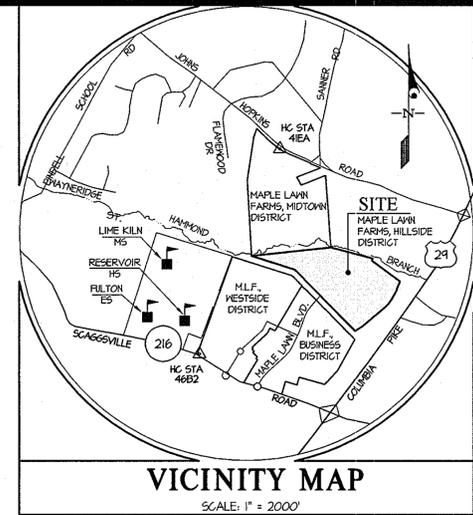


# MAPLE LAWN FARMS SITE DEVELOPMENT PLAN HILLSIDE-DISTRICT -- AREA 4 LOTS 301-340 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

## HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA &  
NVD80 VERTICAL DATA  
41EA N 544825.809  
E 1334211.444  
ELV. = 407.053  
46B2 N 539491.7271  
E 13371218.484  
ELV. = 474.671



## 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) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MSES UTILITY" AT 1-800-257-7771 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
TAX MAP: 41  
ELECTION DISTRICT: 5  
ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.  
AREA OF BUILDABLE LOTS Nos. 301 - 340 FOR THIS SITE DEVELOPMENT PLAN - 2.391 ACRES.  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. 5-01-17, ZB-495M, PB-353, MP-0111, MP-03-02, P-03-01, F-03-10, P-04-01, P-05-02, F-04-12, F-05-81, F-05-82, F-05-112/13, 5-06-16, F-05-134, F-06-43, P-07-02, F-08-17, F-06-161, ZB-0394M, PB-378, F-08-72, P-10-003.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE 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 PARALLEL TO THE ITEMS MEASURED UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY (BQW) AND QUANTITY (QP), HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-81 ON OPEN SPACE LOT 160 AND UNDER F-06-161 ON OPEN SPACE LOTS 214 & 215. THE PONDS WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY (ON OS. 214) WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY H&S CONTRACT NO. 24-4320-D & 24-4430-D) AND THE WATER METER VALVES ARE LOCATED IN THE R.O.M.
- 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 SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE HILLSIDE 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. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-072.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 6 & 7) TO SATISFY 5-01-17 DEVELOPMENT CRITERIA AND SECTION 16124 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 SHEETS 6 & 7 AND THE GRADING PERMIT CHART ON SHEET 1.
- 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 FOR THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH - 12' (6" SERVING MORE THAN ONE RESIDENCE)  
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH R AND CHIP COATINGS (1 1/2" MIN)  
C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
D. STRUCTURES (WALLS/BERMS) - CAPABLE OF SUPPORTING 25 GROSS TONS (RTS LOADINGS)  
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 FOR THE TOWNHOUSE LOTS.
- 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, 5-01-17 APPROVAL PRIOR TO II-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 15B.02.2) OF THE ZONING REGULATIONS AND THE APPROVED MLP DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKINGS, 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 STRIPED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-17, 5-06-16, PB-353, PB 378 AND ZB-495M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-495M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17) AND PB CASE NO. 378 AND 5-06-16.
- BUILDABLE LOTS 301-340 SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- (see area above the sheet index for General Note #26)

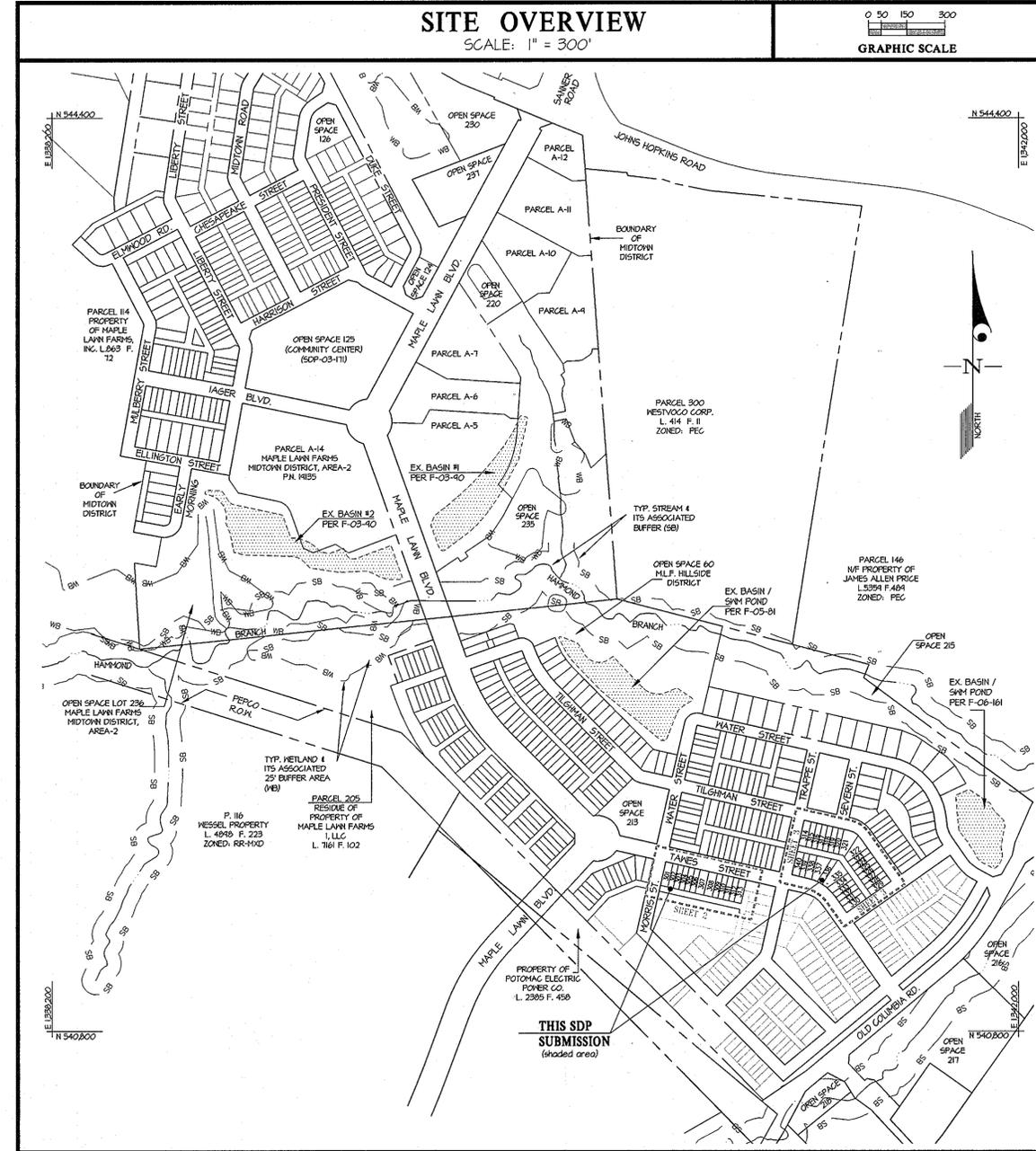
## LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA  
A. PRESENT ZONING: MXD-3 PER ZB-495M  
B. PROPOSED USE OF SITE: 40 SFA RESIDENTIAL DWELLINGS  
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT# 4320-D & 4430-D)  
D. PARKING PROVIDED: 80 SPACES (at 2 spaces/unit per ex.133D.2.a.) + 12 SPACES (at 0.3 space/unit for overflow per Design Manual) + 92 SPACES TOTAL PARKING PROVIDED; 80 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE) PLUS ON-STREET PARKING THAT EXCEEDS THE OVERFLOW PARKING REQUIRED. (SEE NOTE 2) ABOVE REGARDING PARKING).  
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION  
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 2.391 AC.  
B. AREA OF THIS PLAN SUBMISSION: 2.81 ACRES (L.O.D.)  
C. AREA OF DISTURBANCE BY THIS SDP: 2.81 ACRES
- LOT DESIGNATION  

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL.	MAX. BUILDING HT.
TOWNHOUSE	301-340	N/A	N/A	50' (MEAN HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLATS 20396-20401  

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS (also see Item-E below)
TOWNHOUSE	0	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHED/ATTACHED) GARAGE OR TO ACCESSORY STRUCTURES.

A. BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' BACK TO FRONT AND 6' (or as required by the building code) FOR ALL OTHER CONDITIONS.  
B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.  
C. FACINGS ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.M.) SHALL BE 30' APART.  
D. EXCEPTIONS TO 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 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.  
• MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.  
E. HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 5'.



### OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (5% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	54.48	18.18	215 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	13.10	15.75 (42.1)	1.31	1.52 (41.7) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	0.00	0.00	0.00	0.00	
4c (BUSINESS DISTRICT, AREA-2)	F-05-121/13	3.00	1.05	0.00	0.00	
5a (HILLSIDE DISTRICT, AREA-1)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.4)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	1.07	0.00	0.01	
6b (WESTSIDE DISTRICT)	F-08-14F-08-55	40.60	14.21	26.65 (24.4)	3.17	4.76 (11.4) ③
TOTAL		311.76	108.02	183.33 (58.0)	10.7	14.18 (12.0)

- \* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.
  - \*\* 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
  - \*\*\* THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).
  - ① 1.52 AC. = COMMUNITY CENTER (O.S. 125 - 5.01 AC.) O.S. 126 (0.55 AC.) AND O.S. 230 (1.86 AC.)
  - ② 0.29 AC. = PATHWAYS
  - ③ 4.76 AC. = OS LOT 4 (4.76 AC.)
- OPEN SPACE LOTS 126 AND 230 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS, IN ACCORDANCE WITH APPLICABLE POLICY FOR MLP.

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
301-313	0.83± AC	\$ 3,040.00	\$ 100.00
314-324	1.04± AC	\$ 4,500.00	\$ 100.00
330-340	0.81± AC	\$ 3,950.00	\$ 100.00
TOTAL	2.68± AC	\$ 10,740.00	\$ 300.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 2 YEARS OF ITS APPROVAL.

- GENERAL NOTE #26: MF-06-12 - MANVER REQUEST FROM SECTION 16.13(a)(2)(ii) - WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS FOR THE ENTIRE LENGTH AND THE FULL DESIGNATED PAVEMENT OF OLD COLUMBIA ROAD WHERE A DEVELOPER OWNS LAND ON BOTH SIDES OF A LOCAL OR MINOR COLLECTOR ROAD FOR A MAJOR SUBDIVISION FROM SECTION 16.13(a)(ii) - WHICH REQUIRES THE CONSTRUCTION OF SIDEWALKS ALONG THE PROJECT FRONTAGE ON AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD IN A MAJOR SUBDIVISION, AND FROM SECTION 16.13(a) & 16.12(a) - WHICH REQUIRES THE INSTALLATION OF STREET TREES IN ACCORDANCE WITH THE LANDSCAPE MANUAL ALONG BOTH SIDES OF AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD WHERE ROAD IMPROVEMENTS ARE REQUIRED, WAS APPROVED ON APRIL 18, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:  
A. COMPLIANCE WITH THE SRG AGENCIES COMMENTS FOR FINAL PLAN, F-06-161.  
B. THE PROPOSED ROAD IMPROVEMENTS (RESURFACING AND RE-STRIPING) AND STREET TREES ON THE WEST SIDE OF OLD COLUMBIA ROAD SHALL BE PROVIDED AS SHOWN ON F-06-161.

### SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN / SITE DETAILS
- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS
- LANDSCAPE PLAN / LANDSCAPE NOTES & DETAILS

### ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
301	8402 TAVES STREET	321	7814 TILGHMAN STREET
302	8404	322	7408
303	8406	323	7410
304	8408	324	7412
305	8410	325	7414
306	8412	326	7416
307	8414	327	7418
308	8416	328	7420
309	8418	329	7422
310	8420		
311	8424	330	8475 TAVES STREET
312	8426	331	8475
313	8428	332	8471
		333	8464
314	7860 TILGHMAN STREET	334	8467
315	7862	335	8463
316	7864	336	8461
317	7866	337	8454
318	7868	338	8455
319	7870	339	8453
320	7872	340	8451

WATER CODE: E21 SEWER CODE: 7645000  
DEVELOPMENT NAME: MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4 DISTRICT/AREA: HILLSIDE/AREA-4 LOTS: 301 - 340 CENSUS TRACT: 6091.02  
PLAT: 18744-18752 & 20396-20401 ZONE: MXD-3 TAX MAP: 41 GRID: 1516, 21 & 22 ELEC. DIST.: 5

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: MAY 3, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Thomas E. Budler* 4/23/10  
Chief, Division of Land Development: *Walt Steinhilber* 4/23/10  
Chief, Development Engineering Division: *William J. ...* 4/16/10

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE, MAY 26, 2012.  
10-27-10

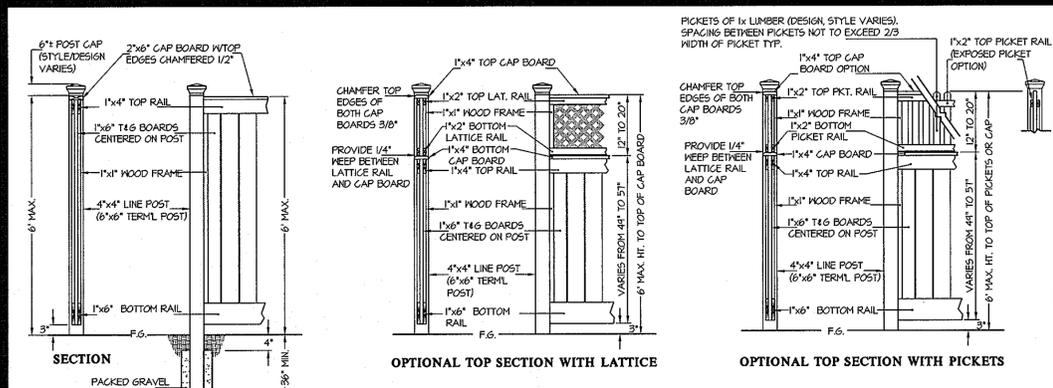
GLWGutschick Little & Webber, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX: 301-421-4185

DATE	REVISION	BY	APP'R.

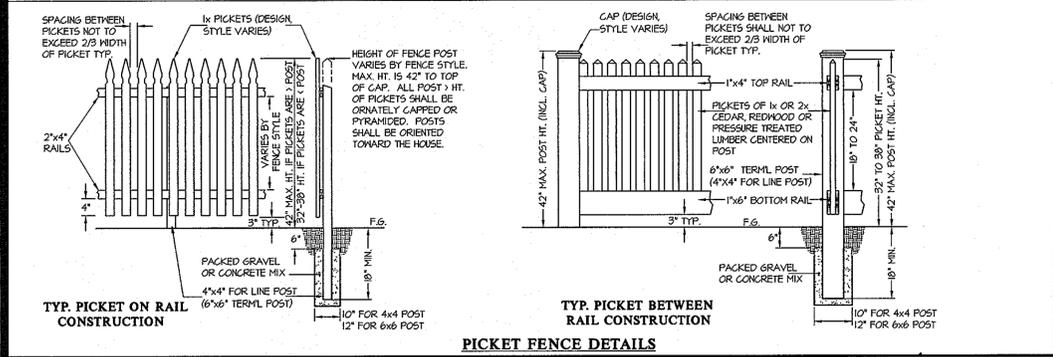
PREPARED FOR:  
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
1828 RESTERTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: 410-484-8400  
HOME BUILDER (CONTRACT PURCHASER): MILLER and SMITH of MAPLE LAWN LLC  
8401 GREENSBORO DRIVE, SUITE 450  
MCLEAN, VIRGINIA 22102  
PH: 703-821-2500  
attn: COLLEEN MCCALL

COVER SHEET  
MAPLE LAWN FARMS  
HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340  
(SFA RESIDENTIAL USE)  
PLAT Nos. 18744-18752 & 20396-20401  
ELECTION DISTRICT No. 5

SCALE: AS SHOWN  
ZONING: MXD-3  
DATE: OCT./2010  
TAX MAP - GRID: 41  
G. L. W. FILE No.: 06013  
SHEET: 1 OF 7  
HOWARD COUNTY, MARYLAND



PRIVACY FENCE DETAILS



PICKET FENCE DETAILS

**FENCE NOTES:**

- ALL FENCES/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
- ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 7418 FOLIO 242 THROUGH 366).
- SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET I REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
- THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR M.L.F.
- FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
- FENCE POSTS SHALL BE SPACED EVENLY WITH A 6' SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
- THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
- FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
- MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.

