

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUMBING 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 "455 UTILITY" AT 1-800-291-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
 TAX MAP: 41  
 ELECTION DISTRICT: 5  
 ZONING: MXD-3 PER ZB-41EM (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DE0 AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS Nos. 122-132 FOR THIS SITE DEVELOPMENT PLAN: 6.441 ACRES.  
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. 5-01-17, ZB-41EM, PB-353, MP-10-11, MP-03-02, P-03-01, P-03-10, P-04-01, P-05-02, F-04-02, F-06-16, P-07-02, ZB-109M, PB-376, F-12-30, SDF-12-02, SDF-12-01, SDF-12-52, P-11-02, P-12-001, F-12-020, F-12-024, F-13-001, F-14-033, F-14-118, SDF-16-041, SDF-16-041, SDF-16-091 & SDF-16-065.
- 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 BUILDINGS UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.W. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46BC.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE 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 102. OPEN SPACE LOTS 101 AND 102 WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION. THE REV. FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY THIS CONTRACT #24-4786-D & #24-4894-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 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-008.
- FINANCIAL SURETY OF \$420,000 FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS T-1 TO SATISFY 5-01-T DEVELOPMENT CRITERIA AND SECTION 16124 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 T-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' MIN SERVING MORE THAN ONE RESIDENCE  
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1/2" MIN)  
 C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
 D. STRUCTURES (OVERLIES/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 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 AT THE CURB FOR THESE LOTS.
- DAY WINDOWS, WINDOW HILLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 6 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 126A.J OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-T APPROVED PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.02.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" TRAKS IN THE COVENANT FOUND AT L. 0254 F. 3054-3.
- 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 SAGEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SEA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-T, 5-06-16, PB-353, PB 376 AND ZB-41EM.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-41EM AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-T) AND PB CASE NO. 376 AND 5-06-16.
- BUILDABLE LOTS 115-121 SHOWN HEREIN SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER WORKS, HOV3 CONSTRUCTION.
- BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

**LOT DEVELOPMENT DATA**

- GENERAL SITE ANALYSIS DATA
  - PRESIDENT ZONING: MXD-3 PER ZB-41EM
  - PROPOSED USE OF SITE: 11 SFD RESIDENTIAL DWELLINGS
  - PUBLIC WATER: REFER TO BE UTILIZED (24-4834-D)
  - PARKING PROVIDED: 22 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
  - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-118 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 280,452.51 SF OR 6.441 AC.
  - AREA OF THIS PLAN SUBMISSION: 6521 ACRES (1.022)
  - AREA OF DISTURBANCE BY THIS SDP: 6521 ACRES
- LOT DESIGNATION:
 

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BLD.	MAX. BUILDING HT.
ESTATE	122-132	20,000 SQUARE FEET	120 FEET	38 FEET (NEAR HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT Nos 23252-23251
 

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
ESTATE	20' MIN.	20' MIN**	20' TO PRINCIPAL STRUCTURE, 20' FOR REAR (DETACHED) GARAGE OR TO ACCESSORY STRUCTURES.

\*\* THERE IS A 10' 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 ENCRUCH ON 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 ADJON 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 ROW) SHALL BE 30' APART.
  - EXCEPTIONS TO SETBACK REQUIREMENTS, EXCEPT FOR THE FOLLOWING, SECTION 126A.J APPLIES.
    - PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
    - STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
    - GARDEN WALLS, FENCES, PIER, 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 EASEMENTS, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES. MASONRY VENEERS MAY ENCRUCH A MAXIMUM OF 6 INCHES INTO ANY SETBACK.

# MAPLE LAWN FARMS

## SITE DEVELOPMENT PLAN

### GARDEN DISTRICT - AREA 2

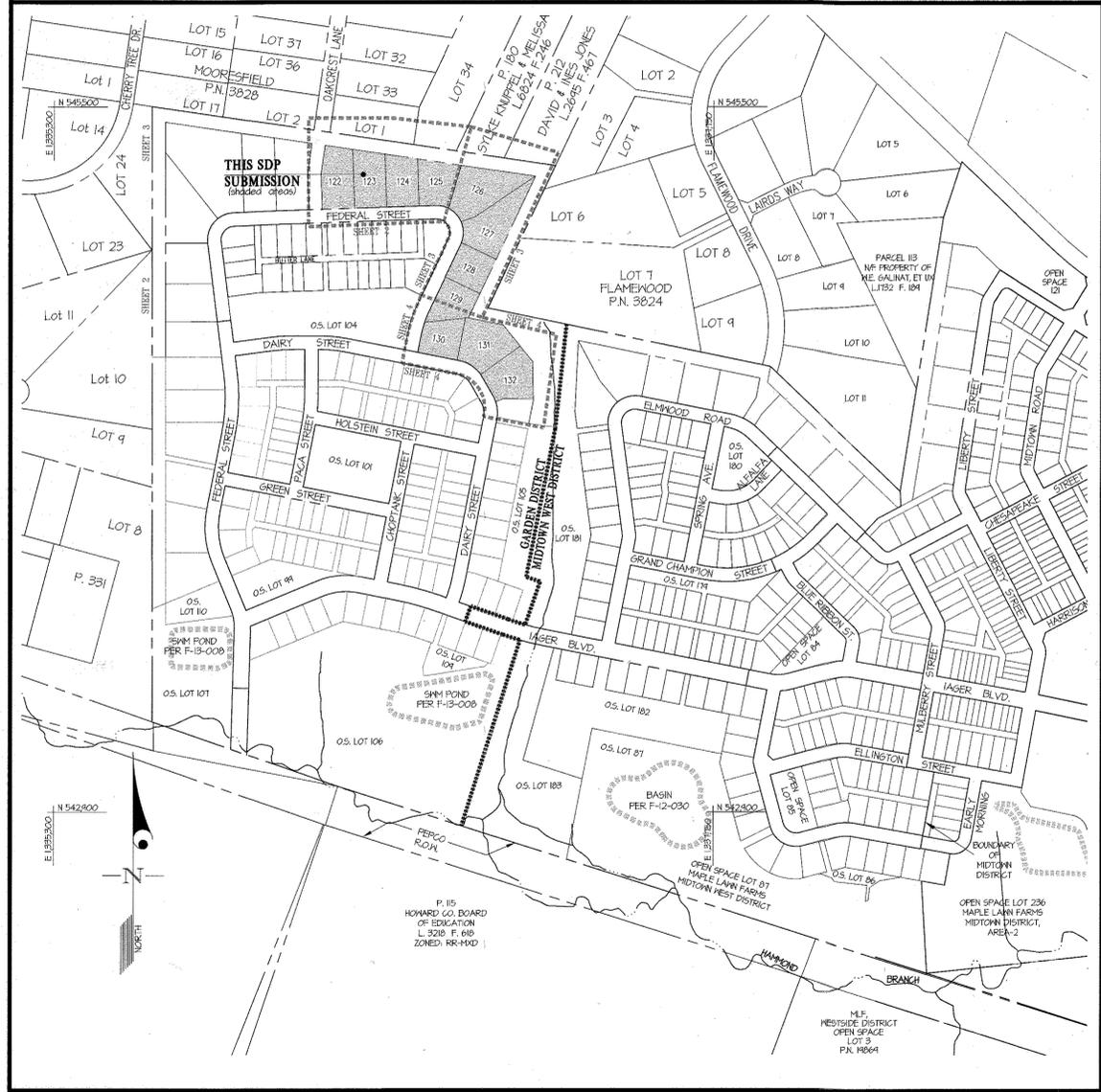
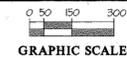
#### LOT Nos. 122-132

#### FIFTH ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND

**SITE OVERVIEW**

SCALE: 1" = 300'

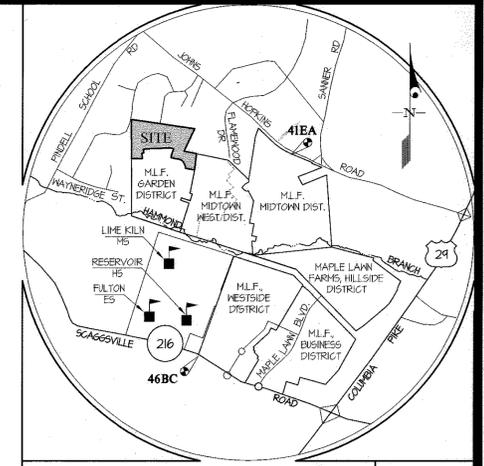


**HOWARD COUNTY CONTROL**

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC  
 ELEV. = 412.16  
 N = 3942518 E = 1391205.71  
 STANDARD DISC ON CONCRETE MONUMENT

41EA  
 ELEV. = 407.05  
 N = 5448250 E = 1394204.44  
 STANDARD DISC ON CONCRETE MONUMENT



**VICINITY MAP**

SCALE: 1" = 2000'

ADC MAP: 32  
 GRID: AB

**OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS**

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (25% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (B) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION 0.5 PROVIDED IN AC. (B) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.98	12.99	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	7.86	15.15 (42.1)	1.31	1.52 (41.7)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	14.70	22.85 (38.8)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	3.85	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	0.78	1.23 (34.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-121/13	3.00	0.75	0.00	0.11	
5a (HILLSIDE DISTRICT, AREA-1)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	8.31	19.50 (58.6)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	3.76	5.50 (36.5)	0.53	
N/A	F-01-183	3.05	0.76	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	40.60	10.15	26.65 (24.4)	3.17	4.76 (11.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.15	0.44 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.00 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (0.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.04 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-24	30.22	7.56	19.94 (45.0)	1.06	1.24 (4.5)
N/A	F-12-45	4.91	1.23	0.00 (0.0)	0.38	0.00 (0.0)
8b (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0)
4c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	8.52	19.94 (34.4)	1.14	5.05 (11.2)
4c (GARDEN DISTRICT, PARCEL #)	F-13-08	15.71	3.93	0.00 (0.0)	2.65	0.00 (0.0)
8a (BUSINESS DISTRICT, AREA 2)	F-12-96	15.46	3.87	3.74 (24.2)	0.54	0.00 (0.0)
10b (WESTSIDE DISTRICT, AREA 1)	F-14-5	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	8.44 (35.6)
11c (GARDEN DISTRICT, AREA 2)	F-14-18	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
10b (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		414.43	103.23	180.72 (36.5)	11.92	30.31 (6.8)

\* 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 0.5 PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).  
 (1) 1.52 AC. = COMMUNITY CENTER (0.5, 125 - 5.01 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 123 (0.46 AC.)  
 (2) 0.24 AC. = PATHWAYS  
 (3) 1.61 AC. = 0.5, LOT 213 (1.00 AC.) AND 0.5, LOT 214 (0.61 AC.)  
 (4) 4.76 AC. = 0.5, LOT 4 (4.76 AC.)  
 (5) 0.61 ACRES = 0.5, LOT 88 (0.61 AC.)  
 (6) 1.24 ACRES = 0.5, LOT 85 (0.63 AC.) AND 0.5, LOT 84 (0.66 AC.)  
 (7) 0.64 ACRES = 0.5, 115 (0.64 AC.)  
 (8) 5.05 AREAS = 0.5, 114 (0.73 AC.), 0.5, 180 (0.74 ac.), 0.5, 182 (3.58)  
 (9) 8.44 AREAS = 0.5, 111 (0.40 AC.), 0.5, 101 (1.75 ac.), 0.5, 104 (2.89) AND 0.5, 107 (2.91 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.

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

LOT No.	BUILDER (LOTS 122 & 123 TO BE DETERMINED AT PLOT PLAN STAGE)	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
122	*	0.631	\$3,840.00	\$100.00
123	*	0.601	\$3,840.00	\$100.00
124	WILLIAMSBURG HOMES	0.254	\$3,840.00	\$100.00
125	WILLIAMSBURG HOMES	0.541	\$3,840.00	\$100.00
126	WILLIAMSBURG HOMES	0.821	\$3,840.00	\$100.00
127	WILLIAMSBURG HOMES	0.711	\$3,510.00	\$100.00
128	WILLIAMSBURG HOMES	0.411	\$4,110.00	\$100.00
129	WILLIAMSBURG HOMES	0.511	\$4,410.00	\$100.00
130	WILLIAMSBURG HOMES	0.521	\$4,200.00	\$100.00
131	WILLIAMSBURG HOMES	0.581	\$3,960.00	\$100.00
132	WILLIAMSBURG HOMES	0.521	\$3,960.00	\$100.00
TOTAL		6.521	\$42,940.00	\$1,000.00

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- SEDMENT CONTROL PLAN
- SEDMENT CONTROL PLAN AND DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
122	11740 FEDERAL STREET	128	11800 FEDERAL STREET
123	11750	129	11810
124	11760	130	11820
125	11770	131	11445 DAIRY STREET
126	11780	132	11441 DAIRY STREET
127	11790		

**PERMIT INFORMATION CHART**

WATER CODE:	SEWER CODE:	DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS:	CENSUS TRACT:
E21	1645000	MAPLE LAWN FARMS	GARDEN DIST./ AREA 2	122-132	605102
PLAT No.:	ZONE:	TAX MAP:	GRID:	ELEC. DIST.:	
23252-23251	MXD-3	41	15 & 21	5	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* 10-27-16  
 Chief, Division of Land Development: *[Signature]* 10-19-16  
 Chief, Development Engineering Division: *[Signature]* 10-13-16

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12715, EXPIRATION DATE: MAY 26, 2018.  
 9/30/16 *[Signature]*

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VX: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 PROPERTY OWNER (DEVELOPER/SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208  
 PH: 410-484-8400 ATTN: MARK BENNETT  
 BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC  
 5485 HARRERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044  
 PH: 410-997-8800 ATTN: BOB CORRETT

**COVER SHEET**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 122-132  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE:	ZONING:	G. L. W. FILE No.
AS SHOWN	MXD-3	14051
DATE:	TAX MAP - GRID:	SHEET:
SEPT./2016	41-14&21	1 OF 10

**SITE DEVELOPMENT PLAN LEGEND**

- 300 --- EXISTING CONTOUR
- 306 --- PROPOSED CONTOUR
- 306 --- PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- METER VAULT
- 1 1/2" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)
- WATER LINE (PUBLC)
- FIRE HYDRANT
- EX 875 EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX 90 EXISTING STORM DRAIN
- CONCRETE SIDEWALK PER H.O. CO. DET. R-3.03
- PROPOSED HOUSE
- F.F.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT F.F.E. ELEVATION
- G.A.R. = GARAGE (F-FRONT, B-BACK)
- T.O.M. = TOP OF FOUNDATION WALL
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- S&D SAME BEARING AND DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- BSE TRANSFORMER PAD
- VERTICAL EQUIPMENT (H & FP)
- CONCAST EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING PAVING
- EXISTING CURB & GUTTER

- NOTES:**
- ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE ROW SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
  - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
  - ALL WHO'S TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4786-D & 24-4834-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
  - SEE THE CHART ON SHEETS 2-4 FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
  - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS RECORDED AT LIBER. 7481 FOLIO 242 THROUGH 364.
  - ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
  - PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
  - THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 3251 F. 305 & 306.
  - FOR DRIVEWAY AFFRON IN THE PUBLIC RIGHT-OF-WAY SEE DPM DETAIL R-6.0.

- 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.

**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.

9/30/16 *Clifford*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*N. Williams* 10-21-16  
Director Date

*K. St. John* 10-19-16  
Chief, Division of Land Development Date

*D. Chamber* 10-17-16  
Chief, Development Engineering Division Date

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

LOT	ELEVATION @ PROP. LINE/ROW	M.G.E.
122	464.52	471.12
123	451.62	465.00
124	451.08	462.46
125	452.08	458.47

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

**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: 410-380-1800 DC/VA: 301-388-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

**PREPARED FOR:**

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

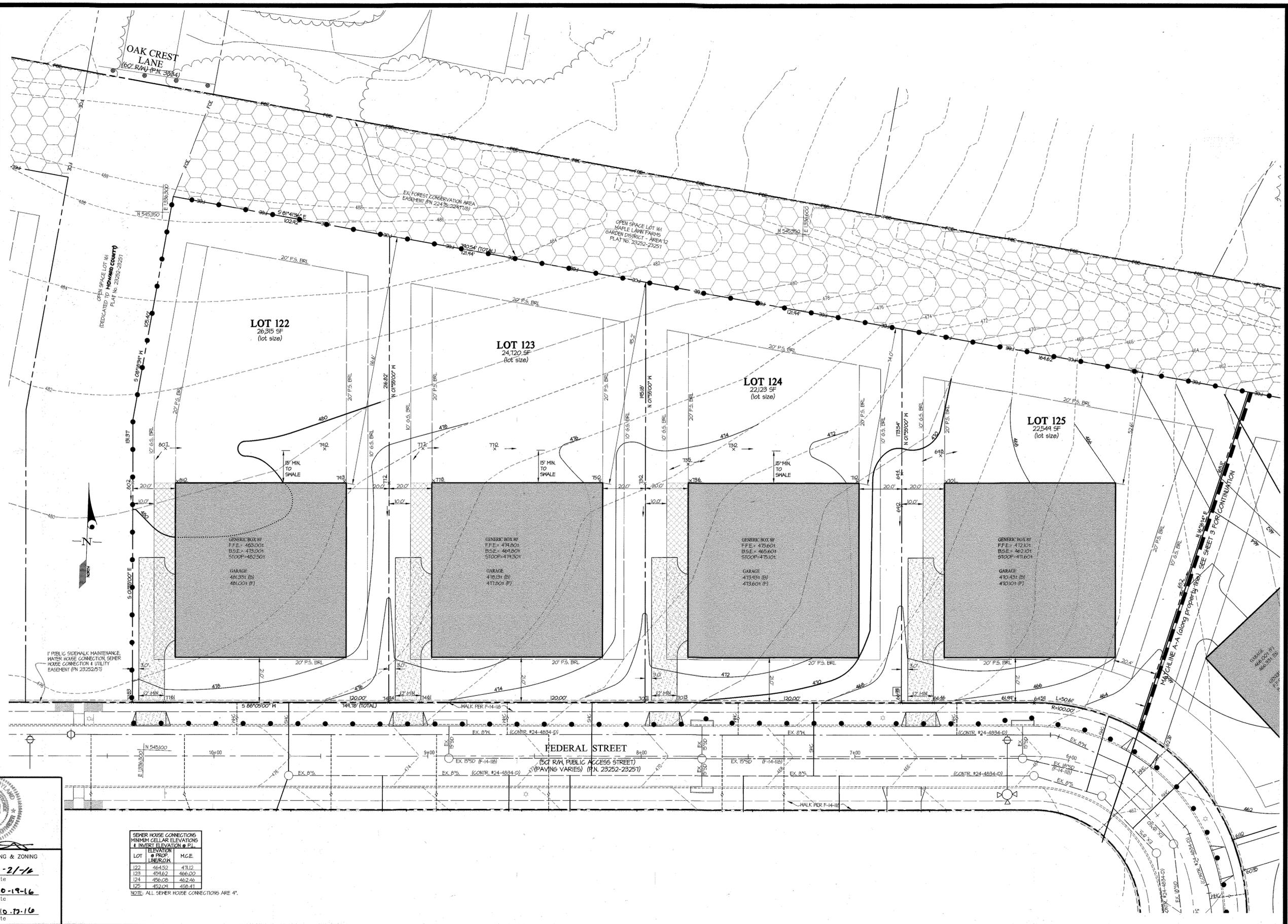
BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC  
5485 HARRIS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
PH: 410-997-8800  
ATTN: BOB CORBETT

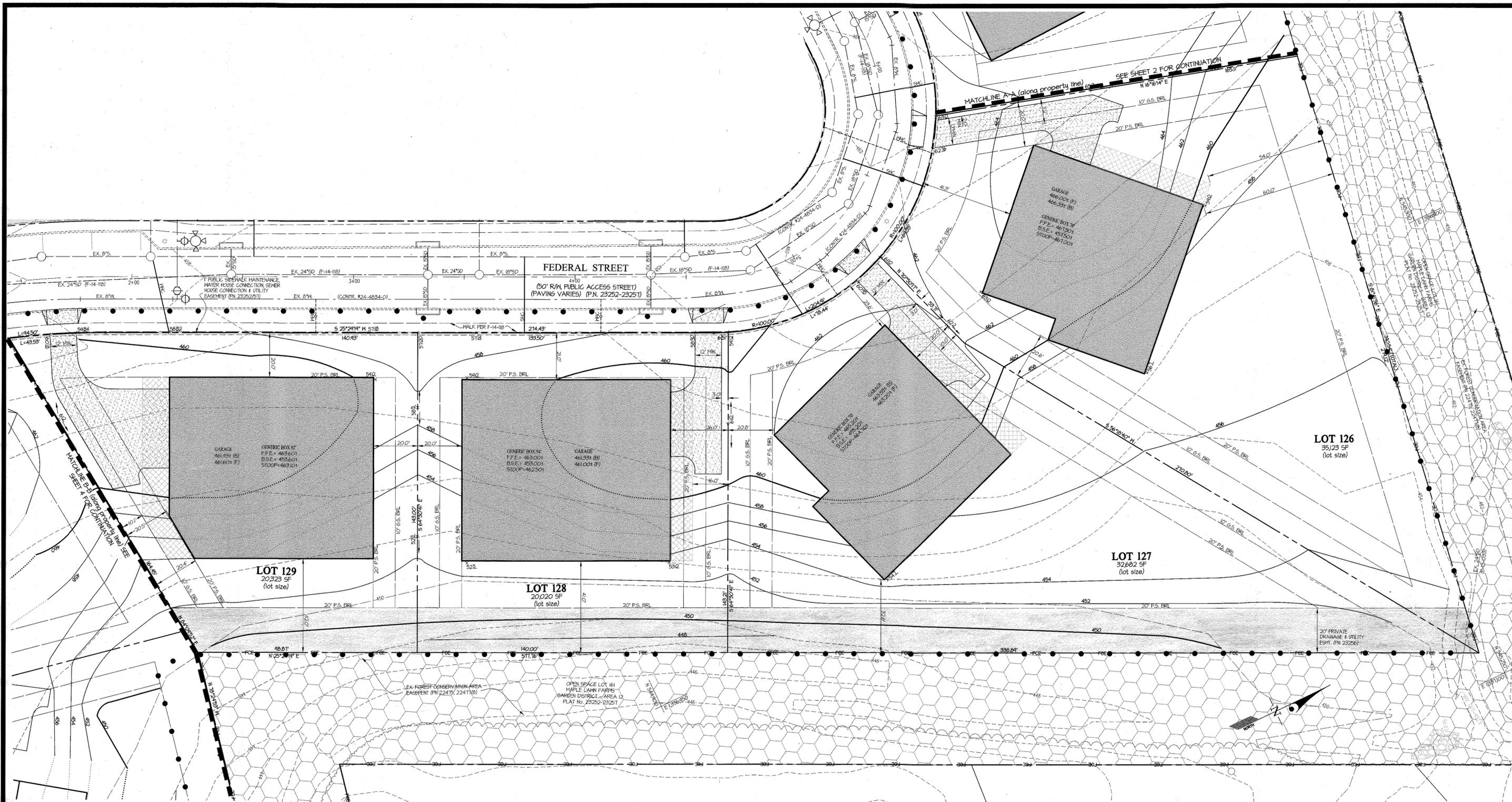
**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 2  
LOT Nos. 122-132  
(SFD RESIDENTIAL USE)  
PLAT Nos. 23252-23257

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	2 OF 10

HOWARD COUNTY, MARYLAND





**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. 12875, EXPIRATION DATE: MAY 26, 2018.

9/30/16  
 [Signature]  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 Director  
 10-21-16  
 Date

[Signature]  
 Chief, Division of Land Development  
 10-19-16  
 Date

[Signature]  
 Chief, Development Engineering Division  
 10-13-16  
 Date



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

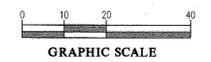
LOT	ELEVATION @ PROP. LINE/ROW	M.C.E.
126	450.07	See chart
127	449.07	See chart
128	445.66	452.74
129	444.05	451.47

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

**SEWER HOUSE CONNECTIONS FOR LOTS 126 & 127**

LOT No.	SHC Invert at property line	Distance in feet from Invert @ property line to Sewer Stack in	Slope of SHC from ROW to Sewer stack in basement (% and invrt.)	SHC Invert at Sewer Stack	Proposed BSE	Delta = BSE - Invert at sewer stack (must be > 1.17' or 14" allowance for the 90° Bend Turn-up at Sanitary Stack through Basement Slab)	
126	450.87	160	2.0	1/4"	454.07	457.00	2.93
127	449.07	160	2.0	1/4"	452.27	455.00	2.73

NOTE: The plumber and the concrete foundation contractor shall coordinate their work for Lots 126 & 127



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20896  
 TEL: 301-421-4024 BALT: 410-885-1800 DC/VA: 301-989-2524 FAX: 301-421-4166

DATE	REVISION	BY	APPR.

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

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

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 122-132  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	3 OF 10



**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. 12175, EXPIRATION DATE: MAY 26, 2018.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Howard County* Date: 10-21-16  
 Chief, Division of Land Development: *Howard County* Date: 10-19-16  
 Chief, Development Engineering Division: *Howard County* Date: 10-17-16



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

LOT	ELEVATION @ PROP. LINE/BOX	M.G.E.
130	440.81	440.81
131	439.02	440.26
132	438.04	445.46

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

**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: 410-860-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

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

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

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 122-132  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257

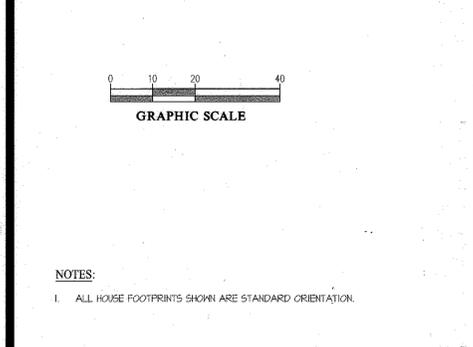
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	4 OF 10



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS



**GENERIC BOX NOTES:**

- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 12B.1 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 40, FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENT, OR WITHIN 10 FEET OF A WATER MAIN AND/OR GRAVITY SEWER EASEMENT IN ACCORDANCE WITH SECTION 3.4.3.5 OF VOLUME II OF THE DESIGN MANUAL.
- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.
  - GENERIC BOX 70' (6,940 SF) IS ONLY 34.7% OF THE SMALLEST LOT IT COULD FIT ON (20,020 SF, LOT 128), THEREFORE A GENERIC BOX 70' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
  - GENERIC BOX 80' (7,290 SF) IS ONLY 36.4% OF THE SMALLEST LOT IT COULD FIT ON (20,020 SF, LOT 128), THEREFORE A GENERIC BOX 80' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
  - GENERIC BOX 92' (8,330 SF) IS ONLY 41.6% OF THE SMALLEST LOT IT COULD FIT ON (20,020 SF, LOT 128), THEREFORE A GENERIC BOX 92' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
  - GENERIC BOX 94' (8,424 SF) IS ONLY 42.1% OF THE SMALLEST LOT IT COULD FIT ON (20,020 SF, LOT 128), THEREFORE A GENERIC BOX 94' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
  - A WELLINGTON ELY. 3 (4,811 SF) IS SITED ON LOT 130 (20,020 SF) COVERS 23.8% OF THE LOT.
- FOR BUILDING PERMIT APPLICATION A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED THAT FITS WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.

GENERIC BOX 70' HOUSE FIT					GENERIC BOX 80' HOUSE FIT					GENERIC BOX 92' HOUSE FIT					GENERIC BOX 94' HOUSE FIT					
HOUSE TYPE	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage
Georgetown (Williamsburg)	YES	YES (b)	YES	YES	YES	YES	YES (b)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Rutledge	YES (b)	YES (b)	YES	YES	NO	YES	YES (b)	YES	YES	NO	YES	YES (b)	YES	YES	YES	YES	YES (b)	YES	YES	YES
Wellington	YES (b)	NO	YES	NO	NO	YES (b)	NO	YES	NO	NO	YES	YES (c)	YES	NO	YES (c)	YES	YES (b)	YES	YES	YES (c)
Canterbury*	NO	NO	NO	NO	NO	YES (b)	NO	NO	NO	NO	YES	NO	NO	NO	NO	YES	NO	NO	NO	YES (d)
Dorchester 4	YES	YES (b)	YES	YES	YES	YES	YES (b)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Ashton II	YES					YES					YES					YES				YES
Westport II	YES					YES					YES					YES				YES
Hawthorne (Mitchell & Best)	YES					YES					YES					YES				YES

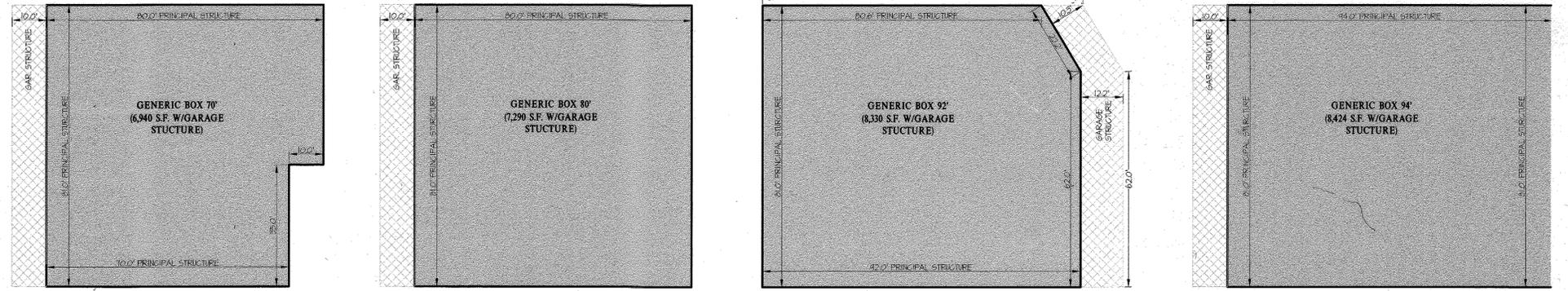
**COMMENTS (for generic box house fit chart):**

- If the 3-car garage is built then the 8' side extension does not fit. Also, there is not a lot of room to turn into the 3-car garage on Lots 114-121.
- Fits within generic box, but there is not a lot of room to turn into garage.
- Does not fit with side conservatory or elevation 3 with the optional side attached garage.
- Lot 132 cannot have the optional side attached garage due to grading.

**NOTES (for generic box house fit chart):**

- The houses and options have been checked for horizontal fit only. Field conditions & side load garage non-availability may preclude the house on a lot even though it fits within the generic box.

\* The Canterbury's optional family room & mud room extension fits within Generic Boxes 80', 92' & 94'.



TYPICAL GENERIC BOX and NOTES

**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, 2018.

9/30/16 *Chris*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *N. M. J. J. J.* Date: 10-21-16

Chief, Division of Land Development: *W. J. J. J.* Date: 10-19-16

Chief, Development Engineering Division: *A. J. J. J.* Date: 10-19-16

**GLWGUTSCHICK 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 FAX: 301-421-4186

DATE	REVISION	BY	APP.
12.31.2016	Add a family room & mud room extension to Canterbury House	gt	kjp

**PREPARED FOR:**

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

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

**SITE DETAILS**

**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 2  
LOT Nos. 122, 132  
(SFD RESIDENTIAL USE)  
PLAT Nos. 23252-23257

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	5 OF 10

**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 GRADE DIST AREA WITH PERMANENT SEEDING OR WITH SOO. 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 07 PER F-12-030 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-14-033.
3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-029 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".
4. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.

**SEDIMENT CONTROL LEGEND**

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

**DEVELOPER'S CERTIFICATE** (FOR LOTS 122 & 123)

"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."

*W.H.B. H.S.* 9/29/16  
SIGNATURE OF DEVELOPER DATE

**BUILDER'S CERTIFICATE** (FOR LOTS 124-132)

"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]* 9-27-16  
SIGNATURE OF BUILDER DATE

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

*John R. Roberts* 10/15/16  
HOWARD S.C.D. DATE

**ENGINEER'S CERTIFICATE**

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

*CK* 9/30/16  
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, 2018.



9/30/16 *CK*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*N.M. Joffe* 10-21-16  
Director Date  
*W. J. Stedone* 10-19-16  
Chief, Division of Land Development Date  
*Chad Clark* 10-13-16  
Chief, Development Engineering Division Date

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**PREPARED FOR:**

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

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

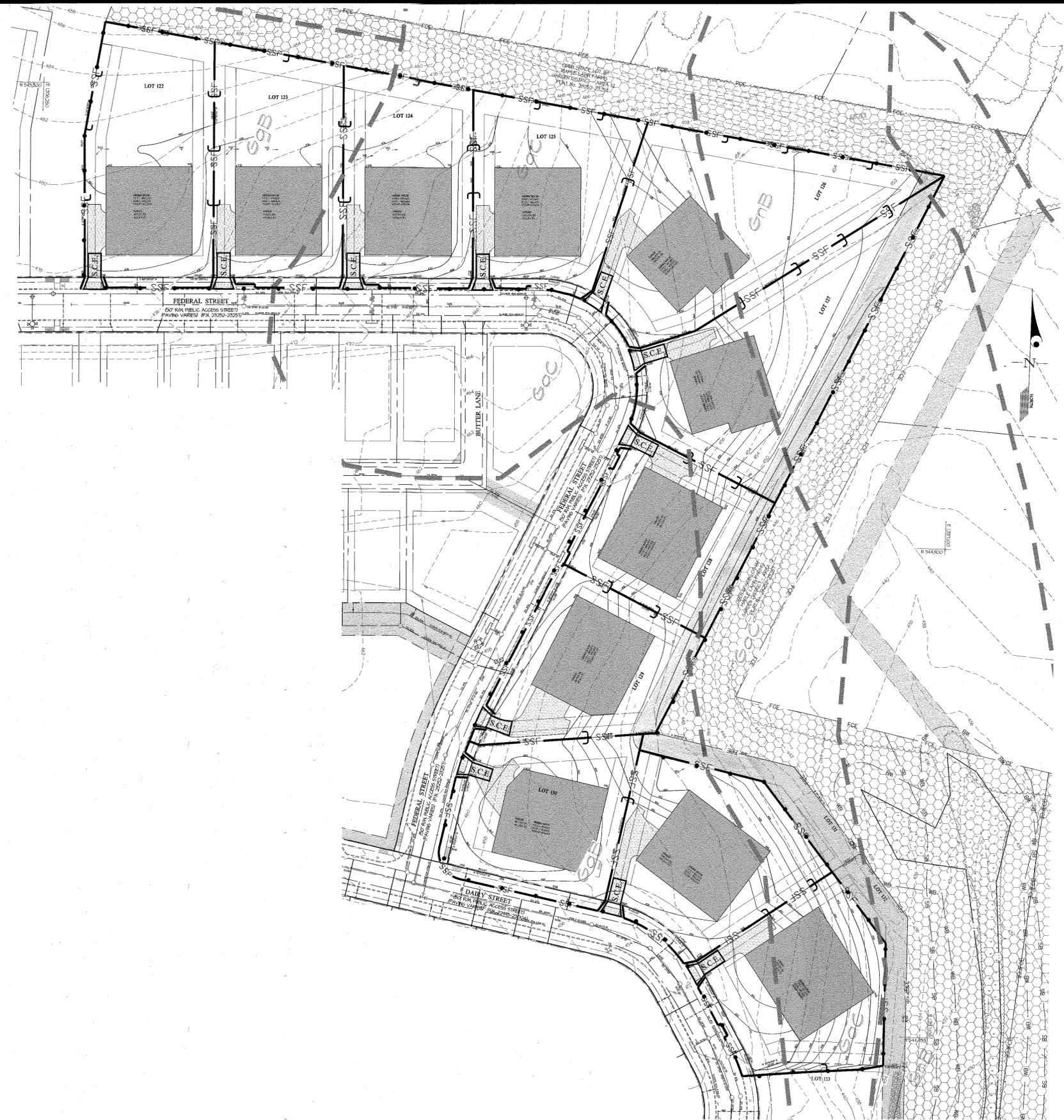
**SEDIMENT CONTROL PLAN**

**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 2  
LOT Nos. 122-132  
(SFD RESIDENTIAL USE)  
PLAT Nos. 23252-23257

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	6 OF 10

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



### B-4.2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

GENERAL DEFINITION: THE PROCESS OF PREPARING THE SOIL 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:

- SOIL PREPARATION**
  - TEMPORARY STABILIZATION**
    - SEEDBED PREPARATION CONSISTS OF LOOSING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT SUCH AS DISC HARROWS OR CHISEL PLOW OR APPLICABLE TO CONSTRUCTION EQUIPMENT AFTER THE SOIL IS LOOSENED. IT MUST NOT BE MADE ON BRACKEN OR UNIFORM SOIL CONDITION. SUBSOIL 3 TO 4 FEET DEEP FOR FLATTER AREAS TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
    - FOR SLOPES GREATER THAN 1:1, THE SOIL MUST BE LOOSENED TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE MEANS.
    - 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 CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH HEAVY GRANULAR MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOW CLAY SOIL WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
      - SOIL CONTAINS 1.5 PERCENT MINIMUM 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 SCARIFIED 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. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHED, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR FURNISH CONTINUOUS SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
    - APPLY FERTILIZER TO PREPARE THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN A REGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FLAT. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
- 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, ORGANIC MATTER TO PLANTS, AND/OR UNDESIRABLE 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 AREA IS THE DEPTH OF 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 2:1 ANS OR FURNISH CONTINUOUS SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
    - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
    - THE SOIL IS SO ALOPEC 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 BE A MIXTURE OF ORGANIC, TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF COBBLES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, SLACK, ROOTS, TRUNKS, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
  - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, HEMLOCK, 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.

- SOIL APPLICATION**
- EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. 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.
- 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 GRASSING AND SEEDBED PREPARATION.
- SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
- 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 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 95 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 HEAVY OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE 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

GENERAL 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 EXPOSED SOILS AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA:

- SEEDING**
  - GENERAL SPECIFICATIONS**
    - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW OR PURCHASE FOUND ON TABLE B.2 (SEEDS SELECTED MIXTURES). 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, DUNES OR FOR SPECIAL PURPOSES SUCH AS WINDLIFT OR AESTHETIC TREATMENT MAY BE PLACED IN THE SUPPLEMENTAL SPECIFICATIONS TO THESE SPECIFICATIONS.
    - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
    - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (50 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
  - TURFGRASS MIXTURES**
    - AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
    - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. CERTIFIED SEED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. SUFFICIENT LIME MUST BE APPLIED TO CORRECT SOIL pH TO 6.0 TO 7.0.
    - 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 SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET (30 POUNDS PER ACRE). 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 WHERE TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2.0 POUNDS PER 1000 SQUARE FEET (40 POUNDS PER ACRE). 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 PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 50 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT, SEEDING RATE: 3 TO 5 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
    - KENTUCKY BLUEGRASS/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 FESCUE AND GO TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
    - KENTUCKY BLUEGRASS/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 FESCUE AND GO TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
    - NOTE: 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.
    - 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 ZONES: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
    - TALL FESCUE 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 BE WITHOUT DIFFICULTY.
    - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1 TO 4 INCHES EVERY 2-3 DAYS DEPENDING ON SOIL TYPE). SEEDINGS ARE TO BE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LAKE IN THE PLANTING SEASON, IN ANABORALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.
- MULCHING**
  - MULCH MATERIALS (IN ORDER OF PREFERENCE):
    - STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CANKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
    - WOOD CELLULOSE FIBER MULCH (COMPOSITE) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
      - MULCH IS TO BE DRY GREEN OR CONTAIN A GREEN TINT. THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL IDENTIFICATION OF THE UNIFORM SPREAD SUFFICIENCY.
      - MULCH MUST BE UNIFORM IN COMPOSITION AND CONTAIN NO GROWTH INHIBITING FACTORS.
      - MULCH MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM APPLICATION IN WATER UNDER AGRICULTURAL USE. MULCH IS TO BE FREE OF FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS MIXTURE. THE MULCH MATERIAL MUST BE A BOTTLED-LIKE GROUND COVER, ON APPLICATION HAVING MOISTURE ABSORPTION AND PROLONGED LIFE PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL.
      - MULCH MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
      - MULCH MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH IS APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 16 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
  - APPLICATION
    - SPRAY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
    - 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 SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
    - WOOD CELLULOSE FIBER MULCH IS TO BE APPLIED AT A NET DRY WEIGHT OF 500 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.
    - SYNTHETIC BINDERS SUCH AS ACRYLIC OR (AGRO-TACK), DCA-70, PETERMANN TERA-TAX, TERA 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.
  - ANCHORING
    - PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MUST BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD.
      - MULCH ANCHORING TOOL IS A TRACTOR DRIVEN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO 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, MULCH ANCHORING TOOLS MUST BE USED TO ANCHOR MULCH TO THE SOIL SURFACE. THIS PRACTICE SHOULD FOLLOW THE CONTAINER.
      - WOOD CELLULOSE FIBER MULCH 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 OR (AGRO-TACK), DCA-70, PETERMANN TERA-TAX, TERA 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.

### B-4.4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

GENERAL DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE: TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS REQUIRED FOR 6 MONTHS OR MORE.

CRITERIA:

- 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 ON TABLE B.2 (SEEDS SELECTED MIXTURES). 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, DUNES OR FOR SPECIAL PURPOSES SUCH AS WINDLIFT OR AESTHETIC TREATMENT MAY BE PLACED IN THE SUPPLEMENTAL SPECIFICATIONS TO THESE SPECIFICATIONS.
    - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
    - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (50 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
  - TURFGRASS MIXTURES**
    - AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
    - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. CERTIFIED SEED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. SUFFICIENT LIME MUST BE APPLIED TO CORRECT SOIL pH TO 6.0 TO 7.0.
    - 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 SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET (30 POUNDS PER ACRE). 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 WHERE TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2.0 POUNDS PER 1000 SQUARE FEET (40 POUNDS PER ACRE). 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 PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 50 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT, SEEDING RATE: 3 TO 5 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
    - KENTUCKY BLUEGRASS/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 FESCUE AND GO TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
    - KENTUCKY BLUEGRASS/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 FESCUE AND GO TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
    - NOTE: 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.
    - 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 ZONES: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
    - TALL FESCUE 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 BE WITHOUT DIFFICULTY.
    - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1 TO 4 INCHES EVERY 2-3 DAYS DEPENDING ON SOIL TYPE). SEEDINGS ARE TO BE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LAKE IN THE PLANTING SEASON, IN ANABORALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.
- PERMANENT SEEDING SUMMARY**

SEED MIXTURE #9 (Tall Fescue/ Kentucky Bluegrass)	APPLICATION RATE (lb/acre)	SEEDING DATES	FERTILIZER RATE (10-20-20)	LIME RATE (45 lb/acre)
1. Certified Tall Fescue blend (95% by weight): Falcov IV, Penn 1901 & Rebel Exotic and Certified Kentucky Bluegrass blend (5% by weight); Courtney, Raven & Yankee	6-8 lb/acre	Mar. 1 to Oct. 15, Aug. 15 to May 15	1/4 - 1.0 lb/acre	90 lb/acre

\* Other cultivars listed as "proven" in the most current UMD T1-77 may also be used
- SOIL TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).**
- GENERAL SPECIFICATIONS**
  - CLASS OF TURFGRASS SOO MUST BE MARYLAND STATE CERTIFIED. SOO LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
  - SOO MUST BE HARVESTED CUT AT A UNIFORM SOO 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 UNWOUND ENDS WILL NOT BE ACCEPTABLE.
  - STANDARD OPERATIONS PROCEDURES MUST BE STRICTLY ENFORCED TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER TO LOWER TOE OF THE SECTION.
  - SOO MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
  - SOO MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOO NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- SOO INSTALLATION**
  - DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING SOO.
  - LAY THE FIRST ROW OF SOO IN A STRAIGHT LINE, WITH SUBSEQUENT ROWS LAPPED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAPLE LATERAL JOINTS TO PROMOTE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOO IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRIVING OF THE SOO.
  - WHEREVER POSSIBLE, LAY SOO WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAPLING JOINTS ROLL AND TAMP. PEG OR OTHERWISE SECURE THE SOO TO PREVENT SURFACE SOIL LOSS. ENSURE SOO CONTACT EXISTS BETWEEN SOO ROOTS AND THE UNDERLYING SOIL SURFACE.
  - WATER THE SOO IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOO PAD AND SOIL SURFACE BELOW THE SOO ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOO WITHIN EIGHT HOURS.
- SOO MAINTENANCE**
  - 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 SOO DURING THE HEAT OF THE DAY TO PREVENT WILTING.
  - AFTER THE FIRST WEEK, SOO MAINTENANCE IS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
  - IF THE SOO IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE CUT. DO NOT MOW UNTIL THE SOO IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE CUT. AFTER THE INITIAL CUTTING, SUBSEQUENT CUTTINGS, MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

- B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION**

GENERAL DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE: TO PROVIDE GROUND 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 MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY. BELOW ALONG WITH APPLICATION RATES, SEEDING DATES, AND SEEDING DEPTHS. THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.4 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.
- WHEN STABILIZATION IS REQUIRED DURING A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.
- TEMPORARY SEEDING SUMMARY**

SEED MIXTURE #6	APPLICATION RATE (lb/acre)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE
1. ANNUAL RYEGRASS	40 lb/acre	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb/acre (10 lb/1,000 sf)	2 tons/acre (90 lb/1,000 sf)
2. PEARL MILLET	20 lb/acre	May 16 to July 31	0.5 INCHES		

### SEDIMENT CONTROL NOTES

- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION (COD) 410-7133 WITHIN 14 DAYS AFTER THE FUTURE LID AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOURS NOTICE TO DO MUST BE GIVEN AT THE FOLLOWING STAGES:
  - TO THE START OF EARTH DISTURBANCE.
  - UPON COMPLETION OF THE INSTALLATION OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 48 HOURS OF THE START OF EARTH DISTURBANCE OR GRADING.
  - UPON THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
  - UPON THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.
- OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND PERMANENT STABILIZATION. THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS FOR ALL PERMANENT STABILIZATION STRUCTURES, DUES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- FOLLOWING INITIAL SOIL DISTURBANCE OR PRE-DISTURBANCE PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROL DUES, SLOPES, DUES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND SEVEN (7) CALENDAR DAYS AS TO ALL UNDISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TEMPORARY STABILIZATION (SECTION B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED WITHIN THE FALL AND SPRING SEEDING DATES BY THE GRADING OR SEEDING CONTRACTOR. TEMPORARY STABILIZATION (SECTION B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 3:1 CUT AND FILL SLOPES (SECTION B-4-3) IN EXCESS OF 20 FEET. MUST BE BLENDED WITH STABLE CUTS, ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6).
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAVE BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION DIVISION. TOTAL COST FOR ALL PERMITS FOR THIS PROJECT IS TO BE SHOWN ON THE PERMITS FOR THIS PROJECT. SEE CHART TO RIGHT FOR INDIVIDUAL LOT SITE ANALYSIS.
- SITE ANALYSIS:**

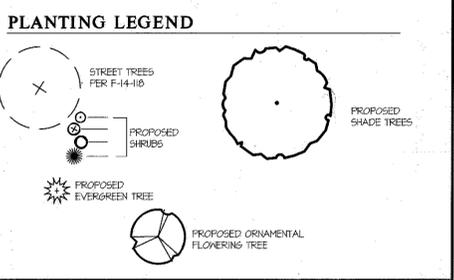
TOTAL AREA OF SITE	SITE ANALYSIS (per lot)												TOTAL
	LOT NO.	122	123	124	125	126	127	128	129	130	131	132	
AREA TO BE ROOFED OR PAVED	0.60 AC.	0.57 AC.	0.51 AC.	0.54 AC.	0.82 AC.	0.77 AC.	0.48 AC.	0.47 AC.	0.46 AC.	0.69 AC.	0.51 AC.	0.61 AC.	6.44 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.60 AC.	0.60 AC.	0.53 AC.	0.54 AC.	0.82 AC.	0.77 AC.	0.49 AC.	0.51 AC.	0.52 AC.	0.58 AC.	0.52 AC.	0.52 AC.	6.52 AC.
AREA TO BE STABILIZED	0.40 AC.	0.40 AC.	0.33 AC.	0.34 AC.	0.84 AC.	0.59 AC.	0.27 AC.	0.29 AC.	0.37 AC.	0.40 AC.	0.34 AC.	0.41 AC.	4.41 AC.
TOTAL CUT	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	4125 S.F.
TOTAL FILL	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	375 S.F.	4125 S.F.
OFF-SITE WASTE/BORROW AREA LOCATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED IF DEEMED NECESSARY BY THE COD. THE NEXT DAY AFTER EACH RAIN EVENT, A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
  - INSPECTION TYPE (ROUTINE, PRE-STORE EVENT, DURING RAIN EVENT)
  - NAME AND TITLE OF INSPECTOR
  - WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
  - BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G. PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES
  - IDENTIFICATION OF PLAN DEFICIENCIES
  - IDENTIFICATION OF SEDIMENT CONTROL ACTIVITIES THAT REQUIRE MAINTENANCE
  - IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
  - COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
  - PHOTOGRAPHS
  - MONITORING/SAMPLING
  - MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
  - OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (SECTION 4.1.1)
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PEEK LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SCOPE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE COD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES.
- DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MINIMUM GRADING UNIT: 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 COD. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE COD, NO MORE THAN 30 ACES CUMULATIVELY MAY BE AT A GIVEN TIME AT A GIVEN SITE.
- WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.
- ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-COUNTOUR, AND BE INTERGATED AT 25 MINUTE INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2" IN ELEVATION.
- STREAM CHANNEL

### LANDSCAPE NOTES

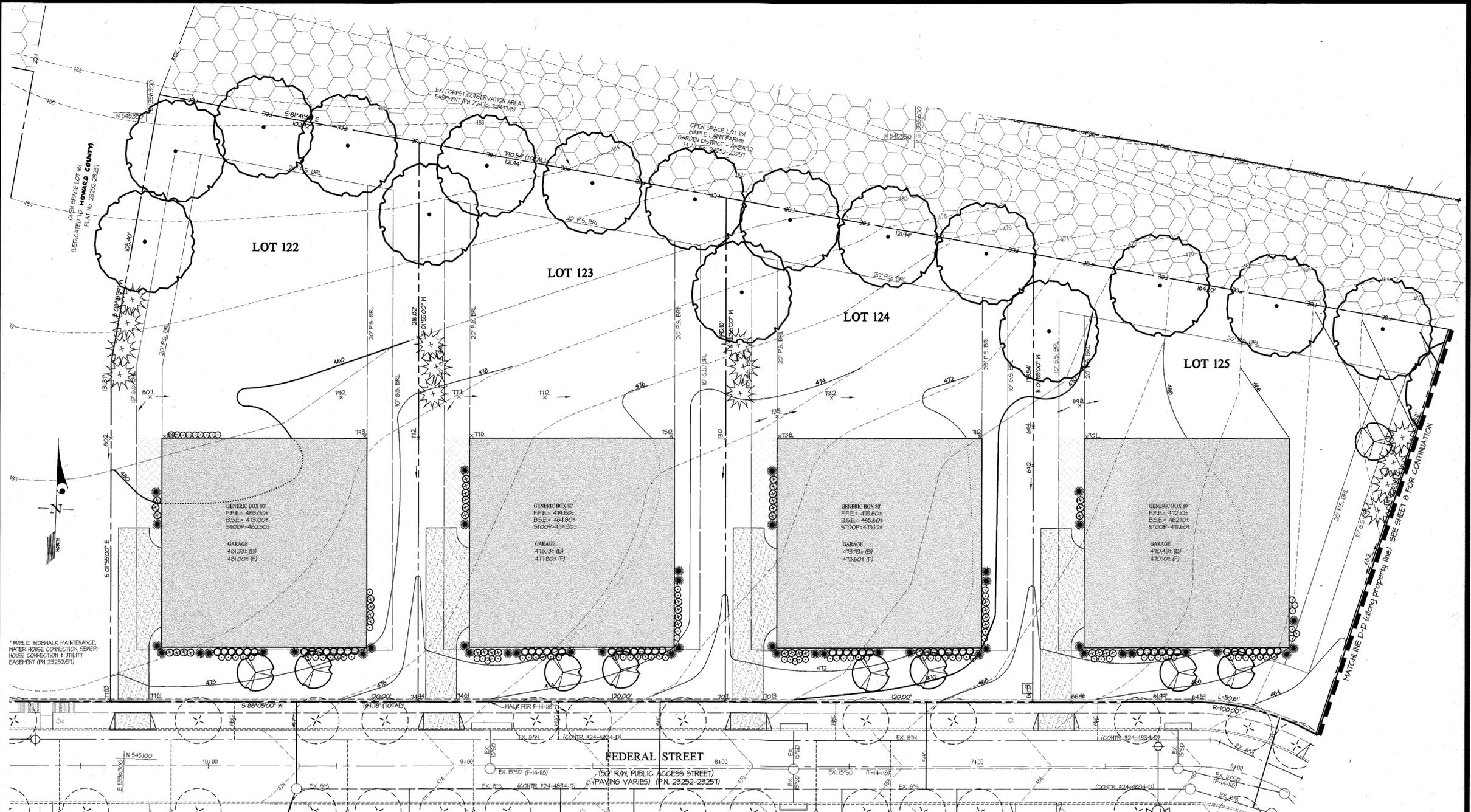
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.024 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN 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 7).
- 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-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 \$42,940.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:  
 983 SHRUBS AT \$300.00/SHRUB = \$291,900.00  
 44 TREES AT \$300.00/TREE = \$13,200.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-383-2950. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

### NOTES

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



STATE OF MARYLAND  
 Michael B. Tran  
 ARCHITECT  
 9/29/16  
 933 LA INSURANCE



### DEVELOPER'S CERTIFICATE (For Lots 122 & 123)

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE M.L.P. 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.

NAME: *Mark Bennett* DATE: *9/28/16*

### BUILDER'S CERTIFICATE (For Lots 124 & 125)

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE M.L.P. 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.

NAME: *[Signature]* DATE: *9-27-16*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Valerie J. Joffe* DATE: *10-21-16*  
 Chief, Division of Land Development: *Kevin Devel* DATE: *10-19-16*  
 Chief, Development Engineering Division: *David Chubb* DATE: *10-13-16*

### RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

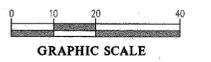
LOT	PLANTINGS REQUIRED				PLANTINGS PROVIDED				COMMENTS
	FRONT YARD PLANTINGS SHRUBS AT 1/4 OF LOT WIDTH AT BRL	REAR YARD PLANTINGS SHRUBS AT 1/4 OF LOT WIDTH AT BRL	SHADE TREES	SHRUBS	SHADE TREES	SHRUBS	SHADE TREES	SHRUBS	
122	30	30	4	4	4	4	4	4	A 4 B
123	30	30	4	4	4	4	4	4	A 4 B
124	30	30	4	4	4	4	4	4	A 4 B
125	30	30	4	4	4	4	4	4	A 4 B

### LANDSCAPE SURETY PER LOT

LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREE	SHRUBS	
122	4	88	\$3,240.00
123	4	88	\$3,240.00
124	4	88	\$3,240.00
125	4	88	\$3,240.00
126	4	76	\$3,480.00
127	4	77	\$3,510.00
128	4	47	\$4,110.00
129	4	107	\$4,410.00
130	4	100	\$4,200.00
131	4	42	\$3,360.00
132	4	42	\$3,360.00
TOTAL	44	983	\$42,940.00

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.  
 PER 5-06-16 (sheet 13) 4 SQUARE FEET OF GROUND COVER OR PERENNIALS MAY BE SUBSTITUTED FOR A SHRUB, FOR UP TO 25 REQUIRED NUMBER OF SHRUBS.  
 - 1 LIRIOPE COVERS 1 SF. OR 1/4 OF A SHRUB OR 4 LIRIOPE FOR 1 SHRUB  
 - 1 GRASS CONTAINER COVERS 2 SF. OR 1/2 OF A SHRUB OR 2 GRASSES FOR 1 SHRUB  
 B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.  
 \*\*LARGEST HOUSE THAT FITS WITHIN GENERIC BOX IS USED FOR ABOVE CALCULATIONS.  
 (Generic Box 70: Horseshoe (WB), Generic Box 80: Wellington (WB), Generic Box 92: Wellington (WB) with conservatory) & Generic Box 94: Canterbury w/ optional detached garage)

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) FOR LOTS 122 & 123 / ADDRESS LIST:  
 1. MITCHELL AND BEST, 1666 E. GADE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-4511  
 2. WILLIAMSBURG GROUP, 5485 HARRIS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORBETT @ PHONE: 410-997-8800



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK  
 BURTONTVILLE, MARYLAND 20898  
 TEL: 301-421-4024 BALT: 410-383-1820 DC/VA: 301-588-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR: LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 122-132  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257

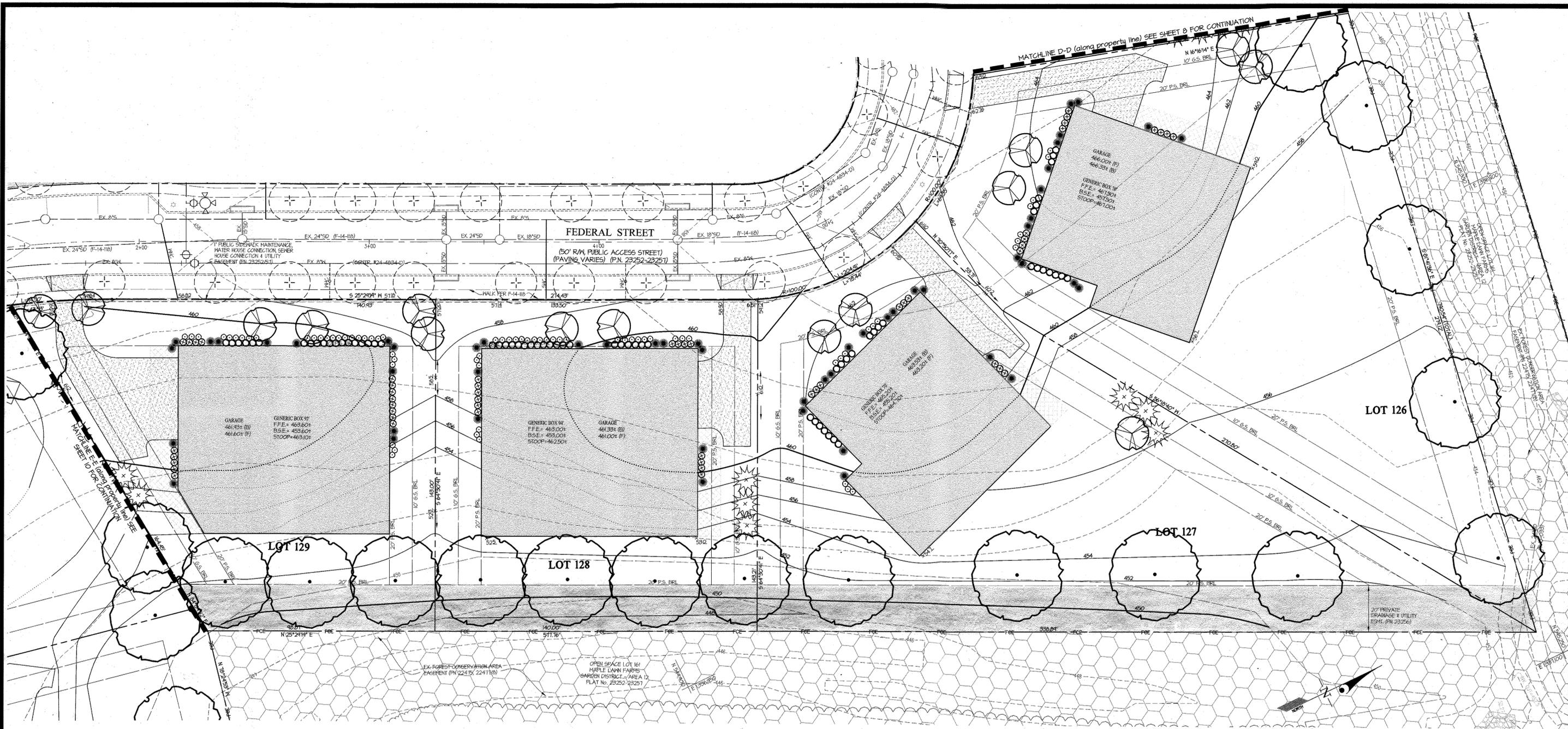
PROPERTY OWNER (DEVELOPER/SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208  
 PH: 410-484-8400 ATTN: MARK BENNETT

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

ELECTION DISTRICT No. 5

SCALE: 1"=20'  
 ZONING: MXD-3  
 TAX MAP - GRID: 41-14&21  
 SHEET: 8 OF 10  
 G. L. W. FILE No. 14051  
 SEPT./2016

HOWARD COUNTY, MARYLAND

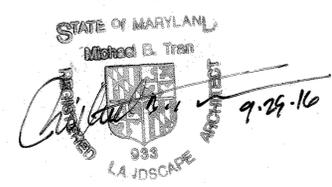


**DEVELOPER'S CERTIFICATE (For Lots 122 & 123)**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Michael B. Tran* DATE: *9/28/16*

**BUILDER'S CERTIFICATE (For Lots 124 thru 132)**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Michael B. Tran* DATE: *9-27-16*



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *N. Williams* DATE: *10-21-16*

Chief, Division of Land Development: *Kevin Calverly* DATE: *10-19-16*

Chief, Development Engineering Division: *John Smith* DATE: *10-15-16*

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-388-1620 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

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

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

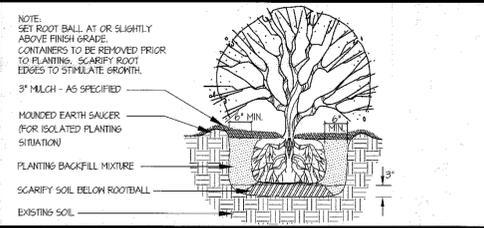
THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 122-132  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257

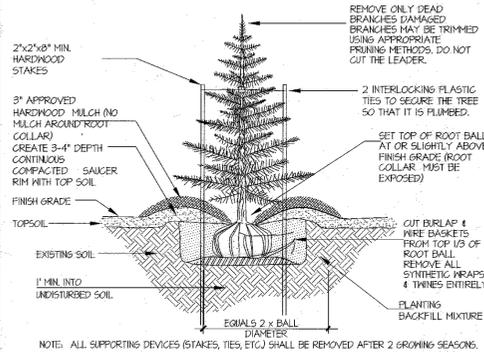
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

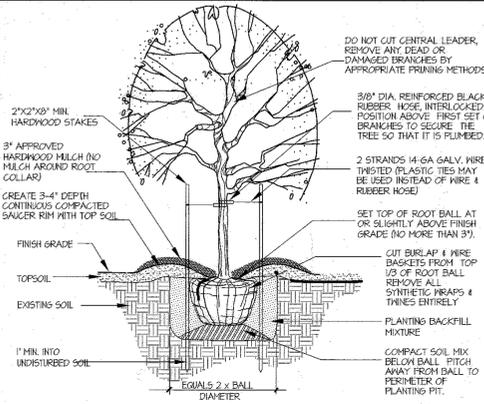
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	9 OF 10



**SHRUB PLANTING DETAIL** NO SCALE



**EVERGREEN TREE PLANTING DETAIL** NO SCALE



**DECIDUOUS TREE PLANTING DETAIL** NO SCALE

**DEVELOPER'S CERTIFICATE (For Lots 122 & 123)**  
 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 HLP 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.

NAME: *Michael B. Tran* DATE: *9/25/16*

**BUILDER'S CERTIFICATE (For Lots 124 thru 132)**  
 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 HLP 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.

NAME: *[Signature]* DATE: *9/23/16*

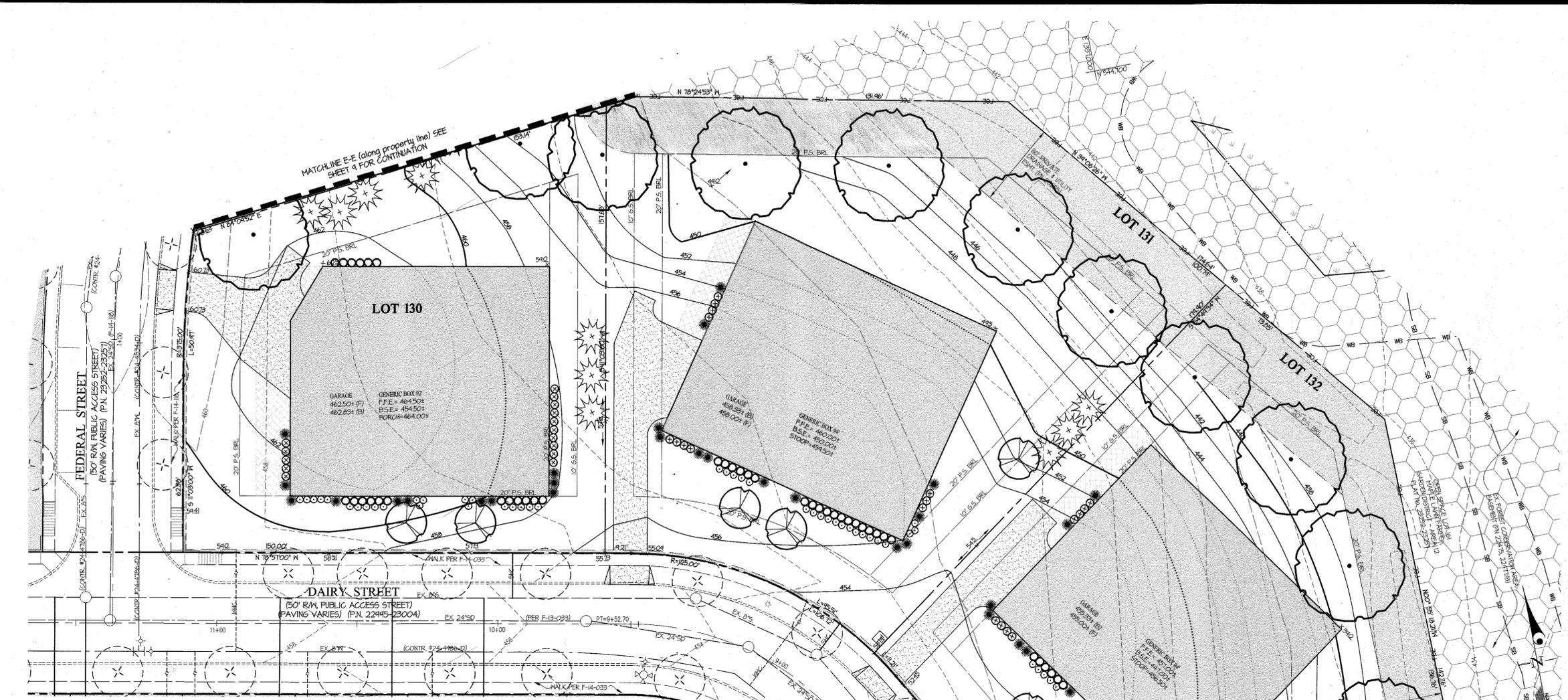
**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

Director: *[Signature]* DATE: *10-21-16*

Chief, Division of Land Development: *[Signature]* DATE: *10-19-16*

Chief, Development Engineering Division: *[Signature]* DATE: *10-11-16*

**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: 301-988-2524 FAX: 301-421-4186



**PLANT LIST**

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
⊙	48	ALL SHADE TREES SHALL BE 2 1/2" - 3" CAL. AND 12" MIN. HT.	SOPHORA JAPONICA/JAPANESE PACODA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / WILLOW OAK THUJA LORDBATA 'GREEN SPIRE' / GREEN SPIRE LITTLE LEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
⊙	32	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1 1/2" - 2" CAL. AND 8'-10" HT.	AMELANCHER CANADENSIS/ SHADELON SERVICEBERRY CERISIA CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANIANZA/ SAUCER MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / GRAPE HYDRATE CORNUS KOBUSA / KOSBUSA DOORADO	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
⊙	36	ALL EVERGREEN TREES SHALL BE 6'-8" HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM MAGNOLIA	ALL B&B. INTACT LEADER
⊙	222	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNROSE PINK', 'SUNROSE WHITE', 'SUNROSE COTONEASTER', 'COTONEASTER HORIZONTALIS', 'COTONEASTER TOM THUMB', 'COTONEASTER TOM THUMB', 'COTONEASTER HORIZONTALIS', 'JUNIFER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RISE', 'JUNIFER PROCEMBENS 'NANA', 'DWARF JAPANESE GARDEN JUNIFER', 'LONICERA NITIDA 'BRILION', 'EDMEE GOLD (TM) HONEYSUCKLE PP15234', 'MANDARIN DOVE', 'FIREPOPPY', 'FIREPOPPY MANDARIN	ALL CONTAINERIZED
⊙	195	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON', 'DEUTZIA GRACILIS/ SLENDER DEUTZIA', 'ILEX GRENATA 'NELLIE R.', 'DWARF JAPANESE HOLLY', 'ILEX GLENATA 'CONCINI', 'DWARF REDBERRY', 'MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY', 'SPIREA NIPPONICA 'SNOWMOUND', 'SNOWMOUND SPIREA', 'BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / 'DWARF ENGLISH BOXWOOD', 'NANDINA DOMESTICA / NANDINA HEAVENLY BAMBOO', 'GAMMADIPYCNIS 'PERSICIFERA' / GOLD HOPE FALSACTYRESS	ALL CONTAINERIZED
⊙	118	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	BIONYMUS KLAUSCHOVICUS 'MANHATTAN' / MANHATTAN BIONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANthus HETEROPHYLLUS 'SULTIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEBUD, ROSEBUD ELEGANS) RHODODENDRON P.M. / P.M. RHODODENDRON TAXUS GERRARDI 'NANA' / DWARF JAPANESE YEW VIBURNUM CAESII / KOREAN SPRUCE VIBURNUM	ALL CONTAINERIZED
⊙	139	ALL 3' - 4" HT.	ILEX VERTICILLATA VAR. / NORTHERN HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIFER GAMBENSIS 'BLUE POINT' / BLUE POINT JUNIFER TAXUS MEDIA 'NICKSII' / NICKS YEW TAXUS GERRARDI 'FLUSHING YEW' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'SPECIAL GREEN' / SPECIAL GREEN ARBORVITAE BUXUS MICROPHYLLO / NORTHERN GREEN BOXWOOD FATSIA JAPONICA / JAPANESE FATSIA ILEX GRENATA 'STEEPS' / STEEP HOLLY PRUNUS LAUROCEARASUS 'OTTO LUYKEN' / OTTO LUYKEN	ALL CONTAINERIZED

**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 122-132  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257

PREPARED FOR:  
 PROPERTY OWNER (DEVELOPER/SELLER): MAPLE LAWN FARMS I, LLC  
 1629 RESTERTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-484-8400  
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 BALTIMORE, MD 21244  
 PH: 410-997-8800  
 ATTN: BOB CORRETT

SCALE: 1"=20'  
 ZONING: MXD-3  
 G. L. W. FILE No.: 14051  
 DATE: SEPT./2016  
 TAX MAP - GRID: 41-14&21  
 SHEET: 10 OF 10

HOWARD COUNTY, MARYLAND