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 COMPREHENSIVE ZONING PLAN DATED OCTOBER 6, 2013
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-995M. ZB-1039M, PB-353, PB-378, WP-01-111, WP-03-02, WP-03-120, F-12-29, F-12-30., F-13-007, F-13-008, F-14-038, P-02-12, P-11-02 & P-14-001.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS MAINERS HAVE BEEN APPROVED.
- 4. THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE LIMIT OF SUBMISSION.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC ROADS AND PRIVATE ALLEYS. THEY HAVE BEEN
- GROSS SITE AREA FOR PHASES I THROUGH IC. AREA OF OPEN SPACE AREA OF 100 YR FLOODPLAIN. AREA OF ROADWAY (PUBLIC): AREA OF RESIDENTIAL LOTS AREA OF OR LOTS/PARCELS AREA OF SED LOTS:.... 16.41 ACRES TOTAL UNITS (PER 5-06-16 ALLOCATIONS): TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): AREA OF NON-BUILDABLE PARCELS NO. NON-BUILDABLE PARCELS
- MINIMUM OPEN SPACE FOR THE PROJECT IS 35% TOTAL OPEN SPACE REQUIRED: 8.40 ac. TOTAL OPEN SPACE PROVIDED: 5.02 ac. RECREATIONAL OPEN SPACE REQUIRED:

(SEE CHART - SHEET 2)

IO. THE 80 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS: 35 UNITS FROM THE WESTSIDE DISTRICT - AREA 5 (F 14-069) 45 UNITS FROM THE GARDEN DISTRICT - AREA 2 (F 14-118)

RECREATIONAL OPEN SPACE PROVIDED: 0.00 ac.

- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS MASS GRADED UNDER F 13-008. THEREFORE, 'C' SOILS WERE ASSUMED FOR THE DESIGN.
- 12. CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1997 BY 3DI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & MEBER, P. A. AND BASED ON F-13-008. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- WETLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF OF ENGINEERS UNDER JD 63787-3 ON 05/14/98. IMPACTS TO WETLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY MDE PERMIT
- 14. THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-02-12 AND P-11-02.
- 15. HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 4IEA.
- 16. EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- 17. FUBLIC WATER AND SEVER TO BE UTILIZED: EXISTING WATER CONTRACT NUMBER:
- 24-4785-D AND 24-4786-D EXISTING SEWER CONTRACT NUMBERS: 24-4785-D AND 24-4786-D
- 18. TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S 06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- 19. PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 15' BUFFER). ALL USES ADJOINING AN INTERMITTENT
- 20 STORMWATER MANAGEMENT FOR BOTH WHATTY AND WIANTITY FOR THE INFRASTRICTURE ANDRESIDENTIAL 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 RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN FUTURE OPEN SPACE LOTS 109 AND 110. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER 5-01-17 PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, S-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. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- 22. 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 ENINCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDP HAVE BEEN
- 23. 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 IOO YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-02-54, WP-03-02, AND WP-03-120.
- 24. OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- 25. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-995M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, 5-01-17) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, 5-06-16) AND THE DPZ APFO RE-PHASING LETTER DATED JULY 8, 2008.
- 26. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-17, S-06-16, PB-353, AND PB-378.
- 27. THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB495M.
- 28. A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR 5 '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, 2001).
- 29. THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- 30, FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S 01-17, AND S-06-16.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

GLWGUTSCHICK LITTLE & WEBER, P.A

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL ORIVE - SUITE 250 - BURTONSWILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-860-1620 DC/VA: 301-989-2524 FAX: 301-421-4186

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T. Bureau of Highways 🛚 🦇

Division of Land Development

hief, Development Engineering Division

CONSTRUCTION PLANS MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2

LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, and COMMON OPEN AREA LOT 162

GENERAL NOTES (cont.)

- 31. THE ORIGINAL FOREST CONSERVATION OBLIGATION THAT WAS ESTIMATED FOR ALL OF MAPLE LAWN PARMS HAS BEEN PULFILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER P-12-002 AND SUBSEQUENT PLATS.
- 32. 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.
- 33. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND IL IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MOE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATVE WAIVER PROCESS, WAS GRANTED A WAIVER ON APRIL 26, 2011. 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 WILESS ALL OF THE STORMMATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- 34. 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.
- 35. ALL PRIVATE UTILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S
- 36. 23 OVERFLOW PARKING SPACES ARE REGUIRED. 12 INDENTED PARKING SPACES HAVE BEEN PROVIDED, AS WELL AS 35 ON STREET SPACES. DETERMINATION OF ON STREET PARKING LIMITS PROVIDED 25' SEPARATION FROM FIRE HYDRANTS AND ADEQUATE CLEARANCE FOR TURNING MOVEMENTS OF EMERGENCY VEHICLES.
- 37. PRIOR TO THE COMMENCEMENT OF MASS GRADING OPERATIONS, THE WELL MUST BE SEALED AND THE SEPTIC SYSTEM MUST BE PROPERLY ABANDONED AT THE STRIKTURE IDENTIFIED AS 7451 CHERRY TREE DRIVE. THE APPROPRIATE DOCUMENTATION FOR EACH MUST BE RECEIVED BY THE HEALTH DEPARTMENT FOR APPROVAL.

ON MAY 2, 2001, MP-OI-III WAS GRANTED FOR THE FOLLOWING:

 ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.119(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES. RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC RIM'S AS IN 16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

<u>MP-03-02</u> ON OCT. 11,2002, WP-03-02 WAS GRANTED TO ALLOW

GRADING WITHIN THE 15' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (MAIVER FROM SECTION 16.116 (A)(2)(11) AND SECTION 16.115 (C)(2) RESPECTIVELY. ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT

RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NFIGHBORHOOD DESIGN (WAIVER FROM SECTION 16.119 (E)(5). THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MOE AND DNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.

P.N. 3823 LOT 5 PARCEL II3 | SPACE 121 N/F PROPER FLAMEWOOD LOT 10 Lorg PEPCO RW RESERVOIR HIGH SCHOOL THE BOARD OF EDUCATION MLF, WESTSIDE DISTRICT ZONED: RR-MXD OPEN SPACE N 542,000 P.N. 19869

SHEET INDEX

LOCATION PLAN

SCALE: 1" = 400'

I - COVER SHEET 2 - OVERALL PROJECT CRITERIA AND INFORMATION ●3 - ROAD CONSTRUCTION PLAN

4 - ROAD CONSTRUCTION PROFILE - FEDERAL STREET 5 - ROAD CONSTRUCTION PROFILE - FEDERAL STREET 6 - ROAD CONSTRUCTION DETAILS

- SIGNING, STREET TREE and LIGHTING PLAN 8 - DRAINAGE AREA MAP 9 - DRAINAGE AREA MAP DIO- STORM DRAIN PROFILES
- II STORM DRAIN PROFILES 2- SEDIMENT CONTROL and GRADING PLAN 13 - SEDIMENT CONTROL and GRADING PLAN
- 14 SEDIMENT CONTOL NOTES and DETAILS 15 - LANDSCAPE PLAN

No. 12975, Expiration Date: May 26 2020. Professional Engineer

I hereby certify that these documents were prepared or

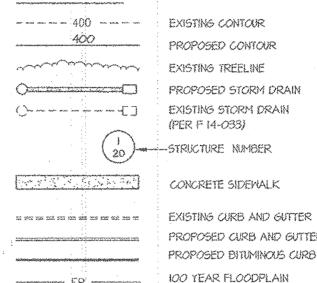
approved by me, and that I am a duly licensed professional

engineer under the laws of the State of Maryland, License

GRAPHIC SCALE

PROFESSIONAL CERTIFICATION

LEGEND



STREAM BUFFER FOREST CONSERVATION EASEMENT -BOTTOM OF STREAM

----CENTERLINE OF STREAM

WETLAND BUFFER 15' NO-WOODY ZONE

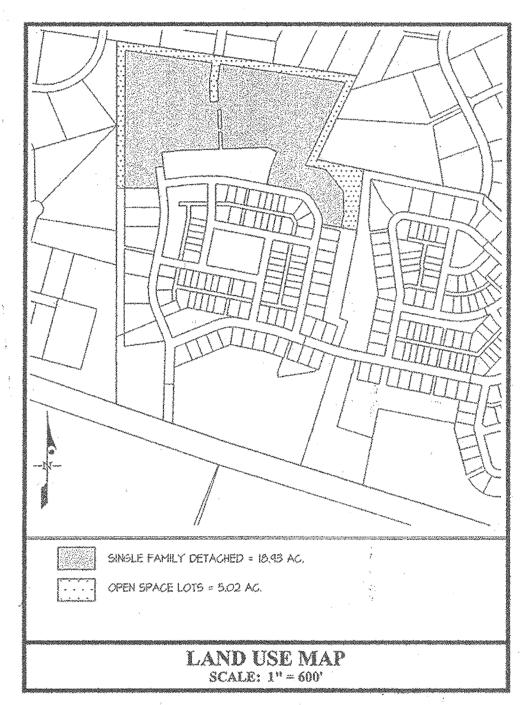
MAN NO DE ME DE ME ME LIMIT OF SUBMISSION PROPOSED STREET TREE

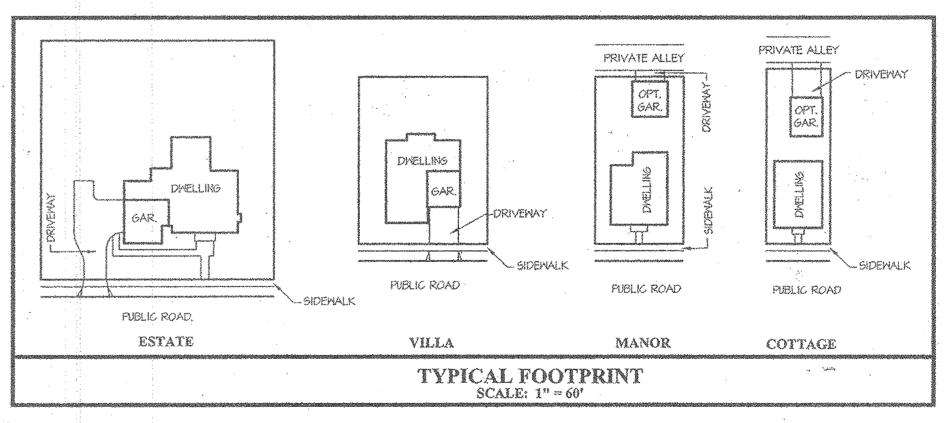
EXISTING STREET TREE PROPOSED STREET LIGHT

EXISTING STREET LIGHT (PER F 14-033) PROPOSED STEET SIGN CENTERLINE OF CURVE PROPERTY CORNER

MIDTOWN DISTRICT LIME KILK RESERVOIR DISTRICT MESTSIDE ADX: MAP 5052 VICINITY MAP GRID T E5 SCALE: 1" = 2000'

BENCHMARKS ELEV. = 407.05 N = 539,925,13 E=1,337,205.77 N = 544,825.81 E=1,339,217.44 STANDARD DISC ON CONCRETE MONUMENT STANDARD DISC ON CONCRETE MONIMENT





	LOT INFORMATION	SUBJECTIVE OF THE DOMESTIC OF SUBJECTIVE OF THE	er ein helder it ausgebeite gestelle das in hen die erstelle das in helder in der eine erstelle der eine der e
LOT TYPE	Lots	MINIMAM LOT SIZE & MIDTH AT FRONT BRL	MINIMAM SETBACK REGUIREMENTS
COTTAGE	136-139, 142-143	SEE SHEET 2	SEE SHEET 2
MANOR	135, 145-158	SEE SHEET.2	SEE SHEET 2
VILLA	133-134, 140-141, 144, 159	SEE SHEET 2	SEE SHEET 2
ESTATE	115-132	SEE SHEET 2	SEE SHEET 2

THE LIMITS OF THIS FINAL PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 11C (ALLOCATION YEAR 2016)

COVER SHEET ASBUILT SHEET 1 OF 8

G. L. W. FILE No. AS SHOWN MXD-3TAX MAP - GRID SHEET HOWARD COUNTY, MARYLAND

REVISION

PREPARED FOR:

I BY I APP'R

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

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



MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W') LECTION DISTRICT No. 5

OPEN SPACE (OS)

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 SUCH LAND.

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 COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, 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

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. . UTILITY FACILITIES

q. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORMWATER MANAGEMENT FACILITIES, WETLAND MITIGATION, AFFORESTATION OR REFORESTATION. h. ACTIVITY AREAS SUCH AS TOT LOTS, VOLLEYBALL AND MULTI-PURPOSE COURTS, PICNIC AREAS, ETC.

I. 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 MINIMUMAXIMUM 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 SUCH 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 PLANNING BOARD.

AREAS. PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THERE SHALL BE NO HEIGHT LIMITATIONS FOR BUILDINGS OR STRUCTURES IN OPEN SPACE LAND USE

<u>COVERAGE</u> NO COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

HEALTH CLUB SWIMMING POOL, COMMUNITY

TENNIS COURT

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

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

REGULATIONS SECTIONS 133.D.8 (PARKING STUDIES), AND 133.E.I (SHARED PARKING).

SINGLE FAMILY DETACHED (SFD)

PERMITTED USES ALL LOTS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DIELLING, OR ONE ZERO LOT LINE DIVELLING UNIT PER LOT. PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING 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

AREA OF THE SINGLE FAMILY DETACHED LAND USE.

ivision of Land Development

Club Edundson

• 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 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

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

10.31.14

ADDITIONAL OPEN SPACE (E.G. NCOS & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS ureau of Highways APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 11-03-14

Chief, Development Engineering Division 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

CADD/DRAHMOS/12001/13001/PLAHS BY CLW/FINALS/13001 01-02_CS.drg | DES. DEV | DRN. AWL | CHK. CKG

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

OT SIZE AN	D WIDTH	
LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
Cottage	2,500 Square Feet	32'
Monor	4,000 Square Feet	48'
Villa	5,400 Square Feet	54'
Estate	20,000 Square Feet	i20¹€

*EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL

LOT TYPE SHALL BE DESIGNATED ON FINAL PLATS FOR ALL SINGLE FAMILY DETACHED AREAS. ESTATE LOTS SHALL BE LOCATED AS SHOWN ON THIS PLAN.

STRUCTURE THE MINIMUM		ETBACKS FOR SINGLE FAMILY DETACHED	·	SHALL BE AS FOLLON IM REAR SETBACK
LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	TO PRINCIPAL STRUCTURE	TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE
Cottage	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'
Manor	12'	6' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'
Villa	12'	6' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'
Estate	20'	20' EXCEPT FOR GARAGE WHICH MAY BE 10'	20'	20'

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING 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 HOWEVER, 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.W.) SHALL BE A

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE

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

DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

. 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 48" IN HEIGHT ALONG

THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHMAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'. · MASONRY VENEERS MAY ENCROACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

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

MAXIMIM BUILDING HEIGHT ON ALL LOTS SHALL BE 38' 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.

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-WORK 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. BUILDING MAY NOT EXCEED 1200 SQUARE FEET OR 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. 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

• ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS

 BED AND BREAKFAST INNS CONCERT OR REGITAL ESTABLISHMENTS

AMENDED COMPREHENSIVE SKETCH PLAN.

• HOME OCCUPATIONS (ALSO SEE SECTION 128.C.) FOR ACCESSORY USE PROVISIONS)

 CHARITABLE AND PHILANTHROPIC INSTITUTIONS · HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES

• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND 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, SWITCH 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;

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR 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 OR CRITERIA.

AVERAGE DENSITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER RESIDENTIAL LAND USE.

REVISION

LOT SIZE NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

STRUCTURE SETBACKS
THE MINIMUM REQUIRED SETBACKS FOR OTHER RESIDENTIAL STRUCTURES SHALL BE AS

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUN TO PRINC. STRUCT.	TREAR SETBACK TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE	MINIMUM FRONT, SIDE, AND REAR SETBACK FROM MAPLE LAWN BLVD.
SINGLE FAMILY ATTACHED	Oʻ	O,	20'	3'	20'
LIVE-WORK	0'	0'	20'	3'	20'
SEMI-DETACHED	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'		3'	20'
TWO-FAMILY		4' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	8'	. 20'
APARTMENT	10'	O' EXCEPT FOR GARAGE WHICH MAY BE O'	j j	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 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 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 BLYD, 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.I 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 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES, AN ARCHWAY 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-WORK 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.

NO 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. 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 10' TO THE CURB FOR PARALLEL PARKING, UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK, PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW 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 ELDERLY AND/OR HANDICAPPED PERSONS
IN THE EVENT A FACILITY QUALIFIES 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

	OVERALL TRACKING CHART																								
PHASE	FILE REF.	6R055		NO	ON-BUILD	PABLE								T			PUB. R	D.			OR INITE				
NO.	NO.	ACREAGE	5F	OR	EMP	05	%	SF.D.	AC. (%)	O.R. A	v. (%)	EMP.	AC. (%)	0.5.	AC. (%)	SF	OR	EMP	PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT/S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
ı	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)					30.83	(59.3)	21.15	(40.7)	0.00	0.00	4.35							
2	F-03-90	31.43	0.52	0.43	0.24	0.00	(3.2)	10.84	(29.0)	8.09	(21.6)	1.56	(4.2)	15.75	(42.1)	3.72	3.74	1.56	1.68	55	65	5.I/AC.	8.0/AC.		
3	F-04-92	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	(38.9)	252	0.46	0.00	1.00	41	190	5.8/AC.	15.5/AC.		
4a	F-05-81 / F-05-82	15.47	0.00	1.48	-1.69	0.00	-(1.4)	0.00	(0.0)	7.29	(47.1)	1.69	(10.9)	6.70	(43.3)	0.00	3.40	1.69	0.46		60 :		8.2/AC.		
4b	F-05-139 / F-07-06	3.12	0.00	0.00	-1.26	0.00	-(40.4)	0.00	(0.0)	0.00	(0.0)	3,15	(101.0)	1.23	(39.4)	0.00	0.00	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	0.95	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		15		12.0/AC.		
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	-(0.7)	7.73	(23.2)	7.26	(21.8)	0.00	(0.0)	18.50	(55.6)	2.22	3.16	0.00	0.88	41	63	5.3/AC.	8.7/AC.		
6a	F-08-72	15.05	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	9.55	(63.5)	0.00	(0.0)	550	(36.5)	0.00	080	0.00	2.18		100		10.5/AC.		
n/a	F-07-37	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	0.00	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)	0.00	0.00	0.00	0.00						
6b	F-08-54 / F-08-55	90.60	0.00	16.95	13.04	1.37	(34.6)	0.00	(0.0)	0.00	(0.0)	32.60	(36.0)	26.65	(29.4)	0.00	0.00	1.91	0.00						
n/a	F-09-97	0.00	0.00	0.00	-II.23	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	11.23	(0.0)	0.00	(0.0)	0.00	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)	0.00	0.00	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	(50.9)	0.00	(0.0)	0.94	(5.7)	1.18	2.45	0.00	1.45	34	111	6.7/AC.	13.1/AC.		
δa	F-II-27	0.00	-1.18	0.00	0.00	-0.20	(0.0)	1.18	(0.0)	0.00	(0.0)	0.00	(0.0)	0.20	(0.0)	0.00	0.00	0.00	0.00	12	0	10.2/AC.			
වර්	F-I2-2I	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00	(0.0)	7.96	(0.0)	-0.31	(0.0)	0.67	(0.0)	0.00	2.93	0.32	1.29		67		8.4/AC.		
80	F-I2-20	1.65	0.00	0.00	0.00	0.00	(0.0)	1.56	(94.5)	0.00	(0.0)	0.00	(0.0)	0.09	(5.5)	0.00	0.00	0.00	0.00	10		6.4/AC.			
8c	F-12-29	30.22	0.00	0.00	0.00	0.00	(0.0)	16.63	(55.0)	0.00	(0.0)	0.00	(0.0)	13.59	(45.0)	4.11	0.00	0.00	0.99	71		4.3/AC.			
n/a	F-12-15	9.37	0.00	0.54	13.01	0.00	(0:0)	0.00	(0.0)	0.00	(0.0)	-4.23	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.00						
96	F-13-03	0.00	0.00	-3.99	0.00	-0.69	(0.0)	0.00	(0.0)	3.99	(0.0)	0.00	(0.0)	0.69	(0.0)	0.00	0.97	0.00	0.26		43		10.8/AC.		
90	F-13-07	34.08	0.00	0.00	0.00	0.00	(0.0)	20.48	(60.1)	0.00	(0.0)	0.00	(0.0)	13.60	(39.9)	4.73	0.00	0.00	0.97	85		4.2/AC.			
90	F-13-08	75.79	46.90	0.00	0.00	28.89	(100.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.00						
n/a	F-12-86	15.46	0.00	0.00	0.00	0.00	(0.00)	0.00	(0.00)	0.00	(0.0)	11.72	(75.8)	3.74	(24.2)	0.00	0.00	0.00	0.00		*****				
100	F-14-15	0.00	0.00	-432	0.00	0.00	(0.0)	0.00	(0.0)	4.32	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.51	0.00	0.20		53		12.3/Ac.		
100	F-14-33	0.00	-26.12	0.00	0.00	-23.86	(0.0)	26.12	(0.0)	0.00	(0.0)	0.00	(0.0)	23.86	(0.0)	7.43	0.00	0.00	1.37	98		3.8/Ac.			
lic	F-14-118	0.00	-18.98	0.00	0.00	-5.02	(0.00)	18.98	(0.00)	0.00	(0.0)	0.00	(0.0)	5.02	(0.0)	2.02	0.00	0.00	0.50	45	*****	2.4/Ac.			
llb	F-14-69	0.00	0.00	-1,91	0.00	0.00	(0.00)	0.00	(0.00)	1.91	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.27	*****	35		18.3/Ac.		
TOTALS	ā .	494.93		16	6,31		(3.29)	116.49	(23.54)	73.90	(14.93)	107.51	(21.72)	180.73	(36.52)		59.26	>	13.50	497	802	4.3/AC.	10.9/AC.	0.00	0.00
OVERALL D	ENSITY TABULATION				PROPO	SED			A	LLOWED		LAND U	SE ACREA	AGES *					PROPOSED	ALLOWED	MAX, RES, UNITS	ALLOWED		5-06-1	6
OVERALL N	MBER OF S.F.D UNITS / GR	OSS ACRE OF S	5.F.D.		4.3 UNIT	S/AC.			2.	8 UNITS/A	4C.		FAMILY D		D (SED)				118.29	192.6	SINGLE FAMILY I			507 (37.	
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R. IO.9 UNITS/AC. I4.0 UNITS/AC.		AC.	 	RESIDENT						73.90	73.6	APARTMENTS (O.			210 (15.7										
	MPLOYMENT F.A.R									0.35	***************************************	EMPLO'		- 1011	·				122.01	122.0	SINGLE FAMILY			623 (46.	
OVERALL 5.1	DOR DENSITY PER OVER	RALL GROSS ACE	Æ		2.6 UNIT	S/AC.			2.	2 UNITS/A	AC.	OPEN SPACE			······································	180.73	217.1			TOTAL	134				
	CREAGES INCLUDE NON-I							:	. •			TOTALS							494,93	605.3		······		. 1.	<u> </u>

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

	*		· · · · · · · · · · · · · · · · · · ·	
O	VERALL OPEN	SPACE 7	TRACKING	CHART
\SE),	FILE REF. NO.	GROSS ACREAGE	0.5. AC. (%)	ACTIVE O.S. AC. (%)
	F-03-01	51.98	21.15 (40.7)	
2	F-03-90	37.43	15.75 (42.1)	7.52 (47.7) ①
3	F-04-92	58.80	22.85 (38.4)	
а	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (4.3) ②
b	F-05-139	3.12	1.23 (39.4)	
c	F-05-112 / F-05-113	3.00	0.00 (0.0)	~
a	F-06-43	0.00	0.00 (0.0)	
b	F-06-161	33.26	18.50 (55.6)	1.61 (8.7) ③
a	F-08-12	15.05	5.50 (36.5)	
'a	F-07-183	3.05	0.00 (0.00)	
b	F-08-54 / F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ④
1	F-10-61	16.60	0.94 (5.7)	
a	F-II-27	0.00	0.20 (0.0)	
ь	F-I2-2I	0.00	0.61 (0.0)	0.67 (100) (5)
c	F-12-20	1.65	0.09 (5.5)	
Ċ.	F-12-29	30.22	13.59 (45.0)	1.29 (9.5) ⑥
a	F-I2-I5	9.37	0.00 (0.0)	0.00 (0.0)
b	F-13-03	0.00	0.64 (0.0)	0.69 (100)
c	F-13-07	34.08	13.59 (39.9)	5.05 (37.2)®
d	F-13-08	75.79	0.00 (0.0)	0.00 (0.0)
a	F-I2-86	15.46	3.74 (24.2)	0.00 (0.0)
ъ	F-14-015	0.00	0.00 (0.0)	0.00 (0.0)
ડેડ	F-14-033	0.00	23.86 (0.0)	7.94 (33.3) (9
c .	F-14-118	0.00	5.02 (0.0)	0.00 (0.0)
0	- F-14-69	0.00	0.00 (0.0)	0.00 (0.0)
	TOTALS	494.93	180.72 (36.5)	29.82 (16.5)

8 8 8

 The percent of active open space is based upon the total open space provided. <u>IO% RECREATIONAL OPEN SPACE IS REQUIRED</u>. Active Open Spaces Credited:

	Area	Area used		Total
①	Midtown Area I (F-03-90)	05 125 (community center) [5.01 ac], 05 126 [0.55 ac.], 05 123(230) [1.96	ac.]	1.52 ac.
2	Hillside Area I (F-05-81/F-05-82)	Pathways		0.29 oc.
3	Hillside Area 3 (F-06-161)	05 213 [1.00 ac.], 05 214 [0.61 ac.]		1.61 ac.
4	Westside Area I (F-08-54)	05 4 (Recreational Field) [4.76 ac.]		4.76 ac.
<u>⑤</u>	Westside Area 2 (F-12-21)	05 68 [0.67 ac.]		0.67 ac.
6	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)	05 115 [0.64 ac.]		0.69 ac.
<u> </u>	Midtown West Area 2 (F-13-07)	05 179 (0.73 ac.), 05 180 (0.74 ac.), 05 182 (3.58 ac.)		5.05 ac.
9	Garden District Area I (F-14-033)	05 99 [0.90 oc.], 05 101 [1.75 oc.], 05 104 [2.85 oc.], 05 107 [2.44 oc.]		7.94 ac.
			TOTAL	29.82 ac.

TOTAL NON- FILE UNDER FILE UNDER BUILDABLE PARCEL WHICH PARCEL WHICH PARCEL CONVERTED TO: WAS CREATED WAS CONVERTED AREA F-03-40 F-04-42 0.52 F-03-90 F-04-92 S.F. LOTS F-03-90 F-05-139 0.24 R/W (EMP.) F-04-92 F-05-139 1.02 R/W (EMP.) 1.02 F-04-92 F-05-82 R/W (EMP. F-05-81 F-06-43 (PH. 5A) 1.38 O.R. LOTSMON-BLD, PAR. H 0.10 F-05-81 F-06-43 (PH. 5A) 0.10 O.R. LOTS F-06-43 F-06-161 0.23 Н 0.23 O.R. LOTS, NON-BLD. PAR. 'Q'-'T', O.S. LOT, 18.31 F-08-54 F-12-21 C.O.A.'s & R/W (O.R.) F-08-54 F-09-97 12.72 R/W (EMP.) F-08-54 0.32 F-09-97 F-10-46 F-10-61 0.03 NON-BUILD, PAR. 'O' & PRIV. ALLE F-II-27 F-10-61 0.75 S.F. LOTS F-10-61 F-11-27 0.63 0.63 S.F. LOTS F-12-15 F-14-69 0.59 0.59 F-12-21 F-14-69 0.63 0.63 F-14-69 F-I2-2I 0.25 F-14-69 F-12-21 . 0.44 NON-BUILD, PAR. U' & V', S.F. LOTS, F-13-03 9.00 F-12-21 ROAD R/W AND C.O.A. LOTS 13.01 F-12-15 NON.-BUILD. PAR. 'X' THRU 'Z', S.F. LOTS, 75.79 F-13-08 O.S. LOTS, ROAD R/W AND C.O.A. LOTS F-14-33 F-14-33 F-14-118 F-14-33

NON-BUILDABLE TRACKING CHART

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

BY APP'R.

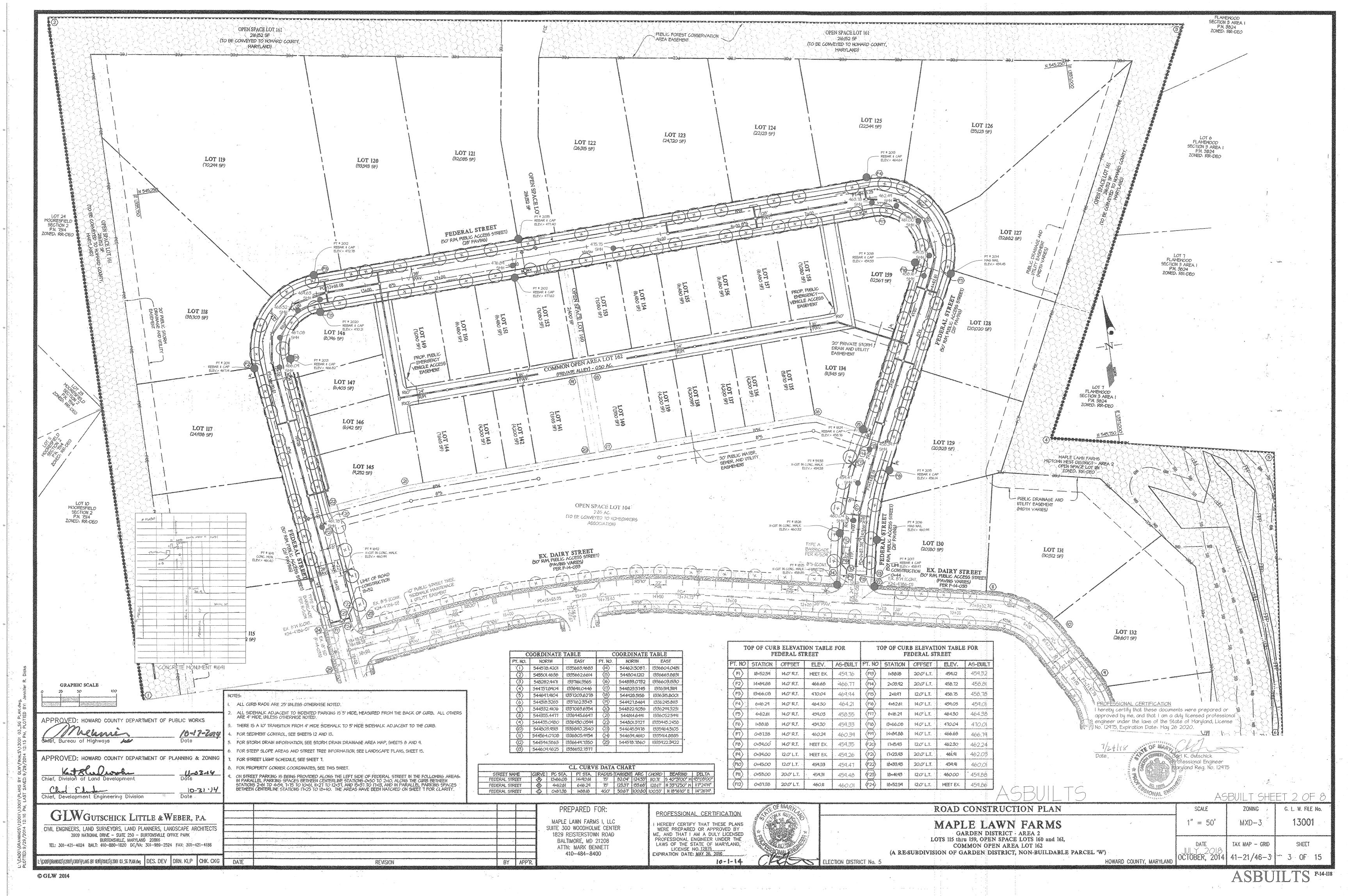
PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY MÉ, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2016

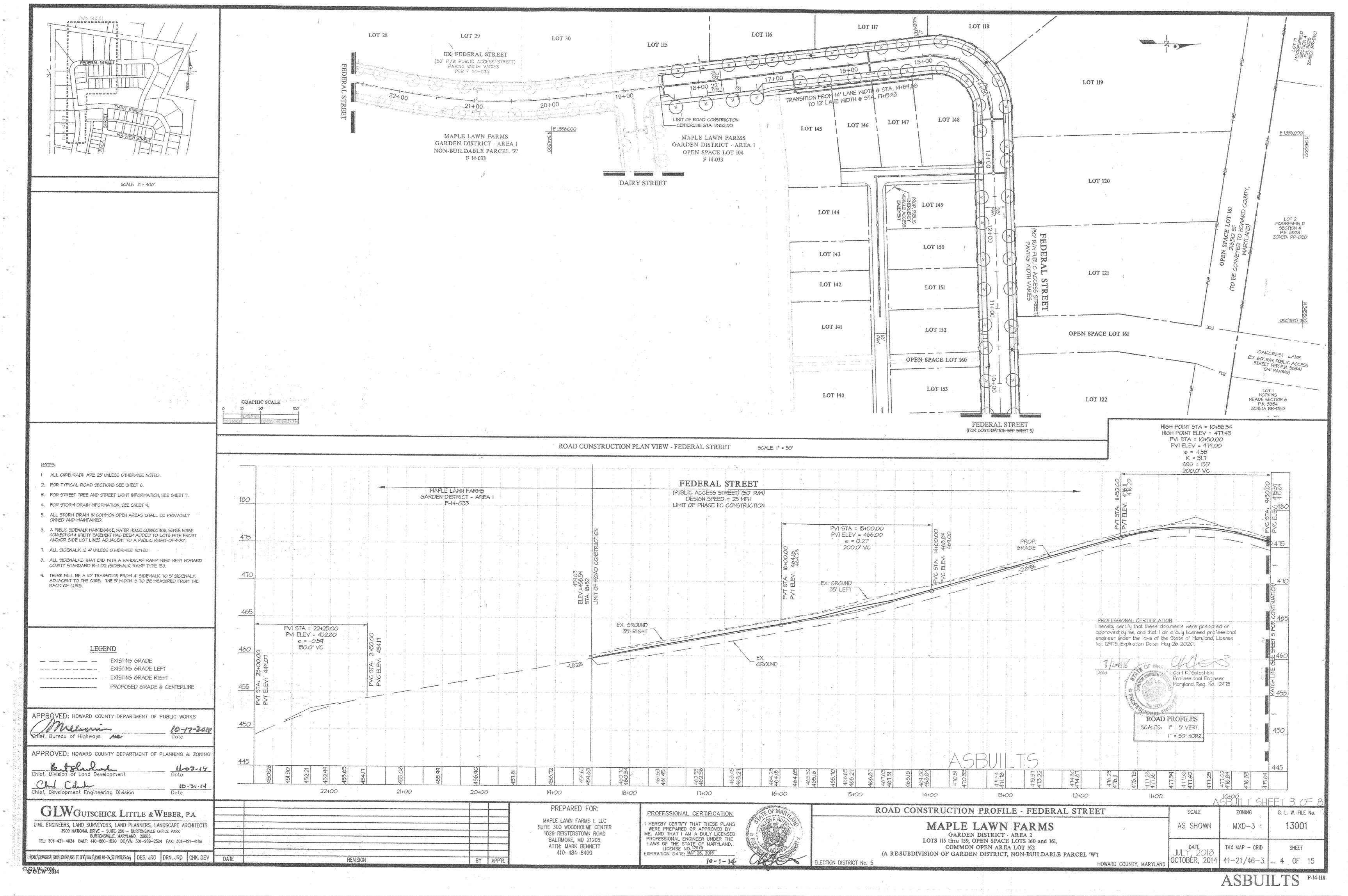


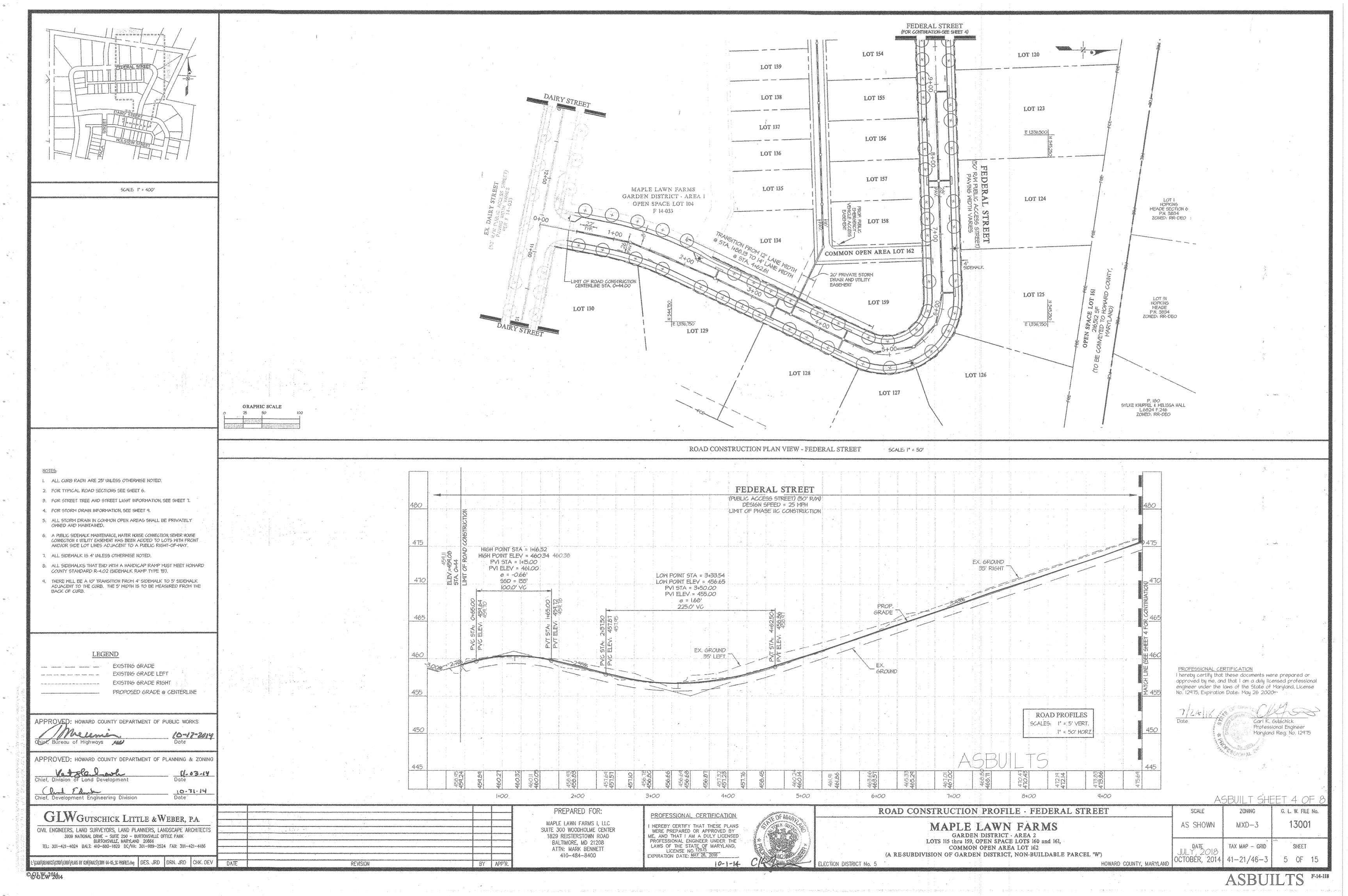
LECTION DISTRICT No. 5

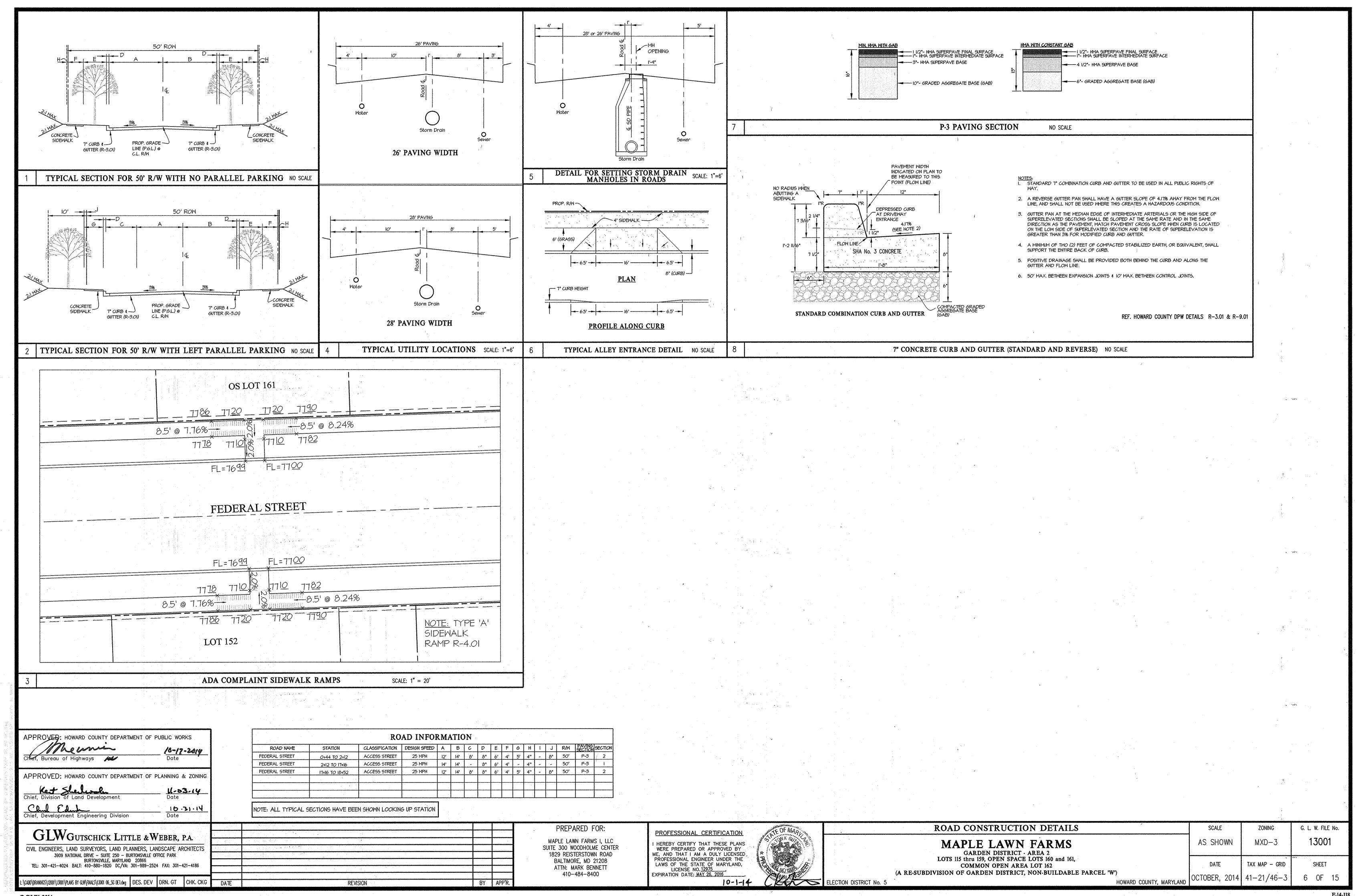
OVERALL PROJECT CRITERIA AND INFORMATION G. L. W. FILE No. NO SCALE MAPLE LAWN FARMS MXD-3GARDEN DISTRICT - AREA 2 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, TAX MAP - GRID COMMON OPEN AREA LOT 162 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W') OCTOBER, 2014 | 41-21/46-3

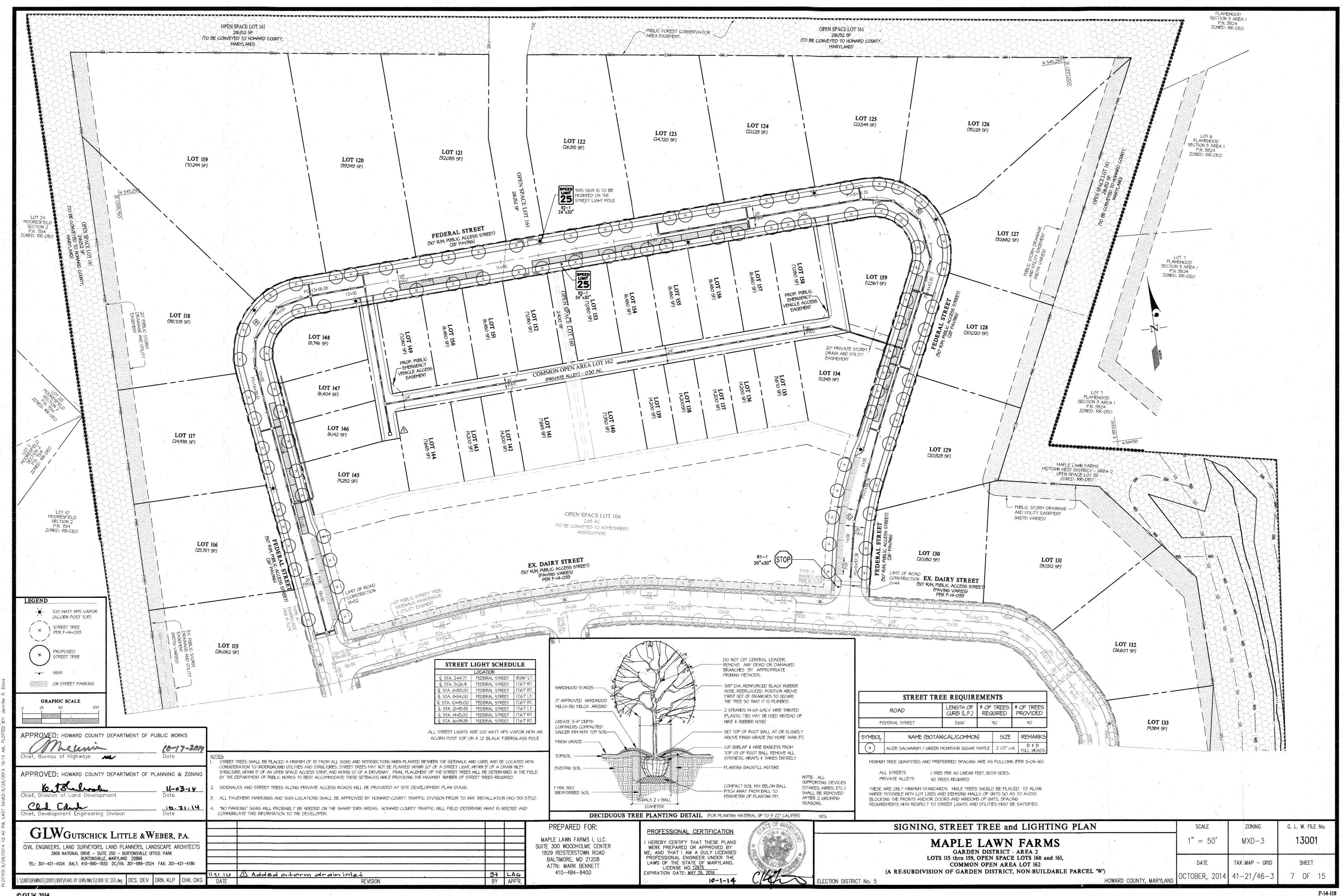
HOWARD COUNTY, MARYLAND

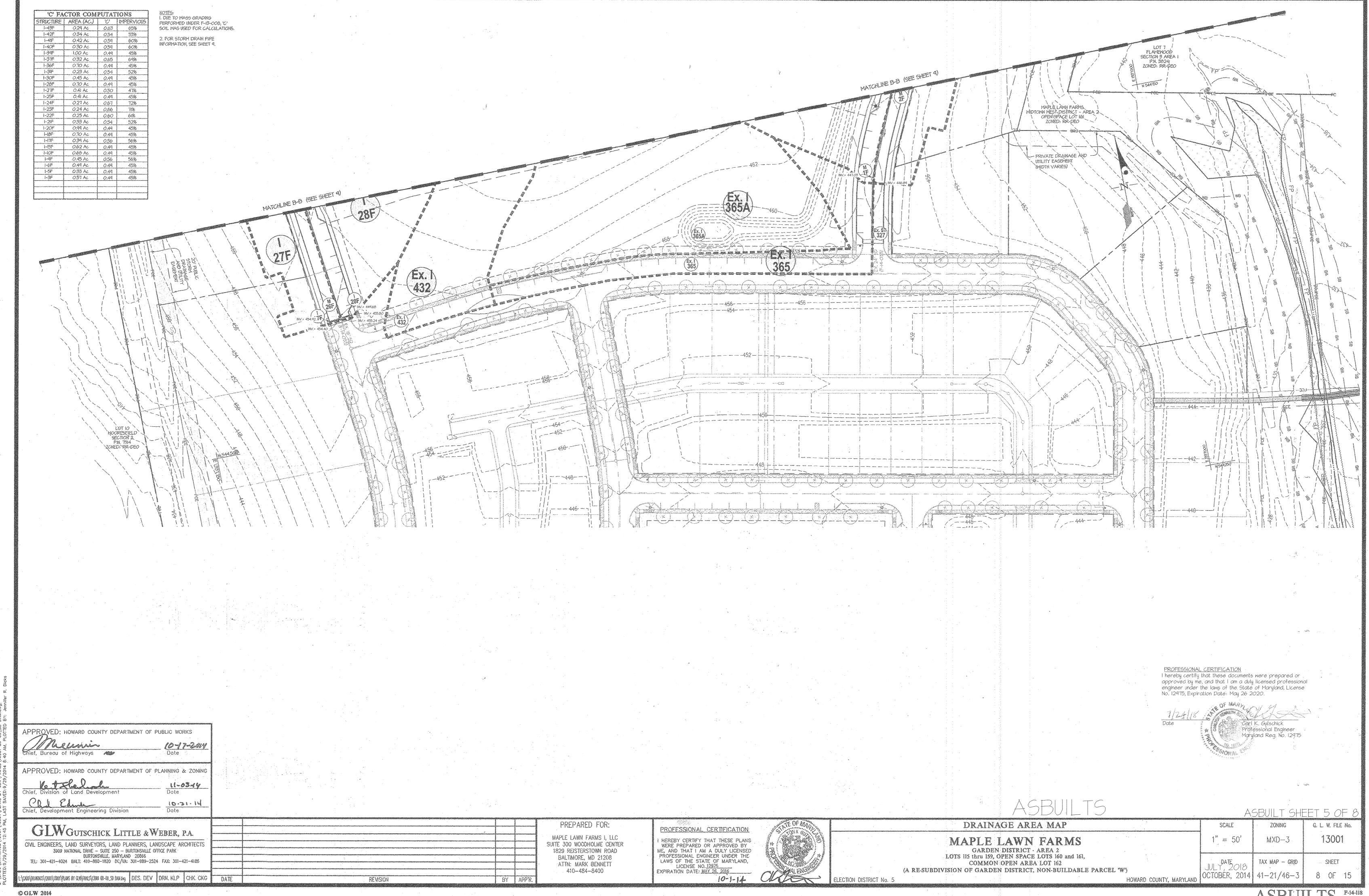


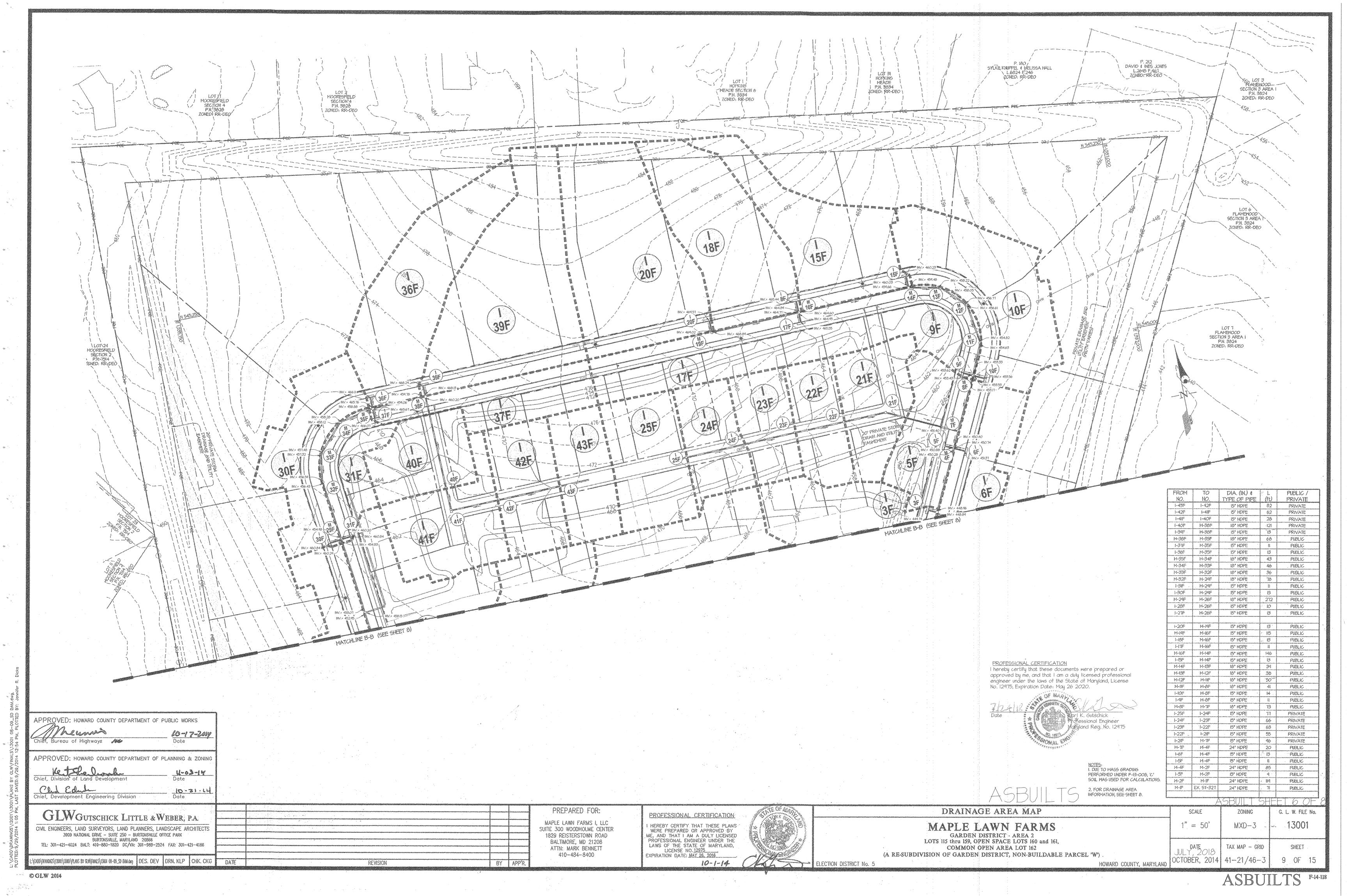


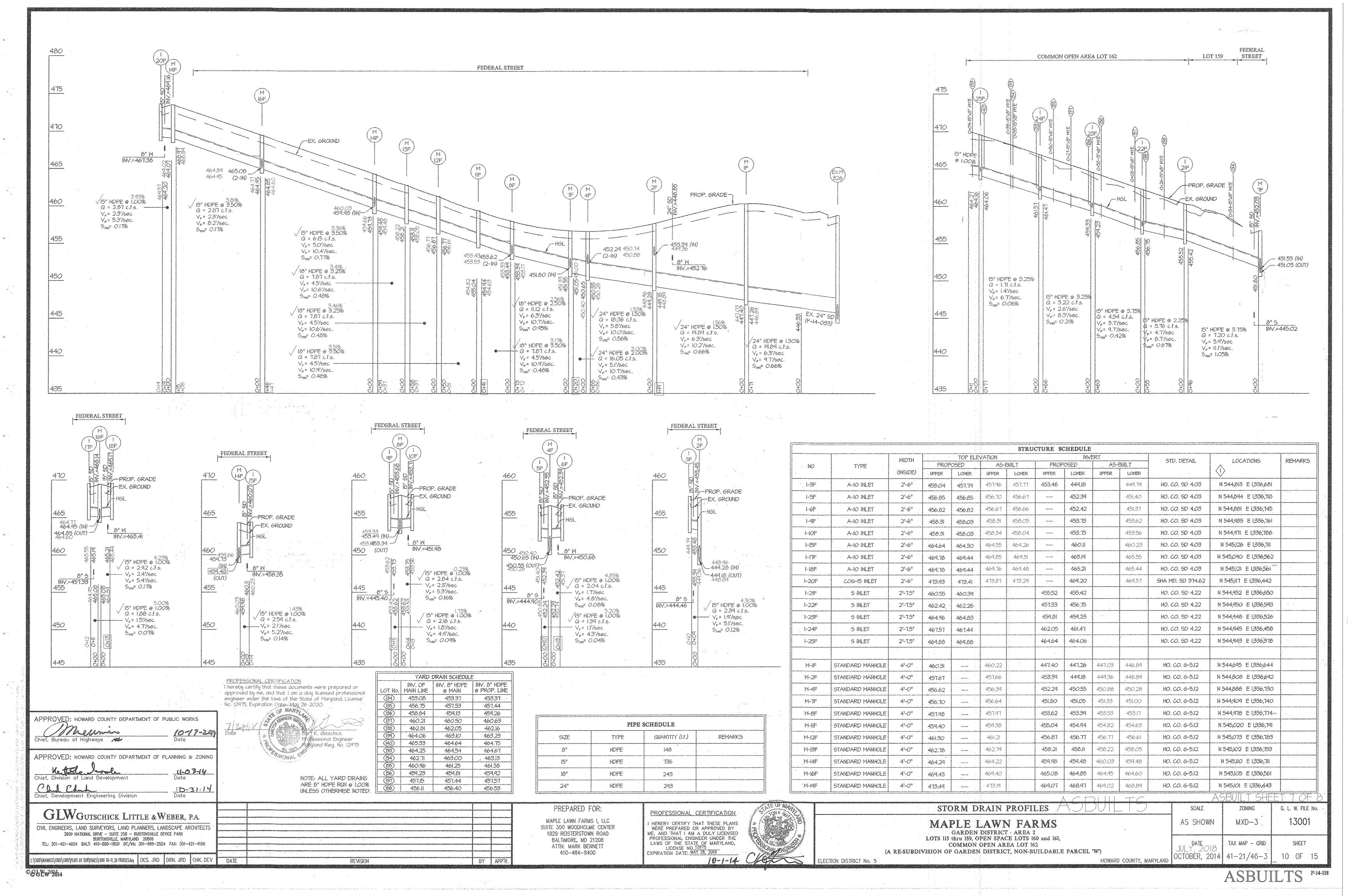


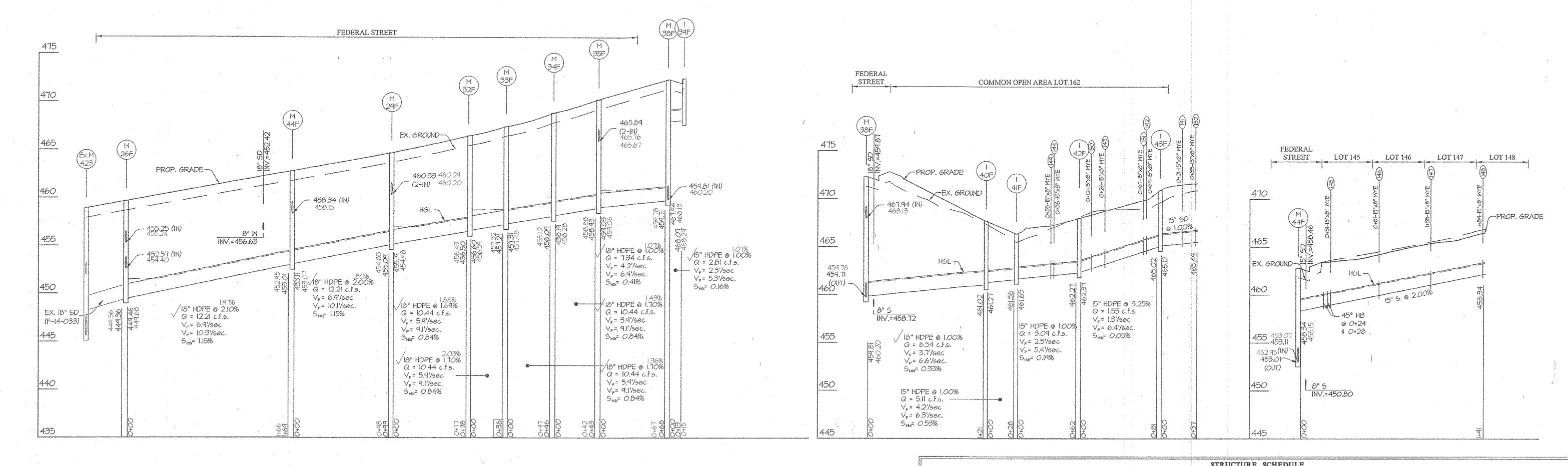


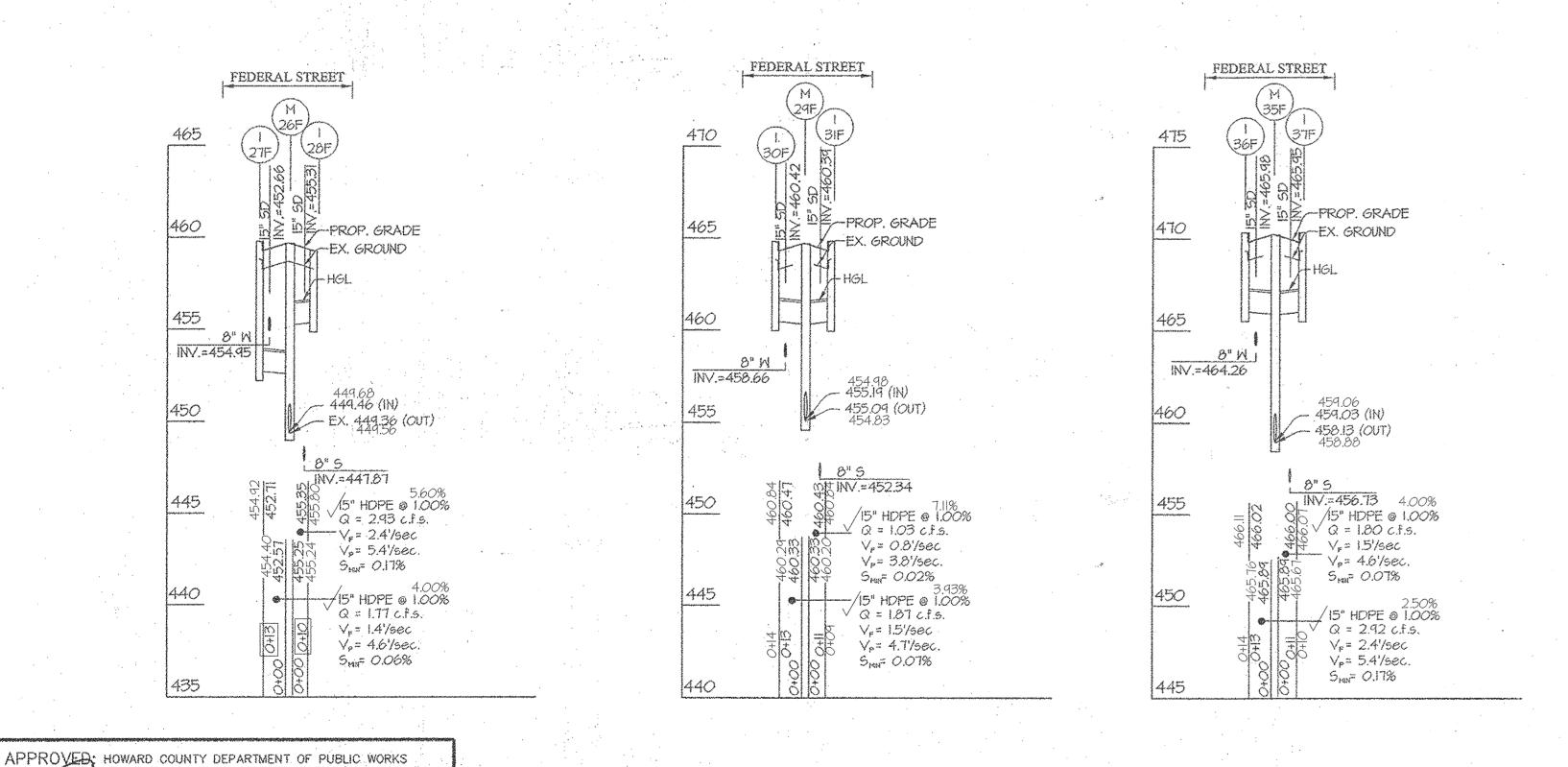












NO	TYPE	MIDTH	PROP	TOP ELE			PROP	INVI OSED	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	3UILT	STD. DETAIL	LOCATIONS	REMARKS
140	1156	(INSIDE)	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-27F	A-(O INLET	2'-6"	459.43	459.75	459.96	459.85	gan yar uu	452.71		454.92	HO. CO. SD 4.03	N 544,646 E 1,335,924	
1-28F	A-IO INLET	2'-6"	459.99	459,81	459.90	459.87	The state of the s	455.25	-	455.80	HO. CO. 5D 4.03	N 544,649 E 1,335,952	
1-30F	A-IO INLET	2'-6"	464.99	464.78	464.89	464.69	والي خوام النب	460.47		460.84	HO. CO. SD 4.03	N 544,919 E 1,335,890	*****
I-3IF	A-IO INLET	2'-6"	465.02	464.81	464.86	464.68		460.43	gen annen aanna santanik en merekatakan an perak	460.84	HO. CO. SD 4.03	N 544,923 E 1,335,920	
1-36F	A-IO INLET	2'-6"	470.55	470.26	470.51	470.30	mane more dans	466.02		466.11	HO, CO, SD 4,03	N 545/02 E 1,335,980	
1-37F	A-10 INLET	2'-6"	470.55	470.26	470.47	470.21	Jack grow Jack	466.00		466.07	HO. CO. SD 4.03	N 545,071 E 1,335,981	
1-39F	COG-15 INLET	2'-6"	472.71	472.28	472.79	472.38	- Separa State	468.07		468.29	SHA MD. SD 374.62	N 545,104 E 1,336,052	
1-40F	S-INLET	2'-15"	468.45	468.29			461.27	461.02			HO. CO. SD 4:22	N 544,963 E 1,336,057	
1-4IF	SS-INLET	2'-7.5"	466.64	466.30		:	461.65	461.55		t.	Ho. CO. SD 4.23	N 544,932 E 1,336,058	de grant and the season of the season decreased and the season decrease
I-42F	5-INLET	2'-1.5"	469.15	469.04		:	462.37	462.27			HO. CO. SD 4.22	N 544,934 E 1,336,123	
1-43F	S-INLET	2'-7.5"	470.72	470.58			465.12	465.02			HO. CO. SD 4.22	N 544,937 E 1,336,207	
	-			÷									*
M-26F	STANDARD MANHOLE	4'-0"	459.65	; , sport park	459.58		455.25	449.36	455.24	449.56	HO. CO. 6-5.12	N 544,648 E 1,335,940	
M-29F	STANDARD MANHOLE	4'-0"	464.68		464.56	:	455.19	455.09	454.98	454.83	HO. CO. 6-5.12	N 544,921 E 1,335,906	
M-32F	STANDARD MANHOLE	4'-0"	466.46	analan sana sana sana sana sana sana san	466.44		456.60	456.50	456.59	456.43	HO. CO. G-5.12	N 545,002 E 1,335,846	
M-33F	STANDARD MANHOLE	4'-0"	467,43	and the second s	467.46		457.31	451.21	457.48	457.32	HO. CO. G-5.12	N 545,039 E 1,335,901	The state of the s
M-34F	STANDARD MANHOLE	4'-0"	468.83	:	468.89	:	458.19	458.09	458.28	458.12	Ho. co. 6-5.12	N 545,076 E 1,335,934	
M-35F	STANDARD MANHOLE	4'-0"	470.22	, and Aud Aud	470.26		459,03	458.93	459.06	458.88	HO. CO. 6-5.12	N 545,085. E 1,335,980	
M-38F	STANDARD MANHOLE	4'-0"	472.30	and the same	472.34		467,94	454,71	468.13	459.78	HO. CO. 6-5.12	N 545,088 E 1,386,052	
M-44F	STANDARD MANHOLE	4'-0"	462.79	And the second s	462.78		453.11	453.01	453.07	452.95	HO. CO. 6-5,12	N 544,819 E 1,335,919	A STATE OF THE PROPERTY OF THE

LOT No.	INV. OF MAIN LINE	INV. 8" HDPE MAIN	INV. 8" HDP @ PROP. LIN
(141)	465.33	465.62	465.75
(42)	464.61	464.90	465.03
(43)	463.22	463.51	463.64
(144)	462.03	. 462.32	462.45
(45)	458.96	459.25	#A# A\$Y./A4
(146)	459.96	460.25	Ant /A4.99+
(47)	461.04	461.33	
(48)	462.12	462.41	100 mm out
(149)	462.00	462.29	462.42
(50)	462.76	463.05	463,18
(5)	464.55	464.84	464,97
(52)	465.47	465.76	465.89

PROFESSIONAL CERTIFICATION I hereby certify that these documents 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 2020.

er er er en		PIPE	SCHEDULE	
	SIZE	TYPE	QUANTITY (LF.)	REMARKS
The state of the s	813	HDPE	156	
	5 *	HDPE	255	ока можения от оттого объекто на постоя
terrandon de la constanta de l	18"	HDPE	660	

	(149)	4
	(50)	4
	(5)	4
2	(52)	ś
	her two to the control of the contro	eral-servetaera
	YOTE: ALL	- Y/
	UNL	.E59
		20,000,00

YARD DRAINS ARE 8" HDPE RUN @ 1.00% ESS OTHERWISE NOTED.

ELECTION DISTRICT No. 5

Carl K. Gytschick Professional Engineer

Maryland Req. No. 12975

ASBULTS	· AS	SBUILT SHE	EET 8 OF 8
STORM DRAIN PROFILES	SCALE	ZONING	G. L. W. FILE No.
MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2	AS SHOWN	MXD-3	13001
LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')	DATE JULY: 2018 OCTOBER, 2014	TAX MAP - GRID 41-21/46-3	SHEET 11 OF 15
HOWARD COUNTY, MARYLAND			

		gant and selection with the contract
approximate receive designed respectively.		
GLWGUTSCHICK LITTLE &WEBER, P.A.		
CANY COUNTING LITTLE & WEDDA, I.A.		
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS		
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK	87) F -	
BURTONSVILLE, MARYLAND 20866	And the child of the selected the spiritual point and the first in Committee	productive reconstruction and the free free free free free free free fr
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186		entervisió en pique de piede piede de sinolítico de

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Bureau of Highways 🚜

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10-17-2814

11-03-64 Date

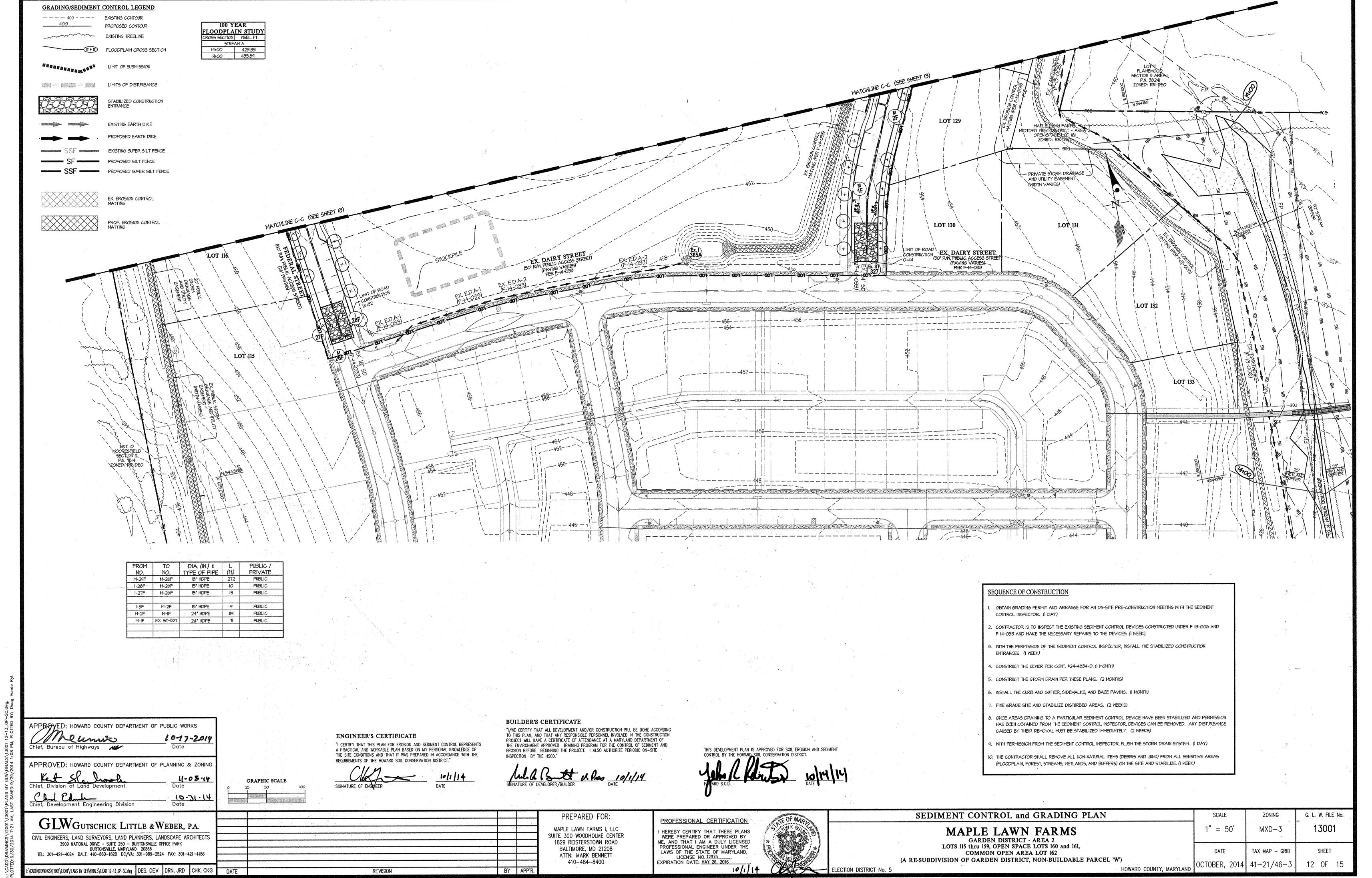
<u> 10.31.14</u>

E/CHD/PANISCS/PRON/PRON/PLANS BY CHANGES/LYCH ID-11_50 PROPRES dog DES. JRD DRN. JRD CHK. DEV REVISION

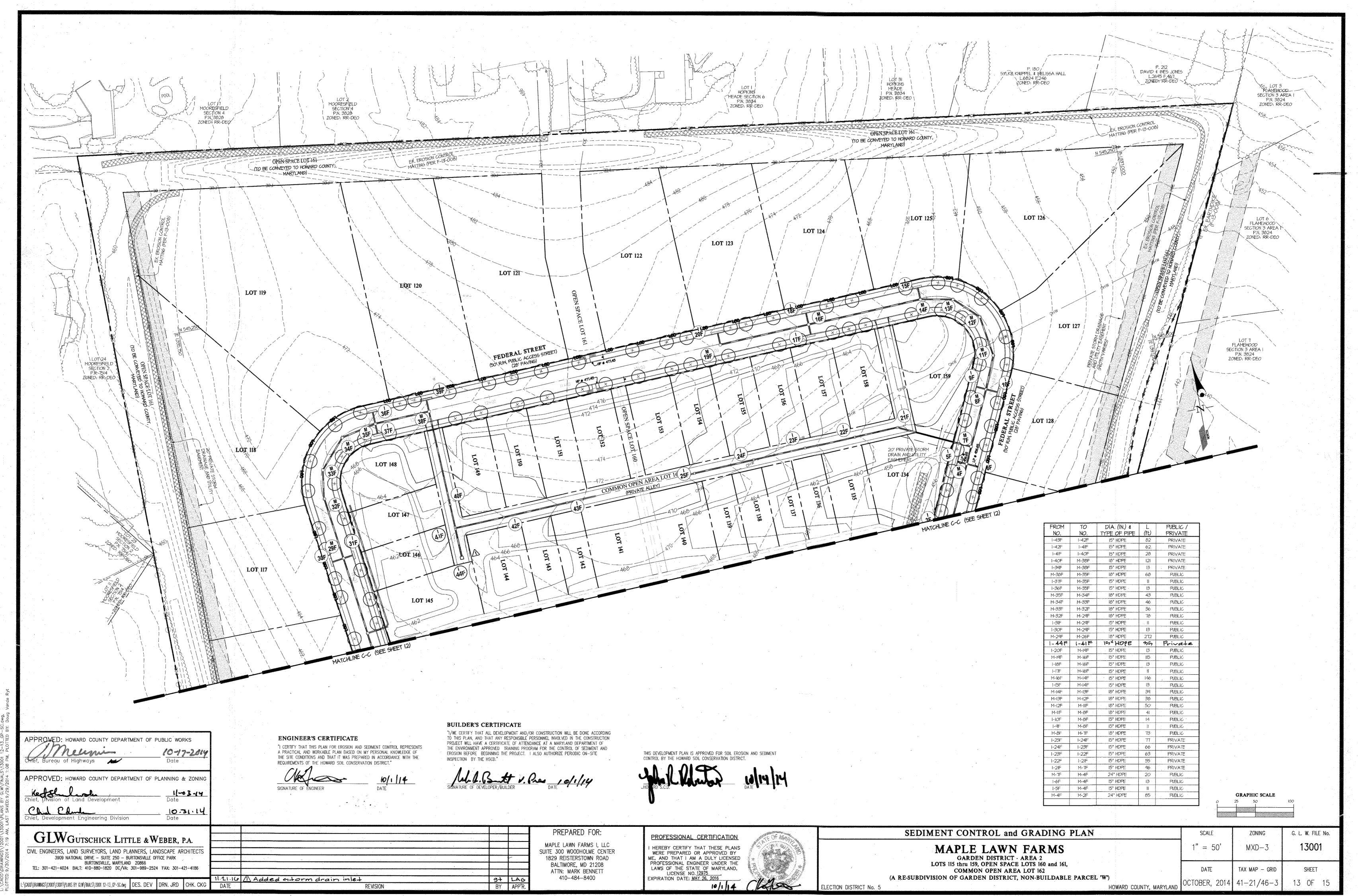
PREPARED FOR: MAPLE LAWN FARMS I, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400

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. 12975
EXPIRATION DATE: MAY 26, 2016

10-1-14 UP



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14-118

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

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

> TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

> > <u>CRITERIA</u>

A. SOIL PREPARATION 1. TEMPORARY STABILIZATION

a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OF RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT, AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other

2. PERMANENT STABILIZATION

a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE, THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: I. SOIL PH BETWEEN 6.0 AND 7.0.

II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVECRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE

. Graded areas must be maintained in a true and even grade as specified on the approved PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.

d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS

e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING The soil in an irregular condition with ridges running parallel to the contour of th SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEW Y DISTURBED AREAS.

B. TOPSOILING

TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION

TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS

TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS THE ORIGINAL SOIL TO BE VECETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE

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 APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING EXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5

. 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 USED IN LIEU OF

TOPSOIL APPLICATION

2. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL 5. 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 RREGULARITIES 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 GRADING 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 INGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE

NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A

LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL

Meum 10-17-2014 Bureau of Highways APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 4-03-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

10.31.14 Chief, Development Engineering Division GLWGUTSCHICK LITTLE &WEBER, P.A.

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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS :/CADD/BRANNKS/12001/13001/PLAKS BY CLYM/FINALS/13001 14_SC DETAILS.chig | DES. DEV | DRN. JRD | CHK. DEV **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.

CRITERIA

A. SEEDING

. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. LL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES

ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DAT INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING, NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE LINTH USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA and make the inoculant less effecti

a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON

TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A

WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A

FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SFFD AND FERTILIZER) IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACR

MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATES iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT ITERRUPTION. iv. When hydroseeding do not incorporate seed into the soil.

B. MULCHING

MULCH MATERIALS (IN ORDER OF PREFERENCE)

 STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD

CFILLILOSE PROCESSED INTO A LÌNIFORM FIRROLIS PHYSICAL STATE WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A SUSPENSION IN WATER UNDER ACITATION AND WILL BLEND WITH SEED. FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES

IND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS JHAT WILL BE PHYTO-TOXIC. v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER

APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANCE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

o. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES, APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE TH APPLICATION RATE TO 2.5 TONS PER ACRE. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND,

THIS PRACTICE SHOULD FOLLOW THE CONTOUR. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70,

CELLULOSE FIBER PER 100 GALLONS OF WATER. Petroset, Terra tax II, Terra Manufacturer. `Application' of Liquid Binders NEEDS TO BE HEAVER 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.

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."

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

REVISION

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.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN. 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 OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN

TEMPORARY SEEDING SUMMARY

UNTIL THE NEXT SEEDING SEASON.

c.	INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE		HARDINESS : SEED MIXTUR				FERTILIZER RATE	LIME RATE
	PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA	No.	SPECIES	APPLICATION RATE (lb/ac.)	SEEDING DATES	SEEDING DEPTHS	(10-10-10)	CIME NATE
d.	AND MAKE THE INOCULANT LESS EFFECTIVE. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS	1	ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac.	2 tons/ac. (90 lb./
	ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.	2	PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1,000 sf)	1,000 sf)
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SEDIMENT CONTROL NOTES A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE

START OF ANY CONSTRUCTION. (410-313-1855). ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

A. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDING (Sec. B-4-5) TEMPORARY SEEDING (Sec. B-4-4) AND MULCHING (Sec. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

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

SITE ANALYSIS:			
TOTAL AREA OF SITE	:	24.0± AC.	
AREA DISTURBED	:	9.7± AC.	
AREA TO BE ROOFED OR PAVED	:	1.8± AC.	
AREA TO BE VEGETATIVELY STABILIZED	:	7.9± AC.	
TOTAL CUT	·:	10,900± CY	
TOTAL FILL	:	10,900± CY	
OFF-SITE WASTE/BORROW AREA LOCATION	:	NONE	

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF 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

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

ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION. A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE

GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

> STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

<u>DEFINITION</u>

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 8-4-3 SEEDING AND MULCHING, AND SECTION 8-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING VEGETATIVE COVER: SEE SECTION 8-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, BEGIN PLOWING ON

WNDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED 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

BUILDER'S CERTIFICATE

"I/WF 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

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

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 RE 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. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3

N ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 2. 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. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND

PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING

SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SOUARE FEET, CHOOSE A MINIMUM OF HREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

iii. Tall fescue/kentucky bluegrass: full sun mixture: for use in drought PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURE AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

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

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

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: SOUTHERN MD. EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

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.

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

PERMANENT SEEDING SUMMARY

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

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

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

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

(EXCESSIVELY 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.

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 Parallfi. To it and tightiy wenged against each other, stagger lateral joints: D PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT TRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO REVENT 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 IND THE UNDERLYING SOIL SURFACE. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF

HE 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

PREPARED FOR:

MAPLE LAWN FARMS I, LLC

SUITE 300 WOODHOLME CENTER

1829 REISTERSTOWN ROAD

BALTIMORE, MD 21208

ATTN: MARK BENNETT

410-484-8400

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

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, 2016

HONWOVEN GEOTEXTILE AGGREGATE OVER LENGTH
AND WOTH OF ENTRANCE PIPE (SEE NOTE 6) PROFILE PLAN VIEW CONSTRUCTION SPECIFICATIONS . PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE IMMAIN LENGTH OF SO FEET (*30 FEET FOR SINGLE RESOURCE LOT), USE MENIAUM WOTH OF TO FEET. FLARE SCE TO FEET MINIMAIN AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. PIPE ALL SURFACE WATER FLOWING TO OR OVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAWAGE, PROTECT PIPE RISTALLED THROUGH THE SCE MITH A MOUNTAINE BERN WITH \$15 LOPES AND A MAINING OF 12 WICES OF STONE OVER THE PIPE PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAWAGE TO CONVEY, A PIPE IS NOT NECESSARY, A MOUNTAINE BERN IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT. . Prepare subgrade and place nonmoven geotextile, as specified in section H=1 materials PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITH REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. 5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDAJENT, ADO STONE OR MAKE OTHER REPARTS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTAILE BERM, AND SPECSTED DIMENSIONS. IMMEDIATELY RELOVE STONE AND/OR STABLENT SPALED, ORCOPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUULING, SCRAPING, AND/OR SMEEPING, WASHING ROADWAY TO REJOVE MUD TRACKED ONTO PAYERINT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVICE SEDIRENT CONTROL PRACTICE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

ENTRANCE

EXISTING CROUNG

OUNTABLE BERM (6 IN WILL)

MOVEN SUIT FILM CEOTEXTILE ---ZZZZZZZZZ CHAIN LINK FENCE 8 IN MINL INTO CROUND CROSS SECTION . NISTALL 2% INCH DIAMETER CALVANZED STEEL POSTS OF 0.005 INCH WALL THICKNESS AND SX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES NITO THE GROUND. 2. Fasten 9 gauge or heaver galvanized chain link fence (2% inch maximum opening) 42. Inches in height securely to the fence posts with wire ties or huo rings. FASTEN WOVEN SUIT FILM GEOTEXTILE AS SPECIFED IN SECTION H-1 NATURALS, SECURELY TO THE UPSLOPE SOE OF CHAIN LIKK FENCE WITH THE SPACED EVERY 24 HICHES AT THE TOP AND MED SECTION. BUBBLE GEOTEXTEE AND CHAIN LINK FENCE A BYBRAIN OF 8 HIGHES INTO THE GROUND. WHERE ENDS OF THE GEOTEXTRE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 8 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS. Extend both ends of the super sat fence a winimum of five horizontal feet upslope at 45 degrees to the main fence augment to prevent runoff from conic around the ends of the super salt fence. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION M-1 MATERIALS. REMOVE ACCUMULATED SEDMENT AND DEBRIS WHEN BURGES DEVELOP IN FENCE OR WHEN SEDMENT RELOWED 25% OF FENCE HEIGHT, REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTESTICS. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF ACRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE 2011 WATER MANAGEMENT ADMINISTRATION U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENAROMMENT HATURAL RESOURCES CONSERVATION SERVICE 2011 WATER MANAGEMENT ADMINISTRATION DETAIL C-5 TEMPORARY ASPHALT BERM

DETAIL E-3 SUPER SILT FENCE

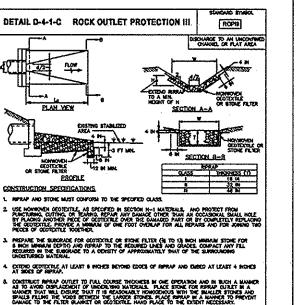
----SSF-----1

- CALVANIZED CHAIN UNK FENCE WITH WOVEN SUT FILM GEOTEXTILE

ELEVATION

CROSS SECTION

SCE.



CONSTRUCTION SPECIFICATIONS CONSTRUCT BERM ON AN UNINTERRUPTED, CONTINUOUS CRUO RESTALL BOTH TO CONFORM TO CHOSE SECTION DIMONSOINS OF A IMPROVE HIGHEST OF IN PROPERTY AND APPROXIMATE MOTH OF 3% FIZT. PROVIDE OUTLET PROTECTION AS REQUIRED ON PLAN. REPHIR DANAGED ASPIRAT. REMOVE ACCUMINATED SEDMENT AND DEBRIS. MAINTAIN POSTEVE. DRAWAGE. LUPON REMOVAL OF ASPIALT BOSH, RETURN TO ORIGINAL CONDITIONS OR AS SPECIFIED ON APPROVED U.S. DEPARTMENT OF ADRIBUTURE 2011 WATCHED DEPARTMENT OF EMPROMENT MUTURE, RESOURCES CONSERVATION SERVICE 2011 MATER MANAGEDITI ADMINISTRATION

INDEX NO CHORALL IS USED, CONSTRUCT THE UPSTREAM SHO OF THE APRON SO THAT THE MOTH IS THO THAIS THE DUMETRY OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A CONSTRUCT APRON WITH ON SLOPE ALONO ITS LIDIOTH AND WITHOUT DESTRUCTIONS. PLACE STONE SO NIAT IT BLONDS IN WITH EXISTING GROUND. I. MARTIAN LINE, CRUDE, AND CROSS SECTION, KEEP CUTLET FREE OF ERCOOK, REMOVE ACCUMULATED SECUROTI AND EXPRAP DISLOCATE REPREPART OF THE HONE HIS PROPERTY OF THE PROPERTY MAKE NECESSARY REPLAYS MARTIANTY. MARKAND STANDARDS AND SPECIFICATIONS FOR SOIL DROSION AND SEDEROIT CONTRO U.S. DEPARTMENT OF ACROUNTING 2011 WARTHAND CONSTRUCT OF DARROUNDS TURN, RESOURCES CONSERVATION SERVICE 2011 WARTHAND CONSERVATION SERVICE 2011

> **B-4-8 STANDARDS AND SPECIFICATIONS** FOR STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSIN AND SEDIMENT CONTROL MEASURES.

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THR ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2.1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 8-3 LAND GRADING.

RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOWS IN A NON-EROSIVE

WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 STABILIZATION REQUIREMENT AS WELL AS STANDARD 8-4-1 INCREMENTAL STABILIZATION AND STANDARD

THE STOCKPILE AREA MUST CONTIUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF THE STOCKPILE EXCEEDS 20 FEET FOR 2:1SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE

CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

ELECTION DISTRICT No. 5

PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILE CONTAINING

8-4-4 TEMPORARY STABILIZATION

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

MAPLE LAWN FARMS

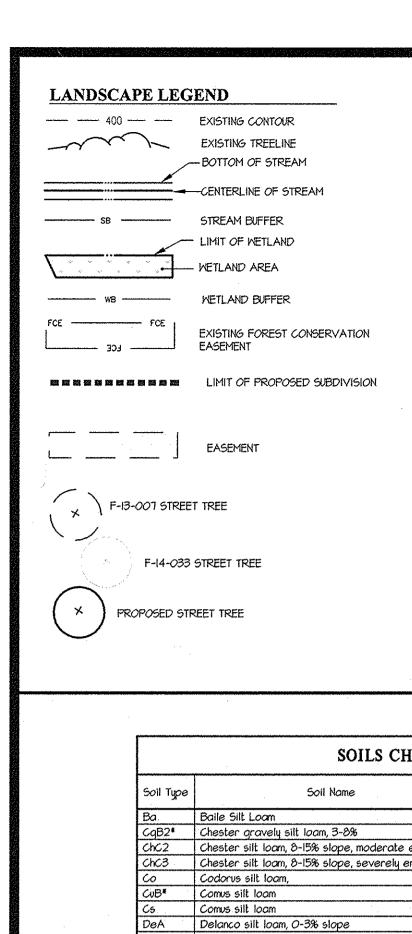
GARDEN DISTRICT - AREA 2 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SEDIMENT CONTOL NOTES and DETAILS

13001 AS SHOWN MXD-3TAX MAP - GRID OCTOBER,2014**|**41-21/46-3 14 OF 15 HOWARD COUNTY, MARYLAND

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G. L. W. FILE No.



LANDSCAPING NOTES:

EVERGREEN TREES:

STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.

- INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE:
- 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREES: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND

1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.

- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES, STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.

	SOILS CHART					
Soil Type	Soil Name	Hydrologic Solls Group	Hydric Soils	Possible Hydric Inclusion		
Ba	Baile Silt Loam	D	X			
CgB2*	Chester gravely silt loam, 3-8%	В				
ChC2	Chester silt loam, 8-15% slope, moderate erosion	В				
ChC3	Chester silt loom, 8-15% slope, severely eroded	В				
Co	Codorus silt loam,	C		X		
CVB*	Comus silt loam	C				
C5.	Comus silt loam	В				
DeA	Delanco silt loam, O-3% slope	C		X		
EkB2*	Elioak silt loam, 3-8% slope, moderately eroded	C				
EnB2*	Elsinboro loam, 3-8% slopes, moderately eroded	В				
GnA .	Glenville silt loam, 0-3%	C ·	, ,	Χ.		
GnB2*	Glenville silt loam, 3-8% slopes, moderately eroded	C		X		
GIC2*	Glenelg loam, 3-8% slopes, moderately eroded	В				
На	Hatboro silt loam	D	X	Х		
MIB2*	Manor Ioam, 3-8%, moderately eroded	В				
MIC2	Manor Ioam, 8-15%, moderately eroded	В				
MID3*	Manor Ioam, 15-25%, severely eroded	В				

* Soils with a moderate to high propensity towards erosion.

RESI	RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE						
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING					
R1	73'						
R2	126'	THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN					
R3	106'	CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE					

STREET TREE REQUIREMENTS				
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED	
FEDERAL STREET	3,616'	90	92	

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(\mathbf{x})	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B&B FULL HEADS

I TREE PER 40 LINEAR FEET, BOTH SIDES:

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS 10-17-2014 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 4-03-14 10.31.14 Date Chief, Development Engineering Division

GLWGUTSCHICK LIT	TLE &W	EBER,	P.A.	
CIVIL ENGINEERS, LAND SURVEYORS, LAND PI 3909 NATIONAL DRIVE — SUITE 250 — E BURTONSVILLE, MARYLAI TEL: 301-421-4024 BALT: 410-880-1820 DC/VA	ANNERS, LAI BURTONSVILLE OF ID 20866	NDSCAPE AR FICE PARK	CHITECTS	
\CADD\DRAWNGS\12001\13001\PLANS BY GLW\FINALS\13001 15_LS.dwg	DES. DEV	DRN. KLP	CHK. CKG	1

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT
AREA 2
OPEN SPACE LOI 183

REVISION

OPEX SPACE

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

LOT 85/1

OPEN SPACE LOT



LECTION DISTRICT No. 5

BULK PARCEL Z

OPEN SPACE LOT 101

	•	
LANDSCAPE PLAN	SCALE	ZONING
MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2	1" = 100'	MXD-3
LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')	DATE	TAX MAP - G
(A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL W) HOWARD COUNTY, MARYLAND	OCTOBER, 2014	41-21/46

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

OPEN SPACE

G. L. W. FILE No. GRID 16-3 15 OF 15

•				
	STREET TREE	REQUIREM	ENTS	

ROAD		# OF TREES REQUIRED	# OF TREES PROVIDED	:
FEDERAL STREET	3,616'	90	92	

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS	
(\times)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B & B FULL HEADS	

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS (PER S-06-16):

PRIVATE ALLEYS NO TREES REQUIRED

THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DEMISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.

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MOORESFIELD

SECTION 4 P.N. 3828 ZONED: RR-DEO

NON-BUILDABLE

BULK PARCEL 'Y'

LOT 121

MOORESFIELD SECTION 74 P.N. 3828 JONED: RR-DEO

HOPKINS
MEADE SECTION 6
P.N. 3834
ZONED: RR-DEO

-HOPKINS _ MEADE

P.N. 3834-ZONED: RR-DEO

LOT 6
FLAMEWOOD
SECTION 3 AREA/I
P.N./3824 /
ZONED: RR-DEO

GRAPHIC SCALE

SECTION 3 AREA I P.N. 3824 ZONED: RR-DEO

R 180 SYLKE-KNUPPEL & MELISSA HALL L'6824 F.246 ZONED: RR-DEO