FENCE NOTES and DETAILS

**HAZARD MANAGEMENT NOTES:**

- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE MANUEVERS HAVE BEEN EXECUTED.
- TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE. (LOTS 301-340)
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNOBSTRUCTED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
- THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
- APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE POSTED AS REQUIRED.

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A CITY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1275, EXPIRATION DATE, MAY 26, 2012.

*10-27-10* [Signature]

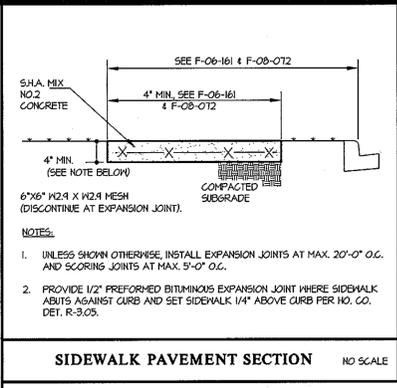
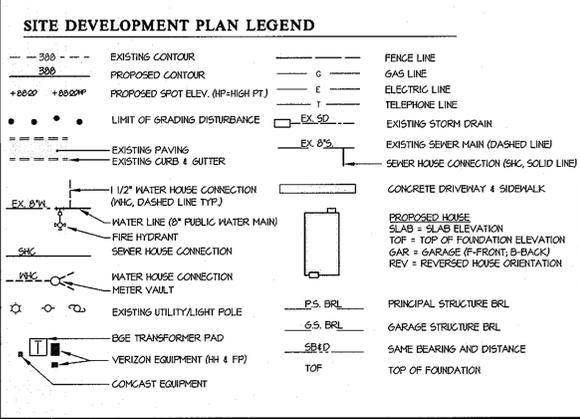
**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 Date: **MAY 3, 2010**

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

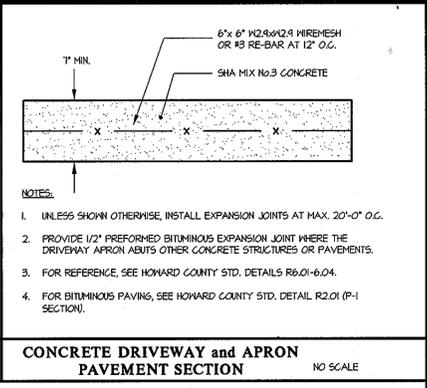
*Thomas E. Buttle* 11/23/10  
 Director Date

*W. J. Shandor* 11/23/10  
 Chief, Division of Land Development Date

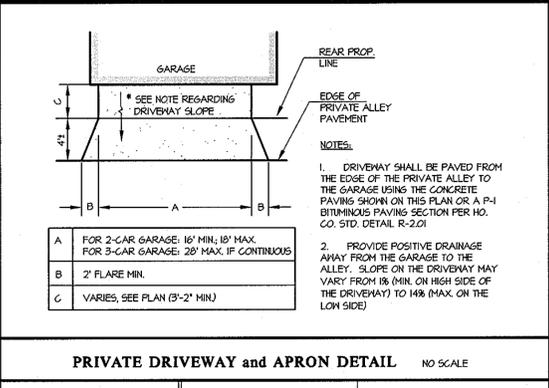
*W. J. Shandor* 11/16/10  
 Chief, Development Engineering Division Date



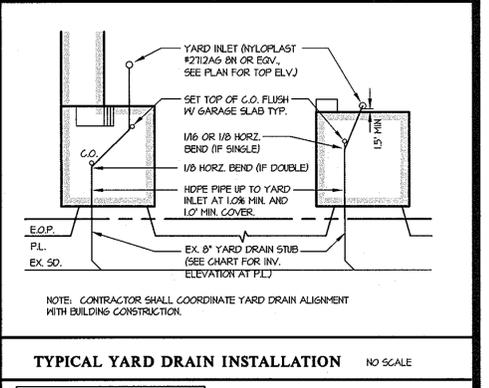
SIDEWALK PAVEMENT SECTION NO SCALE



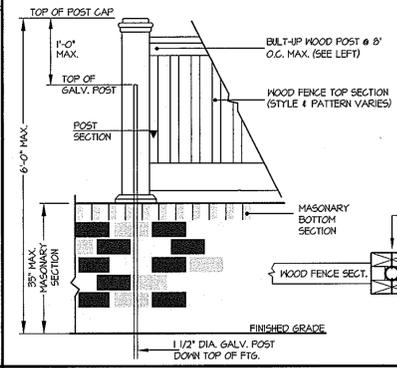
CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



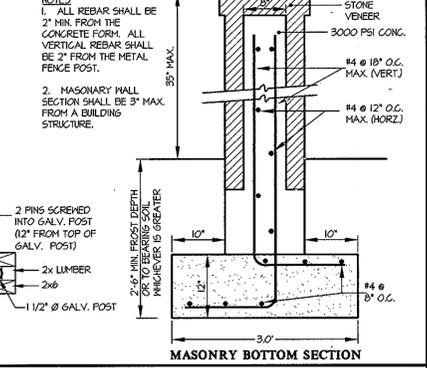
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



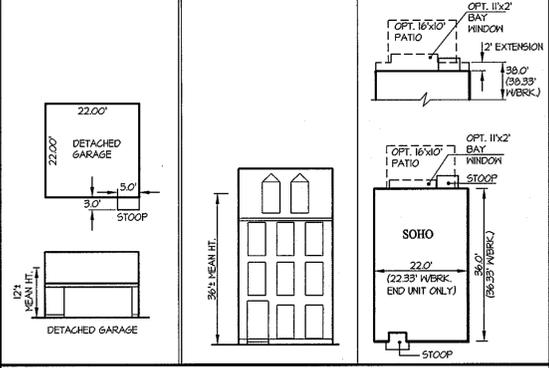
TYPICAL YARD DRAIN INSTALLATION NO SCALE



SCREEN WALL DETAILS NO SCALE



MASONRY BOTTOM SECTION NO SCALE



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS (STANDARD ORIENTATION SHOWN) SCALE: 1"=20'

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

LOT	ELEVATION	LOT	ELEVATION
301	401.95	308	401.91
302	401.94	309	402.40
303	402.62	310	402.43
304	405.05	311	394.66
305	405.08	312	398.84
306	404.21	313	391.81
307	403.63		

