

GENERAL NOTES

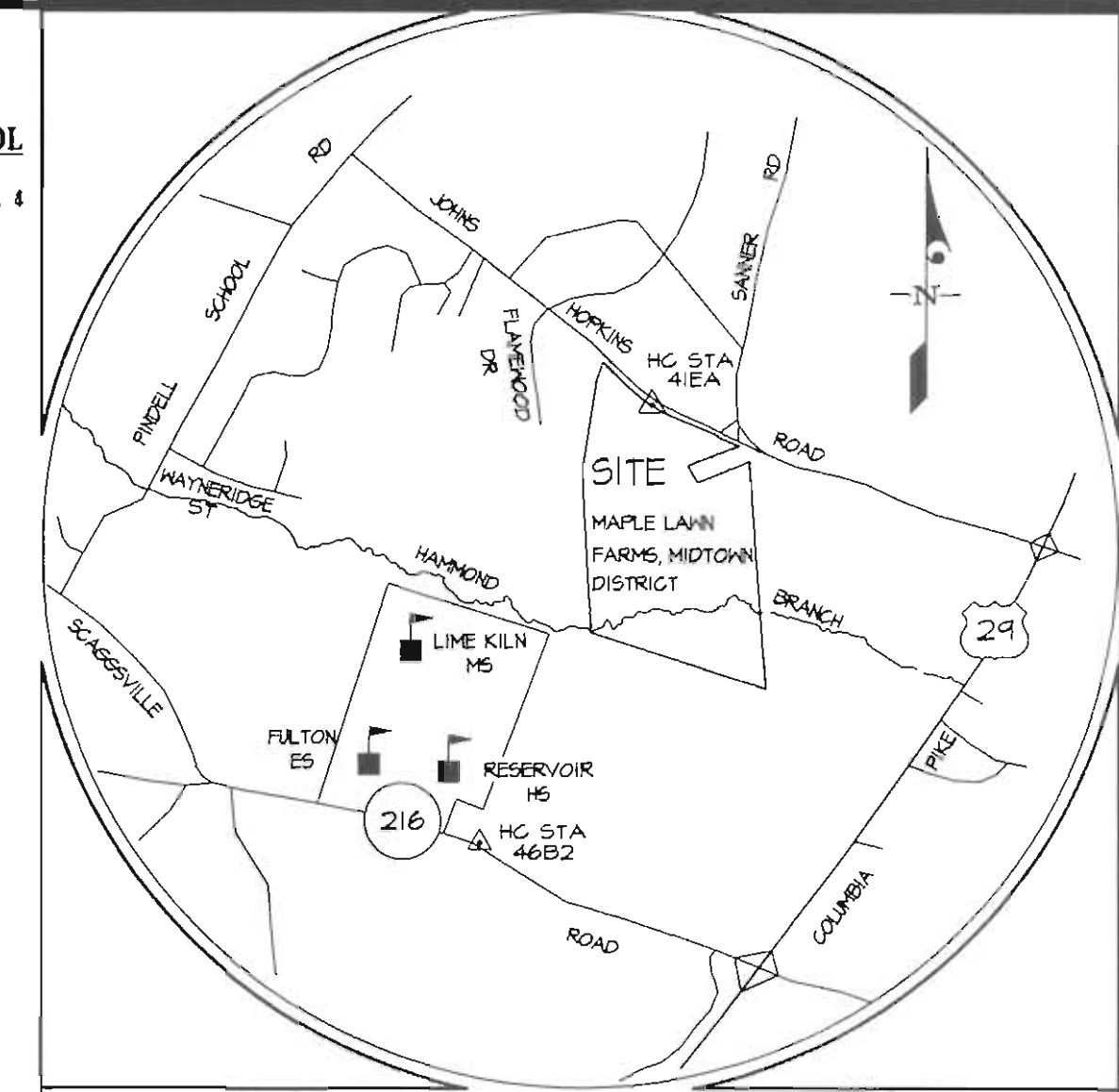
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 4
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO
AREA OF BUILDABLE LOTS FOR THIS SITE DEVELOPMENT PLAN: 1.05 ± ACRES
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. 5-01-11, ZB-995M, PB-393, MP-01-11, MP-03-02, P-03-01, F-03-40, P-04-01, F-04-42, SDP-03-11 AND SDP-04-02/12/21 (MIDTOWN AREA-1 SDP'S).
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNS 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 46B2
- STORMWATER MANAGEMENT, FOR BOTH QUALITY (WQ) AND QUANTITY (QV), HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-03-40 ON OPEN SPACE LOT 221. 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 HHS 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. 145-150) 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 5-01-11 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' (4' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING (1-1/2" 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 (105 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, WINDOW 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.A1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.2 OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN 5-01-11 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 13B.2.2.3 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 145-146 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

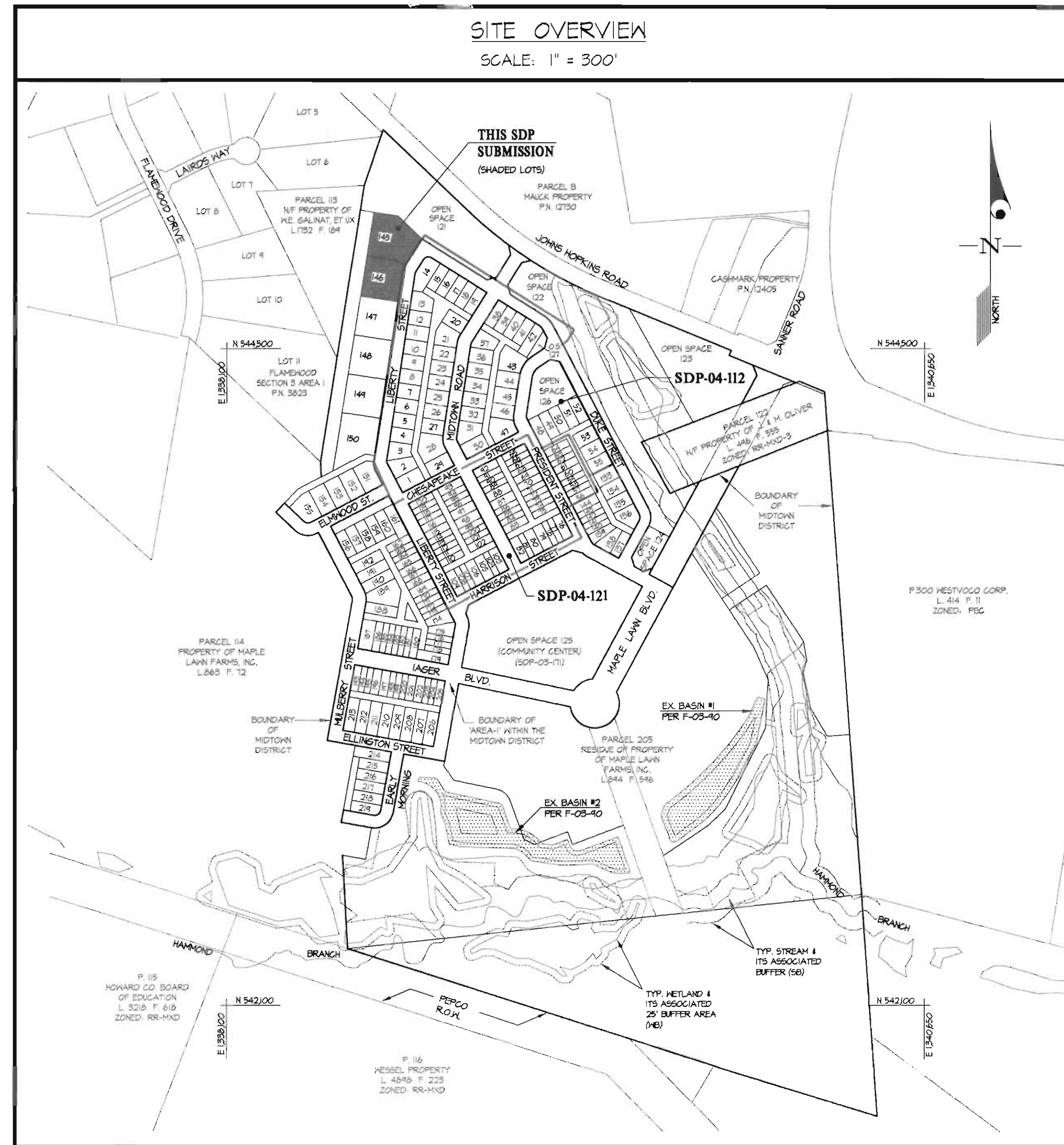
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NVD88 VERTICAL DATA
41EA N 544825.809
E 1334217.444
ELV. = 407.053
46B2 N 539481.1271
E 1337218.484
ELV. = 414.671



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 ACRES	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (IN) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (IN) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.98	18.19	21.9 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	13.10	15.75 (42.7)	1.51	5.55 (11.7.0%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	59.20	20.72	22.85 (38.4)	2.06	
TOTAL		148.21	51.81	54.75 (40.3)	5.39	5.55 (10.1%)

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

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-995M
B. PROPOSED USE OF SITE: 2 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT #24-4105-D)
D. PARKING REQUIRED PER SFD: 133.2 sq. ft. 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).
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-03-40 & F-04-01 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).

- AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 49,604 S.F. OR 1.09 ± AC.
B. AREA OF THIS PLAN SUBMISSION: 1,224 ACRES
C. AREA OF DISTURBANCE BY THIS SDP: 1,224 ACRES

LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL.	MAX. BUILDING HT.
ESTATE	145-146	20,000 SQUARE FEET	120'	30 FEET (MEAN HT.)

STRUCTURE SETBACKS PER 5-01-11 AND PLAT No. 16763

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 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS, SECTION 12B.A1 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 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, MANORS AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Parish de Loyola
Director Date: 2/4/05
Cindy Harms
Chief, Division of Land Development Date: 2/2/05
Paul Dammann
Chief, Development Engineering Division Date: 1/31/05 YG

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

...0001\33014\SDP-Arez-Estates\lots-145&146\lots145&146-CS.dwg DES. mbl DRN. kip CHK. DATE REVISION BY APPR.

PREPARED FOR:

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

COVER SHEET

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 145-146
(SFD RESIDENTIAL USE)
PLAT Nos. 16759-16768

