GENERAL NOTES: ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB995M

- APPROVED ON 2/8/01 AND ZB-1039M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17,
- 5-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, WP-01-111, WP-03-02, WP-05-12, WP-07-122, WP-08-04, P-02-12, P-07-18, F-08-54, F-08-55, F-10-06, F-10-79; F-11-47, SDP-06-67, SDP-08-56, SDP-08-58, SDP-08-114, SDP-09-60. 5DP-10-02, 5DP-07-43, F-08-105, F-09-16, F-09-97, P-11-001, F-12-021, P-12-001
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS. THE EXISTING CEMETERY ONCE LOCATED ON THE WESSEL
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2,
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC AND PRIVATE ROADS, WHICH
- GROSS SITE AREA FOR PHASES I THROUGH 9D . 9.00 Acres : 5.12 Acres AREA OF OPEN SPACE . 0.69 Acres AREA OF 100 YR FLOODPLAIN: ... 0.0 Acres ± AREA OF ROADWAY (PUBLIC): _ 0.97 Acres ± _0.26 Acres ± AREA OF ROADWAY (PRIVATE): AREA OF RESIDENTIAL LOTS: _ 2.76 Acres : AREA OF OR LOTS/PARCELS _ 2.76 Acres : __ 0.0 Acres ± TOTAL UNITS (PER 5-06-16 ALLOCATIONS): . 128 Units TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): ___ 40 Lots 43 Lots _ O Lots
- AREA OF NON-BUILDABLE PARCEL NON-BUILDABLE PARCELS: OPEN SPACE REQUIREMENTS
 - MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%. TOTAL OPEN SPACE REQUIRED: 3.15 Acres ± (35.0%) _____ 0.69 Acres ± (7.7%) RECREATIONAL OPEN SPACE REQUIRED: RECREATIONAL OPEN SPACE PROVIDED:
- EXCESS OPEN SPACE AREA FROM PREVIOUS PHASES IS BEING USED TO FULFILL MINIMUM OPEN SPACE REQUIREMENT FOR THIS PHASE.

4.29 Acres :

___ 2 Parcels

- 43 FROM THE WESTSIDE DISTRICT (F 13-03) 85 FROM THE MIDTOWN WEST DISTRICT (F 13-07)
- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS MASS GRADED UNDER F-08-55. THEREFORE, 'C' SOILS WERE ASSUMED FOR THE DESIGN.
- DURING MARCH 1997 BY 3DI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P. A. AND BASED ON F-08-55 BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. APPROVED BY THE CORPS OF OF ENGINEERS JD 63787-3 ON 03/15/06. NOTICE OF INTENT TO SSUE A PERMIT IS COVERED BY MDE TRACKING #01-NT-0344/200165421.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY
- PUBLIC WATER AND SEWER TO BE UTILIZED:
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER TH PROVISIONS OF SECTION IS 122 B OF THE HOWARD COUNTY CODE PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF

SSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME

24-4521-D, 24-4062-D

- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S 06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS, WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES. THE FACILITIES WERE CONSTRUCTED UNDER F-05-112 AND F-08-55. THE EXISTING FACILITY ON OPEN SPACE LOT 4 WILL BE PUBLICLY OWNED AND MAINTAINED. THE EXISTING FACILITY ON OPEN SPACE LOT 3 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMERCIAL OWNERS ASSOCIATION. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN TWO PRIVATELY OWNED AND MAINTAINED FACILITIES. ONE ON OPEN SPACE LOT 68 AND THE OTHER ON PARCEL C-27. BOTH FACILITIES WILL BE INFILTRATION TRENCHES. THE FACILITY ON OPEN SPACE LOT 68 WAS CONSTRUCTED UNFER F-12-21 AND THE FACILITY ON PARCEL C-27 WILL BE CONSTRUCTED AS PART OF A PUTURE SITE DEVELOPMENT PLAN.
- 20. THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 501 ACRE TRACT FOR MAPLE AWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER -OI-17, PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, 5-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 5-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT, ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE FDP HAVE BEEN CONSTRUCTED.
- 22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS
- 23. OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.

APPROVED: HOWARD COUNTY DEPARTME	ENT OF PUBLIC WORKS
Will Z. Mull	11-15-12
Chief, Bureau of Highways	Dote
APPROVED: HOWARD COUNTY DEPARTME	ENT OF PLANNING & ZONING
Chief, Division of Land Development Chief, Development Engineering Division (1/28/12

24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND

- 25. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH 5-01-17, 5-06-16,
- 26. THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUT INFO IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB495M
- 27. A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S 01-17. (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR 5-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- 28. THERE ARE NO MODERATE INCOME HOUSING UNITS WITHIN THE LIMITS OF THIS
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S 01-17, AND S-06-16
- THE ORIGINAL FOREST CONSERVATION OBLIGATION THAT WAS ESTIMATED FOR ALL OF MAPLE LAWN FARMS HAS BEEN FULFILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER P 12-002 AND THE SUBSEQUENT
- IL MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-06-16, PB-378 AND ZB-1039M.
- 32. CONFLICTS BETWEEN STORM DRAIN AND STREET TREES WILL BE RESOLVED AT FINAL PLAN
- 33. ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA
- 35. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE AD LISTMENT PROCESS WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER
- CODE AND FOREST CONSERVATION ACT FOR THE PARCELS SHOWN ON THIS RESUBDIVISION PLAT WAS PREVIOUSLY ADDRESSED UNDER F-08-54. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVAIO

SUPPLEMENTAL PARKING ANALYSIS

UPON COMPLETION, THERE WILL BE 148 SINGLE FAMILY ATTACHED UNITS WITHIN THE RESIDENTIAL AREA OF THE WESTSIDE DISTRICT. PER TABLE 2.11 IN SECTION 2.9.B OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III (ROADS AND BRIDGES), 60 ON STREET / OVERFLOW PARKING SPACES ARE REQUIRED. THEY ARE BEING PROVIDED AT A RATE OF 0.3 SPACES PER UNIT.

PARKING PROVIDED

[INDENTED PARKING	AVAILABLE CURB LENGTH
MITHIN AREA 2	IIT	242' ALONG TERRACE LANE
MITHIN AREA 3	. 22	350' ALONG TERRACE LANE
WITHIN AREA 4	. 0	450' ALONG TERRACE LANE
TOTALS	139 SPACES	1042' ALONG TERRACE LANE

ON MAY 2, 2001, WP-01-III WAS GRANTED FOR THE FOLLOWING:

AND APPROVALS AT LATER PLAN STAGES.

SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

WP-03-02 ON OCT. 11,2002, WP-03-02 WAS GRANTED TO ALLOW:

DESIGN (WAIVER FROM SECTION 16.119 (EXS).

ENGINEERING DIVISION.

ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER

THAN THOSE PERMITTED BY 16.119(FXI), SUBJECT TO PURTHER ANALYSIS

RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS

INSTEAD BEING LIMITED FRONTAGE ON PUBLIC RAYS AS IN 16.120(C)(2).

GRADING WITHIN THE 15' STREAM BUFFER AND FLOODPLAIN AS SHOWN

SECTION 16.116 (A)(2)(II) AND SECTION 16.115 (C)(2) RESPECTIVELY.

ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF

OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND

INTERSECTION DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT

ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (WAIVER FROM

RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS

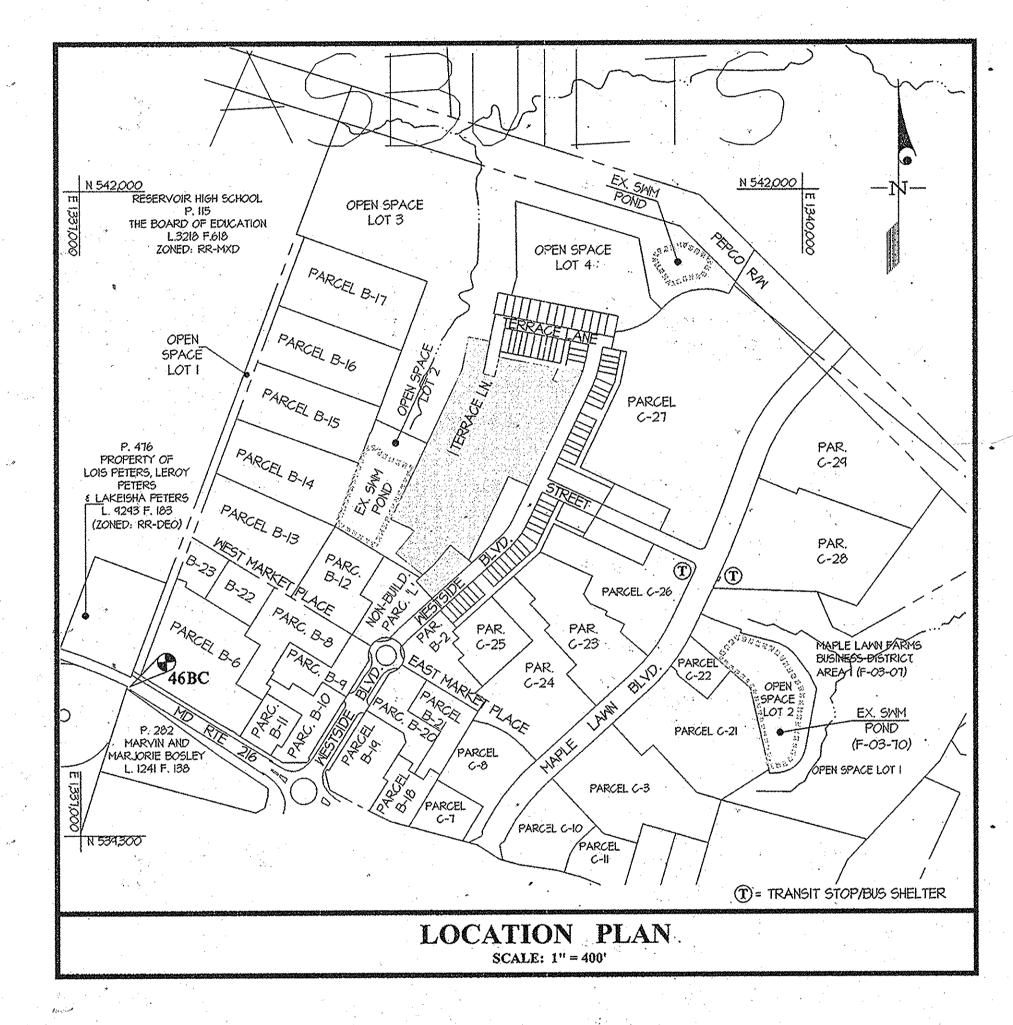
WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD

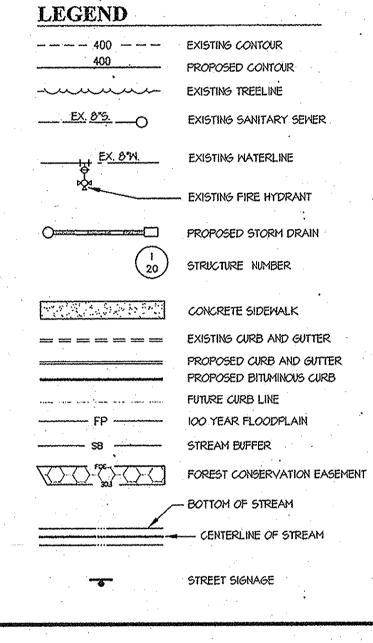
THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT

TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION

1. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-995M 1 ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, 5-01-IT) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, 5-06-I6) AND THE DPZ APFO RE-PHASING LETTER DATED JULY 8. 2008. MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 3

LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 and NON-BUILDABLE BULK PARCELS 'U' and 'V'





SHEET INDEX

- 2 OVERALL PROJECT CRITERIA AND INFORMATION 3 - ROAD CONSTRUCTION PLAN - MARKET STREET 4 - ROAD CONSTRUCTION PLAN - TERRACE LANE
- 5 SIGNING, STREET TREE AND LIGHTING 6 - FINAL SEDIMENT CONTROL PLAN
- 7 SEDIMENT CONTROL NOTES AND DETAILS 8 - STORM DRAIN INFORMATION PLAN

ON AUGUST 8, 2007, MP-08-04 WAS GRANTED TO WAIVE SECTION 16.121(E)(1)

BY PEDESTRIANS AND MAINTENANCE VEHICLES.

MAINTENANCE AND EMERGENCY VEHICLES.

LECTION DISTRICT No. 5

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS

WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS | THRU 4) TO HAVE

A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS

BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE

INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY

PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOTS I THRU 4

AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SWM ACCESS EASEMENT

TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SMM FACILITIES.

SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN,

THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT 2

4. A 20' WIDE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD ACCESS

OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELDS) TO

ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR

. THE PROCESSING OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN

SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT.

PROPOSED ON THE WAIVER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN

MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA

SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS I THRU 4 AS SHOWN ON P-07-10 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL

OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL

SHALL BE INCREASED IN WIDTH FROM THE 19 FEET PRESENTLY

- 9 STORM DRAIN DRAINAGE AREA MAE 10 - STORM DRAIN PROFILES
- II LAND USE PLAN FOR STORMWATER MANAGEMENT 12 - STORMWATER MANAGEMENT DRAINAGE AREA MAP 13 - LANDSCAPE PLAN, NOTES AND DETAILS

$\overline{\lambda}$ PUBLIC ROAD PUBLIC ROAD NO ALLEY TOWNHOUSES **ALLEY TOWNHOUSES**

TOWNHOUSE

TYPICAL FOOTPRINT SCALE: 1" = 60

NON-BUILDABLE ACREAGE INCLUDES ACREAGE WHICH WILL BE-CONVERTED TO SINGLE

FAMILY ATTACHED, COMMON OPEN AREAS AND OPEN SPACE LAND USES IN THE PUTURE.

LAND USE MAP

SCALE: 1" = 600'

PRIVATE ALLEY

MAPLE LAWN

FARMS.

MIDTOWN WEST

LIME KILN

BENCHMARKS

STANDARD DISC ON CONCRETE MONUMENT

OPEN SPACE LOTS (0.69 AC.1)

MAPLE LAWN

MIDTOWN

DISTRICT.

VICINITY MAP

SCALE: 1" = 2000"

ELEV. = 431.17

N = 538,656.76 E=1,339,461.55

STANDARD DISC ON CONCRETE MONUMENT

ADC MAP 5052

GRID E-6 AND F-6

PROFESSIONAL CERTIFICATION I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profession engineer under the laws of the State of Maryland, License No. 12975, Expiration Date: May 26 2016.

8/26/15 Carl K. Butschick

LOT INFORMATION SETBACK SIZE & WIDTH AT FRONT BR REQUIREMENTS DTOWNHOUSE ! SEE SHEET 2 SEE SHEET 2 (O.R. - OTHER RESIDENTIAL)

THE LIMITS OF THIS FINAL PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 9b (ALLOCATION YEAR 2014)

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

BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 (CARD) DRAHMIS (03067) (11002) PLANS BY QLY) PIXALS (11002_01-02 CS.dag | DES. DEV | DRN. KLP | CHK. CKG ATTN: MARK BENNETT

PREPARED FOR: MAPLE LAWN FARMS 1, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208

410-484-8400

ON APRIL 2, 2002, MP 02-54 WAS GRANTED, ALLOWING THE FOLLOWING:

THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF

2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO

ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING

ON THE PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E".

AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT

ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100

YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED

BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY

THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF

DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR

CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF

TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.

SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN

THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN

GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' METLAND

DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN

DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.

PUFFER AND A 50' STREAM BUFFER

ROAD PLAN APPROVAL.

FOLLOWING CONDITIONS:

PROFESSIONAL CERTIFICATION 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. 1297 EXPIRATION DATE: MAY 26, 2014

WP-05-012 ON AUGUST 20, 2004, MP 05-12 WAS GRANTED, ALLOWING THE FOLLOWING:

WP-07-122
WAIVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY

PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE

DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF

F-07-183 AND THE RED-LINE REVISION OF SDP-05-36.

I. ADDED PARCEL C-20 TO PURPOSE NOTE.

STORMWATER MANAGEMENT OR APEO

ADDITION OF A PARKING LOT.

WP-07-122(****), WHICH WAS GRANTED ON JUNE 19, 2007 SUBJECT TO THE

2. COMPLIANCE WITH THE COMMENTS DATED JANE 14, 2007 FROM

I. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN,

2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON

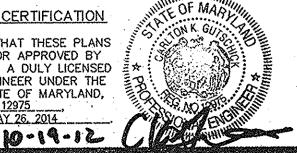
3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN

2. REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO

DEVELOPMENT (WAIVER FROM SECTION 16.1306)

DEVELOPMENT ENGINEERING DIVISION:

DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM SECTION



MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 3

LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'

COVER SHEET

(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA I, NON-BUILDABLE PARCEL T P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA I PARCEL C-17) HOWARD COUNTY, MARYLAND

G. L. W. FILE No. AS SHOWN MXD-3TAX MAP - GRID OCTOBER, 2012 41-21/46-3

ANY USES WHICH DO NOT INVOLVE ANY EXTENSIVE COVERAGE OF LAND WITH STRUCTURES, INCLUDING, BUT NOT LIMITED TO, PARKS, PLAYING FIELDS, PLAYGROUNDS, TENNIS, BASKETBALL AND ALL PURPOSE COURTS, GOLF COURSES, POOLS, PATHWAYS, ANY OTHER OUTDOOR RECREATIONAL USES, AND ENVIRONMENTAL FACILITIES SUCH AS STORM WATER MANAGEMENT FACILITIES OR WATER QUALITY FACILITIES. IN ADDITION, BUILDINGS AND PARKING LOTS SHALL BE PERMITTED IF THEY ARE FOR THE PUBLIC OR FOR RESIDENTS AND PEOPLE WORKING WITHIN THE SUBJECT PROPERTY AND ARE OWNED BY A HOMEOWNERS' OR BUSINESS OWNERS' ASSOCIATION, OR ARE FOR NON-PROFIT USES, SUCH AS A SCHOOL, LIBRARY, FIRE AND RESCUE STATION, POST OFFICE, MUSEUM, ART GALLERY, NATURE CENTER, OR COMMUNITY BUILDING. PARKING LOTS ARE PERMITTED ONLY AS AN ACCESSORY USE TO AN APPROVED. USE ON THE SAME LOT, OPEN LAND WITHIN DESIGNATED RESIDENTIAL LAND USE AREAS SHALL BE CONSIDERED OPEN SPACE IF IT IS HELD FOR THE COMMON USE OF PERSONS RESIDING IN THE VICINITY OF

OTHER PERMITTED USES:

a. PUBLIC OR PRIVATE CHILD CARE CENTER.

- b. COMMUNITY CENTER FOR CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMINITY ACTIVITIES. PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICKICS, ART SHOWS,
- RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE
- 4. OPERATION OF INCIDENTAL COMMERCIAL ACTIVITIES SUCH AS A SNACK BAR. c. PUBLIC OR PRIVATE TENNIS COURTS, TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS
- ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY. d. BUILDINGS AND PARKING LOTS WHICH ARE OWNED AND USED BY ANY GOVERNMENTAL ENTITY OR HOMEOWNERS' ASSOCIATION OR ARE USED FOR NON-PROFIT PURPOSES INCLUDING BUT NOT LIMITED
- COMMUNITY LIBRARY FACILITY TEEN CENTER BUILDING INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND
- BUILDINGS USED PRIMARILY FOR RELIGIOUS ACTIVITIES MAIL ROOM, POST OFFICE, POOL HOUSE, MEETING HALL, EXERCISE FACILITY, LEASING OFFICES, ADMINISTRATIVE OFFICES, INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND
- e. PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOS, PAVILIONS, AMPHITHEATER SEATING, DECKS, FOUNTAINS, WALKS, HARDSCAPE PLAZAS, TRAILS, PATIOS, ETC.
- a. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORMWATER MANAGEMENT FACILITIES, WETLAND MITIGATION, AFFORESTATION OR REFORESTATION.
- h. ACTIVITY AREAS SUCH AS TOT LOTS, YOLLEYBALL AND MULTI-PURPOSE COURTS, PICNIC AREAS, ETC. 1. SIGN AND ENTRY FEATURES MAY BE LOCATED AT ANY LOCATION IN A SETBACK, IF APPROVED BY THE PLANNING BOARD AND DOES NOT INTERFERE WITH SIGHT DISTANCE ALONG PUBLIC ROADS.

NO MINIMUMMAXIMUM LOT SIZES APPLY WITHIN OPEN SPACE LAND USE AREAS EXCEPT THAT 35% OF THE GROSS ACREAGE OF ALL RECORDED LAND MUST BE OPEN SPACE AND 10% OF THE OPEN SPACE MUST BE AVAILABLE FOR ACTIVE RECREATION.

BUILDINGS OR STRUCTURES WITHIN OPEN SPACE LAND USE AREAS SHALL BE A MINIMUM OF IO' FROM ANY RIGHT-OF-WAY OR PROPERTY LINE EXCEPT THAT PARK LIKE STRUCTURES SIZE AS GAZEBOS, PAVILIONS. BENCHES FOUNTAINS AND SIMILAR STRUCTURES MAY BE LOCATED ANYWHERE WITHIN AN OPEN SPACE LOT:

EXCEPT, HOWEVER, THAT BUILDINGS AND STRUCTURES MAY BE PERMITTED ANYWHERE WITHIN OPEN SPACE

LAND USE AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY

THERE SHALL BE NO HEIGHT LIMITATIONS FOR BUILDINGS OR STRUCTURES IN OPEN SPACE LAND USE AREAS, PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

NO COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

HEALTH CLUB SWIMMING POOL, COMMUNITY

PLANNING BOARD.

10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA I.O SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPT. 2.0 SPACES PER COURT

SUCH PARKING AREAS MAY BE IN PARKING LOTS, PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING

REGULATIONS SECTIONS 133.D.B (PARKING STUDIES), AND 133.E.I (SHARED PARKING).

ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED IN ANY LAND USE AREA SHALL BE PERMITTED.

<u>SINGLE FAMILY DETACHED (SFD)</u>

ALL LOTS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DWELLING, OR ONE ZERO LOT LINE DWELLING UNIT PER LOT. PRIVATE RECREATIONAL FACILITIES, SUCH AS SMINNING POOLS, TENNIS COURTS AND BASKETBALL COURTS RESERVED FOR THE ON-SITE RESIDENTS AND THEIR GUESTS ARE ALSO PERMITTED. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE SINGLE FAMILY DETACHED LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING

- BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN. · ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS CONCERT OR RECITAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 128.C.) FOR ACCESSORY USE PROVISIONS) A CHARITARI E AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES · ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS
- AND SIMILAR USES COUNTRY CLUBS AND GOLF COURSES + PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION. (B) ABOVE GROUND PIPELINES. (C) PUMPING
- STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SMITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- · ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER) OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 109).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE SFD LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE SFD CRITERIA.

AVERAGE DENSITY SHALL NOT EXCEED 2.0 DWELLING UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF THE SINGLE FAMILY DETACHED LAND USE.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

SHALL BE LOCATED AS SHOWN ON THIS PLAN.

,	L <i>ot siz</i> e an	D MIDTH	
	LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
	Cottage	2,500 Square Feet	32'
	Manor	4,000 Square Feet	48'
	Villa	5,400 Square Feet	54'
	Estate	20,000 Savare Feet	1201#

*EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRIL LOT TYPE SHALL BE DESIGNATED ON FINAL PLATS FOR ALL SINGLE FAMILY DETACHED AREAS. ESTATE LOTS

STRICTURE SETBACKS
THE MINIMUM REQUIRED SETBACKS FOR SINGLE FAMILY DETACHED STRUCTURES SHALL BE AS FOLLOWS: TO REAR GARAGE (attached or PRINCIPAL MIN. FRONT STRUCTURE ACCESSORY STRUCTURE DETACHED) OR TO LOT TYPE MIN. SIDE SETBACK SETBACK Cottage 12' 6' EXCEPT FOR GARAGE WHICH MAY BE O' 20' 6' EXCEPT FOR GARAGE WHICH MAY BE O' 20'

20' EXCEPT FOR GARAGE WHICH MAY BE 10'

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-MAY PROVIDED THAT (I) NO PART OF THE DMELLING SHALL ENCROACH ONTO THE ADJOINING LOT: (II) 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 HOMEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

OTHER DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.IN.) SHALL BE A

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS
EXCEPT FOR THE FOLLOWING, SECTION 128 A.I. APPLIES.

- . 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 I' 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 I' FROM THE FRONT · GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE
- YARDS NOT CLOSER THAN I' FROM THE FRONT PROPERTY LINE NOT GREATER THAN 49" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'.

· MASONRY VENERS MAY ENCROACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK. PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL

EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT ON ALL LOTS SHALL BE 30' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

<u>COVERAGE</u> LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.I (SHARED PARKING).

OTHER RESIDENTIAL (OR)

APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS, MIDTOWN PARCEL A-I AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN

STACKED TOWNHOUSES HAVE THE APPEARANCE OF CONVENTIONAL TOWNHOUSES, BUT ARE ACTUALLY SEPARATED BOTH HORIZONTALLY AND VERTICALLY. THE UNITS MAY OR MAY NOT HAVE INTEGRAL AT-GRADE

LIVE-MORK UNITS ARE VERTICALLY INTEGRATED BUILDING TYPES, WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USES

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS. ETC. WITH NO LIMITATIONS IN SIZE COMMERCIAL RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT filliding may not exceed 1200 square feet or 15% of the Gross First Floor area, whichever is SREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL/RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS. BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS. THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKËTCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS BED AND BREAKFAST INNS
- . CONCERT OR RECITAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 128.C.I FOR ACCESSORY USE PROVISIONS) CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES · ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SMIMMING POOLS, TENNIS CLUBS AND
- FUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR,

SHALL BE USED IN LIEU OF THE OR CRITERIA.

TELEPHONE CABINETS, ETC. . ENTRANCE FEATURES FOR SUBDIVISIONS . ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT;

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT L'ATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA

<u>DENGITY</u> AVERAGE DENGITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER

<u>_OT SIZE</u> NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

<u>STRUCTURE SETBACKS</u> THE MINIMUM REQUIRED SETBACKS FOR OTHER RESIDENTIAL STRUCTURES SHALL BE AS

			MINIMUM	REAR SETBACK	MINIMA EDOM
LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	TO PRINC. STRUCT.	TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE	MINIMUM FRONT, SIDE, AND REAR SETBACK FROM MAPLE LAWN BLVD.
SINGLE FAMILY ATTACHED	O'	0'	20'	3'	20'
LIVE-WORK	0,	0'	20'	3'	20'
SEMI-DETACHED	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'	20'
TWO-FAMILY	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'	20'
APARIMENT	10'	O' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'	20'

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES, IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED

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

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE A MINIMUM OF 30' APART.

BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' (OR AS REQUIRED BY THE BUILDING CODE) FOR ALL OTHER CONDITIONS.

IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BLVD. MAY BE REDUCED TO 5'. ON PARCEL A-I IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BLVD. MAY BE REDUCED TO 10'.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS

EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES.

- · PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES. . STOOPS AND STEPS MAY ENCROACH INTO THE FRONT YARD TO WITHIN I' FROM THE
- FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES. · GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN I' FROM THE PROPERTY, LINE, NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHIVAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'.

• MASONRY VENEERS MAY ENCROACH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK

PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-MORK UNITS AND APARTMENTS. IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING

NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

IO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SICH SPACES MAY CONSIST OF GARAGE DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER. THAN 15' TO THE CURB OF COMMON PARKING AREAS WITH HEAD-IN OR ANGLED PARKING. AND NO CLOSER THAN IO'TO THE CURB FOR PARALLEL PARKING UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO LISTIFY A REDUCTION IN THE SETBACK PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT VISITOR PARKING AND OVERELOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC

SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.I (SHARED PARKING).

HOUSING FOR FLIDERLY AND/OR HANDICAPPED PERSONS. IN THE EVENT A FACILITY GUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH DWELLING UNIT WITHDRAWN.

									<u> </u>	•	OVER	ALL '	TRAC	KIN	G CH	ART									
			I	NC.	ZN-BUILI	DABLE								T		F	UB. RI).							<u> </u>
FHASE No.	FILE REF. NO.	GROSS ACREAGE	SF	OR	EMP	05	%	5FD. /	AC. (%)	OR. A	C. (%)	EMP.	AC. (%)	05.	AC. (%)	SF.	OR	EMP	PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. D EN SITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
_	F-03-01	51.98	000	0.00	0.00	0.00	(0.0)	_		_		30.83	(59.3)	21.15	(40.7)	0.00	0.00	4.35			1 —		—		
2	F-03-40	31.43	052	0.43	0.24	0.00	(32)	10.84	(29.0)	<i>PQ.8</i>	(21.6)	156	(4.2)	15.75	(42.I)	3.72	3.74	156	1.68	55	65	5.I/AC.	8.0/AC.		
3	F-04-42	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11	(12.1)	12.28	(20.4)	14.80	(25.2)	22.85	(38.4)	252	0.46	0.00	1.00	41	79	5.8/AC.	6.4/AC.		
4a	F-05-81 / F-05-82	15.47	000	1.48	-1.69	000	-(1.4)	0.00	(O,O)	7,24	(47.1)	1.64	(10.9)	6.70	(43.3)	000	3.40	1.69	0.46		54		8J/AC.		
4b	F-05-134 / F-01-06	3,12	0.00	0.00	-1.26	0.00	-(40.4)	0.00	(0.0)	0.00	(0.0)	3.15	(0.0)	1.23	(39.4)	0.00	000	2.04	0.00		· ——				
4c	F-05-112 / F-05-113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	0.45	(31.7)	2.05	(68.3)	0.00	(0.0)	0.00	0.45	2.05	0.00						
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00	(0.0)	1.25	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.00	~~~~	16		12.8/AC.		
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	-(0.7)	1.13	(23.2)	7.26	(21.8)	0.00	(0.0)	1850	(55.6)	222	3.16	0.00	0.88	41	63	53/AC.	8.7/AC.		
6a	F-08-12	15.05	0.00	0.00	0.00	0.00	(0.0)	0.00	(O,O)	4.55	(635)	0.00	(0.0)	550	(36.5)	0.00	080	0.00	2.18		100		10.5/AC.	. 	
n/a	F-01-31	0.00	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	0.63	(0.0)	-0.63	(0.0)	0.00	(0.0)	0.00	000	0.00	0.00						
n/a	F-07-183	3.05	0.00	0.00	0.00	0.00	(0.0)	0.00	(0,0)	0.00	(0.0)	3.05	(100.0)	0.00	(0.0)	000	000	000	0.00						
6b	F-08-54 / F-08-55	90.60	0.00	18.31	13.04	0.00	(34.6)	0.00	(0.0)	000	(0.0)	32.60	(36.0)	26.65	5 (29.4)	0.00	000	1.91	0.00						
n/a	F-09-47	0.00	0.00	0.00	-11.23	000	(0.0)	0.00	(0.0)	0.00	(0.0)	11.23	(0.0)	0.00	(0.0)	000	0.00	0.00	0.00						
n/a	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00	(0.0)	-0.03	(0.0)	0.00	(0.0)	0.00	(0.0)	000	000	0.00	0.00						
7	F-10-61	16.60	1.15	0.00	0.00	0.20	(8.1)	5.86	(35.3)	8.45	(50.4)	0.00	(0.0)	0.94	(5.1)	BLI	2.45	0.00	1.45	39	111	6.7/AC.	I3J/AC.		
8a	F-II-27	0.00	-1.18	0.00	0.00	-020	(0.0)	1.18	(0.0)	0.00	(0.0)	0.00	(0,0)	0.20	(0.0)	000	0.00	0.00	0.00	l 2	0	10.2/AC.			
. 8b	F-12-21	0.00	0.00	-732	-031	-068	(0.0)	0.00	(0.0)	7.96	(0.0)	-032	(0.0)	0.67	(0.0)	000	2.43	0.32	1.29		67		8.4/AC.		
8c	F-I2-20	1.65	000	0.00	0.00	0.00	(0.0)	1.56	(94.5)	000	(0.0)	000	(0.0)	0.09	(5.5)	0.00	000	0.00	0.00	Ю	0	6.4/AC.			
8c	F-12-29	30.22	000	0.00	0.00	0.00	(0.0)	16.63	(55 <i>.</i> 0)	0.00	(0.0)	0.00	(0.0)	13.54	(45.0)	4.li	0.00	0.00	0.99	71	0	43/AC.			
n/a	F-I2-15	9.37	0.00	0.54	13.00	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	-4.22	(0.0)	000	(0.0)	0.00	000	0.00	0.00	0	0				
Ф	F-13-03	0.00	0.00	-4.02	0.00	-069	(0.0)	0.00	(0.0)	4.02	(0.0)	0.00	(0.0)	064	(0.0)	0.00	0.91	0.00	0.26	0	43		IOB/AC.		
90	F-13-01	34.08	0.00	0.00	0.00	000	(0.0)	20.49	(60.1)	000	(0.0)	0.00	(0.0)	13.54	(39.4)	4.73	0.00	0.00	0.97	85	0	42/AC.			
ad	F-13-08	75.79	75.79	0.00	0.00	000	(100.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	000	0.00	0.00	0	0				
n/a	F-12-86	15.46	000	0.00	0.00	0.00	(0.00)	0.00	(0.00)	0.00	(0.0)	11.72	(15.8)	3.74	(24.2)	0.00	000	0.00	0.00						
TOTALS		494.93		96	5.48		(19.5)	71.40	(14.4)	67.70	(13.7)	107.51	(21.7)	151 <i>8</i> 5	(30.7)		51.26		11.16	465	603	65/AC.	8.9/AC.	0.00	0.00
OVERALL D	ENSITY TABULATION				PROPO)SED			Al	LOWED		LANDU	SE ACREA	6E5 *					PROPOSED	ALLOWED	MAX. RES. UNITS	ALLOWED		5-06-	16
VERALL N	MBER OF SED UNITS / GR	ROSS ACRE OF S	FD.		6.5 UNIT	S/AC.			2.	B UNITS/	AC.	SINGLE	FAMILY D	ETACHE	ED (SFD.				147.19	142.6	SINGLE FAMILY D	RETACHED		501 (31	<i>.</i> 5%)
OVERALL N	IMBER OF O.R. UNITS / GRO	DSG ACRE OF O.	R.		8.9 UNIT	S/AC.			14.	O UNITS/	AC.	OTHER	RESIDENT	IAL (O.F	ນ				T5.26	T3.6	APARTMENTS (O.)	ચ		210 (15.	1%)
OVERALL E	MPLOYMENT FAR	•								035		EMPLO	MENT						122 <i>.0</i> 1	122.0	SINGLE FAMILY A	TTACHED		623 (46	5%)
OVERALL SI	F.D/O.R. DENGITY PER OVER	ALL GROSS ACR	E		22 UNIT	S/AC.			2.	2 UNITS/	AC.	OPEN S	PACE						150.47	217.1			TOTAL.	13-	40
	CREAGES INCLUDE NON-I											TOTAL	·						494.93	605.3]				

** INDICATES TOTAL NUMBER OF UNITS ALLOWED AT "BUILD OUT" PER THE COMPREHENSIVE SKETCH PLAN.

07	VERALL OPEN	SPACE 7	TRACKING	CHART
ASE O.	FILE REF. NO.	GROSS ACREAGE	0.S. AC. (%)	ACTIVE 0.5. AC. (%)
İ	F-03-01	51.98	21.15 (40.7)	
2	F-03-40	37.43	15.75 (42.1)	°152 (47.7) ①
3	F-04-92	58.80	22.85 (38.9)	
a	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (43) ②
b	∞ F-05-134	3.12	1.23 (34.4)	
c	F-05-112 / F-05-113	3.00	0,00 (0,0)	
a	F-06-43	0.00	0.00 (0.0)	
ь	F-06-161	33.26	18.50 (55.6)	1.61 (8.7)
A	F-08-72	15.05	5 <i>50 (365</i>)	
/a	F-07-183	3.05	(000)	
B.	F-08-54 / F-08-55	90,60	26.65 (29.4)	4.76 (17.9) ③
1	F-10-61	16.60	0.94 (5.7)	
a	F-II-27	0.00	020 (00)	
ь	F-12-21	0.00	(QQ) TBQ	0.67 (100) 🚯
K.	F-I2-20	1.65	0.04 (5.5)	
×	F-12-24	30.22	13.54 (45.0)	1.29 (9.5) ⑤
/a	F-12-15	4.37	0.00 (0.0)	(0.0)
b	F-13-03	0.00	0.69 (0.0)	(00) Pào
k	F-13-01	34.00	13.59 (39.9)	5.05 (31.1) ①
d	F-13-08	75.79	(0.0)	(0.0)
/a	F-12-86	15.46	3.74 (24.2)	@(0.0) 00.0
	TOTAL	494.93	151.84 (30.7)	21.87 (14.4)

• The percent of active open space is based upon the total open space provided. <u>IO% RECREATIONAL OPEN SPACE IS RECO</u>

Active Open Spaces Credited:

	Area	Area used	Total
$\overline{\mathbb{D}}$	Midtown Area I (F-03-90)	05 125 (community center) [5.01 ac], 05 126 [0.55 ac.], 05 123(230) [1.96 ac.]	7.52 oc.
2) .	Hillside Area I (F-05-81/F-05-82)	Pathways	0.29 ac.
3)	Westside Area I (F-08-54)	05 4 (Recreational Field) [4.76 ac.]	4.76 ac.
Đ	Westside Area 2 (F-12-21)	05 68 [0.67 oc.]	0.67 ac.
5	Midtown West Area I (F-12-29)	05 84 [0.66 ac.], 05 85 [0.63 ac.]	1.29 ac.
<u></u>	Westside Area 3 (F-13-03)	05 II5 [0.69 ac.]	0.69 ac.
D	Midtown West Area 2 (F-13-07)	05 179 (0.73 ac.), 05 180 (0.74 ac.), 05 182 [358]	5.05 ac.
<u>5</u>	Business Area 2 (F-12-86)	05 3 [3.74 ac.]	3.74 ac.

AREA REMAINII	CONVERTED TO:	AREA CONVERTED	FILE UNDER WHICH PARCEL WAS CONVERTED	FILE UNDER WHICH PARCEL WAS CREATED	TOTAL NON- BUILDABLE PARCEL AREA	PARCEL.
_	OR LOTS	0.52	F-04-42	F-03-40	0.52	Α
	S.F. LOTS	0.43	F-04-42	F-03-40	0.43	В
	R/W (EMP.)	0.24	F-05-134	F-03-40	0.24	C
	R/W (EMP)	1.02	F-05-134	F-04-42	1.02	· D
	R/M (EMP.)	1.69	F-05-82	F-04-42	1.69	E
	O.R. LOTS/NON-BLD. PAR. 'H'	1.38	F-06-43 (PH. 5A)	F-05-81	1.38	F
	OR. LOTS	0.10	F-06-43 (PH. 5A)	F-05-81	O.lO	6
-	O.R. LOTS	0.23	F-06-161	F-06-43	0.23	H
	OR. LOTS, NON-BLD. PAR. 'Q'-'T', O.S. LOT, C.O.A.'s & R.M (O.R.)	18.31	F-I2-2I	F-08-54	18.31	1
_		12.72	F-04-47	F-08-54	12.72	J
	R/W (EMP.)	0.32		F-08-54	0.32	K
1.49	<u> </u>			F-09-97	1.49	L
<u> </u>	NON-BUILD. PAR. 'O' & PRIV. ALLEY	0.03	F-10-61	F-10-46	0.03	М
	S.F. LOTS	0.75	F-II-27	F-10-61	0.75	N
	S.F. LOTS	0.63	F-II-27	F-10-61	0.63	0
0.54	<u> </u>			F-12-15	0.54	₽
0.63		` `		F-12-21	0.63	Q
0.25	-	_	1	F-I2-2I	0.25	R
0.44	and the second s		_	F-12-21	0.44	5
	· 	4.00	F-13-03	F-12-21	9.00	т
13.01		_		F-I2-I5	13.0I	C-27
0.73	ti-unit		· —	F-13-03	0.73	U
356			 ,	F-13-03	3.56	٧
75.79				F-13-03	75.79	M

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS With 2. aull. Chief, Bureau of Highways 📉 🚜

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Chief. Division of Land Development

MUNICIMUM

Chief, Development Engineering Division 🕻

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

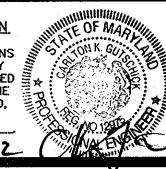
GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS. LANDSCAPE ARCHITECTS

PREPARED FOR: MAPLE LAWN FARMS 1, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT

BY APP'R.

410-484-8400

PROFESSIONAL CERTIFICATION 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, 2014 10-19-12

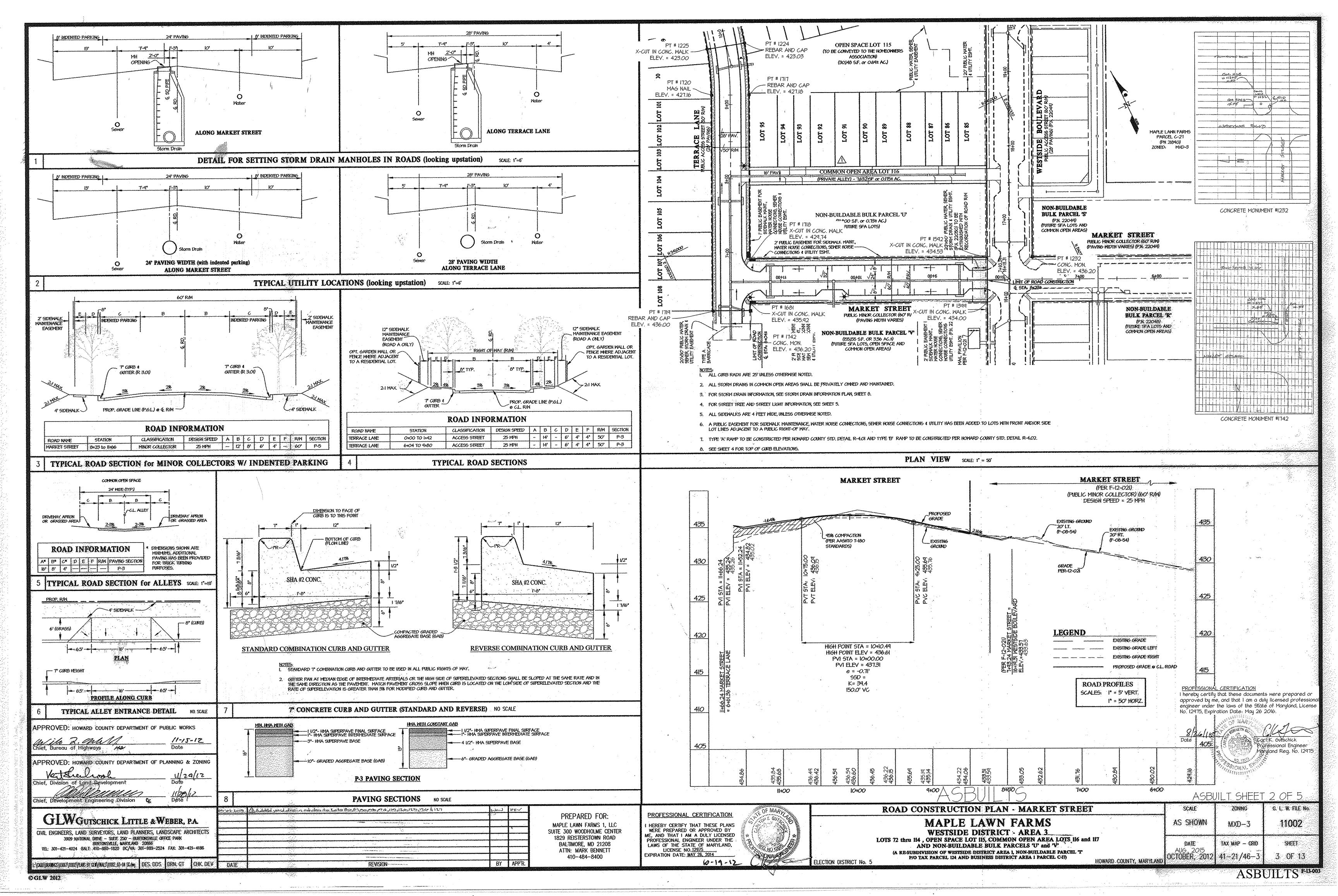


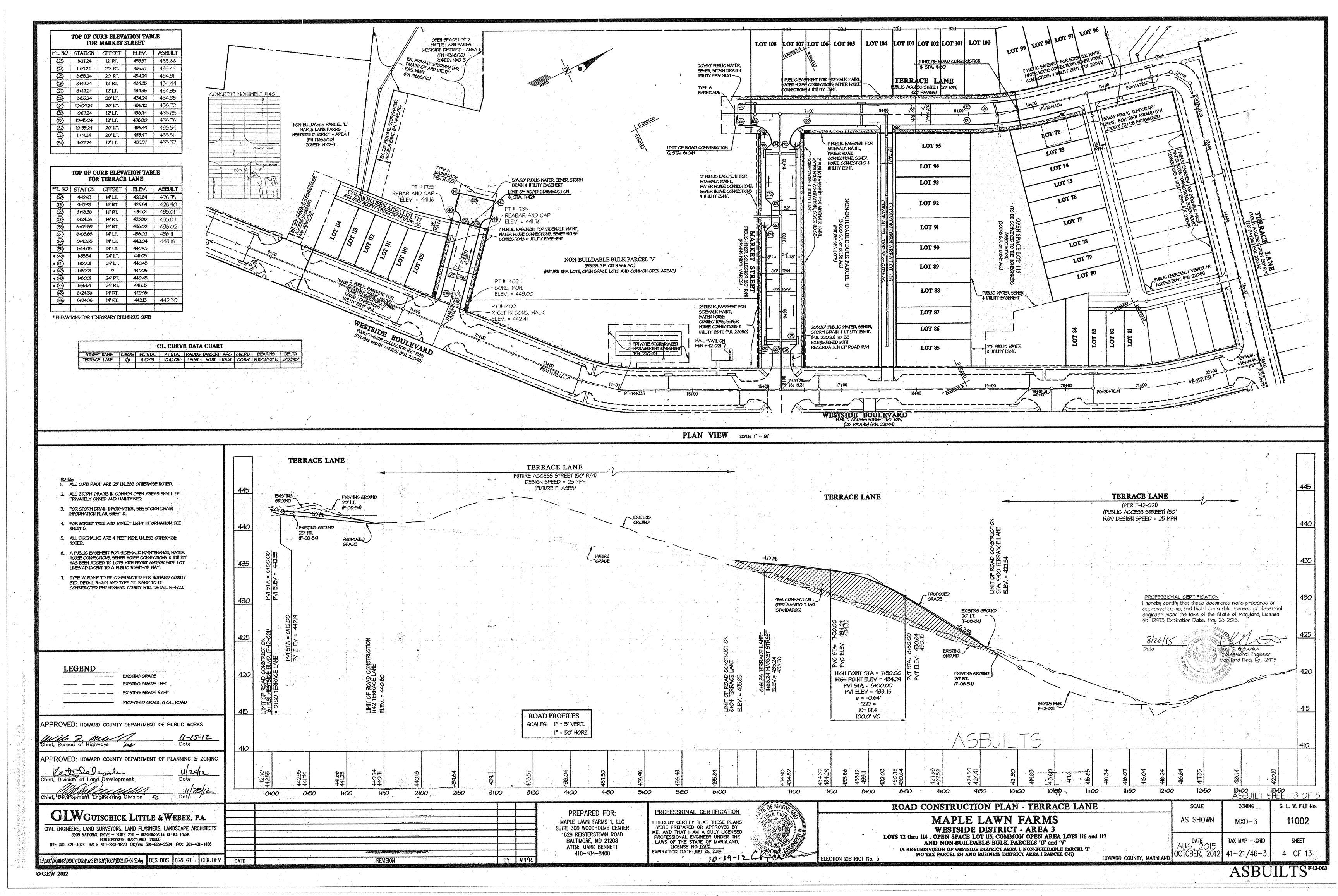
ELECTION DISTRICT No. 5

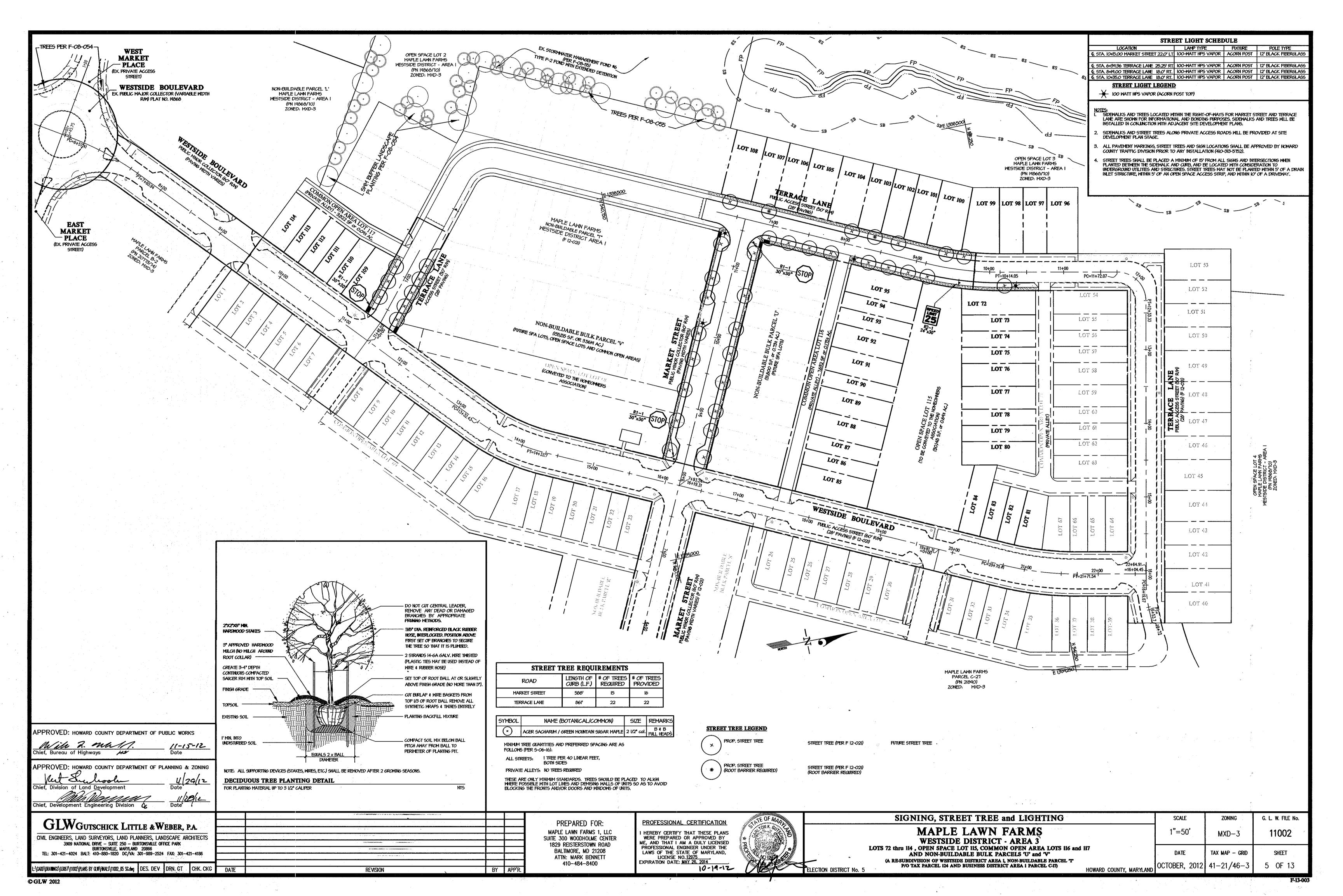
OVERALL PROJECT CRITERIA AND INFORMATION G. L. W. FILE No. MAPLE LAWN FARMS NO SCALE MXD-3**WESTSIDE DISTRICT - AREA 3** LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS "U" and "V" (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA L NON-BUILDABLE PARCEL T OCTOBER, 2012 41-21/46-3 P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA I PARCEL C-17)

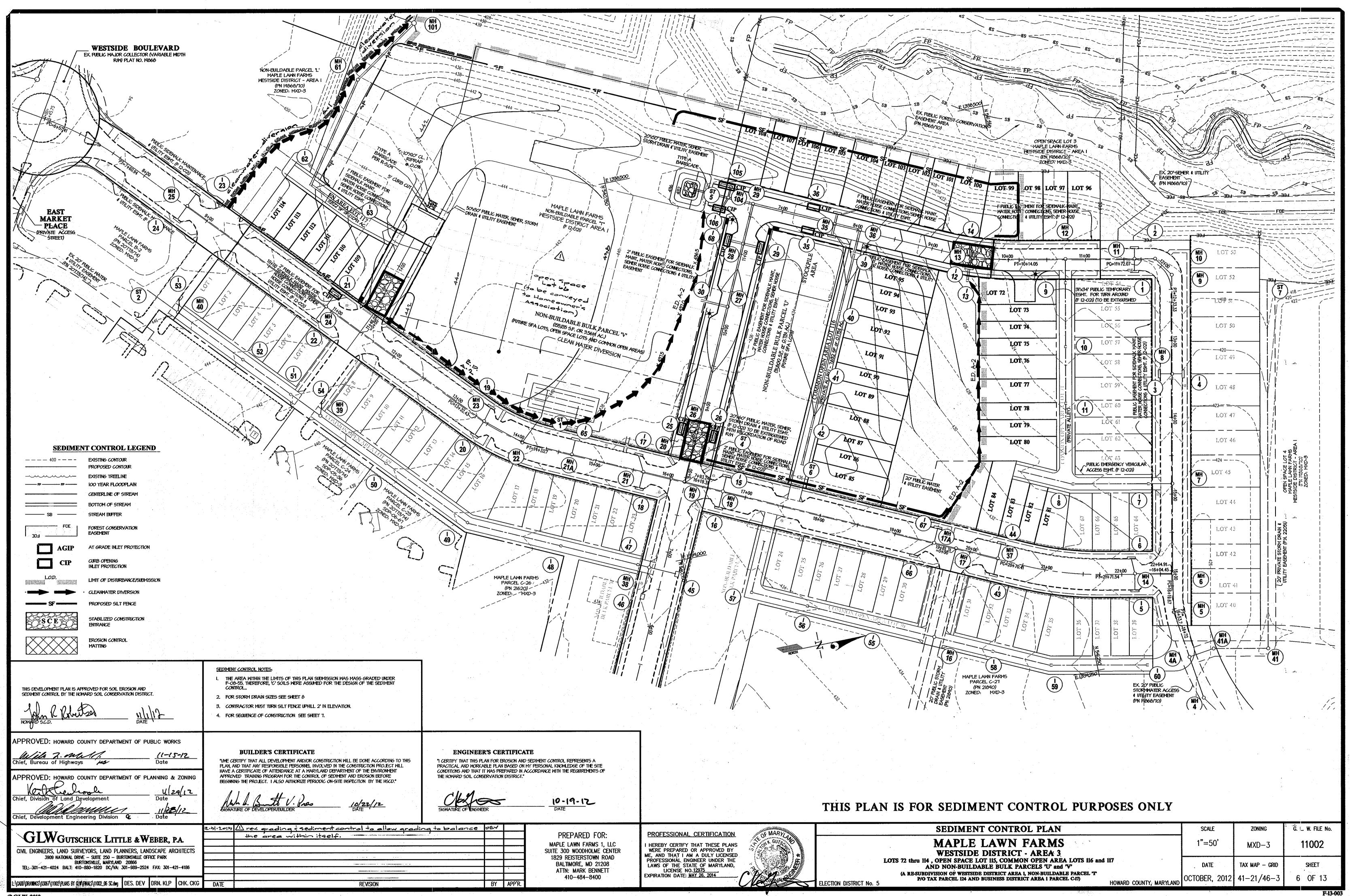
HOWARD COUNTY, MARYLAND

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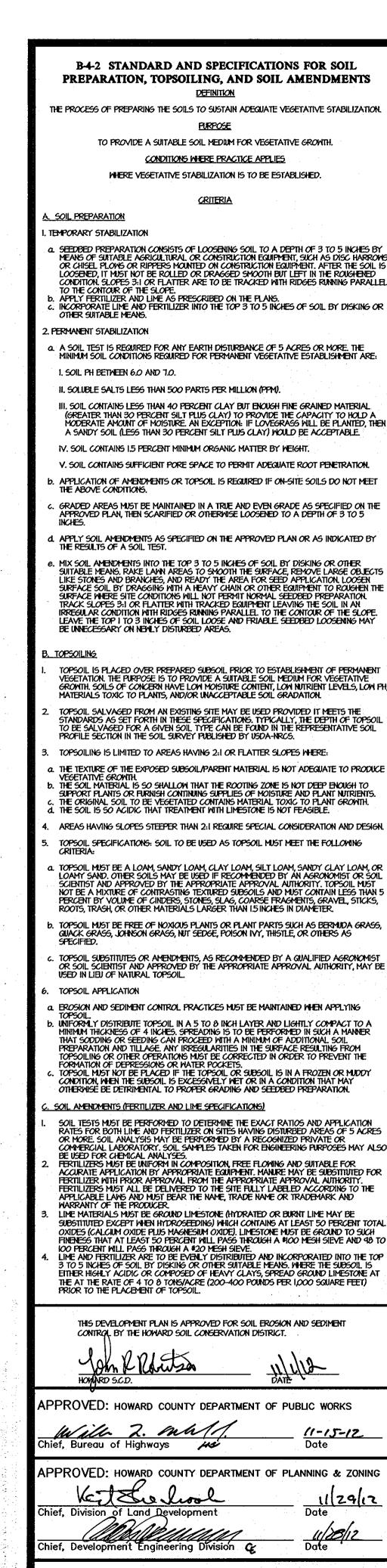








A. SOIL PREPARATION I. Temporary Stabilization . PERMANENT STABILIZATION 1. SOIL PH BETWEEN 6.0 AND 7.0. USED IN LIEU OF NATURAL TOPSOIL. TOPSOIL APPLICATION MARRANTY OF THE PRODUCER. PRIOR TO THE PLACEMENT OF TOPSOIL. Will Z. mh/ Chief. Bureau of Highways



B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LET'T IN THE ROUGHENED 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. C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE. II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET 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 APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS, RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION, LOOSEN FACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN TH SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN LEAVE THE TOP I TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY 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 P MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. 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 b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DIEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. 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 NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS,), trash, or other materials larger than 1.5 inches in diameter. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE L EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A

<u>B. MULCHING</u> MULCH MATERIALS (IN ORDER OF PREFERENCE)

HYDRATED LIME WHEN HYDROSEEDING.

MUST BE FIRM AFTER PLANTING

SEED AND FERTILIZER).

HALF THE SEEDING RATE IN EACH DIRECTION.

PER ACRE: K20 (POTASSIUM), 200 POUNDS PER ACRE.

a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CED. DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. . WOOD CELLULOSE FIBER MULCH (MCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE

B-4-3 STANDARDS AND SPECIFICATIONS FOR

SEEDING and MULCHING

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA

NOT UNDER ACTIVE GRADING.

a. All seed must meet the requirements of the maryland state seed law

LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS

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

MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAMS.

CINOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED

SPECIFICALLY FOR THE SPECIES, INOCULANTS MUST NOT BE USED LATER THA

POSSIBLE UNTIL USED. TEMPERATURES ABOVE TO 80 DEGREES FAHRENHEIT

. Sod or seed must not be placed on soil which has been treated with

DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAS

INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.I, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.

A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A

CHYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES

I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION

RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER

ACRE TOTAL OF SOLUBLE NITROGEN, P205 (PHOSPHOROUS), 200 POUNDS

II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE

MAY BE APPLIED BY HYDROSEFDING), NORMALLY, NOT MORE THAN 2 TONG

III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOU

IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR

). DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND

APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPL

HALF THE SEEDING RATE IN EACH DIRECTION, ROLL THE SEEDED AREA WITH

FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED

APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY

soil sterilants or chemicals used for weed control until sufficient TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC

ON THE PACKAGE, USE FOUR TIMES THE RECOMMENDED RATE WHEN

CAN MEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.

THE DATE INDICATED ON THE CONTAINER, ADD FRESH INOCULANTS AS DIRECTED

PROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS

ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED

SEED AND SEEDING RATE

MMEDIATELY PRECEDING THE DATE OF SOMING SUCH MATERIAL ON ANY

CONSTRUCTION

- THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL. INSPECTION OF THE UNIFORMLY SPREAD SLURRY. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. WOFM 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 SEE FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY, THE MULCH MATERIAL MIST FORM A BLOTTER-LIKE GROUND COVER ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. IV. WICHM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
- V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY IO MILLIMETERS, DIAMETER APPROXIMATELY I 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 2. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

BUILDER'S CERTIFICATE

AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCO."

D. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 25 TONS PER ACRE. c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE, MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONG OF WATER.

a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER, THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF

. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO PLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY, IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR. II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW, APPLY THE

FIBER BINDER AT A NET DRY WEIGHT OF 150 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II. TERRA MANUFACTURER, APPLICATION OF LIQUID

BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MU CH SUCH AS IN VALLEYS AND ON CRESTS OF BANKS, USE OF ASPHALT BINDERS

IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS, NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE

ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN

MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR

THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO

THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS

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.

- SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.I FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES. SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN and completed, then table b.I plus fertilizer and lime rates must be put on
- FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY
- WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.J.B. AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

	HARDINESS I SEED MIXTUR				FERTILIZER RATE	LIME RATE
No.	"SPECIES	APPLICATION RATE (lb/gc.)	SEEDING Dates	SEEDING DEPTHS	(10-10-10)	LIME WATE
1	ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15		436 lb./ac.	2 tons/ac. (90 lb./
2	PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1,000 sf)	1,000 sf)

SEDIMENT CONTROL NOTES

A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410)

ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "201 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A. 3 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO I VERTICAL (3:1): AND

PROJECT SITE NOT UNDER ACTIVE GRADING. ALL SEDIMENT TRAPS/BASING SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 1, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

B. 7 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE

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 PERMANEN SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. B). TEMPORARY STABILIZATION, WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT O

ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE 9.00± ac area disturbed : 5.12± ac. AREA TO BE ROOFED OR PAVED : 4.21± oc AREA TO BE VEGETATIVELY STABILIZED TOTAL CUT ىرى 2000 دىر TOTAL FILL 2*0*00 сц. OFF-SITE WASTE/BORROW AREA LOCATION : N/A

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 DPW 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 PERIMETER EROSION AND SEDIMENT CONTROLS, 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 WITHIN I WORKING DAY, WHICHEVER IS SHORTER.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

TO PREVENT BLOWING 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 MILCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.

TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLONG SPACED ABOUT 12 INCHES APART, 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 MOIST, REPEAT AS NEEDED.

THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

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

10-17-12

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER

ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 -CRITICAL AREA PLANTING.
- FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. d. For areas receiving Low Maintenance, apply urea form Fertilizer (46-0-0) at 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

- a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
- b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE
 - KENTUCKY BLUEGRAGS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE RECOMMENDED CERTIFIED KENTICKY BLUEGRASS (JULIVARS) SEEDING RATE: 15 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 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 PRONE areas and/or for areas receiving Low to medium management in full sun to RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 45 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS O TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE
- V. KENTUCKY BLUEGRAGG/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRAGG LAWNS, FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRAGS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 10 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TUREGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSIT OF MARYLAND PUBLICATION, AGRONOMY MEMO #TT, "TURFGRASS CULTIVAR

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

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A) ENTRAL MD: MARCH I TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) OUTHERN MD, EASTERN SHORE: MARCH I TO MAY 15, AUGUST 15 TO OCTOBER 15

TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO I INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

	ARDINESS ZONE: 6b EED MIXTURE: #8 (Tall Fescue)				FERTILIZER	
No.	SPECIES	APPLICATION RATE	SEEDING Dates	SEEDING DEPTHS	RATE (102020)	LIME RATE
8	*Certified Tall Fescue blend : Equal amounts of Falcon IV, Penn 1901 & Rebel Exeda	6–8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.

* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

. GENERAL SPECIFICATIONS a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 inch. At the time of cutting, measurement for thickness must exclude top growth

AND THATCH, BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVEL) DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR

SOIL SCIENTIST PRIOR TO ITS INSTALLATION. 2. SOD INSTALLATION

 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 IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS, ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

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 HE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN

3. SOD MAINTENANCE

- a. IN THE ADSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES, WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. D. AFTER THE FIRST WEEK, SOID WATERING IS REQUIRED AS NECESSARY TO MAINTAIN
- DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF AUST BE REMOVED BY THE INITIAL CUTTING OR SUBSECUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

DETAIL C-1 EARTH DIKE o - DRCE HEIGHT 18 IN MIN. 30 IN MIN. *** b - DIKE WIDTH 24 IN MIN. 36 IN MIN.

C - FLOW WOTH 4 FT MIN. 6 FT MIN. d - FLOW DEPTH 12 IN MIN. 24 IN MIN.

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WATER MANAGEMENT ADMINISTRATION

SEED WITH STRAW MULCH AND TACK (NOT ALLONED FOR CLEAR WATER

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PLAN VIEW

A-2/B-2 SEED WITH SOIL STABILIZATION MATTING OR LINE WITH SOO. 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MINIMUM OF 7 INCHES AND FLUSH WITH GROUND. A-3/8-3 ONSTRUCTION SPECIFICATION: REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF EARTHORIE.

EXCAVATE OR SHAPE EARTH DIKE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED. BANK PROJECTIONS OR OTHER IRREGULARITIES ARE NOT ALLOWED. CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE ORANAGE.

. PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN STABILIZE EARTH DIKE WITHIN THREE DAYS OF INSTALLATION. STABILIZE FLOW CHANNEL FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.

. Upon removal of Earth Dire, grade area flush with existing ground. Within 24 hours or removal stabilize disturbed area with topsor, seed, and milich, or as specified on

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

ENTRANCE PROFILE PLAN MEW

. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OWER THE ENTRIE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINCLE RESIDENCE LOT), USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT TI EASTING ROAD TO PROVIDE A TURNING RADIUS. 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRAINCE, MAINTAINING POSTITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BEBM WITH 5:1 SLOPES AND A MINIMAIN OF 12 INCHES OF STONE OVER THE PIPE PROVIDE PIPE A SPECIFIED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINA TO CONNEY, A PIPE IS NOT NECESSARY, A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A MICH SPOT.

PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS

5. MAINTAIN ENTRANCE IN A CONDITION THAT IMPRINZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MICHITABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACULUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MILD TRACKED ONTO PAREMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTRO

U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT MATERIAL RESOURCES CONSERVATION SERVICE 2011

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE 2011 WATER MANAGEMENT OF ENAROMEENT ADMINISTRATION

DETAIL E-9-3 CURB INLET PROTECTION

_2 H x 4 H WDR

. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS

DETAIL E-1 SILT FENCE

CENTER TO CENTER

WOVEN SLIT FILM ---

HAIL THE 2x4 WER TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).

ATTACH A CONTINUOUS PIECE OF K_i BHCH CALVANIZED HARDWARE CLOTH, WITH A MINIMAL WIDTH OF 30 BICHES AND A MINIMALM LENGTH OF 4 FEET LONGER THAN THE BIROAT OPENING, TO THE 2x4 MER, EXTENDING IT 2 FEET BETWIND THROAT ON EACH SIDE.

. Place a continuous piece of nontwoven geotextile of the same dimensions as the hardware cloth over the hardware cloth and securely attach to the 2x4 weir.

AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET

I DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED ENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOCGING. I PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS ED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

ELEVATION

2011

. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2:4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP, AND HOLD IN PLACE BY SANDRAGS OR OTHER APPROVED ANCHORING METHOD

INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENIN

ISOMETRIC

USE NOMINAL 2 INCH x 4 INCH LUMBER

CONSTRUCTION SPECIFICATIONS

2 N x 4 N WER-

SECTION_A-A

>----SF-----

36 IN MIN. FENCE POST LENGTH DRIVEN MIN. 16 IN INTO GROUND

FENCE POST 18 IN MIN.

TIS IN MIN. HEIGHT OF WOVEN SUT FILM GEOTEXTILE

6 FT MAX SPACING OF % TO 1% STONE TO

2 H x 4 IN ANCHORS,

DETAIL E-9-2 AT-GRADE INLET PROTECTION 一张 TO 1法 IN STONE _ % TO 1½ IN STOR CONSTRUCTION SPECIFICATION

USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS, SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE. LET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOCGING, IF IN DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEX MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

2011 MARYLAND DEPARTMENT OF ENARCHMEN
WATER MANAGEMENT ADMINISTRATION

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DETAIL E-1 SILT FENCE Use wood posts 1% x 1% \pm χ_0 inch (minimum) square cut of sound quality hardwood. As an alternative to wooden post use standard " τ'' or " τ'' section steel posts weighing not less than 1 pound per linear foot. USE 36 INCH MIRIMUM POSTS DRIVEN 16 INCH MIRIMUM INTO GROUND NO MORE THAN 6 FEET APAR USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILI SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND PROMDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE RISPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. . EXTEND BOTH ENDS OF THE SLT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SLT FENCE.

DEPARTMENT OF ACROUNTIRE 2011 MARYLAND DEPARTMENT OF ENARONMENT DEPARTMENT OF ENARONMENT MATER MANAGEMENT ADMRSTRATION

SEOUENCE OF CONSTRUCTION

OBTAIN GRADING PERMIT AND ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. (I DAY)

2. CONTRACTOR IS TO INSPECT THE SEDIMENT BASIN #3 CONSTRUCTED UNDER F 08-55 AND MAKE THE NECESSARY REPAIRS TO THE FACILITY. (2 WEEKS)

WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE AND CLEAN WATER DIVERSION AS SHOWN ON THESE PLANS. (2 WEEKS)

. CONSTRUCT STORM DRAIN RUNS ST-4 TO MH-26 AND DEPRESSION AT ST-5. STONE IS TO BE PLACED AT THE INVERT OF THE DEPRESSION. CONTRACTOR IS TO INSTALL THE INLET PROTECTION AS SHOWN ON SHEET 6 TO PREVENT SEDIMENT LADEN RUNOFF FROM GETTING TO THE FACILITY CONSTRUCTED UNDER F 05-112 WHICH HAS ALREADY BEEN CONVERTED TO A POND AND CAN NO LONGER BE USED AS A BASIN. (I MONTH)

5. WITH THE PERMISSION OF THE INSPECTOR, CONTRACTOR MAY BEGIN INSTALLING THE CLEANWATER DIVERSION THAT DRAINS TO THE LOCAL DEPRESSION AT ST-5. CONSTRUCTION MUST BEGIN FROM THE DOWNHILL END AND POSITIVE DRAINAGE MUST BE MAINTAINED ALONG THE EARTH DIKE. (I WEEK)

6. INSTALL THE REMAINDER OF THE STORM DRAINS. AS STATED IN ITEM NO. 3, CONTRACTOR MUST INSTALL INLET PROTECTION AS SHOWN ON SHEET 6. (I MONTH)

7. INSTALL THE REMAINDER OF THE WATER AND SEMER PER THE CONSTRUCTION PLANS. (I MONTH)

8. INSTALL THE CURB AND GUTTER, SIDEWALKS, AND BASE PAVING. (I MONTH)

9. FINE GRADE SITE AND STABILIZE DISTURBED AREAS. (2 WEEKS)

IO. ONCE AREAS DRAINING TO A PARTICULAR SEDIMENT CONTROL DEVICE HAVE BEEN STABILIZED AND PERMISSION HAS BEEN OBTAINED FROM THE SEDIMENT CONTROL INSPECTOR, DEVICES CAN BE REMOVED. ANY DISTURBANCE CAUSED BY THEIR REMOVAL MUST BE STABILIZED IMMEDIATELY. (2 WEEKS)

II. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, FLUSH THE STORM DRAIN SYSTEM. (I DAY)

12. THE CONTRACTOR SHALL REMOVE ALL NON-NATURAL ITEMS (DEBRIS AND JUNK) FROM ALL SENSITIVE AREAS (FLOODPLAIN, FOREST, STREAMS, WETLANDS, AND BUFFERS) ON THE SITE AND STABILIZE. (I WEEK)

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

NO SCALE MXD-3TAX MAP - GRID OCTOBER, 2012 41-21/46-3 7 OF 13 HOWARD COUNTY, MARYLAND

ZONING

GLWGUTSCHICK LITTLE & WEBER, P.A.

11-15-12

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

:\CADO\DRAIMAS\03067\11002\PLANS BY QLIN\FINAS\11002_07 SC-DELding | DES. DEV | DRN. KLP | CHK. CKG | DATE BY APP'R. REVISION

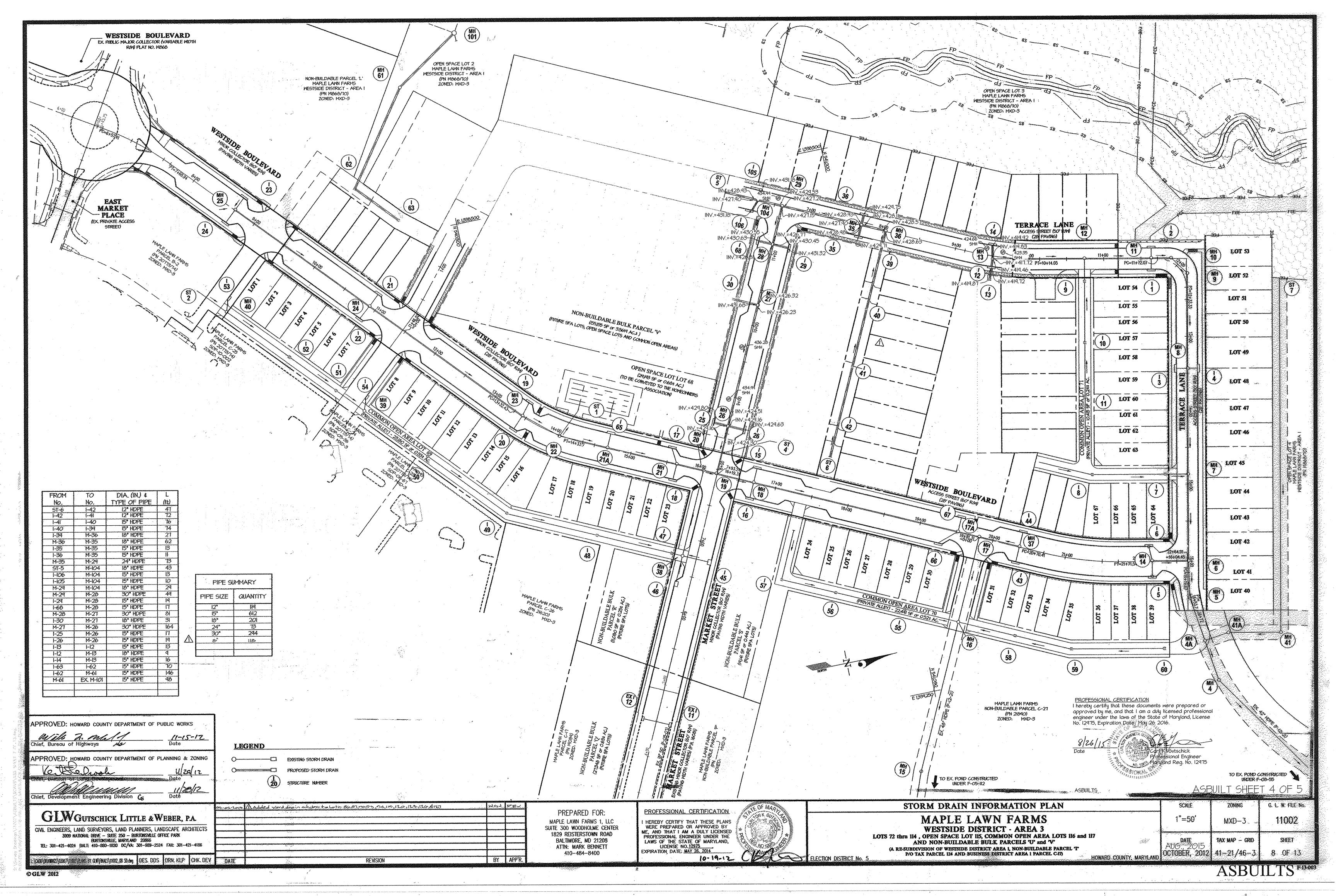
PREPARED FOR: MAPLE LAWN FARMS 1, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-404-8400

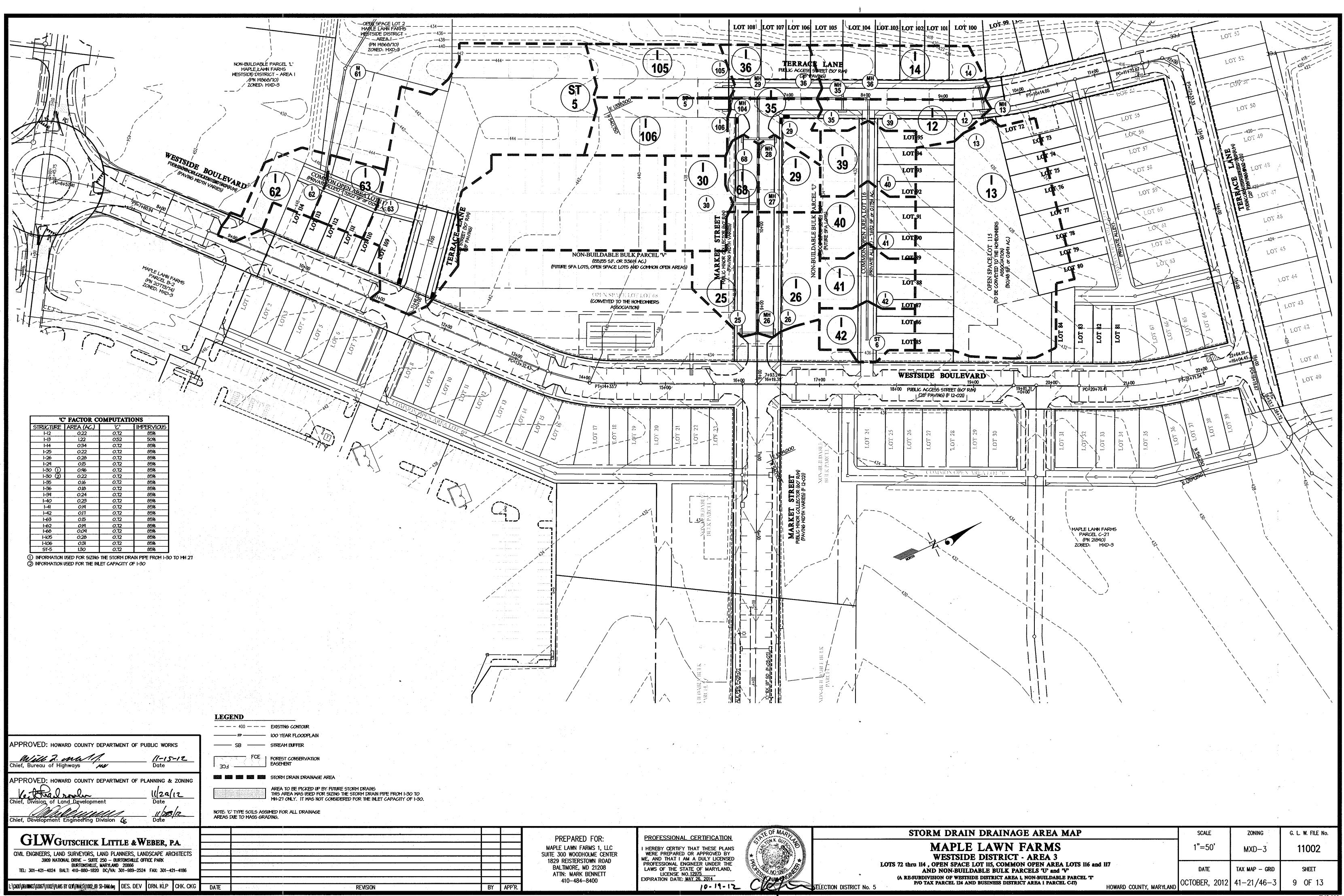
HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2014

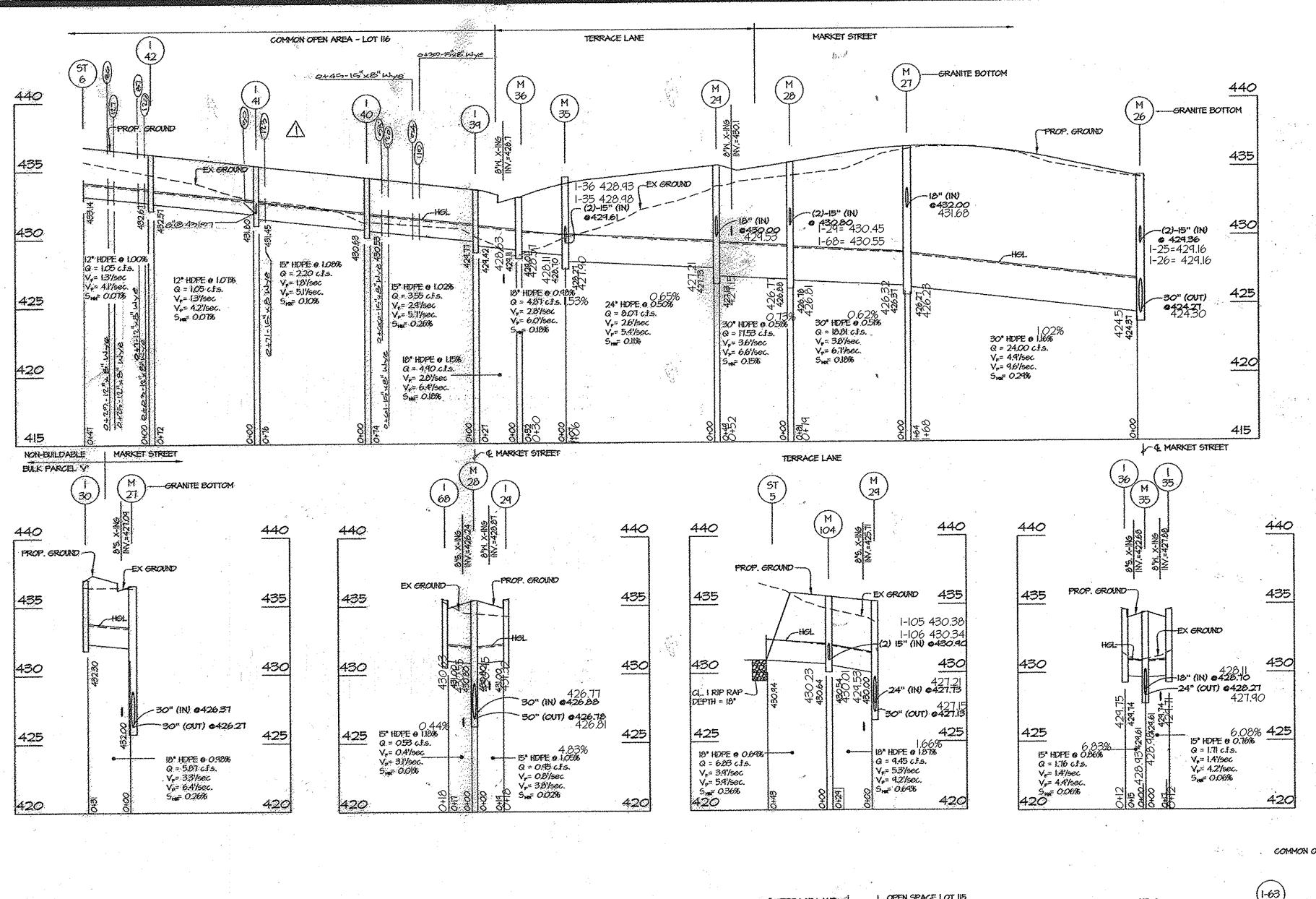
PROFESSIONAL CERTIFICATION

SEDIMENT CONTROL NOTES and DETAILS SCALE MAPLE LAWN FARMS **WESTSIDE DISTRICT - AREA 3** LOTS 72 thru 114. OPEN SPACE LOT 115. COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V' (A RESUBDIVISION OF WESTSIDE DISTRICT AREA I, NON-BUILDABLE PARCEL T P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17) ELECTION DISTRICT No. 5

G. L. W. FILE No.







					4	STRU	CTURE &	CHEDULE					
		MIDTH		TOP ELE		The sits now		INV		36 KI T	STD. DETAIL	LOCATIONS	REMARKS
NO	TYPE	(INSIDE)	PROPO UPPER	DSED LOWER	UPPER	LOWER	UPPER	POSED LOWER	UPPER	BUILT LOWER	ı.		, , , , , , , , , , , , , , , , , , , ,
I-12	A-IO INLET	2'-6"	424.88	424.18	424.76	424.07	<u> </u>	A19:67	419.87	419.72	HO. CO. 50 4.03	N 541,191 E 1,338,701	
1-I3	'S' INLET	2'-7.5"	423.8		:		-	420.05	Santa year y		HO, CO. SD 422	N 541,185 E 1,338,719	
- 4	A-IO INLET	2'-6"	425.02	424.33	425.18	424.42		419.99		419.92	HO. CO. 5D 4:03	N 541,98 E 1,338,675	
I-25	'S' INLET	2'-75"	434.52	434.29	434.46	434.36	-	429.55		429.80	110. CO. SD 422	N 540,784 E 1,338,834	
1-26	A-IO INLET	2'-6"	434.52	434.29	434.50	434.24		429.55		429.63	HO. CO. 5D 4.03	N 540,821 E 1,338,851	
1-29	A-IO INLET	2'-6"	435.65	435,47	434.67	434.49		431.00		431.32	HO. CO. 5D 4.03	N 540929 E 1338622	
1-30	'S' INLET	2'-75°	432.30	***			* _ -	432.30			HO. 60, 50 4.22	N 540,843 E 1,338,675	
-35	A-10 INLET	2'-6"	434.65	434.54	434.17	434.00	_	429.74		429.71	HO. CO. SD 4.03	N 540,996 E 1,338,612	
1-36	A-10 INLET	2'-6"	434.65	434.54	434.20	434.0I	_	429.74		429.75	HO. CO, SD 4.03	N 541,006 E 1,338,586	
1-34	'S' INLET	2'-7.5"	433.50	*********		.	429.77	429,42			HO. CO. 5D 4:22	N 541,048 E 1338)654	
1-40	S' INLET	2'-75"	434.41	***************************************			430.63	43053			HO. GO. 5D 4.22	N 541,015 E 1,338,725	
1-41	'S' INLET	2'-75"	435.32		<u> </u>		431.80	431.45			HO. CO. 5D 4.22	N 540,981 E 1,338,798	
1-42	'S' INLET	2'-75"	436.19				432.67	43257			HO: CO, SD 4:22	N 540,948 E 1,338,867	
1-62	S' INLET	2'-75"	446.17				440.05	439.95	4		HO. CO. SD 4.03	N 540376 E 1338,425	
I-63	S' INLET	2'-75"	443.49				-	440.75			HO. CO. 9D 422	N 540,425 E 1,338,479	
1-68	A-IO INLET	2'-6"	435.65	435.47	435.67	434.49		431.00		430.63	HO. CO. SD 4.03	N 540,643 E 1,338,605	
1-105	A-10 INLET	2'-6"	435.92	435.75	435.91	435.77		431.04		431.18	SHA MD 374.62	N 540404 E 1,338,531	
1-106	A-IO INLET	2'-6*	435.92	435.80	435.96	435.94		431.07		431.18	HO. CO. SD 4.03	N 540,889 E 1,338,561	
								·					
M-13	STANDARD MANHOLE	4'-0"	424.22		424.19		419.83	417.84	419.79	417.72	HO. CO. 6-5.12	N 541,195 E 1,338,692	
M-26	STANDARD MANHOLE	5'-0"	434.28		434.27		429.36	424.27	429.16	424.30	HO. CO. 6-5.13	N 540802 E 1338842	
M-21	STANDARD MANHOLE	5'-O"	436.55	Angele processor and the second and	436.41		432.00	426.27	431.68	426.23	HO. CO. 6-5.13	N 540/014 E 1338/640	
M-28	STANDARD MANHOLE	5'-0"	435.49		435.52		430.80	426,18	430.55	426.77	HO. CO. 6-513	N 540/AIO E 1,338/613	
M-29	STANDARD MANHOLE	5'-0"	435.22		435.12		430.00	421.13	429.53	427.15	110. CO. G- 513	N 540933 E 1338565	
M-35	STANDARD MANHOLE	4'-0"	434.39		433.97		429.61	428.27	428.98	427.90	но. со. 6-512	N 541,003 E 1,338,548	
M-36	STANDARD MANHOLE	4'-0"	432.45	**************	432.88		429.11	429.01	428.63	428.57	110, со. 6-5.12	N 541,062 E 1,338,626	
M-61	STANDARD MANHOLE	4'-0"	440.32		÷		436.56	436.46			HO, CO. 6-5.12	N 540/463 E 1,338/303	
M-104	STANDARD MANHOLE	4'-0"	435.57				430.90	430.54			HO. CO. 6-5.12	N 540908 E 1338551	

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.

* ALL 'S' INLETS SHALL UTILIZE BICYCLE SAFE GRATES (EAST JORDAN IRON WORKS, OR APPROVED EQUAL NOTE: ALL WATER AND SEMER CROSSINGS SHOWN ARE PER CONTRACT: 24-4498 D

SIZE	TYPE	QUANTITY (LE)	REMARKS
12*	HDPE	118	
15°	HDPE	620	
18"	HDPE	201	
24"	HOPE	13	
30°	HOPE	244	
8"	HUPE	l lie	

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or Hi-Q by Hancor or an approved equal.

Trench bedding to be provided per Howard County Detail 6 2.01, "Trench for P.V.C. pipe and H.D.P.E."

 \triangle

	LNV OF	AN ZEHPTE	INVEHORE
LOTHO.	MANLINE	@ MAIN	CPROPUNE
. (20)	432-57	422,03	492.87
(B)	437.75	ANT O	4355,19
		49/07	437.17
63	470.44	430 17	43090
(P)	430.20	B2057	42,076
(G)	430.17	43×346	470.70
(2)	AnoAo	A2000	Anom
(12)	431.40	4731/60	423.277
(na)	47770	4-263	4331

Note: All yord drains are 8 Hope run@ 2 od/unless

		. COMMON OPEN AREA - LOT IIT OPEN SPACE LOT 2
440 EX GROUND ST HDPE # 134% Q = 1.74 cfs. V, = 14/sec. Swf 0.06% 430 EX GROUND 440 440 440 440 440 440 440 4	## ## ## ## ## ## ## ## ## ## ## ## ##	ANE - GPEN SPACE LOT IRS 450 160 160 160 160 160 160 160 1
PROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		See 0.3986 1. 1

BY APP'R.

REVISION

hief, Development Engineering Division CE. Date

GLWGutschick Little & Weber, PA.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS:
3909 NATIONAL DRIVE - SURE 250 - BURIONSVILE OFFICE PARK.
BURIONSVILE, MARYLAND 20866

TEL: 301-421-4024 BALE 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L'ADDYRAMES (DUST) (1907) PLANS BY QUE (1902) 1902 (1902) 1903 - FROE (1904) DES. DDS | DRN. DDS | CHK. DEV | DATE

PREPARED FOR:

MAPLE LAWN FARMS 1, LLC
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

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, 2012

ATION
HESE
OR
I AM A
NAL
OF THE

2

ELECTION DISTRICT No. 5

STORM DRAIN PROFILES

MAPLE LAWN FARM

WESTSIDE DISTRICT - AREA 3
LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
(A RESUBDIVISION OF WESTSIDE DISTRICT AREA I, NON-BUILDABLE PARCEL 'T'
P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA I PARCEL CIT)

SCALE ZONING G.L.W. FILE No. 1" = 50" (H) MXD-3 11002 1" = 5" (V) MXD-3 11002 117

DATE TAX MAP - GRID SHEET AUG 2015 OCTOBER, 2012 41-21/46-3 10 OF 13

OOLW 2018

ASBUILIS