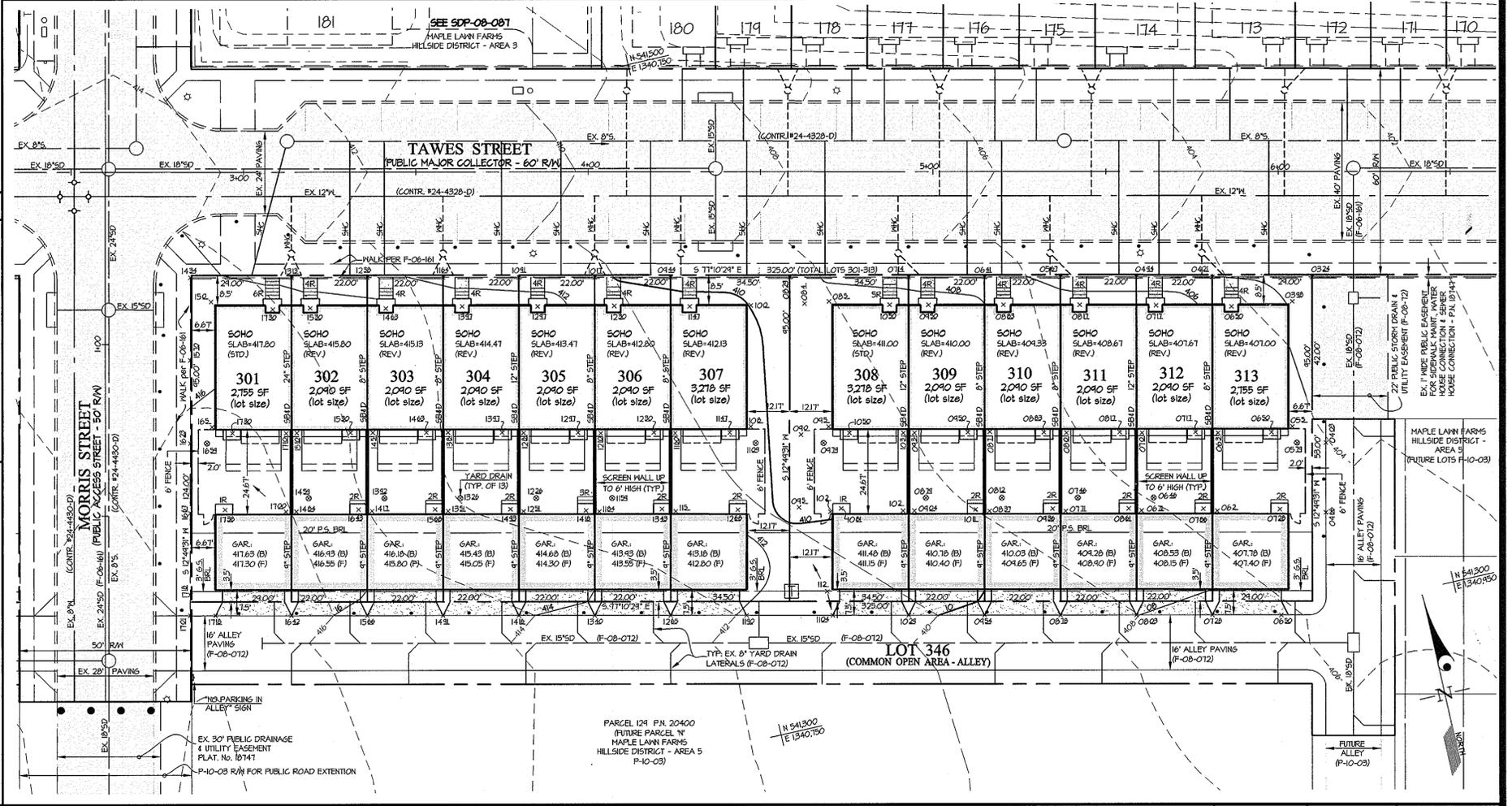
  

**SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.**

LOT	ELEVATION	LOT	ELEVATION
301	403.2	308	391.4
302	403.1	309	396.0
303	401.6	310	395.7
304	400.5	311	394.6
305	394.4	312	394.2
306	394.1	313	393.1
307	398.1	400.4	393.1

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

GRAPHIC SCALE



**PREPARED FOR:**

PROPERTY OWNER (SELLER):  
 MAPLE LAWN FARMS I, LLC  
 1828 RESISTERTOWN ROAD, SUITE 300  
 BELTSVILLE, MD 21108  
 PH: 410-484-8400

HOME BUILDER (CONTRACT PURCHASER):  
 MILLER and SMITH at MAPLE LAWN LLC  
 8401 GREENSBORO DRIVE, SUITE 450  
 MCLEAN, VIRGINIA 22102  
 PH: 703-821-2500  
 c/o: COLLEEN MCCALL

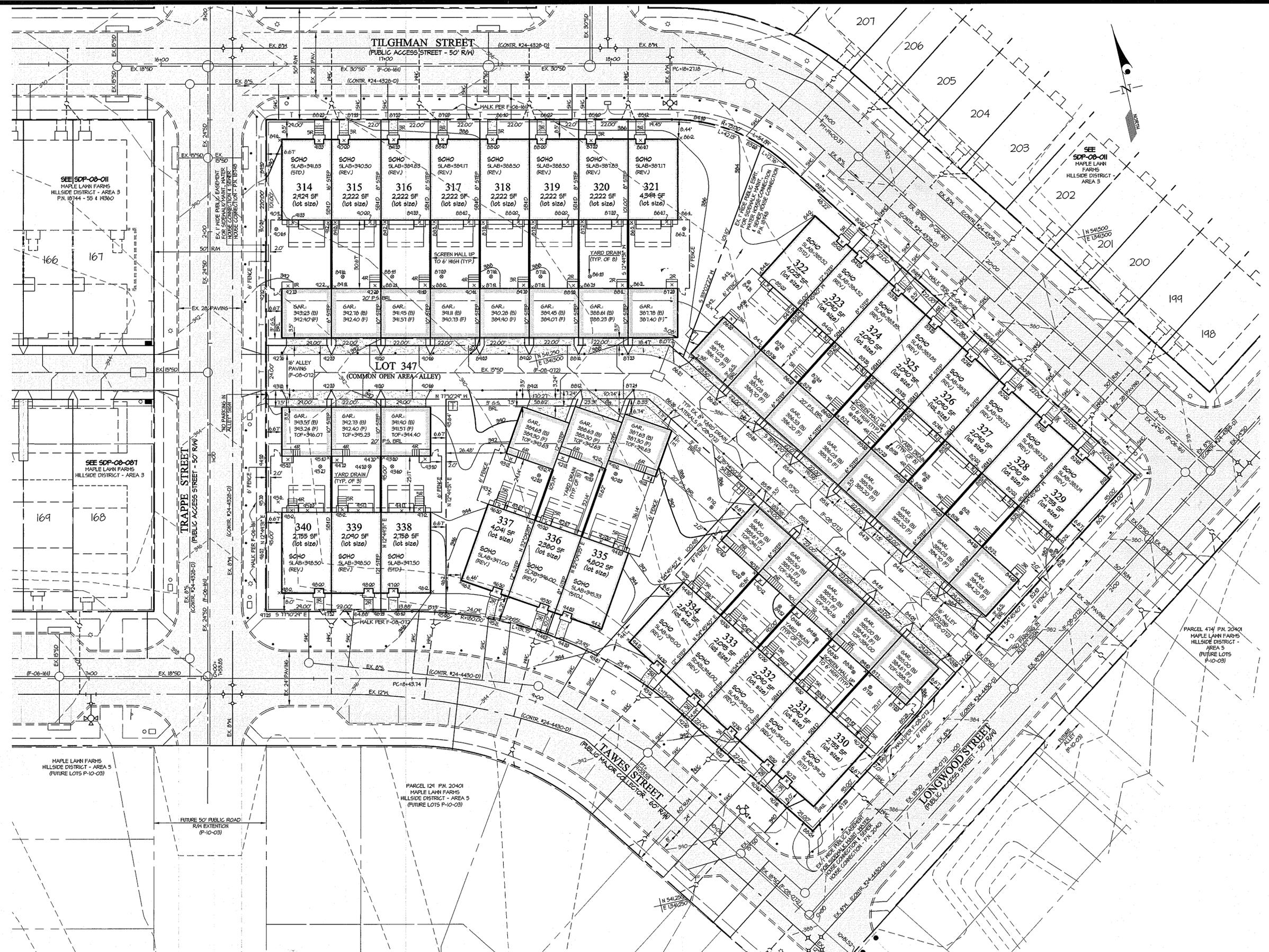
**SITE DEVELOPMENT PLAN / SITE DETAILS**

**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 18744-18752 & 20396-20401

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
OCT./2010	41	2 OF 7

**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

DATE	REVISION	BY	APP'R.



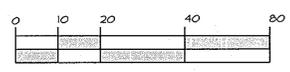
**INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.**

LOT	ELEVATION	LOT	ELEVATION
314	304.66	330	316.02
315	304.05	331	316.24
316	303.45	332	316.51
317	302.84	333	316.90
318	303.61	334	317.23
319	303.63	335	317.62
320	304.03	336	300.44
321	300.13	337	306.71
322	300.18	338	303.53
323	318.85	339	304.13
324	319.52	340	304.14
325	318.14		
326	318.96		
327	318.53		
328	318.20		
329	318.02		

**SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.**

LOT	ELEVATION @ PROP. LINE	M.G.E.	LOT	ELEVATION @ PROP. LINE	M.G.E.
314	316.0	300.4	330	304.2	313.2
315	315.1	311.5	331	312.4	316.4
316	314.2	312.2	332	313.4	311.4
317	313.4	313.3	333	313.8	311.8
318	313.5	311.4	334	314.6	319.8
319	312.8	311.2	335	315.1	314.1
320	312.1	311.1	336	315.4	318.4
321	310.4	315.3	337	316.2	300.2
322	310.2	314.6	338	311.1	301.1
323	309.4	313.3	339	311.4	301.4
324	308.8	313.2	340	310.5	302.5
325	308.0	312.4			
326	307.6	312.0			
327	307.0	311.4			
328	306.7	311.1			
329	306.4	310.3			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE: MAY 26, 2012.

**10-27-10** *[Signature]*

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 Date: **MAY 3, 2010**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 11/23/10  
 Director  
*[Signature]* 11/23/10  
 Chief, Division of Land Development  
*[Signature]* 11/16/10  
 Chief, Development Engineering Division

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALTO 410-580-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

**PREPARED FOR:**

PROPERTY OWNER (SELLER):  
 MAPLE LAWN FARMS I, LLC  
 1828 REISTERTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-484-8400

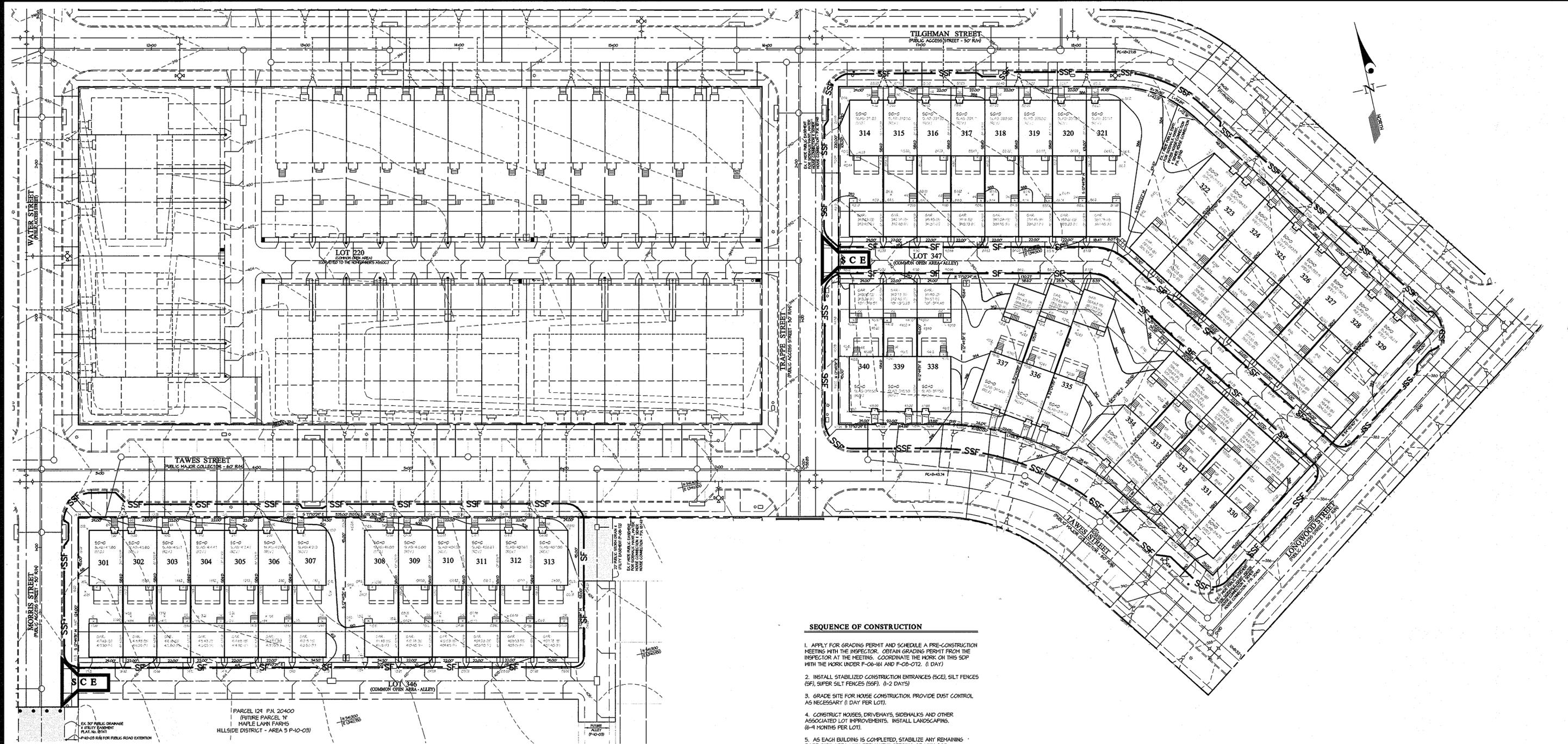
HOME BUILDER (CONTRACT PURCHASER):  
 MILLER and SMITH of MAPLE LAWN LLC  
 8401 GREENSBORO DRIVE, SUITE 450  
 MCLEAN, VIRGINIA 22102  
 PH: 703-521-2500  
 att: COLLEEN McCALL

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340  
 (SEA RESIDENTIAL USE)  
 PLAT Nos. 18744-18752 & 20396-20401

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
OCT./2010	41	3 OF 7

HOWARD COUNTY, MARYLAND

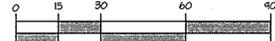


**SEQUENCE OF CONSTRUCTION**

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. COORDINATE THE WORK ON THIS SDP WITH THE WORK UNDER F-06-04 AND F-08-072. (1 DAY)
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF). (1-2 DAYS)
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY (1 DAY PER LOT).
4. CONSTRUCT HOUSES, DRIVEWAYS, SIDEWALKS AND OTHER ASSOCIATED LOT IMPROVEMENTS. INSTALL LANDSCAPING. (6-8 MONTHS PER LOT).
5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOG. (1 DAY PER LOT)
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. (1 DAY)
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). (1 DAY)
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT. (1 DAY)

**SEDIMENT CONTROL LEGEND**

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- [SCE] STABILIZED CONSTRUCTION ENTRANCE



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12715, EXPIRATION DATE: MAY 26, 2012.



10-27-10  
*[Signature]*

**APPROVED BOARD OF HOWARD COUNTY**  
 Date: MAY 3, 2010

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 11/2/10  
 HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 11/23/10  
 Director Date  
*[Signature]* 11/23/10  
 Chief, Division of Land Development Date  
*[Signature]* 11/16/10  
 Chief, Development Engineering Division 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]* 10-27-10  
 DATE

**BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.  
*[Signature]* 10-18-10  
 SIGNATURE OF DEVELOPER/BUILDER 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 BAL: 410-385-1820 DC/VA: 301-388-2524 FAX: 301-421-4186

**PREPARED FOR:**  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400  
 HOME BUILDER (CONTRACT PURCHASER): MILLER AND SMITH OF MAPLE LAWN LLC  
 8401 GREENSBORO DRIVE, SUITE 450 MCLEAN, VIRGINIA 22102 PH: 703-821-2500  
 attn: COLLEEN MCCALL

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340 (SFA RESIDENTIAL USE)  
 PLAT Nos. 18744-18752 & 20396-20401  
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
OCT./2010	41	4 OF 7

**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 14 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, BY 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAP/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SO, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

	LOTS 301-312	LOTS 313-324	LOTS 325-340
TOTAL AREA OF SITE	0.718 AC.	0.818 AC.	0.1059 AC.
AREA DISTURBED	0.231 AC.	1.021 AC.	0.071 AC.
AREA TO BE ROOFED OR PAVED	0.551 AC.	0.051 AC.	0.041 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.267 AC.	0.454 AC.	0.064 AC.
TOTAL CUT	8254 C.Y.	6601 C.Y.	1504 C.Y.
TOTAL FILL	8254 C.Y.	6601 C.Y.	1504 C.Y.
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.
9. 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.
10. 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.

**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:

- 1) 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.
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING.
- 3) 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).
- 4) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING.
- 5) HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (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 SOO. 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 210 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**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 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (21 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL. PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GAL PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.

**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

**DEFINITION**

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**PURPOSE**

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

**CONDITIONS WHERE PRACTICE APPLIES**

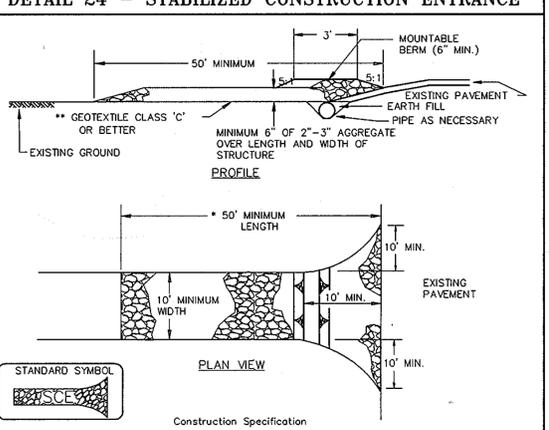
- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
  - A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.
  - C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES GREATER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS 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 CLINDS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE IF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
  - A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 200 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
  - B. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
    - A. ON SOIL TESTS, TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER 4 LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
      1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
      2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
      3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
      4. NO SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILIZANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
    - B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 200 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
  - 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 SOOING 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 NET 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:
  - A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
    2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
    3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
  - B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REPERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOOINGS, MD-VA PUB. #, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1975.

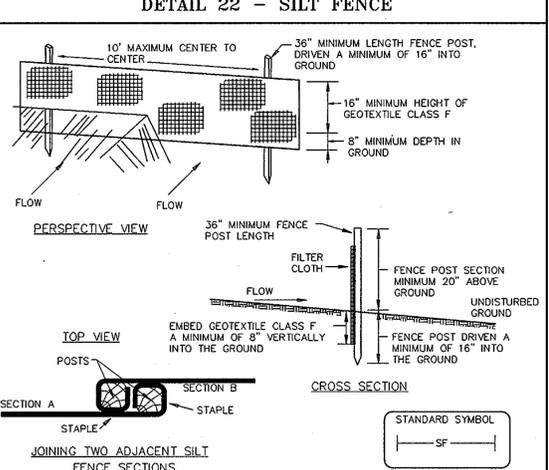
**DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE**



1. Length - minimum of 50' (\*130' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. 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.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the 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.
6. Location - a stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE P - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**DETAIL 22 - SILT FENCE**



1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322
8. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
9. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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**DUST CONTROL**

**DEFINITION**

Controlling dust blowing and movement on construction sites and roads.

**PURPOSE**

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

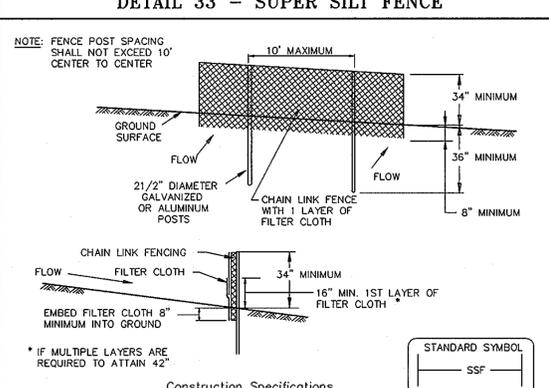
**CONDITIONS WHERE PRACTICE APPLIES**

This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

**SPECIFICATIONS**

- Temporary Methods**
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
  2. Vegetative Cover - See standards for temporary vegetative cover.
  3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin 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.
  4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
  5. Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals 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**
1. 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.
  2. Topsoiling - Topsoiling with less erosive soil material. See standards for top soil.
  3. Stone - Cover surface with crushed stone or gravel.
- References**
1. Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
  2. Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA\_ARS.

**DETAIL 33 - SUPER SILT FENCE**



1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322
8. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
9. 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 H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**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 HSCD."

Miller and Smith @ Maple Lawn LLC  
Colleen McCall  
Land Development Manager  
10-18-10  
SIGNATURE OF DEVELOPER/BUILDER DATE

**ENGINEER'S CERTIFICATE**

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

CK  
10-27-10  
DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE: MAY 26, 2012.

10-27-10 CK  
DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: MAY 3, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Buttle 11/23/10  
Director Date

11/23/10  
Chief, Division of Land Development Date

11/16/10  
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: 410-889-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

L:\CADD\PLANNING\04001\06013\SP-SFA\FA-AREA 4\06013-SEC (Revised) DES. MBT DRN. KLP CHK. CKG

PREPARED FOR:

PROPERTY OWNER (SELLER):  
MAPLE LAWN FARMS I, LLC  
1829 REGISTER TOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: 410-484-8400

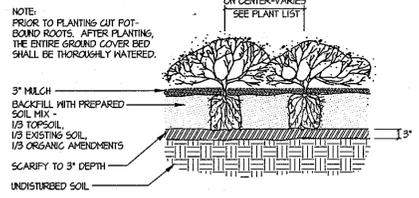
HOME BUILDER (CONTRACT PURCHASER):  
MILLER AND SMITH AT MAPLE LAWN LLC  
8401 GREENSBORO DRIVE, SUITE 450  
MCLEAN, VIRGINIA 22102  
PH: 703-821-2500  
attn: COLLEEN MCCALL

SEDIMENT CONTROL NOTES AND DETAILS

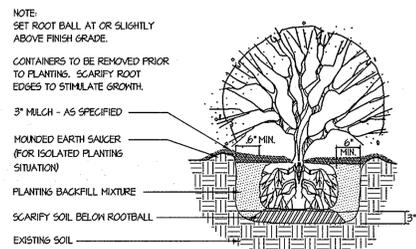
**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340  
(SFA RESIDENTIAL USE)  
PLAT Nos. 18744-18752 & 20396-20401

ELECTION DISTRICT No. 5

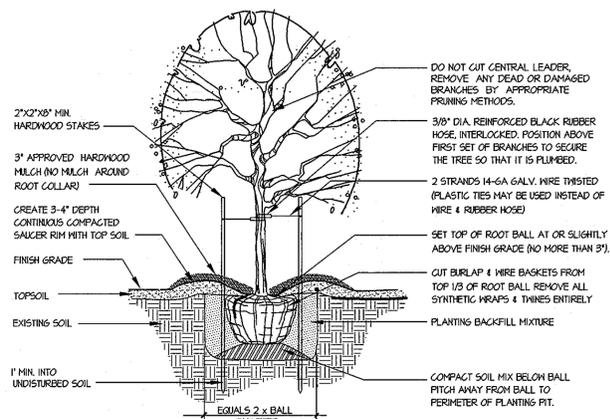
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NO SCALE	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
OCT./2010	41	5 OF 7



**GROUND COVER PLANTING DETAIL**  
NTS



**SHRUB PLANTING DETAIL**  
NTS

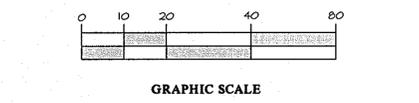


**DECIDUOUS TREE PLANTING DETAIL**  
NTS

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
○	173	ALL 18" - 24" SPREAD	AZALEA VAR. 'SIMPLO PINK', 'SIMPLO WHITE', 'KAENPO', COTONEASTER DAMMERI 'CORAL BEAUTY', CORAL BEAUTY COTONEASTER, COTONEASTER HORIZONTALIS 'TOM THUMB', TOM THUMB COTONEASTER, JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR.', 'DWAR HARBOR', 'ANDORRA', 'MILTONI BLUE RIM', JUNIPERUS PROCUMBENS NANA / 'DWARF JAPANESE GARDEN JUNIPER'	ALL CONTAINERIZED
⊙	64	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'MINO CRIMSON', BERBERIS THUNBERGII ATROPURPUREA 'CRIMSON PIGMY', 'CRIMSON PIGMY BARBERRY', DEUTZIA GRACILIS / SLENDER DEUTZIA, ILEX CRENATA 'HELLE' / 'DWARF JAPANESE HOLLY', ILEX GLABRA 'COMPACTA' / 'DWARF INKBERY', MAHONIA AQUIFOLIUM / 'OREGON GRAPE HOLLY', SPIREA JAPONICA 'SNOWMOUND' / 'SNOWMOUND SPIREA'	ALL CONTAINERIZED
○	72	ALL 24" - 30" SPREAD & 25' - 3' HT.	BIKYNTHUS ALATUS 'COMPACTA' / 'DWARF WINGED BIKYNTHUS', BIKYNTHUS KATUSCHOVICUS 'MANHATTAN' / 'MANHATTAN BIKYNTHUS', MAHONIA BEALEI / 'LEATHERLEAF MAHONIA', OSMANTHUS HETEROPHYLLUS 'GULFIDE' / 'SWEET HOLLY', RHODOCORYNCHON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS'), TAXUS CUSPIDATA 'NANA' / 'DWARF JAPANESE YEW', VIBURNUM GALESII / 'KOREAN SPICE VIBURNUM'	ALL CONTAINERIZED
*	41	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / 'WINTERBERRY HOLLY VAR. 'CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY', JUNIPERUS CHINENSIS 'BLUE POINT' / 'BLUE POINT JUNIPER', TAXUS MEDIA 'NICKSII' / 'NICKS YEW', THUJA OCCIDENTALIS 'EMERALD GREEN' / 'EMERALD GREEN ARBORVITAE'	ALL CONTAINERIZED

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.024 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 370.
  - 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.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 SODDED 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 5).
  - 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.
- II. "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOME CONSTRUCTION IN THE AMOUNT OF \$10,740.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
- 350 SHRUBS AT \$30/SHRUB = \$10,740.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-583-2550. SEE THE CHART ON SHEET 6 FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.



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

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. 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.

Miller and Smith & Maple Lawn LLC  
Colleen McCall 10-18-10

NAME DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: MAY 3, 2010

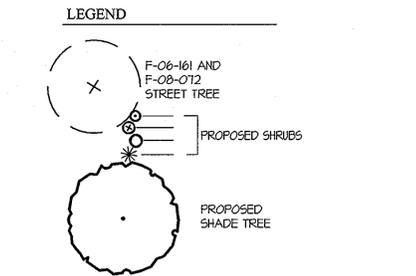
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas E. Smith 11/23/10  
Director Date

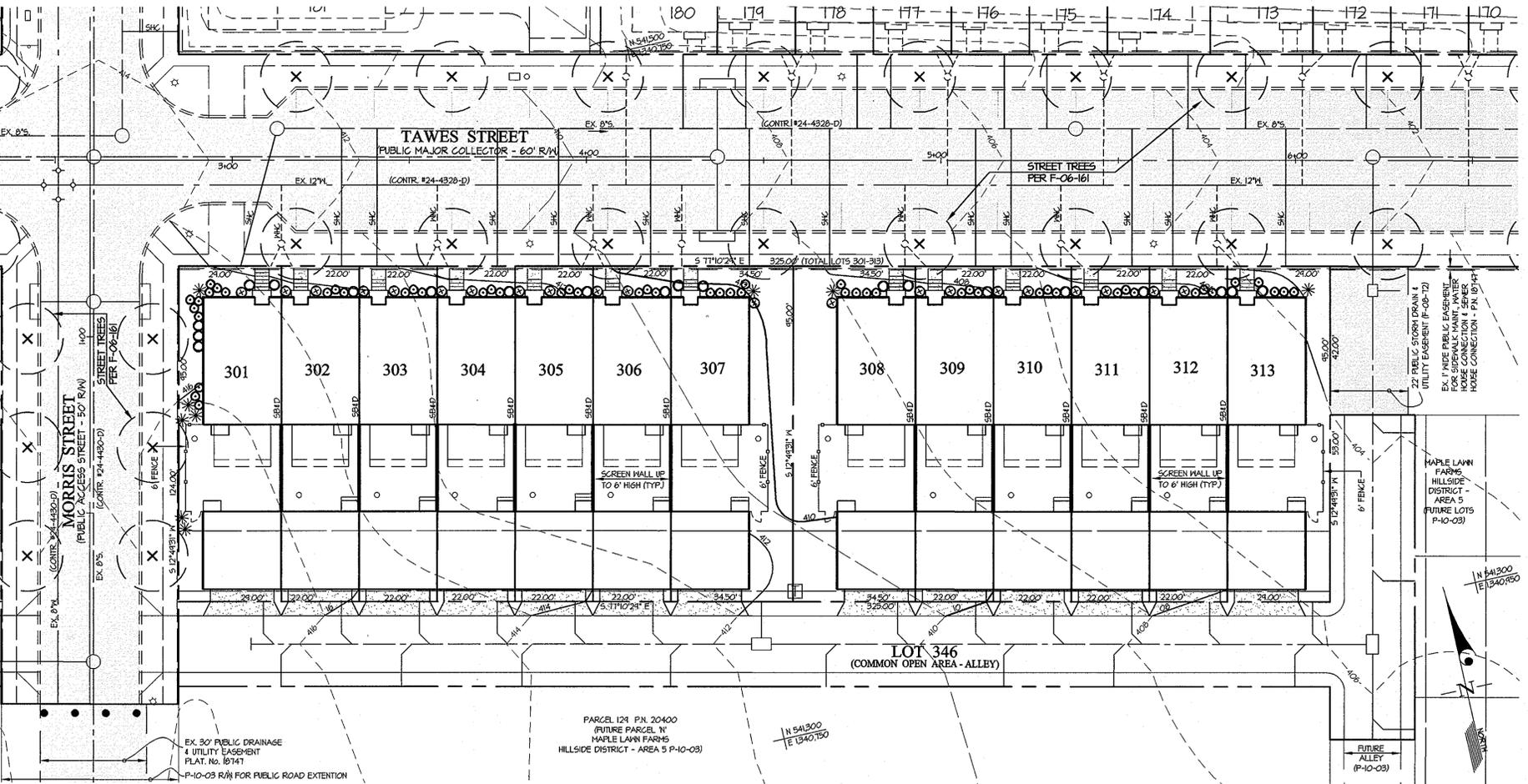
10/23/10  
Chief, Division of Land Development Date

11/16/10  
Chief, Development Engineering Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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STATE OF MARYLAND  
Michael B. Tran  
10/27/10  
LANDSCAPE ARCHITECT



