

GENERAL NOTES

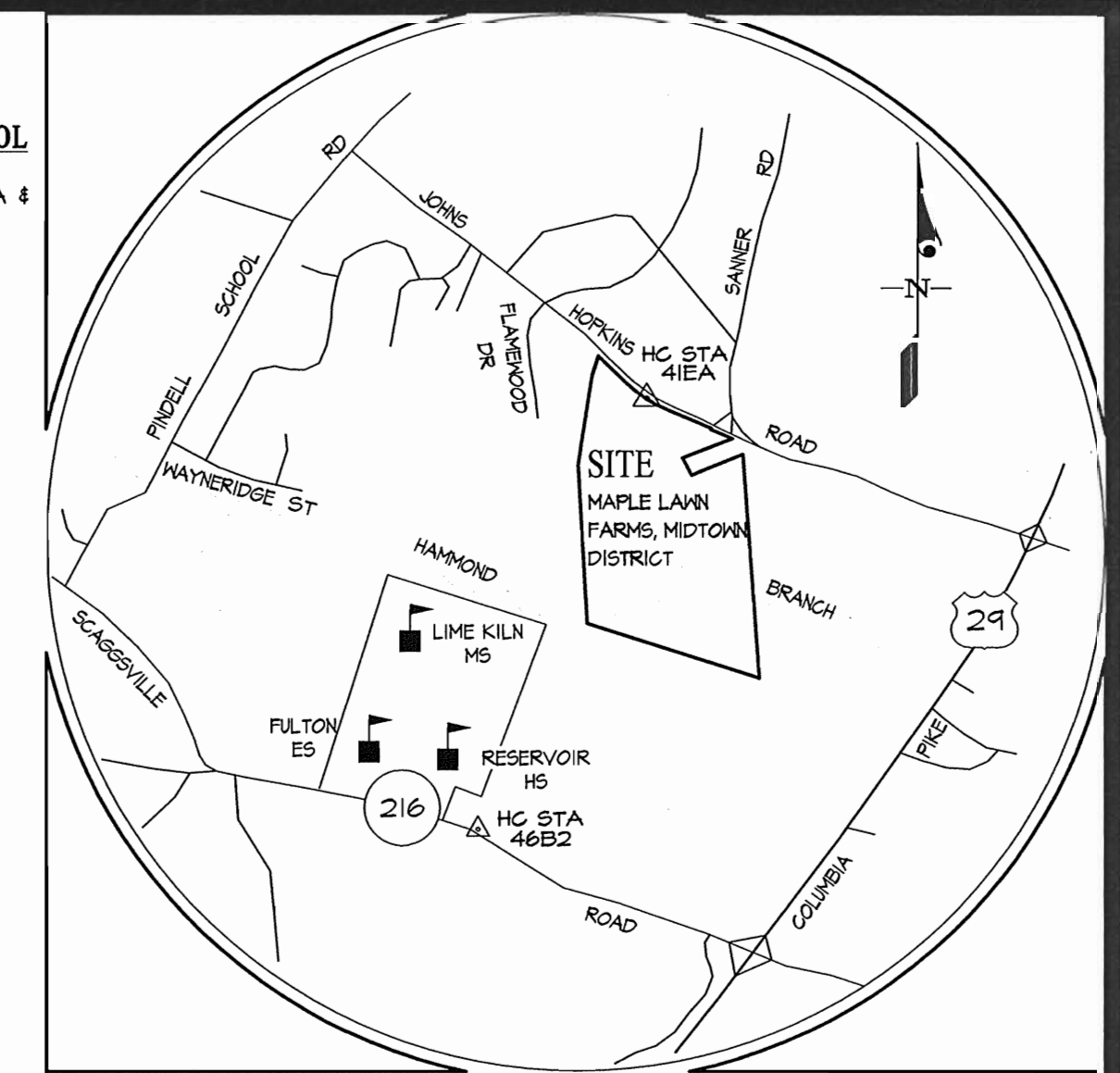
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 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-99M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-200
AREA OF BUILDABLE LOTS: 133-136, 153-161, 187-190 and 206-209 FOR THIS SITE DEVELOPMENT PLAN. 2.501 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: S-01-T, ZB-99M, PB-353, MF-01-H, NP-03-02, P-03-01, F-03-40, P-04-01, F-04-42, SDP-04-82/12/121 (MIDTOWN AREA-1 SDP'S), SDP-05-62, SDP-05-65, SDP-05-66, SDP-05-155 & 156, F-06-41 (PLOT 1649).
- 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 RADIALY 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 WMS CONTRACT NOS. 24-4105-D AND 24-4173-D). THE WATER METER FOR EACH SFD HOME SHALL BE LOCATED INSIDE THE BUILDING.
- 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. 133-136, 153-161, 187-190 and 206-209) SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE MIDTOWN DISTRICT OPEN SPACE THESE 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. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-04-042.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (TOTALING \$36,510.00 AS SHOWN ON SHEET 4 TO SATISFY S-01-T 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 - 12'14" SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RADIUS.
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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.
- 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.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-T 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 15D.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF 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 OVERLAP PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED.

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 2 LOTS 133-136, 153-161, 187-190 and 206-209 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL

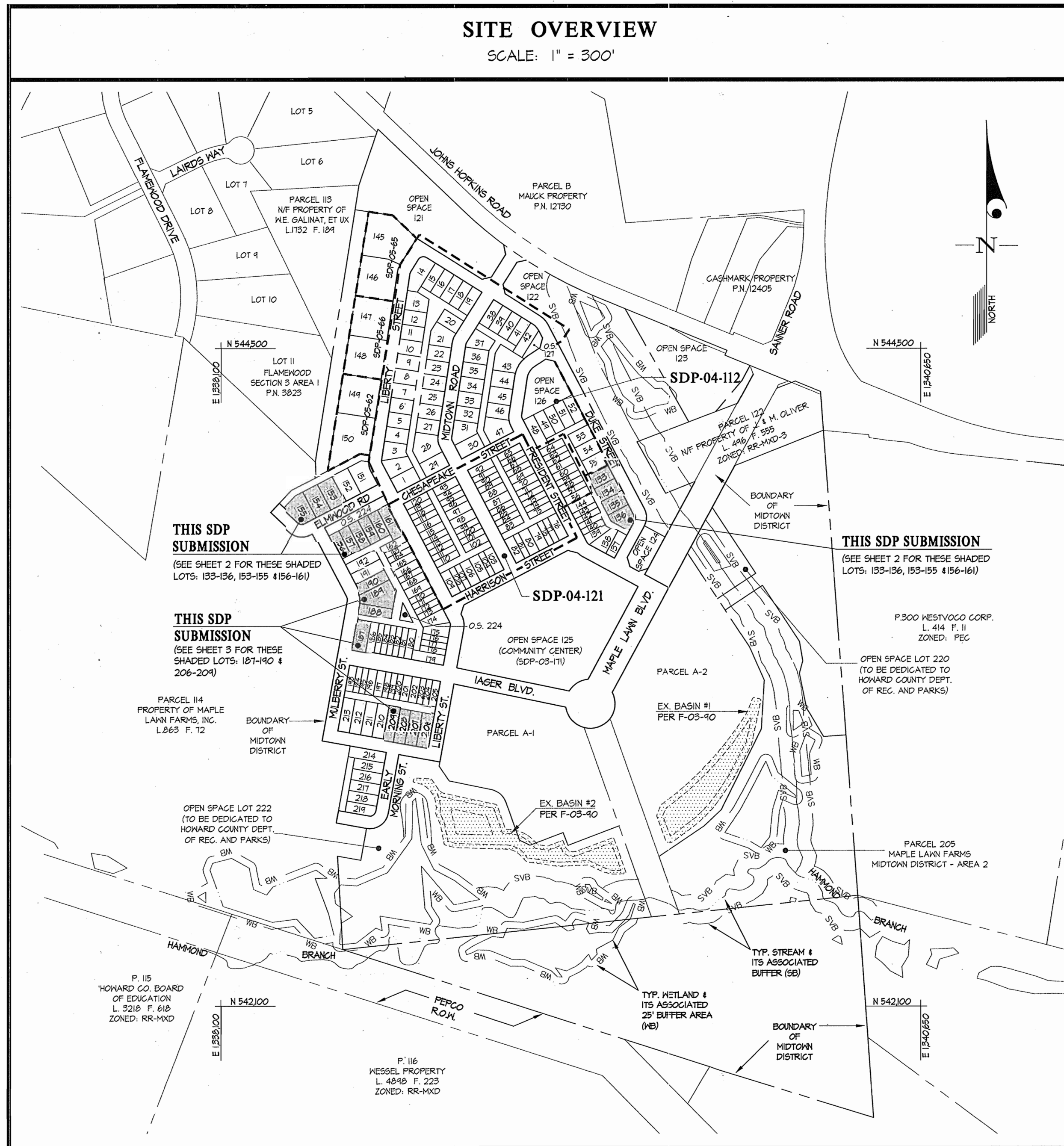
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NVD83 VERTICAL DATA
41EA N 544825.809
E 133421.444
ELV.=407.053
46B2 N 539487.1277
E 1331218.484
ELV.=414.671



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 ACREAGE	REQUIRED OPEN SPACE (35% 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-03-01	51.48	18.14	21.15 (40.7)	1.82	---
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	11.00	15.75 (42.1)	1.31	5.55 (17.10%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.9)	2.06	---
TOTAL		142.21	51.87	59.75 (42.0)	5.19	5.55 (10.7%)

* THE PERCENT OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
*** THE PERCENTAGE 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-99M
 - PROPOSED USE OF SITE: 21 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR.#24-4105-D AND #24-4173-D)
 - PARKING REQUIRED PER SEC.15D.2.2(a): 2 SPACES/UNIT x 21 = 42 SPACES
PARKING PROVIDED: 42 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE). SEE NOTE 2 ABOVE REGARDING PARKING.
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-03-010 & F-04-042 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION**
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 2.501 AC.
 - AREA OF THIS PLAN SUBMISSION: 2.501 ACRES
 - AREA OF DISTURBANCE BY THIS SDP: 3.364 ACRES
- LOT DESIGNATION**

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
COTTAGE	156-161, 187-190 & 206-209	5,600 SQUARE FEET	34 FEET	30 FEET (MEAN HT.)
MANOR	133-136 & 153-155	4,000 SQUARE FEET	48 FEET	30 FEET (MEAN HT.)

COTTAGE AND MANOR LOT TYPES ARE BOTH SFD.
- STRUCTURE SETBACKS PER S-01-T AND PLAN NO. 16760**

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
COTTAGE	10' MIN	4' MIN*	20' TO PRINCIPAL STRUCTURE; 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
MANOR	12' MIN	6' MIN*	20' TO PRINCIPAL STRUCTURE; 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

* THERE IS NO SIDE SETBACK (0') FOR A GARAGE.

 - 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 50' 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 ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
 - 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.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN
- DETAILS, NOTES and SCHEDULES

ADDRESS CHART

LOT NO.	STREET ADDRESS
133	1132 DUKE STREET
134	1136 DUKE STREET
135	1136 DUKE STREET
136	1136 DUKE STREET
153	1110 ELMWOOD ROAD
154	1114
155	1118
156	1111
157	1104
158	1107
159	1105
160	1103
161	1101
187	11424 LAGER BOULEVARD
188	7623 MULBERRY STREET
189	7621 MULBERRY STREET
190	7619 MULBERRY STREET
206	11400 ELLINGTON STREET
207	11402 ELLINGTON STREET
208	11404 ELLINGTON STREET
209	11406 ELLINGTON STREET

