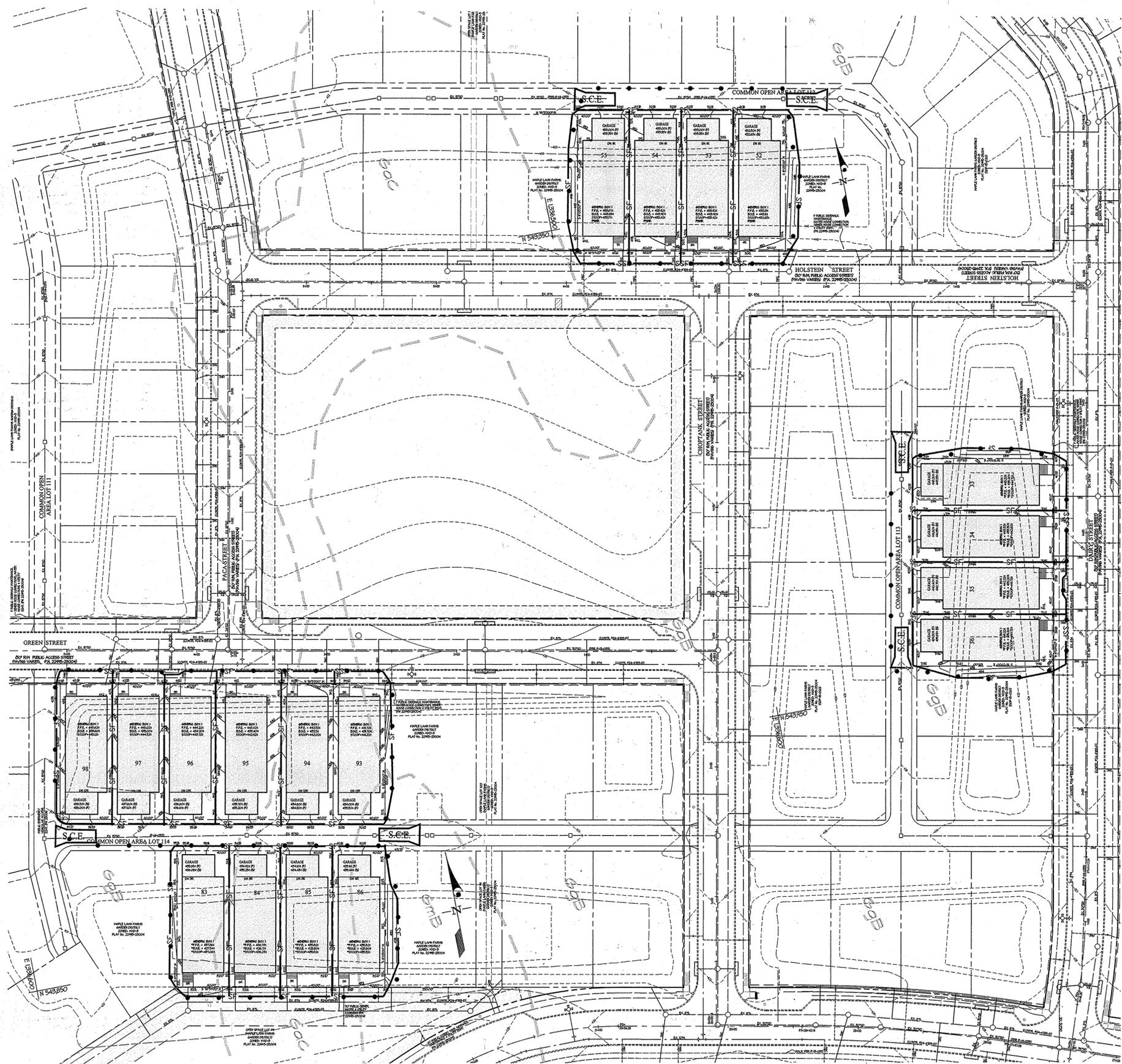
N. J. Jovic 7-21-15
 Director Date

M. J. Jovic 7-16-15
 Chief, Division of Land Development Date

D. J. Jovic 7-8-15
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4186
 DC/VAC: 301-989-2524

L:\CADD\DRAWINGS\220114\633 (Bozzuto)\SWP (Area 1)\633_04-05 3c (Area 1).dwg DES. MBT DRN. KLP CHK. MBT



