

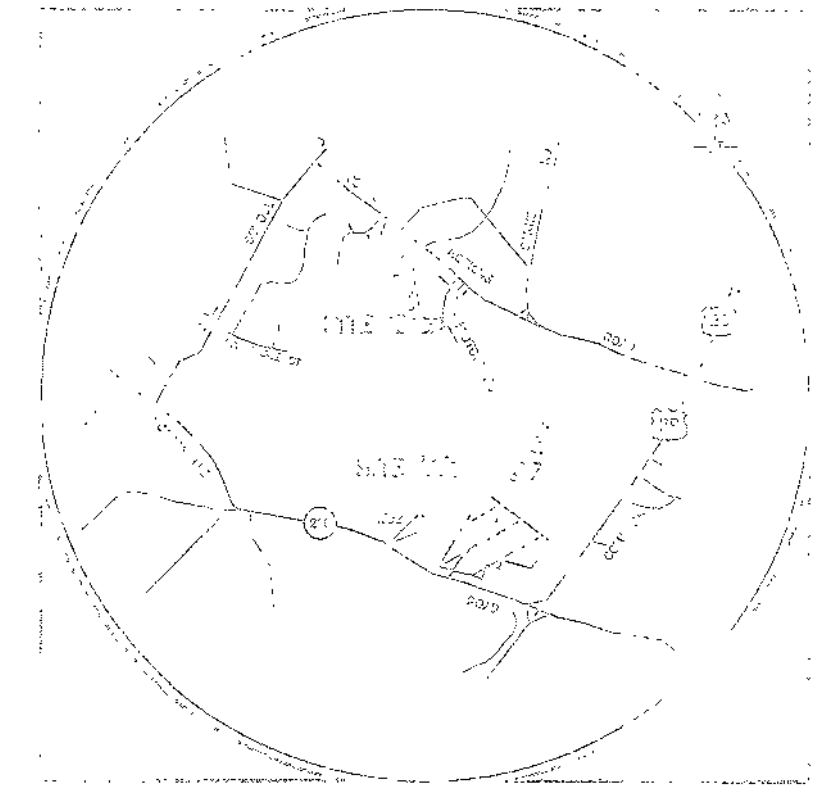
1. THE PROJECT IS IN ACCORDANCE WITH THE L. 1989, CH. 23 COUNTY ZONING ACT UNLESS WAIVERS HAVE BEEN APPLIED FOR.

2. THE SITE BACKGROUND INFORMATION IS AS FOLLOWS: PARCEL C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-148, C-149, C-150, 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# SITE DEVELOPMENT PLAN

## MAPLE LAWN FARMS

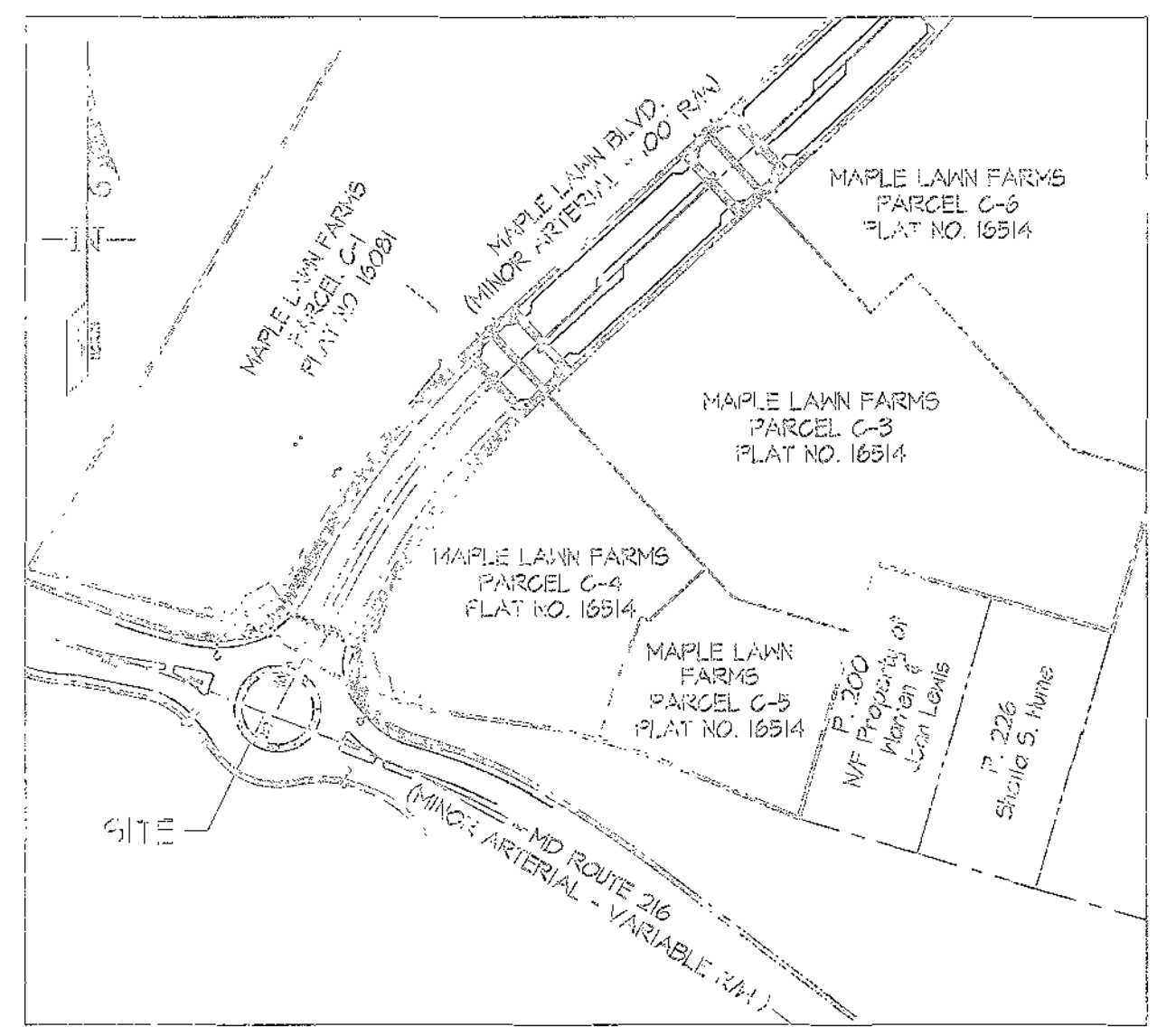
### MD ROUTE 216 ENTRANCE & JOHNS HOPKINS ROAD ENTRANCE



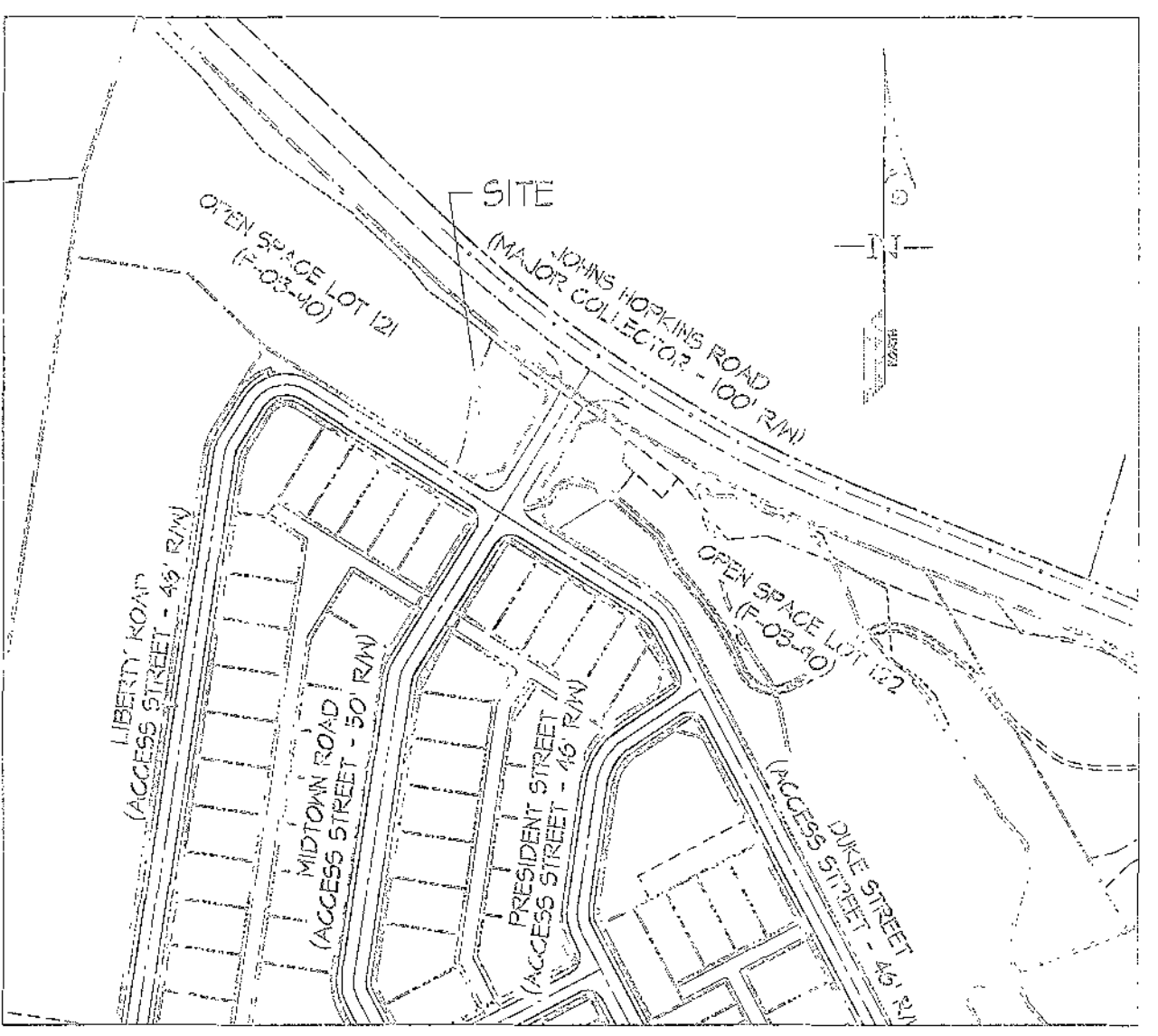
HOARD COUNTY, MARYLAND  
SCALE: 1"=100'

**BENCHMARKS**

1. 1982 BENCH MARK DIS. ON CONCRETE (ELEV. 41.75)  
2. 1982 BENCH MARK DIS. ON CONCRETE (ELEV. 41.75)  
3. 1982 BENCH MARK DIS. ON CONCRETE (ELEV. 41.75)  
4. 1982 BENCH MARK DIS. ON CONCRETE (ELEV. 41.75)



MD ROUTE 216 ENTRANCE  
(SITE A)  
SCALE: 1"=200'



JOHNS HOPKINS ROAD ENTRANCE  
(SITE B)  
SCALE: 1"=200'

**LEGEND**

- SF --- SF --- SILT FENCE
- L.O.D. --- LIMIT OF DISTURBANCE
- --- --- 10' CONTOUR
- --- --- PROPOSED CONTOUR
- --- --- PROPOSED MALL
- --- --- PROPOSED FENCE
- --- --- PROPOSED SIDEWALK
- ⊕ STREET TREE (P 05-01 OR F 05-40)

Street tree locations which are superseded by this plan if the plantings on sheet 3 and in the "Landscape Plan" on sheet 4 are not provided, then the plantings on sheet 2 and in the "Site Plan" on sheet 4 must be provided.

**SHEET INDEX**

1. COVER SHEET
2. SITE DEVELOPMENT PLAN AND THE 216 ENTRANCE (1"=200')
3. LANDSCAPE PLAN - MD ROUTE 216 ENTRANCE (1"=200')
4. SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN - JOHNS HOPKINS ROAD ENTRANCE (1"=200')
5. SITE DETAILS - MD ROUTE 216
6. LANDSCAPE DETAILS - JOHNS HOPKINS ROAD DETAILS
7. LANDSCAPE NOTES AND PLANT LISTS
8. SPECIAL CONTRACTORS AND DETAILS

**SITE ANALYSIS**

TOTAL PROJECT AREA: 501,141 SQ. FT.  
TOTAL AREA OF PLANT DISTURBANCE: 1,051 ACRES  
OPEN SPACE LOTS (1"=122'): 1.25 ACRES (OPEN SPACE)  
PARCELS C-4 & C-5: 1.36 ACRES (FUTURE COMMERCIAL)  
LIMIT OF DISTURBED AREA: 101 ACRES  
ZONING: R-1, R-2  
EXISTING LAND USE: FARM/LAND  
PROPOSED LAND USE: ENTRANCE WORKING

OPEN SPACE LOTS (1"=122'): 1.25 ACRES (AREA D) ARE PART OF P 05-010  
PARCEL C-4 (BUSINESS DISTRICT) IS PART OF P 05-011  
PARCELS C-5 (BUSINESS DISTRICT) IS PART OF P 05-011 AND P 05-012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 4/16/14

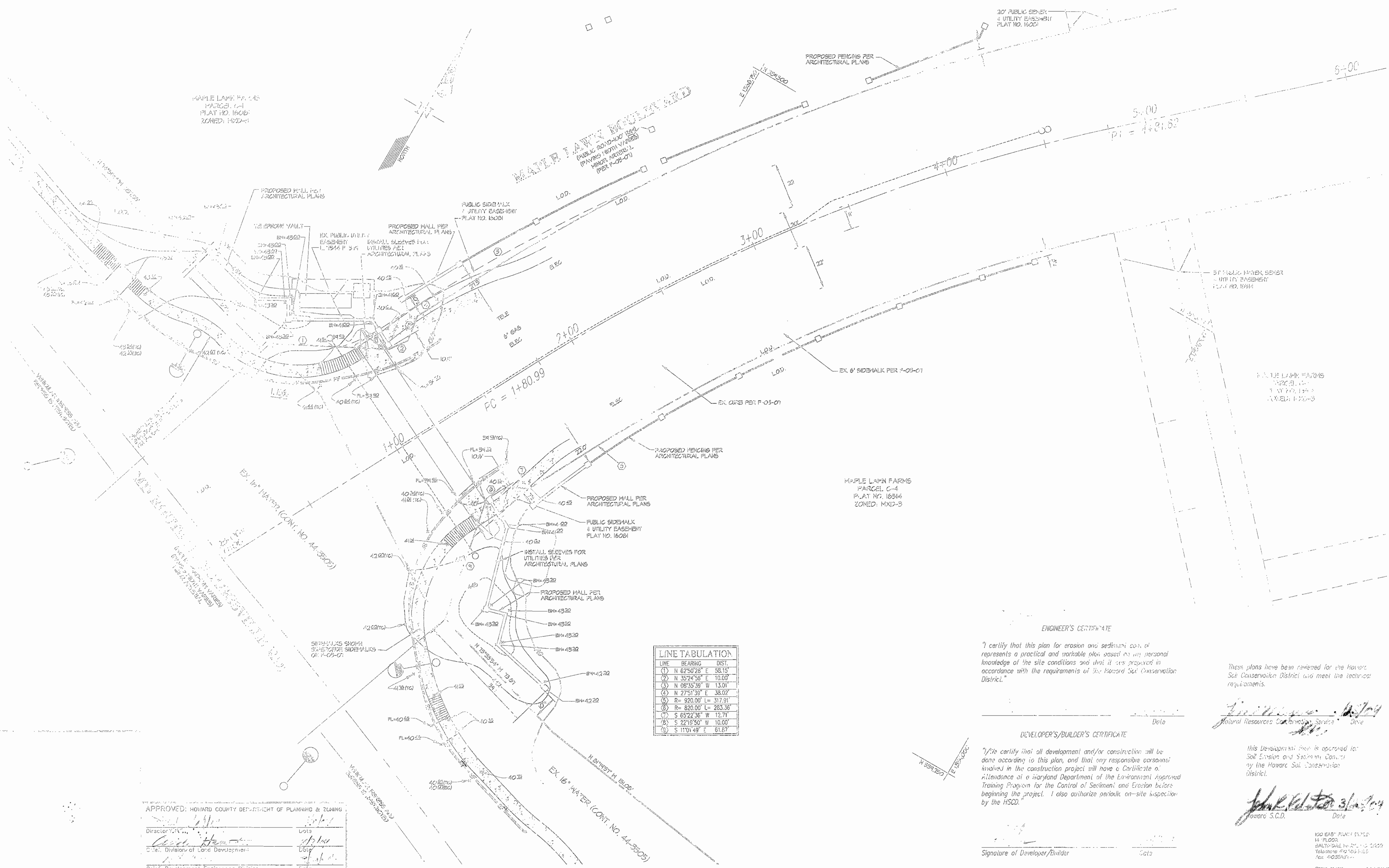
Chief, Division of Land Development: *[Signature]* Date: 4/16/14

Site Development Engineering Director: *[Signature]* Date: 4/16/14

THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF ENTRANCE FEATURES AT THE INTERSECTION OF MD ROUTE 216 AND MAPLE LAWN BOULEVARD AND THE INTERSECTION OF MIDTOWN ROAD AND JOHNS HOPKINS ROAD.

PREPARED FOR:  
G&R Maple Lawn Inc., et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Rd.  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

SITE A				SITE B			
ADDRESS CHART							
PARCEL NUMBER	STREET ADDRESS	PARCEL NUMBER	STREET ADDRESS	PARCEL NUMBER	STREET ADDRESS	PARCEL NUMBER	STREET ADDRESS
6100	6100	6100	6100	6100	6100	6100	6100
6101	6101	6101	6101	6101	6101	6101	6101
6102	6102	6102	6102	6102	6102	6102	6102
6103	6103	6103	6103	6103	6103	6103	6103
6104	6104	6104	6104	6104	6104	6104	6104
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6107	6107	6107	6107	6107	6107	6107	6107
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6148	6148	6148	6148	6148	6148	6148	6148
6149	6149	6149	6149</				



**LINE TABULATION**

LINE	BEARING	DIST.
1	N 62°50'28" E	58.15
2	N 35°24'56" E	10.00
3	N 08°35'39" W	13.01
4	N 27°51'39" E	38.02
5	R= 920.00' L= 317.91	
6	R= 820.00' L= 283.36	
7	S 65°22'36" W	12.71
8	S 22°19'50" W	10.00
9	S 11°01'49" E	61.87

**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."

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*Signature*  
Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

this Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*Signature*  
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director  
 Chief, Division of Land Development  
 Chief, Development Engineering Division

Signature of Developer/Builder  
 Date

100 BARS PLANT STUDY  
 14" PLOTTOR  
 1/4" = 20' SCALE  
 DATE: 11/15  
 SHEET: 2 of 8

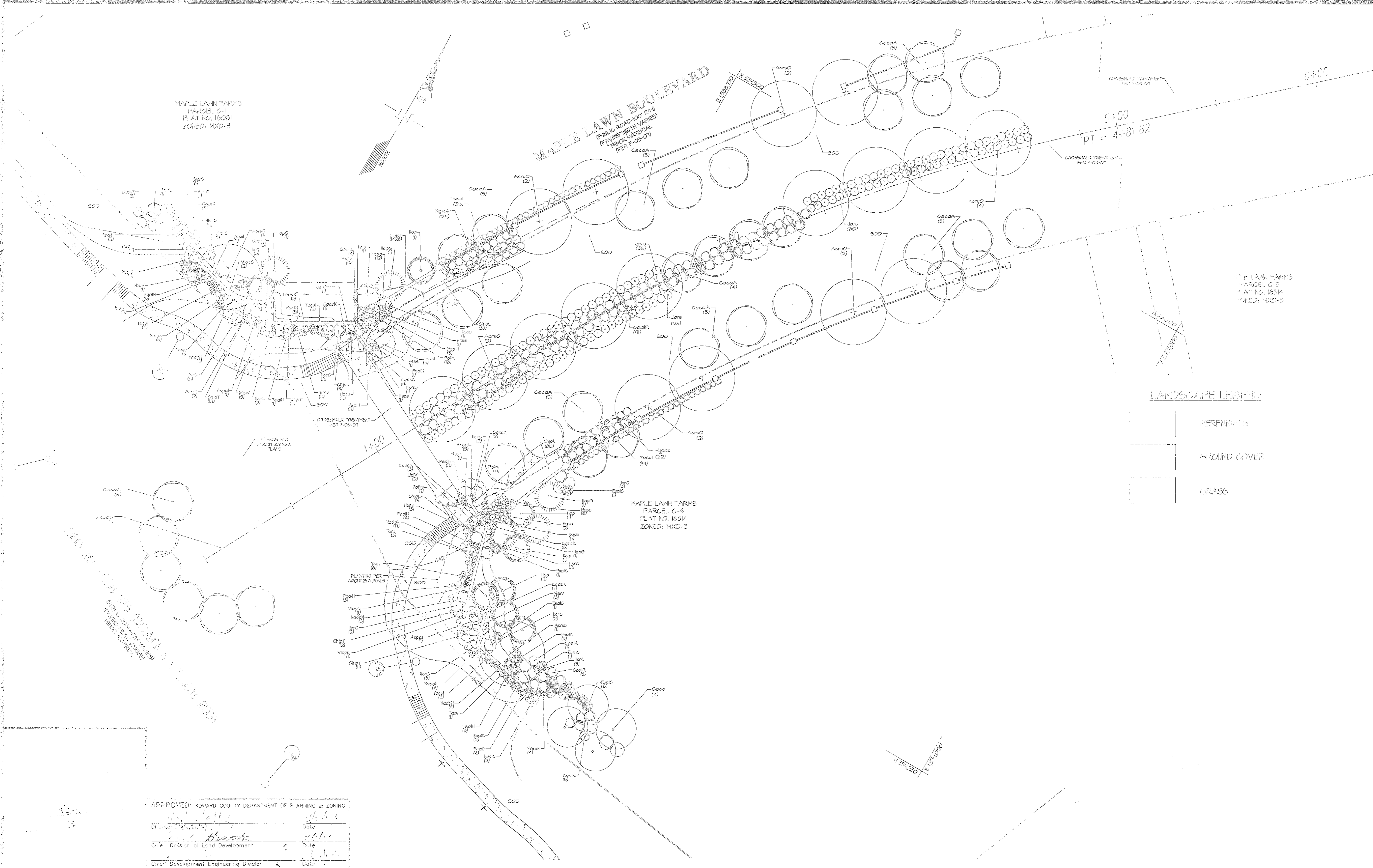
C&R ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 2030 NATIONAL DRIVE - SUITE 209 - BETHESDA, MARYLAND 20814  
 TEL: 301-424-4120 FAX: 301-424-4120

NO.	REVISION	DATE	BY	APPR

PREPARED FOR:  
 C&R Maple Lawn Inc., et. al  
 Suite 410, Woodholme Center  
 1829 Reisterstown Rd.  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**SITE DEVELOPMENT PLAN - MD ROUTE 212 ENTRANCE**  
**MAPLE LAWN FARMS**  
 MD ROUTE 212/208'S JUNCTION WAPKINS RD. ENTRANCE, WAPKINS RD. AND OPEN SPACE LOT 121 & 122  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE: 1"=20'  
 ZONING: MXD-5  
 SHEET: 2 of 8



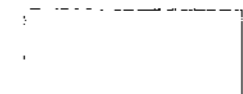
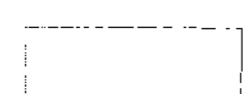
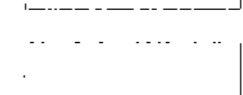
MAPLE LAWN FARMS  
PARCEL C-1  
PLAT NO. 16081  
ZONED: MXD-3

MAPLE LAWN BOULEVARD  
(PUBLIC ROAD-100' R/W)  
(PLANTING WIDTH VARIES)  
(MINOR MATERIAL PER F-05-01)

MAPLE LAWN FARMS  
PARCEL C-3  
PLAT NO. 16084  
ZONED: MXD-3

MAPLE LAWN FARMS  
PARCEL C-4  
PLAT NO. 16084  
ZONED: MXD-3

LANDSCAPE LEGEND

-  PERENNIALS
-  GROUND COVER
-  GRASS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 4/15/04

Chief, Division of Land Development: *[Signature]* Date: 4/15/04

Chief, Development Engineering Division: *[Signature]* Date: 4/15/04

NO.	REVISION	DATE	BY	APPR.

PREPARED FOR:  
G&R Maple Lawn Inc., et al  
Suite 410, Woodholme Center  
1829 Reisterstown Rd.  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-684-8400

LANDSCAPE PLAN - MD ROUTE 216 ENTRANCE

**MAPLE LAWN FARMS**  
MD ROUTE 216/HOPKINS RD. ENTRANCE PLANTINGS  
AREAS (MOC-1) AND OPEN SPACE LOTS (2) & (3)

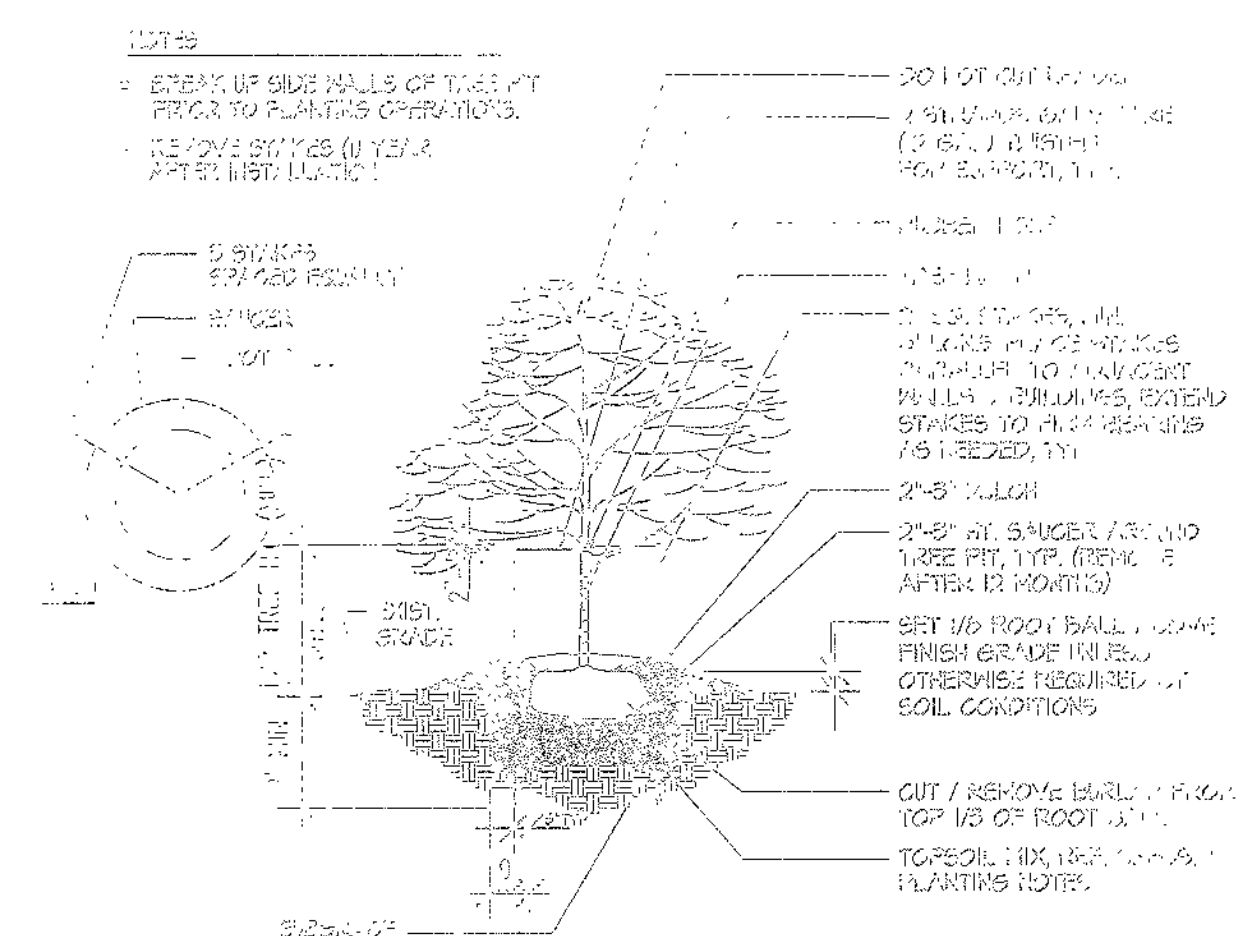
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

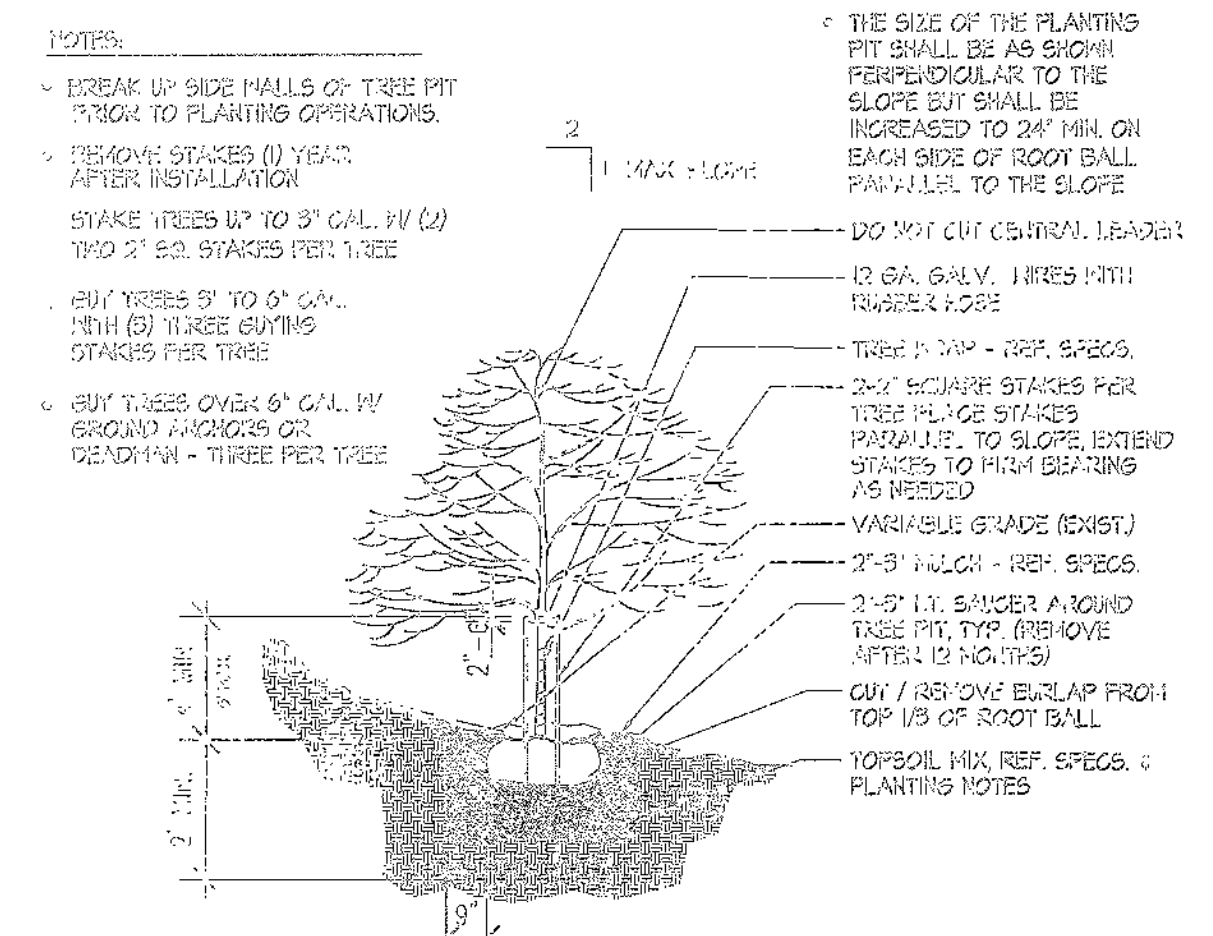
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1"=20'	MXD-3	0012
DATE	TAX MAP - GRID	SHEET
MDR, 2004	48/3	3 OF 8



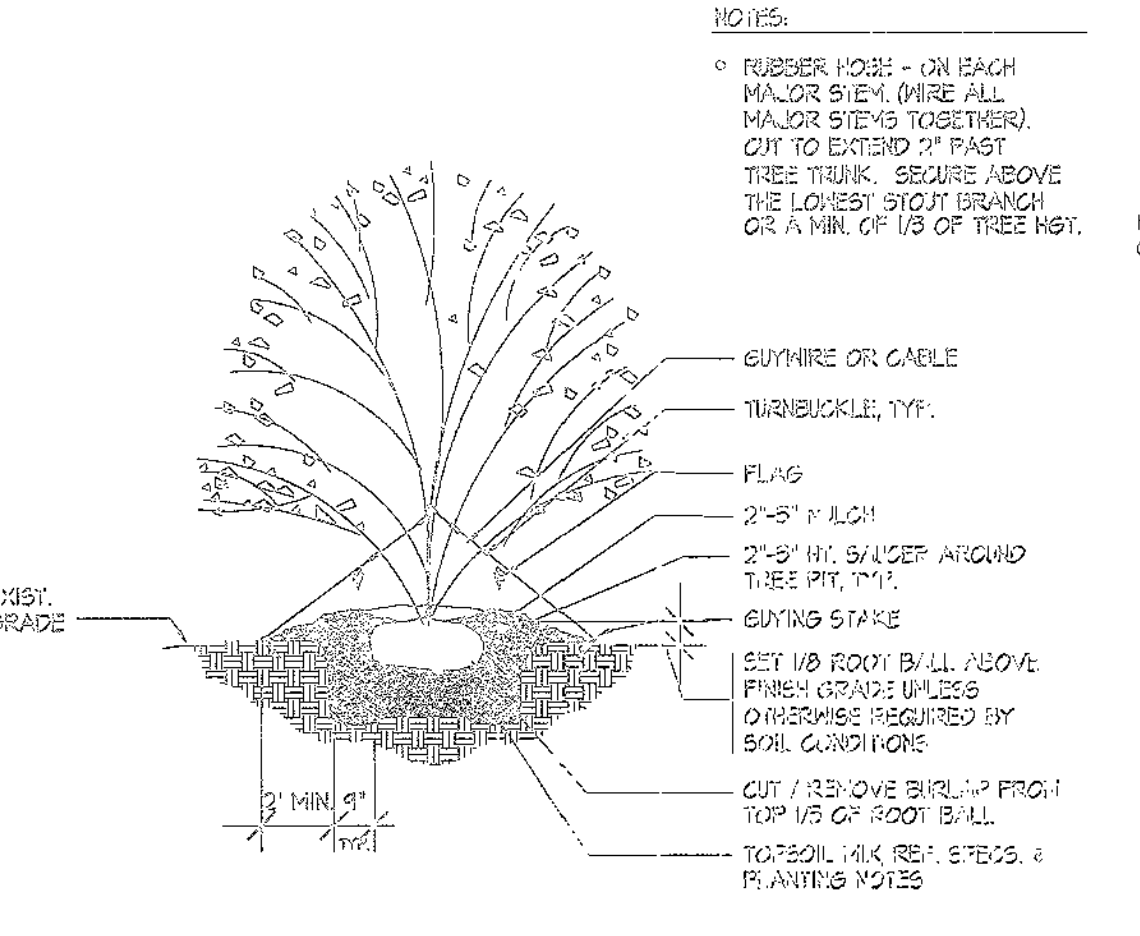




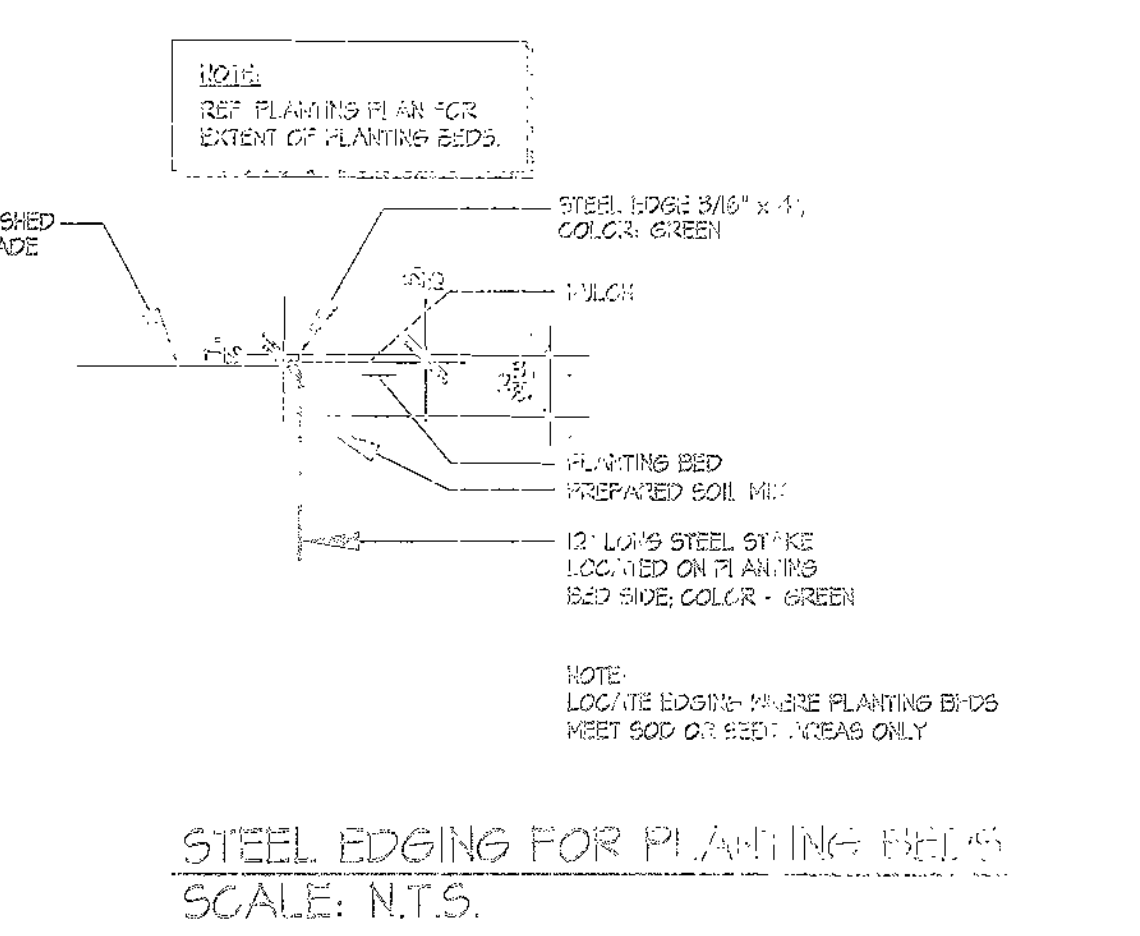
DECIDUOUS TREE STAKING  
SCALE: N.T.S.



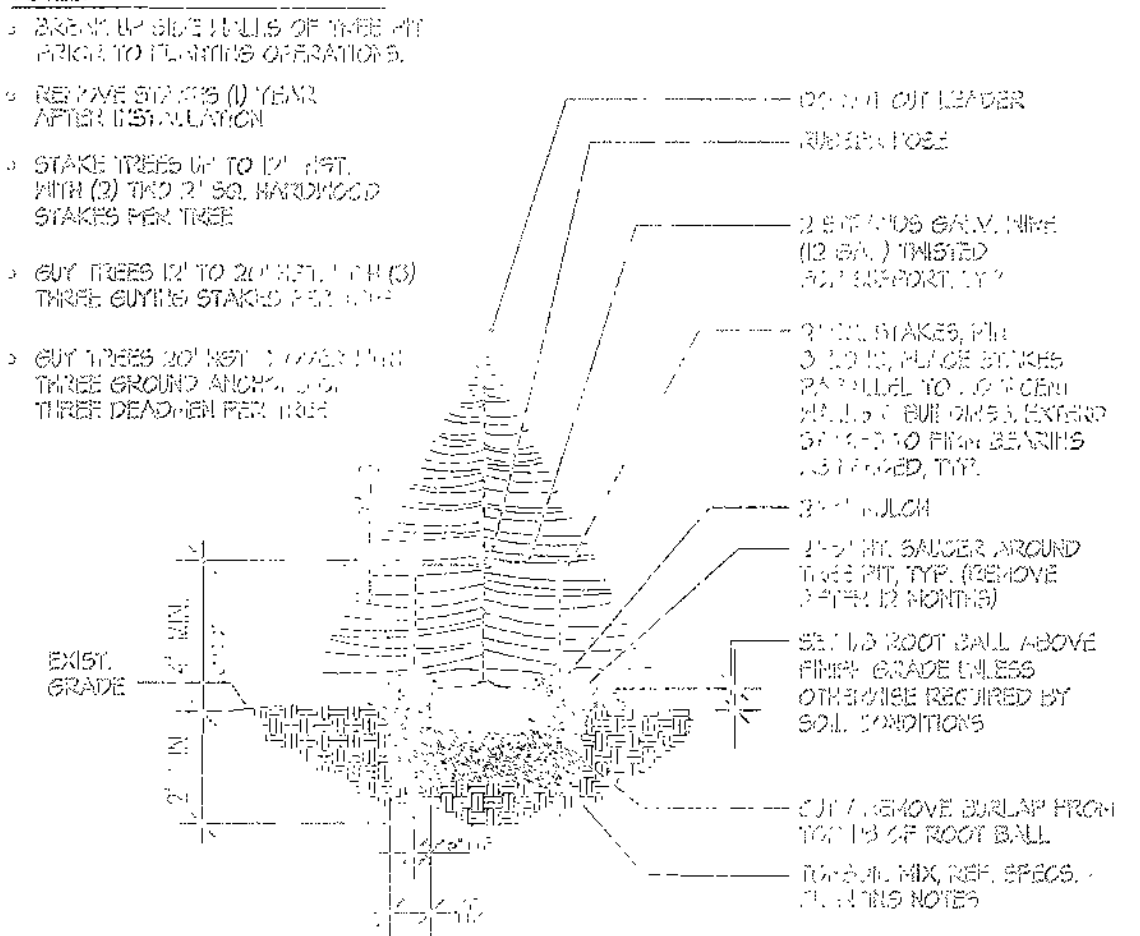
DECIDUOUS TREE STAKING ON SLOPE  
SCALE: N.T.S.



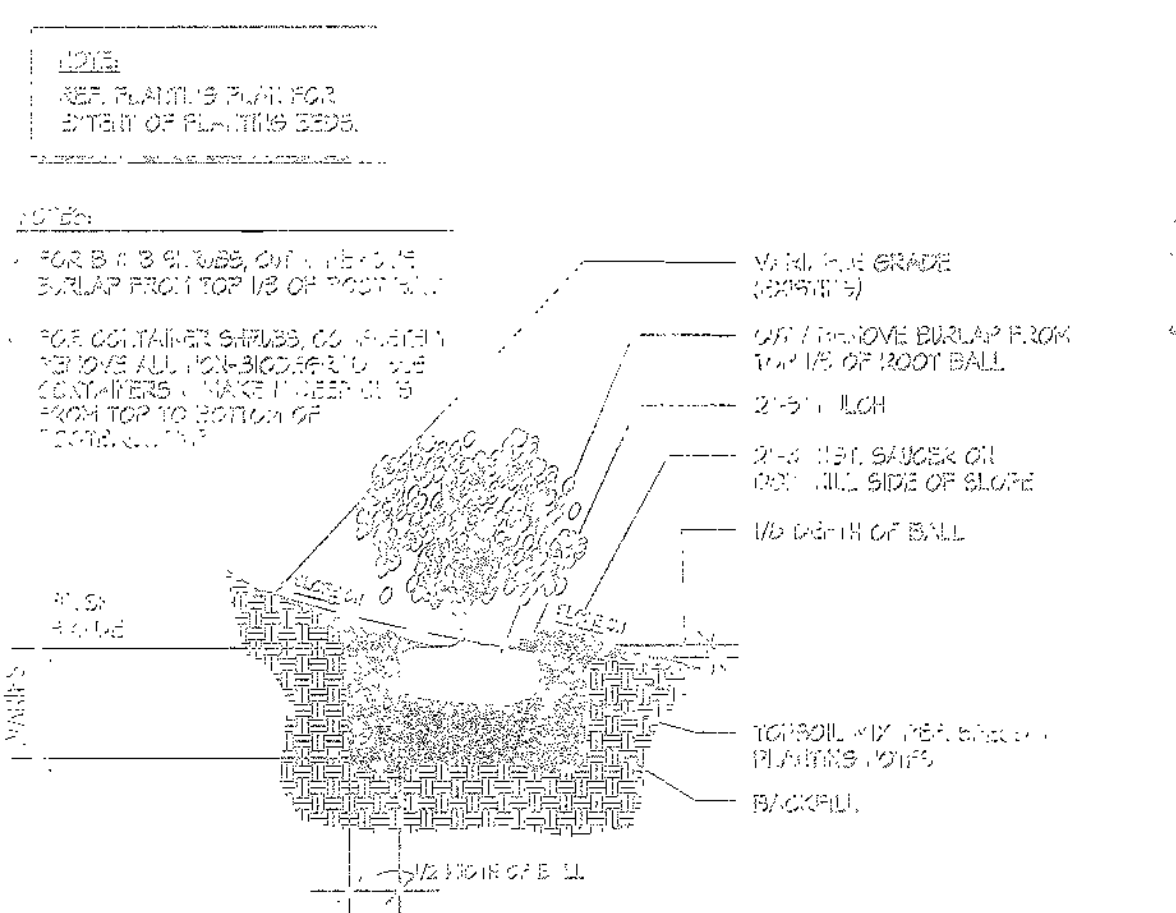
LARGE SHRUB PLANTING  
SCALE: N.T.S.



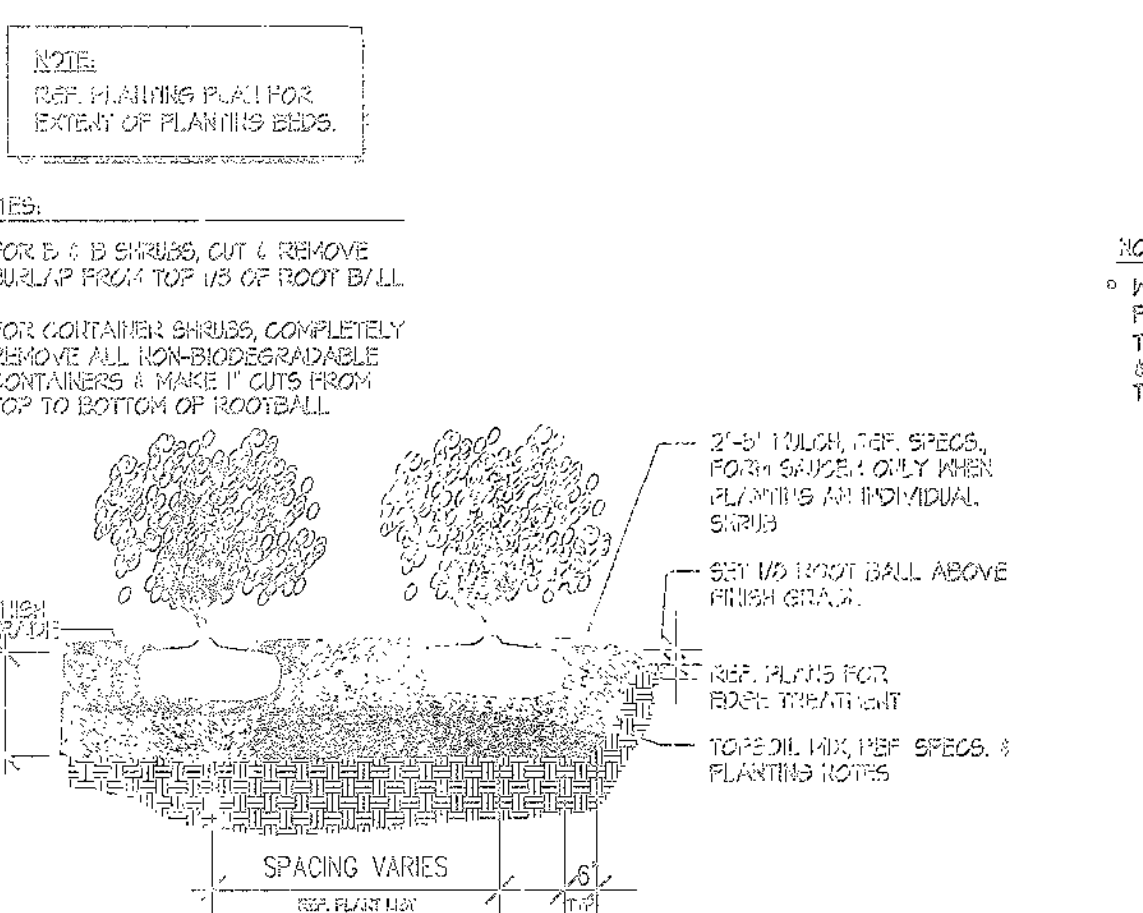
STEEL EDGING FOR PLANTING BEDS  
SCALE: N.T.S.



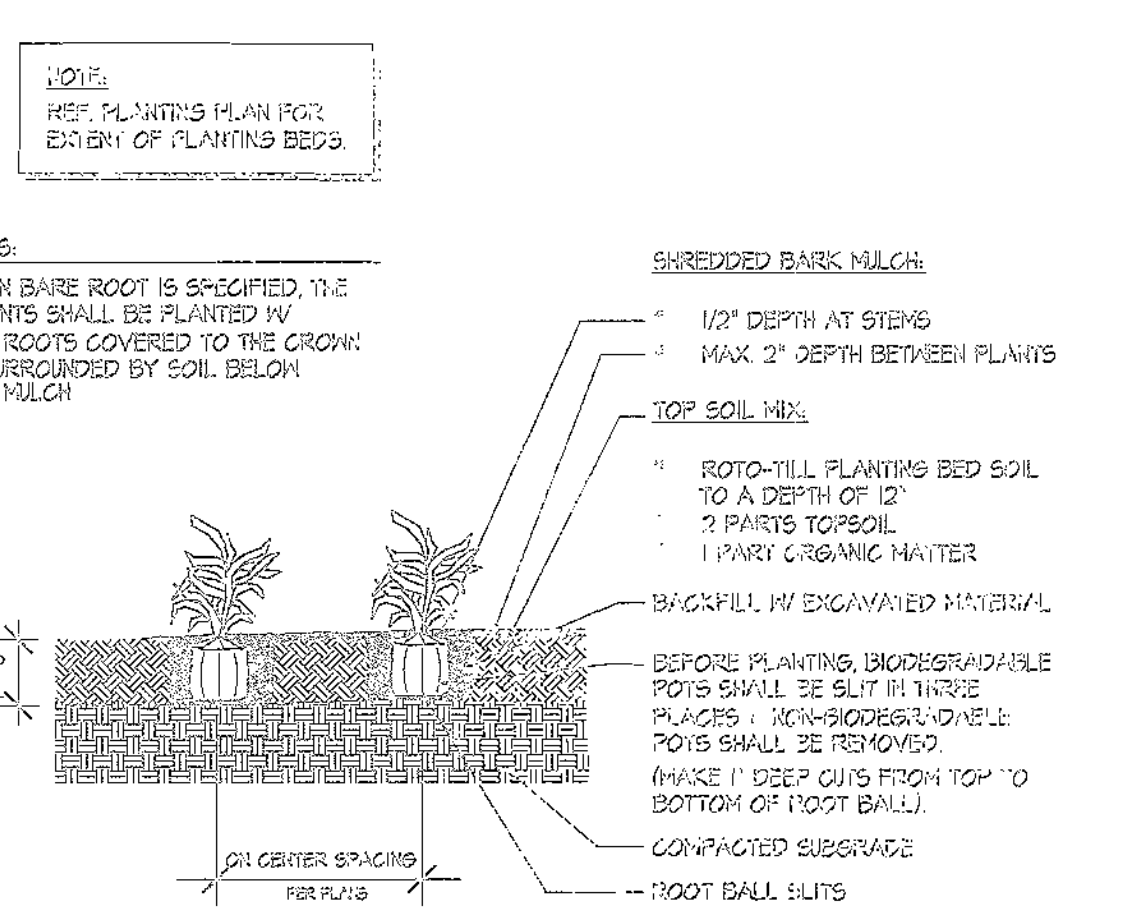
EVERGREEN TREE STAKING  
SCALE: N.T.S.



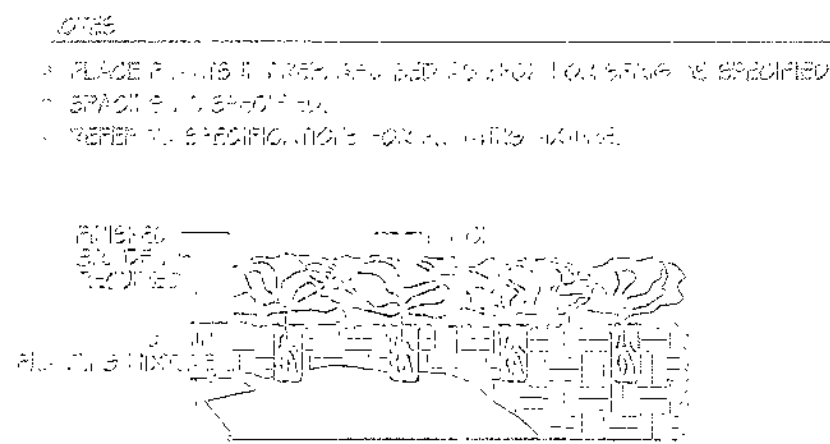
SHRUB PLANTING ON SLOPE  
SCALE: N.T.S.



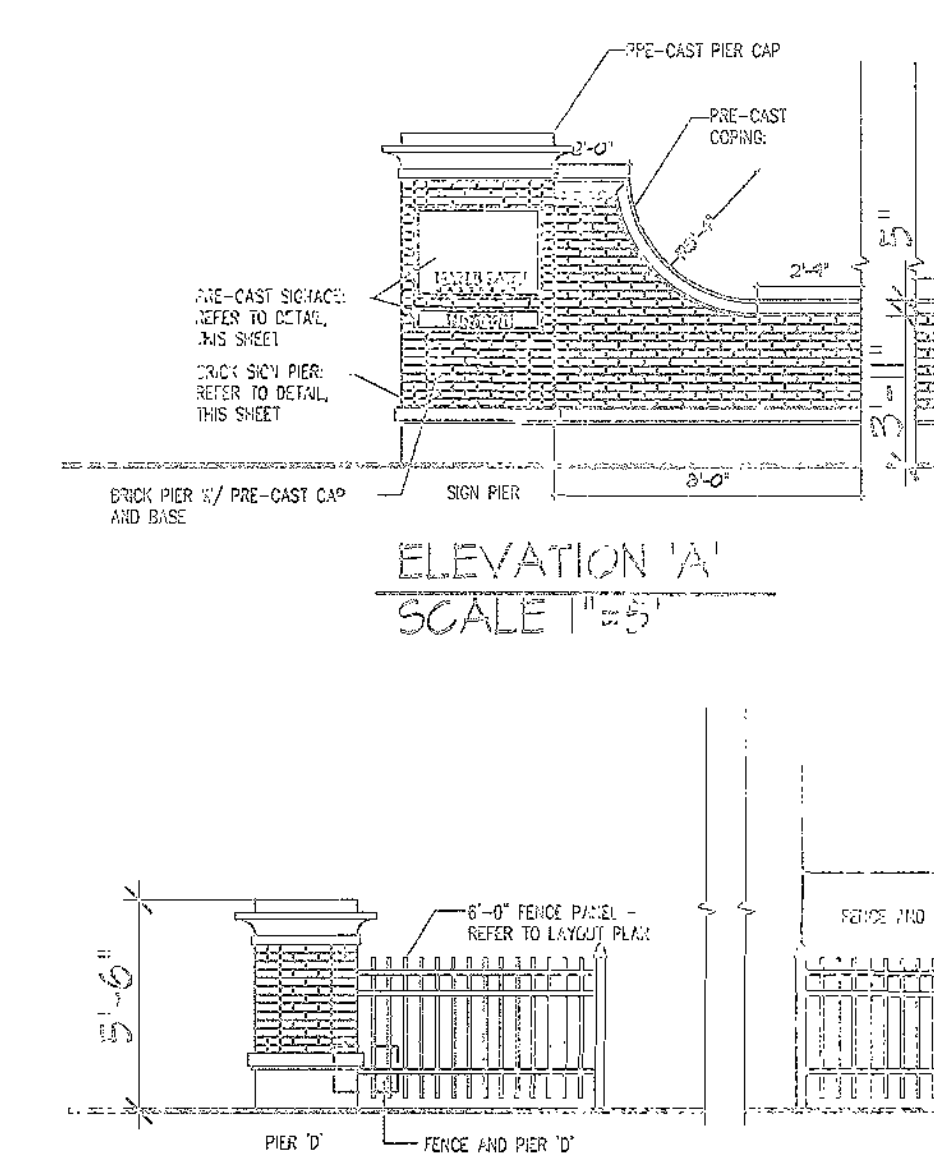
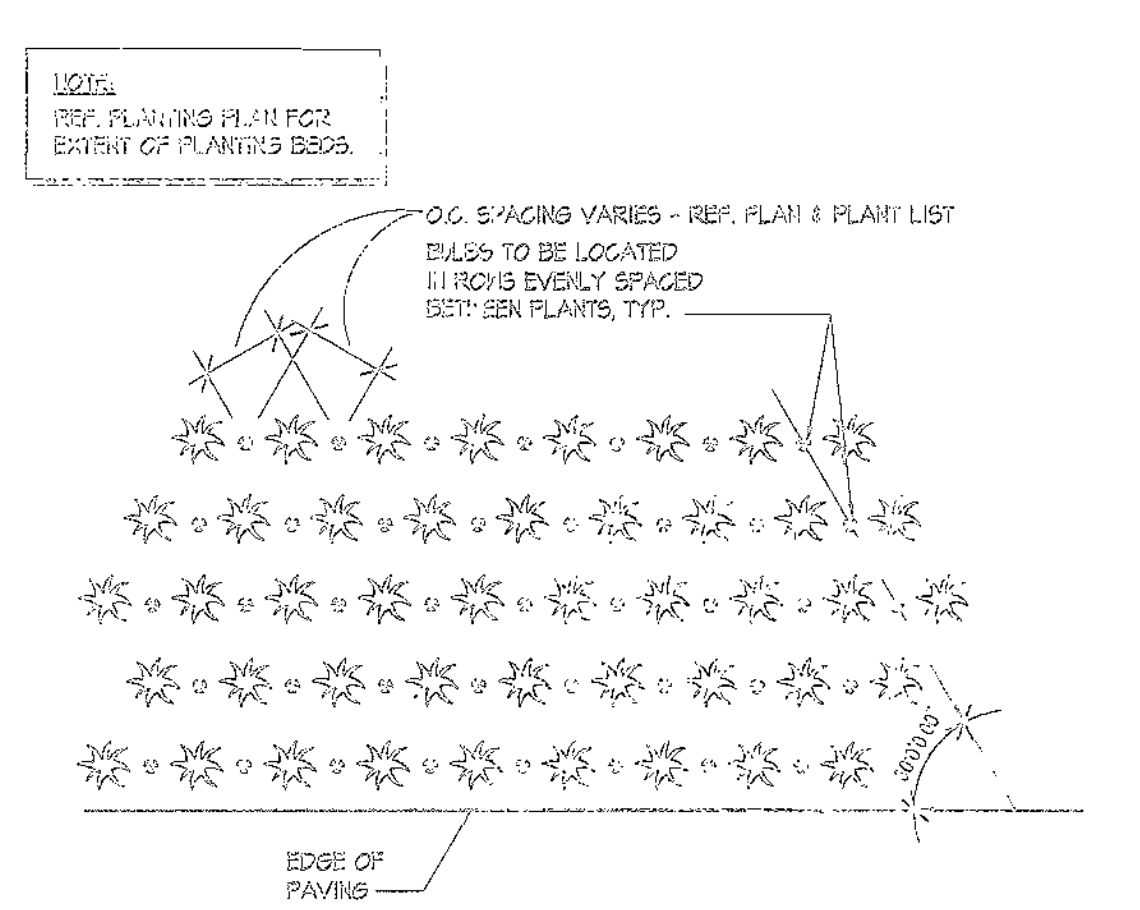
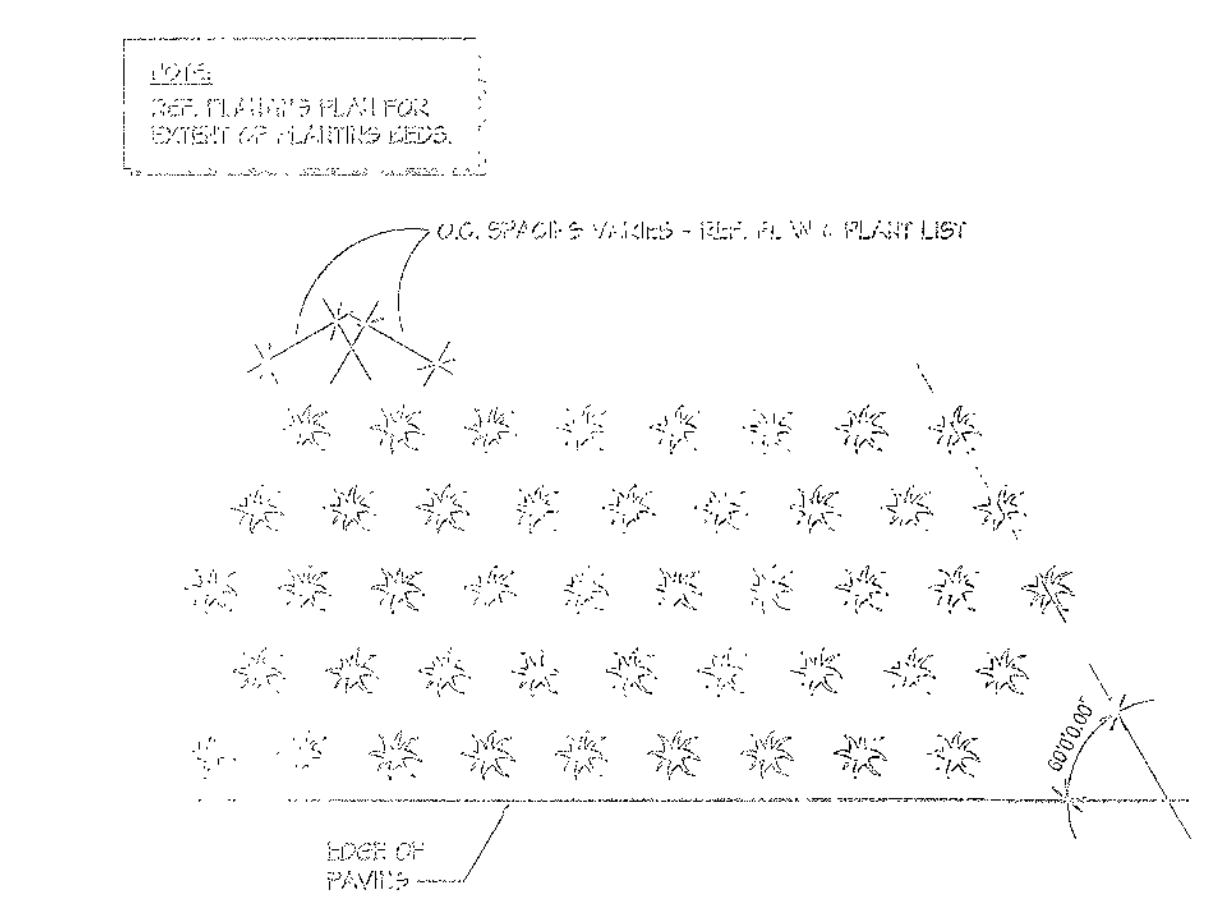
SHRUB BED PLANTING  
SCALE: N.T.S.



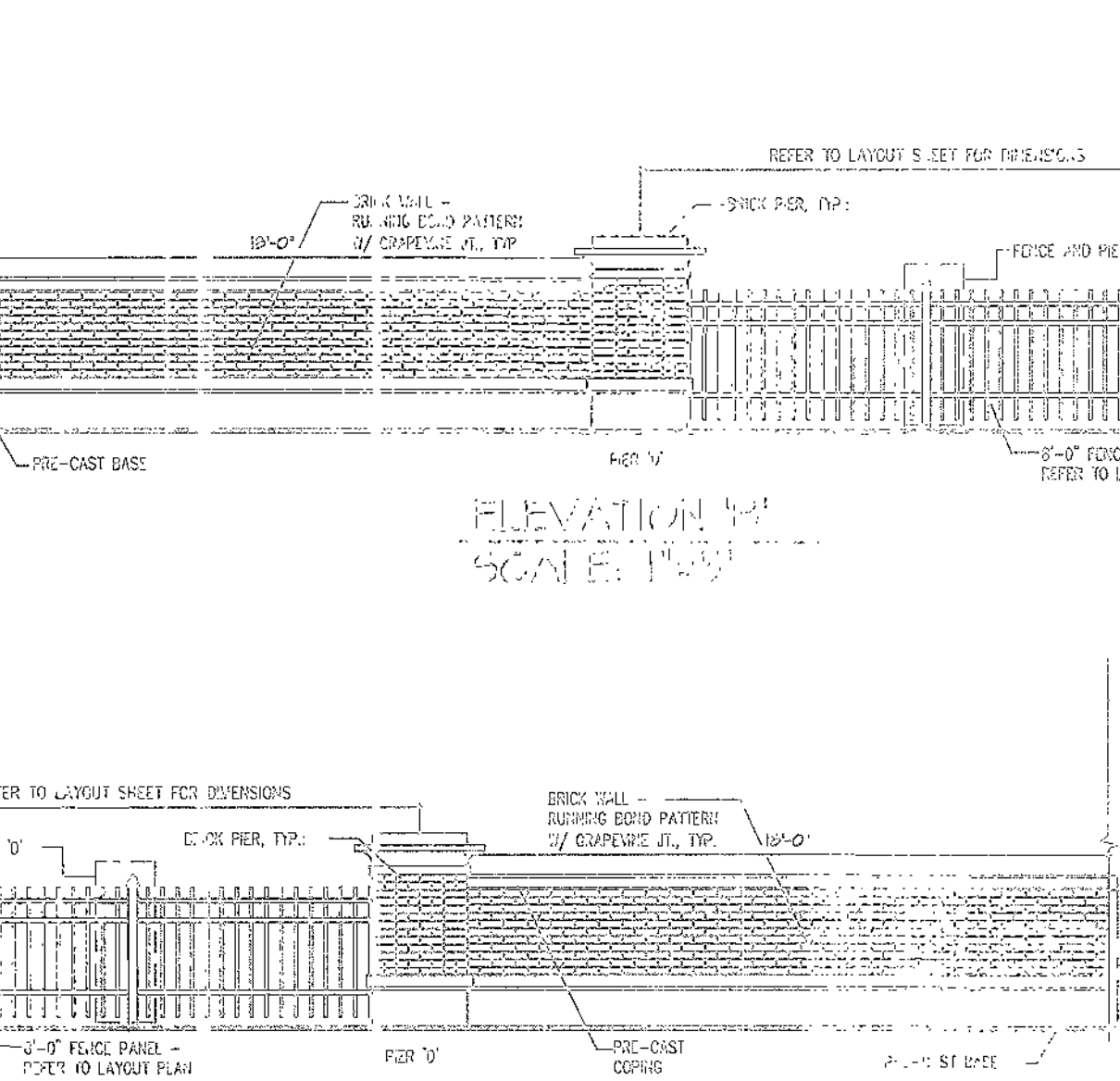
POTTED PLANT BED PLANTING  
SCALE: N.T.S.



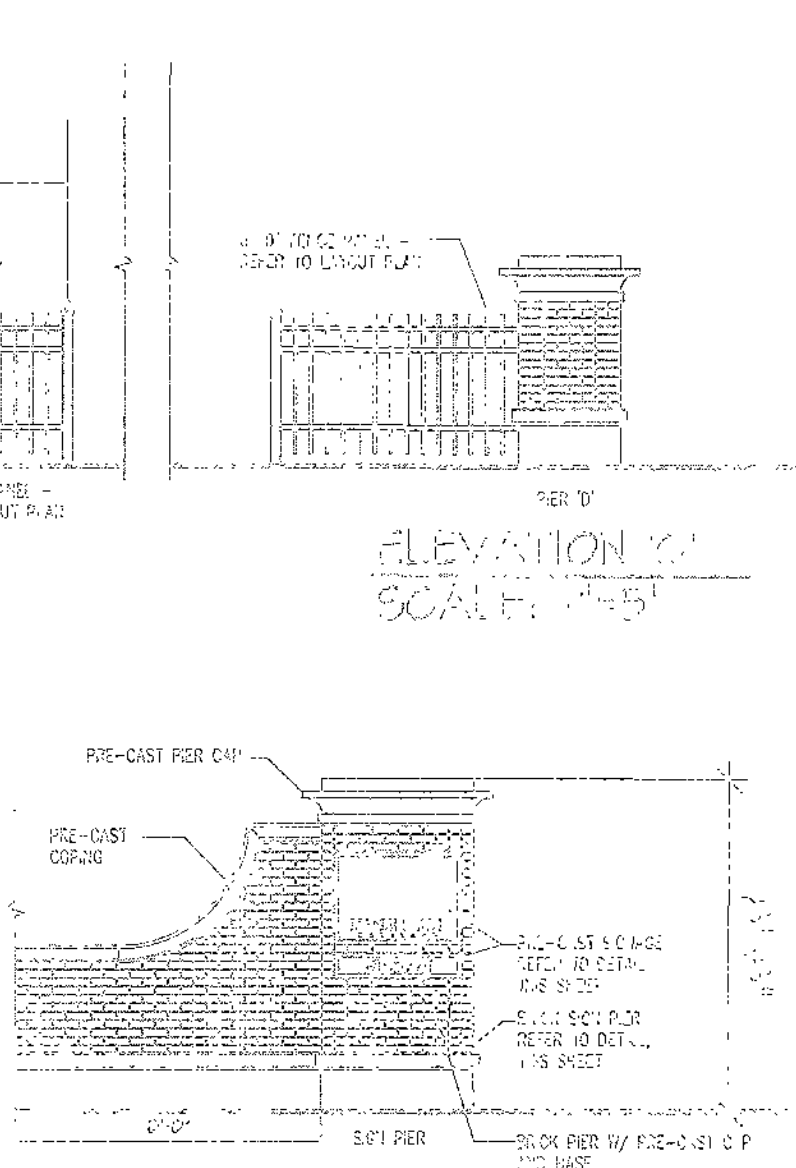
PERENNIAL PLANTING  
SCALE: N.T.S.



ELEVATION 'A'  
SCALE: 1"=5'



ELEVATION 'B'  
SCALE: 1"=5'



ELEVATION 'C'  
SCALE: 1"=5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Date: 11/10/10  
 Chief, Division of Land Development  
 Date: 11/10/10  
 Chief, Development Engineering Division  
 Date: 11/10/10

HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3825 HATHAWAY DRIVE - SUITE 250 - FORT BELLEVILLE OFFICE PARK  
 BUNNERSVILLE, MD 21015  
 TEL: 301-421-1024 FAX: 301-421-1026  
 WWW: WWW.HOWARDCOUNTYMD.GOV

PREPARED FOR:  
 G&R Maple Lawn Inc., et. al  
 Suite 410, Woodholme Center  
 1829 Reisterstown Rd.  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

LANDSCAPE DETAIL & ELEVATION HOPEWELL ROAD SITE DETAILS  
 MAPLE LAWN FARMS  
 MD ROUTE 287/1015 IS TOWNSHIP RD. ENTRANCE FEATURES  
 PARCELS 0160-4, AND GREAT WOOD LOTS 121 & 122  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. FILE No.
AS SHOWN	MWD-3	98079
DATE	TAX MAP - GRID	SHEET
11/10/2010	46/3 41/15	6 OF 6

100 EAST PRATT STREET  
 1ST FLOOR  
 BALTIMORE, MARYLAND 21202  
 Telephone: 410.388.3355  
 Fax: 410.328.1274  
 OPEN HOUSE: 11/10/10 10:00 AM - 12:00 PM

**PLANTING SPECIFICATIONS**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING OPERATIONS.
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19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING OPERATIONS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING OPERATIONS.

13. CONTRACTOR SHALL MAINTAIN AND REPAIR PLANTS AS FOLLOWS:
  - a. INSPECT FOR CUT BACK, BROKEN DAMAGED, AND UNUSUAL GROWTH OF PLANTS.
  - b. TRIM LEADER PLANTS, PRESERVE THE CENTRAL LEADER WHICH SHALL BE MAINTAINED IN THE STRENGTH OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH.
  - c. TRIM LATERAL BRANCHES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
14. CONTRACTOR RESPONSIBLE FOR STAKING TREES AS FOLLOWS:
  - a. STAKE TREES AS INDICATED ON DETAILS.
  - b. REMOVE STAKES AT END OF MAINTENANCE PERIOD.
15. MULCH TO BE APPLIED AS FOLLOWS:
  - a. AREAS TO BE MULCHED INCLUDE ALL PLANT BEDS AND OTHER AREAS AS DEMONSTRATED ON DRAWINGS SHALL BE MULCHED.
  - b. PLACE MULCH TO DEPTH REQUIRED (MULCH TO DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTS SOIL AROUND ROOTS).
  - c. APPLY HARDWOOD MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCEPT IN GRASSY COVERED AREAS WHERE IT SHALL BE A MINIMUM DEPTH OF 2 INCHES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
  - a. MAINTAIN PLANT MATERIALS FROM ACCEPTANCE OF WORK.
  - b. MAINTENANCE SHALL INCLUDE WEEDING, PATTERNS, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN TREES AND SHRUBS FREE OF INSECTS AND DISEASE AND PRUNING OF ALL PLANTS EXCEPT TREES. DRAIN CITY CONTRACTOR SHALL MAINTAIN TREES.
  - c. REPAIR DAMAGED PLANTS TO PROPER GRADE AND POSITION, RESTORE PLANTING SAUCES AND ADJACENT MATERIALS AND REMOVE DEAD PLANTS.
  - d. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
  - e. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING. THREE WEEKS OR LESS AFTER PLANTING, FOR A PERIOD OF FOUR YEARS OR UNTIL ACCEPTANCE BY OWNER, HOWEVER IS LESS, PROVIDE ADDITIONAL WATERING DURING DROUGHT PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
  - f. REPLACEMENT OF PLANTS. ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR WITHIN YEARS OF GUARANTEE SHALL BE REPLACED FOLLOWING PROCEDURES SET FORTH IN SPEC.

**PREPARATION:**

1. PREPARATION OF SITE: CONTRACTOR SHALL CLEAN PLANTING AREAS AT END OF WORKING DAY BEFORE ONSET OF INCIDENT WEATHER TO PREVENT STAINING BY OIL, FUEL, OR OTHER LIQUIDS. TREE PLANTING AND WORK AREA IN AN OVERLY CONDITION. DEBRIS OF TREES AND BRANCHES SHALL BE REMOVED IMMEDIATELY.

**WARRANTY:**

1. INSTANT PLANT MATERIAL TO STAY ALIVE, THRIVE AND GROW FOR A PERIOD OF ONE YEAR.

**SEEDING/SODDING NOTES:**

1. HONEY CREEPER AT LEAST 10 WORKING DAYS PRIOR TO START OF SEEDING/SODDING OPERATIONS.
2. FILLER TO PLANT MATERIAL, ACCEPTANCE CONTRACTOR TO SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO MAINTAIN PLANTS AND REASONABLE PROCEDURES FOR MAINTENANCE OF SODDED AREAS.
3. CONTRACTOR TO PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS. ANY DAMAGES TO UTILITIES, PAVING, ETC. TO BE REPAIRED OR REPLACED TO SATISFACTION OF OWNER AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR IS RESPONSIBLE FOR RESTRICTING TRAFFIC FROM SEEDING AREAS UNTIL SEEDING IS ESTABLISHED. STREET SIGNS AND BARRIERS AS REQUIRED.

**ACCEPTANCE:**

1. ACCEPTANCE OF CONTRACTOR'S WORK SHALL BE MADE BY THE OWNER AND PROJECT LANDSCAPE CONTRACTOR'S REQUEST. ACCEPTANCE WILL BE MADE AT LEAST 10 WORKING DAYS BEFORE REQUESTED INSPECTION DATE.
2. WORK CONTRACTOR, THE OWNER WILL ACCEPT SEEDING MAINTENANCE.

**CLEANING:**

1. PREPARE CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK REMOVE FROM THE SITE ALL EXCESS MATERIALS, DEBRIS AND EQUIPMENT. REPAIR DAMAGES RESULTING FROM SEEDING OPERATIONS.

**LANDSCAPE GENERAL NOTES:**

1. ALL PLANT MATERIALS TO BE COULDED THROUGH MULCH BEDS. MULCH TO BE SHREDED PROCESSOR HARDWOOD MULCH. DARK BROWN IN COLOR.
2. TREES ARE TO BE LOCATED A MINIMUM OF 10' FROM ALL LIGHT POLES, FIRE HYDRANTS AND STREET SIGNS.
3. UNIT PRICES FOR TREES AND SHRUBS SHALL INCLUDE THE PLANT MATERIAL, CULMING OR STAKING AND BARK MULCH SAUCER.
4. FERTILIZE TREES, SHRUBS AND PERENNIALS IN THE EARLY SPRING UP TO EARLY JUNE WITH A WATER-SOLUBLE FERTILIZER ACCORDING TO ACCEPTABLE LANDSCAPE INDUSTRY STANDARDS. THIS FEE SHALL BE PAID FOR AT A ONE LUMP SUM UNIT PRICE.
5. 1 YR. MAINTENANCE SHALL INCLUDE WATERING AND APPLICATION OF APPROPRIATE INSECTICIDE AND FUNGICIDES NECESSARY TO MAINTAIN THE GRASS FREE OF INSECTS, WEEDS AND DISEASE. FERTILIZER AND SOIL WITH A FOUR-STEP PROGRAM, WHICH IS TO INCLUDE GRASSSEEDS, FERTILIZER, WEED AND FEED, GRASS CONTROL AND WATERING. THIS FEE SHALL BE PAID FOR AT A ONE LUMP SUM UNIT PRICE.

**CONTRACTOR SHALL MARK ALL STREET TREE LOCATIONS AND HONEY CREEPER, ARCHITECT AND LANDSCAPE ARCHITECT FOR APPROVAL.**

1. LANDSCAPE UNDERGROUND IRRIGATION SYSTEM - ADD/ALT. - CONTACT GREENBAUM AND ROSE

**LANDSCAPE NOTE AND PLANT LIST**

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	6	Asar palmatum 'Nipponense'	Red Japanese Maple	12" Gal	16' x 16'	
○	Acad	20	Asar palmatum 'October Glory'	October Glory Red Maple	8" x 8" Gal	16' x 16'	
○	Acad	10	Malvaceae virginiana	Flowering Quince	12" Gal	16' x 16'	

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	100	Juniperus horizontalis 'Mimoosa Compacta'	Mimoosa Compacta	12" Gal	16' x 16'	

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	15	Aronia arbutifolia 'Black Chokeberry'	Black Chokeberry	24" x 30"	16' x 16'	
○	Acad	6	Evania albobrunnea 'Winter Sun'	Winter Sun	24" x 30"	16' x 16'	
○	Acad	55	Cornus alba 'Regent'	Regent Dogwood	3" Gal	16' x 16'	
○	Acad	15	Taxus canadensis 'Nana'	Nana	3" Gal	16' x 16'	
○	Acad	11	Prunella pennsylvanica	Prunella	18" x 24"	16' x 16'	

**LANDSCAPE NOTE AND PLANT LIST**

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	1	Asar palmatum 'Nipponense'	Red Japanese Maple	12" Gal	16' x 16'	
○	Acad	20	Asar palmatum 'October Glory'	October Glory Red Maple	8" x 8" Gal	16' x 16'	
○	Acad	10	Malvaceae virginiana	Flowering Quince	12" Gal	16' x 16'	

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	1	Ilax crenata 'Compadre'	Ilax crenata	12" Gal	16' x 16'	
○	Acad	1	Ilax opaca	American Holly	12" Gal	16' x 16'	
○	Acad	1	Ilax opaca 'Goldie'	Goldie	12" Gal	16' x 16'	
○	Acad	1	Ligustrum sinense 'Vernigran'	Vernigran	12" Gal	16' x 16'	
○	Acad	1	Podocarpus neriifolia	Podocarpus	12" Gal	16' x 16'	
○	Acad	1	Prunella pennsylvanica	Prunella	12" Gal	16' x 16'	

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	1	Chamaecyparis japonica 'Luteo-nana'	Luteo-nana	12" Gal	16' x 16'	
○	Acad	1	Chamaecyparis japonica 'Texas Scarlet'	Texas Scarlet	12" Gal	16' x 16'	
○	Acad	1	Cornus alba 'Regent'	Regent Dogwood	3" Gal	16' x 16'	
○	Acad	1	Buxus glabra 'Compadre'	Compadre	12" Gal	16' x 16'	
○	Acad	1	Potamogeton nodosus	Potamogeton	12" Gal	16' x 16'	
○	Acad	1	Taxus canadensis 'Intermedia'	Intermedia	12" Gal	16' x 16'	
○	Acad	1	Taxus canadensis 'Nana'	Nana	12" Gal	16' x 16'	
○	Acad	1	Viburnum opulus 'Compadre'	Compadre	12" Gal	16' x 16'	

**LANDSCAPE NOTE AND PLANT LIST**

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	1	Asar palmatum 'Nipponense'	Red Japanese Maple	12" Gal	16' x 16'	
○	Acad	20	Asar palmatum 'October Glory'	October Glory Red Maple	8" x 8" Gal	16' x 16'	
○	Acad	1	Asar palmatum 'October Glory'	October Glory Red Maple	8" x 8" Gal	16' x 16'	
○	Acad	55	Cornus alba 'Regent'	Regent Dogwood	3" Gal	16' x 16'	
○	Acad	10	Malvaceae virginiana	Flowering Quince	12" Gal	16' x 16'	

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	31	Ilax crenata 'Compadre'	Ilax crenata	12" Gal	16' x 16'	
○	Acad	11	Ilax opaca	American Holly	12" Gal	16' x 16'	
○	Acad	5	Ilax opaca 'Goldie'	Goldie	12" Gal	16' x 16'	
○	Acad	3	Ligustrum sinense 'Vernigran'	Vernigran	12" Gal	16' x 16'	
○	Acad	20	Mendocino domestica	Mendocino	12" Gal	16' x 16'	
○	Acad	21	Podocarpus neriifolia	Podocarpus	12" Gal	16' x 16'	
○	Acad	60	Phlox paniculata 'Red Sea'	Red Sea	12" Gal	16' x 16'	

Symbol	Code Name	Quantity	Scientific Name	Common Name	Planting Size	Spacing	Comments
○	Acad	151	Chamaecyparis japonica 'Luteo-nana'	Luteo-nana	12" Gal	16' x 16'	
○	Acad	30	Chamaecyparis japonica 'Texas Scarlet'	Texas Scarlet	12" Gal	16' x 16'	
○	Acad	110	Cornus alba 'Regent'	Regent Dogwood	3" Gal	16' x 16'	
○	Acad	31	Buxus glabra 'Compadre'	Compadre	12" Gal	16' x 16'	
○	Acad	131	Jasminum nudiflorum	Winter Jasmine	3" Gal	16' x 16'	
○	Acad	45	Potentilla fruticosa	Bush Potentilla	3" Gal	16' x 16'	
○	Acad	131	Taxus canadensis 'Intermedia'	Intermedia	12" Gal	16' x 16'	
○	Acad	15	Viburnum opulus 'Compadre'	Compadre	12" Gal	16' x 16'	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 11/16/11

Chief Development Engineering Director: [Signature] Date: 11/16/11

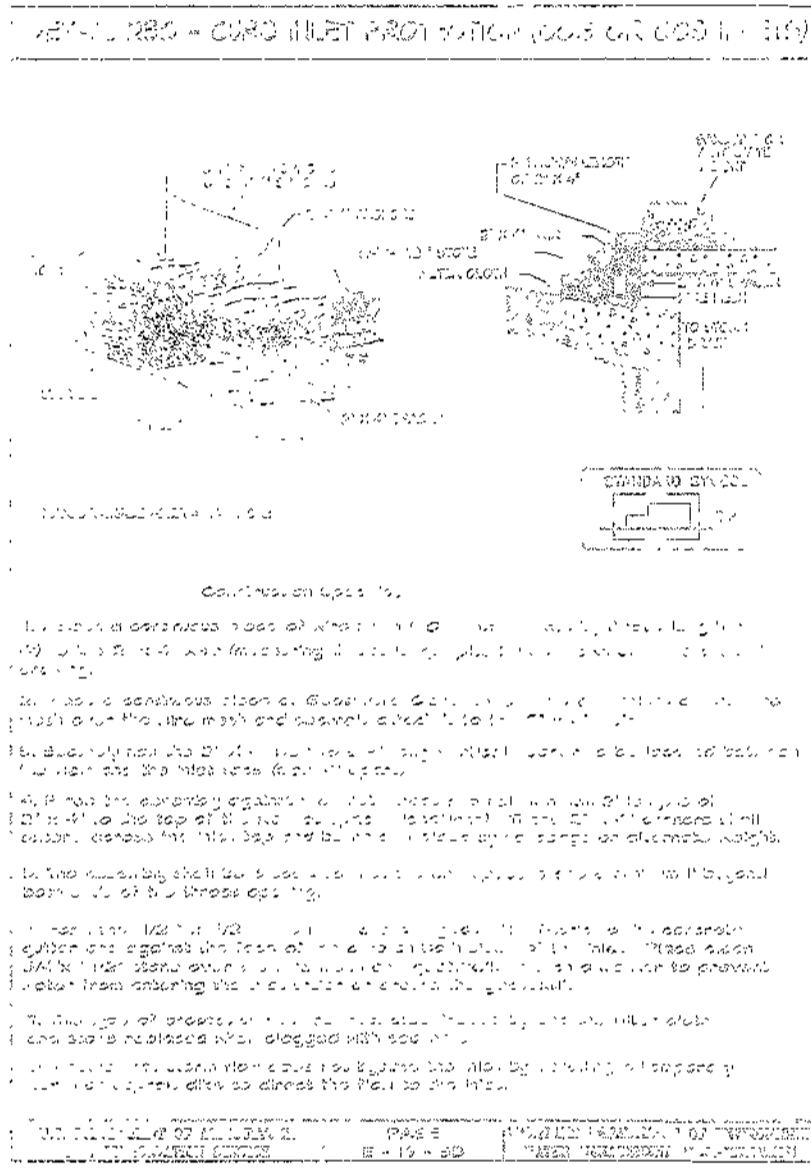
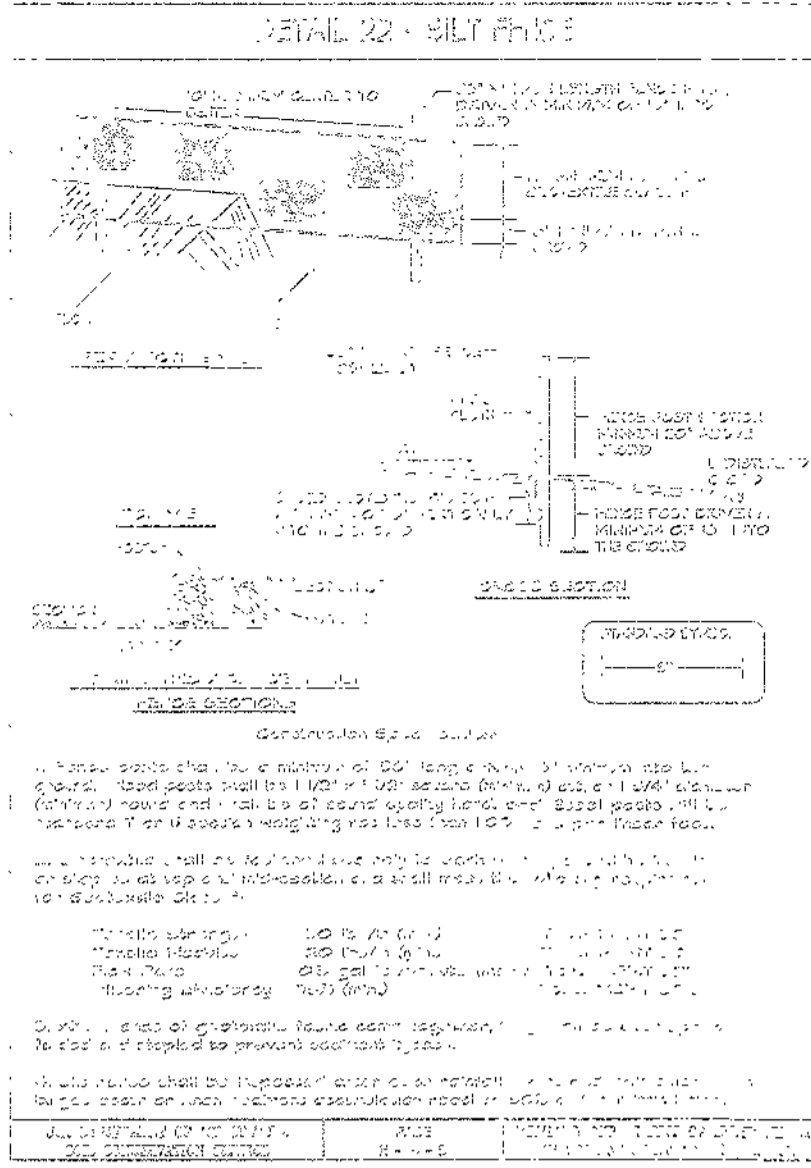
THERE IS NO LANDSCAPE SURETY REQUIRED FOR THIS PROJECT.

DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Uniformed Services for the Americas Act, and that upon completion of the landscaping installation, I/We will provide a one year guarantee of plant materials, to be submitted to the Department of Planning and Zoning.

Name: [Signature] Date: [Signature]

100 S. SPRING STREET  
14<sup>th</sup> FLOOR  
BALTIMORE, MARYLAND 21202  
TELEPHONE: 410.955.4115  
FAX: 410.955.2711



**SEQUENCE OF CONSTRUCTION**

- Note: the sequencing applies to both well locations.
1. Obtain grading permit and archive for an on-site pre-construction meeting. (1 day)
  2. Inspect and repair as needed, the existing sediment control devices installed under F-05-07 and F-08-40. (2 days)
  3. Install silt fence as shown on these plans. (2 days)
  4. Fine grade area and construct well. (1 month)
  5. Stabilize area in accordance with the permanent seeding notes. (1 day)
  6. With permission from the sediment control inspector, remove sediment and erosion control devices and stabilize areas as needed. (1 day)

Note: The improvements shown on these plans will be constructed simultaneously with the improvements shown on F-05-07 and F-08-40.

**SEDIMENT CONTROL NOTES**

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (HCO) 915-1055.
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, ditches and perimeter slopes and all slopes greater than 5:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. I, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. 6). Temporary stabilization with mulch alone, can only be done when recommended seeding does not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operating condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
 

Total Area of Site	: 0.37 Acres
Area Disturbed	: 0.37 Acres
Area to be rooted or paved	: 0.00 Acres
Area to be vegetatively stabilized	: 0.37 Acres
Total Cut	: 0 Cu. Yds.
Total Fill	: 1,080 Cu. Yds.

 Off-site waste/barron area location: Maple Lawn Farms, Business District (F-05-01)
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if cleaned necessary by the Howard County DPM Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. (Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to 5 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.

NOTE: TOTAL CUT AND FILL QUANTITIES ARE FOR PLAN PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES AT TIME OF CONTRACT.

**TEMPORARY SEEDING NOTES**

- Apply to graded or cleared areas likely to be redistributed, either a short-term vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (mulch previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
- 1) Preformed - Apply 2 tons per acre dolomite limestone (42 lbs/1000 square feet) and 50 lbs per acre 10-10-10 fertilizer (4 lbs/1000 sq ft) before seeding. Mow or disc the upper three inches of soil. At the time of seeding, apply 400 lbs per acre 20-20-20 ureaform fertilizer (4 lbs/1000 sq ft).
  - 2) Temporary - Apply 2 tons per acre dolomite limestone (42 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Mow or disc into upper three inches of soil.
- Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 91 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 91 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 50 lbs/acre Kentucky 91 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching: Apply 1-1/2 to 2 tons per acre (10 to 140 lbs/1000 sq ft) of washed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal per acre (5 gal/1000 sq ft) of animalized kydex on flat areas. On slopes, 6 ft or higher, use 348 gal per acre (9 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and reseed, replace, replant and resod as needed.

**PERMANENT SEEDING NOTES**

- Apply to graded or cleared areas likely to be redistributed, either a short-term vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (mulch previously loosened).
- Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (15 lbs/1000 sq ft).
- Seeding: For periods March 1 thru April 30 and from August 1 thru October 15, seed with 2-1/2 tons per acre of cereal rye (57 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 5 lbs per acre of weeping lovegrass (21 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching: Apply 1-1/2 to 2 tons per acre (10 to 140 lbs/1000 sq ft) of washed, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal per acre (5 gal/1000 sq ft) of animalized kydex on flat areas. On slopes, 6 ft or higher, use 348 gal per acre (9 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and reseed, replant and resod as needed.

**TEMPORARY AND PERMANENT SEEDING NOTES**

- Apply to graded or cleared areas likely to be redistributed, either a short-term vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (mulch previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
- 1) Preformed - Apply 2 tons per acre dolomite limestone (42 lbs/1000 square feet) and 50 lbs per acre 10-10-10 fertilizer (4 lbs/1000 sq ft) before seeding. Mow or disc the upper three inches of soil. At the time of seeding, apply 400 lbs per acre 20-20-20 ureaform fertilizer (4 lbs/1000 sq ft).
  - 2) Temporary - Apply 2 tons per acre dolomite limestone (42 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Mow or disc into upper three inches of soil.
- Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 91 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 91 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 50 lbs/acre Kentucky 91 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching: Apply 1-1/2 to 2 tons per acre (10 to 140 lbs/1000 sq ft) of washed small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gallons per acre (5 gal/1000 sq ft) of animalized kydex on flat areas. On slopes, 6 ft or higher, use 348 gallons per acre (9 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and reseed, replant and resod as needed.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

1. Topsoil salvaged from the existing site may be used only if that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged has a minimum soil depth can be found in the respective soil profile section. If the soil depth established by observation is considered to be insufficient, a soil profile shall be taken.
2. Topsoil shall be of a high quality, free of rocks, stumps, roots, or other materials larger than 1 1/2" in diameter.
3. Topsoil must be free of plant parts, such as barked limbs, stumps, roots, or other materials larger than 1 1/2" in diameter.
4. Where the topsoil is either highly acidic or contains a heavy layer of gravel, limestone shall be applied to the soil at a rate of 200-400 pounds per 1000 square feet prior to the placement of topsoil. Limestone shall be distributed uniformly over the topsoil and shall be worked into the soil in conjunction with site preparation activities described in the following paragraphs.
5. For sites having disturbed areas within a contour:
  - a. pH for topsoil shall be between 5.0 and 7.5. If

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD."

Signature of Developer/Builder \_\_\_\_\_ Date \_\_\_\_\_

**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."

Signature of Engineer \_\_\_\_\_ Date \_\_\_\_\_

These plans have been reviewed for the Howard Soil Conservation District and meet the minimum requirements.

*Jim Williams* 3/27/04  
 District Resource Conservation Service Date

This Development Plan is approved for Sediment and Sediment Control by the Howard Soil Conservation District.

*John P. Phelan* 3/27/04  
 Howard S.C.D. Date

PREPARED FOR:  
 G&R Maple Lawn Inc., et al  
 Suite #10, Woodholme Center  
 1829 Reisterstown Rd.  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

REVISION	BY	APPR.

PREPARED FOR:  
 G&R Maple Lawn Inc., et al  
 Suite #10, Woodholme Center  
 1829 Reisterstown Rd.  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**SEDIMENT CONTROL NOTES AND DETAILS**

**MAPLE LAWN FARMS**

**MD ROUTE 216/JOHNS HOPKINS RD. ENTRANCE FRONTIERS**

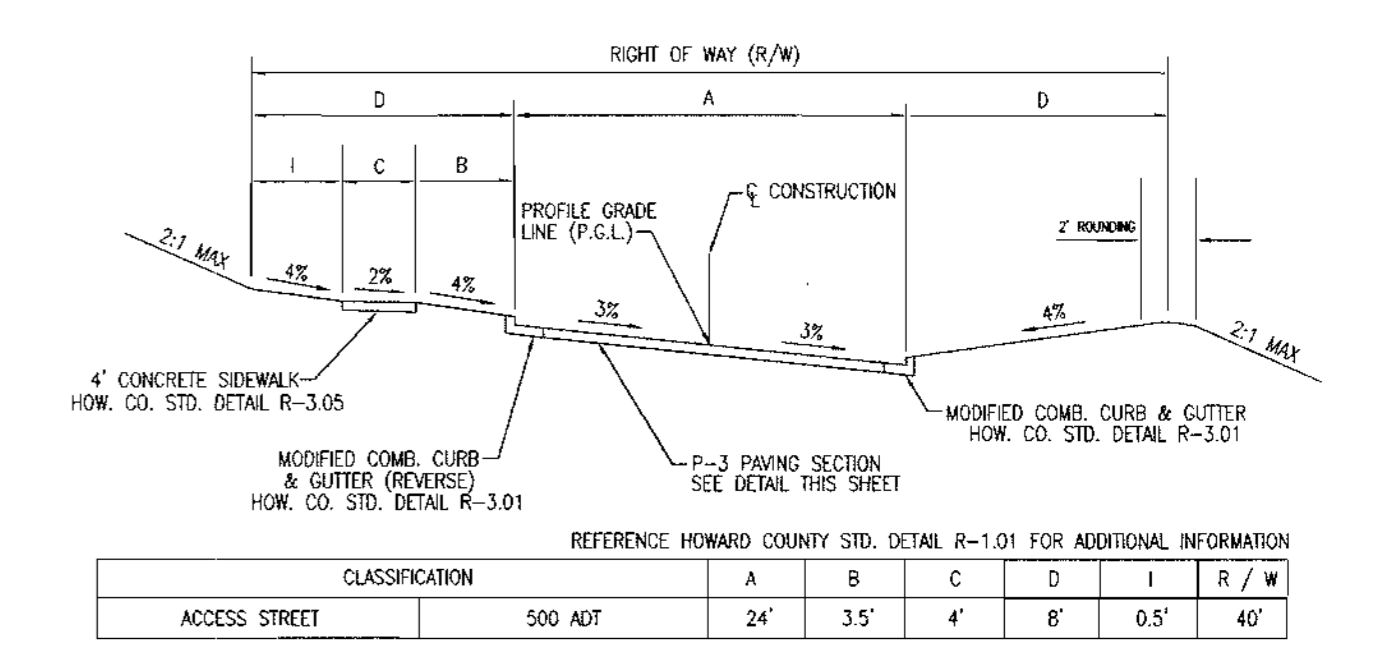
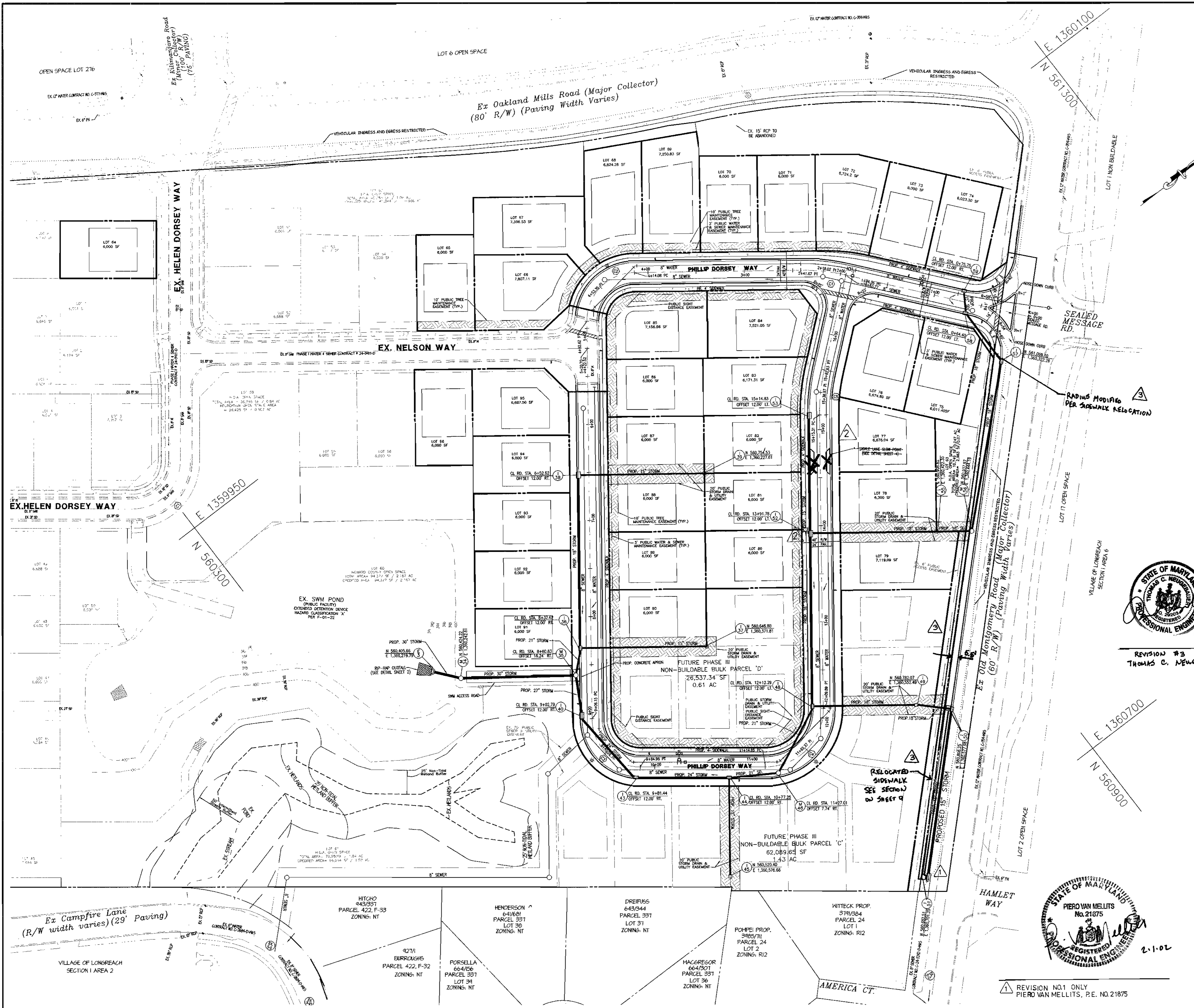
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ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

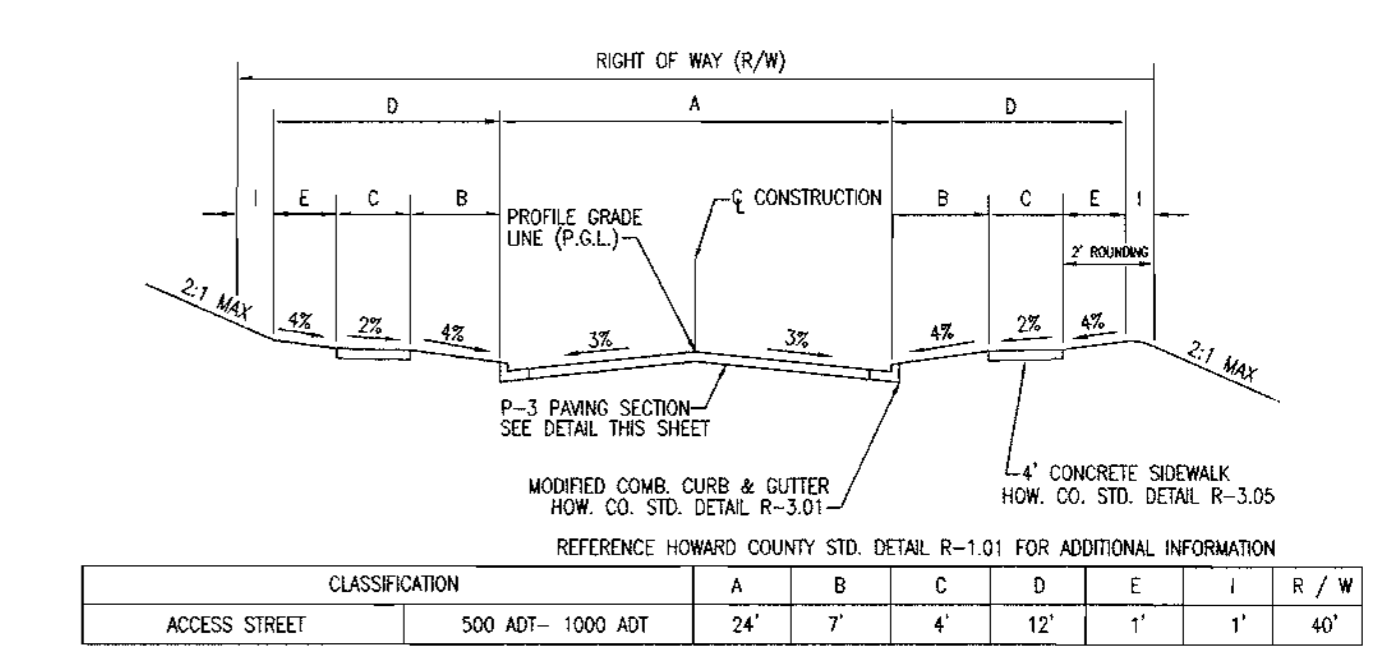
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TAX MAP - GRID	46/3	TITLE	SEAL 22
DATE	3/27/04	SHEET	3 OF 8





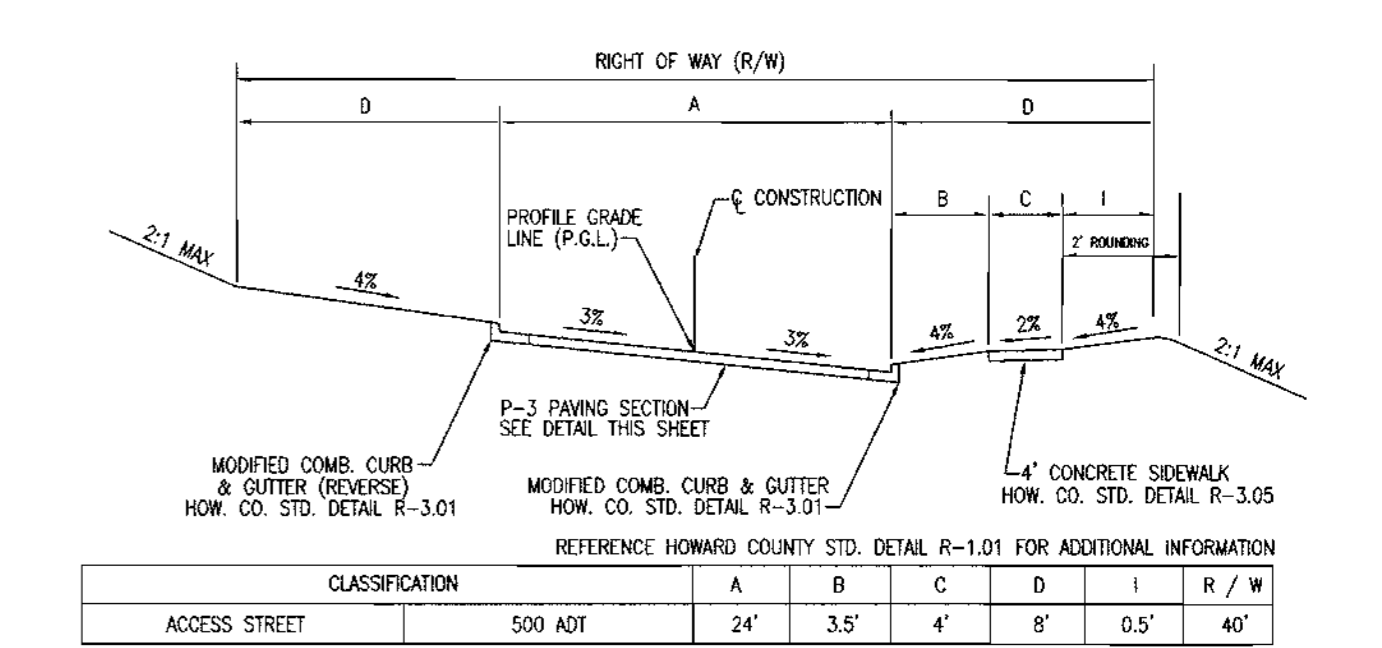
NOTES:  
 1. STREET TREES MAY BE PLANTED IN SPACE BETWEEN SIDEWALK AND CURB.  
 2. MAXIMUM SHEET FLOW ACROSS HIGH SIDE OF CURB LIMITED TO 150'.  
 3. SINGLE CROSS SLOPE ACROSS PAVING SECTION MAY BE USED TO SIMPLY DRAINAGE ON TANGENT AND CURVED SECTIONS.

**ROAD CROSS SECTION 'A'**



NOTES:  
 1. STREET TREES MAY BE PLANTED IN SPACE BETWEEN SIDEWALK AND CURB.

**ROAD CROSS SECTION 'B'**



NOTES:  
 1. STREET TREES MAY BE PLANTED IN SPACE BETWEEN SIDEWALK AND CURB.  
 2. MAXIMUM SHEET FLOW ACROSS HIGH SIDE OF CURB LIMITED TO 150'.  
 3. SINGLE CROSS SLOPE ACROSS PAVING SECTION MAY BE USED TO SIMPLY DRAINAGE ON TANGENT AND CURVED SECTIONS.  
 4. FROM STATION 2+43.85 TO 4+92.62, SIDEWALK IS ON BOTH SIDES OF ROAD.

**ROAD CROSS SECTION 'C'**

**TRANSITION TABLE**

ROAD	STATION	SECTION CHANGE	R/W WIDTH
PHILLIP DORSEY WAY	1+54.36 TO 2+43.85	SECTION 'B' TO SECTION 'C'	50' TO 40'
PHILLIP DORSEY WAY	4+92.62 TO 5+42.62	SECTION 'C' TO SECTION 'A'	NO CHANGE
PHILLIP DORSEY WAY	11+59.89 TO 12+09.89	SECTION 'A' TO SECTION 'C'	NO CHANGE

**CROSS SECTION TABLE**

ROAD	STATION	SECTION
PHILLIP DORSEY WAY	0+22.49 TO 1+54.36	SECTION B
PHILLIP DORSEY WAY	2+43.85 TO 4+92.62	SECTION C
PHILLIP DORSEY WAY	5+42.62 TO 11+59.89	SECTION A
PHILLIP DORSEY WAY	12+09.89 TO 16+63.77	SECTION C

DEPARTMENT OF PLANNING & ZONING  
 HOWARD COUNTY, MARYLAND  
*Cindy Starnes* 7/29/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER/DEVELOPER: A. NAME: Ed Gold B. DAYTIME TELEPHONE: 410-712-9864  
 C. COMPANY: Ryland Homes  
 D. ADDRESS: 7250 Parkway Drive, Suite 520  
 E. CITY: Hanover STATE: MD. ZIP: 21076

DEPARTMENT OF PUBLIC WORKS  
 HOWARD COUNTY, MARYLAND  
*Andrew M. Daneker* 7-20-01  
 CHIEF, BUREAU OF HIGHWAYS DATE

DEPARTMENT OF PLANNING & ZONING  
 HOWARD COUNTY, MARYLAND  
*Mark D...* 7/25/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

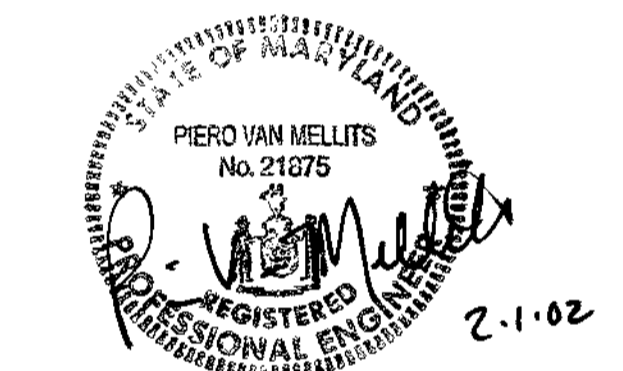
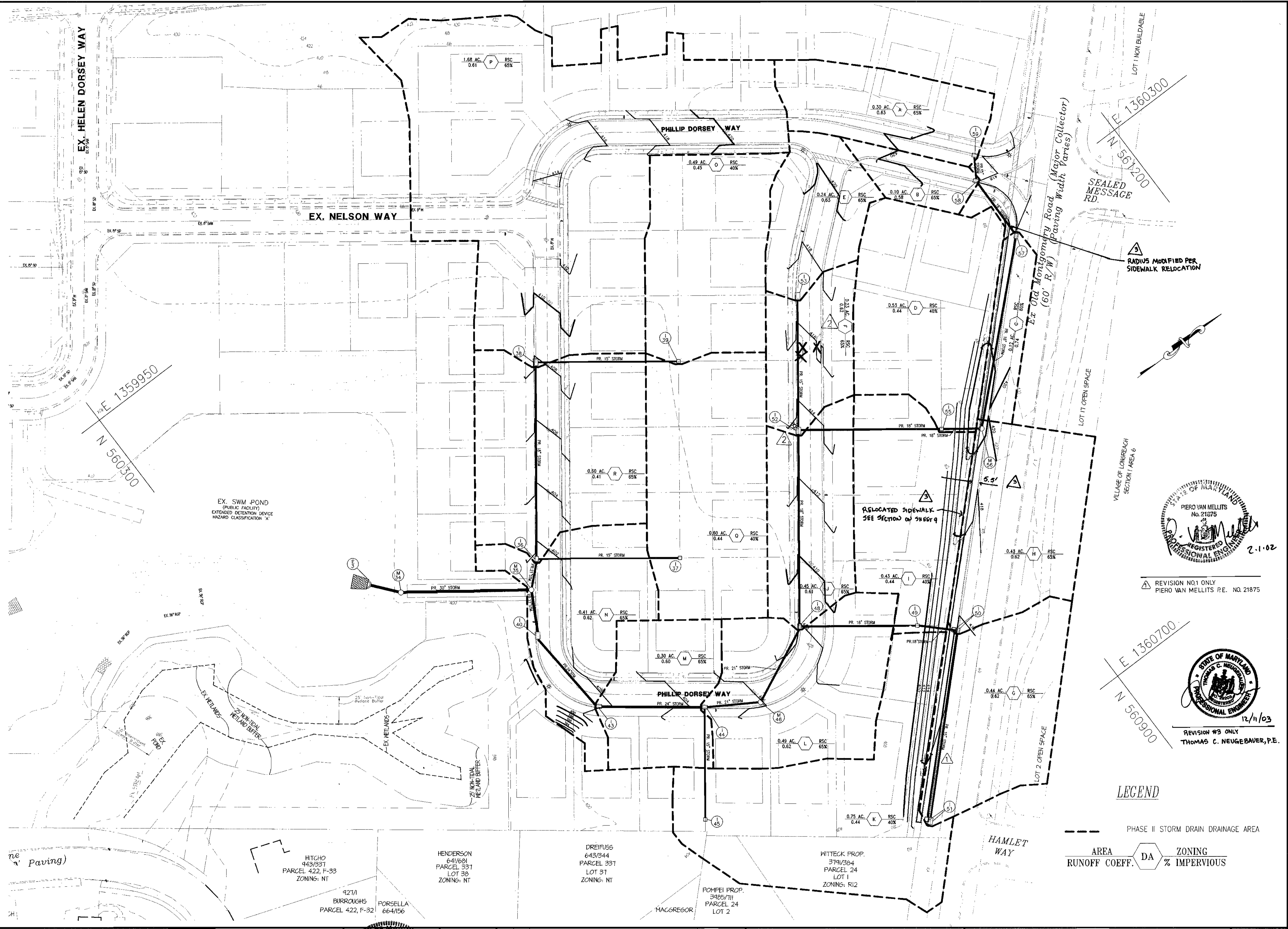
MRA  
 MORRIS & RITCHIE ASSOCIATES, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 2090 JUNCTION DRIVE SUITE 9  
 ANNAPOLIS JUNCTION, MARYLAND 20701  
 (410) 792-9792 or (301) 776-1690  
 FAX (410) 792-7395



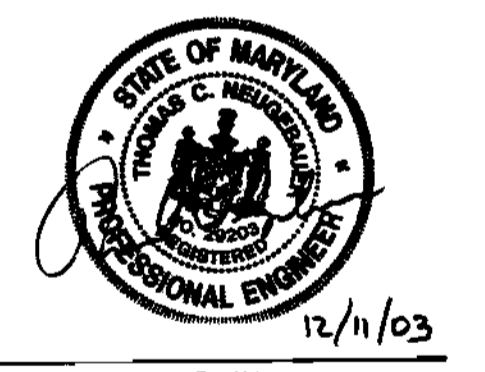
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DRN:	TCN/CAO		
CHK:	PVM		
DATE:	06/22/01		
BY NO.			

MRA	RELOCATED SIDEWALK ALONG OLD MONTGOMERY ROAD	10/22/03
MRA	REMOVAL OF SPEED CONTROL ISLANDS	06/06/02
MRA	STORM DRAIN REVISION FOR 150 AND 151	02/01/2002
DATE:	06/22/01	

**ECKERS HOLLOW**  
 PHASE II - OAKLAND MILLS ROAD  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 SHEET 3 OF 12

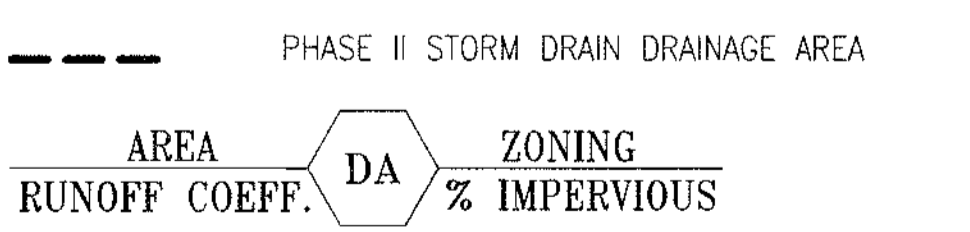


REVISION #01 ONLY  
PIERO VAN MELLITS, P.E. NO. 21875



REVISION #03 ONLY  
THOMAS C. NEUGEBAUER, P.E.

**LEGEND**



DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND

*Windy Hammett* 7/25/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

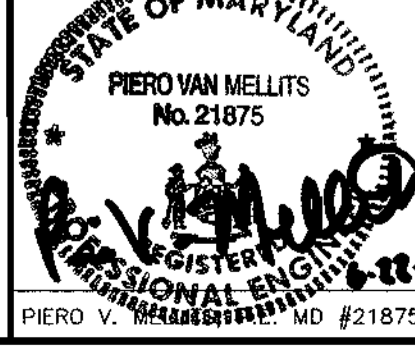
DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND

*Richard M. Samuels* 7-20-01  
CHIEF, BUREAU OF HIGHWAYS DATE

DEPARTMENT OF PLANNING & ZONING  
HOWARD COUNTY, MARYLAND

*Mike Dammann* 7/25/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**MRA**  
MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 or (301) 776-1690  
FAX (410) 792-7395



DES:	TCN/CAO		
DRN:	TCN/CAO		
CHK:	PVM		
DATE:	05/22/01		
BY NO.			
REVISIONS			
MRA	RELOCATED SIDEWALK ALONG OLD MONTGOMERY ROAD	10/22/03	
MRA	REMOVAL OF SPEED CONTROL ISLANDS	06/06/02	
MRA	STORM DRAIN REVISION FOR 150 AND 151	02/01/2002	

**FINAL ROAD PLANS  
STORM DRAIN  
DRAINAGE AREA MAP**  
600' SCALE MAP NO. 36 BLOCK NO. 10

**ECKERS HOLLOW  
PHASE II - OAKLAND MILLS ROAD  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND**

SCALE  
1"=40'  
SHEET  
6 OF 12