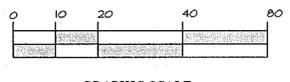
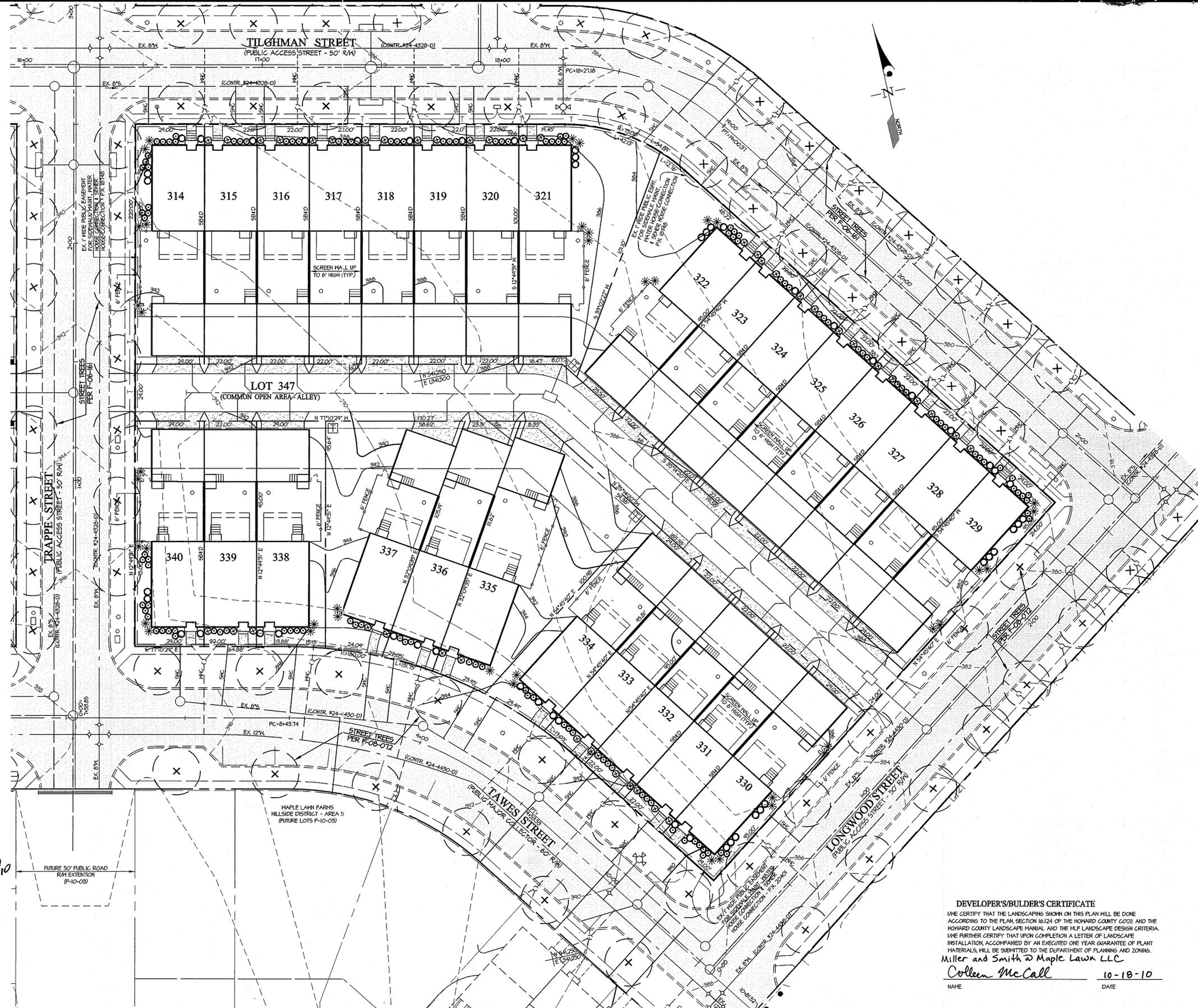
THIS PLAN IS FOR PLANTING PURPOSES ONLY

DATE	REVISION	BY	APP'R.	PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400	PREPARED FOR: HOME BUILDER (CONTRACT PURCHASER): MELLER and SMITH of MAPLE LAWN LLC 8401 GREENSBORO DRIVE, SUITE 450 MCLEAN, VIRGINIA 22102 PH: 703-821-2500 othr: COLLEEN MCCALL	LANDSCAPE PLAN / LANDSCAPE NOTES AND DETAILS <b>MAPLE LAWN FARMS</b> HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340 (SFA RESIDENTIAL USE) PLAT Nos. 18744-18752 & 20396-20401	ELECTION DISTRICT No. 5	SCALE 1"=20'	ZONING MXD-3	G. L. W. FILE No. 06013
								DATE OCT./2010	TAX MAP - GRID 41	SHEET 6 OF 7

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)						
LOT NO.	REQUIRED PLANTINGS: SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BRL (SHADE TREES ARE NOT REQUIRED).		REQUIRED PLANTINGS: SHRUBS ON CORNER LOTS ONLY, PROVIDE 1/4 OF SIDE BLDG. LENGTH		PLANTINGS PROVIDED	COMMENTS
	LOT WIDTH	SHRUBS REQUIRED	SIDE BLD. LENGTH	SHRUBS REQUIRED		
301	24'	6	60.33'	15	23	
302	22'	6	N/A	0	6	
303	22'	6	N/A	0	6	
304	22'	6	N/A	0	6	
305	22'	6	N/A	0	6	
306	22'	6	N/A	0	6	
307	34.50'	4	N/A	0	4	
308	34.50'	4	N/A	0	4	
309	22'	6	N/A	0	6	
310	22'	6	N/A	0	6	
311	22'	6	N/A	0	6	
312	22'	6	N/A	0	6	
313	24'	6	N/A	0	6	
314	24'	6	60.33'	15	23	
315	22'	6	N/A	0	6	
316	22'	6	N/A	0	6	
317	22'	6	N/A	0	6	
318	22'	6	N/A	0	6	
319	22'	6	N/A	0	6	
320	22'	6	N/A	0	6	
321	61.50'	16	N/A	0	16	
322	60.48'	16	N/A	0	16	
323	22'	6	N/A	0	6	
324	22'	6	N/A	0	6	
325	22'	6	N/A	0	6	
326	22'	6	N/A	0	6	
327	22'	6	N/A	0	6	
328	22'	6	N/A	0	6	
329	24'	6	60.33'	15	23	
330	24'	6	60.33'	15	23	
331	22'	6	N/A	0	6	
332	22'	6	N/A	0	6	
333	22.07'	6	N/A	0	6	
334	24.41'	6	N/A	0	6	
335	23.88'	6	N/A	0	6	
336	22.05'	6	N/A	0	6	
337	24.01'	7	N/A	0	7	
338	24.01'	6	N/A	0	6	
339	22'	6	N/A	0	6	
340	24'	6	60.33'	15	23	

LANDSCAPE SURETY PER LOT		
LOT NO.	PLANT QUANTITY	SURETY AMOUNT
301	23	\$690.00
302	6	\$180.00
303	6	\$180.00
304	6	\$180.00
305	6	\$180.00
306	6	\$180.00
307	4	\$270.00
308	4	\$270.00
309	6	\$180.00
310	6	\$180.00
311	6	\$180.00
312	6	\$180.00
313	6	\$180.00
314	23	\$690.00
315	6	\$180.00
316	6	\$180.00
317	6	\$180.00
318	6	\$180.00
319	6	\$180.00
320	6	\$180.00
321	16	\$480.00
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323	6	\$180.00
324	6	\$180.00
325	6	\$180.00
326	6	\$180.00
327	6	\$180.00
328	6	\$180.00
329	23	\$690.00
330	23	\$690.00
331	6	\$180.00
332	6	\$180.00
333	6	\$180.00
334	6	\$180.00
335	6	\$180.00
336	6	\$180.00
337	7	\$210.00
338	6	\$180.00
339	6	\$180.00
340	23	\$690.00
TOTAL	358	\$10,140.00

THIS PLAN IS FOR PLANTING PURPOSES ONLY



STATE OF MARYLAND  
 Michael B. Tran  
 Registered Professional Landscape Architect  
 988 LANDSCAPE ARCHITECT  
 10/27/10

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: MAY 3, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Thomas E. Butler, Director, 11/23/10  
 Nat S. Shelton, Chief, Division of Land Development, 4/23/10  
 [Signature], Chief, Development Engineering Division, 4/16/10

DEVELOPER'S/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 AND THE H&P LANDSCAPE DESIGN CRITERIA. 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.  
 Miller and Smith & Maple Lawn LLC  
 Colleen McCall, NAME, 10-18-10, 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: 410-385-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC, 1829 HEISTERTOWN ROAD, SUITE 300, BALTIMORE, MD 21208, PH: 410-484-8400  
 HOME BUILDER (CONTRACT PURCHASER): MILLER AND SMITH OF MAPLE LAWN LLC, 8401 GREENSBORO DRIVE, SUITE 450, MCLEAN, VIRGINIA 22102, PH: 703-821-2500, attn: COLLEEN MCCALL

LANDSCAPE PLAN / LANDSCAPE NOTES AND DETAILS  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 301-340  
 (SFA R RESIDENTIAL USE)  
 PLAT Nos. 18744-18752 & 20396-20401  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06013
DATE	TAX MAP - GRID	SHEET
OCT./2010	41	7 OF 7