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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): BA MAPLE LAWN, LLC c/o BOZZUTO HOMES, INC. 6406 IVY LANE, SUITE 700 GREENBELT, MARYLAND 20770 PH: 301-220-0100	SEDIMENT CONTROL PLAN MAPLE LAWN FARMS GARDEN DISTRICT - AREA 1 LOT Nos. 93-96, 92-95, 83-86 and 93-98 (SFD RESIDENTIAL USE) PLAT Nos. 22995-23004		SCALE 1" = 40'	ZONING MXD-3	G. L. W. FILE No. 14053
		DATE MAY 2015	TAX MAP - GRID 41-15&21	SHEET 4 OF 7		

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

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

- CRITERIA**
- A. SOIL PREPARATION**
- TEMPORARY STABILIZATION
 - SEEDING 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 LOOSSED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE DISBURBED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - PERMANENT STABILIZATION
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - SOIL CONTENTS 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 LONGER TERM PLANTING IS TO BE PLANNED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTENTS 1.5 PERCENT VINUMINUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCAVED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. MAKE 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 SEEDING PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND UNDISTURBED. SEEDING LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

- B. TOPSOILING**
- 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.
 - 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.
 - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - 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.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIALS TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO FORTH THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - 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 APPLICABLE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A Mixture OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETE, STONES, SLAC, COARSE FRAGMENTS, GRASS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICABLE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - TOPSOIL APPLICATION.
 - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORM DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING SHOULD BE PERFORMED IN SUCH A MANNER THAT SEEDING 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 POOLS. 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 SEEDING PREPARATION.

- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER. SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE (500,000 SQ. YARDS) MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
 - 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 APPLICABLE 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.
 - 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.
 - 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 PERMETER CONTROL SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

- CRITERIA**
- A. SEEDING**
- SEEDING
 - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE 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.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. SEED BY WEIGHT 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 THAWES.
 - INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURE 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, AND FRESH INOCULANTS FROM THE PACKAGE USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANTS AS CLOSE AS POSSIBLE TO THE SEED. TEMPERATURES ABOVE 70 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
 - 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.
 - APPLICATION
 - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON THE APPROVED SEEDING TABLE B.1. PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - CULTIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDS MUST BE FIRM AFTER PLANTING.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; TOTAL SOLUBLE NITROGEN; P205 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - WORM MULD MUST BE USED ONLY ON 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.
 - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

- B. MULCHING**
- MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND READILY BROWN IN COLOR. STRAW IS TO BE FREE OF FOREIGN MATTER SUCH AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDED, CAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBRIL PHYSICAL STATE.
 - WCFM IS TO BE DRY (GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE MULCH SPREAD SLURRY).
 - WCFM MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - 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 ADJUTIVES 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 WATER WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - 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.
 - APPLICATION
 - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
 - WHEN STRAW MULCH IS USED, SPREAD IT OVER THE SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LAYER 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 MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - 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.
 - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - SYNTHETIC BINDERS SUCH AS ACRYLIC DEX (AGRO-TACK), DCA-70, FERRESE, TERRA TACK 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.
 - 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.

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.

John P. Roberts 5/28/15

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.

John P. Roberts 5/28/15

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**
- SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY TABLE B.2. 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. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES, USE AND SHOW THE RATES 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**
- | HARDNESS ZONE: 6b | | SEED MIXTURE: | | FERTILIZER RATE (10-10-10) | LIME RATE (10 lb./1,000 sf) |
|-------------------|-----------------|---------------------------|-------------------------------------|----------------------------|-----------------------------|
| No. | SPECIES | APPLICATION RATE (lb./ac) | SEEDING DATES | SEEDING DEPTHS | |
| 1. | ANNUAL RYEGRASS | 40 lb./ac | Mar. 1 to May 15, Aug. 1 to Oct. 15 | 0.5 INCHES | 2 tons/ac (90 lb./1,000 sf) |
| 2. | PEARL MILLET | 20 lb./ac | May 16 to Oct. 31 | 0.5 INCHES | 2 tons/ac (90 lb./1,000 sf) |

- SEDIMENT CONTROL NOTES**
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CIPD) PRIOR TO THE START OF ANY CONSTRUCTION (410-919-1895).
 - 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.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A 3 CALENDAR DATES FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, SLOPES, SLOPES AND SLOPES GREATER THAN 3:1.
 - 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - 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. TEMPORARY SEEDING (Sec. B-4-3) AND MULCHING (Sec. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
 - ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATING CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 - SITE ANALYSIS:

LOTS	LOTS	LOTS	LOTS
33-36	52-55	83-88	93-98
TOTAL AREA OF SITE : 0.388AC.	0.388AC.	0.388AC.	0.50AC
AREA DISTURBED : 0.46AC.	0.47AC.	0.46AC.	0.70AC
AREA TO BE ROOFED OR PAVED : 0.28AC.	0.28AC.	0.28AC.	0.41AC
AREA TO BE VEGETATIVELY STABILIZED : 0.18AC.	0.19AC.	0.18AC.	0.29AC
TOTAL CUT : 400C CY	400C CY	400C CY	605C CY
TOTAL FILL : 400C CY	400C CY	400C CY	605C CY
OFF-SITE WASTE/BORROW AREA LOCATION: NONE	NONE	NONE	NONE
 - ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
 - ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 - ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER SEDIMENT CONTROL STRUCTURES, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
 - 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.
 - ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - A PROJECT IS TO BE SEQUENCED SUCH THAT THE GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACRES OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

- STANDARDS AND SPECIFICATIONS FOR DUST CONTROL**
- DEFINITION**
CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.
- PURPOSE**
TO PREVENT FLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.
- CONDITIONS WHERE PRACTICE APPLIES**
AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
- SPECIFICATIONS**
- MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE APPLIED TO PREVENT BLOWING.
 - VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
 - TILLAGE: TILL TO ROUGHEN SURFACE AND BRING COILS TO THE SURFACE. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SHOULD BE USED INSTEAD OF SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.
 - IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOST, REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.
 - BARRIERS: SOLID BOARD FENCES, SET FENCES, SNOW FENCES, BURIAL FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
 - CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENTS APPROVED BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

HARDNESS ZONE: 6b
SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (See by weight) Fescue #1; Penn 1901 & Rebel seeds and Certified Kentucky Bluegrass (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 UM TT-77 may also be used.
- B. SOIL TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).**
- GENERAL SPECIFICATIONS
 - CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
 - SOD MUST BE MAINTAINED AT A MINIMUM THICKNESS OF 3/4 INCH PLUS OR MINUS 1/4 INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GRASS AND THATCH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE.
 - 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 SURFACE OF THE SECTION.
 - SOD MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
 - SOD INSTALLATION
 - DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - 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 TOGETHER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
 - WHenever POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS ROLL AND TAMP. FEW OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
 - 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 OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
 - SOD MAINTENANCE
 - IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
 - DURING THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
 - DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF SHOULD BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTING. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

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

John P. Roberts 6/23/15

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 HSD.

Sebastian Perry 5/28/15

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**
- GENERAL USE
 - 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 IN 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.
 - ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR BUNKERS 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.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES, USE AND SHOW THE RATES AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.
 - TURFGRASS MIXTURES
 - AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A HIGH LEVEL OF MAINTENANCE.
 - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSES. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

- MAINTENANCE**
- THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 GRADE. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
- GENERAL USE**
- KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED FOR 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.
 - 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.
 - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN DROUGHT PERIODS 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 TO 5 PERCENT SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - KENTUCKY BLUEGRASS/FINE FESCUE SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED LAWN AREAS. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

- IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES**
- WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONE: 6B)
- CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)
- SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 7A, 7B)
- TALL GRASS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREA 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.**
- 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. THINLY ESTABLISHED TURF GRASSES ARE MORE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.**