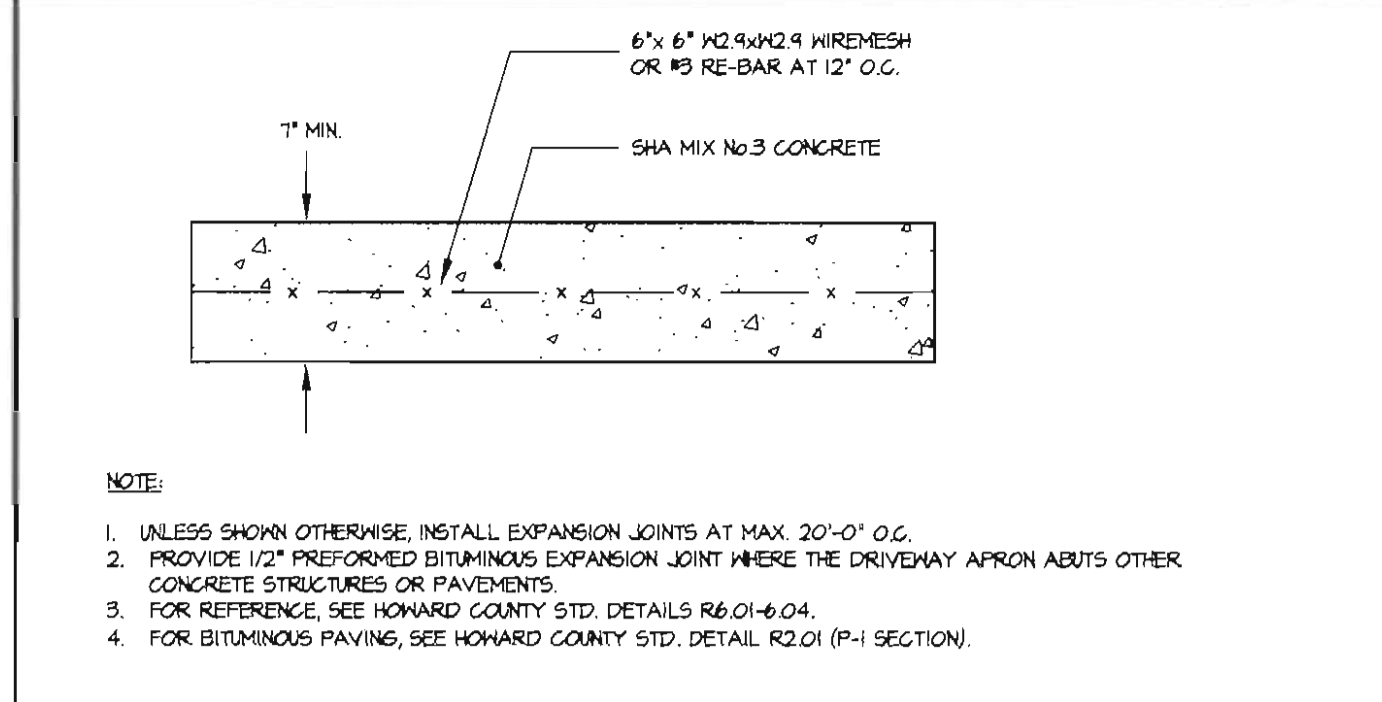
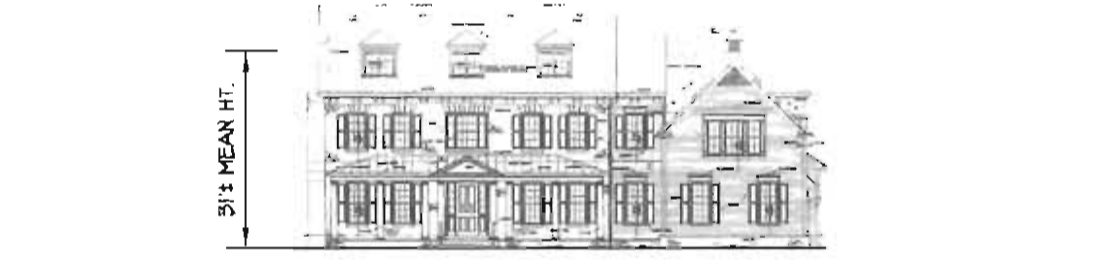
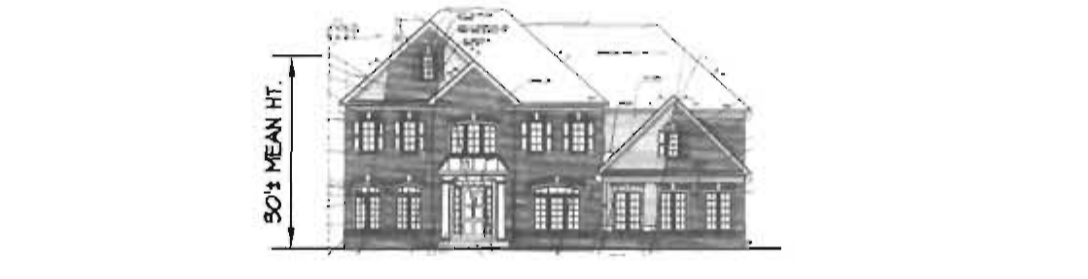
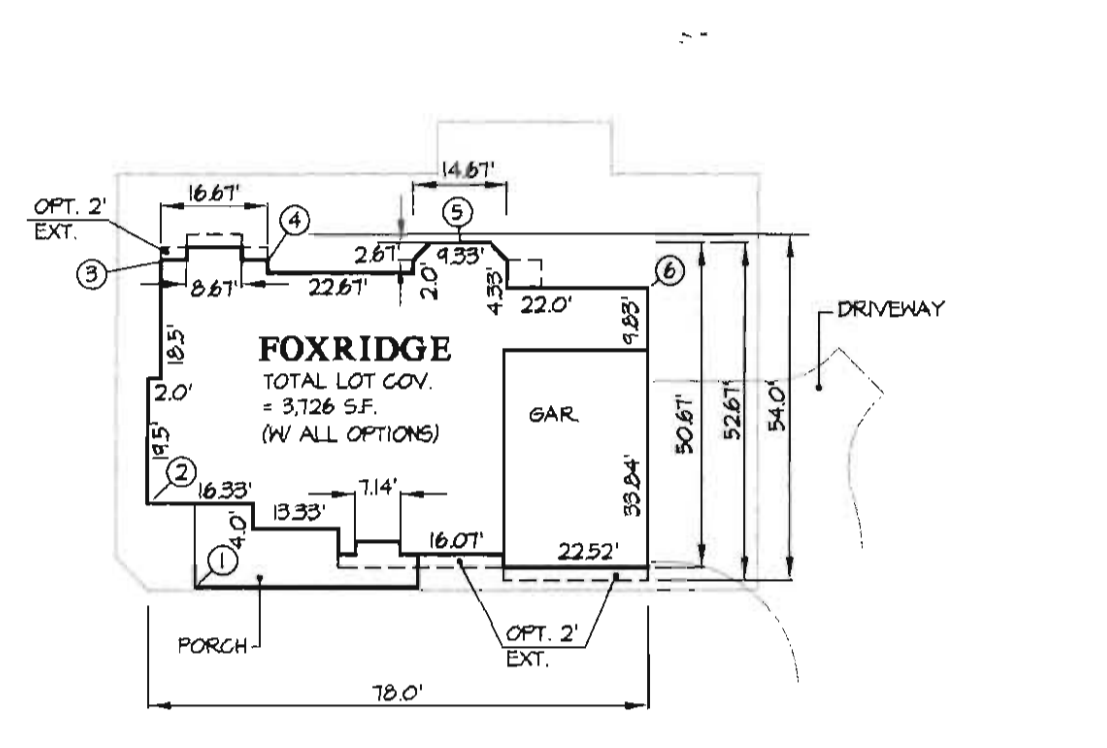
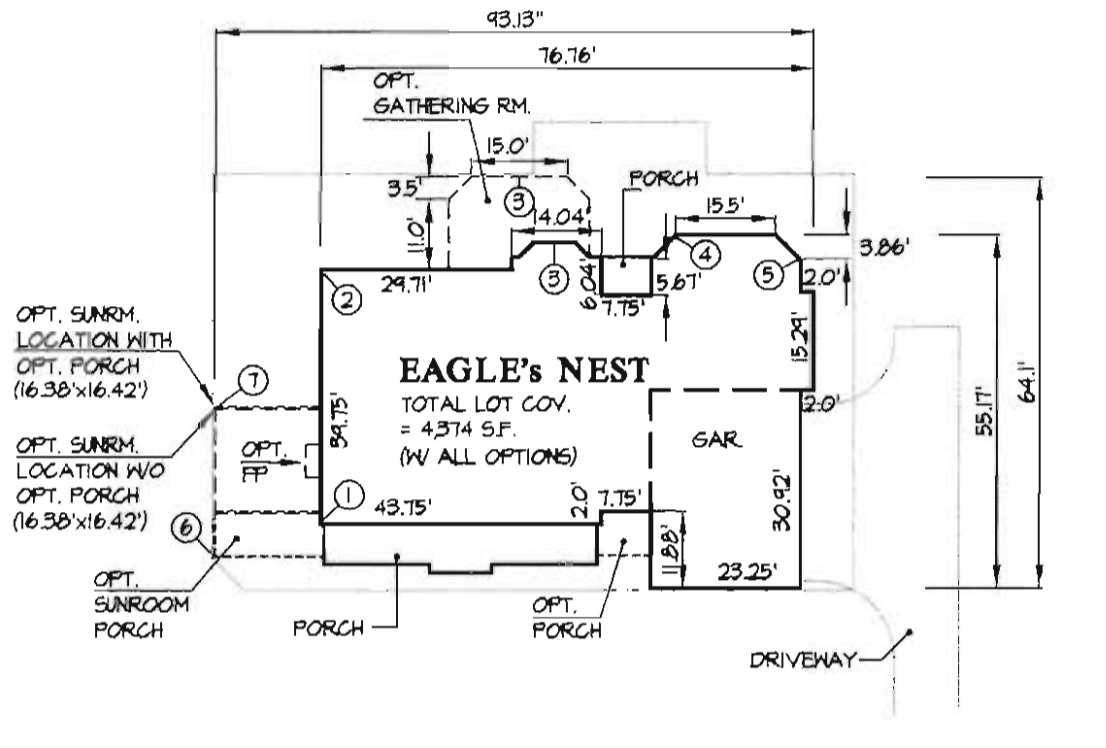
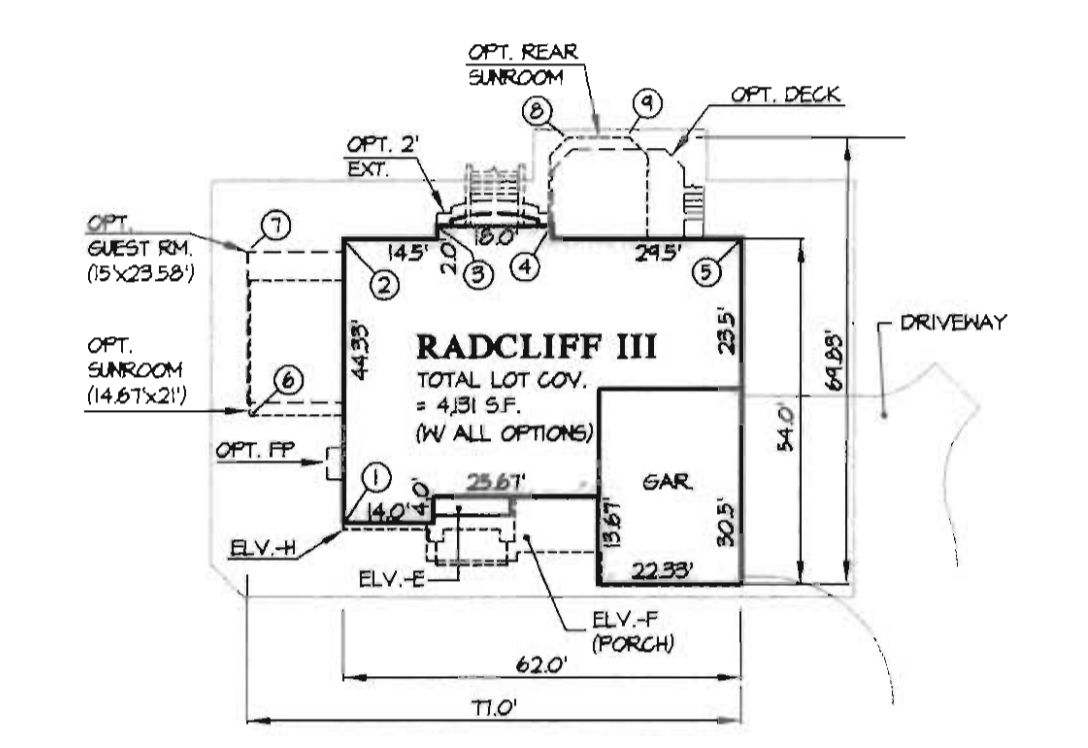
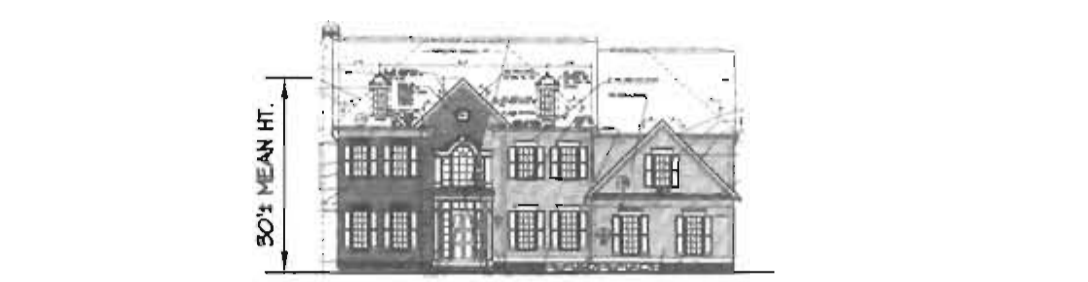
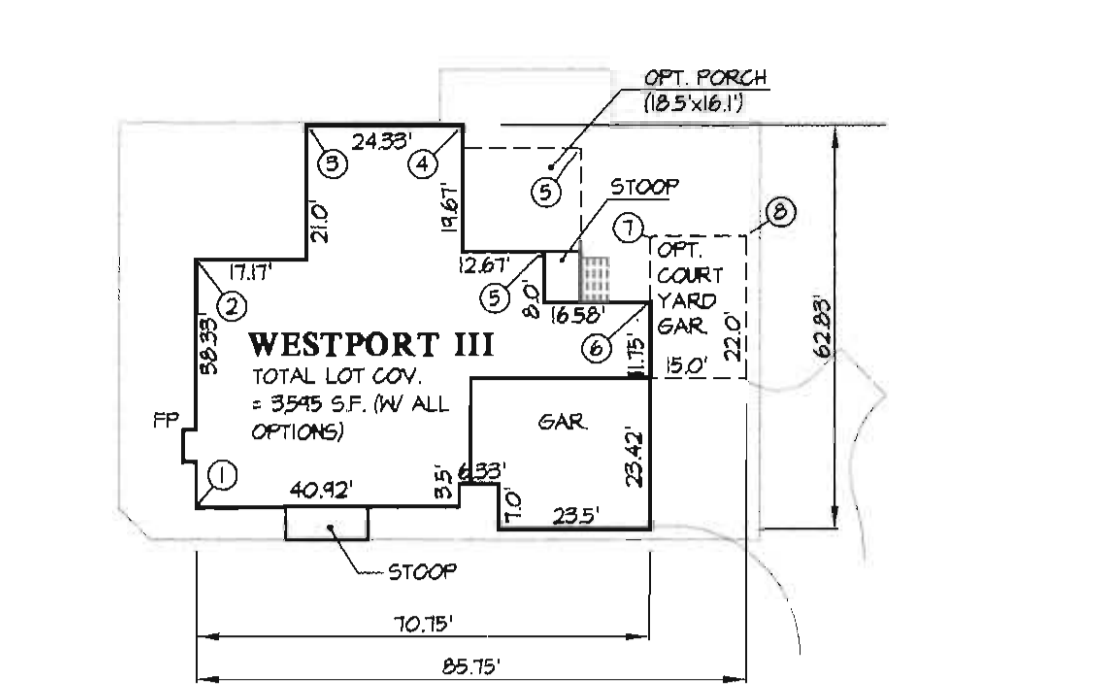
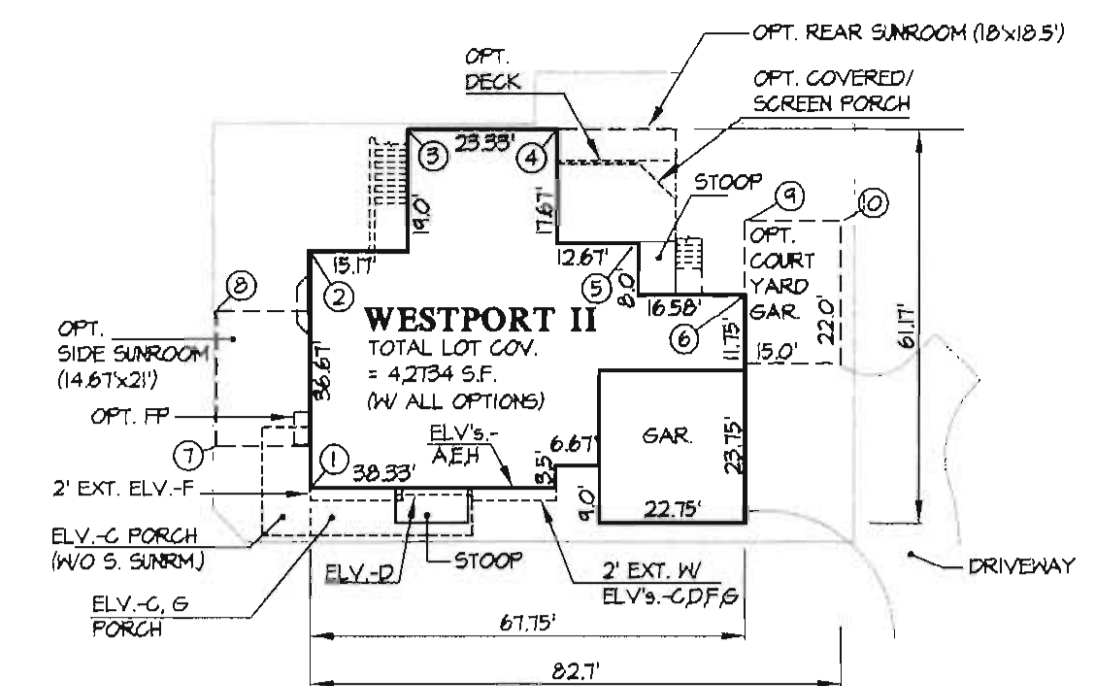
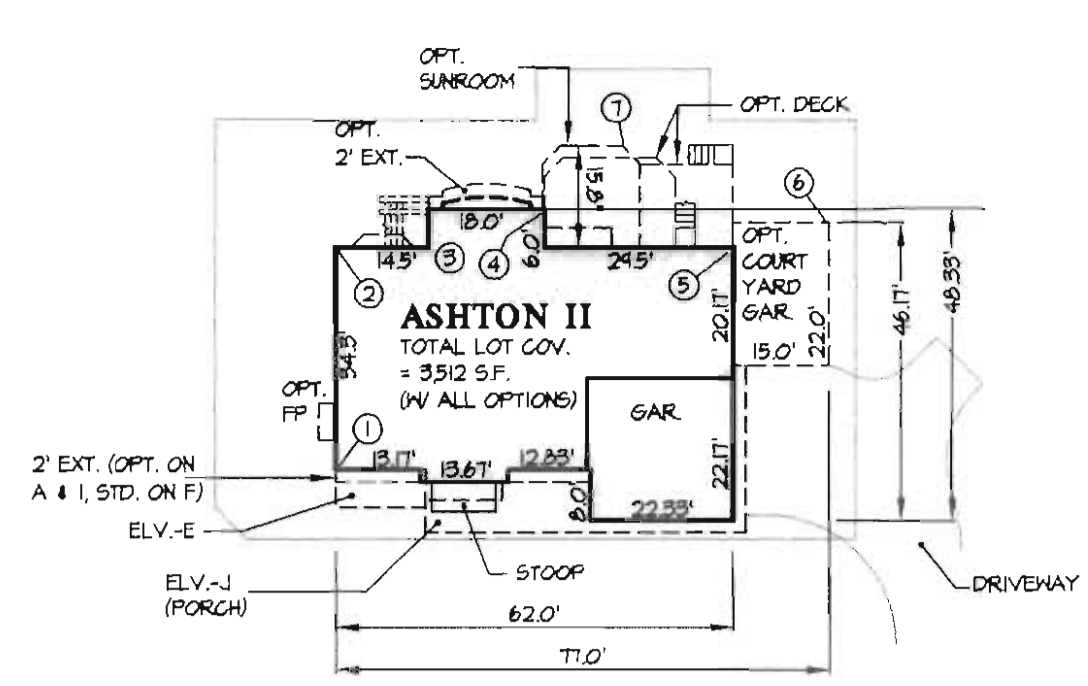
ADDRESS CHART	
LOT No.	STREET ADDRESS
145	11520 LIBERTY STREET
146	11528 LIBERTY STREET

WATER CODE: E21		SEWER CODE: 1645000	
DEVELOPMENT NAME: MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2		DISTRICT/AREA: MIDTOWN/AREA-2	LOTS: 147-148
PLATS: 16759-16768		TAX MAP: 41	GRID: 15, 16, 21 & 22
SCALE: AS SHOWN		ZONING: MXD-3	G. L. W. FILE No. 03014
DATE: 20/JAN/05		TAX MAP - GRID: 41	SHEET: 1 OF 4

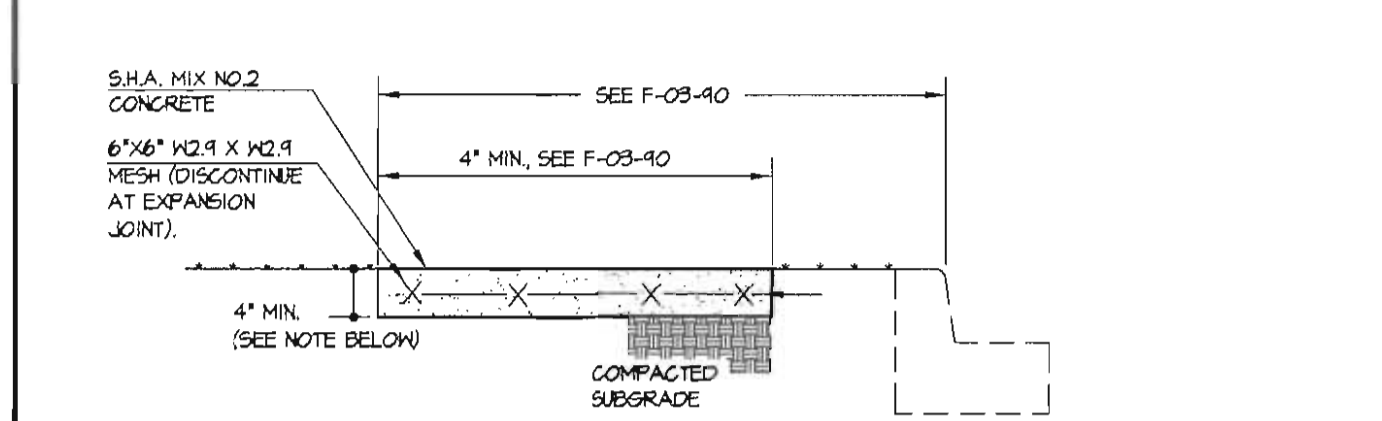
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SDP-03-065



CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



SIDEWALK PAVEMENT SECTION NO SCALE

HOUSE ELEVATION CHART

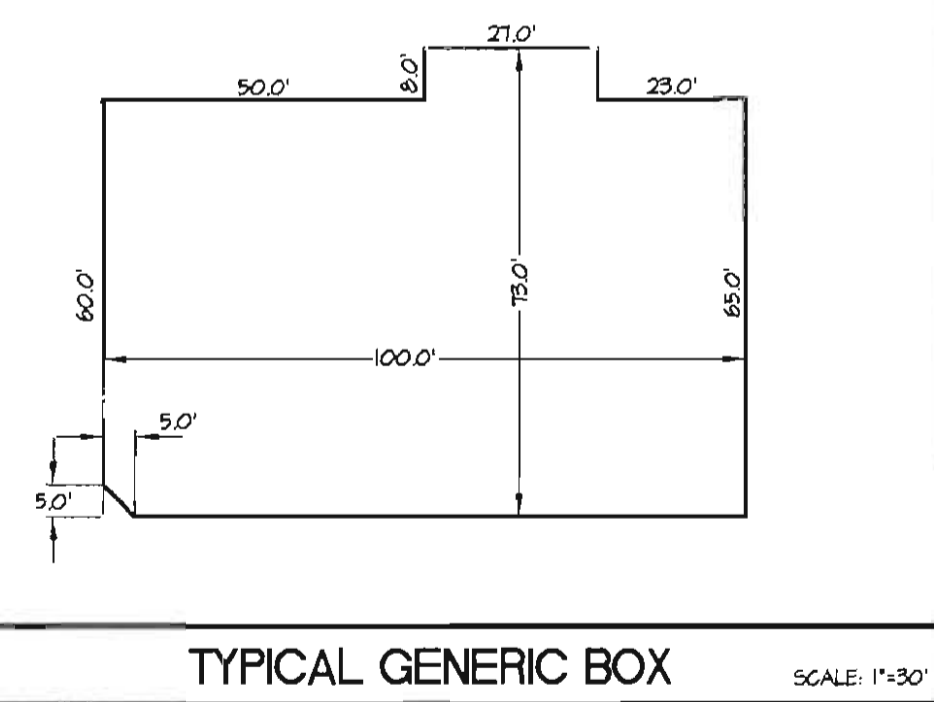
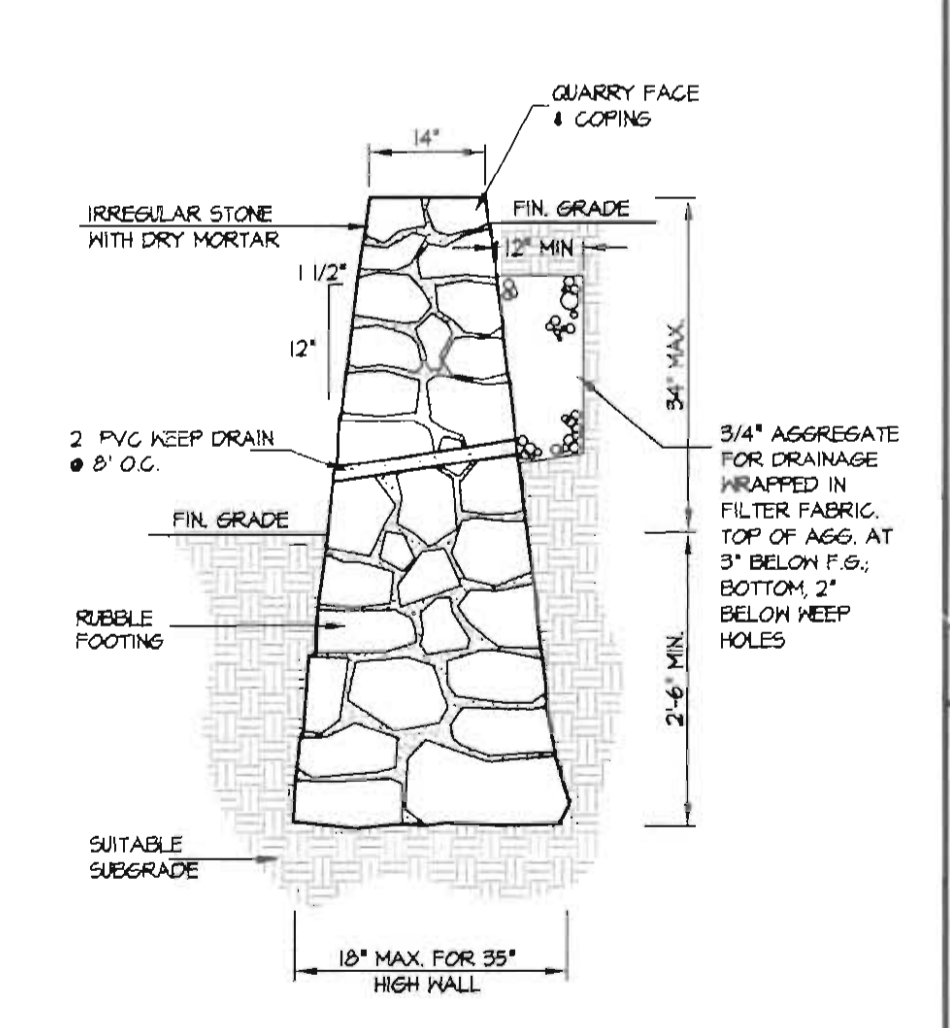
LOT #	FEATURES	ESTATE MODEL				
		ASHTON II	EAGLE'S NEST	FOX RIDGE	RADCLIFF III	WESTPORT II
145	BASEMENT SLAB ELY. (BSE)	426.25				
	FINISH FLOOR ELY. (F.F.E.)	436.27				
	FRONT STOOP/PORCH ELY.	435.77				
	STEPS DOWN TO GARAGE	6 RISERS				
	STEPS DOWN FROM STOOP	3 RISERS				
	GARAGE ELY. (AT REAR/BACK)	432.27				
	GARAGE ELY. (AT FRONT LIP)	431.90				
	#1 BLDG. CORNER FIN. GRADE	434.00				
	#2 BLDG. CORNER FIN. GRADE	434.00				
	#3 BLDG. CORNER FIN. GRADE	434.00				
#4 BLDG. CORNER FIN. GRADE	434.00					
#5 BLDG. CORNER FIN. GRADE	434.00					
#6 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	432.10	
#7 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	432.40	
#8 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.50	432.00	
#9 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.50	432.40	
#10 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	432.00	N/A	
146	BASEMENT SLAB ELY. (BSE)	426.10				
	FINISH FLOOR ELY. (F.F.E.)	436.12				
	FRONT STOOP/PORCH ELY.	435.62				
	STEPS DOWN TO GARAGE	5 RISERS				
	STEPS DOWN FROM STOOP	4 RISERS				
	GARAGE ELY. (AT REAR/BACK)	433.34	432.41	433.34		
	GARAGE ELY. (AT FRONT LIP)	432.41	432.60	432.41		
	#1 BLDG. CORNER FIN. GRADE	432.10				
	#2 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00
	#3 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00
#4 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00	
#5 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00	
#6 BLDG. CORNER FIN. GRADE	434.00	432.60	433.60	433.60	434.00	
#7 BLDG. CORNER FIN. GRADE	N/A	433.00	N/A	433.60	433.10	
#8 BLDG. CORNER FIN. GRADE	N/A	433.00	N/A	433.60	433.50	
#9 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.10	433.50	
#10 BLDG. CORNER FIN. GRADE	N/A	N/A	N/A	433.50	N/A	

SEWER HOUSE CONNECTION CHART

LOT	MINIMUM CELLAR ELEVATION	ELEVATION PROFILE LINE
145	425.11	422.11
146	422.10	418.18

- NOTES:
- 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 STACK IN THE HOUSE BASED ON THE B.S.E. SHOWN. A SHG GRADE OF 4% MAX. FOR LOT 145 AND 5% MAX. FOR LOT 146 CAN ALSO BE USED.
 - CLEANOUT FOR SHG OUTSIDE THE BUILDING SHALL BE PROVIDED BY THE PLUMBER IN ACCORDANCE WITH DPN DET. S-2.22.
 - ALL SHG ARE 4".

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



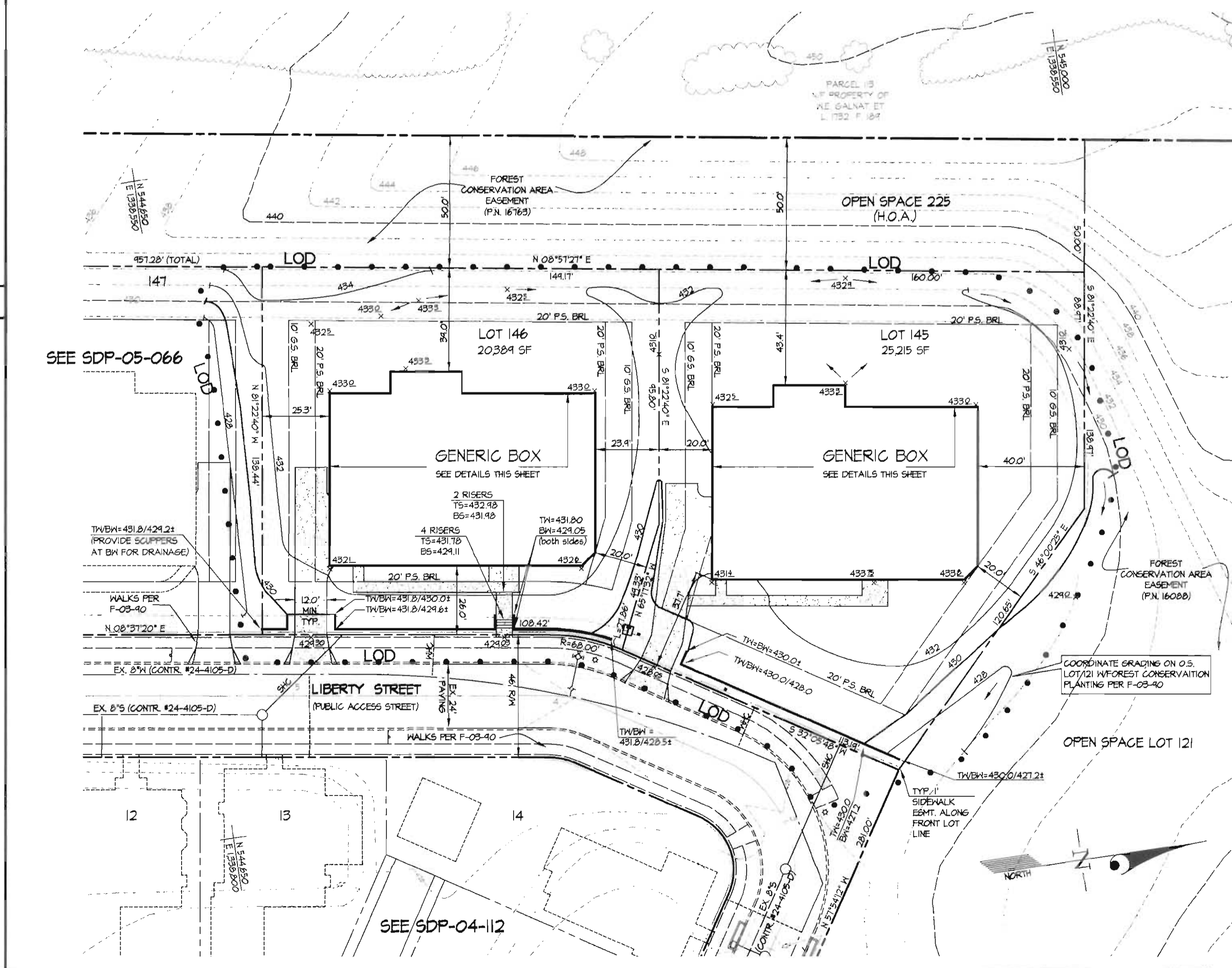
- NOTES:
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL H&S TO THE SUBJECT LOTS OF THIS S&P ARE 1" PER CONTRACT #24-4105-D AND #24-4113-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - 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.
 - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1418 FOLIO 242 THROUGH 306).
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - THE DRIVEWAY APRON ON LIBERTY ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPN DET. R-6.01. ALSO, SEE GENERAL NOTE 17 ON SHEET 1 FOR OTHER REQUIREMENTS (IF APPLICABLE) REGARDING DRIVEWAYS.
 - THE LEAD WALK & DRIVEWAY MAY SHIFT SLIGHTLY BASED ON THE ACTUAL HOUSE TYPE SELECTION.

SITE DEVELOPMENT PLAN LEGEND

- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- +300.00' EXISTING SPOT ELEVATION
- +300.00' PROPOSED SPOT ELEV. (1" HIGH PT.)
- FCE FOREST CONSERVATION EASEMENT AREA
- EXISTING TREE LINE
- LIMIT OF GRADING DISTURBANCE (LOD)
- EXISTING CURB & GUTTER
- 1" WATER HOUSE CONNECTION (H&G, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT (FH)
- EXISTING UTILITY/LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON/CORCAST PEDESTAL
- FENCE LINE
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED HOUSE
- F.F.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT SLAB ELEVATION
- GAR. = GARAGE (F=FRONT, B=BACK)
- STD. = STANDARD HOUSE ORIENTATION
- REV. = REVERSED HOUSE ORIENTATION
- P.S. BRL. PRINCIPAL STRUCTURE BRL.
- G.S. BRL. GARAGE STRUCTURE BRL.

MAXIMUM LOT COVERAGE CHART

LOT No.	GROSS AREA	MAX. LOT COVERAGE AREA
145	25,215 S.F.	12,608 S.F. (50%)
146	20,384 S.F.	10,195 S.F. (50%)



STONE RETAINING WALL NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark D. Lough 2/14/05
Director Date

Cindy Hamant 2/14/05
Chief, Division of Land Development Date

John D. Williams 1/31/05
Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APP'R.

PREPARED FOR:
BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1686 E. CLUDE 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. 145-146
(SPD RESIDENTIAL USE)
PLAT Nos. 16759-16768

SCALE: 1"=30'
ZONING: MXD-3
DATE: 20/JAN/05
TAX MAP - GRID: 41
SHEET: 2 OF 4

G. L. W. FILE No. 03014

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SDP-05-066

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) 313-1855

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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 1 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 TRAPS/BASINS SHALL 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G). 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.

1. SITE ANALYSIS:

TOTAL AREA OF SITE	1,051 AC. (LOT AREA)
AREA DISTURBED	1,221 AC.
AREA TO BE MOVED OR PAVED	0.321 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.041 ACRES
TOTAL SOD	15,000 CU. YDS.
TOTAL FILL	15,000 CU. YDS.
OFF-SITE WASTE/DRAINAGE 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 DEPT 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.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 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 RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (0.71 LBS/1000 SQ FT). FOR THE PERIODS FEBRUARY 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 40 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GAL PER ACRE IS GALLIUM/50 FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 2 FT OR HIGHER, USE 340 GAL PER ACRE (2 GALL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 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.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 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 (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (25 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 30 LBS PER ACRE AND 2 LBS PER ACRE (0.8 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIODS OCTOBER 16 THROUGH 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 (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GALLONS PER ACRE IS GALLIUM/50 FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 5 FEET OR HIGHER, USE 340 GALLONS PER ACRE (2 GALL/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]* 2/15/05 Date

Chief, Division of Land Development: *[Signature]* 2/16/05 Date

Chief, Development Engineering Division: *[Signature]* 1/26/05 Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE, SUITE 250 - BURTSMVILLE OFFICE PARK
BURTSMVILLE, MARYLAND 20866
TEL: 301-821-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX: 301-421-4186

...0001\03014\SUP-are2-Estates\lot145&146\lots145&148-SNE.dwg DES. nbt DRN. klp CHK.

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:

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIME/STONE IS NOT FEASIBLE.
- 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

1. 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-SGS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL 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 5% BY VOLUME OF CHUNKS, 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 BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIME/STONE SHALL BE SPREAD AT THE RATE IF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMELY 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 5 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 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

- 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.
- ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
- TOPSOIL HAVING SOLUBLE SALT PLACER THAN 500 PARTS PER MILL SHALL NOT BE USED.
- NO SOD OR SEED SHALL BE GRADED 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"-8" 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 SOILING 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 SEEDBED PREPARATION.

VI. ALTERNATIVE TO PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERICAL 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:

- 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 COMAR 26.04.06.
- COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 10 TO 12.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
- COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.

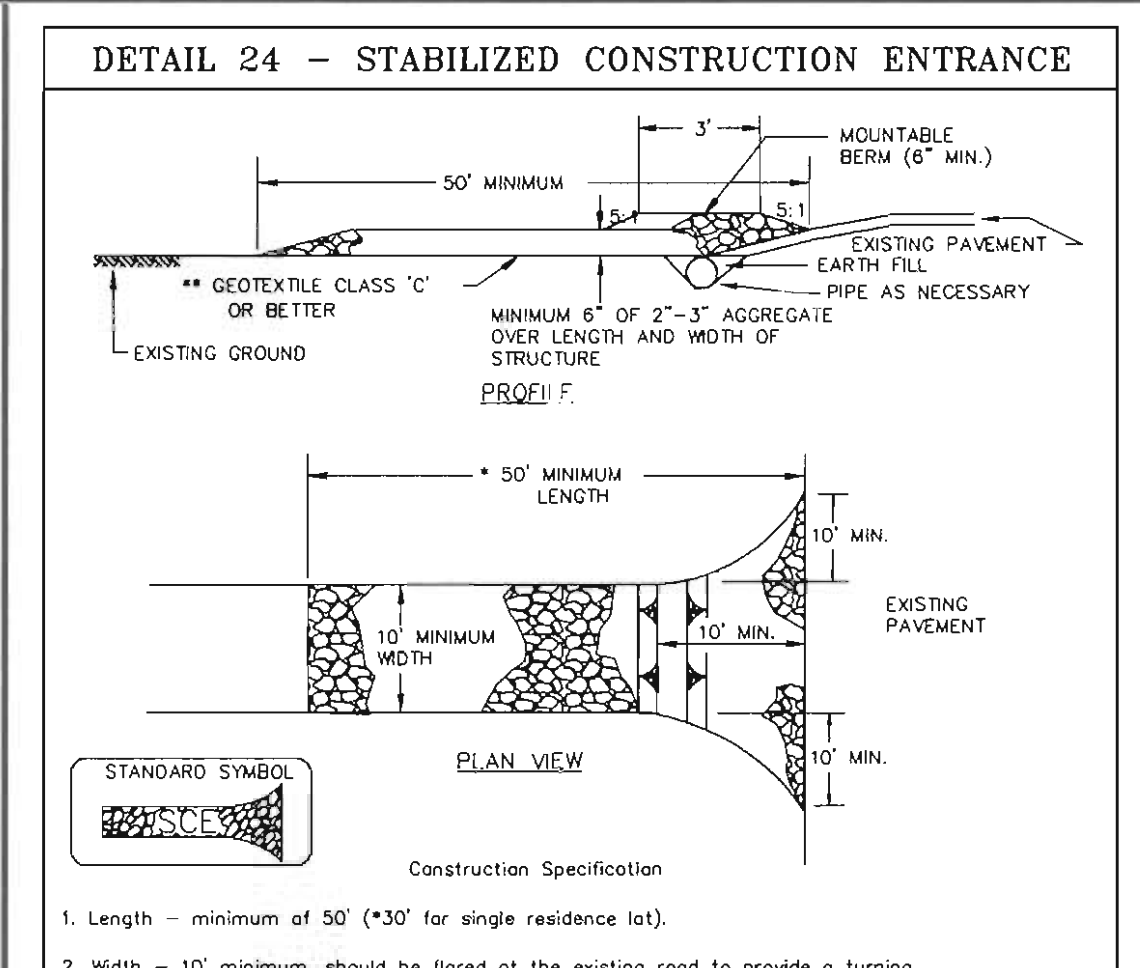
B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

APPROVED: *[Signature]* 1/26/05 DATE

NATURAL RESOURCES CONSERVATION SERVICE



CONSTRUCTION SPECIFICATIONS

- Length - minimum of 50' (*30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approval authority may not require single family residences to use geotextile.
- 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.
- 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 mounitable berm with 3:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE 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.
- 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 7 - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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SEDIMENT CONTROL LEGEND

- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- +386.00px EXISTING SPOT ELEV.
- 366.00px PROPOSED SPOT ELEV. (IF HIGH PT)
- L.O.D. LIMIT OF GRADING DISTURBANCE
- BCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE

SEQUENCE OF CONSTRUCTION

- APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (AGIP).
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
- CONSTRUCT HOUSES, DRIVENAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
- AS EACH LOT IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD.
- ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING).
- 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 HESCD.*

[Signature] 1/26/05 DATE

ENGINEER'S CERTIFICATE

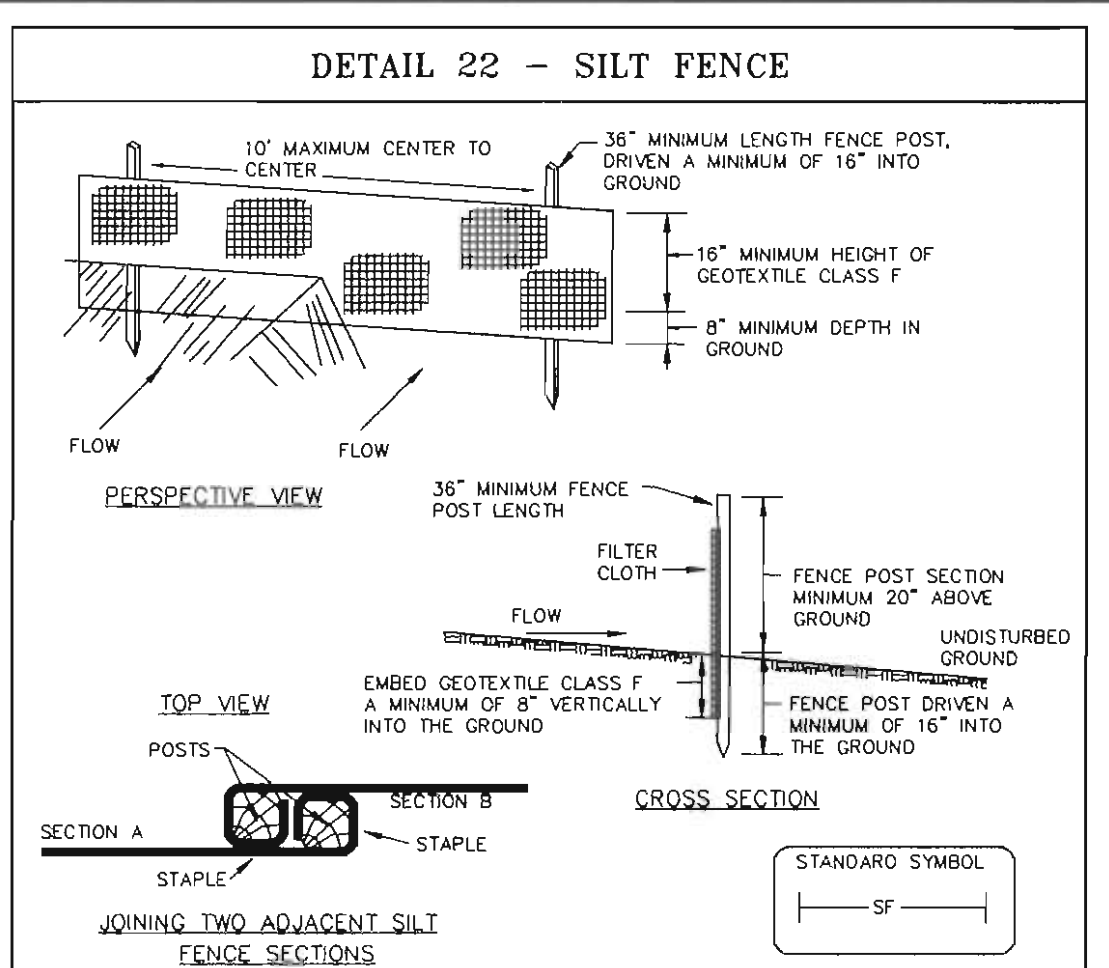
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 1-19-05 DATE

PREPARED FOR: **BUILDER/LOT OWNER: MB MAPLE LAWN L.L.C.**
1686 E. GULF DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-3511 x 2101
attn: JOHN CORDAN

SEDIMENT AND EROSION CONTROL PLAN

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 145-146
(SFD RESIDENTIAL USE)
PLAT Nos. 16759-16768



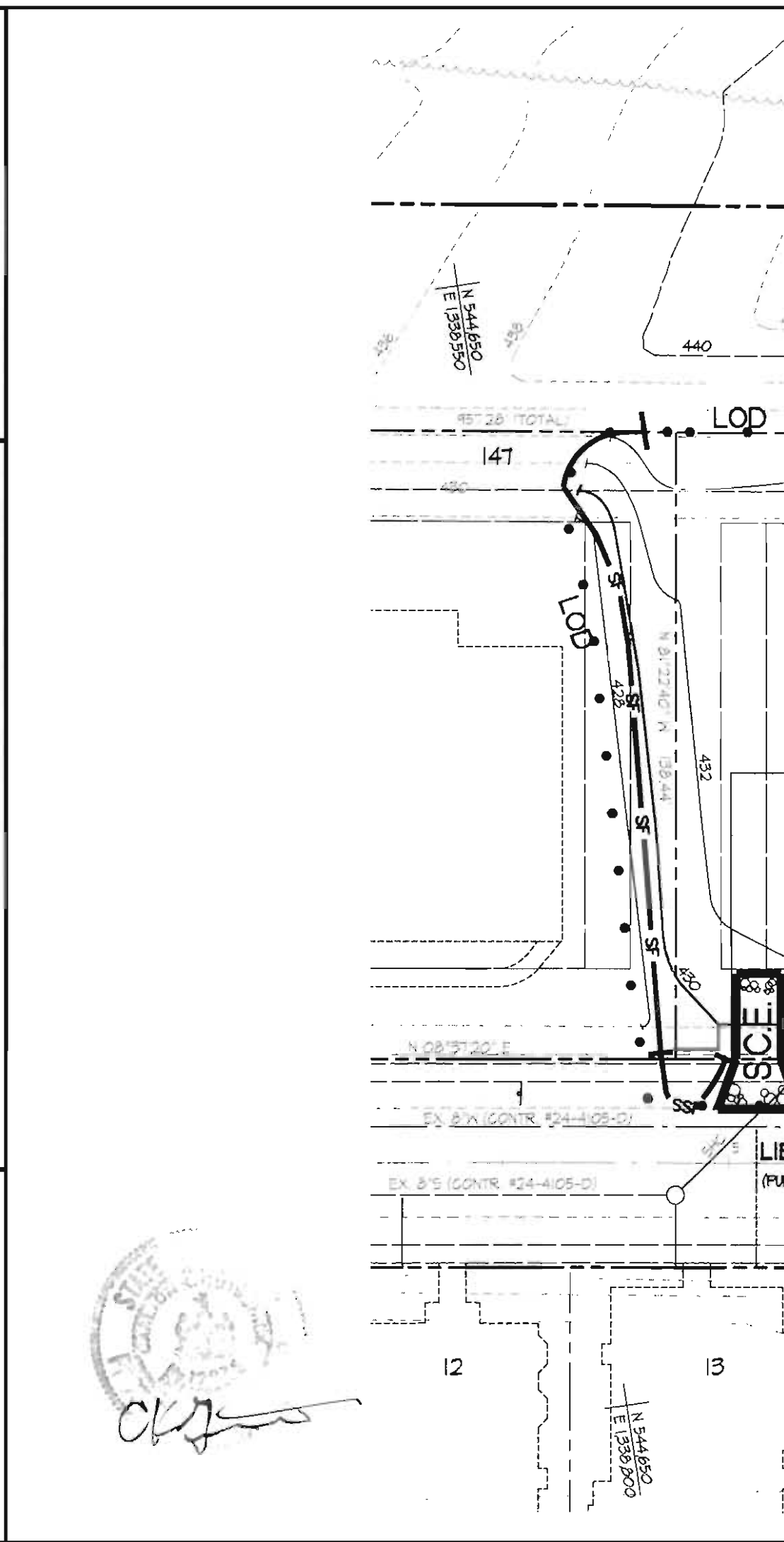
CONSTRUCTION SPECIFICATIONS

- 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 weighting not less than 1.00 pound per linear foot.
- 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 / min (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

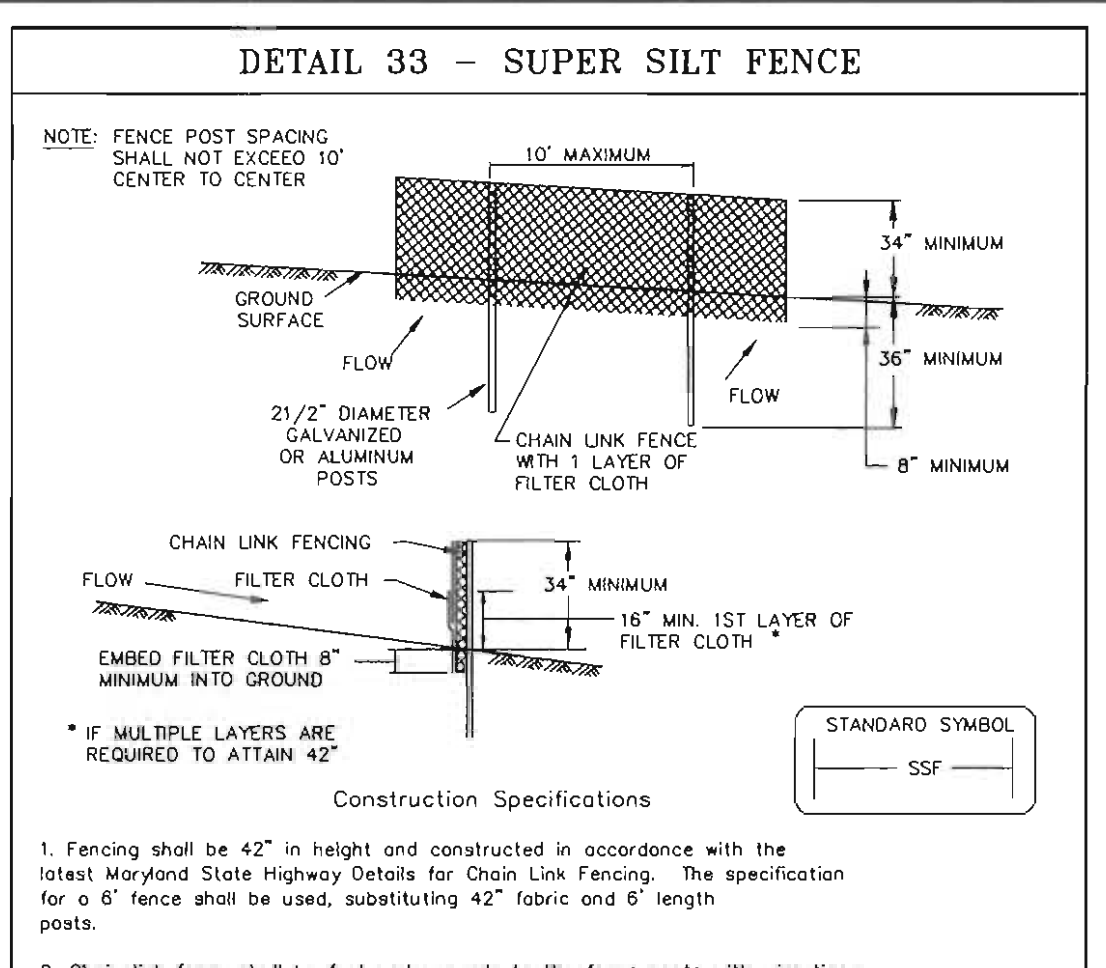
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 8 - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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APPROVED: *[Signature]* 1/26/05 DATE

HOWARD SOIL CONSERVATION DISTRICT



CONSTRUCTION SPECIFICATIONS

- 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.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and fruse rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buldups removed when "bulges" develop in the six fence, or when silt reaches 50% of fence height.
- 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 / min (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 11 - 28 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 2/15/05 Date

Chief, Division of Land Development: *[Signature]* 2/16/05 Date

Chief, Development Engineering Division: *[Signature]* 1/26/05 Date

SEDIMENT AND EROSION CONTROL PLAN

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 145-146
(SFD RESIDENTIAL USE)
PLAT Nos. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
20/JAN/05	41	3 OF 4

HOWARD COUNTY, MARYLAND

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.

Temporary Methods

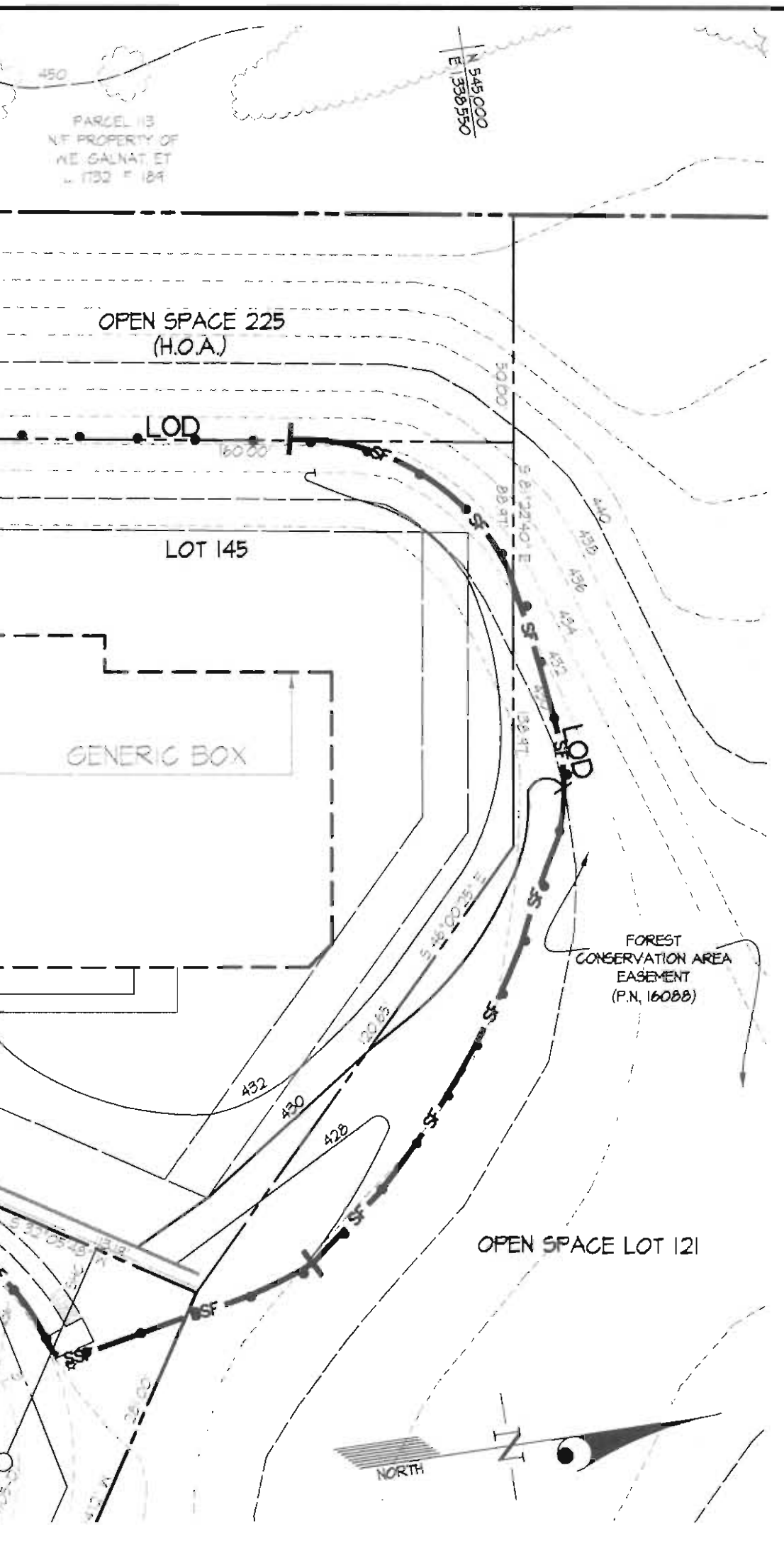
- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be applied or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To rough surface and bind clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Grass-type plows spaced about 12" apart, spring-toothed harrow, and similar plows are examples of equipment which may produce the desired effect.
- 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.
- 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 at about ten times their height are effective in controlling soil blowing. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods

- Permanent 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.
- Topsoiling - Covering with less erosive soil material. See standards for top soil.
- Stone - Cover surface with crushed stone or gravel.

References

- Agriculture Handbook 346: Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354: How to Control Wind Erosion, USDA, ARS.



APPROVED: *[Signature]* 1/26/05 DATE

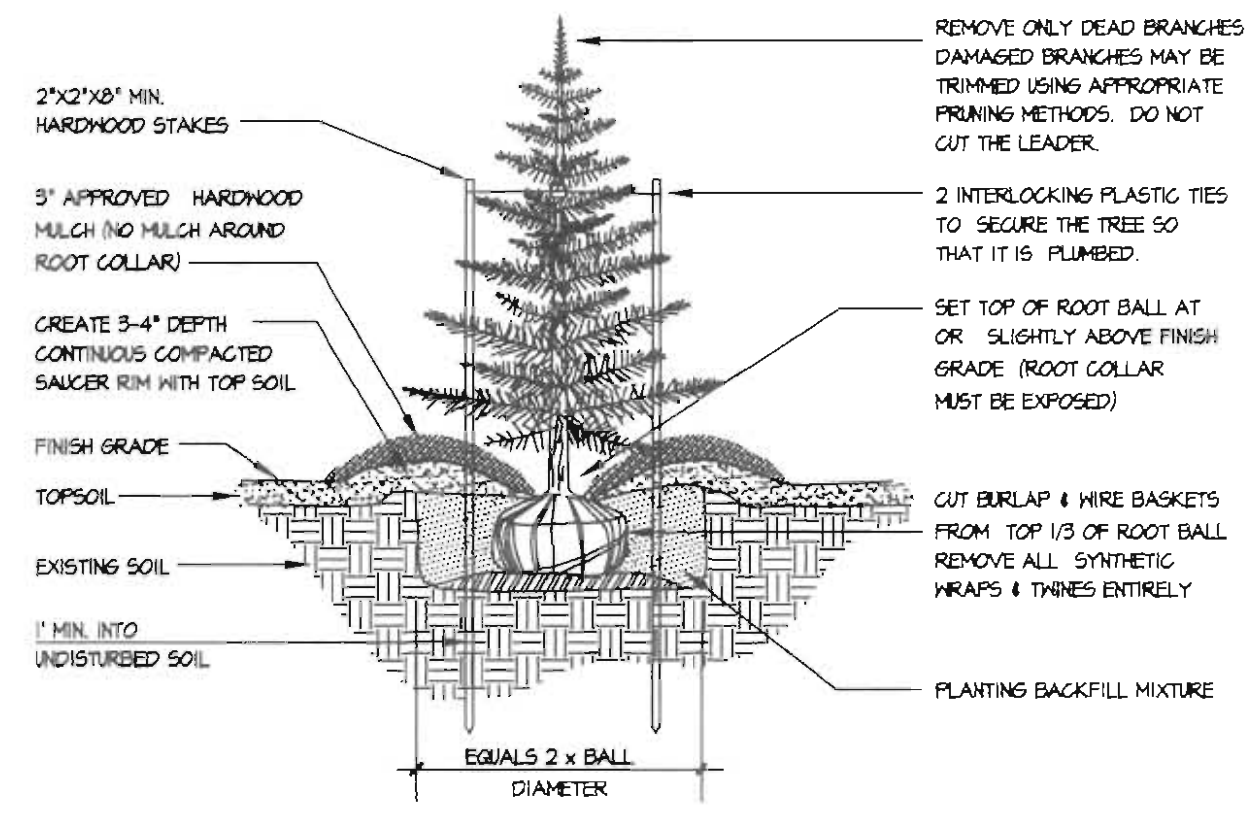
HOWARD SOIL CONSERVATION DISTRICT

SEDIMENT AND EROSION CONTROL PLAN

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 145-146
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SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03014
DATE	TAX MAP - GRID	SHEET
20/JAN/05	41	3 OF 4

HOWARD COUNTY, MARYLAND



NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

EVERGREEN TREE PLANTING DETAIL NTS

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 50-101 AND PD 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 \$6,700.00 FOR THE LOTS PER THIS SCHEDULE-C AS FOLLOWS:
 - Ø SHADE TREES (EQV) AT \$300/TREE = \$2,400.00
 - 146 SHRUBS AT \$50/SHRUB = \$4,300.00

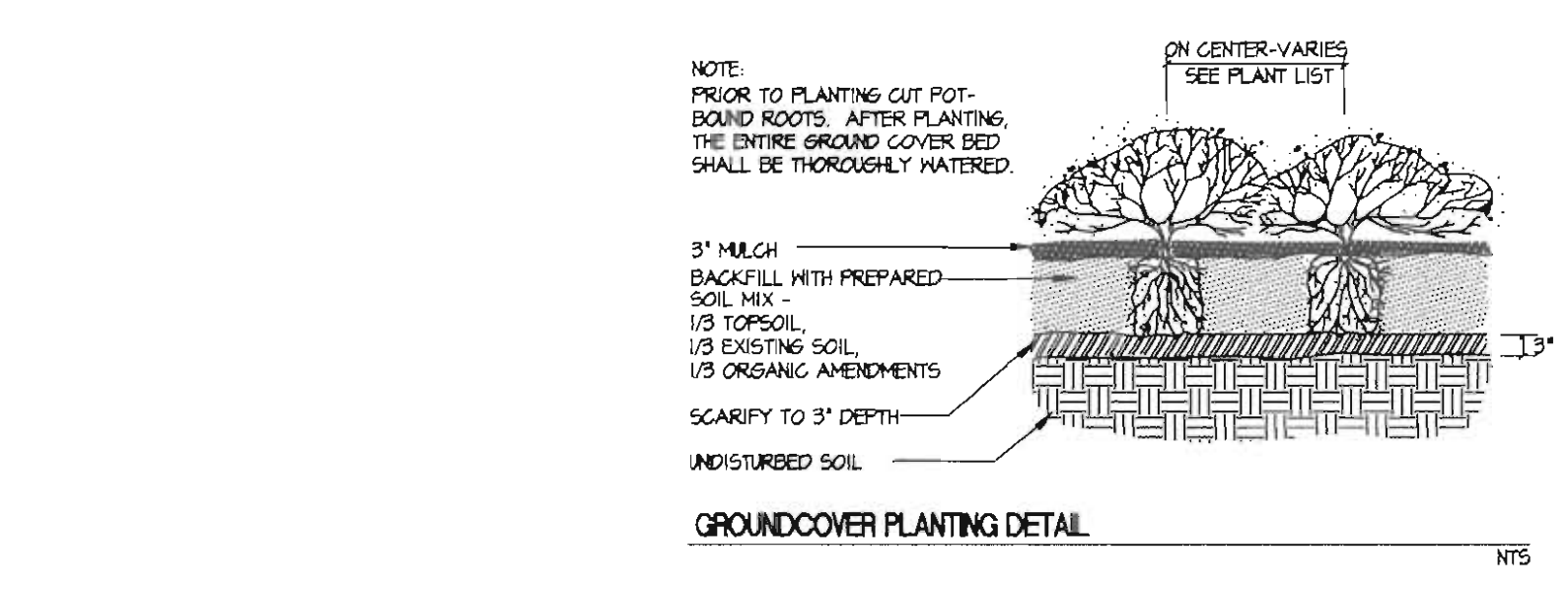
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART BELOW FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.

BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT
MB MAPLE LAWN L.L.C.	145	4 EQV. 70	\$9,300.00
	146	4 EQV. 76	\$9,480.00
TOTAL FOR MB MAPLE LAWN L.L.C.	Ø EQV.	146	\$6,700.00

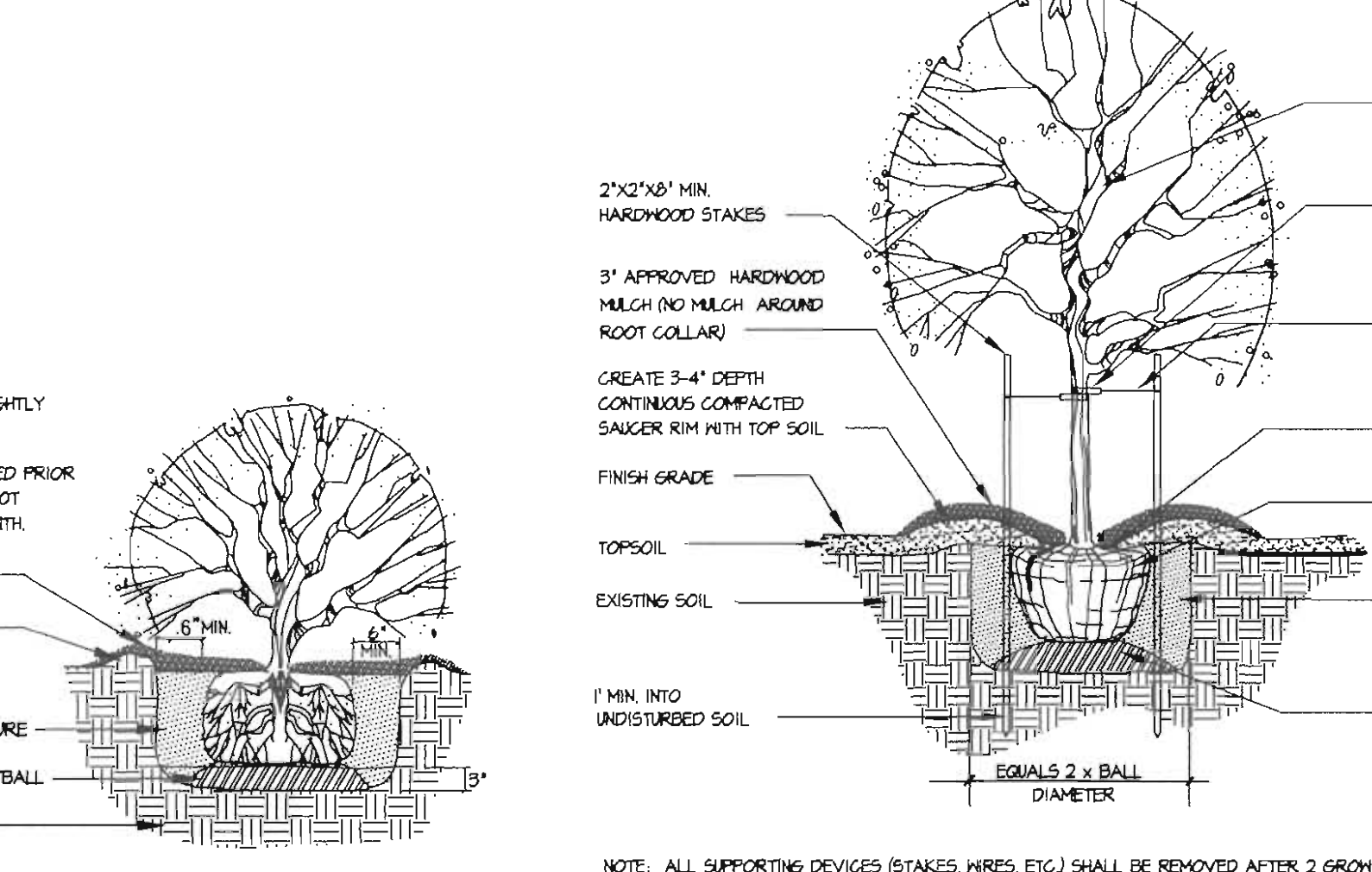
BUILDER'S CERTIFICATE

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 4/11/05
 Chief, Division of Land Development: [Signature] Date: 2/3/05
 Chief, Development Engineering Division: [Signature] Date: 1/31/05



GROUND COVER PLANTING DETAIL NTS



SHRUB PLANTING DETAIL NTS



DECIDUOUS TREE PLANTING DETAIL NTS

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

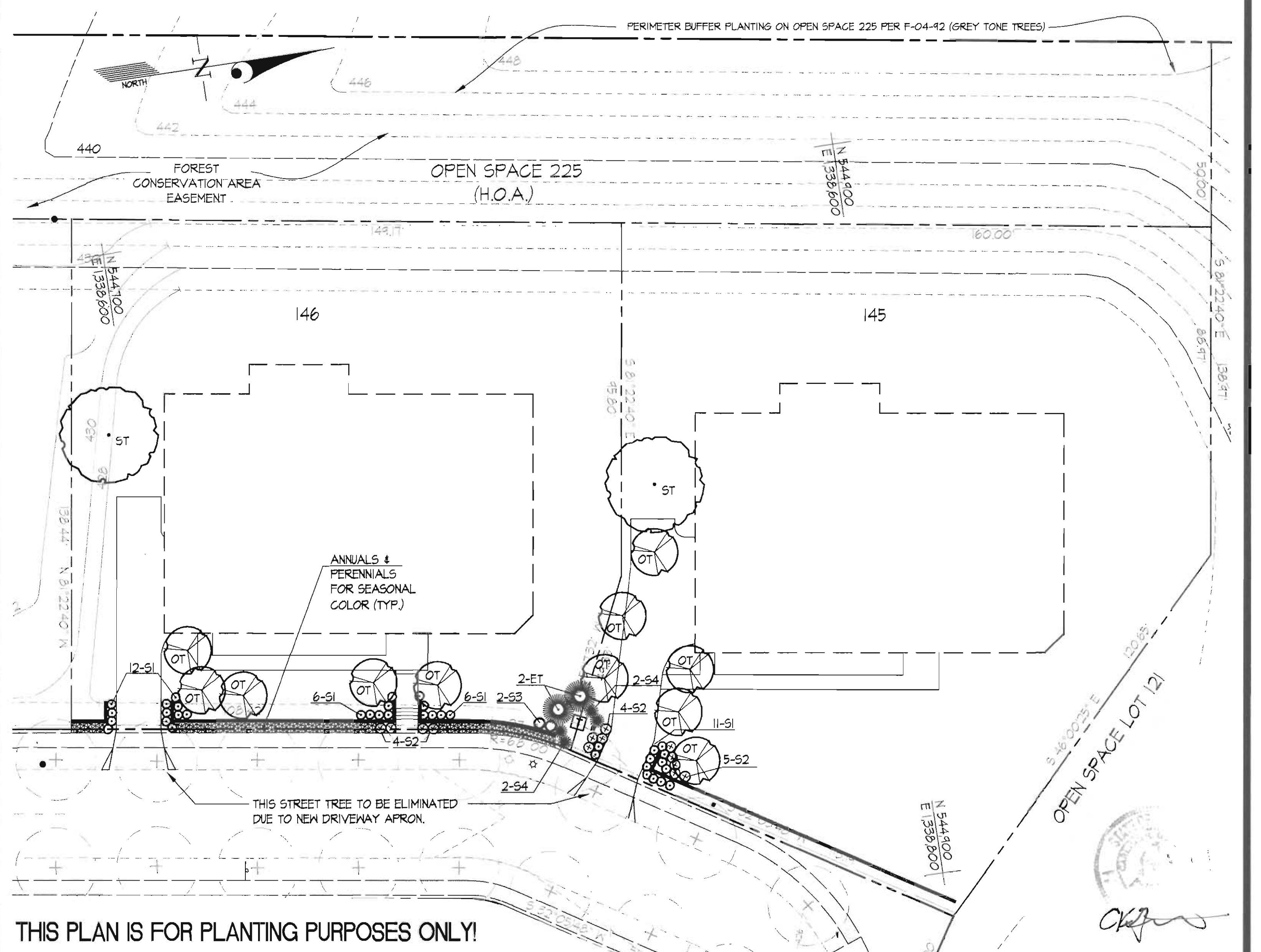
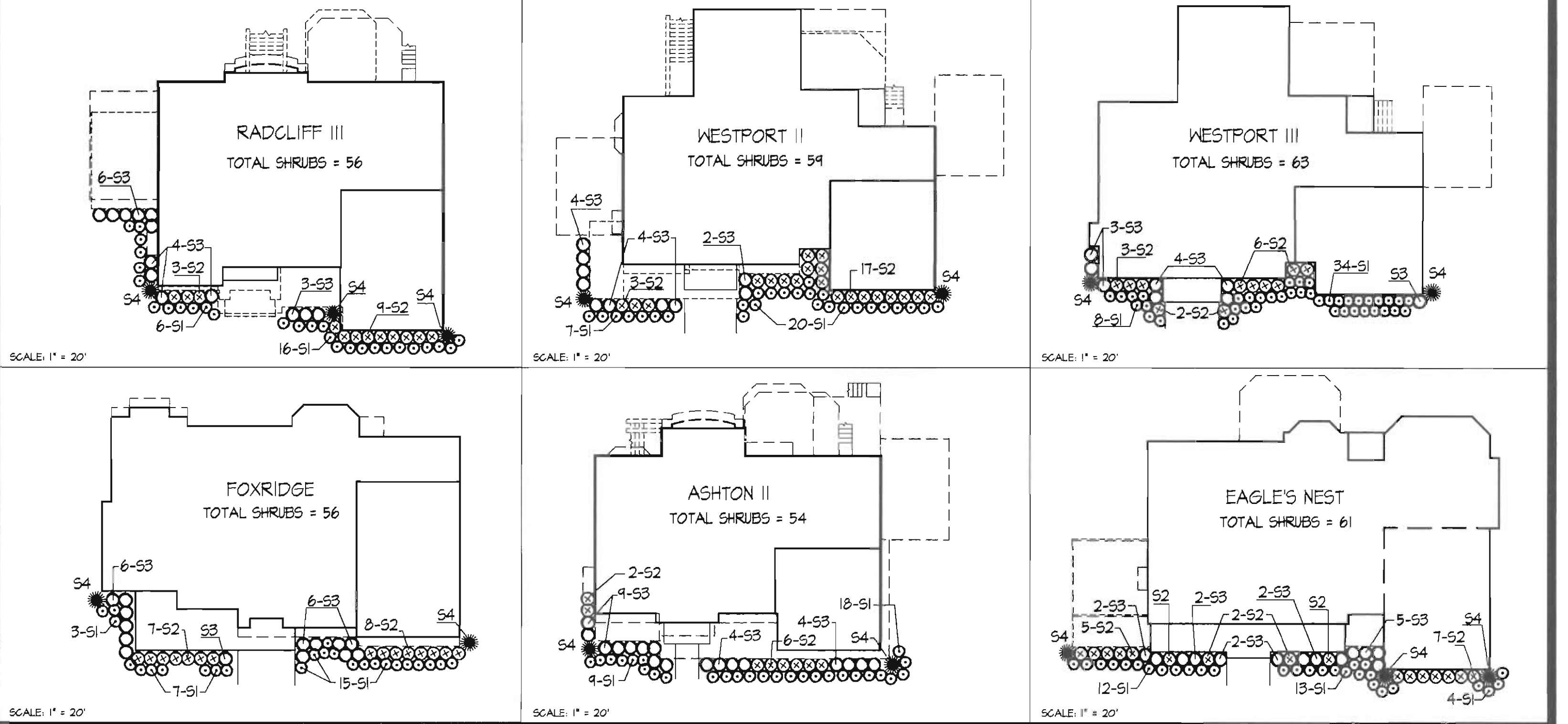
LOT	REQUIRED FRONT YARD PLANTINGS		REQUIRED SIDE & REAR YARD PLANTINGS		PLANTINGS PROVIDED			COMMENTS
	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (SHR)	SHRUBS REQUIRED	SHD. TREE	OTHERS (AS SUBSTITUTIONS)	
ESTATE	145	120'	30	160' (SEE COMMENT 'D')	40	1	OVER 10' 6 ORN. FOR 3 SHD. TREES	A,B,C
	146	142'	36	160' (SEE COMMENT 'D')	40	1	OVER 16' 5 ORN. + 2 EQV. FOR 3 SHD. TREES	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) AND 4 SQUARE FEET OF GROUND COVER OR PERENNIALS = 1 SHRUB.
 - (C) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 - (D) PLANT QUANTITY PROVIDED ABOVE THE MINIMUM REQUIRED ARE OPTIONAL.
 - (E) THE HOUSE MODEL THAT PRODUCED THE LONGEST BUILDING LENGTHS (THE EAGLE'S NEST, 64+931601) IS ANALYZED.

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	2	ALL SHADE TREES SHALL BE 2 1/2'-3' CAL. AND 12' MIN. HT.	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACHARINUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE QUERCUS PHellos / WILLOW OAK QUERCUS RUBRA / NORTHERN RED OAK TILIA CORDATA 'GREENHIRE' / GREENHIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B4B
OT	11	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1 1/2'-2' CAL. AND 8-10' HT.	AMELANCHER CANADENSIS / SHADBLOW SERVICEBERRY GRATIASUS VINDIS 'WINTER KING' / WINTER KING HANDBORNE GERGUS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA 'SAUCER' MAGNOLIA	ALL B4B. SERVICEBERRY SHALL BE TREE FORM
ET	2	ALL EVERGREEN TREES SHALL BE 6-8' HT.	CUPRESSOCYPARIS LEYLANDI / LEYLAND CYPRESS ILEX ATTENUATA 'FOOTBALL' / FOOTBALL HOLLY ILEX OPACA / AMERICAN HOLLY PICEA OMORICA / SERBIAN SPRUCE PICEA PARSONSII / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINES	ALL B4B ALL SHALL HAVE AN INTACT CENTRAL LEADER
SHRUBS	SEE PLAN	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNSHINE PINK' / 'SUNSHINE WHITE' / 'KAEWING' COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER UNIFERUS HORIZONTALIS VAR. 'JUNIPER HARBOR' / 'BAR HARBOR' / 'ANDORRA' / 'WILTON BLUE ROSE' JUNIPER PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
S2	SEE PLAN	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE' / 'VERSEY RED' / 'HINO CRIMSON' BERBERIS THUNBERGII 'ATROPURPUREA' / 'CRIMSON PIGMY' / 'CRIMSON PIGMY BARBERSRY' DELTZIA GRACILIS / SLENDER DELTZIA ILEX CRENATA 'YELLOW' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONFRACIA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOON' / 'SNOWMOON SPIREA'	ALL CONTAINERIZED
S3	SEE PLAN	ALL 24" - 30" SPREAD & 2 1/2' - 3' HT.	ELONIMYS ALATUS 'COMPACTA' / DWARF PINNED ELONIMYS ELONIMYS KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN ELONIMYS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSANTHUS HETEROPHYLLUS 'GULF TIDE' / 'SHEET HOLLY' RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'F.M.' / F.M. RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESI / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
S4	SEE PLAN	ALL 3' - 4' HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW THUNJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

* THE SHRUB QUANTITY VARIES WITH A PARTICULAR HOUSE MODEL. FOR THE SUM OF A SPECIFIC SHRUB TYPE, SEE THE FOUNDATION PLANTING PLAN AND THE LOT PLANTING PLAN.



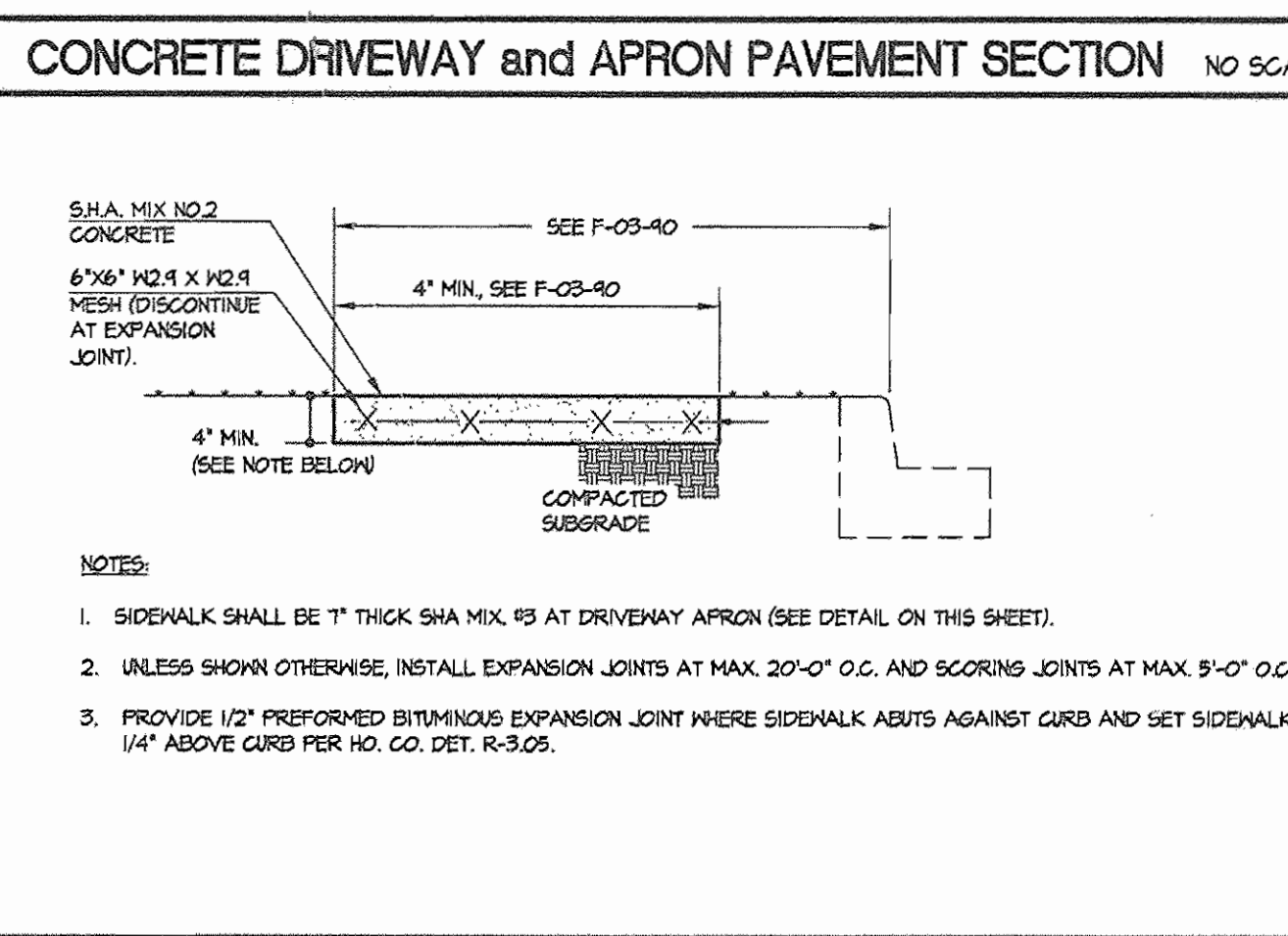
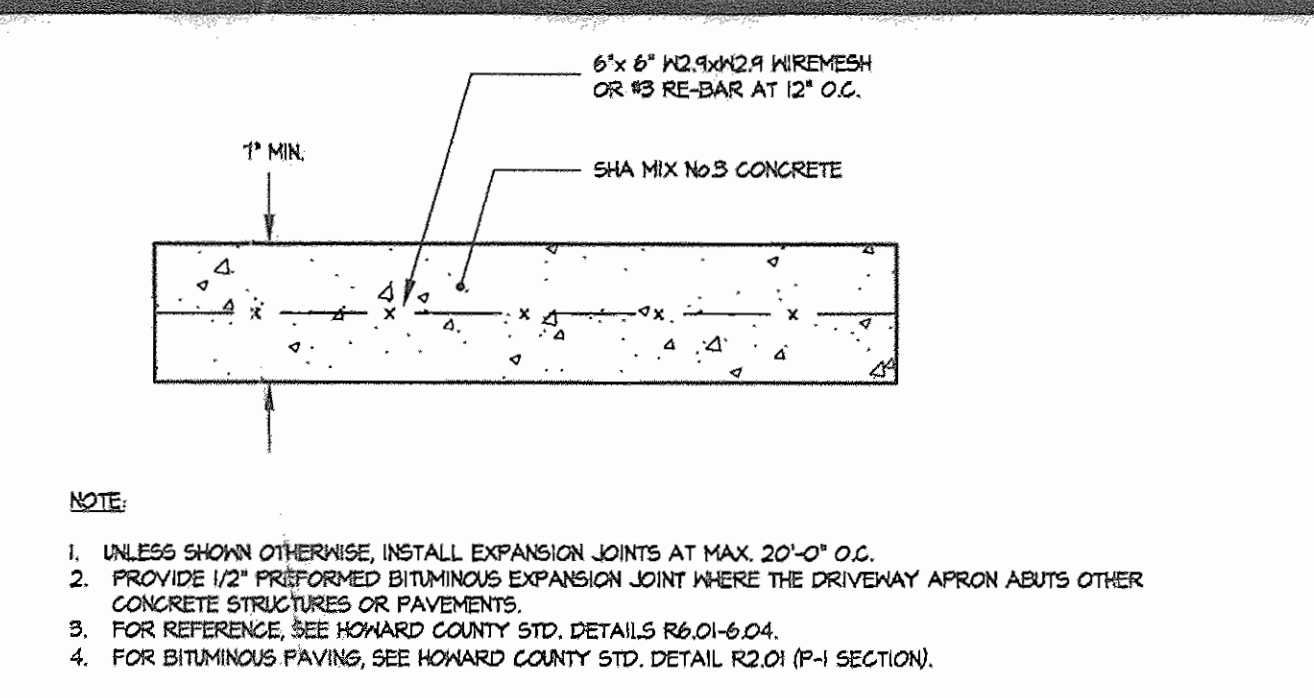
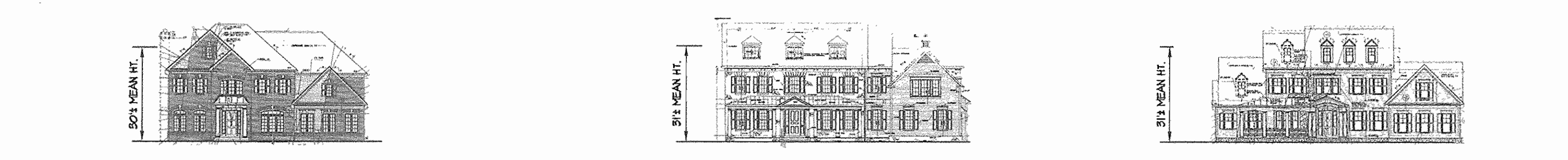
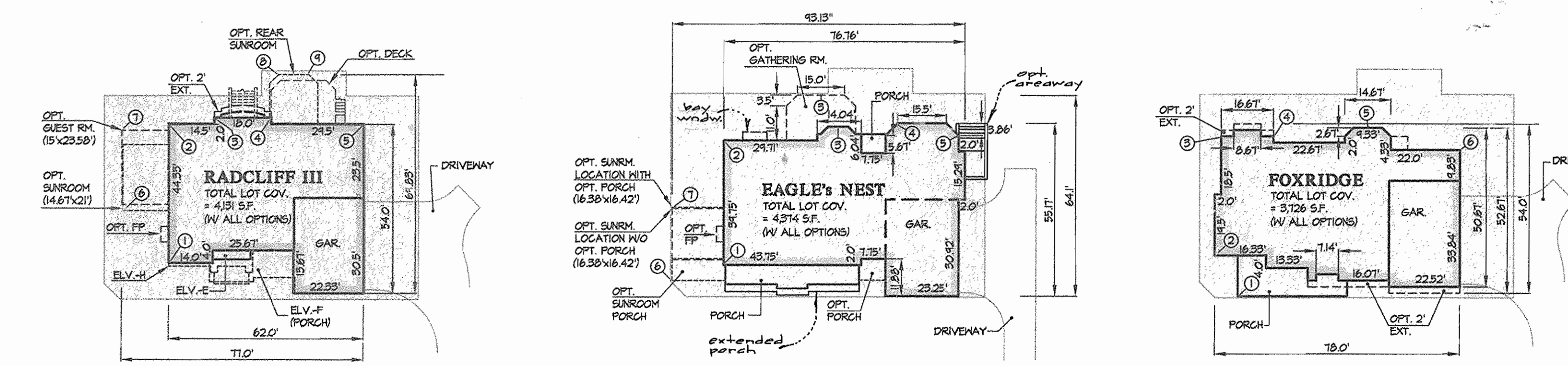
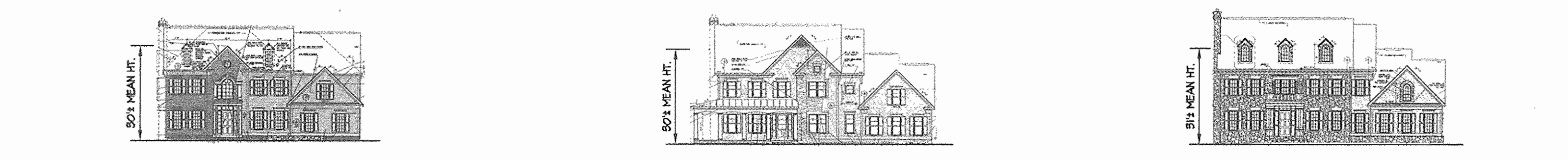
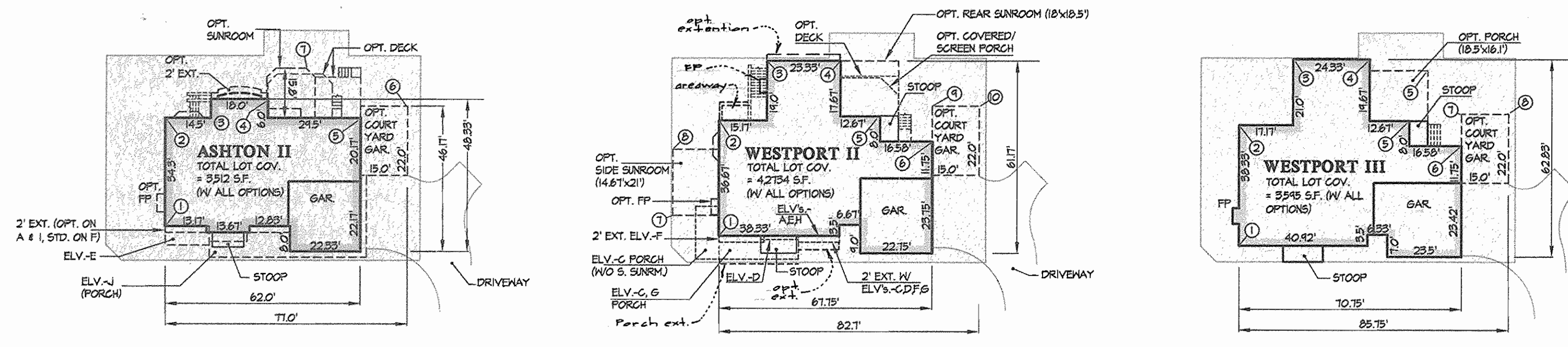
PREPARED FOR: BUILDER/LOT OWNER: MB MAPLE LAWN L.L.C. 1696 E. GUIDE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 x 2101 atn: JOHN CORGAN

LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2: LOT Nos. 145-146
(SFD RESIDENTIAL USE)
PLAT Nos. 16759-16768

SCALE: 1" = 20'	ZONING: MXD-3	G. L. W. FILE No.: 03014
DATE: 20/JAN/05	TAX MAP - GRID: 41	SHEET: 4 OF 4

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND



HOUSE ELEVATION CHART

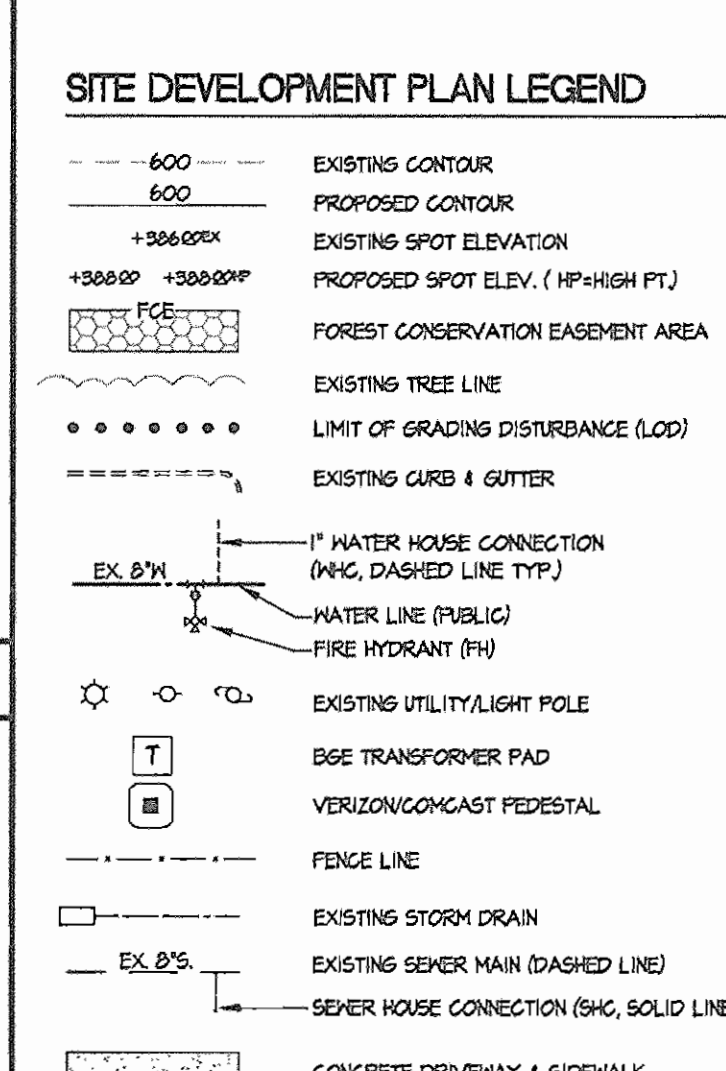
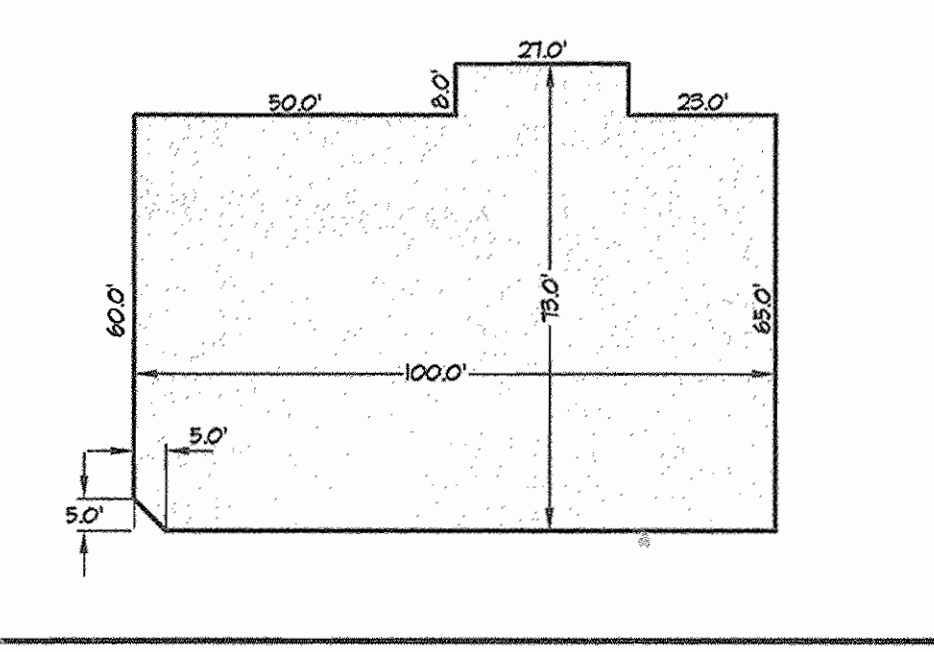
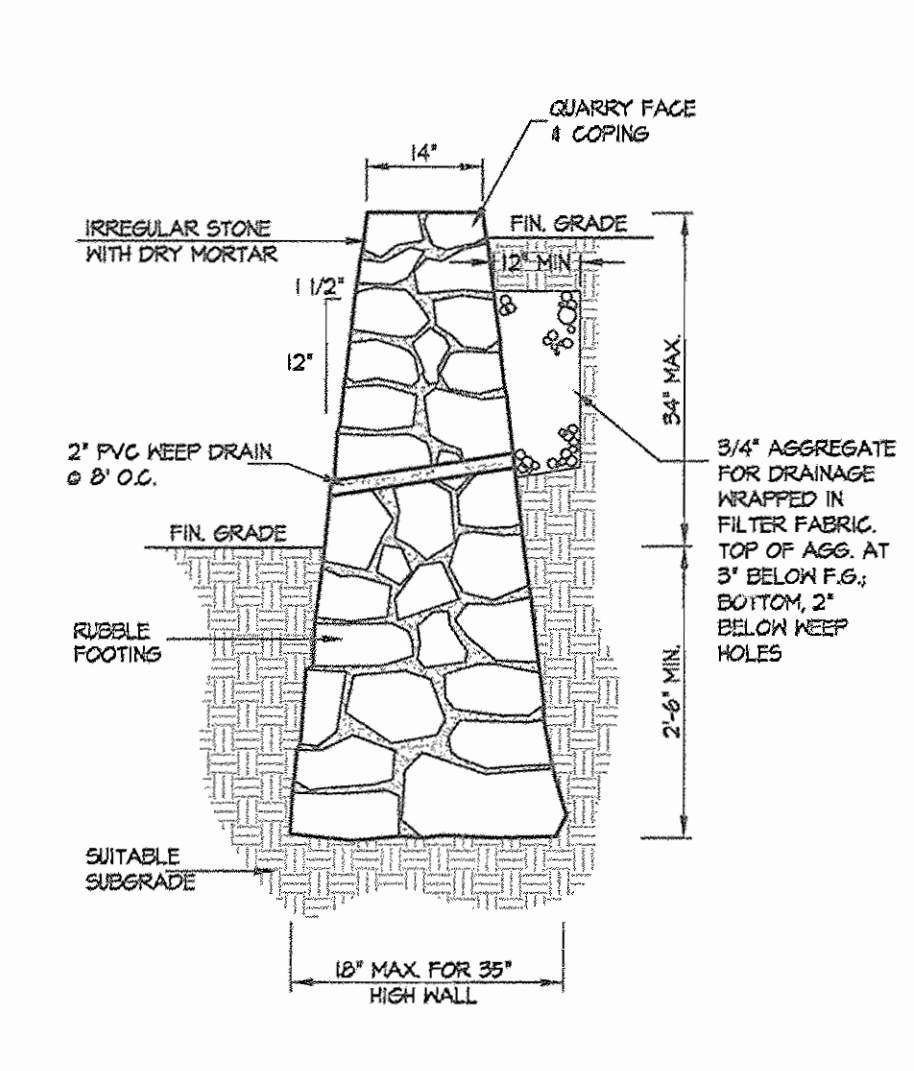
LOT #	FEATURES	ESTATE MODEL					
		ASHTON II	EAGLE'S NEST	FOX RIDGE	RADCLIFF III	WESTPORT II	WESTPORT III
145	BASEMENT SLAB ELY. (BSE)	426.25					
	FINISH FLOOR ELY. (F.F.E.)	436.27					
	FRONT STOOP/PORCH ELY.	439.77					
	STEPS DOWN TO GARAGE	6 RISERS					
	STEPS DOWN FROM STOOP	3 RISERS					
	GARAGE ELY. (AT REAR/BACK)	432.27					
	GARAGE ELY. (AT FRONT LIP)	431.90					
	#1 BLDG. CORNER FIN. GRADE	434.00					
	#2 BLDG. CORNER FIN. GRADE	434.00					
	#3 BLDG. CORNER FIN. GRADE	434.00					
146	BASEMENT SLAB ELY. (BSE)	426.10					
	FINISH FLOOR ELY. (F.F.E.)	436.12					
	FRONT STOOP/PORCH ELY.	439.62					
	STEPS DOWN TO GARAGE	5 RISERS					
	STEPS DOWN FROM STOOP	4 RISERS					
	GARAGE ELY. (AT REAR/BACK)	433.34	432.91	433.34			
	GARAGE ELY. (AT FRONT LIP)	432.91	432.60	432.91			
	#1 BLDG. CORNER FIN. GRADE	432.10					
	#2 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00	432.40
	#3 BLDG. CORNER FIN. GRADE	434.00	434.00	433.00	434.00	434.00	432.40

SEWER HOUSE CONNECTION CHART

LOT	MINIMUM CELLAR ELEVATION	MINIMUM FINISH FLOOR ELEVATION
145	425.71	422.11
146	423.10	419.10

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 STACK IN THE HOUSE. BASED ON THE B.S.E. SHOWN A SHG GRADE OF 4% MAX. FOR LOT 145 AND 5% MAX. FOR LOT 146 CAN ALSO BE USED.
 2. CLEANOUT FOR SHG OUTSIDE THE BUILDING SHALL BE PROVIDED BY THE PLUMBER IN ACCORDANCE WITH DPM DET. S-2.22.
 3. ALL SHG ARE 4\"/>

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



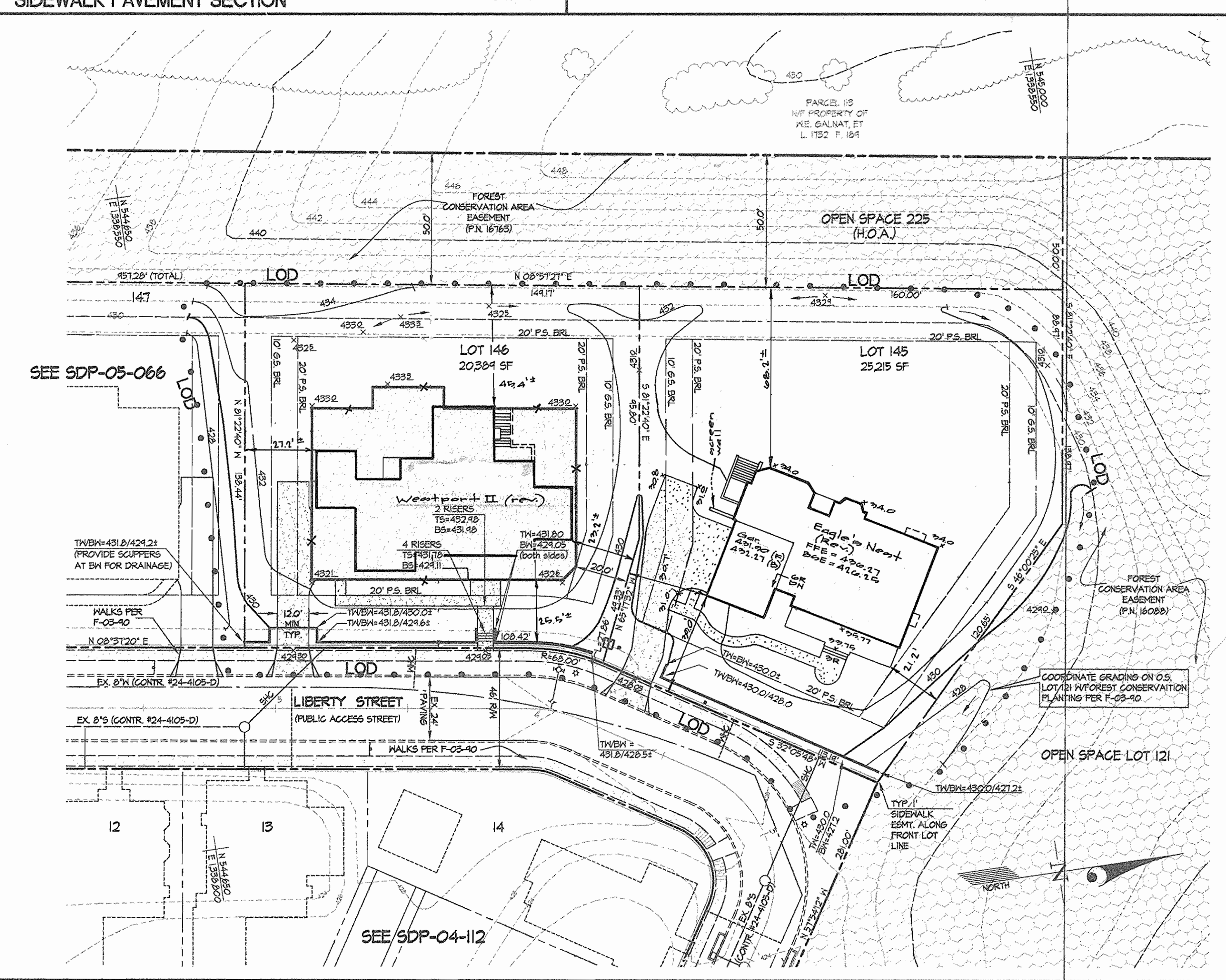
MAXIMUM LOT COVERAGE CHART

LOT No.	GROSS AREA	MAX. LOT COVERAGE AREA
145	25,215 S.F.	12,608 S.F. (50%)
146	20,384 S.F.	10,192 S.F. (50%)

STONE RETAINING WALL NO SCALE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Michael D. Lough* Date: 2/1/05
 Chief, Division of Land Development: *Chad H. Hunt* Date: 2/3/05
 Chief, Development Engineering Division: *Chad H. Hunt* Date: 1/31/05

NOTES:
 1. ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESM.
 2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 3. ALL HP's TO THE SUBJECT LOTS OF THIS SOP ARE 1\"/>

4. 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.
 5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7414 FOLIO 242 THROUGH 366).
 6. ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER PAD SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 7. THE DRIVEWAY APRON ON LIBERTY ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPM DET. R-6.01. ALSO, SEE GENERAL NOTE 1 ON SHEET 1 FOR OTHER REQUIREMENTS (IF APPLICABLE) REGARDING DRIVEWAYS.
 8. THE LEAD WALK & DRIVEWAY MAY SHIFT SLIGHTLY BASED ON THE ACTUAL HOUSE TYPE SELECTION.



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4224 FAX: 301-421-4224
 301-421-4224 FAX: 301-421-4224

DATE	REVISION	BY	APPR.
2-15-05	show as-built westport II house type on lot 146; update westport II footprint		
2-16-05	show as-built eagle's nest house type on lot 145		

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		SCALE	ZONING	G. L. W. FILE No.
MAPLE LAWN FARMS		1"=30'	MXD-3	03014
MIDTOWN DISTRICT - AREA 2; LOT Nos. 145-146		DATE	TAX MAP - GRID	SHEET
(SFD RESIDENTIAL USE)		20/JAN/05	41	2 OF 4
PLAT No. 16759-16768		ELECTION DISTRICT No. 5		
HOWARD COUNTY, MARYLAND				