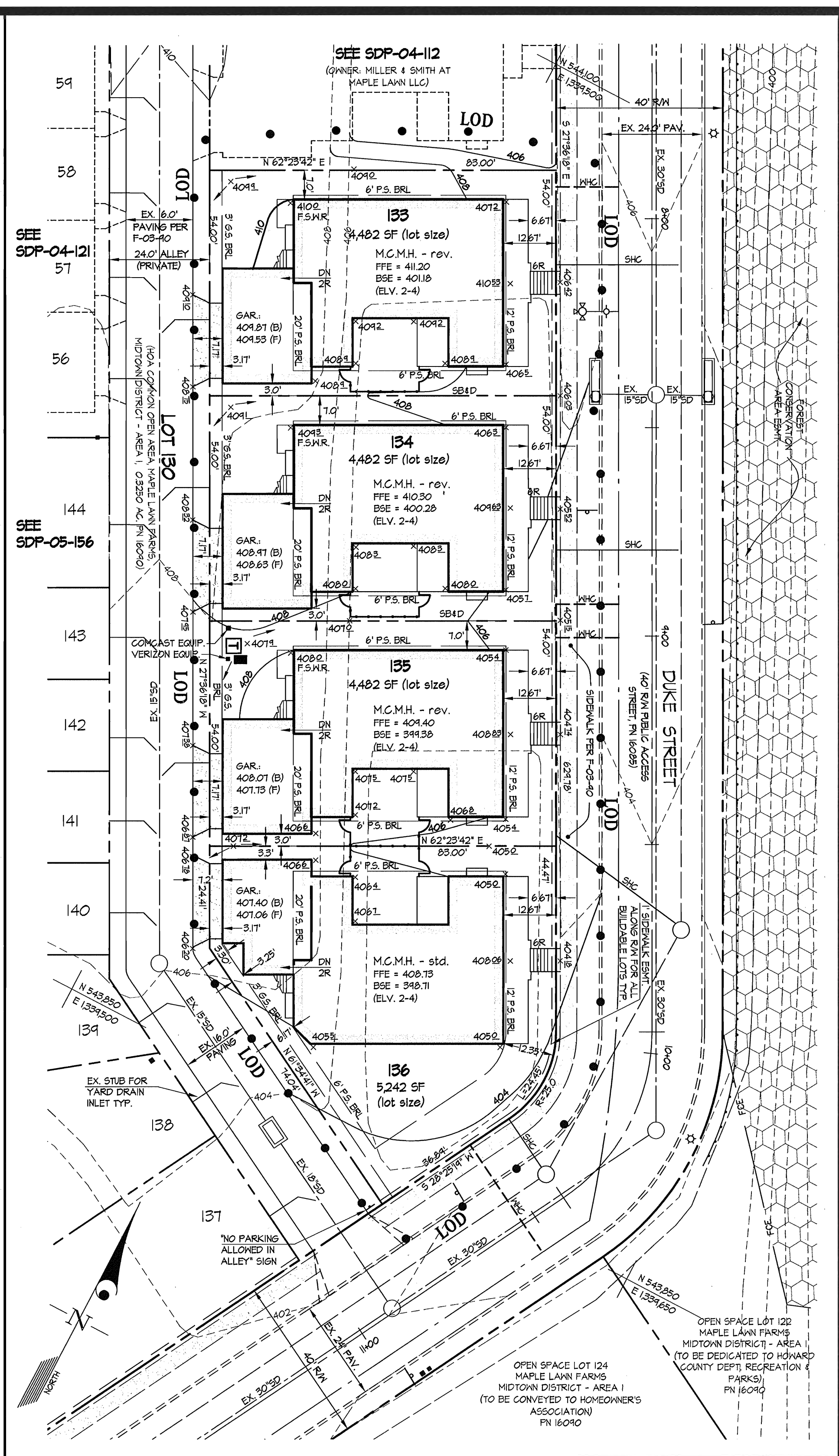
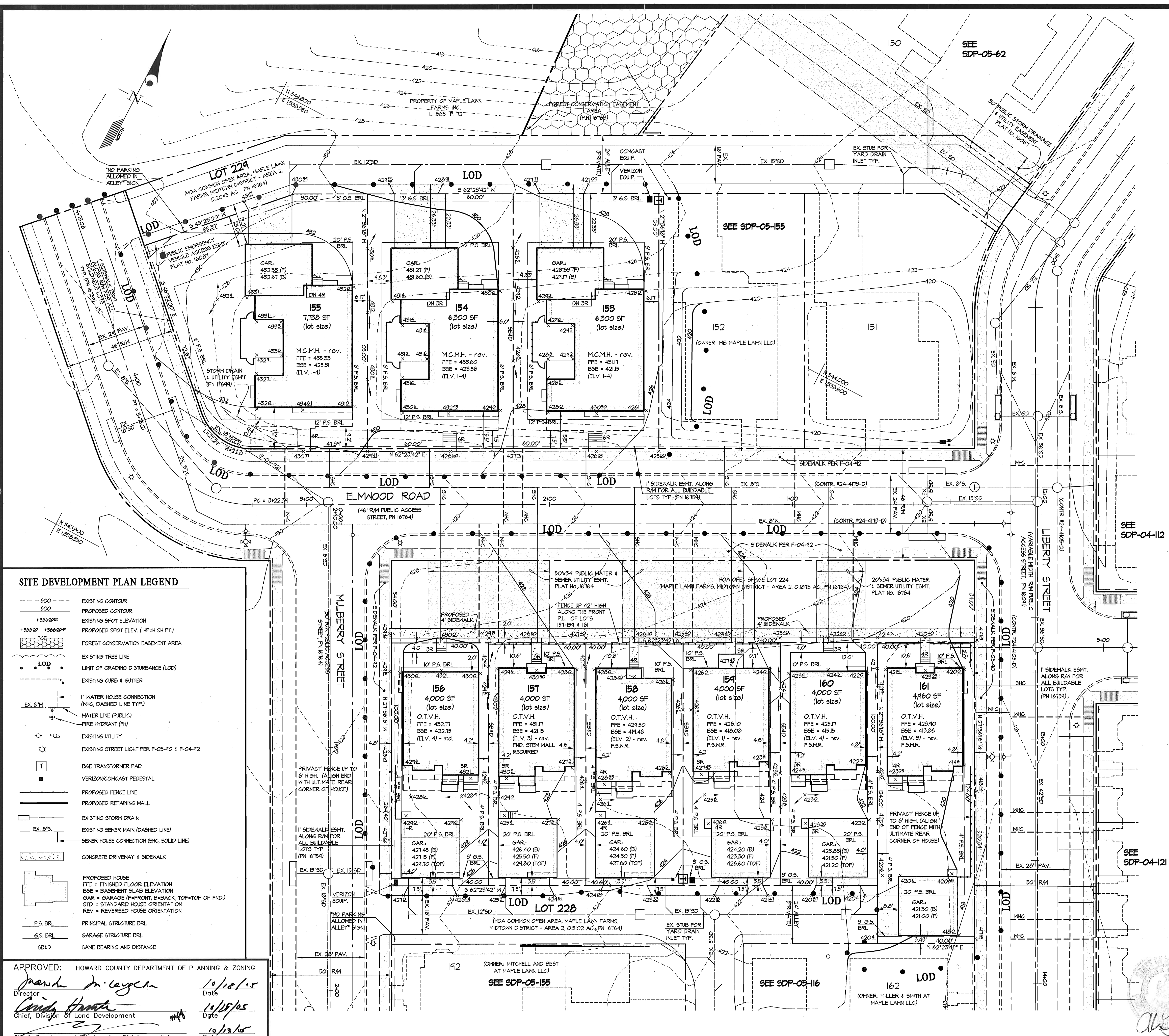
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
March McLaughlin 10/10/05
 Director Date
Condy Hamer 10/10/05
 Chief, Division of Land Development Date
 - Chief, Development Engineering Division MK 10/11/05 Date

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

PREPARED FOR:
 BUILDER/LOT OWNER
 MILLER AND SMITH AT MAPLE LAWN, L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY

COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
19/Sept/05	41	1 OF 9



SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- +386.00' EXISTING SPOT ELEVATION
- +386.00' PROPOSED SPOT ELEV. (HP+HIGH FT)
- FCG FOREST CONSERVATION EASEMENT AREA
- EXISTING TREE LINE
- LOD LIMIT OF GRADING DISTURBANCE (LOD)
- EXISTING CURB & GUTTER
- EX 8" H 1" WATER HOUSE CONNECTION (N/C, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT (FH)
- EXISTING UTILITY
- EXISTING STREET LIGHT PER F-05-10 & F-04-12
- BGE TRANSFORMER PAD
- VERIZON/COMCAST PEDESTAL
- PROPOSED FENCE LINE
- PROPOSED RETAINING WALL
- EX 8" S. EXISTING STORM DRAIN
- EX 8" S. EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (S/C, SOLID LINE)
- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED FLOOR
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT SLAB ELEVATION
- GAR = GARAGE (F=FRONT, B=BACK, T=TOP OF FIN)
- STD = STANDARD HOUSE ORIENTATION
- REV = REVERSED HOUSE ORIENTATION
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- SB4D SAME BEARING AND DISTANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Frank D. Lynch* Date: 10/16/15

Chief, Division of Land Development: *David Smith* Date: 10/15/15

Chief, Development Engineering Division: *MK* Date: 10/13/15

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC: 301-989-2524 FAX: 301-421-4188

NO.	DATE	REVISION	BY	APP'R.

PREPARED FOR:
 BUILDER/LOT OWNER
 MILLER and SMITH at MAPLE LAWN, LLC.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03013
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SEWER HOUSE CONNECTIONS
 MINIMUM CELLAR ELEVATIONS
 AND INVERT ELEVATION @ P.L.

LOT	MINIMUM CELLAR ELEVATION	PROP. P.L. ELEVATION
133	415.81	412.71
134	417.11	414.64
135	418.11	415.95
136	418.45	415.55
153	417.25	414.35
154	416.05	413.15
155	414.85	411.95
156	415.55	412.75
157	414.35	411.55
158	413.15	410.35
159	411.95	410.15
160	412.75	411.95
161	410.35	406.90
187	398.44	395.80
188	399.04	395.40
189	398.41	395.24
190	397.40	394.38

INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.

LOT	ELEVATION
133	421.58
134	424.02
135	425.49
136	420.57
153	414.51
154	414.75
155	417.42
156	418.00
157	417.42
158	404.65
159	403.80
160	402.71
161	417.42
187	404.65
188	403.80
189	402.71
190	NO STUB

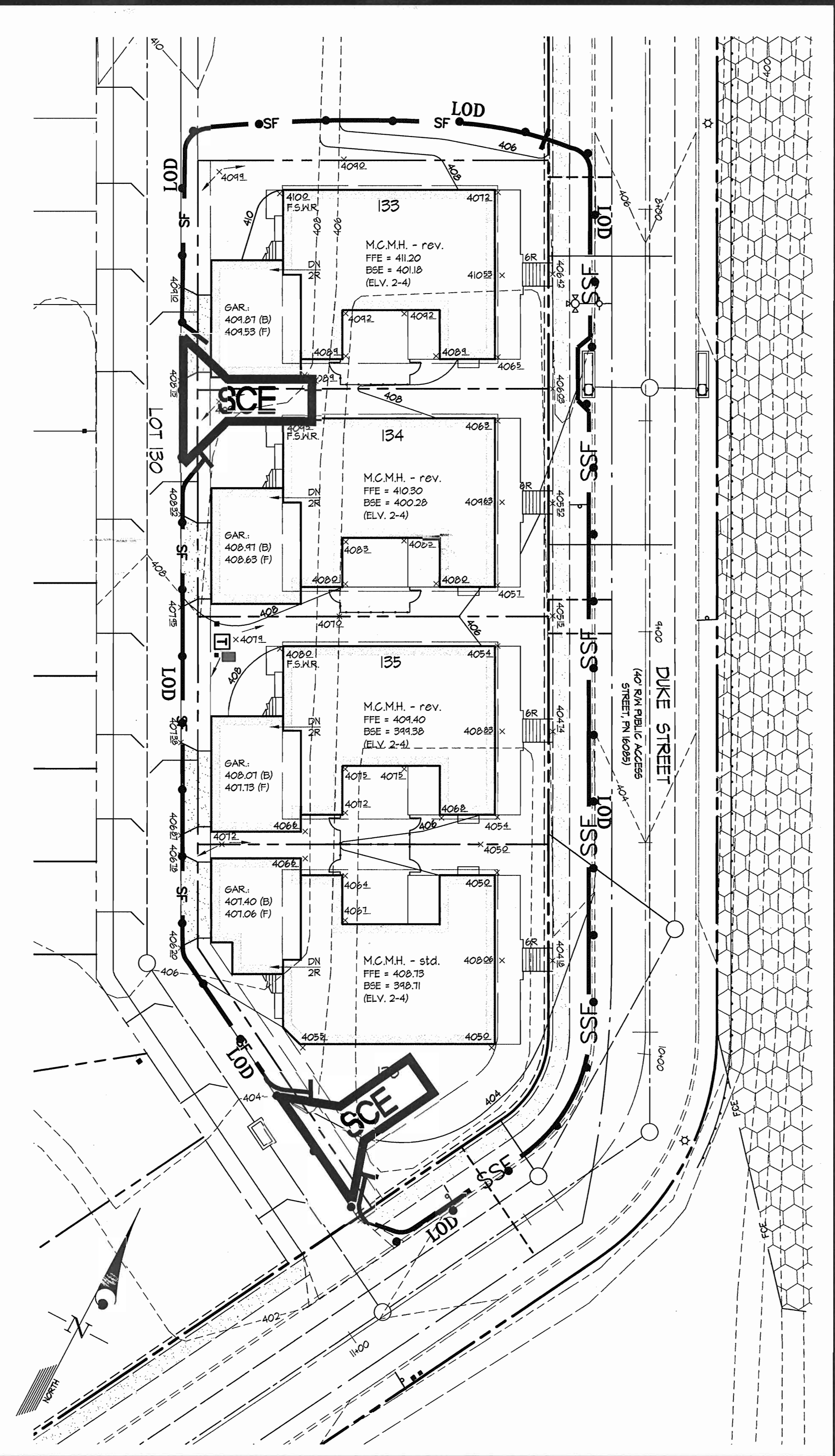
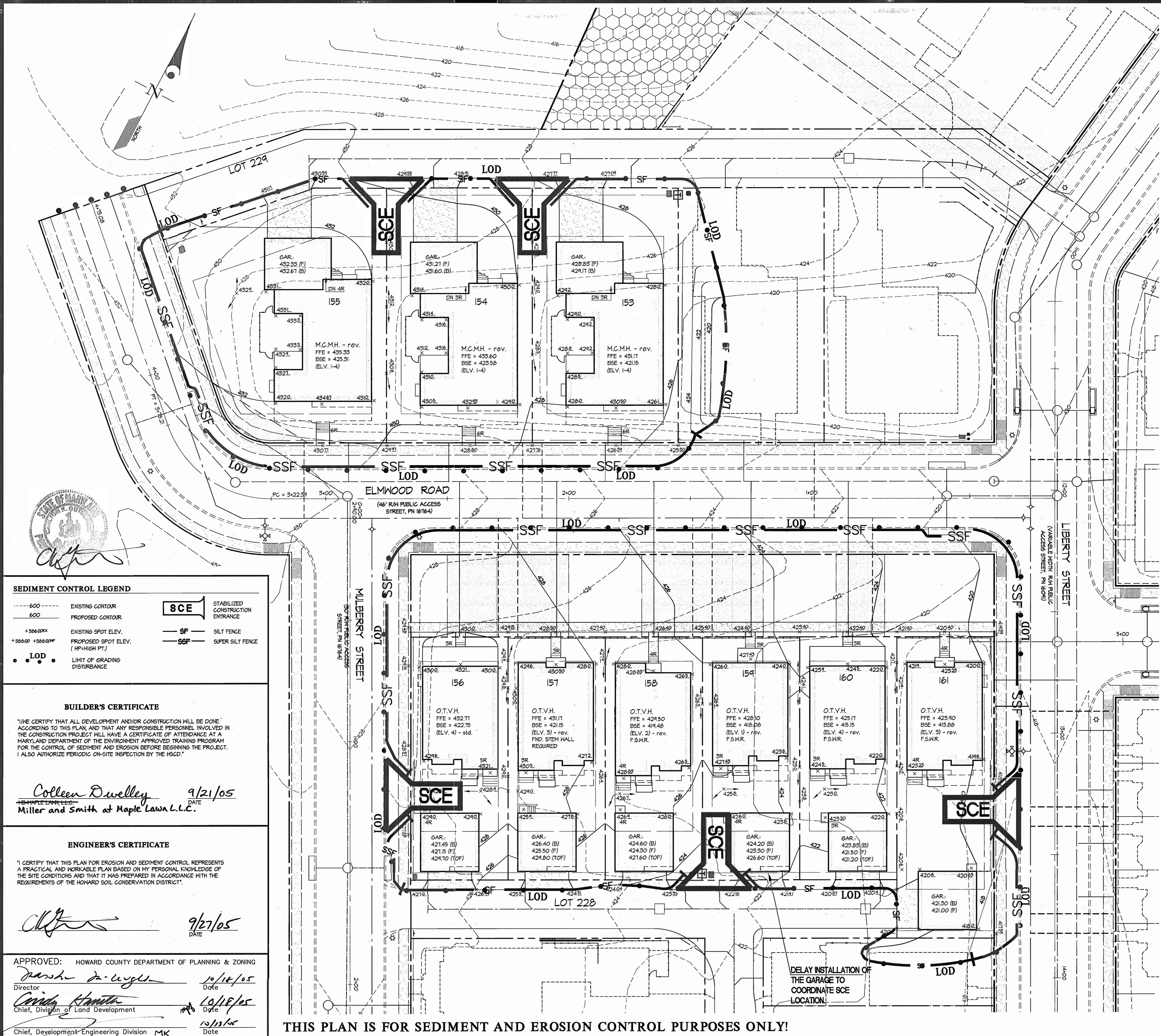
- NOTES:
- ALL FENCES AND GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL P/W'S TO THE SUBJECT LOTS ON THIS SDP ARE 1' PER CONTRACT #24-4105-D AND 24-4115-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - 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 LIBERTY 1418 FOLIO 242 THROUGH 366).
 - SEE F-05-10 AND F-04-12 ROAD SECTION DETAILS FOR THE LOCATION (PLACEMENT) OF THE PUBLIC SIDEWALKS ALONG THE ROAD R/W.

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

NOTE: ALL YARD DRAIN STUBS ARE 2" HOPE. SEE SHEET 6 FOR TYPICAL YARD DRAIN INSTALLATION.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



SEDIMENT CONTROL LEGEND

---600---	EXISTING CONTOUR	SCE	STABILIZED CONSTRUCTION ENTRANCE
—600—	PROPOSED CONTOUR	—SF—	SILT FENCE
+386.00x	EXISTING SPOT ELEV.	—SSF—	SUPER SILT FENCE
+386.00*	PROPOSED SPOT ELEV. (HP=HIGH PT.)	•••LOD•••	LIMIT OF GRADING DISTURBANCE

BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Colleen Dwelley 9/21/05
 DATE
 Miller and Smith at Maple Lawn L.L.C.

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."

John K. Robertson 9/27/05
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Marsha A. Wyle 10/16/05
 Director Date

Cynthia Hamilton 10/18/05
 Chief, Division of Land Development Date

MK 10/19/05
 Chief, Development Engineering Division Date

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

NOTES:

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

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

John K. Robertson 10/2/05
 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Robertson 10/5/05
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 BUILDER/LOT OWNER
 MILLER AND SMITH AT MAPLE LAWN, L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY

SEDIMENT & EROSION CONTROL PLAN

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
19/Sept/05	41	4 OF 9

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- +386.05' EXISTING SPOT ELEV.
- +386.05' PROPOSED SPOT ELEV. (HP-HIGH PT.)
- LOD • LIMIT OF GRADING DISTURBANCE
- 8CE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE

BUILDER'S CERTIFICATE

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Colleen Dwelley 9/21/05
 DATE
 Miller and Smith at Maple Lawn L.L.C.

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."

Jim Meyer 9/27/05
 DATE
 NATURAL RESOURCES CONSERVATION SERVICE

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

John R. Roberts 10/5/05
 DATE
 HOWARD S.C.D.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Roberts 10/5/05
 DATE
 HOWARD S.C.D.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. Lynch 10/18/05
 Director Date
Condy Harris 10/18/05
 Chief, Division of Land Development Date
 Chief, Development Engineering Division MK 10/18/05
 Date

GLW GUTSCHICK 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: 301-988-2524 FAX: 301-421-4186

PREPARED FOR:

BUILDER/LOT OWNER
 MILLER AND SMITH AT MAPLE LAWN, L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY

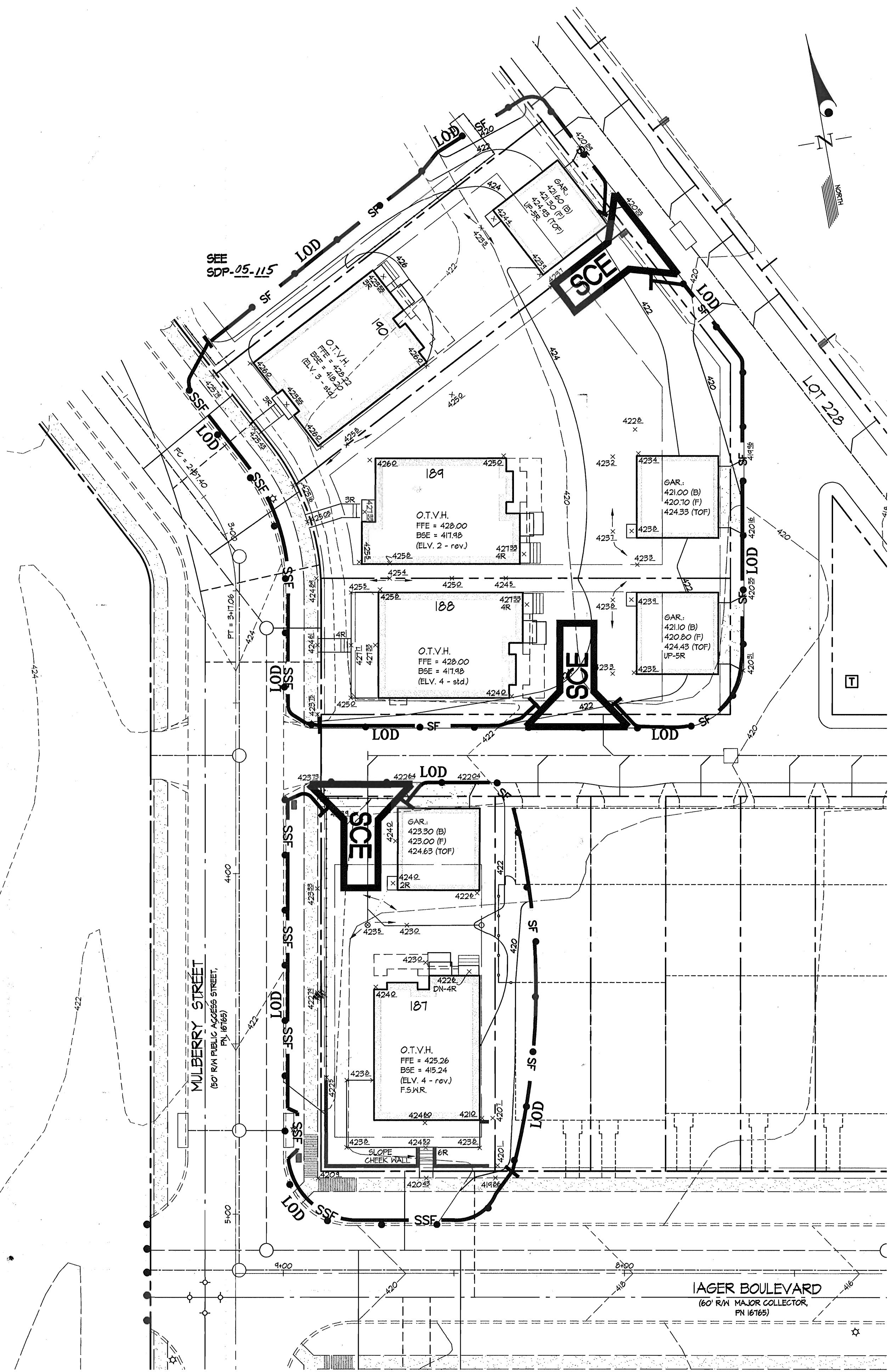
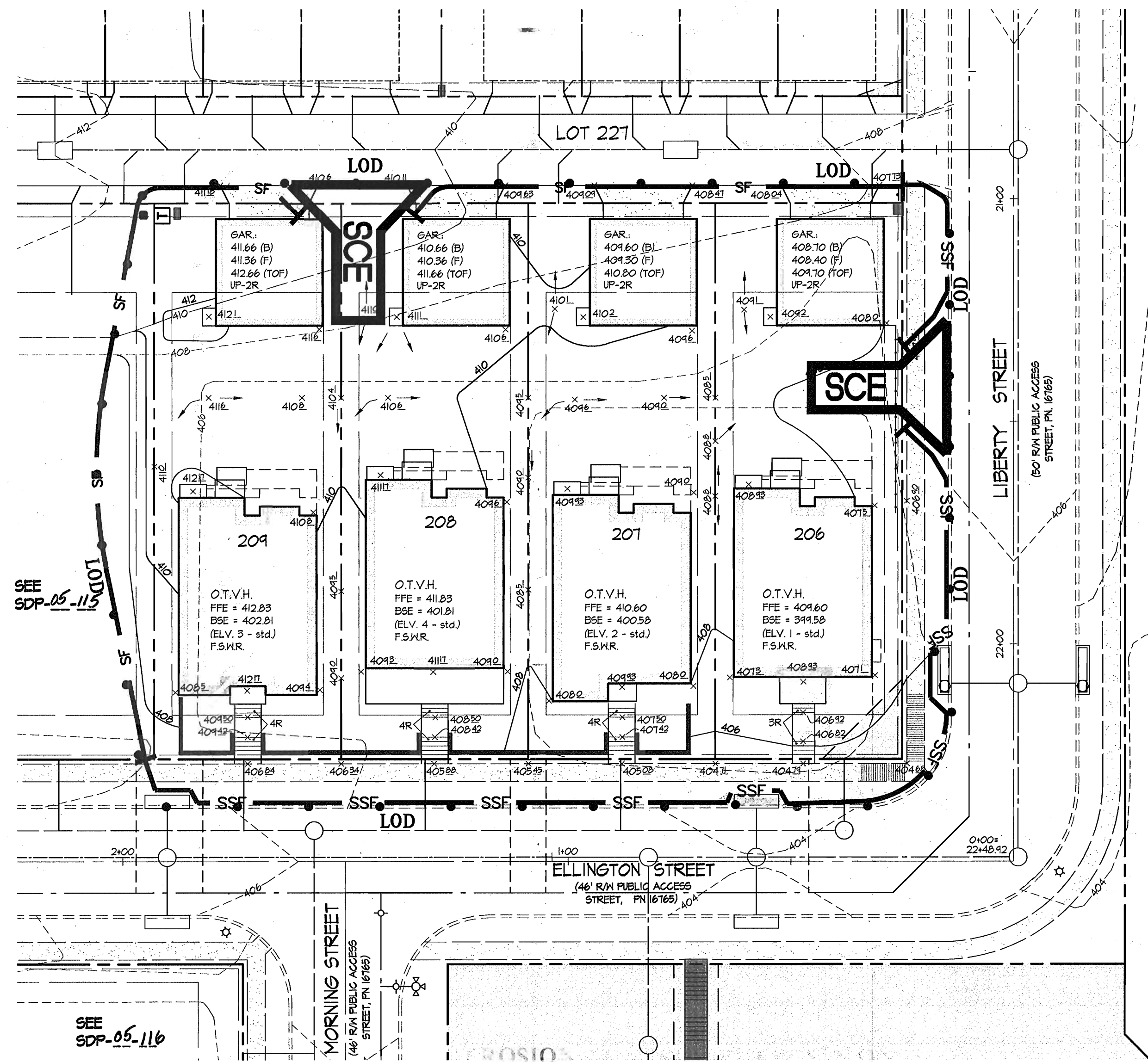
SEDIMENT & EROSION CONTROL PLAN

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
19/Sept/05	41	5 OF 9

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

DATE	REVISION	BY	APP'R.

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 318-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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.
- 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.
- 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, SO2, 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.
- 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:

MILLER & SMITH
LOTS 153-156
83-161, 187-190 & 206-207
TOTAL AREA OF SITE
AREA DISTURBED
AREA TO BE ROOFED OR PAVED
AREA TO BE VEGETATIVELY STABILIZED
TOTAL CUT
TOTAL FILL
OFF-SITE WASTE/BORROW AREA LOCATION

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

4. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 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.

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

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 5 LBS PER ACRE OF KEEPING LOVEGRASS (2.1 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 SO2.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (TO 40 LBS/1000 SQ FT) OF UNROOTED, NEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 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.

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

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (12 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARROW 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 (12 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (25 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 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 (25 LBS/1000 SQ FT) OF KEEPING 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 SO2. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (TO 40 LBS/1000 SQ FT) OF UNROOTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 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 RESEEDINGS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Rashid Inley* Date: 10/18/05

Chief, Division of Land Development: *Cindy Hamlet* Date: 10/18/05

Chief, Development Engineering Division: *MK* Date: 10/18/05

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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 HERE:
 - 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 SUPPLY 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 LIMESTONE 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:

- 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-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN 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 CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, PISON VY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE 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 UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - 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 HEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SO2 OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL 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 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

V. TOPSOIL APPLICATION

- 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.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
- 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 SOODING 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.
- TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR UNDER MUDDY CONDITIONS, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED 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:

- 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, 15 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.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
- 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 1/73.

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.

Colleen Dweilley 9/27/05
 MILLER & SMITH AT MARLE LAWN, L.L.C. DATE

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 HESD.

John K. Robert 10/18/05
 HOWARD S.C.D. DATE

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

Jim Meyer 10/18/05
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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, DRIVEWAYS, GARDEN WALLS AND SIDEWALKS. INSTALL LANDSCAPING.
- AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SO2.
- ONCE AREAS 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.

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.

Colleen Dweilley 9/27/05
 MILLER & SMITH AT MARLE LAWN, L.L.C. DATE

BUILDER'S CERTIFICATE

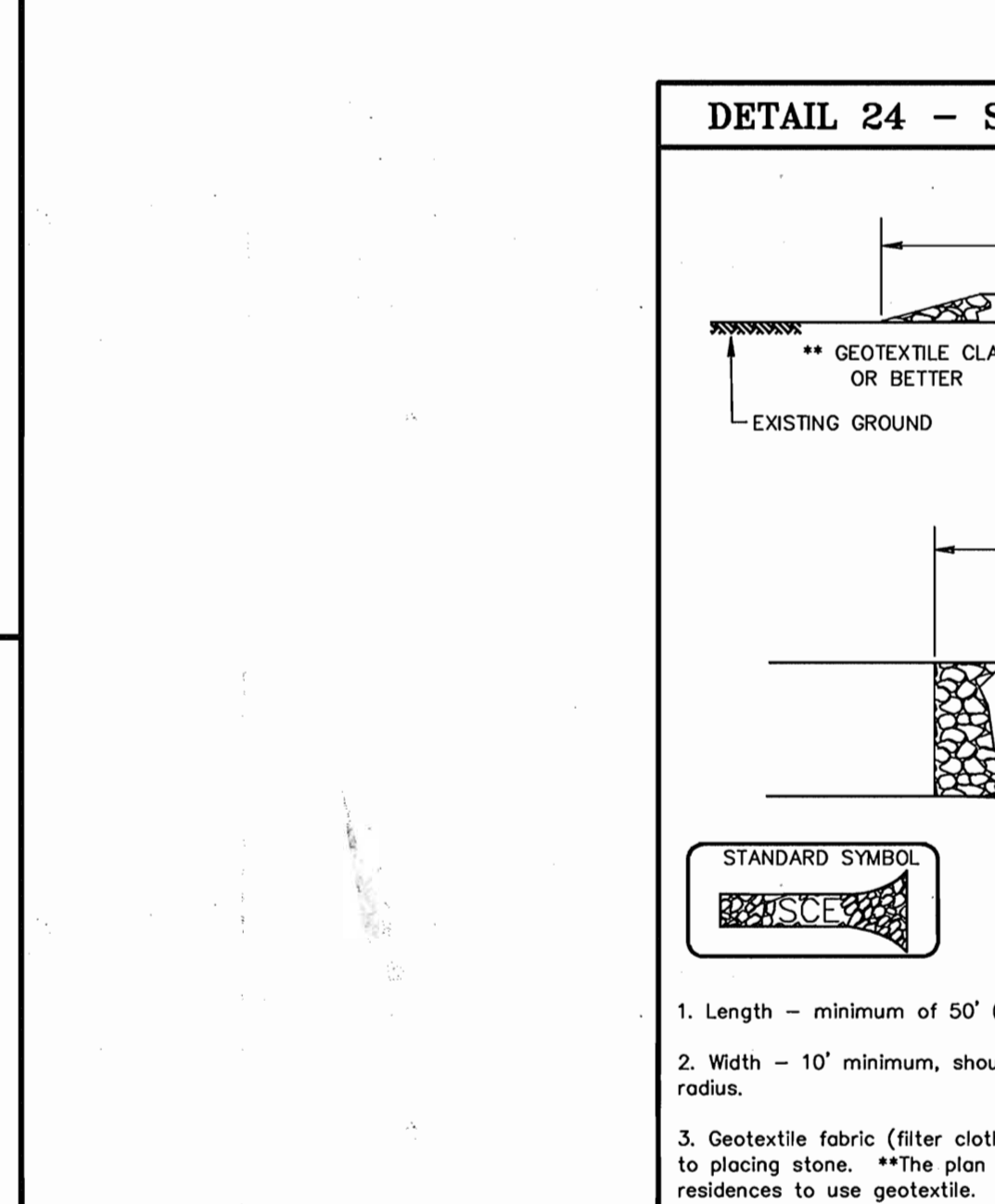
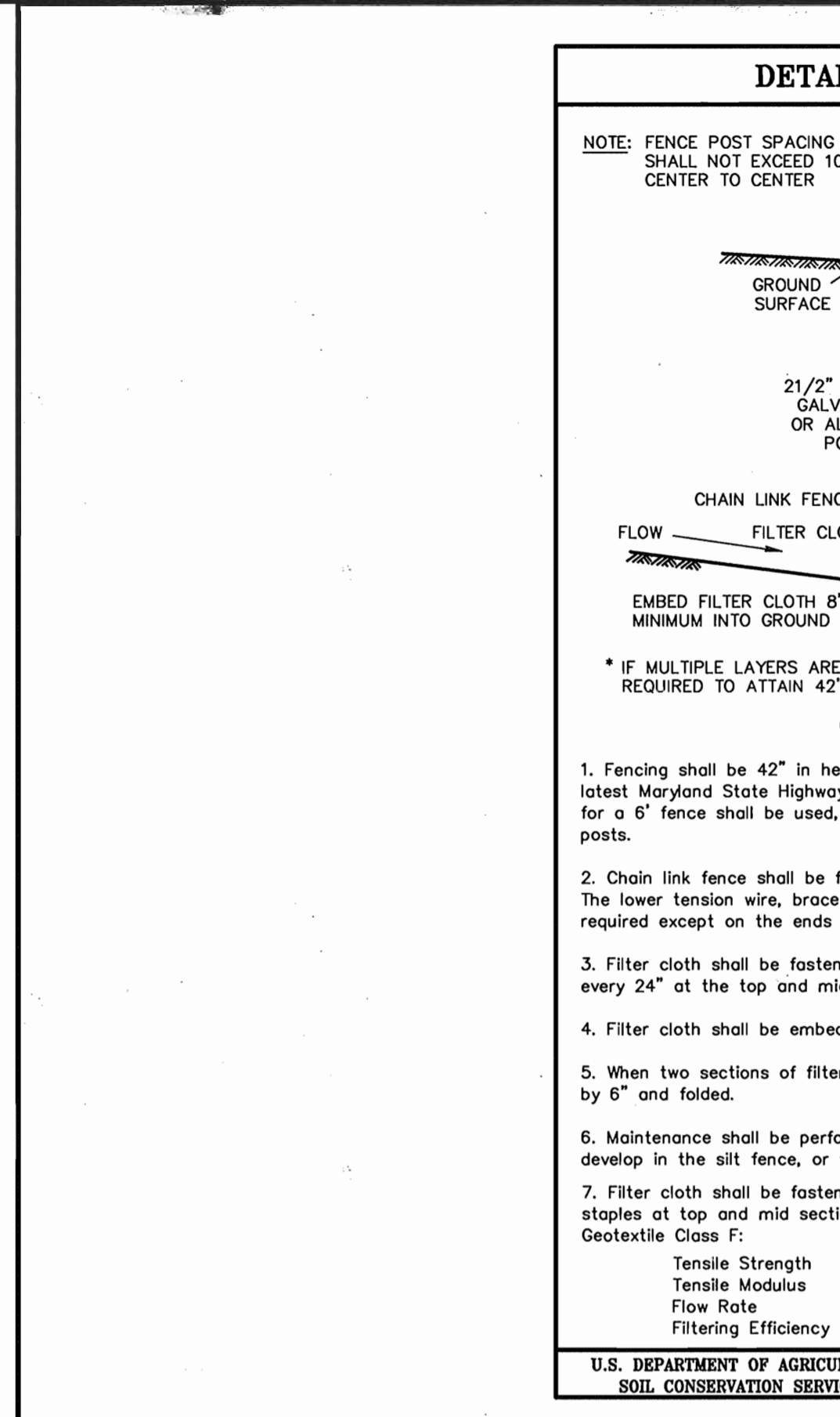
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HESD.

John K. Robert 10/18/05
 HOWARD S.C.D. DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Robert 10/18/05
 HOWARD S.C.D. DATE

PREPARED FOR:
 BUILDER/OWNER
 MILLER AND SMITH AT MARLE LAWN, L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY



SEDIMENT CONTROL NOTES & DETAILS

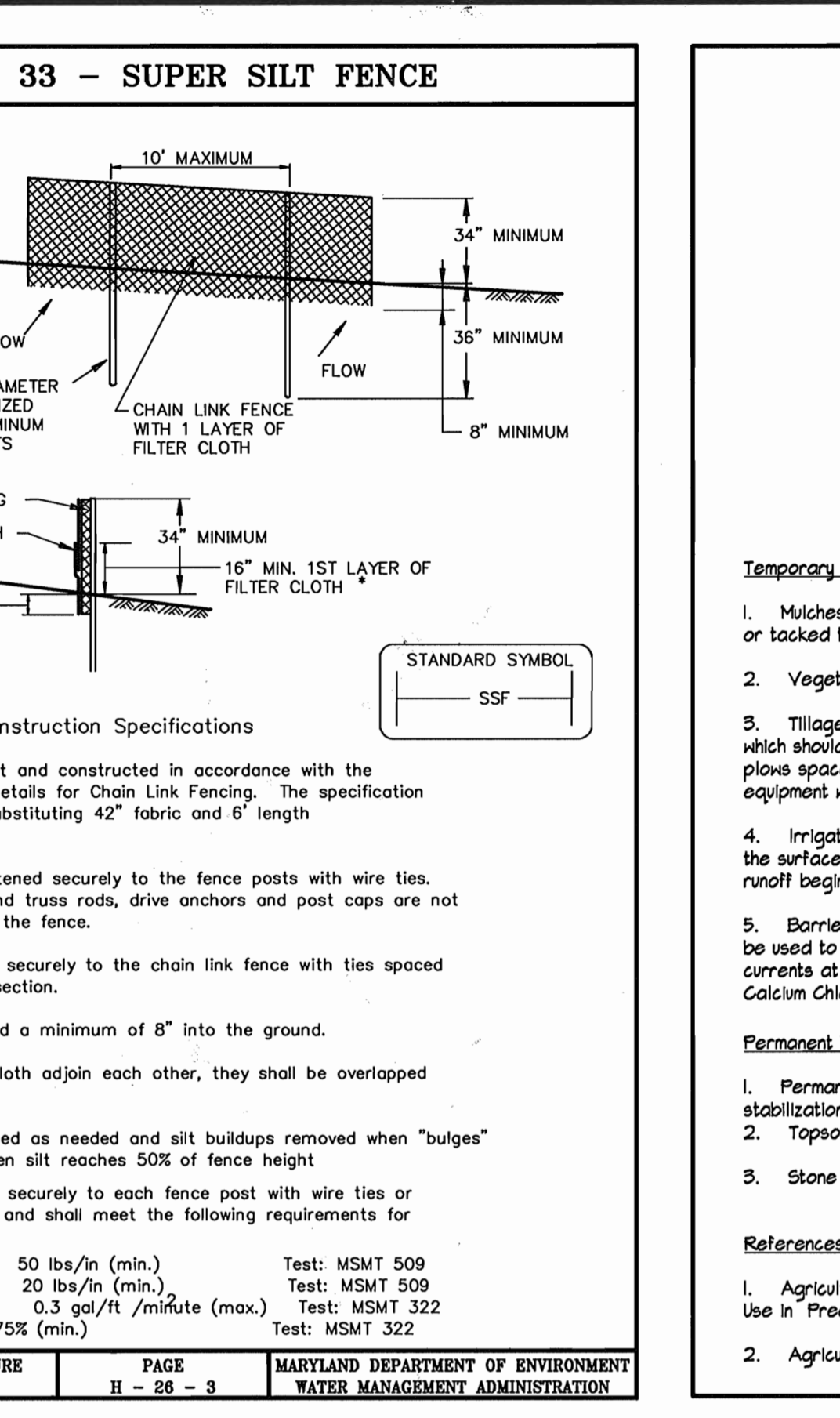
MAPLE LAWN FARMS

MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
 (SFD RESIDENTIAL USE)
 PLAT No. 16759-16768

SCALE: AS SHOWN ZONING: MXD-3 G. L. W. FILE No. 03013

DATE: 19/Sept/05 TAX MAP - GRID: 41 SHEET: 6 OF 9

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND



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.

Colleen Dweilley 9/27/05
 MILLER & SMITH AT MARLE LAWN, L.L.C. DATE

BUILDER'S CERTIFICATE

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John K. Robert 10/18/05
 HOWARD S.C.D. DATE

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

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:

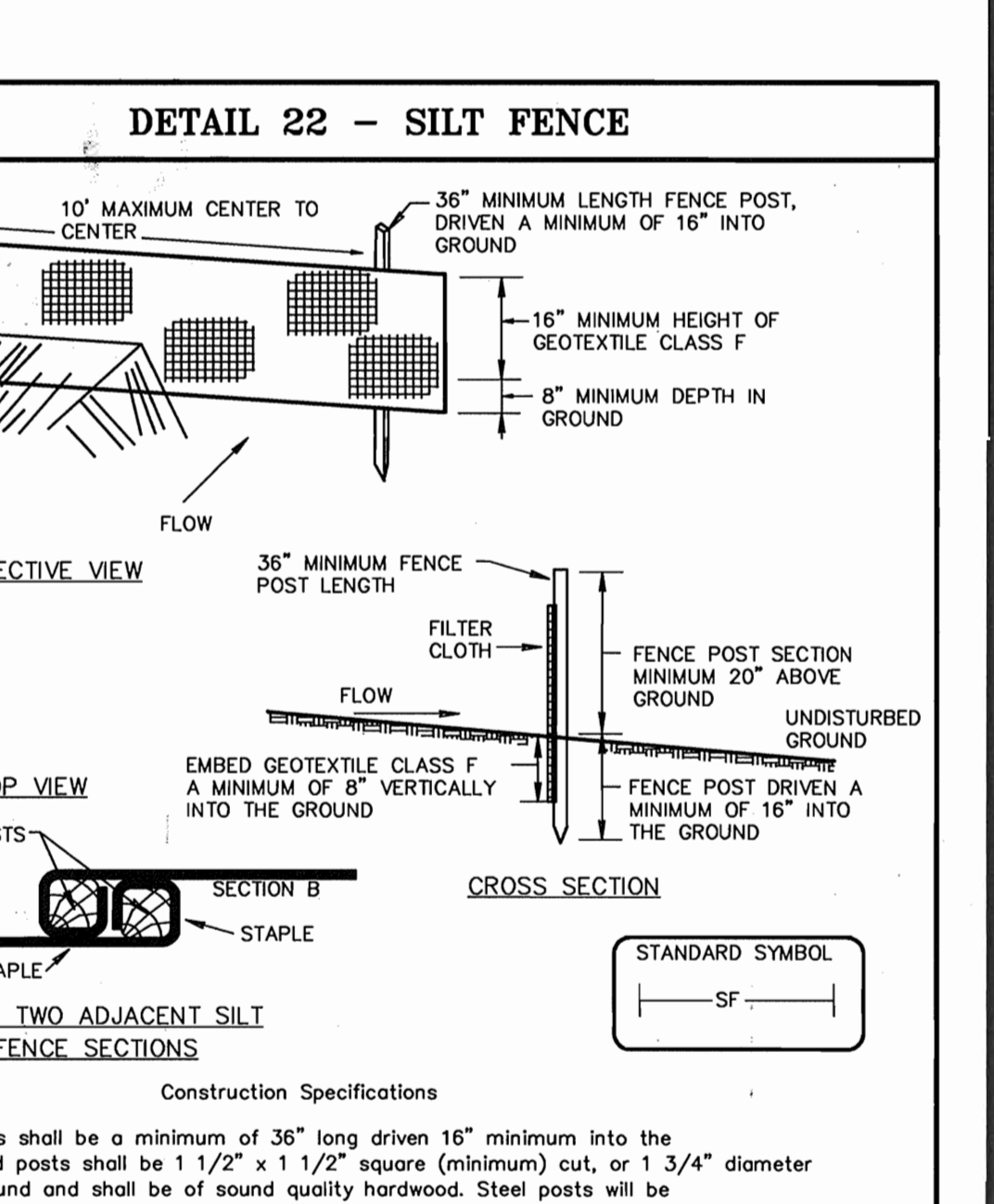
- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing 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.
- 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.

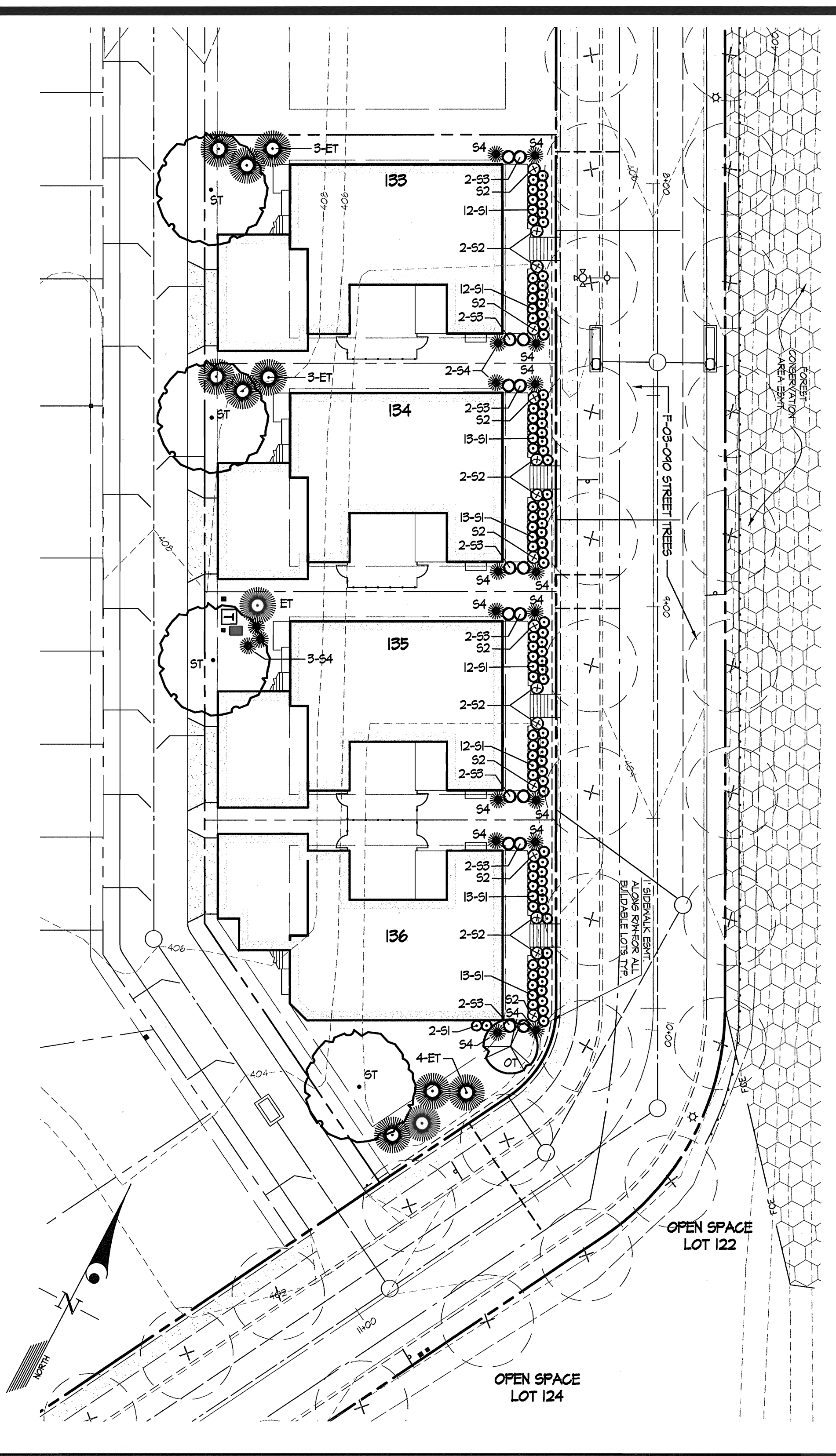
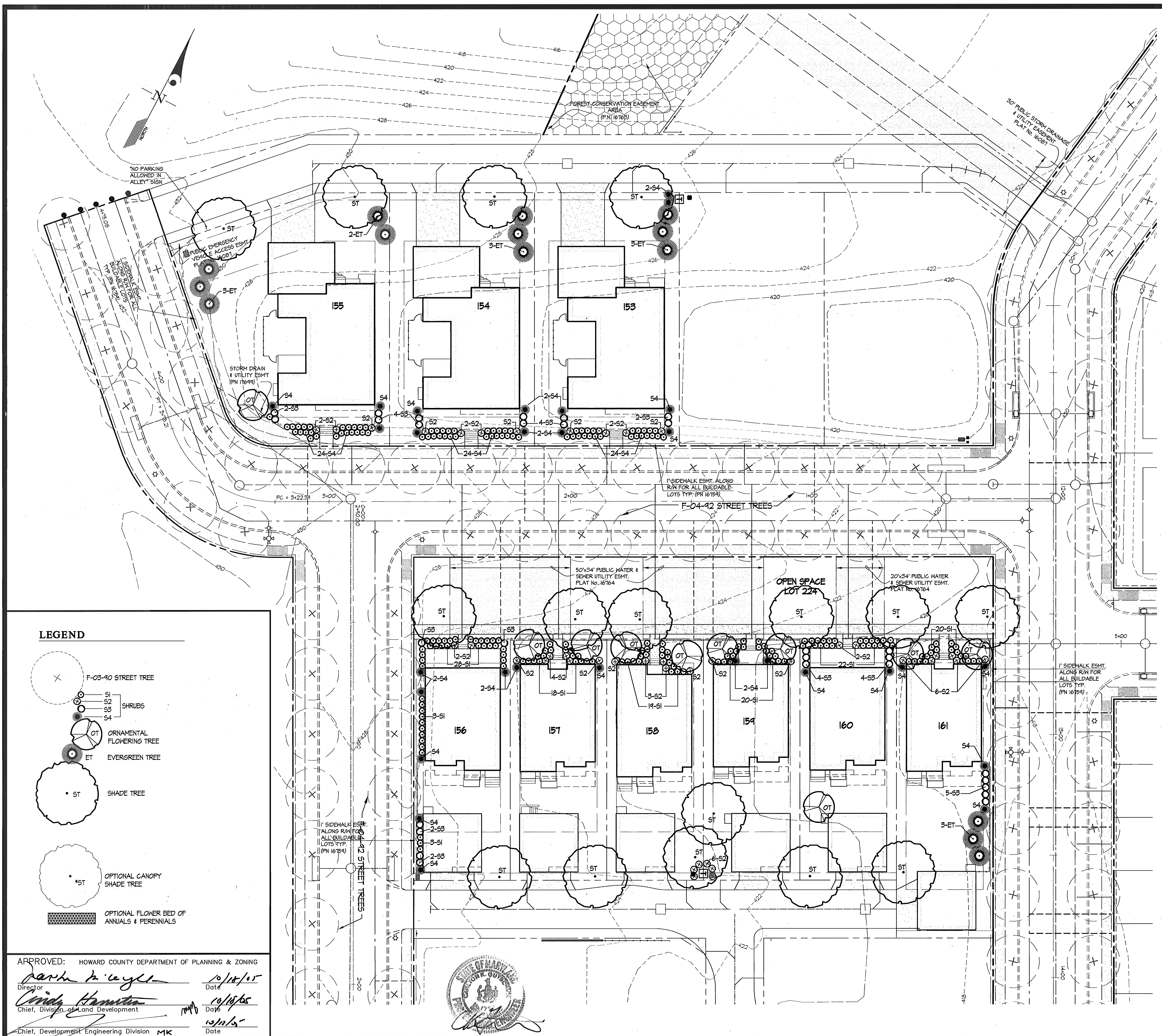


ENGINEER'S CERTIFICATE

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.

Colleen Dweilley 9/27/05
 MILLER & SMITH AT MARLE LAWN, L.L.C. DATE

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!



LEGEND

- F-03-40 STREET TREE
- SHRUBS
- ORNAMENTAL FLOWERING TREE
- EVERGREEN TREE
- SHADE TREE
- OPTIONAL CANOPY SHADE TREE
- OPTIONAL FLOWER BED OF ANNUALS & PERENNIALS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
park h. cagle 10/18/05
 Director Date
Cindy Hamilton 10/18/05
 Chief, Division of Land Development Date
 Chief, Development Engineering Division MK Date 10/12/05



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

DATE	REVISION	BY	APPR.

PREPARED FOR:
 BUILDER/LOT OWNER
 MILLER and SMITH at MAPLE LAWN, L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: 703-821-2500 x 236
 attn: COLLEEN DWELLEY

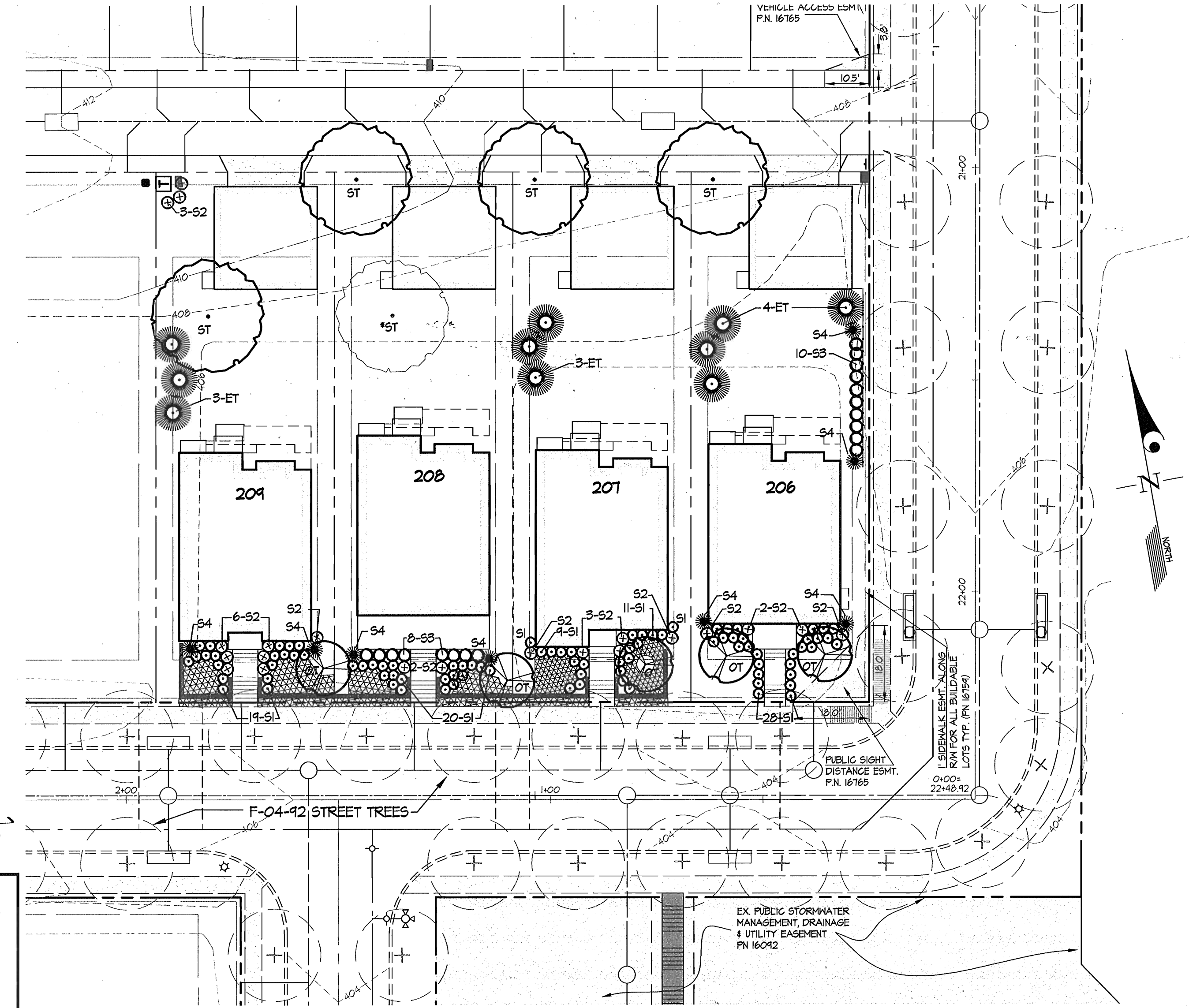
LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
 (SPD RESIDENTIAL USE)
 PLAT No. 16759-16768
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03013
DATE	TAX MAP - GRID	SHEET
19/Sept/05	41	7 OF 9

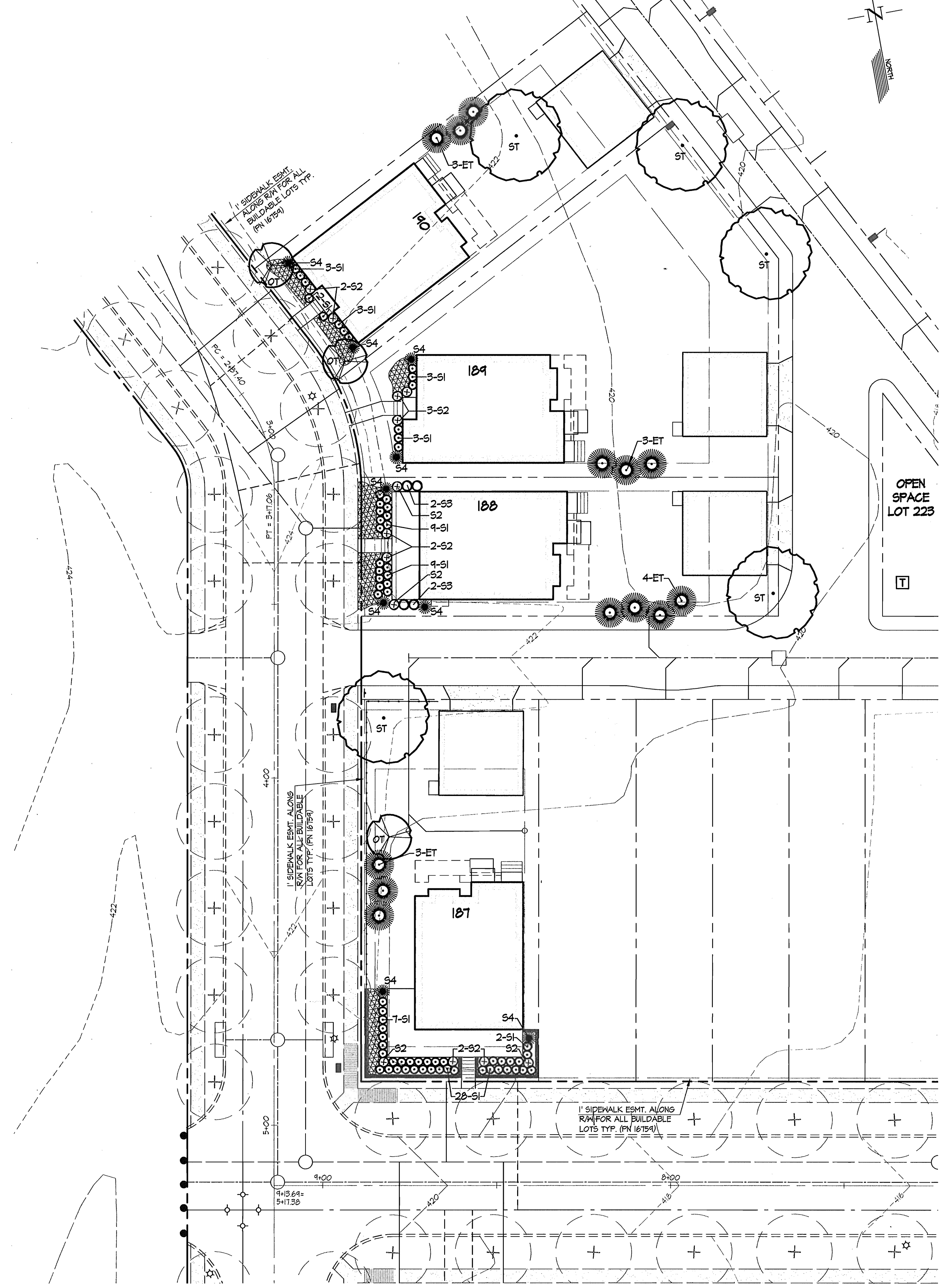
THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
ST	24	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12' MIN. HT.	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACCHARIN 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FRIEDMANI 'ZELZAN' / GELBERTON FRIEDMAN MAPLE ACER SACCHARIN 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS PHELLOS / WILLOW 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 B&B
OT	14	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANGHER CANADENSIS / SHADBLON SERVICEBERRY CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CERGIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
ET	48	ALL EVERGREEN TREES SHALL BE 6'-8" HT.	CUPRESSOCYPARIS LEYLANDI / LEYLAND CYPRESS ILEX ATTENUATA 'FOSTERI' / FOSTER HOLLY ILEX OPACA / AMERICAN HOLLY PICEA OMORICA / SERBIAN SPRUCE PICEA MARGENSIS / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINES	ALL B&B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
SHRUBS	471	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK' / 'GUMPO WHITE', 'KAEM'PO COTONEASTER DAMMERII 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIFERUS HORIZONTALIS VAR. / JUNIFER VAR. 'EAK HARBOR' / 'ANDORRA', 'MILTON BLUE RUS' JUNIFERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIFER	ALL CONTAINERIZED
S1	90	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' BERBERIS THUNDERFII ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PIGMY BARBERRY DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX GRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INK-BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
S2	64	ALL 24" - 30" SPREAD & 25' - 3' HT.	BIONYMUS ALATUS 'COMPACTA' / DWARF HINGED BIONYMUS BIONYMUS KIAUSCHOVICUS 'MANHATTAN' / MANHATTAN BIONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SULFURICE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBEM. CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'P.J.M.' / P.J.M. RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
S3	65	ALL 9" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIFERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIFER TAXUS MEDIA 'HICKSII' / HICKS YEW TILIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED
SEASONAL FLOWERS BY HOMEOWNER				

* OPTIONAL TREE



THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY!



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Frank D. Leight* 10/18/05
 Chief, Division of Land Development: *Cindy Hamstra* 10/18/05
 Chief, Development Engineering Division: *M.L.* 10/13/05

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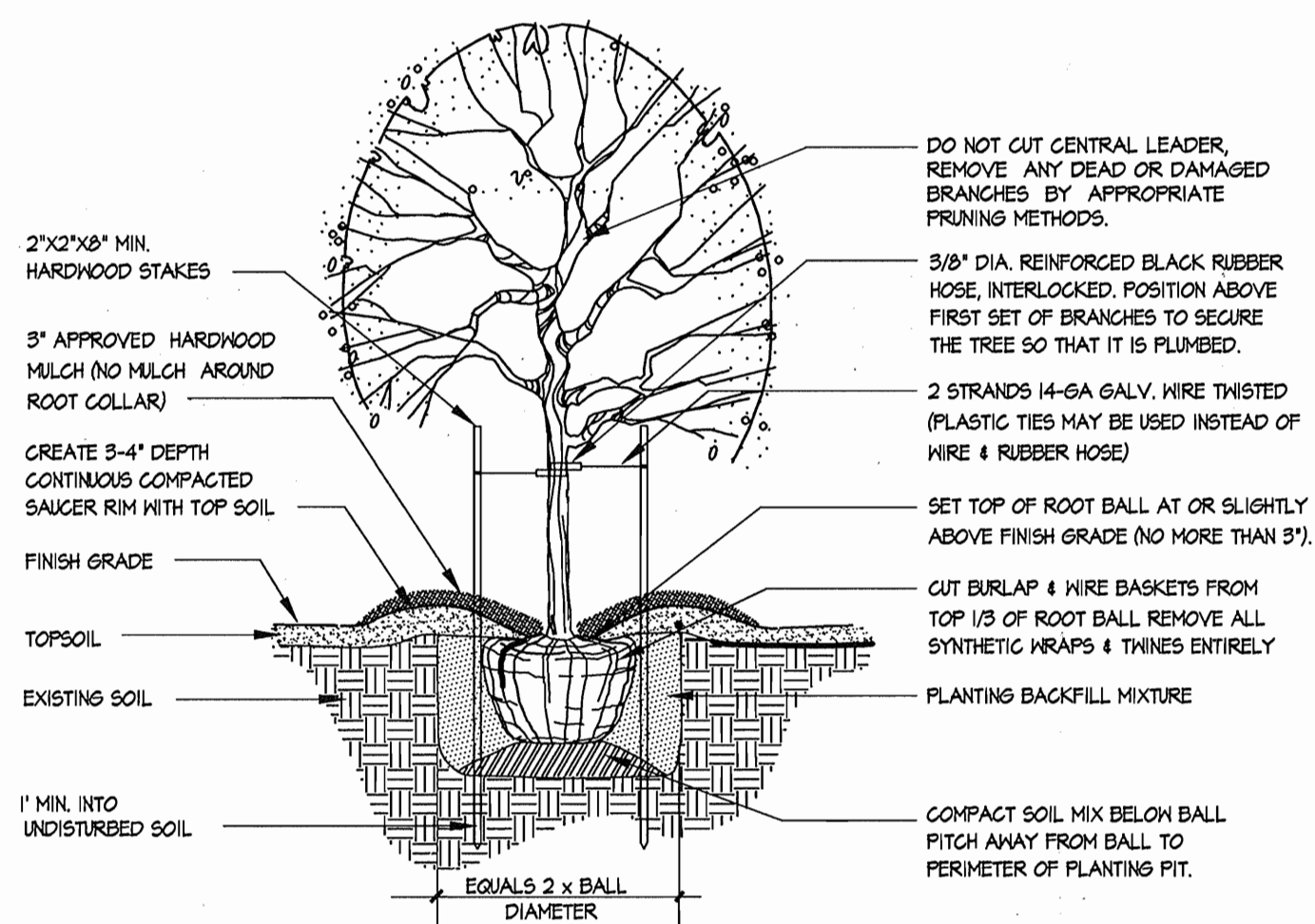
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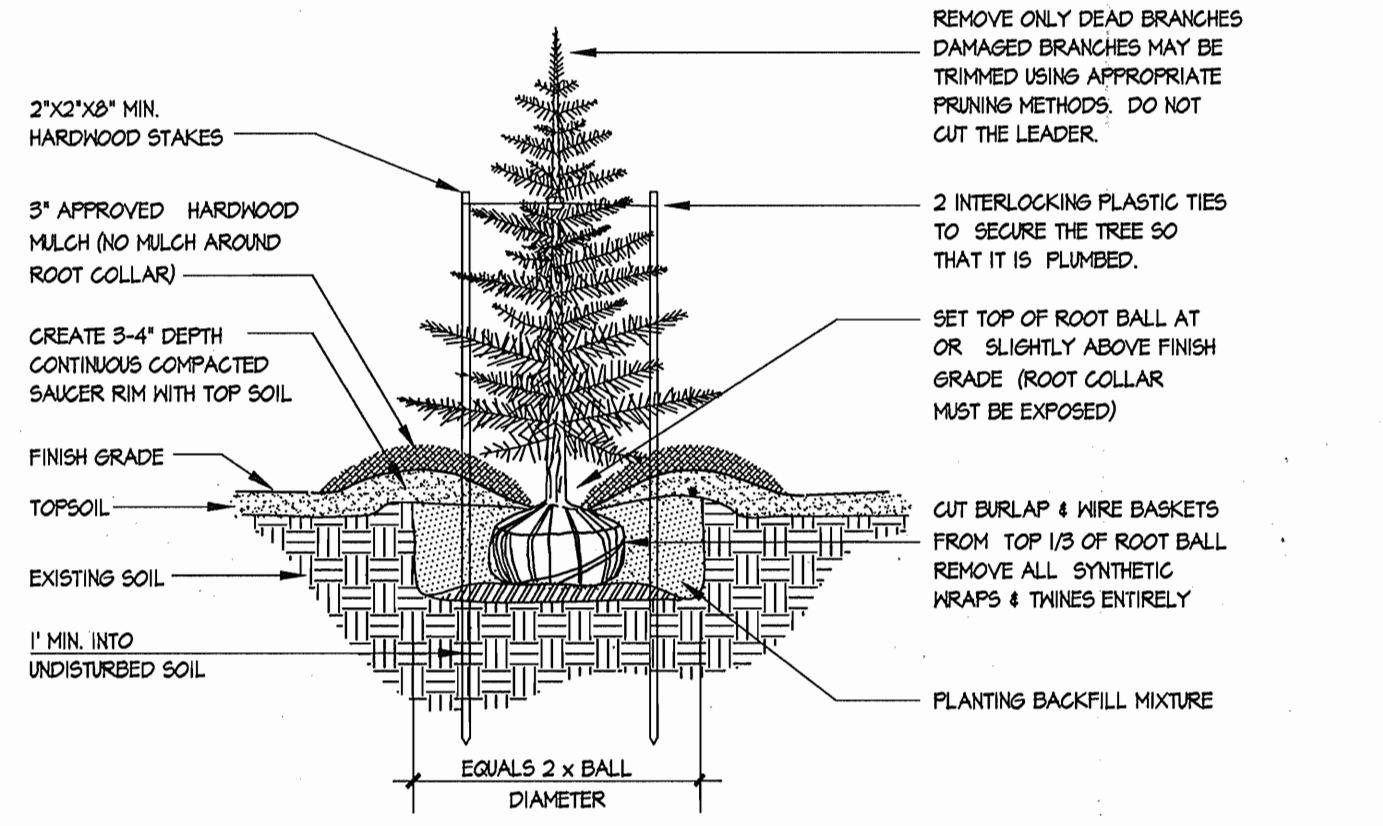
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

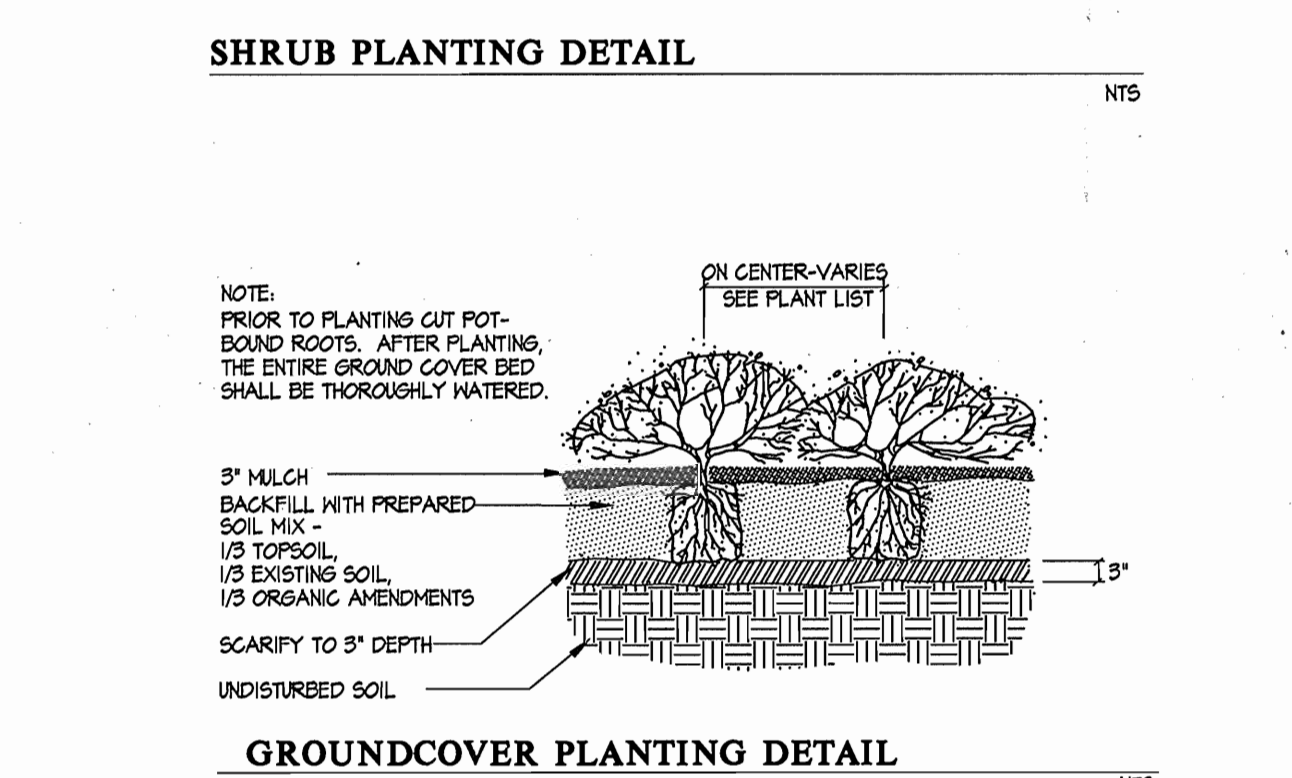
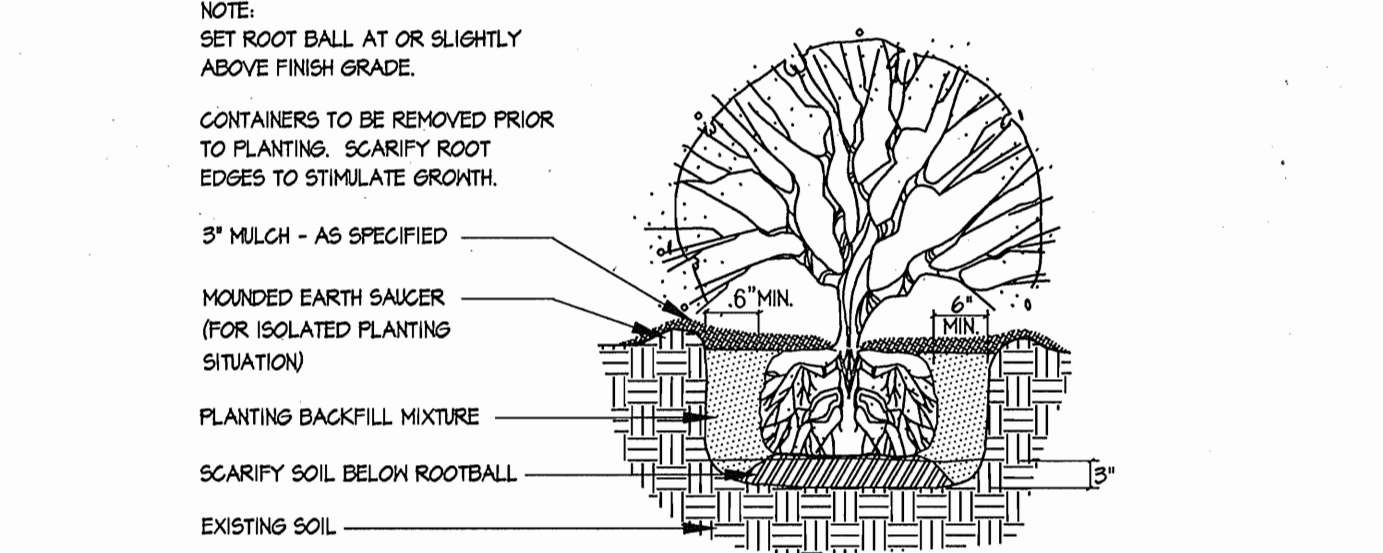
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-01-T AND FB CASE NO. 955.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE 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 PLANT 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. 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 SHALL BE SOLOED 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 6).
- 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-A" AND "SCHEDULE-C" ARE 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 \$36,510.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:
 21 SHADE TREES AT \$500/TREE = \$10,500.00
 444 SHRUBS AT \$30/SHRUB = \$13,212.00
 TOTAL = \$23,712.00
 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.



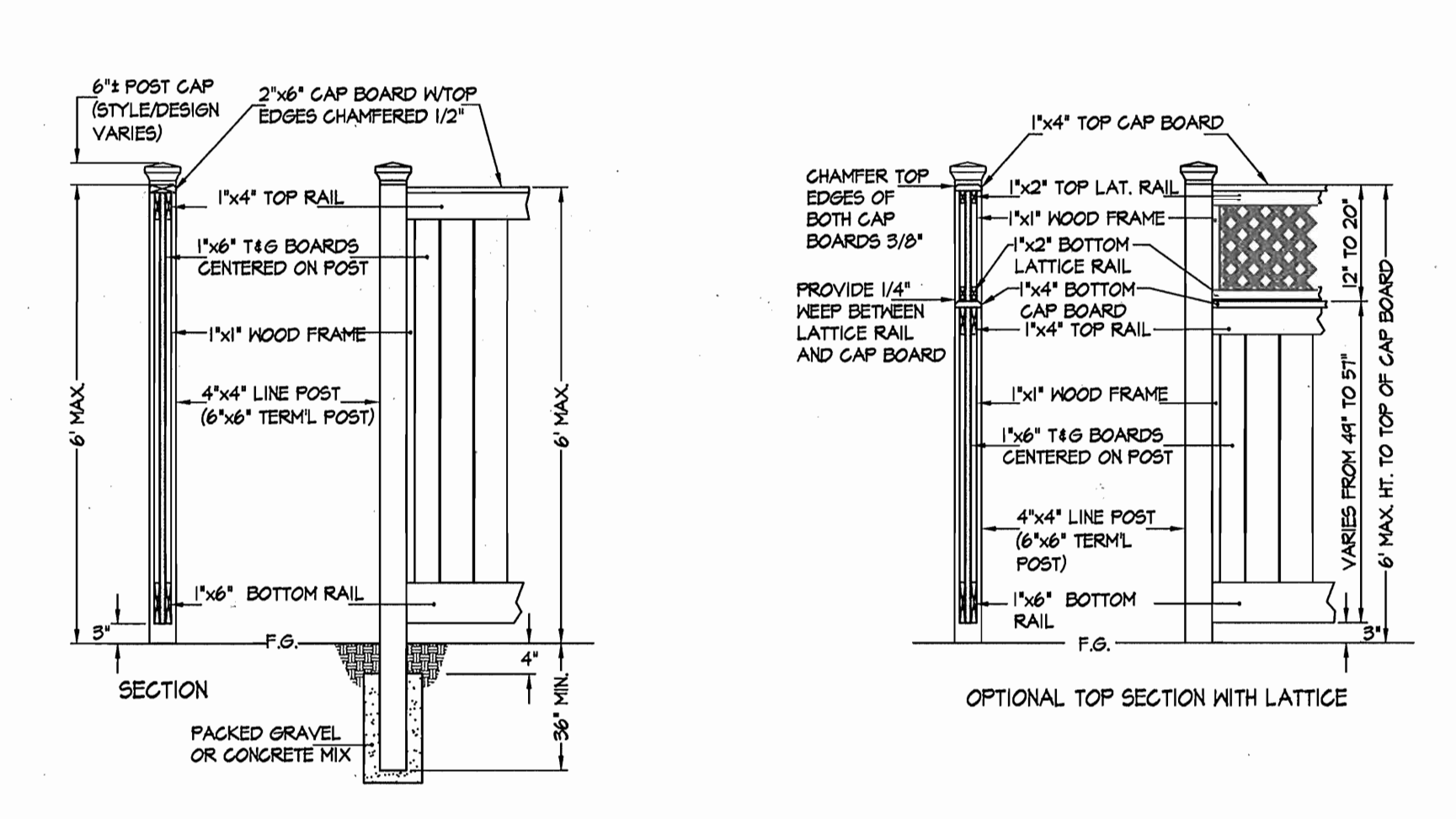
DECIDUOUS TREE PLANTING DETAIL
 FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS



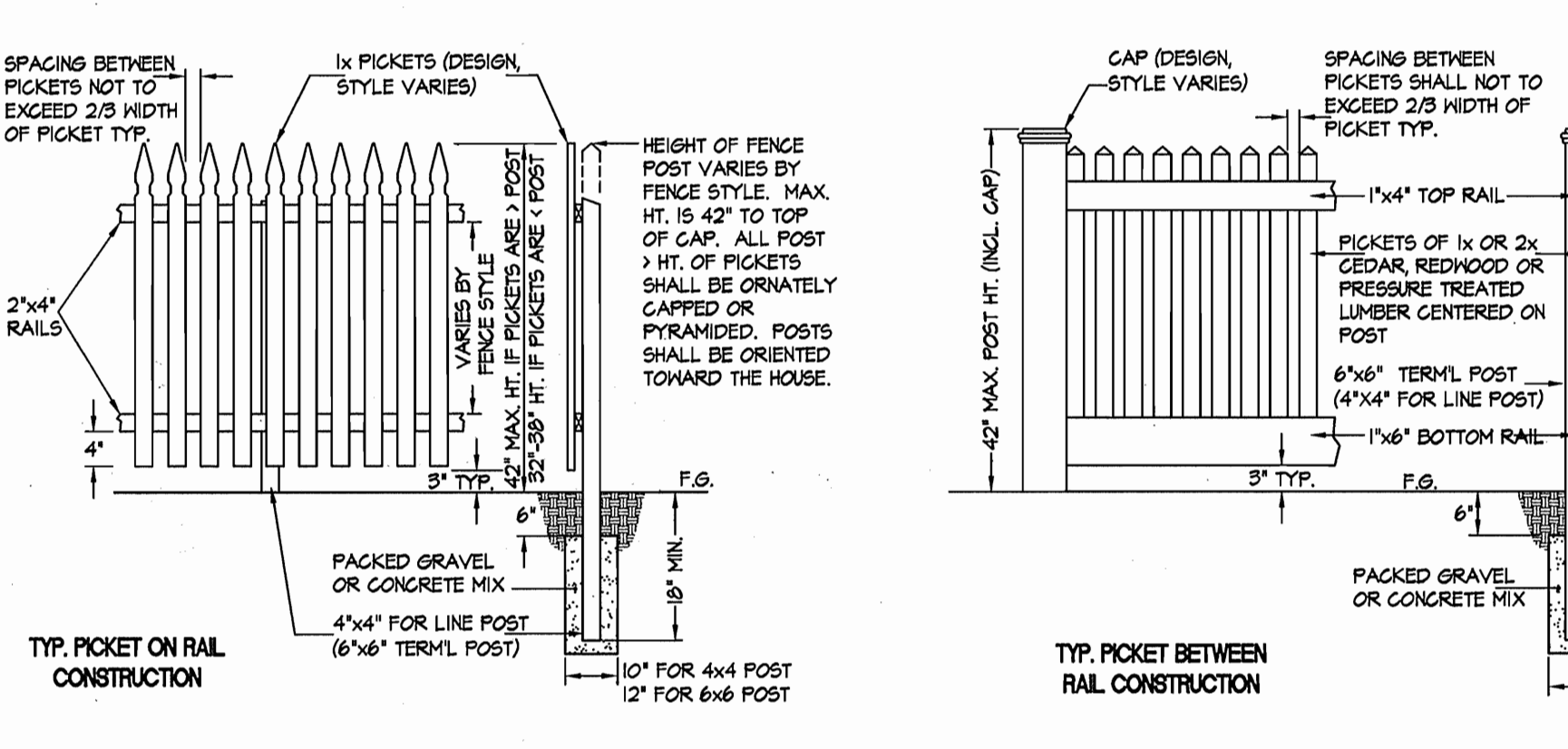
EVERGREEN TREE PLANTING DETAIL
 NTS



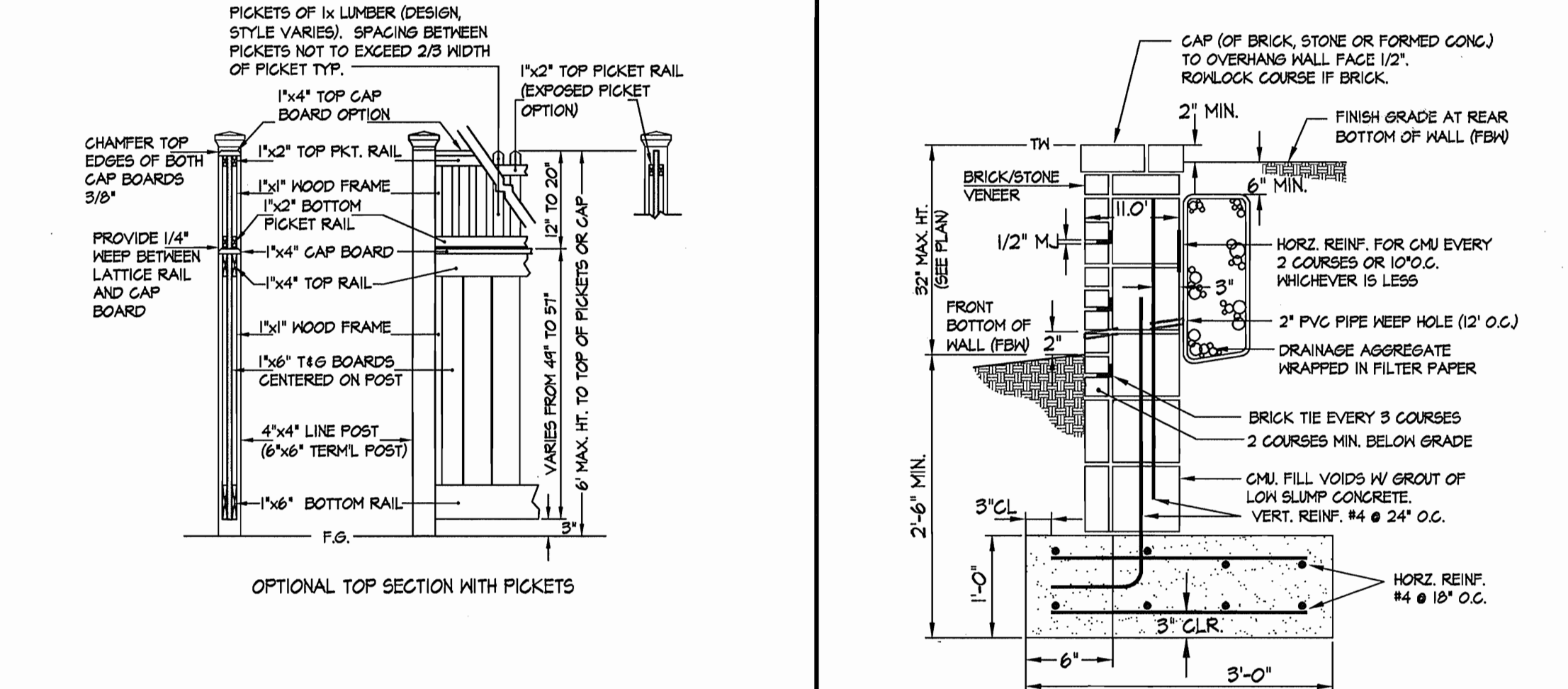
GROUND COVER PLANTING DETAIL
 NTS



PRIVACY FENCE NOTES AND DETAILS (SIDE & REAR OF LOT ONLY)
 NO SCALE



PICKET FENCE DETAILS
 NO SCALE



TYPICAL LOW GARDEN RETAINING WALL
 NO SCALE

LANDSCAPE SURETY PER LOT

BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT
		SHADE TREE	SHRUBS
MILLER & SMITH AT MAPLE LAWN, L.L.C.	153	1	42
	154	1	42
	155	1	42
	156	1	64
	153	1	45
	154	1	45
MILLER & SMITH AT MAPLE LAWN, L.L.C.	155	1	66
	156	2*	55
	157	2*	36
	158	2*	31
	159	2*	36
	160	2*	38
MILLER & SMITH AT MAPLE LAWN, L.L.C.	161	2*	55
	167	1	61
	168	1	58
	169	1	36
	170	1	31
	206	1	54
MILLER & SMITH AT MAPLE LAWN, L.L.C.	207	1	40
	208	1	31
	209	1	38
	204	1	38
TOTAL FOR MILLER & SMITH AT MAPLE LAWN, L.L.C.	27	444	\$36,510.00

* THE 6 TREES ON OPEN SPACE LOT 224 ARE INCLUDED WITH THESE LOTS (ONE ADDITIONAL TREE/LOT) FOR SURETY PURPOSES.

BUILDER'S CERTIFICATE
 I HEREBY 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 HEREBY 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.
 Colleen Dwelley 9/21/05
 MILLER & SMITH AT MAPLE LAWN, L.L.C. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] 10/18/05
 Chief, Division of Land Development: [Signature] 10/18/05
 Chief, Development Engineering Division: [Signature] 10/18/05

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SPD CORNER LOT ORIENTED TO ROADWAY					
LANDSCAPE TYPE	SIDE YARD TREATMENT PER M/LP DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1:4 OF BLDG. SIDE LENGTH)					
PERIMETER LOCATION (CORNER LOTS)	LOT 156	LOT 155	LOT 161	LOT 181	LOT 206	
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	74'	76'	74'	76'	82'	
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED						
SHADE TREES			PER SCHEDULE-C			
EVERGREEN TREES	N/A	N/A	N/A	N/A	N/A	N/A
SHRUBS	19	19	19	20	21	
NUMBER OF PLANTS PROVIDED						
SHADE TREES			PER SCHEDULE-C			
EVERGREEN TREES	0	0	0	0	0	
OTHER TREES (# 2:1 SUBSTITUTION)	0	0	0	0	0	
SHRUBS (10:1 SUBSTITUTION)			SEE SCHEDULE-C			

* THE OPTIONAL EXTENDED BUILDING FEATURES ARE INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.
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 OTN: COLLEEN DWELLEY

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, SEE COMMENT 'D')		REQUIRED SIDE & REAR YARD PLANTINGS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS		PLANTINGS PROVIDED		COMMENTS	
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S+R)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)
COTTAGE	#156	40'	10	104'	26	1	55	
	#157	40'	10	104'	26	1	26	2-ORNAMENTAL TREES FOR 10 SHRUBS
	#158	40'	10	108'	27	1	27	2-ORNAMENTAL TREES FOR 10 SHRUBS
	#159	40'	10	104'	26	1	27	2-ORNAMENTAL TREES FOR 10 SHRUBS
	#160	40'	10	112'	28	1	34	1-ORNAMENTAL TREES FOR 5 SHRUBS
	#161	40'	10	104'	26	1	35	2-ORNAMENTAL & 3-EVERGREEN TREES FOR 25 SHRUBS
	#167	51'	13	112'	28	1	43	1-ORNAMENTAL & 3-EVERGREEN TREES FOR 20 SHRUBS
	#168	40'	10	112'	28	1	24	4-EVERGREEN TREES FOR 20 SHRUBS
	#169	35'	9	108'	27	1	11	3-EVERGREEN TREES FOR 15 SHRUBS
	#170	40'	10	108'	27	1	12	2-ORNAMENTAL & 3-EVERGREEN TREES FOR 25 SHRUBS
MANOR	#206	42'	11	108'	27	1	40	2-ORNAMENTAL & 4-EVERGREEN TREES FOR 30 SHRUBS
	#207	42'	11	108'	27	1	27	1-ORNAMENTAL & 3-EVERGREEN TREES FOR 20 SHRUBS
	#208	42'	11	104'	26	1	32	1-ORNAMENTAL TREES FOR 5 SHRUBS
	#209	42'	11	106'	27	1	31	1-ORNAMENTAL & 3-EVERGREEN TREES FOR 20 SHRUBS
	#153	54'	14	112'	28	1	35	3-EVERGREEN TREES FOR 15 SHRUBS
	#154	54'	14	112'	28	1	37	3-EVERGREEN TREES FOR 15 SHRUBS
	#155	54'	14	112'	28	1	38	1-EVERGREEN TREES FOR 5 SHRUBS
	#156	66'	17	112'	28	1	40	1-ORNAMENTAL & 4-EVERGREEN TREES FOR 25 SHRUBS
	#159	60'	15	120'	30	1	38	3-EVERGREEN TREES FOR 15 SHRUBS
	#164	60'	15	120'	30	1	36	3-EVERGREEN TREES FOR 15 SHRUBS
#155	67'	17	120'	30	1	34	1-SHADE, 1-ORNAMENTAL & 3-EVERGREEN TREES FOR 40 SHRUBS	

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, 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 QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOATED WITH SCHEDULE-C PROPOSED QUANTITIES TO SIMPLIFY SUBSTITUTIONS.
 (D) FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE SIX TREES SHOWN ON OPEN SPACE 224 AND IN FRONT OF LOTS 156-161 SHALL BE THE SAME SPECIES AS THE ADJOINING STREET TREES (GREEN MOUNTAIN SUGAR MAPLE).
 * CORNER LOT

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DATE	REVISION	BY	APPR.

DATE: _____ BY: _____ APPR.: _____

DETAILS, NOTES and SCHEDULES
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 MIDTOWN DISTRICT - AREA 2: LOT Nos. 133-136, 153-161, 187-190 & 206-209
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