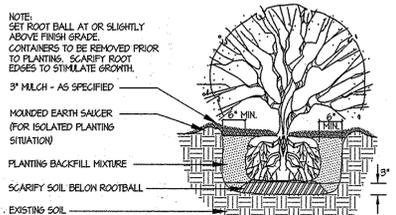
HARDNESS ZONE: 6b
SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (See by weight) Fescue #1; Penn 1901 & Rebel seeds and Certified Kentucky Bluegrass (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 UM TT-77 may also be used.
- B. SOIL TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).**
- GENERAL SPECIFICATIONS
 - CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
 - SOD MUST BE MAINTAINED AT A MINIMUM THICKNESS OF 3/4 INCH PLUS OR MINUS 1/4 INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GRASS AND THATCH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE.
 - 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 SURFACE OF THE SECTION.
 - SOD MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
 - SOD INSTALLATION
 - DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQU

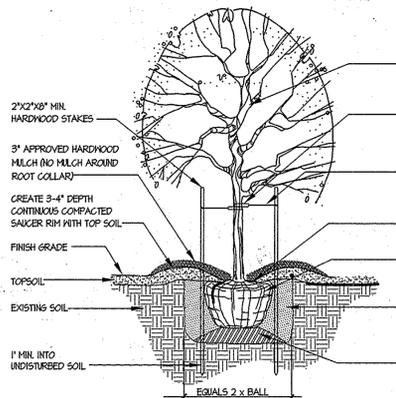
LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 576.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 4).
- 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.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-G" 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 \$ 12,000.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 103 SHRUBS AT \$300/SHRUB = \$ 30,900.00
 22 TREES AT \$300.00/TREE = \$ 6,600.00
 FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-918-2850. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.



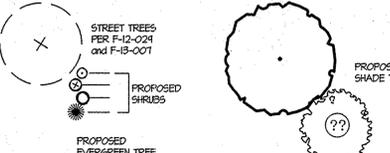
SHRUB PLANTING DETAIL NTS

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



DECIDUOUS TREE PLANTING DETAIL NTS

PLANTING LEGEND



STATE OF MARYLAND
 Michael B. Tran
 L.A. LANDSCAPE
 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 L.A. 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.

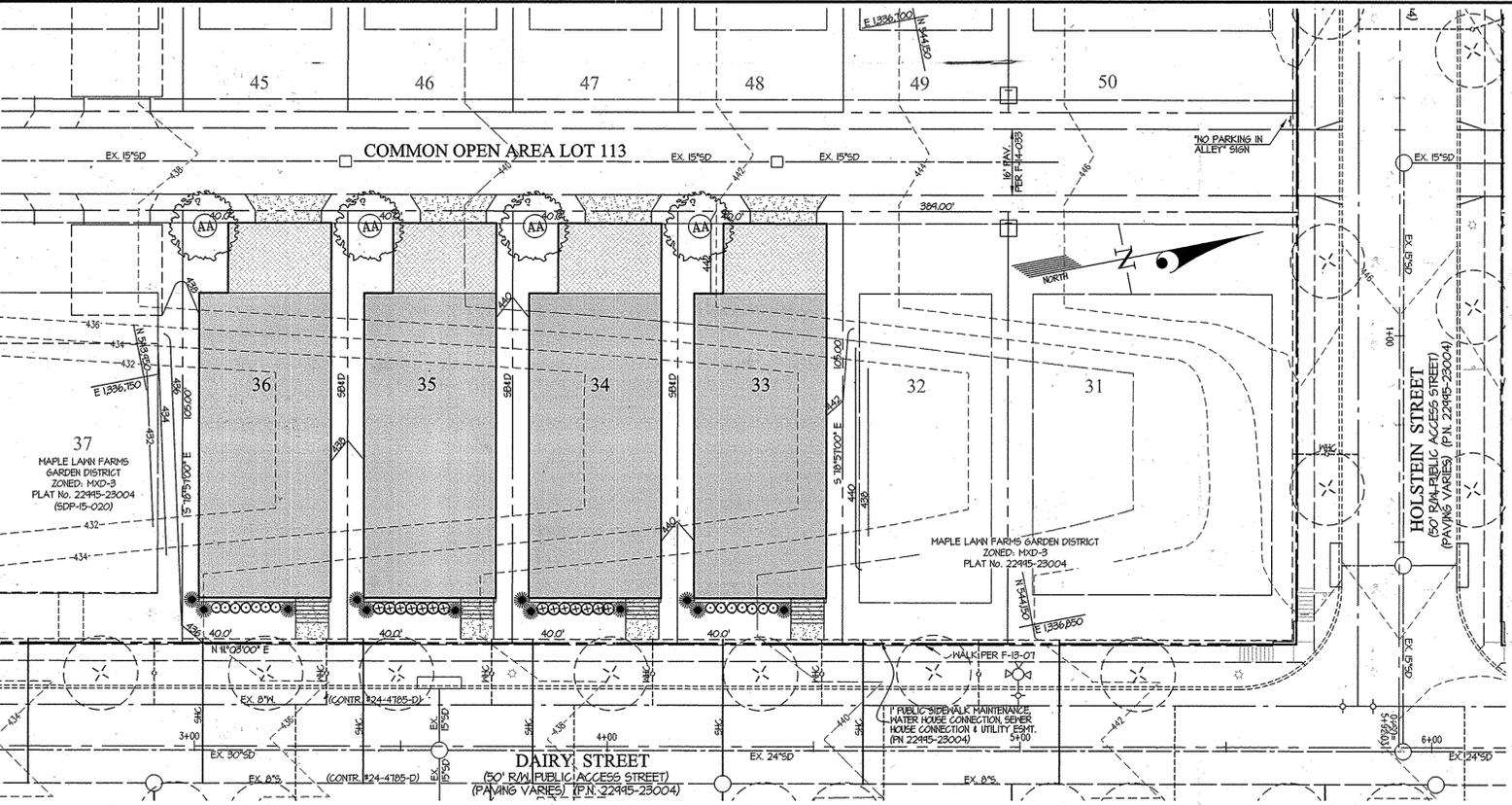
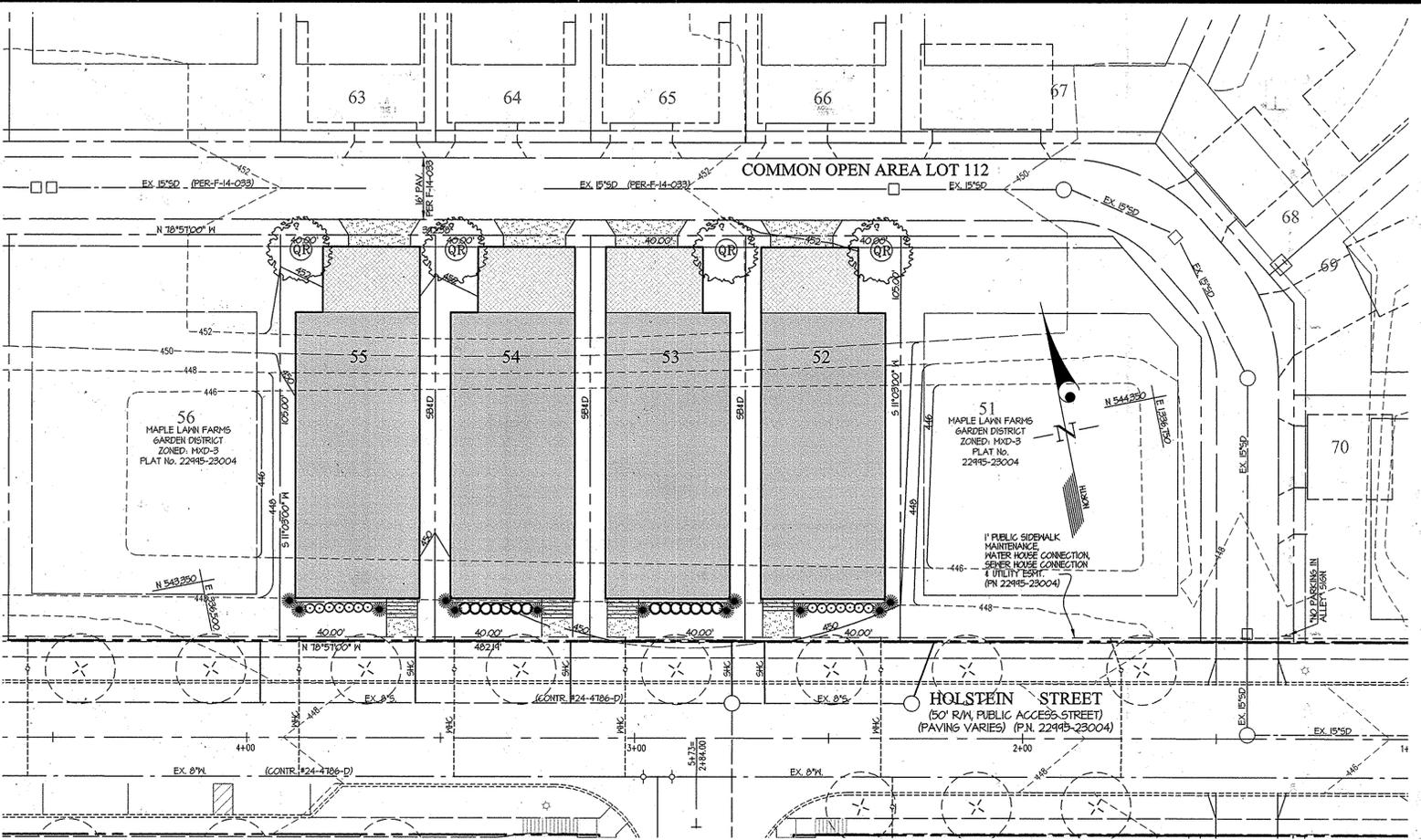
Richard Tran
 NAME DATE 4/28/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valerie J. J. J. 7-21-15
 Director Date
W. J. J. 7-16-15
 Chief, Division of Land Development Date
Ch. J. J. 7-8-15
 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 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol)	4	ALL SHADE TREES SHALL BE 2 1/2" - 3" CAL AND 12' MIN. HT.	SOPHORA JAPONICA / JAPANESE PAGODA TREE CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD	ALL BAB
(Symbol)	14	ALL SHADE TREES SHALL BE 2 1/2" - 3" CAL AND 12' MIN. HT.	ACER X FREDMANII 'ARMSTRONGS' / ARMSTRONGS MAPLE	ALL BAB
(Symbol)	4		QUERCUS ROBUR X Q. ALBA 'CRIMSOMIDOT' / CRIMSOM SPIRE OAK	ALL BAB
(Symbol)				ALL BAB INTACT LEADER
(Symbol)	41	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNPO PINK', 'SUNPO WHITE', 'KAEBO' COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM TRIMBY' / TOM TRIMBY COTONEASTER JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUS' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONICERA MITRA 'BRILOW' / ELEGANT GOLD (TM) HONEYBUCKLE PRISM4	ALL CONTAINERIZED
(Symbol)	42	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSEY RED', 'HINO CRIMSOM' DEUTZIA GRACILIS 'SLENDER DEUTZIA' ILEX CREATA 'VELLET' / DWARF JAPANESE HOLLY ILEX GLAUBA 'COMPACTA' / DWARF INK-BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWBIRD' / SNOWBIRD SPIREA BUXIS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
(Symbol)	31	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	ELONMYS KIAUSCHOVICS 'MANHATTAN' / MANHATTAN ELONMYS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSANTHUS HETEROPHYLLUS 'SILFIDEE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEBOM, ROSEBOM ELEGANS) RHODODENDRON 'P.J.M. RHODODENDRON' TAXIS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALES / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Symbol)	55	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / HINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED') or 'SPARKLEBERRY' JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXIS MEDIA 'WICKSII' / WICKS YEW TAXIS CUSPIDATA 'FLUSHING' / FLUSHING YEW THUNIA OCCIDENTALIS 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE BUXIS MICROPHYLLA / HINTERGREEN BOXWOOD	ALL CONTAINERIZED



THIS PLAN IS FOR PLANTING PURPOSES ONLY

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):
 BA MAPLE LAWN, LLC
 c/o BOZZUTO HOMES, INC.
 6406 IVEY LANE, SUITE 700
 GREENBELT, MARYLAND 20770
 PH: 301-220-0100

LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA I
 LOT Nos. 33-36, 52-55, 83-86 and 93-98
 (SFD RESIDENTIAL USE)
 PLAT No. 22995-23004

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14053
DATE	TAX MAP - GRID	SHEET
MAY 2015	41-15&21	6 OF 7

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: COTTAGE LOTS: 1 SHADE TREE PER LOT, NO SHRUBS REQUIRED			PLANTINGS PROVIDED		
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHRUBS REQUIRED	TREES REQUIRED	SHD. TREE	SHRUBS
COTTAGE	33	40.0'	10	N/A	N/A			10	
	34	40.0'	10	N/A	N/A			10	
	35	40.0'	10	N/A	N/A			10	
	36	40.0'	10	N/A	N/A			10	
	52	40.0'	10	N/A	N/A			10	
	53	40.0'	10	N/A	N/A			10	
	54	40.0'	10	N/A	N/A			10	
	55	40.0'	10	N/A	N/A			10	
	33	40.0'	10	N/A	N/A			10	
	34	40.0'	10	N/A	N/A			10	
	35	40.0'	10	N/A	N/A			10	
	36	40.0'	10	N/A	N/A			10	
	43	40.0'	10	N/A	N/A			10	
	44	40.0'	10	N/A	N/A			10	
	45	50.0'	10	N/A	N/A			10	
	46	40.0'	10	N/A	N/A			10	
	47	40.0'	10	N/A	N/A			10	
	48	40.0'	10	N/A	N/A			10	

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		SURETY AMOUNT
		SHADE TREE	SHRUBS	
BOZZITTO of MAPLE LAWN LLC.	33	1	10	\$ 600.00
	34	1	10	\$ 600.00
	35	1	10	\$ 600.00
	36	1	10	\$ 600.00
	52	1	10	\$ 600.00
	53	1	10	\$ 600.00
	54	1	10	\$ 600.00
	55	1	10	\$ 600.00
	*33	2	10	\$ 900.00
	*34	2	10	\$ 900.00
	*35	2	10	\$ 900.00
	*36	2	10	\$ 900.00
	43	1	10	\$ 600.00
	44	1	10	\$ 600.00
	45	1	10	\$ 600.00
	46	1	10	\$ 600.00
47	1	10	\$ 600.00	
48	1	10	\$ 600.00	
TOTAL		22	183	\$12,090.00

* 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 4 SHADE TREES ARE SHOWN ON OPEN SPACE LOT 91 ENFRONTING LOTS 83-86.
 THE 4 TREES ARE BONDED @ \$300/TREE/1/2 THE LOTS LISTED

STATE OF MARYLAND
 Michael E. Tran
 L.A. LANDSCAPE ARCHITECT
 933
 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 L.A. 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.

Richard Long
 NAME DATE 4/2/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

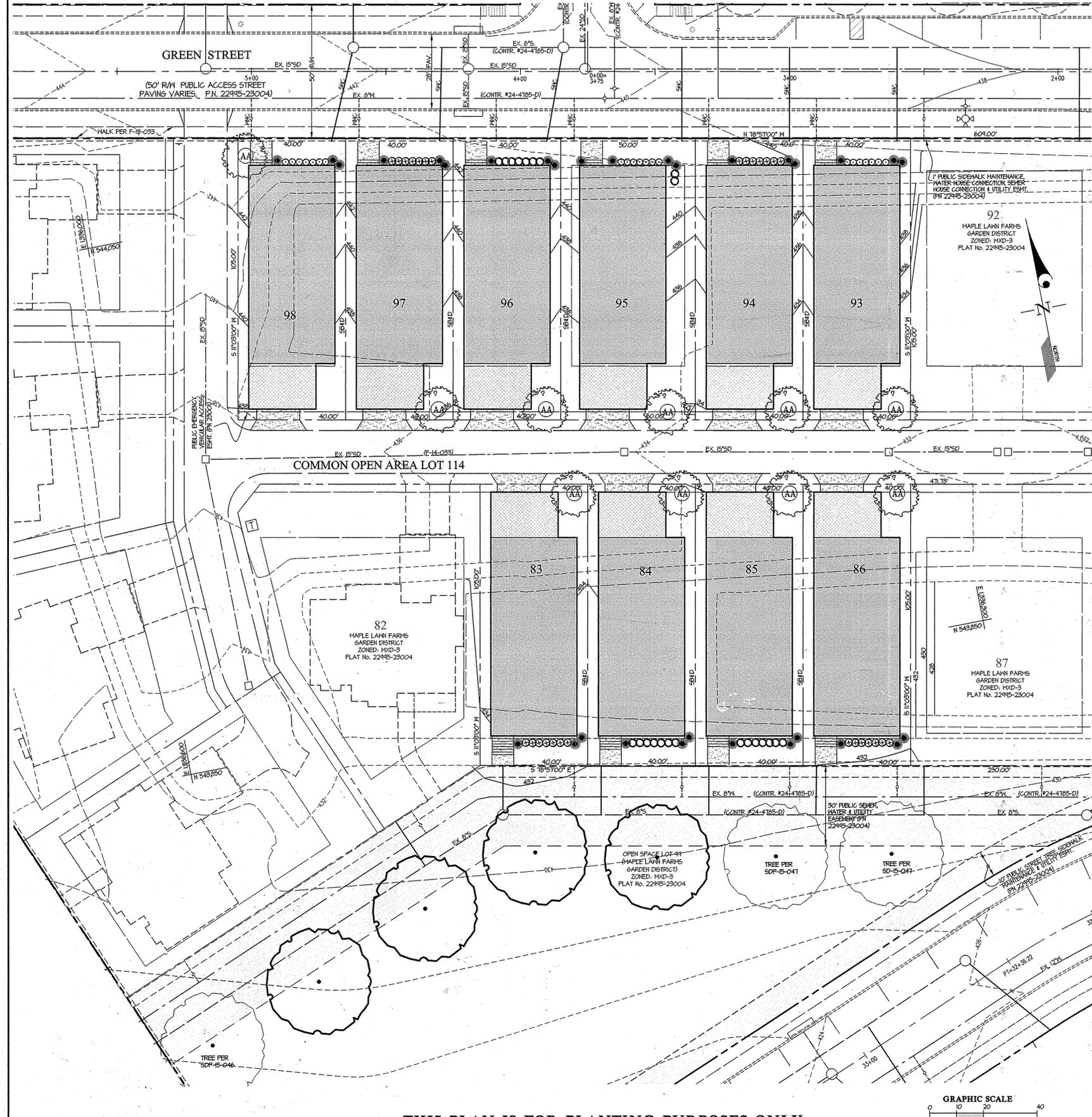
Valerie J. Joffe
 Director Date 7-21-15

W. J. ...
 Chief, Division of Land Development Date 7-16-15

Phil ...
 Chief, Development Engineering Division Date 7-9-15

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

L:\2015\DRAINING\22001\4453\Bozzitto\SDP (Area 1)\4453_06-07 LS (Area 1).dwg DES. MBT DRN. KLP CHK. MBT DATE REVISION BY APPR.



THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOT Nos. 33-36, 52-55, 83-86 and 93-98
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22995-23004

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14053
DATE	TAX MAP - GRID	SHEET
MAY 2015	41-15&21	7 OF 7

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):
 BA MAPLE LAWN, LLC
 c/o BOZZITTO HOMES, INC.
 6408 IVY LANE, SUITE 700
 GREENBELT, MARYLAND 20770
 PH: 301-220-0100

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND