

GENERAL NOTES

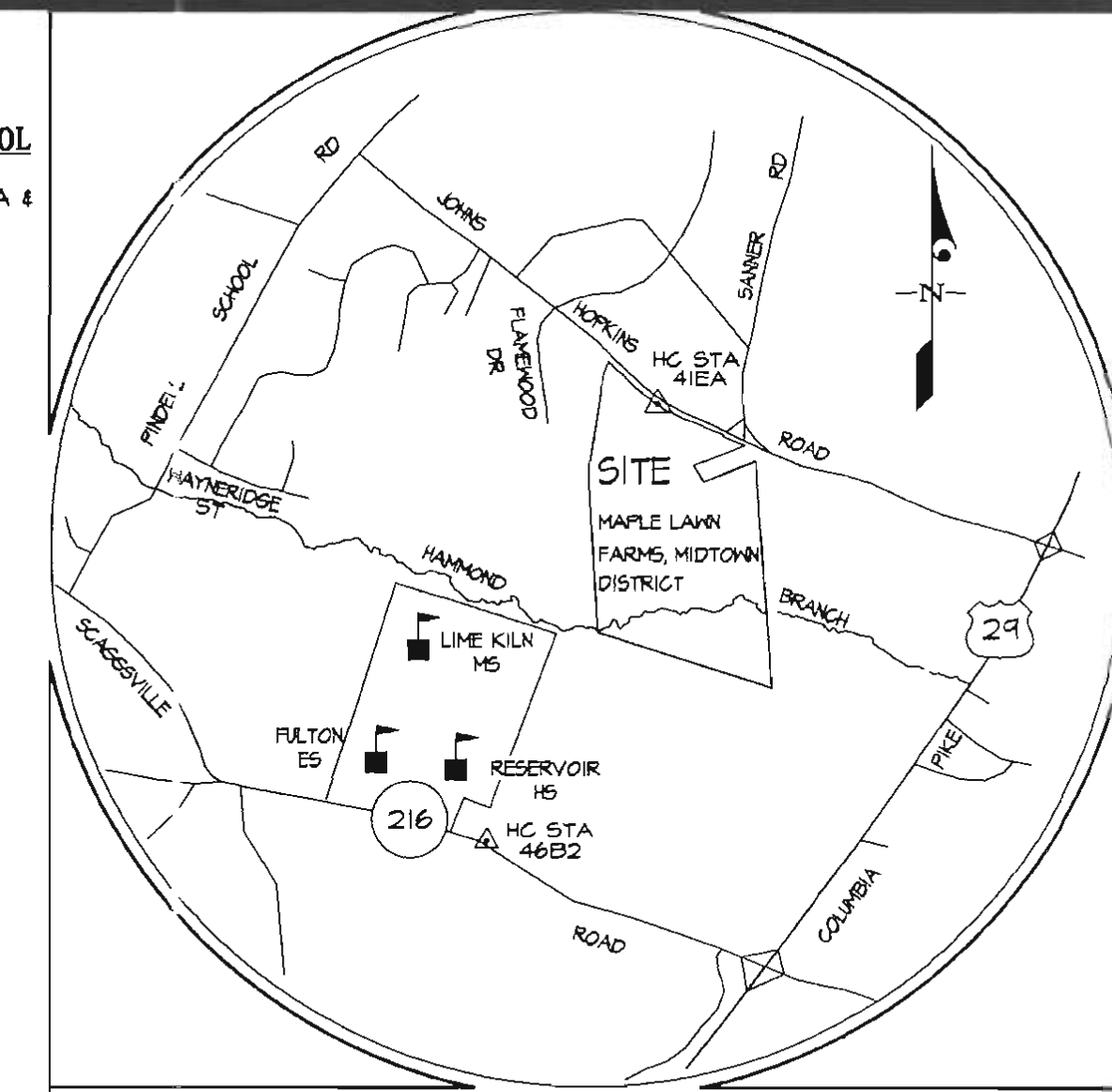
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTTT AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:**
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 41
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO
AREA OF BUILDABLE LOTS (Nos. 149-150) FOR THIS SITE DEVELOPMENT PLAN: 1.001 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. S-01-H, ZB-495M, PB-393, MF-0111, MF-03-02, F-03-01, F-03-40, F-04-01, F-04-42, SOP-03-11 AND SOP-04-02/12/21 (MIDTOWN AREA-1 SOP'S)
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-03-40 AND F-04-42.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA 4 46B2
- STORM-WATER MANAGEMENT FOR BOTH QUALITY (NOV) AND QUANTITY (QAV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-03-40 ON OPEN SPACE LOT 22. THE RECHARGE REQUIREMENT (REV) FOR THE PROPOSED DEVELOPMENT IS BEING SATISFIED BY THE UNDERGROUND FACILITY CONSTRUCTED UNDER F-03-40 ON OPEN SPACE LOT 125. THE POND WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M45 CONTRACT NO. 24-4105-D). WATER METERS ARE LOCATED INSIDE THE SFD BUILDINGS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS (Nos. 149-150) SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE MIDTOWN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-03-40 AND F-04-42.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY S-01-H DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (8' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE 17" AND CHIP COATING (14" MIN)
C. GEOMETRY - MAX 1/8% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADII
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY AND AT CURB SIDE.
- BAY WINDOWS, WINDON WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B.1) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-H APPROVAL PRIOR TO I-19-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 19B.2.2) OF THE ZONING REGULATIONS AND THE APPROVED MLP DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED.

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 2 LOTS 149-150 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

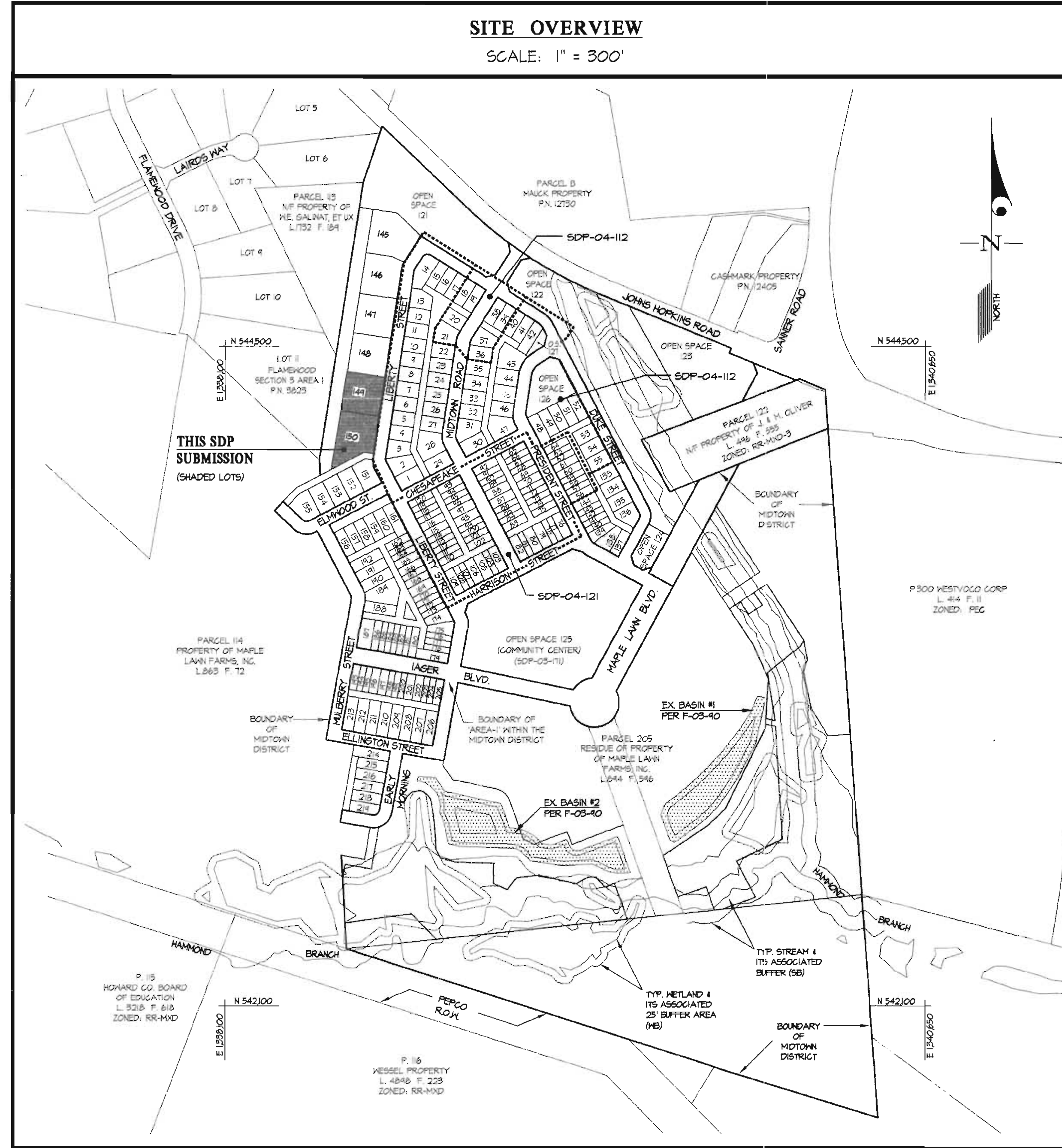
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41EA N 544825.804
E 1334217.444
ELV.=407.053
46B2 N 539491.1271
E 133718.484
ELV.=474.671



VICINITY MAP
SCALE: 1" = 2000'

SITE OVERVIEW

SCALE: 1" = 300'



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (25% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.98	13.00	21.15 (40.7)	1.82	---
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	9.36	15.75 (42.1)	1.31	5.55 (171.0%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.20	14.55	22.58 (38.9)	2.06	---
TOTAL		147.61	36.91	59.48 (40.3)	5.19	5.55 (10.7%)

* THE PERCENT OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
** 10% OF THE OPEN SPACE PROVIDED MUST BE AVAILABLE FOR ACTIVE RECREATION.
*** THE PERCENT OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE REQUIRED O.S. (CUMULATIVE ACREAGE).

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA**
 - PRESENT ZONING: MXD-3 PER ZB-495M
 - PROPOSED USE OF SITE: 2 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT 24-4105-D)
 - PARKING REQUIRED PER 546.153(D.2): 2 SPACES/UNIT x 2 = 4 SPACES
PARKING PROVIDED: ALL LOTS HAVE AT LEAST A 2-CAR GARAGE PLUS ADDITIONAL PARKING ON THE DRIVEWAY (ALSO SEE NOTE 2) ABOVE REGARDING PARKING).
 - RECREATION OPEN SPACE FOR THIS SOP IS ADDRESSED UNDER F-03-40 & F-04-42 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION**
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 43,718 SF OR 1,004.4 AC.
 - AREA OF THIS PLAN SUBMISSION: 1,151 ACRES
 - AREA OF DISTURBANCE BY THIS SOP: 1,151 ACRES
- LOT DESIGNATION**

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
ESTATE	149-150	20,000 SQUARE FEET	120'	30 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER S-01-H AND PLAT No. 16765**

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
ESTATE	20' MIN.	20' MIN. (PRINCIPLE STRUCTURE) 10' MIN. (GARAGE STRUCTURE)	20'

 - A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 10' FROM THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
 - OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
 - FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROAD) SHALL BE 30' APART.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS SECTION 12B.1) APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS, WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE. PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS; 10' WITHIN 12' FOR ESTATES.
 - SCOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 42" IN HEIGHT (FOR SFD AND 48" FOR OTHER RESIDENTIALS) ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SEDIMENT & EROSION CONTROL PLAN
- LANDSCAPE PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS
149	1352 LIBERTY STREET
150	1360 LIBERTY STREET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark D. Logan 12/17/04
Director Date
Cindy Hamilton 12/17/04
Chief, Division of Land Development Date
John Corgan 12/17/04
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

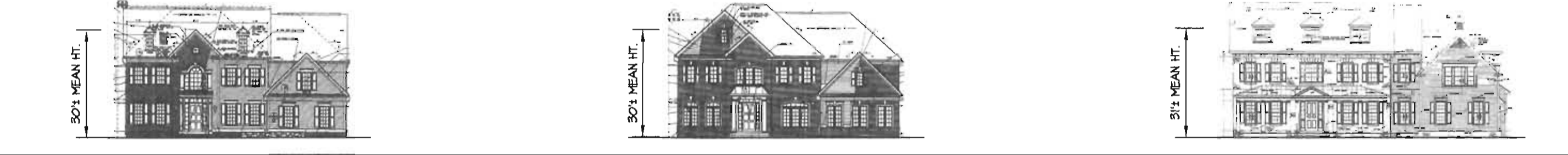
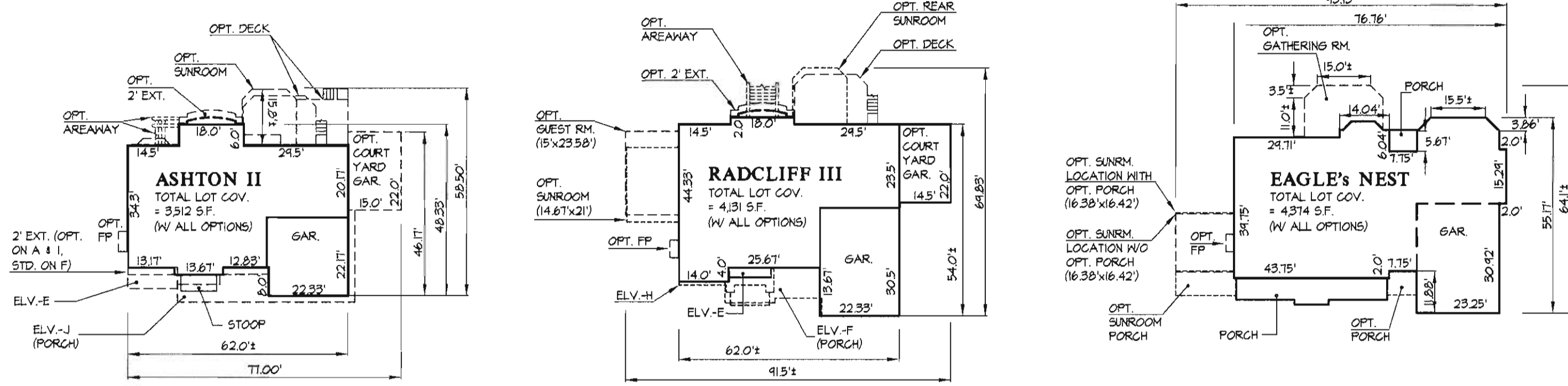
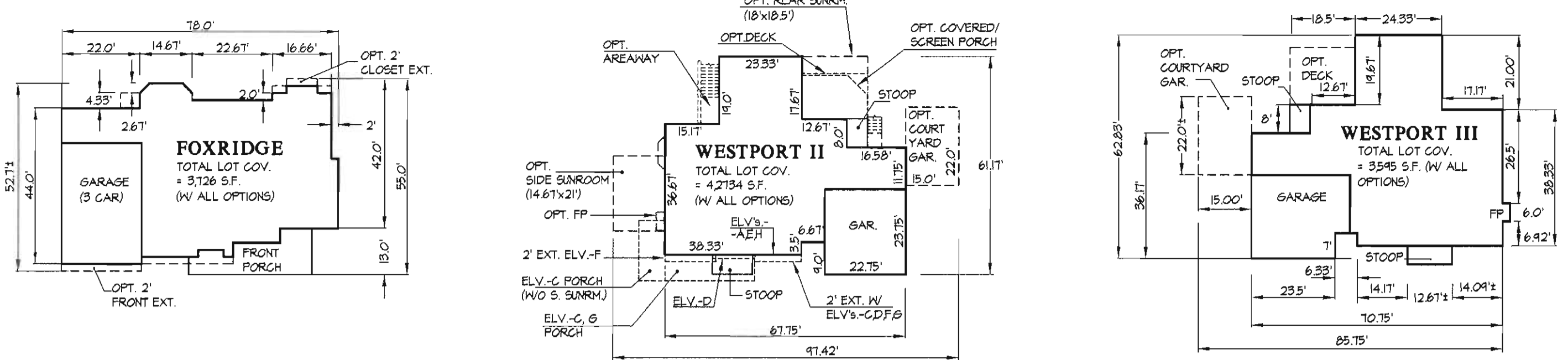
PREPARED FOR:

BUILDER/LOT OWNER:
MB MAPLE LAWN LLC
1686 E GIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 782-3511 x 2101
attn: JOHN CORGAN

COVER SHEET

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 149-150
(SFD RESIDENTIAL USE)
PLAT No. 16759-16768

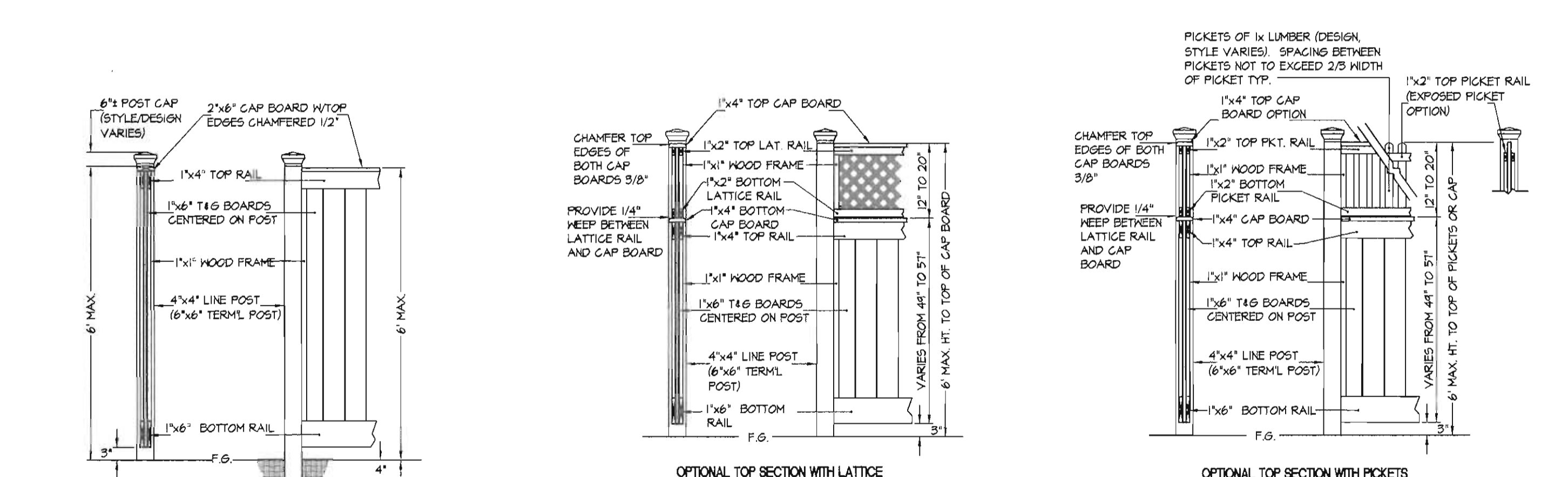
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
06/DEC/04	41	1 OF 4



MAXIMUM LOT COVERAGE CHART		
LOT NO.	GROSS AREA	MAX. LOT COVERAGE AREA
149	20,049 S.F.	10,020 S.F. (50%)
150	23,614 S.F.	11,810 S.F. (50%)

NOTES:
 1. OTHER AVAILABLE ESTATE MODELS ARE SHOWN FOR THE BENEFIT OF MARKETING AND POTENTIAL ESTATE HOMEOWNERS. TO CONSTRUCT ANY OTHER ESTATE HOMES OTHER THAN THE SPECIFIC MODEL CURRENTLY SHOWN ON LOT 149 OR LOT 150, A RESITE MUST BE PROCESSED AS A "REDLINE" REVISION THROUGH THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FOR APPROVAL.
 2. LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STAIRS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

ESTATE HOMES BY MB MAPLE LAWN L.L.C. SCALE: 1"=30'



- NOTES:
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1418 FOLIO 292 THROUGH 366).
 - SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 - THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR MLF.
 - FENCES SHALL BE MAKE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
 - FENCE POSTS SHALL BE SPACED EVENLY WITH A 6" SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
 - THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 - FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 - MANUFACTURED VINYL AND METAL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.

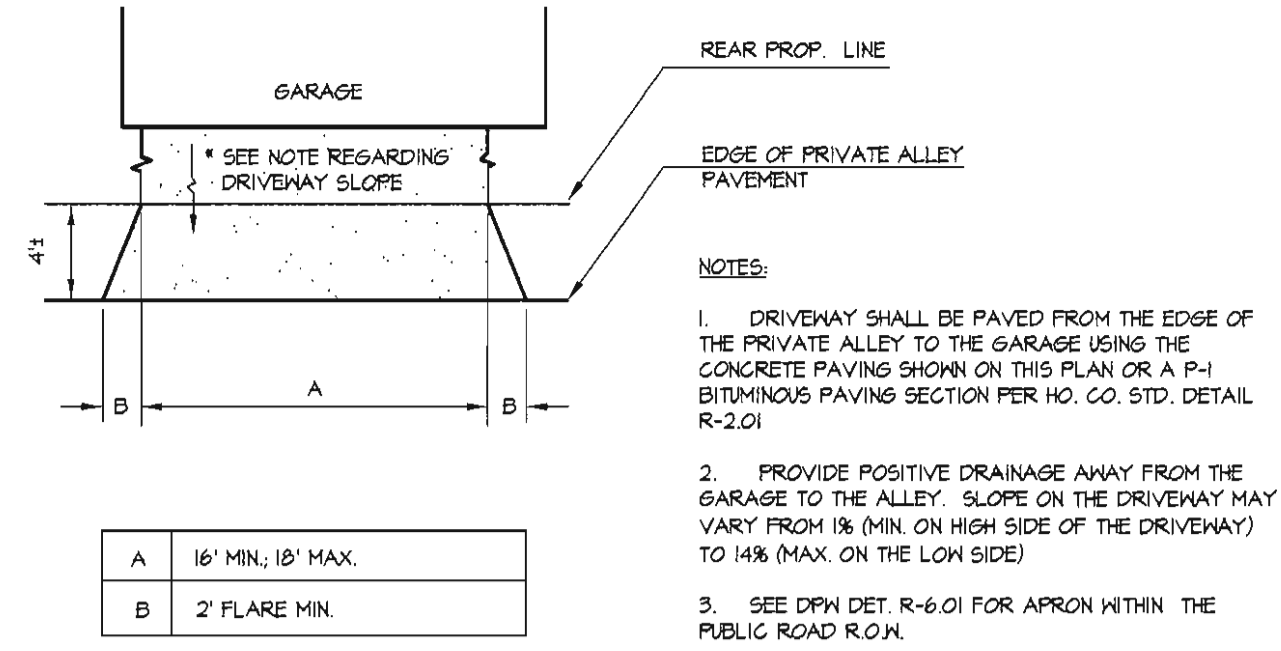
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 12/17/14

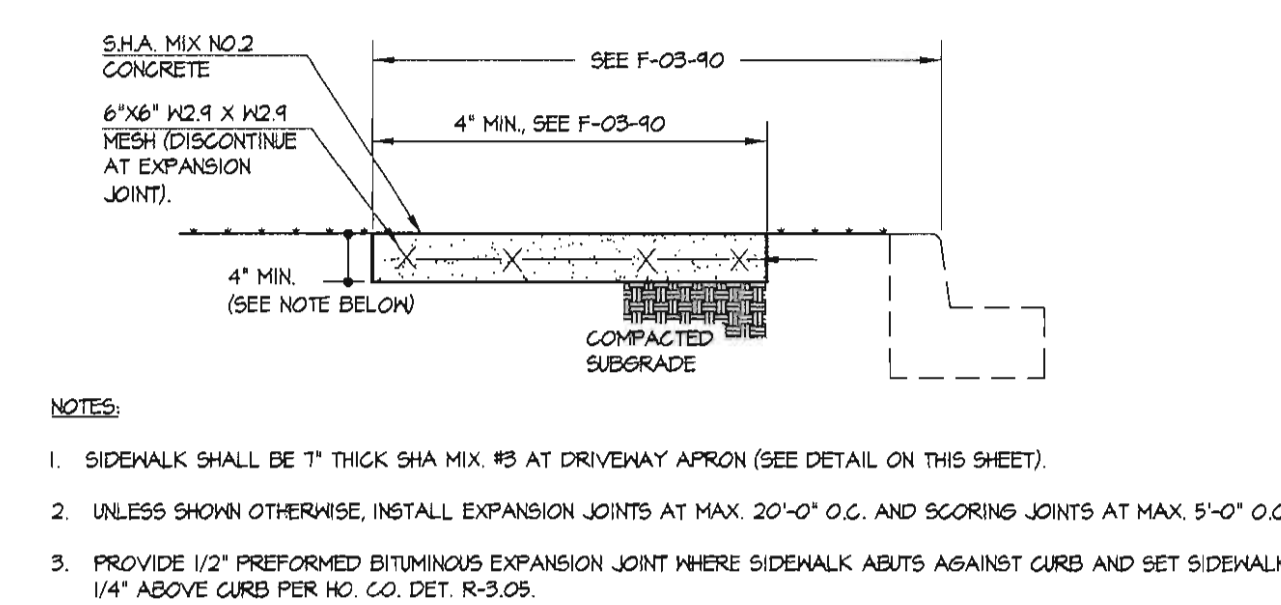
Chief, Division of Land Development: *[Signature]* Date: 12/17/14

Chief, Development Engineering Division: *[Signature]* Date: 12/17/14

FOR TYPICAL PICKET FENCE DETAILS SEE SHEET 4. **PRIVACY FENCE DETAILS** NO SCALE

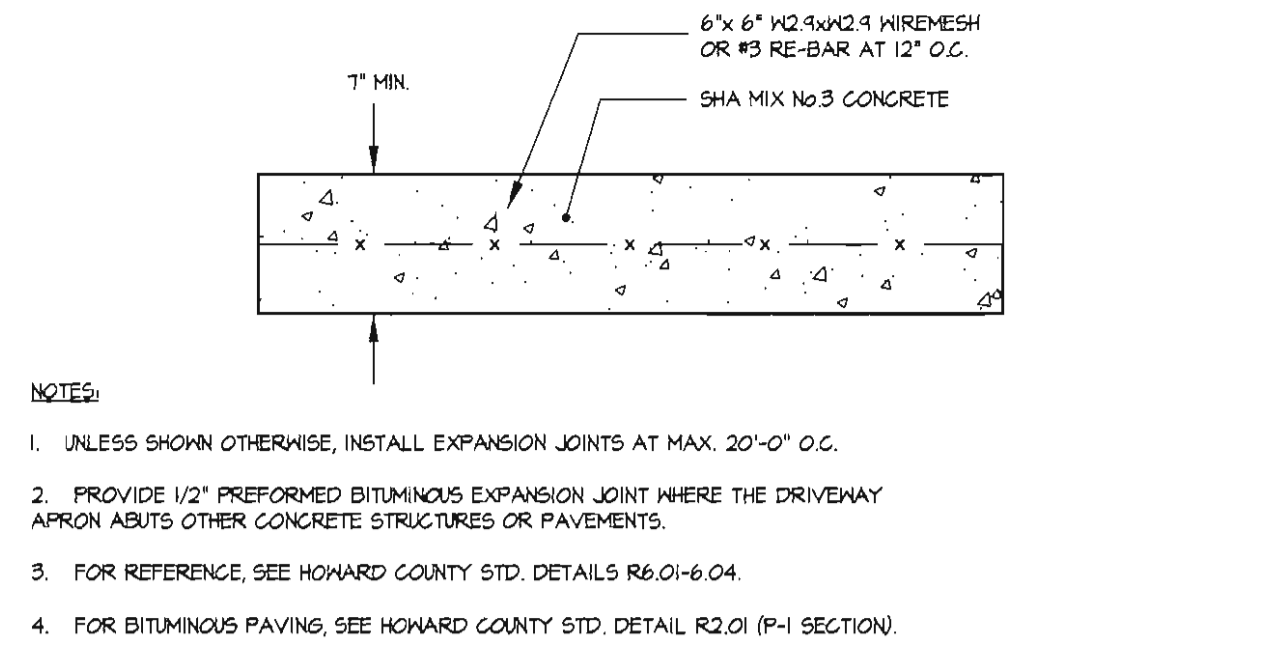


PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

SIDEWALK PAVEMENT SECTION NO SCALE



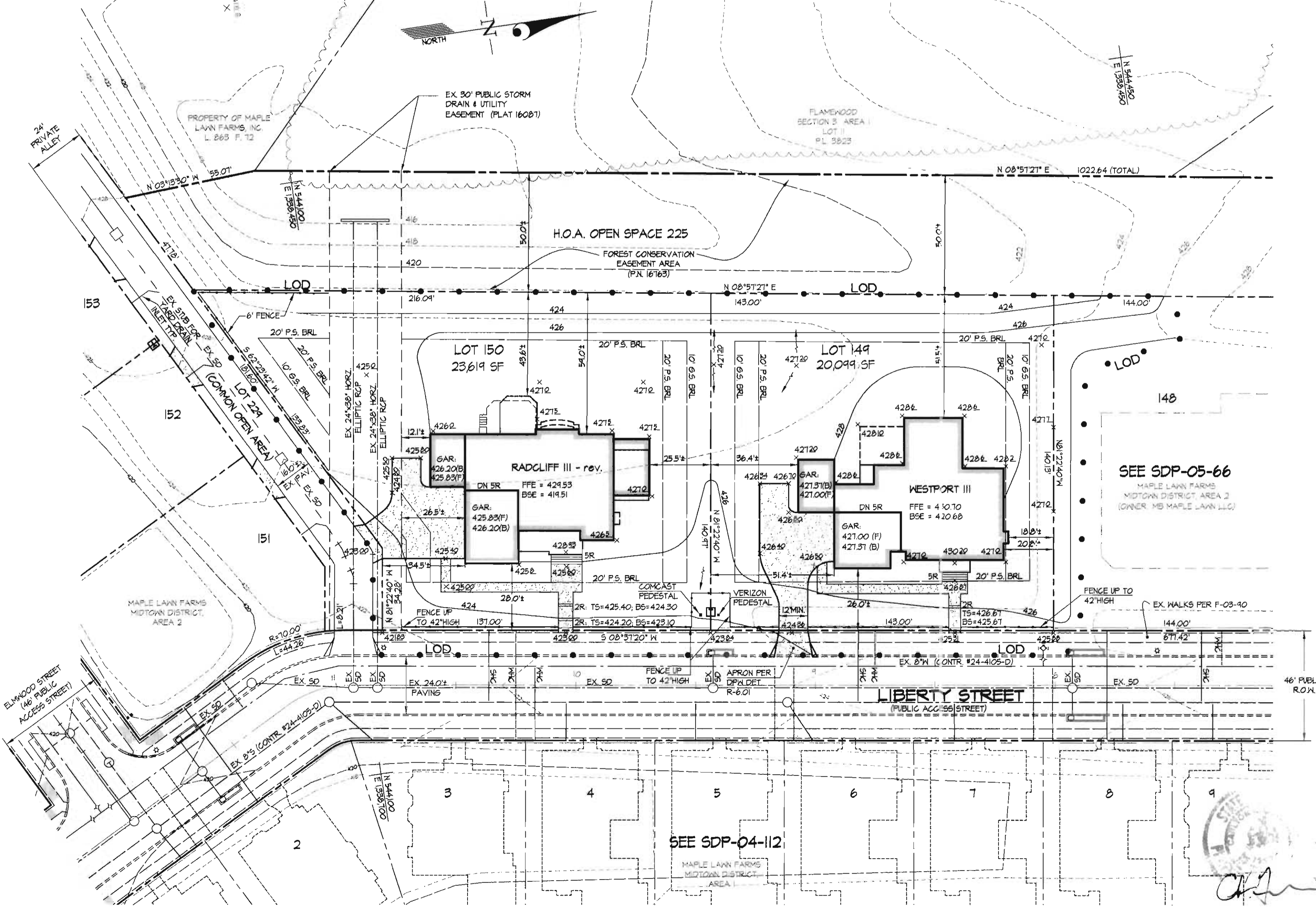
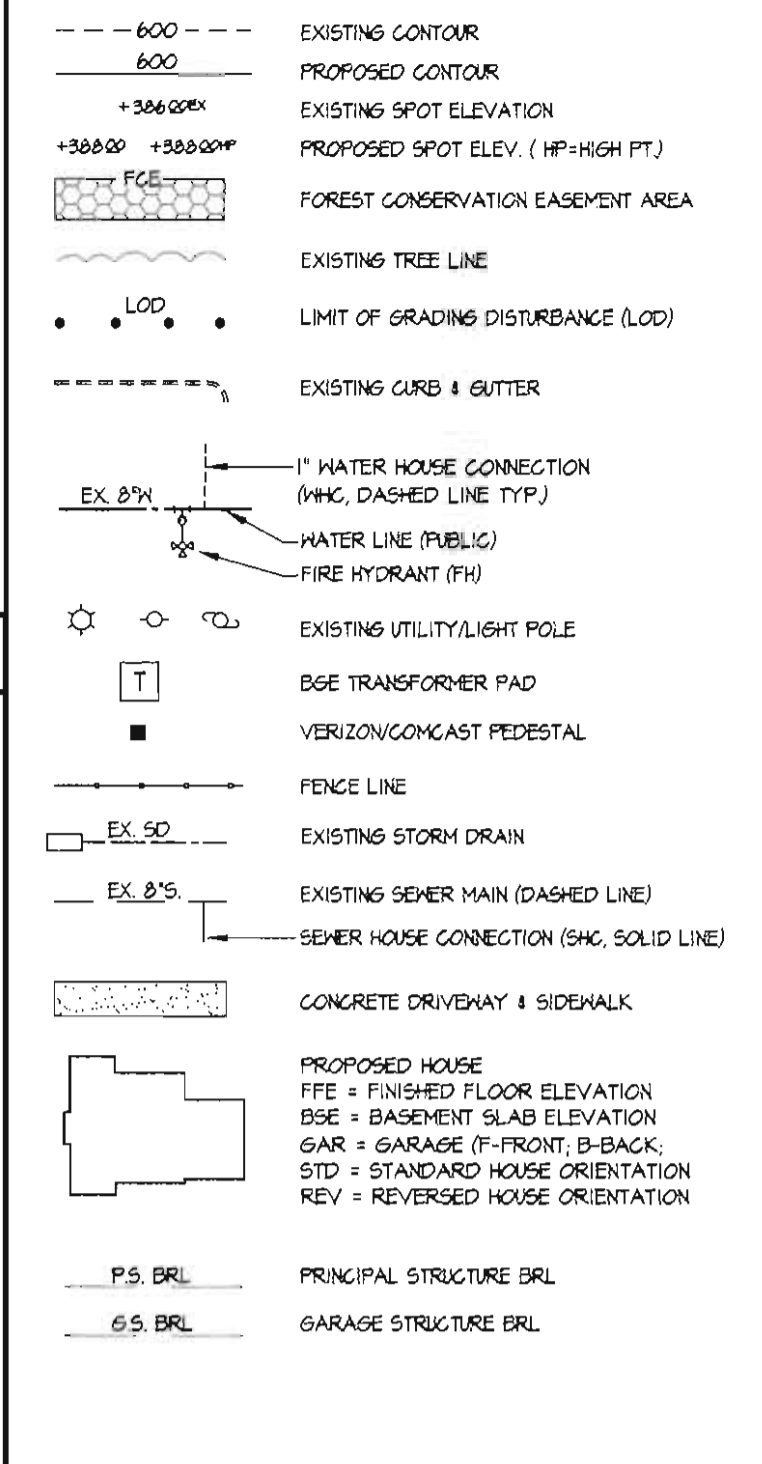
SEWER HOUSE CONNECTION CHART

LOT	MINIMUM CELLAR ELEVATION	INVERT ELEVATION AT PROPERTY LINE
149	417.84'	413.94'
150	414.16'	410.26'

NOTES:
 1. THE MINIMUM CELLAR ELEVATION SHOWN IS FOR A SHG SET AT A MINIMUM GRADE OF 2% FROM THE INVERT AT THE PROPERTY LINE TO THE SANITARY 5" JACK IN THE HOUSE BASED ON THE SHG IN A SHG GRADE OF 4% MAX. FOR LOT 149 AND 5% MAX. FOR LOT 150 CAN ALSO BE USED.
 2. CLEANOUT FOR SHG OUTSIDE THE BUILDING SHALL BE PROVIDED BY THE PLUMBER IN ACCORDANCE WITH DPN DET. 5-2.22.
 3. ALL SHG ARE 4".

- NOTES:
 1. DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING THE CONCRETE PAVING SHOWN ON THIS PLAN OR A P-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.01
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1/8" MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 1/4" (MAX. ON THE LOW SIDE)
 3. SEE DPN DET. R-6.01 FOR APRON WITHIN THE PUBLIC ROAD R.O.W.
 4. FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R.2.01 (P-1 SECTION).

SITE DEVELOPMENT PLAN LEGEND



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1698 E. GIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 149-150
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16759-16768
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
06/DEC/04	41	2 OF 4

HOWARD COUNTY, MARYLAND

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. (410) 315-1855
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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RESISTANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAP/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, 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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO 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 OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
TOTAL AREA OF SITE: 1,001 AC.
AREA DISTURBED: 1,151 AC.
AREA TO BE ROOFED OR PAVED: 0.281 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 0.815 ACRES
TOTAL CUT: 15,001 CU. YDS.
TOTAL FILL: 15,001 CU. YDS.
OFF-SITE WASTE/DISPOSAL AREA LOCATION: NONE
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 DEEMED NECESSARY BY THE HOWARD COUNTY DPW 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 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RATE (2.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WHEEDING LOVEGRASS (10 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 (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH PER ACRE IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 340 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (14 LBS/1000 SQ FT).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.
SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (1.6 LBS/1000 SQ FT) OF WHEEDING 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 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED 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 EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] 12/17/04
Chief, Division of Land Development: [Signature] 12/17/04
Chief, Development Engineering Division: [Signature] 12/17/04

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20886
TEL: 301-421-4224 BALT: 410-880-1820 DC/VA: 301-989-2324 FAX: 301-421-4186
DATE: REVISION: BY: APPR.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

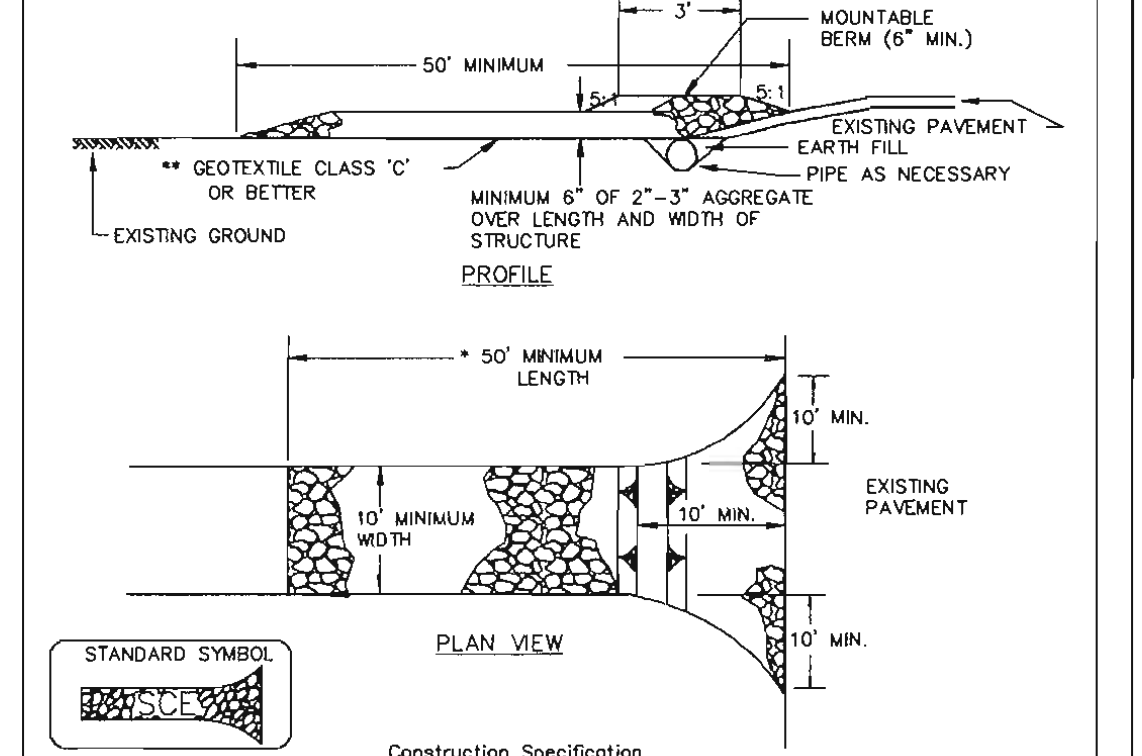
DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
CONDITIONS WHERE PRACTICE APPLIES:
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE SLOPE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS:
I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT 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 RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SOCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENT STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 3% BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTBUSH, POISON IVY, HEMLOCK, OR OTHERS AS SPECIFIED.
C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
III. FOR SITES HAVING DISTURBED AREAS UNDER 2 ACRES:
A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
IV. FOR SITES HAVING DISTURBED AREAS OVER 2 ACRES:
A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DIGITATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY HEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR CEMENT SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
NOTE: 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 NATURAL TOPSOIL.
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
V. TOPSOIL APPLICATION:
A. WHEN TOPSOILING MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-6" HIGHER IN ELEVATION.
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY. CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER CONVAR 26.04.06.
2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
4. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 11/73.
DATE: 12/13/04

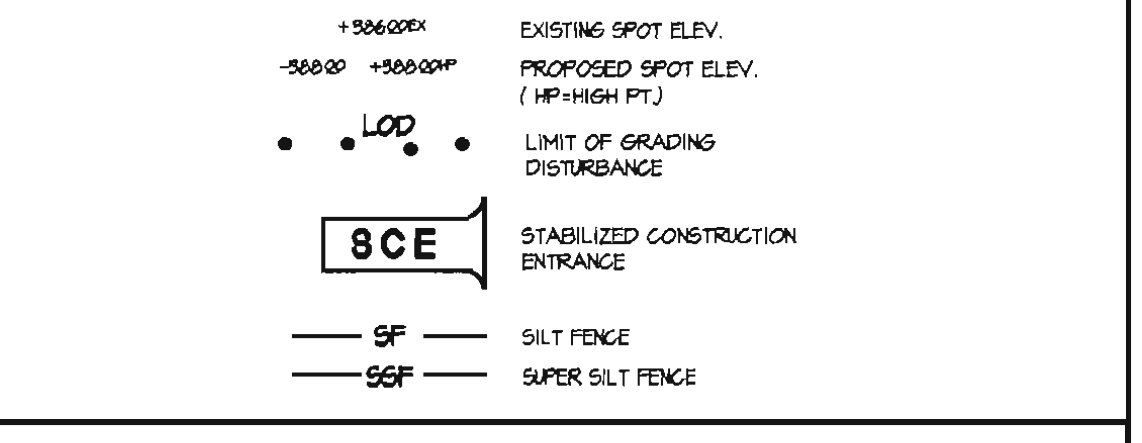
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.
DATE: 12/13/04

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- 1. Length - minimum of 50' (+30' for single residence lot).
2. Width - 10' minimum, should be stored at the existing road to provide a turning radius.
3. Geotextile fabric (Eter cloth) shall be placed over the existing ground prior to placing stone. *The plan approved authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCS is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

Table with 4 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION, PAGE.



SEQUENCE OF CONSTRUCTION

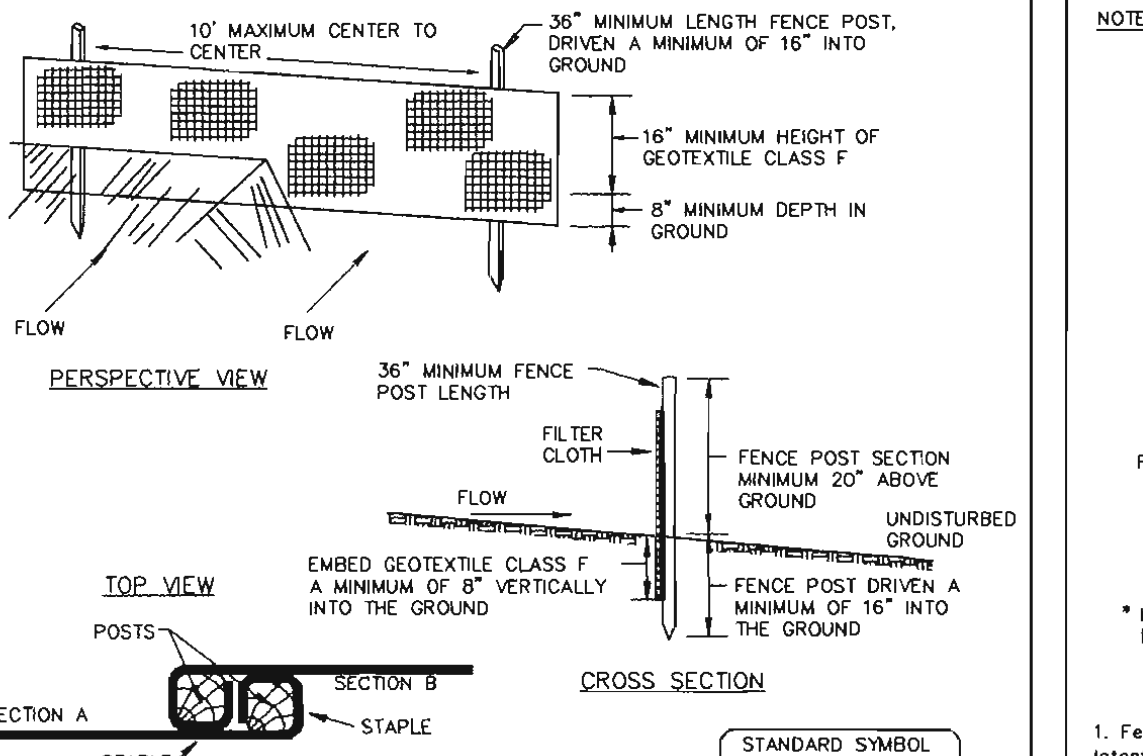
- 1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (ASIP).
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
4. CONSTRUCT HOUSES, DRIVEWAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
5. AS EACH LOT IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING).
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

BUILDER'S CERTIFICATE

I HEREBY 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 HCSD.

APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
DATE: 12/13/04

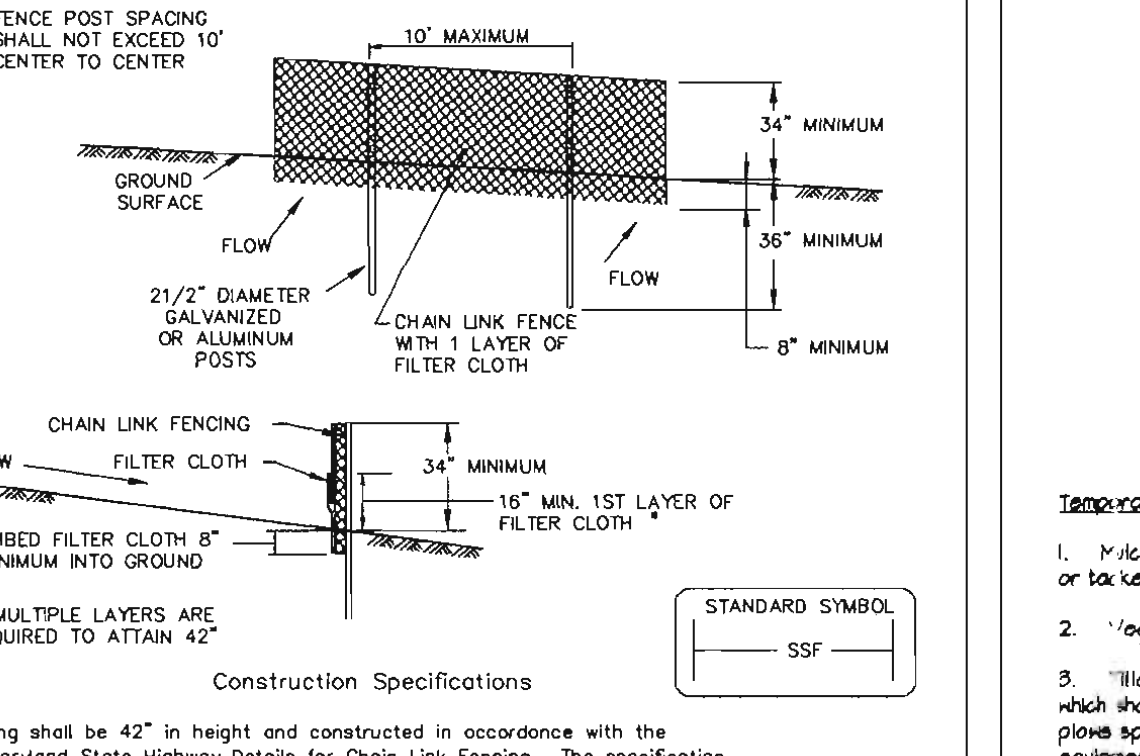
DETAIL 22 - SILT FENCE



- 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut), or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
Flow Rate 0.3 gal ft / minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

Table with 4 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION, PAGE.

DETAIL 33 - SUPER SILT FENCE



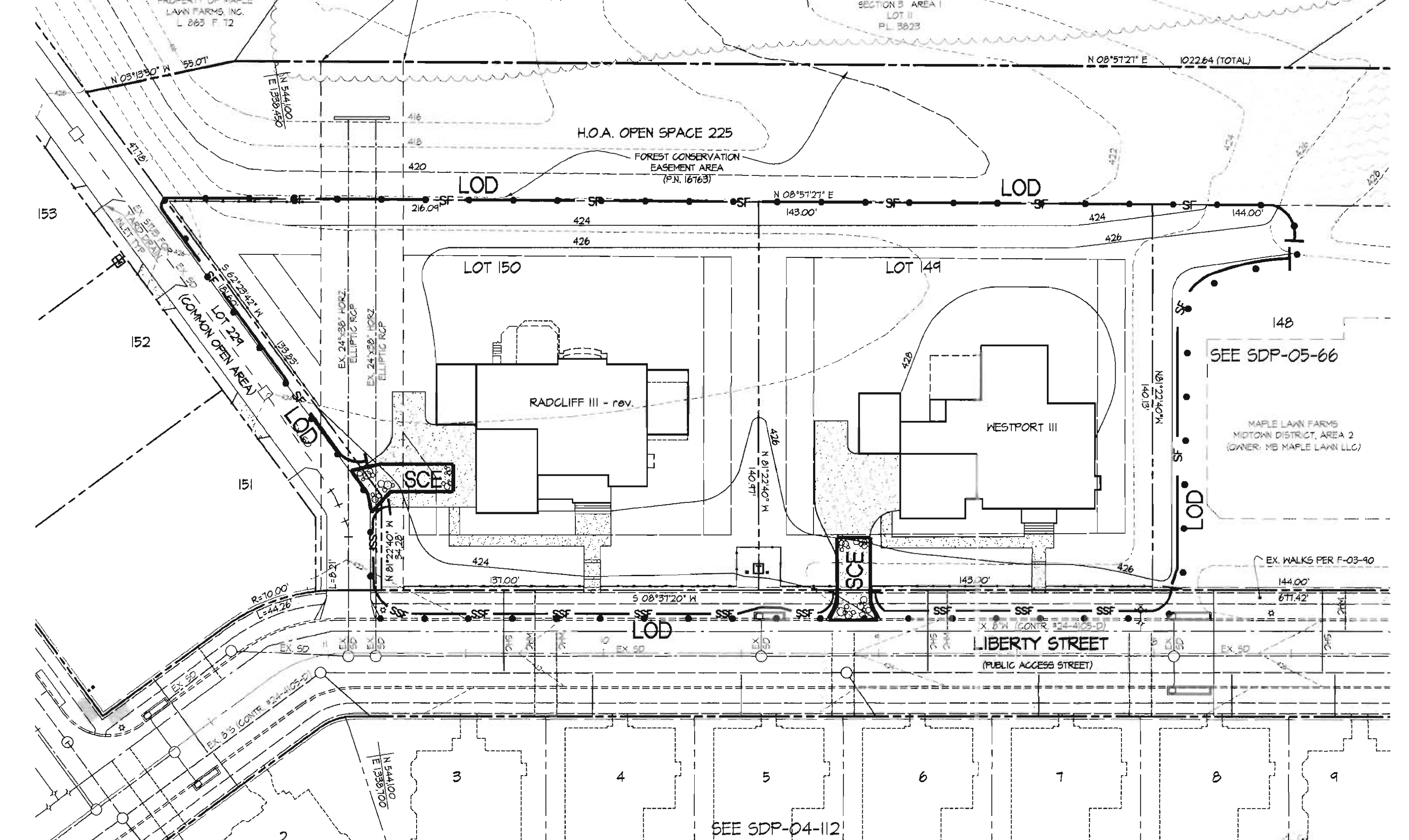
- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and cross wires, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and fasted.
6. Maintenance shall be performed as needed and soil buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
Flow Rate 0.3 gal ft / minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322

Table with 4 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION, PAGE.

DUST CONTROL

DEFINITION: Controlling dust blowing and movement on construction sites and roads.
PURPOSE: To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.
CONDITIONS WHERE PRACTICE APPLIES: This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.
SPECIFICATIONS:
Temporary Methods:
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin blowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed AT no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals of about ten times their height are effective in controlling soil blowing. Caution - Apply at rates that will keep surface moist. May need treatment.

- 1. Firmment Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoiling - Covering with less erosive soil material. See standards for top soil.
3. Stone - Cover surface with crushed stone or gravel.
References:
1. Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
2. Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA, ARS.



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.
DATE: 12-6-04

- 1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN PER F-03-90 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-03-90.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

Table with 3 columns: SCALE (1" = 30'), ZONING (MXD-3), G. L. W. FILE No. (03014). Includes Date (06/DEC/04), Tax Map (41), Sheet (3 OF 4).

SDP-05-66

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16-124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-01-11 AND PB CASE NO. 353.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL AND CONFORM TO THE PLAN SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 2).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$6,900.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:
 8 SHADE TREES AT \$300/TREE = \$2,400.00
 150 SHRUBS AT \$450/SHRUB = \$67,500.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2950. SEE THE CHART BELOW FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.

LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY	SURETY AMOUNT	
		SHADE TREE	SHRUBS	
MB MAPLE LAWN L.L.C.	149	4 EQV.	74	\$3,420.00
	150	4 EQV.	74	\$3,480.00
TOTAL FOR MB MAPLE LAWN L.L.C.	8 EQV.	143		\$6,900.00

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16-124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John B. Boyer 12/6/04
 MB MAPLE LAWN L.L.C. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

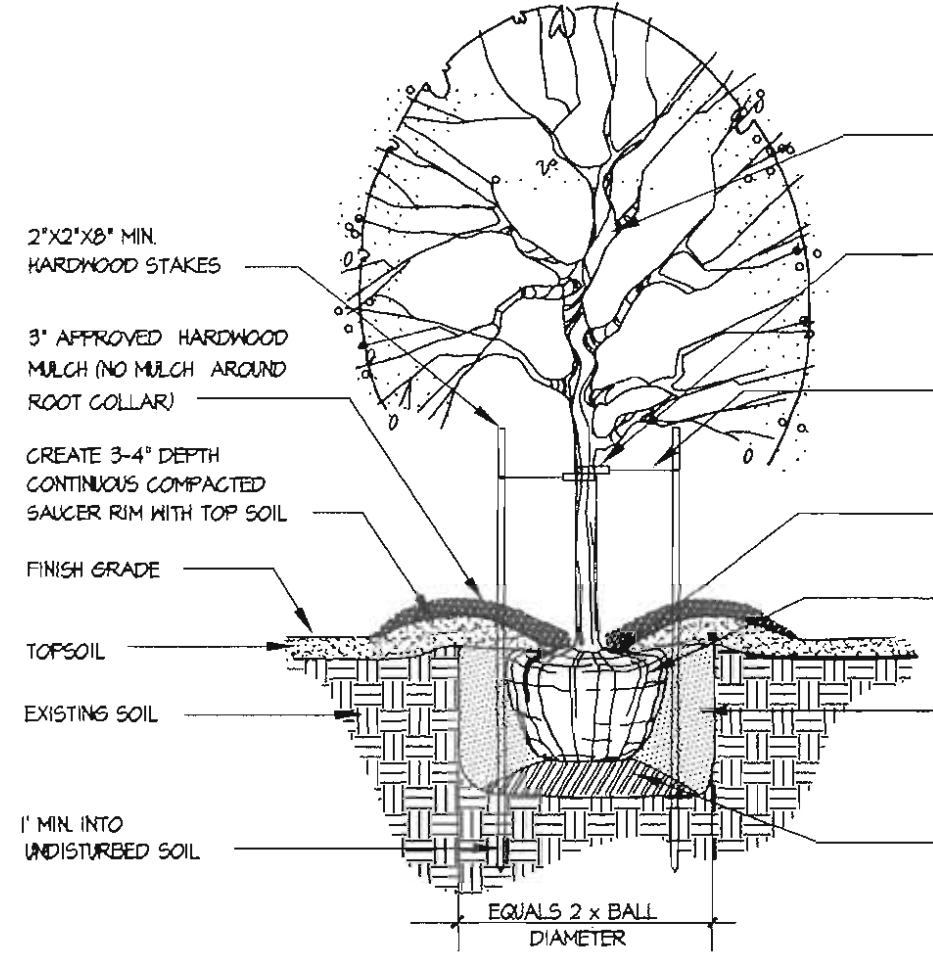
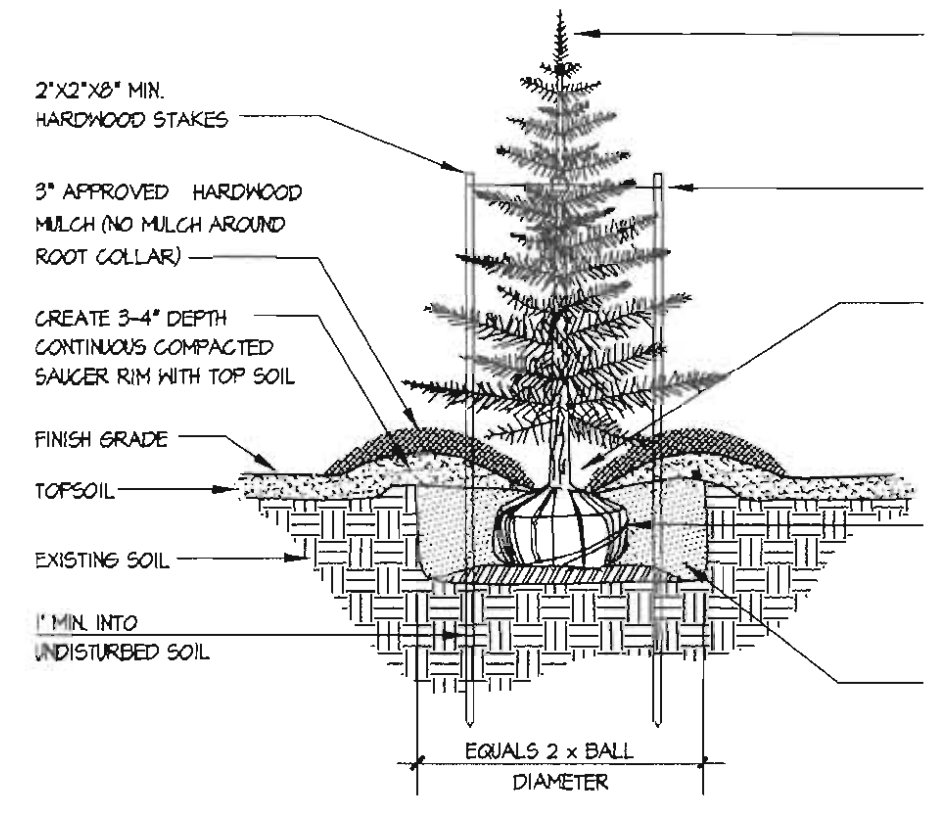
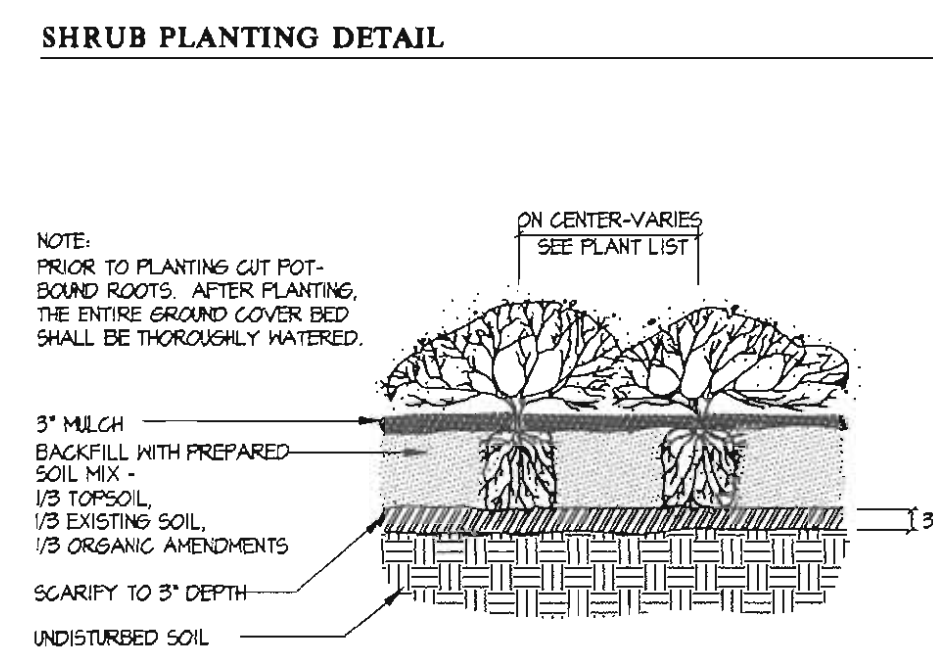
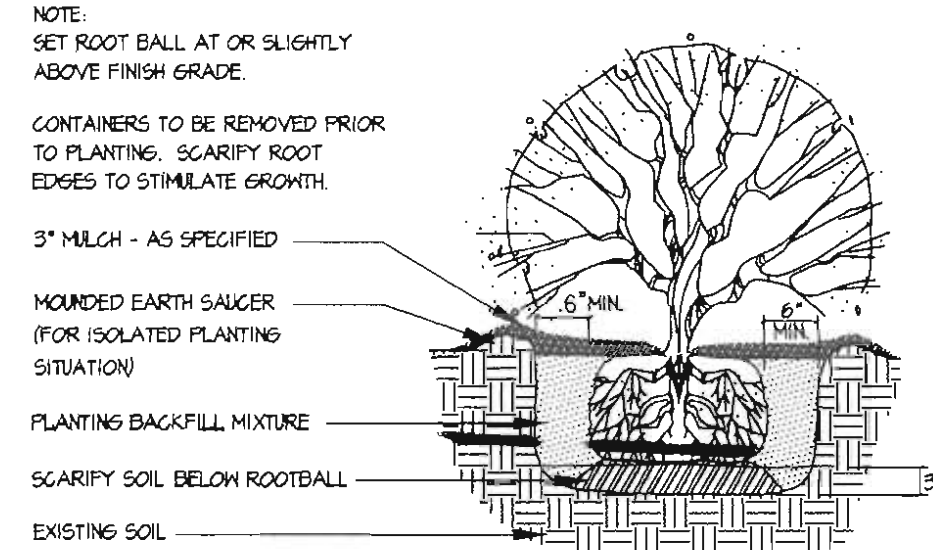
John B. Boyer 12/12/04
 Director Date

John B. Boyer 12/17/04
 Chief, Division of Land Development Date

John B. Boyer 12/17/04
 Chief, Development Engineering Division Date

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

DATE: _____ BY: _____ APPR: _____



RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

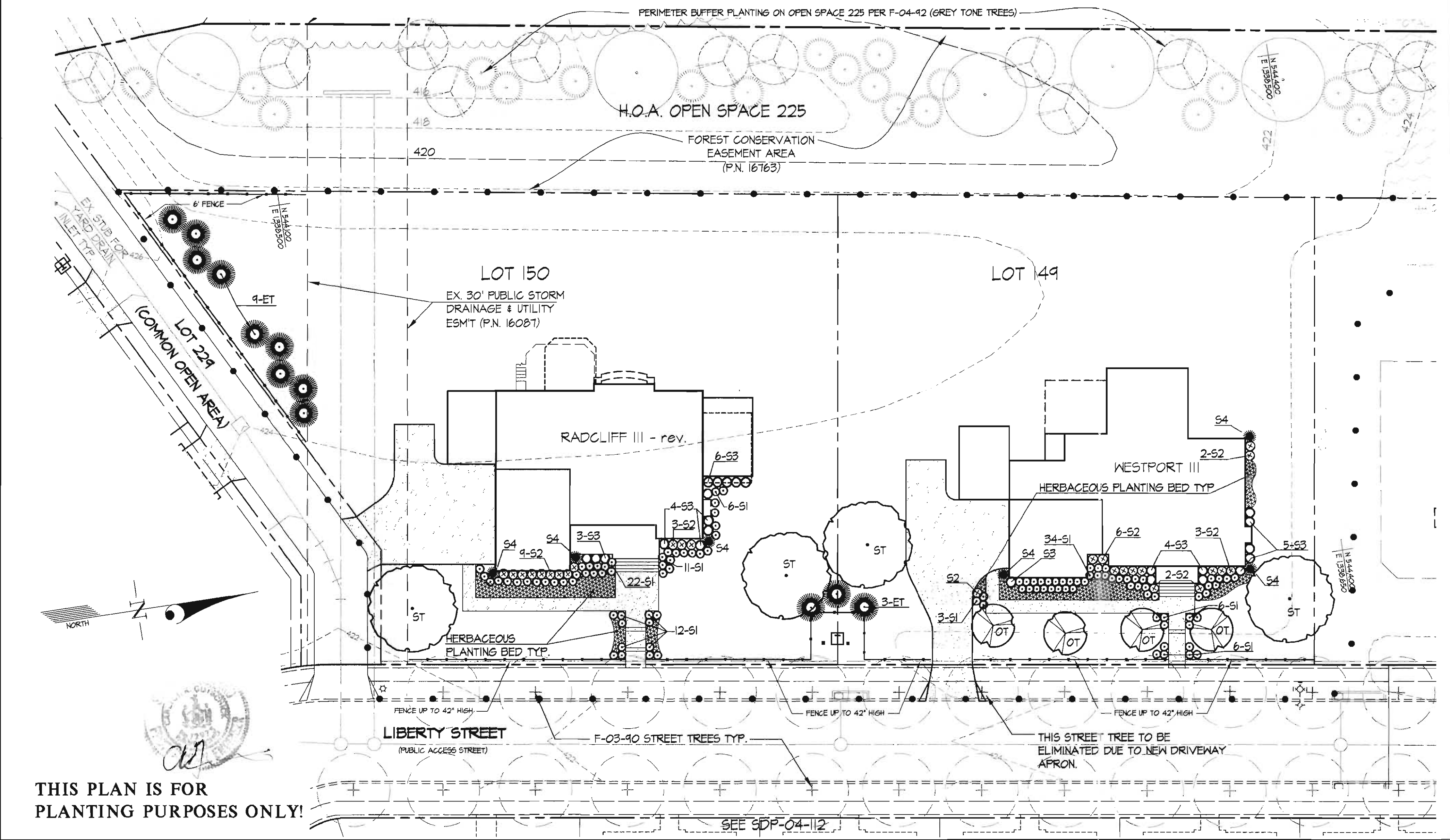
LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT B/LK (NO SHADE TREES REQUIRED)		REQUIRED SIDE & REAR YARD PLANTINGS: 4 SHADE TREE PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR B/LDS. LENGTHS		PLANTINGS PROVIDED		COMMENTS
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	B/LD. LENGTHS (SHR)	SHRUBS REQUIRED	
ESTATE	149	143'	36	141' (63'x86')	36	2	OVER 14
	150	151'	35	162' (10'x142')	41	2	OVER 16

COMMENTS:
 (A) SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE, AND 4 SQUARE FEET OF GROUND COVER OR PERENNIALS = 1 SHRUB.
 (B) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 (C) PLANT QUANTITY PROVIDED ABOVE THE MINIMUM REQUIRED ARE OPTIONAL.

PICKET FENCE DETAILS

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	4	ALL SHADE TREES SHALL BE 2 1/2\"/>		
OT	4	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15\"/>		
ET	12	ALL EVERGREEN TREES SHALL BE 6\"/>		
SHRUBS	108	ALL 18\"/>		
S1	26	ALL 24\"/>		
S2	23	ALL 24\"/>		
S3	6	ALL 3\"/>		



THIS PLAN IS FOR PLANTING PURPOSES ONLY!

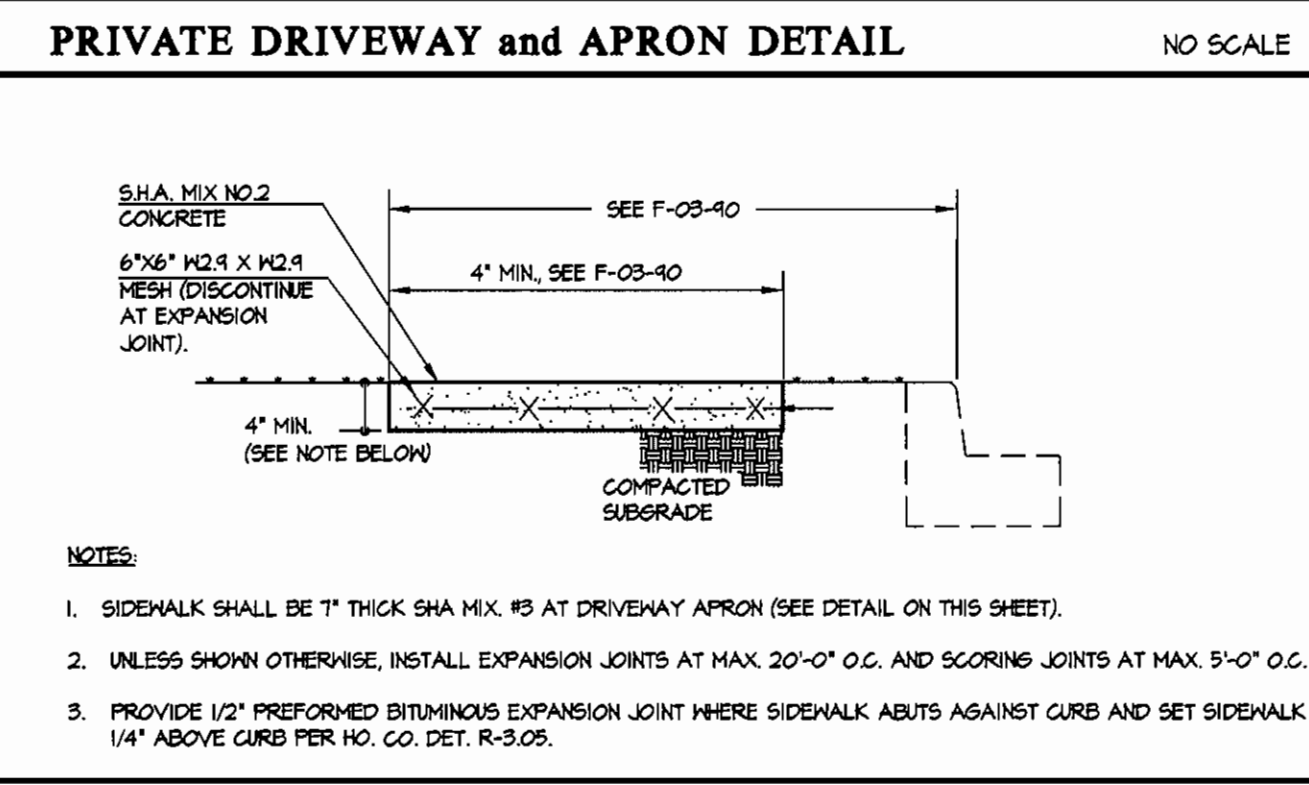
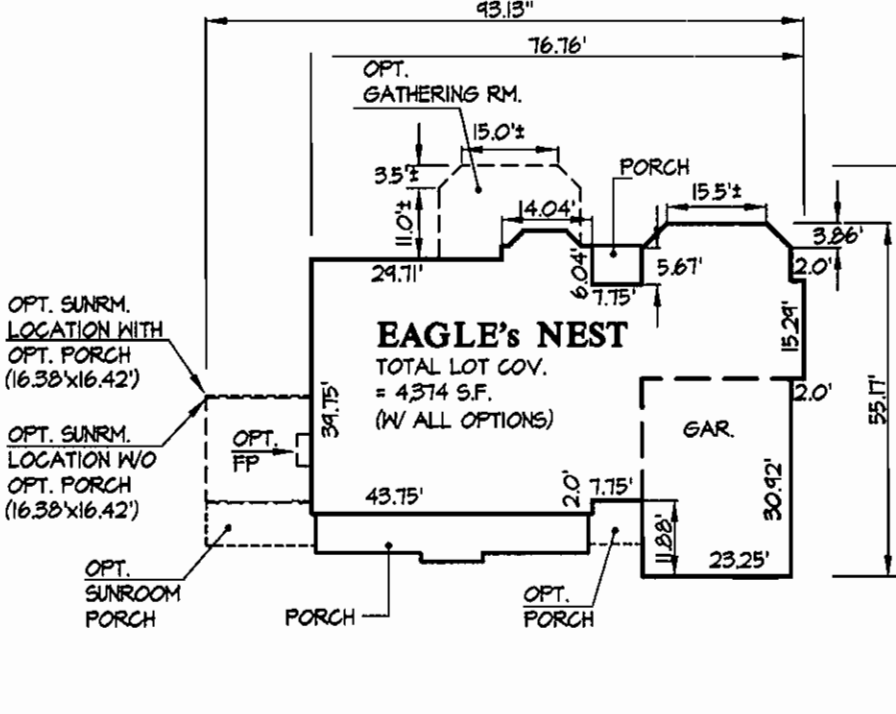
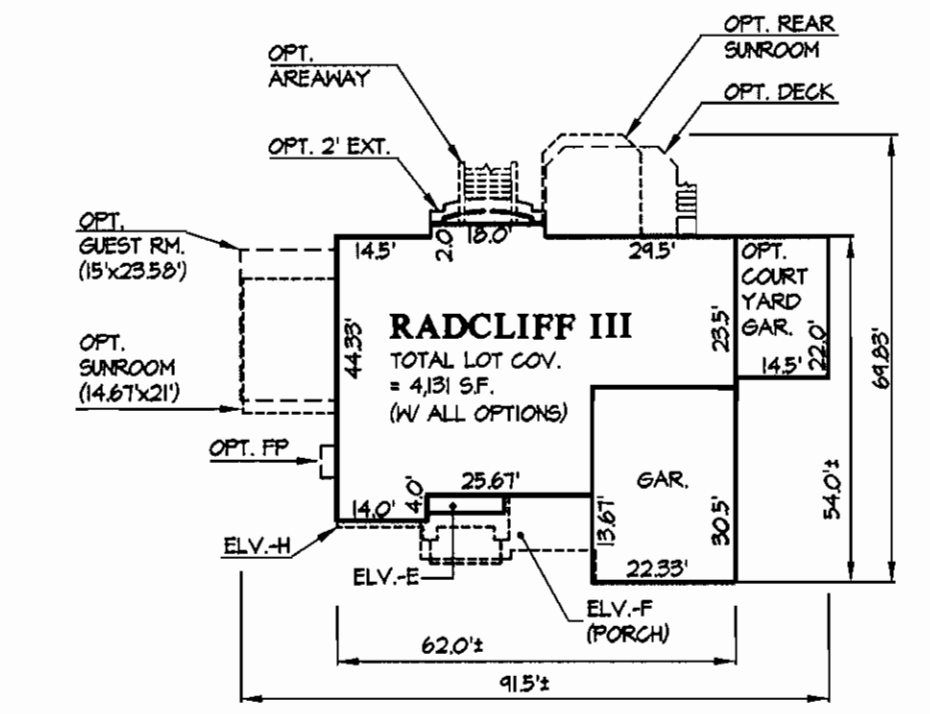
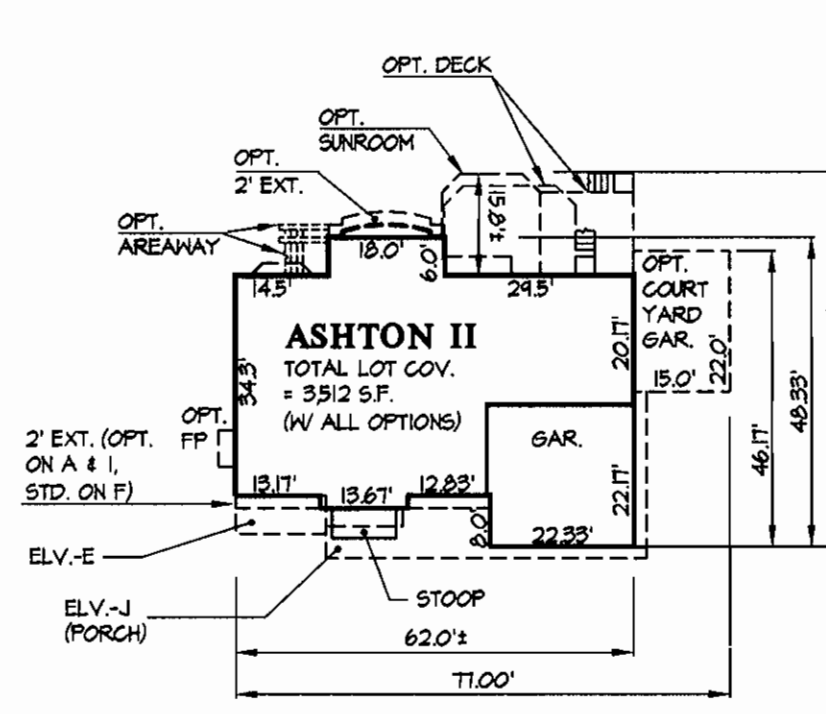
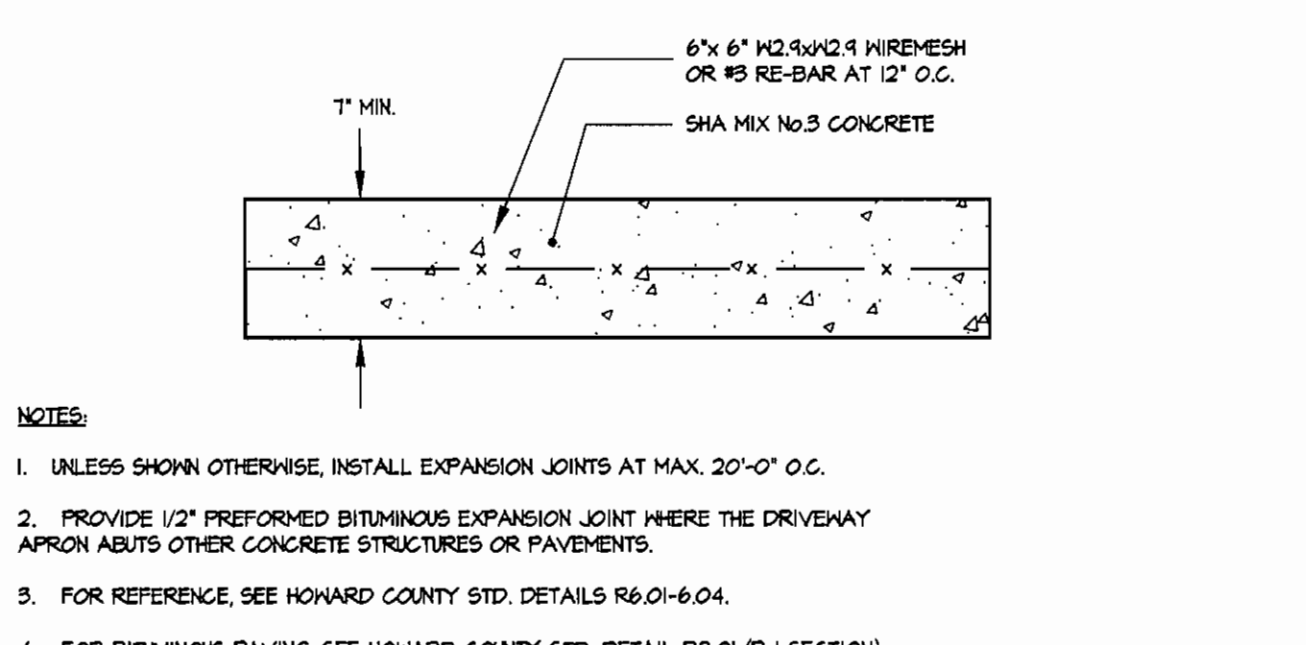
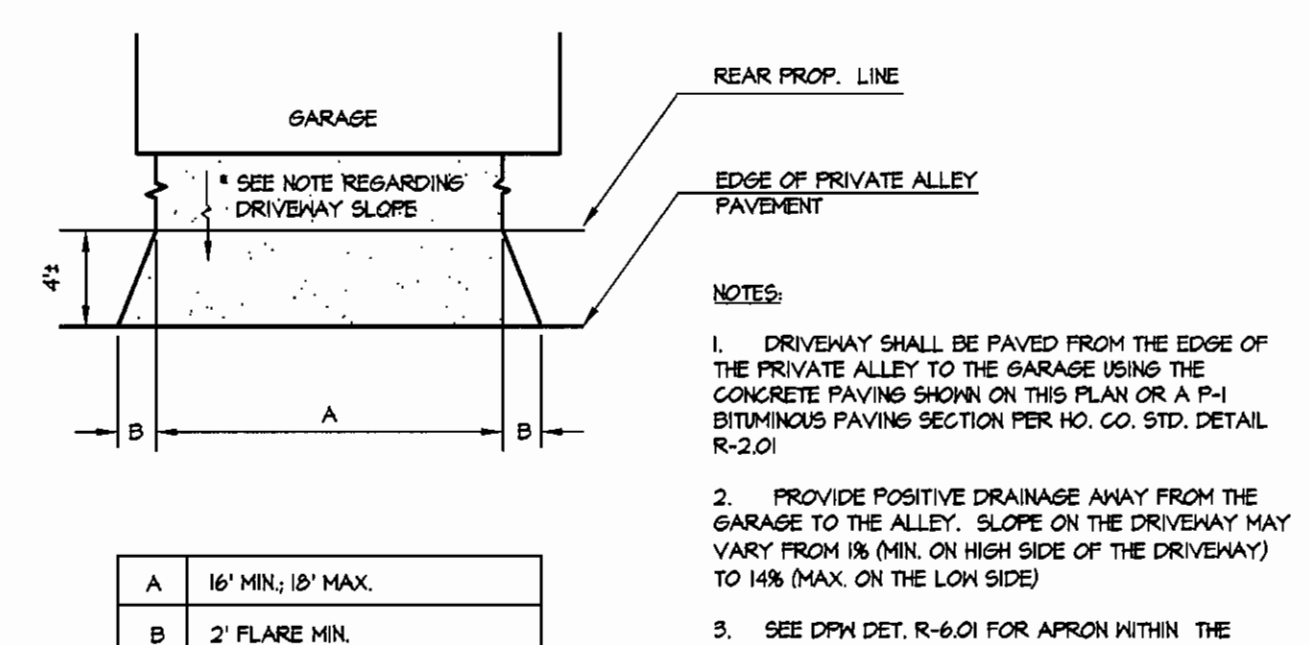
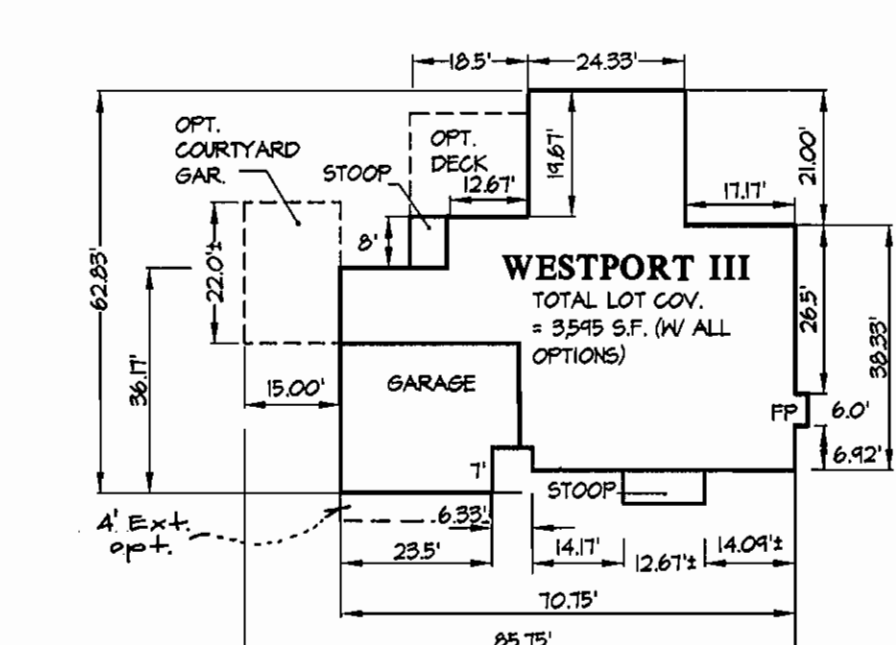
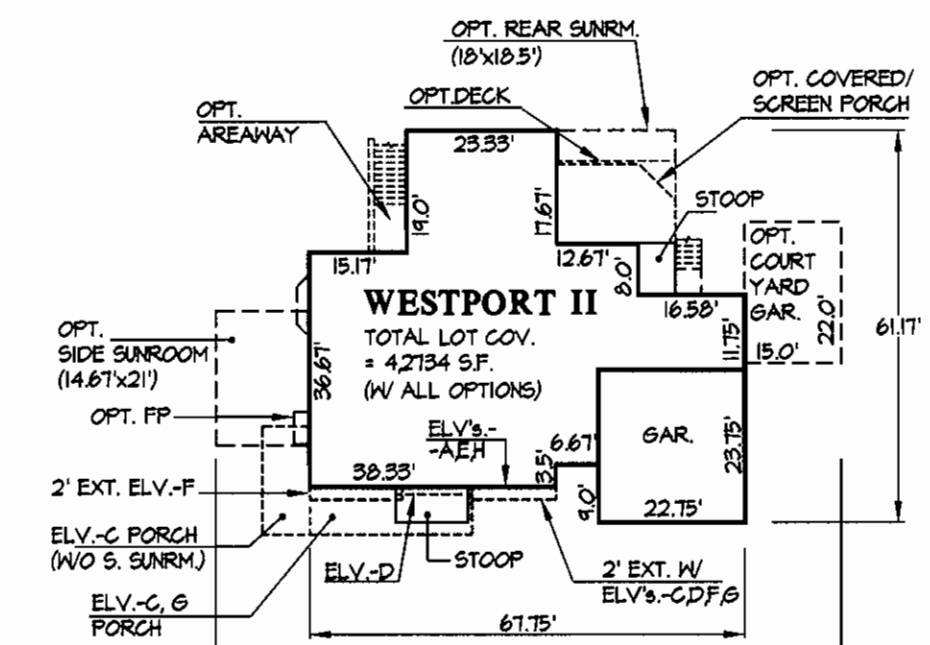
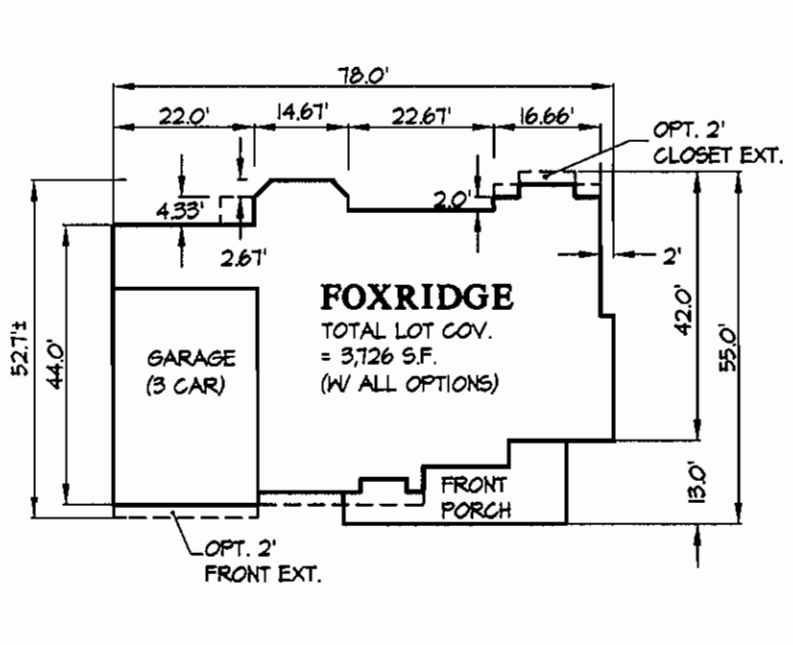
PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 c/o: JOHN CORGAN

LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 149-150
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE: 1" = 20'
 ZONING: MXD-3
 G. L. W. FILE No.: 03014
 DATE: 06/DEC/04
 TAX MAP - GRID: 41
 SHEET: 4 OF 4

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND



SEWER HOUSE CONNECTION CHART

LOT	MINIMUM CELLAR ELEVATION	INVERT ELEVATION AT PROPERTY LINE
144	421.44'	421.54'
150	414.16'	410.26'

NOTES:
 1. ALL HMC'S TO THE SUBJECT LOTS OF THIS SOP ARE 1" PER CONTRACT R24-4105-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 2. SEE THE CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 3. ANY BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 4. THE DRIVEWAY APRON FOR LOT 144 SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPM DET. R-6-01. SEE DETAIL ON THIS SHEET FOR THE DRIVEWAY APRON FOR LOT 150. ALSO SEE GENERAL NOTE 11 ON SHEET 1 FOR OTHER REQUIREMENTS (IF APPLICABLE) REGARDING DRIVEWAYS.
 5. ALL SHG ARE 4".

SITE DEVELOPMENT PLAN LEGEND

- - - 600 EXISTING CONTOUR
- - - 602 PROPOSED CONTOUR
- +366.65' EXISTING SPOT ELEVATION
- +366.65' PROPOSED SPOT ELEV. (1 HP+HIGH FT.)
- [Symbol] FOREST CONSERVATION EASEMENT AREA
- - - EXISTING TREE LINE
- [Symbol] LOD LIMIT OF GRADING DISTURBANCE (LOD)
- - - EXISTING CURB & GUTTER
- [Symbol] EX. 2" 1" WATER HOUSE CONNECTION (H.C. DASHED LINE TYPE)
- [Symbol] WATER LINE (PUBLIC)
- [Symbol] FIRE HYDRANT (FH)
- [Symbol] EXISTING UTILITY/LIGHT POLE
- [Symbol] BSE TRANSFORMER PAD
- [Symbol] VERIZON/CORCAST PEDESTAL
- [Symbol] EX. 50' EXISTING STORM DRAIN
- [Symbol] EX. 8" EXISTING SEWER MAIN (DASHED LINE)
- [Symbol] SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- [Symbol] CONCRETE DRIVEWAY & SIDEWALK
- [Symbol] PROPOSED HOUSE
- [Symbol] FFE + FINISHED FLOOR ELEVATION
- [Symbol] BSE + BASEMENT SLAB ELEVATION
- [Symbol] GAR = GARAGE (F-FRONT; B-BACK; STD = STANDARD HOUSE ORIENTATION; REV = REVERSED HOUSE ORIENTATION)
- [Symbol] P.S. BRL PRINCIPAL STRUCTURE BRL
- [Symbol] G.S. BRL GARAGE STRUCTURE BRL

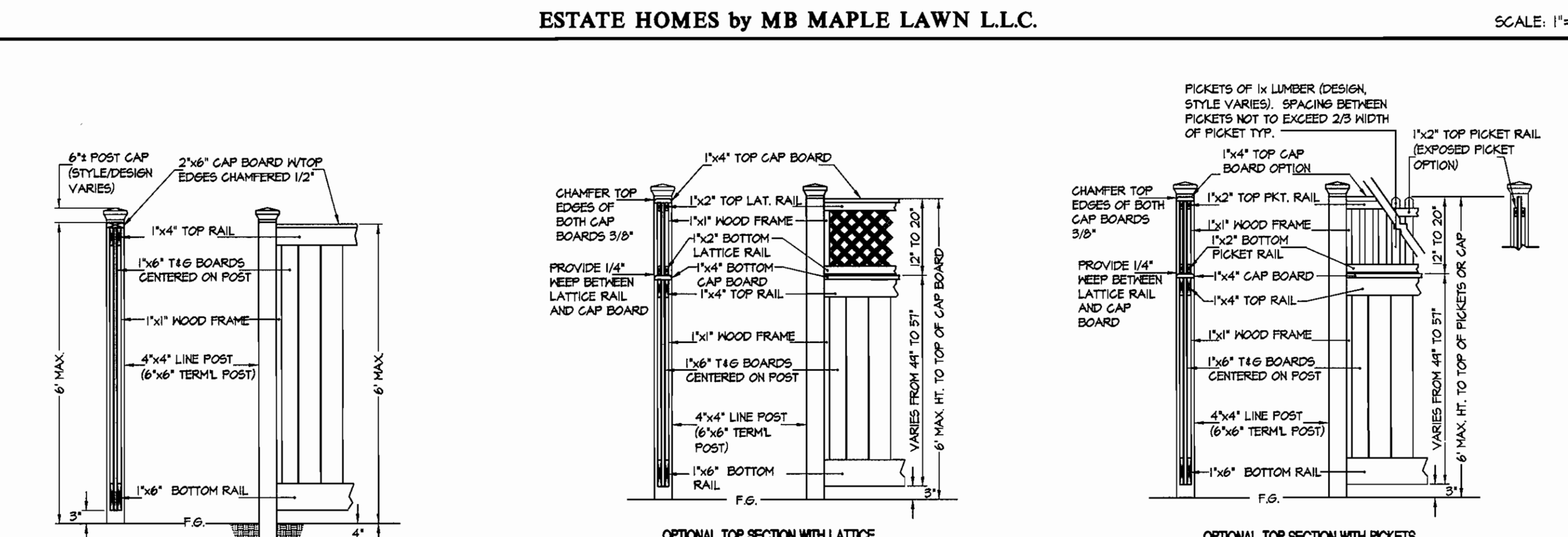
MAXIMUM LOT COVERAGE CHART

LOT No.	GROSS AREA	MAX. LOT COVERAGE AREA
144	20,094 S.F.	10,050 S.F. (50%)
150	23,614 S.F.	11,810 S.F. (50%)

NOTES:
 1. OTHER AVAILABLE ESTATE MODELS ARE SHOWN FOR THE BENEFIT OF MARKETING AND POTENTIAL ESTATE HOMEOWNERS. TO CONSTRUCT ANY OTHER ESTATE HOMES OTHER THAN THE SPECIFIC MODEL CURRENTLY SHOWN ON LOT 144 OR LOT 150, A RESITE MUST BE PROCESSED AS A "RELINE" REVISION THROUGH THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FOR APPROVAL.
 2. LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STAIRS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

ESTATE HOMES by MB MAPLE LAWN L.L.C.

SCALE: 1"=30'

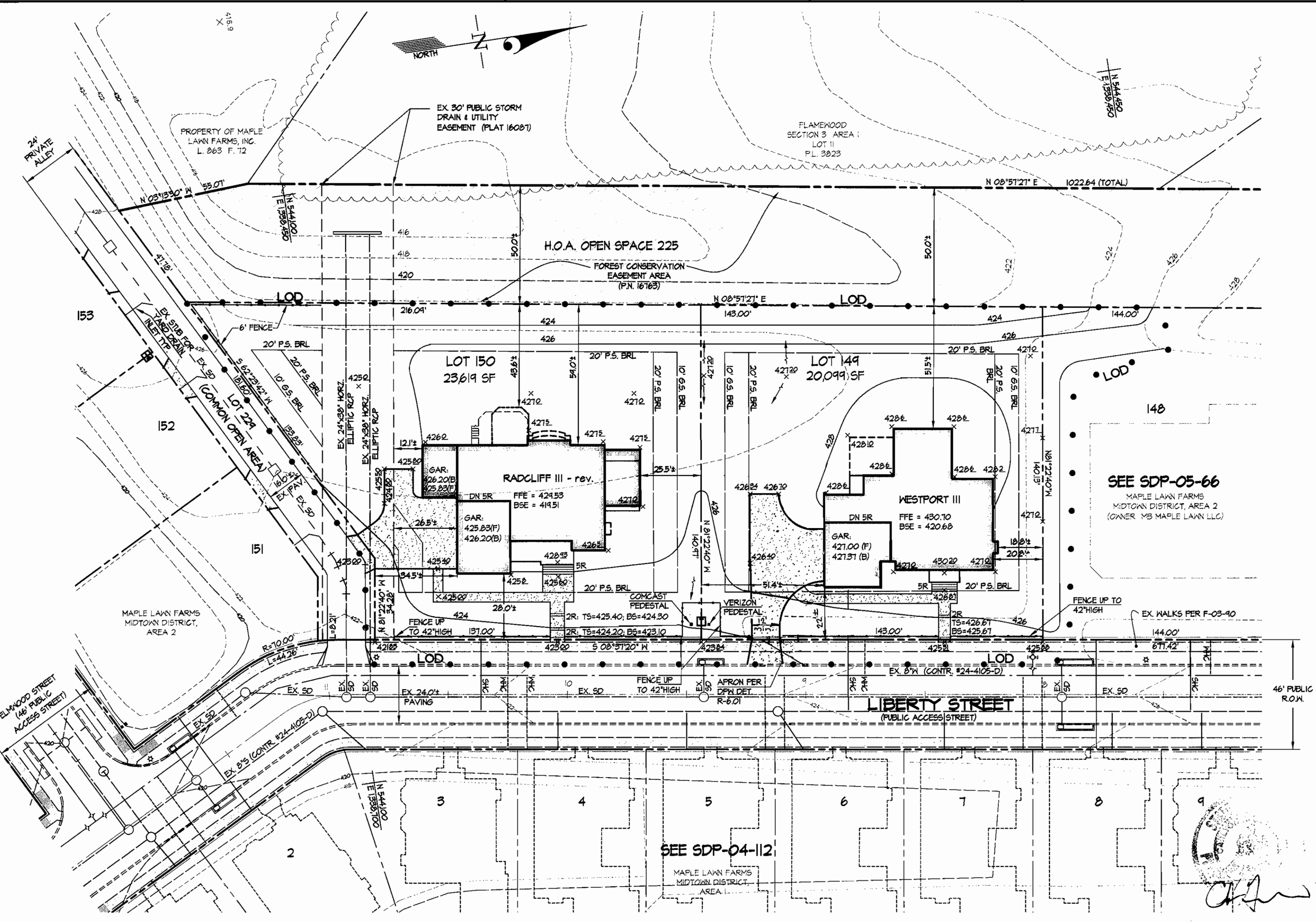


NOTES:

- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
- ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1418 FOLIO 242 THROUGH 366).
- SEE LOT DEVELOPMENT DATA ITEM 4-D, ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
- THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR M.L.F.
- FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID P.V.C. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRC).
- FENCE POSTS SHALL BE SPACED EVENLY WITH A 6" SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
- THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
- FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
- MANUFACTURED VINYL AND METAL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRC.

FOR TYPICAL PICKET FENCE DETAILS SEE SHEET 4.

PRIVATE FENCE DETAILS NO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Wyle* Date: 12/17/04

Chief, Division of Land Development: *Cinda Hamilton* Date: 12/17/04

Chief, Development Engineering Division: *John DeWitt* Date: 12/17/04

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 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 149-150
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE: 1" = 30'
 ZONING: MXD-3
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 TAX MAP - GRID: 41
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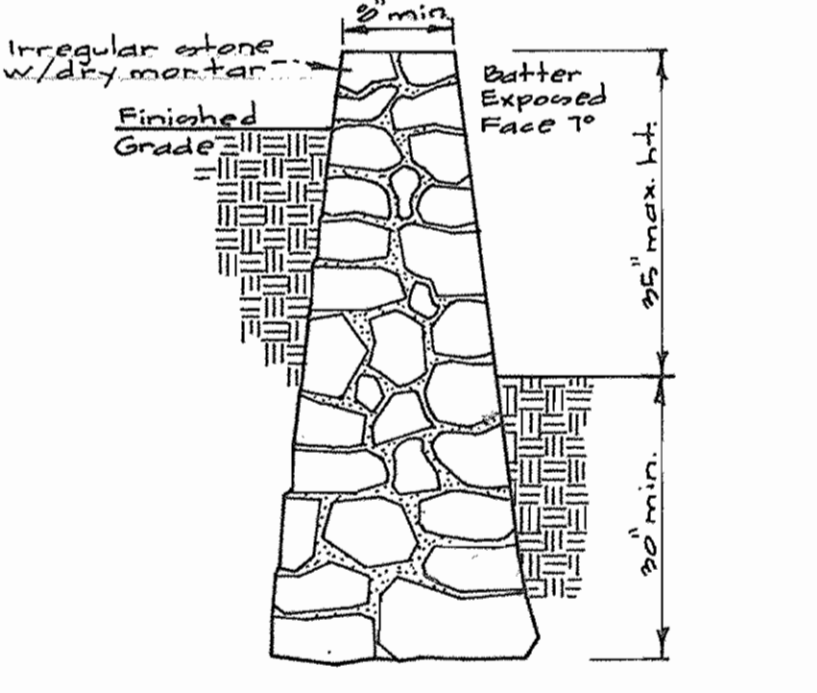
ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 9-01-17 AND PG CASE NO. 353.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 3).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$6,900.00 FOR THE LOTS PER THIS SOP AS FOLLOWS:
 8 SHADE TREES AT \$300/TREE = \$2,400.00
 150 SHRUBS AT \$30/SHRUB = \$4,500.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2950. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY	SURETY AMOUNT	
MB MAPLE LAWN, L.L.C.	148	4 EGV., 74	\$3,420.00	
	150	4 EGV., 76	\$3,480.00	
TOTAL FOR MB MAPLE LAWN, L.L.C.			8 EGV., 143	\$6,900.00



stone Garden Wall, no scale.

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John B. Ryan
 MB MAPLE LAWN L.L.C.
 12/6/04
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark P. Lujan
 Director
 12/17/04
 Date

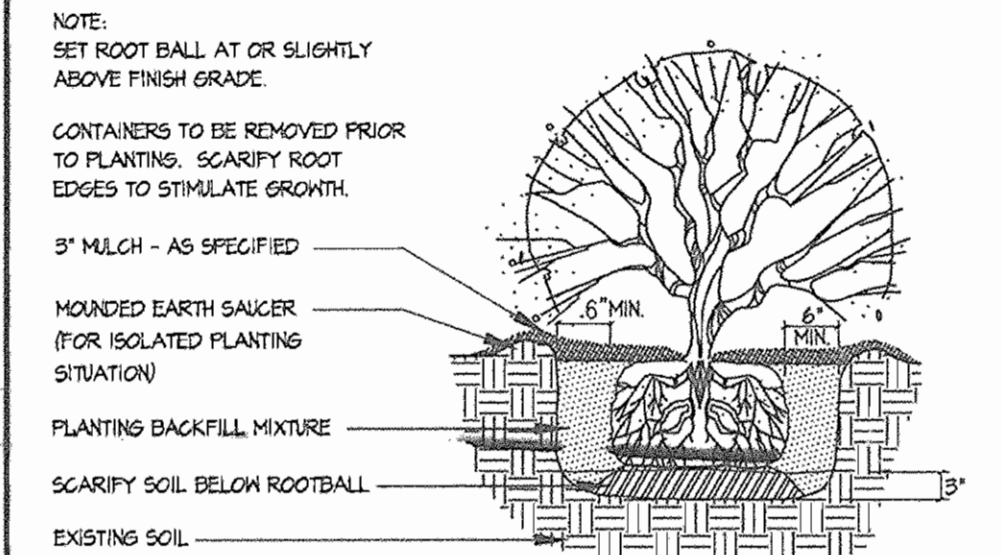
Cindy Hamilton
 Chief, Division of Land Development
 12/17/04
 Date

Chief, Development Engineering Division

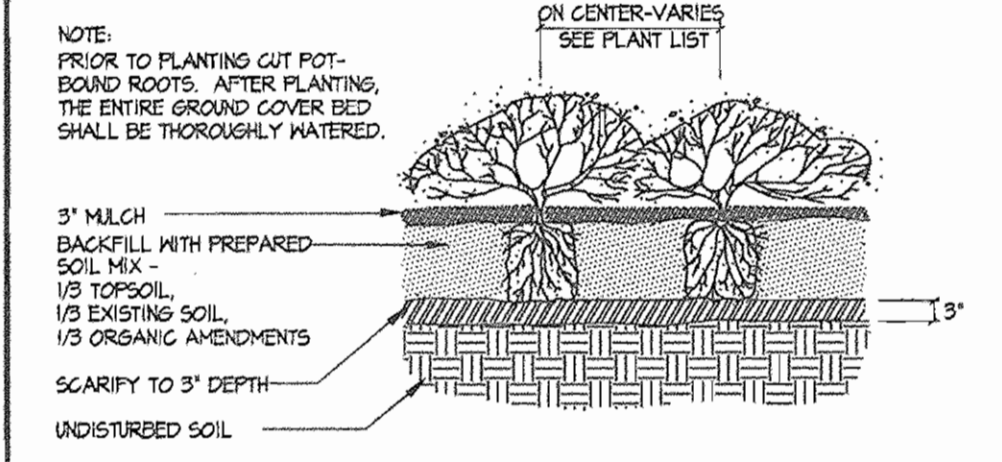
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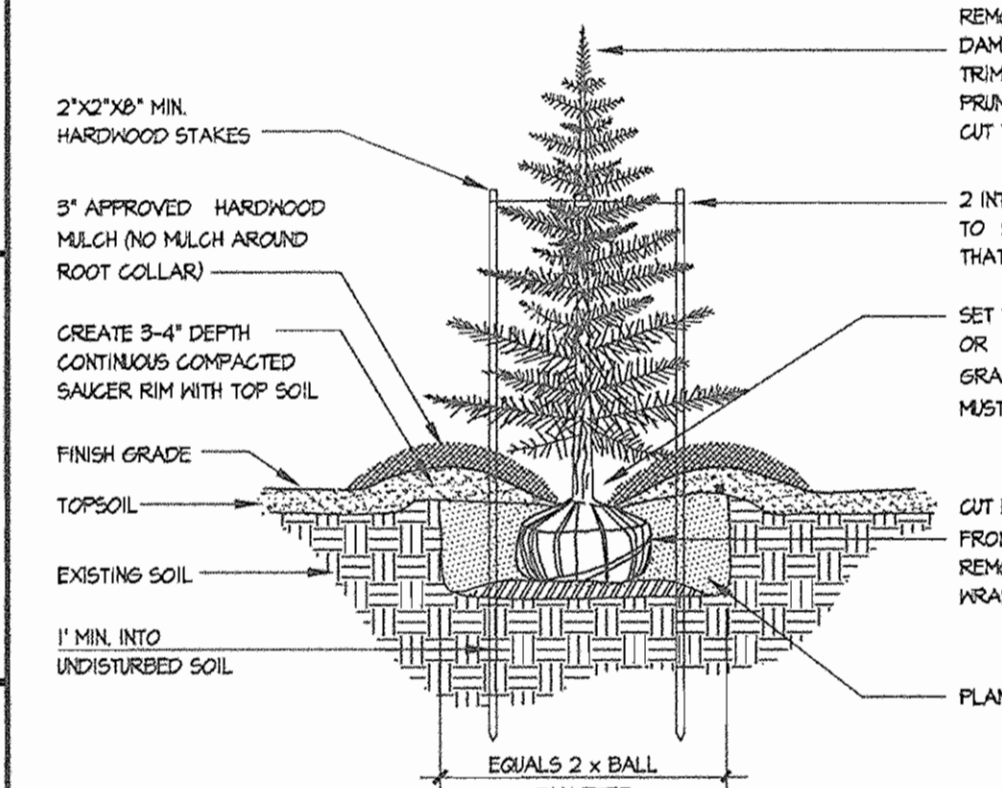
12/15/07 DATE
 rewrite lot 150 w/a Foxridge; rev plantings accordingly
 DES. mbl
 DRN. klp
 CHK. mbl



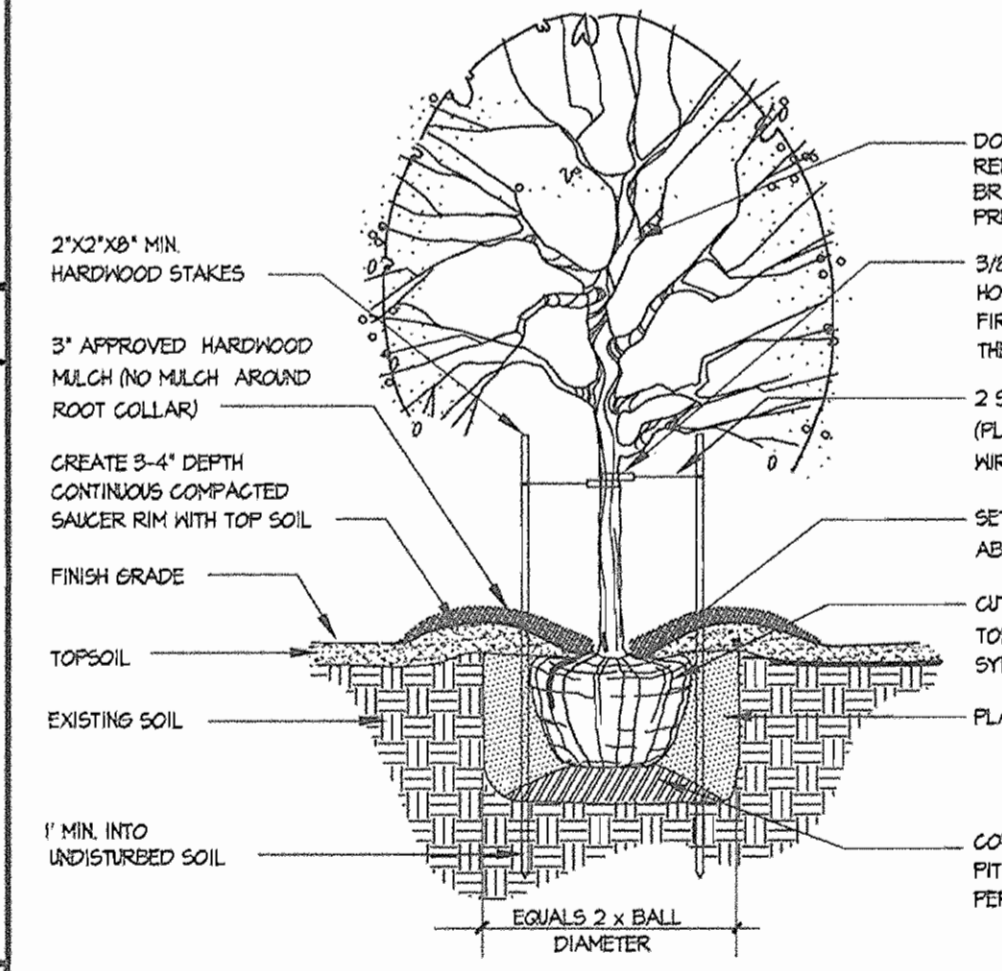
SHRUB PLANTING DETAIL



GROUND COVER PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

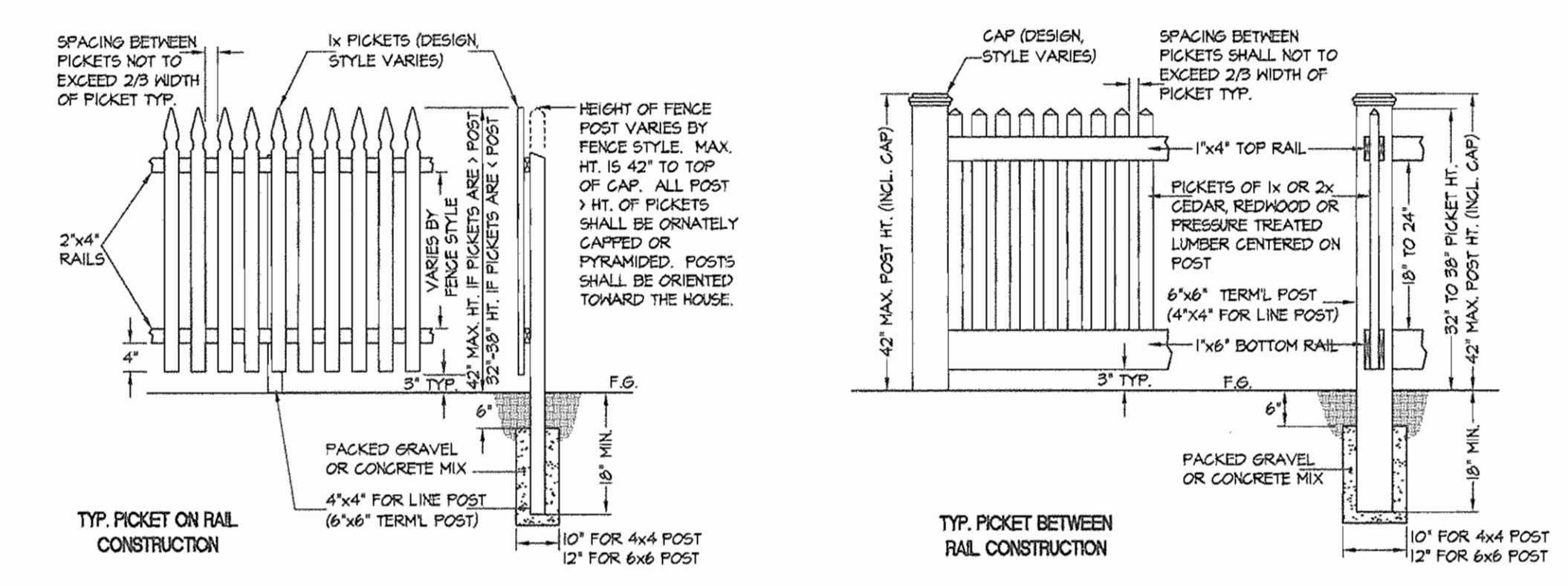


DECIDUOUS TREE PLANTING DETAIL

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

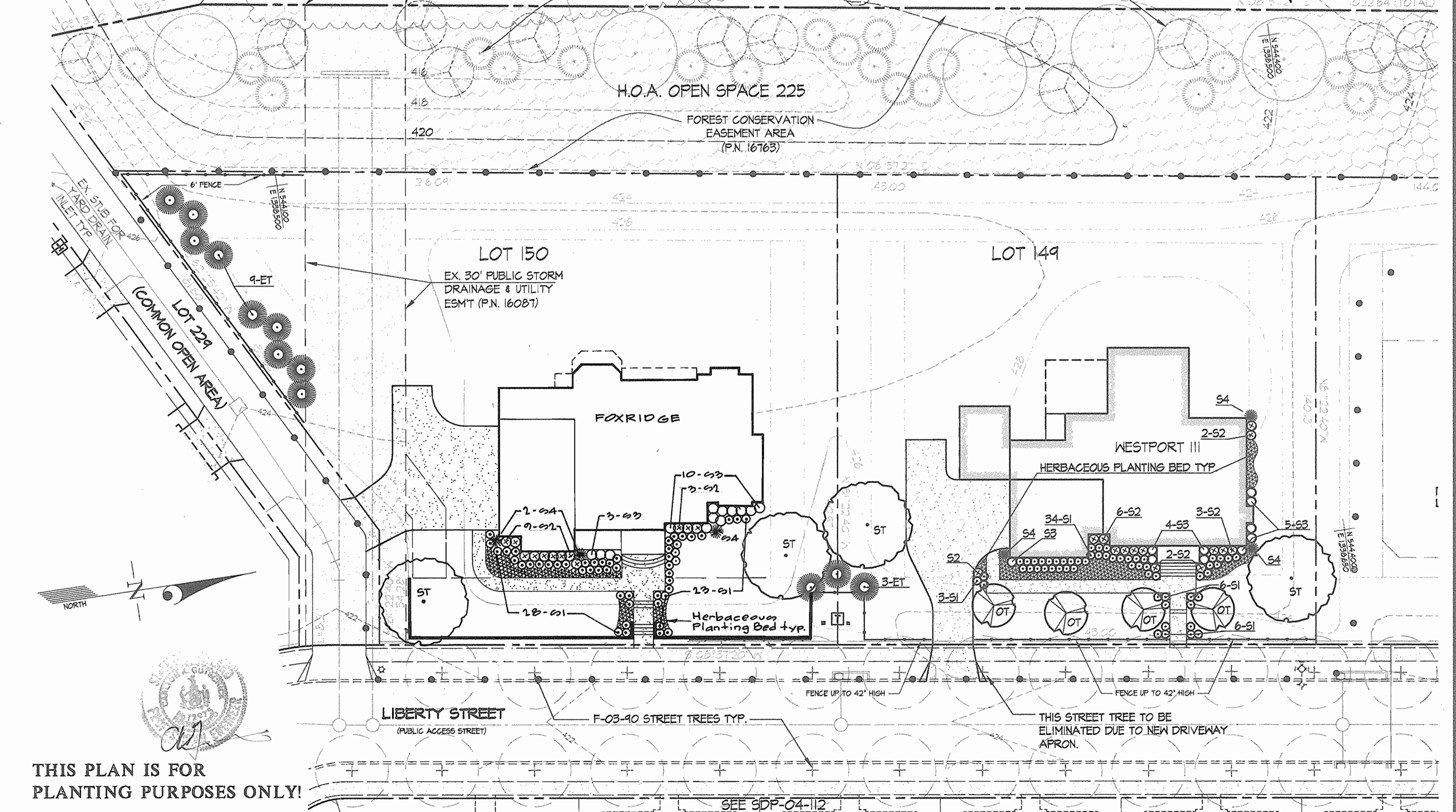
LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL (NO SHADE TREES REQUIRED)	REQUIRED SIDE & REAR YARD PLANTINGS: 4 SHADE TREE PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS	PLANTINGS PROVIDED	COMMENTS
ESTATE	148 145' 36	148 (85'x86') 36	2 OVER 14 4-CRN. TREES FOR 2 SHADE TREES (1 EGV. TREES AS EXTRAS) A,B,C	
	150 151' 36	152 (102'x122') 41	2 OVER 16 4 EVER. TREES FOR 2 SHADE TREES (1 EVER. TREES AS EXTRAS) A,B,C	

COMMENTS:
 (A) SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS; 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREES.
 (B) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 (C) PLANT QUANTITY PROVIDED ABOVE THE MINIMUM REQUIRED ARE OPTIONAL.



PICKET FENCE DETAILS

SEE SHEET 2 FOR NOTES REGARDING FENCES. NO SCALE



THIS PLAN IS FOR PLANTING PURPOSES ONLY!

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	4	ALL SHADE TREES SHALL BE 2 1/2" CAL. AND 12' MIN. HT.	ACER RUBRUM OCTOBER GLORY / OCTOBER GLORY RED MAPLE ACER RUBRUM RED SUNSET / RED SUNSET RED MAPLE ACER SACCHARUM GREEN MOUNTAIN / GREEN MOUNTAIN SUGAR MAPLE QUERCUS PHELLOSA / HELLBON OAK QUERCUS RUBRA / NORTHERN RED OAK TILIA GORDATA 'GREENSPICE' / GREENSPICE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B4B
OT	4	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANGHER CANADENSIS / SHADBLIND SERVICEBERRY GRATIASUS VIRIDIS WINTER KING / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD MAGNOLIA SOLLANIANA / SAUCER MAGNOLIA	ALL B4B. SERVICEBERRY SHALL BE TREE FORM
ET	12	ALL EVERGREEN TREES SHALL BE 6'-8" HT.	CUPRESSOCYPARIS LEYLANDI / LEYLAND CYPRESS ILEX ATTENUATA 'FOSTERI' / FOSTER HOLLY ILEX OPACA / AMERICAN HOLLY FICUS GYMNOCARPA / SEEBIAN SPRUCE FICUS PANGENS / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINE	ALL B4B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
SHRUBS	100	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNPO FINK' / 'SUNPO WHITE', 'KAEMPO' COTONEASTER DAMNOSI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'MILTON BLUE RUS' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
51	26	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELEWARE VALLEY WHITE', 'HERSHEY RED', 'MID CRIMSON' BERBERIS THUNBERGII 'ATROPURPUREA' / CRIMSON PIGEON DEUTZIA GRACILIS 'SEMPER VERDE' ILEX GRENATA 'HELLEN' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAGNOLIA AGUSTOLIM / OREGON GRAPE HOLLY SIBERIA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPICEA	ALL CONTAINERIZED
52	23	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	EUONYMUS ALATUS 'COMPACTA' / DWARF KINGS EUONYMUS EUONYMUS KIATSCHOWICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAGNOLIA BEALEI / LEATHERLEAF MAGNOLIA OSMANTHUS HETEROPHYLLUS 'SULTIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'YUMI' / P.M. RHODODENDRON TAXUS GORDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM GALESI / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
53	6	ALL 3' - 4' HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPIRIT', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW TALIA OCCIDENTALIS 'EMERAL GREEN' / EMERAL GREEN ARBORTIVAE	ALL CONTAINERIZED

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
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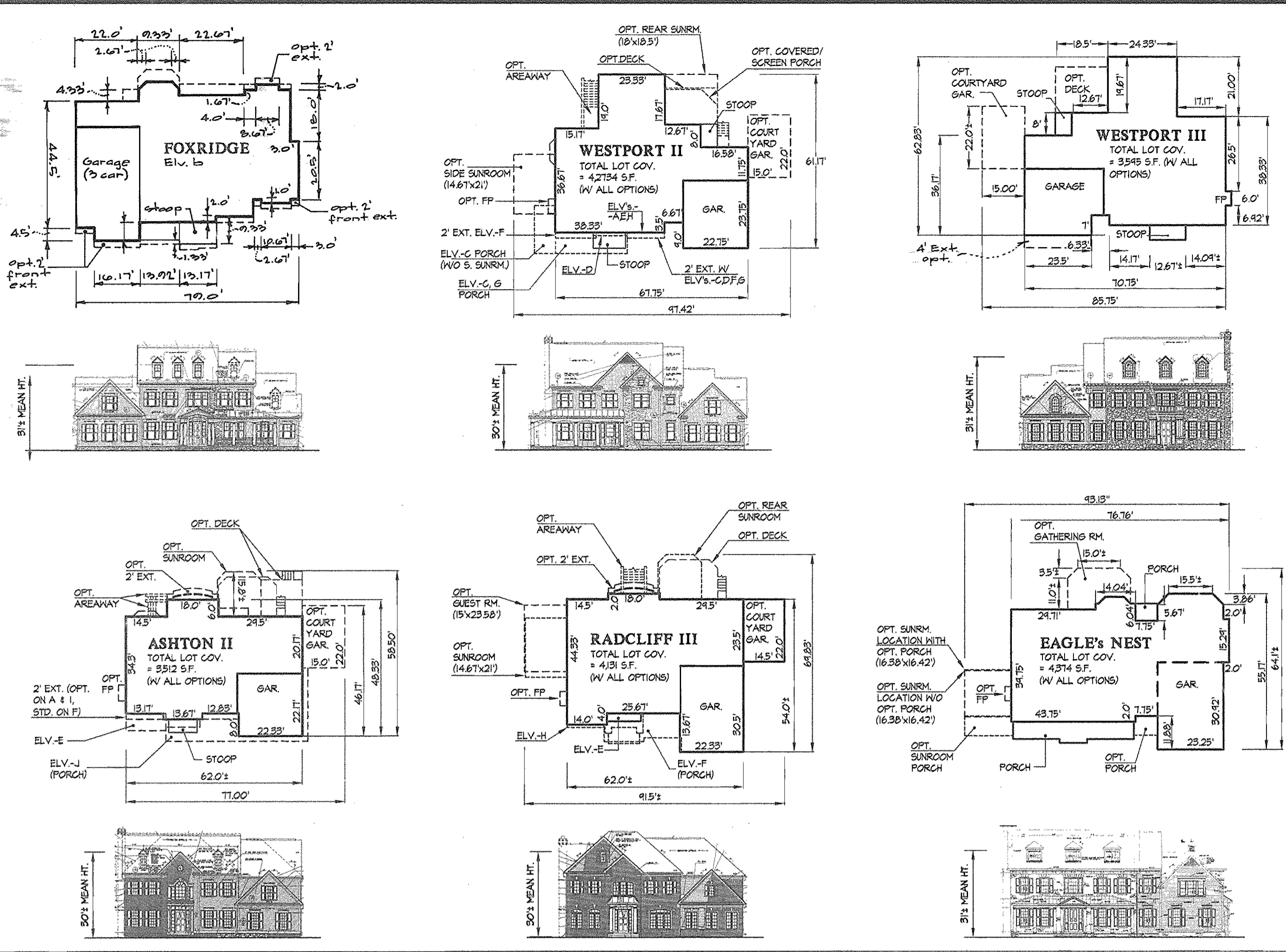
LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 149-150
 (SFD RESIDENTIAL USE)
 PLAT No. 16739-16768

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
06/DEC/04	41	4 OF 4

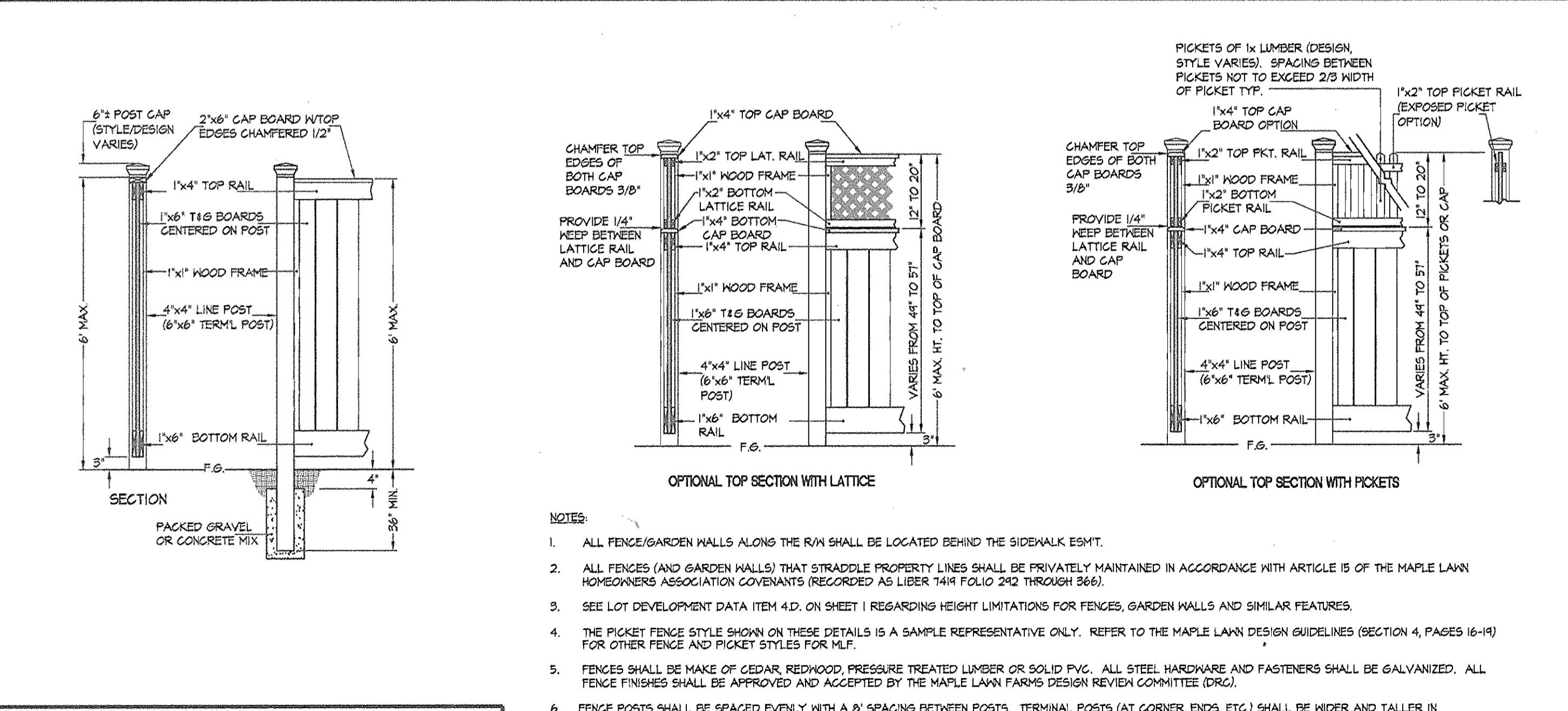
50P-05-62



MAXIMUM LOT COVERAGE CHART		
LOT No.	GRCS6 AREA	MAX. LOT COVERAGE AREA
149	20,091 S.F.	10,250 S.F. (50%)
150	23,619 S.F.	11,810 S.F. (50%)

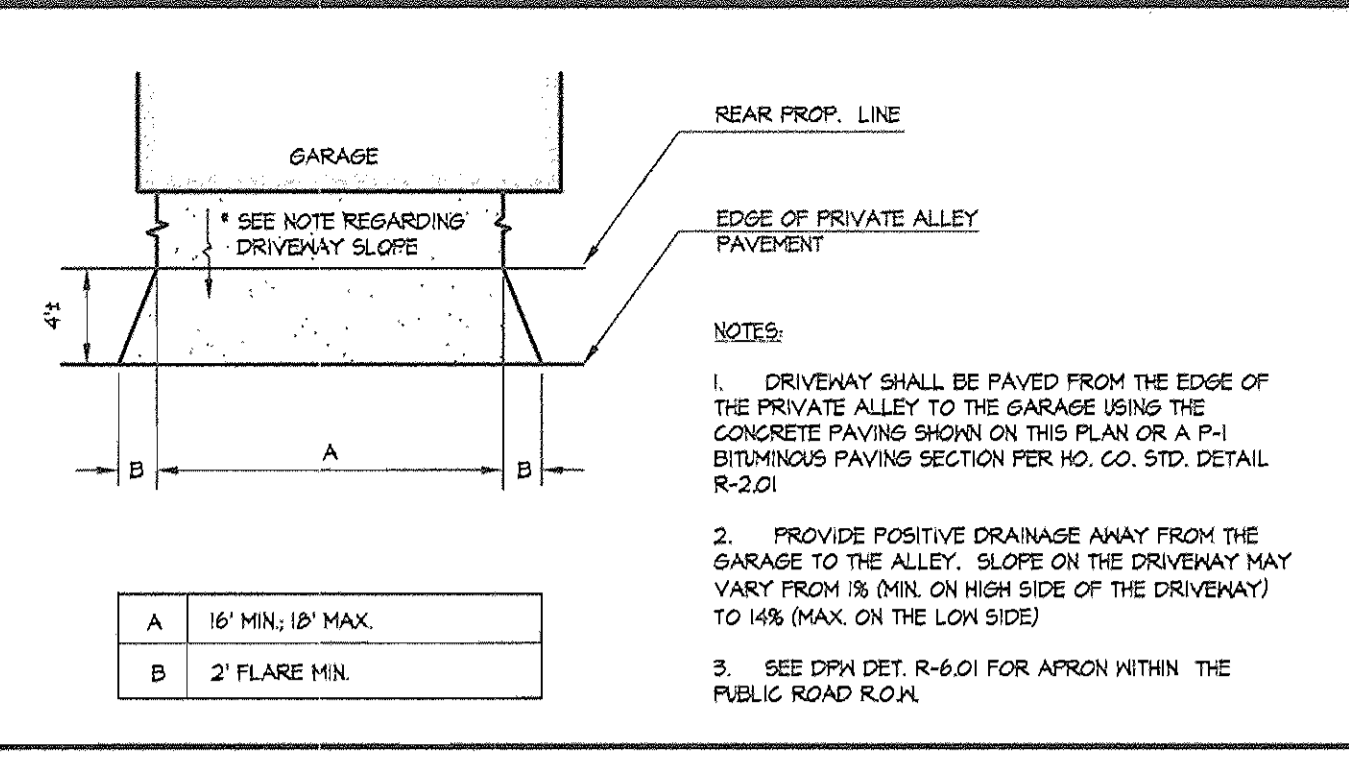
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 2. LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

ESTATE HOMES by MB MAPLE LAWN L.L.C. SCALE: 1"=30'

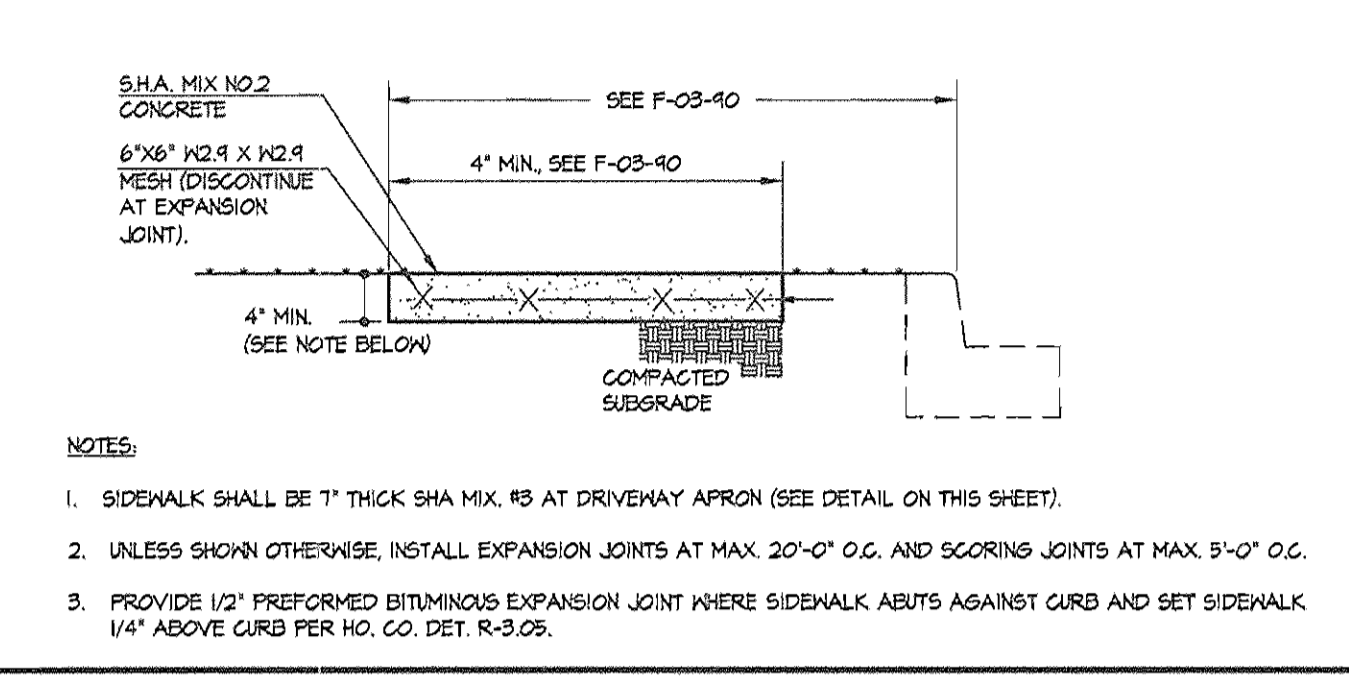


- NOTES:
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
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 - SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 - THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR MLF.
 - FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
 - FENCE POSTS SHALL BE SPACED EVENLY WITH A 'B' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
 - THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 - FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 - MANUFACTURED VINYL AND METAL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.

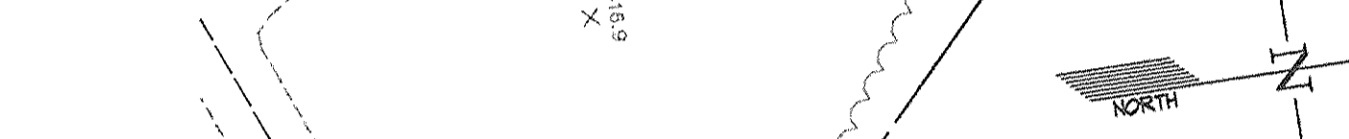
FOR TYPICAL PICKET FENCE DETAILS SEE SHEET 4. PRIVACY FENCE DETAILS NO SCALE



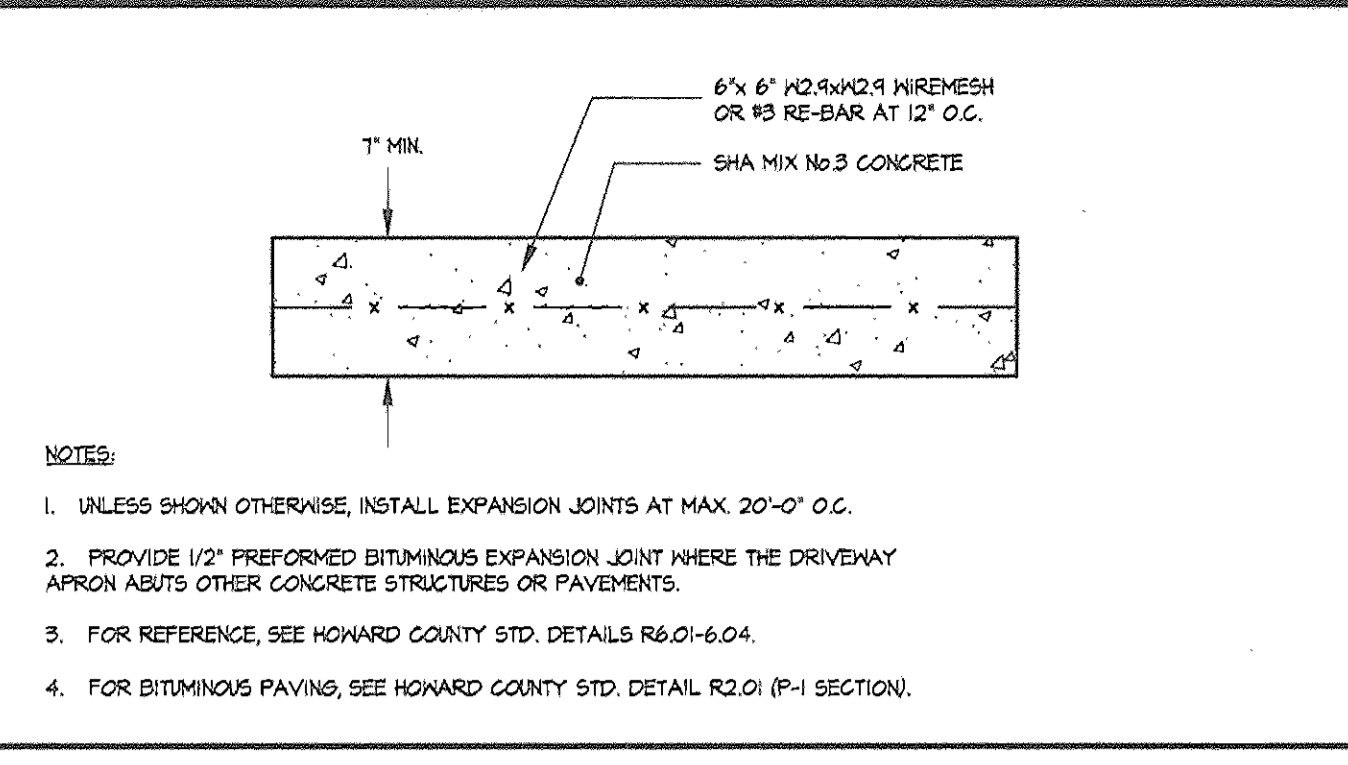
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



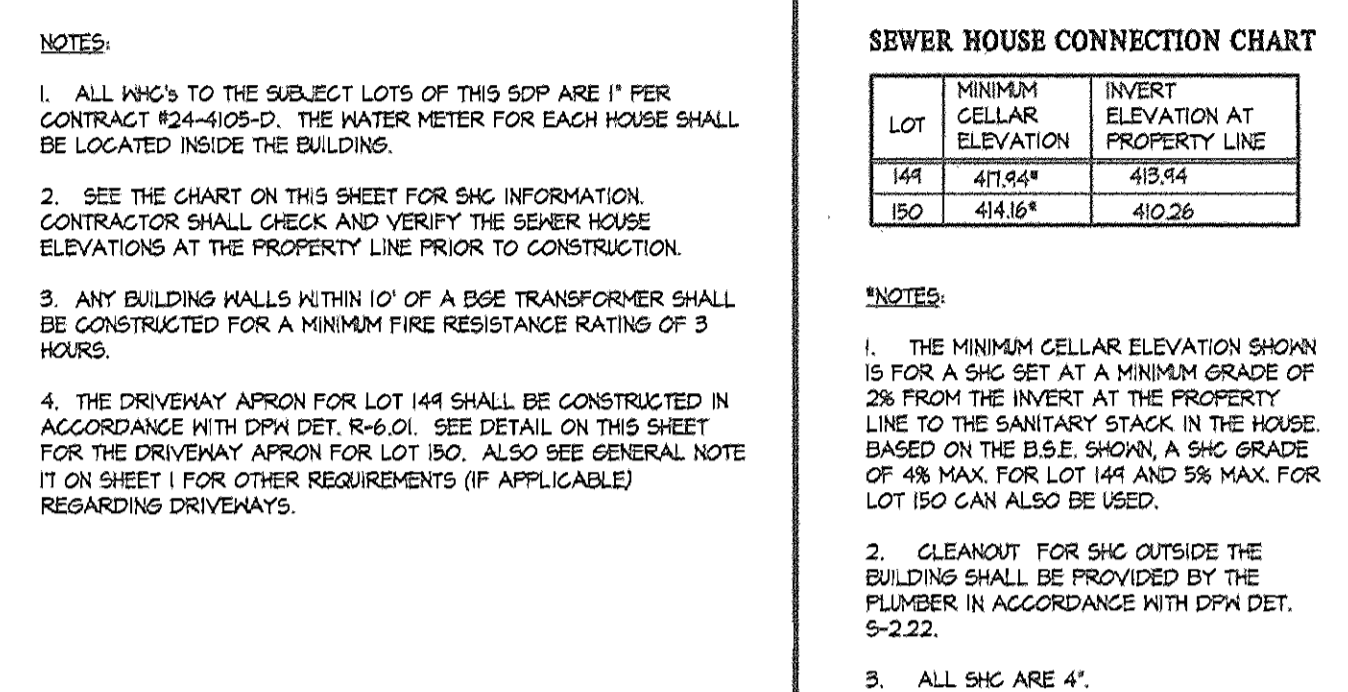
CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



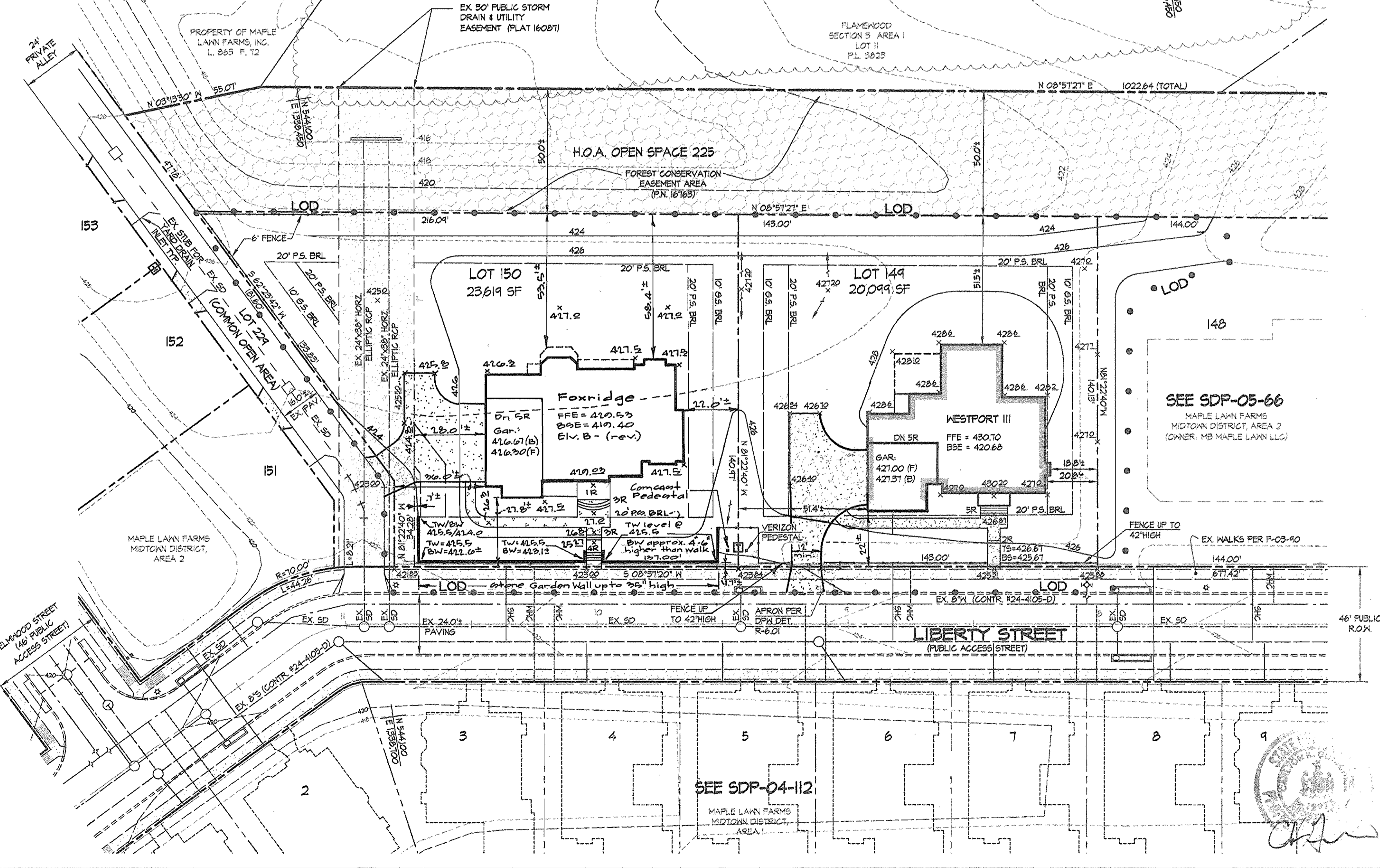
SIDEWALK PAVEMENT SECTION NO SCALE



SEWER HOUSE CONNECTION CHART NO SCALE



SITE DEVELOPMENT PLAN LEGEND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Taylor* Date: 12/17/04
 Chief, Division of Land Development: *Christy Hamilton* Date: 12/17/04
 Chief, Development Engineering Division: *John P. ...* Date: 12/17/04

PREPARED FOR:
 BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1685 E. GIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 att: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 149-150
 (SRD RESIDENTIAL USE)
 PLAT Nos. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
06/DEC/04	41	2 OF 4

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND