

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 310-8800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
 TAX MAP: 41
 ELECTION DISTRICT: 5
 ZONING: MXD-3 PER ZB-95M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
 AREA OF BUILDABLE LOT (A-1) FOR THIS SITE DEVELOPMENT PLAN: 0.212 ACRES.
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-11, ZB-95M, PB-353, WP-01-11, MP-03-02, P-03-01, F-03-10, MP-03-10, P-04-01, P-05-02, F-04-42, F-05-01, F-05-02, F-05-11/11B, 5-06-16, F-05-13A, F-06-43, F-06-162, F-06-219, F-07-14, P-07-02, F-07-112, F-07-140, F-07-120, F-08-111, F-06-161, ZB-103M, PB-378, F-08-04, F-08-15/16, F-08-12, P-10-003, F-10-002, F-10-46, F-10-061, P-11-002, F-12-002, F-12-001, SDP-12-012
- 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 RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & 6 L.I.K. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA 1 46BC.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES CONSTRUCTED UNDER F-03-040 AND F-12-030. THE EXISTING FACILITIES ON OPEN SPACE LOT 236 (MIDTOWN DISTRICT-AREA 1) AND OPEN SPACE LOT 86 (MIDTOWN WEST DISTRICT-AREA 1) WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE LOT 125 IN THE MIDTOWN DISTRICT-AREA 1 AND WAS CONSTRUCTED UNDER F-03-040.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M-5 CONTRACT #24-4173-D & 24-4103-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- 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 16.1000 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 SHEET 2 TO SATISFY 5-01-17 DEVELOPMENT CRITERIA AND SECTION 16.214 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 2 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 PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12' (NO 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. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING)
 E. DRAINAGE ELEMENTS - CAPABLE OF WITHSTANDING 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 THESE 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 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 19.0.2.2 OF THE ZONING REGULATIONS AND THE APPROVED HLF 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. THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8254 F. 30543
- 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 SETBACKS 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 5-01-11, 5-06-16, PB-353, PB 378 AND ZB-95M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-95M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 378 AND 5-06-16.
- BUILDABLE LOT 13 SHOWN HEREON SHALL HAVE A ONE (1) FOOT NIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPER SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SPECIFICATIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
 - PRESENT ZONING: MXD-3 PER ZB-95M
 - PROPOSED USE OF SITE: 1 SFD RESIDENTIAL DWELLING
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4173-D & 24-4103-D)
 - PARKING REQUIRED PER 566.153 D.2.a: 1 SPACES/MIN x 2 = 2 SPACES
 PARKING PROVIDED: 2 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOT FOR THIS SUBMISSION: 5,049 SF OR 0.122 AC.
 - AREA OF THIS PLAN SUBMISSION: 0.131 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 0.131 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBER	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
COTTAGE	B	2500 SQUARE FEET	32 FEET	36 FEET (MEAN HT.)

HANOR LOT TYPE IS SFD
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT No. 10744

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
COTTAGE	10' MIN.	4' MIN.	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/WATTACH) 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 (i) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJACENT LOT (2) AN ACCESS EASMENT 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 ADJ. ON ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
 - OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
 - FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 12B.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 HANORS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND HANORS. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND HANORS.
 - 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" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

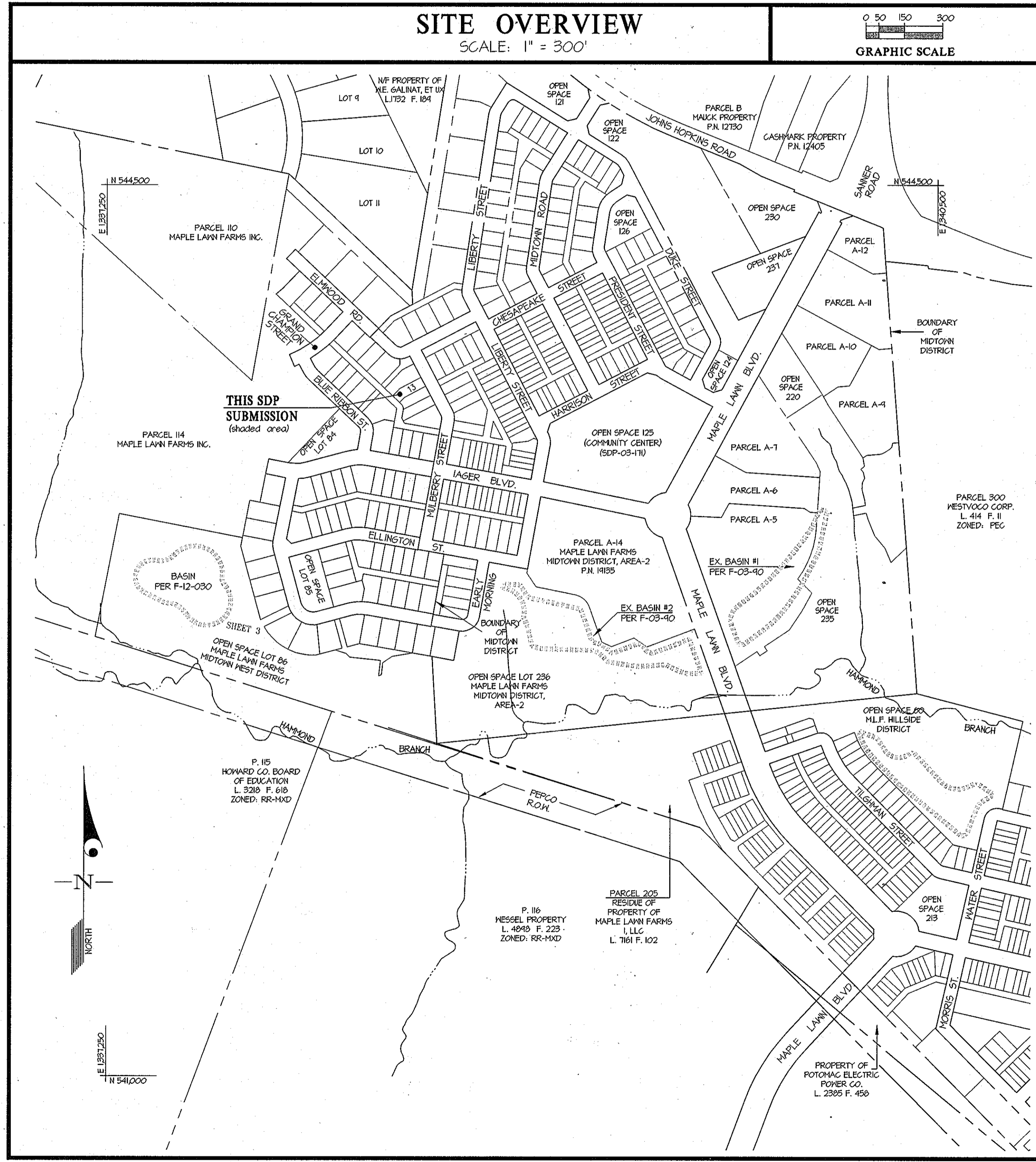
SITE DEVELOPMENT PLAN

MIDTOWN WEST DISTRICT - AREA 1

LOT No. 13

FIFTH ELECTION DISTRICT

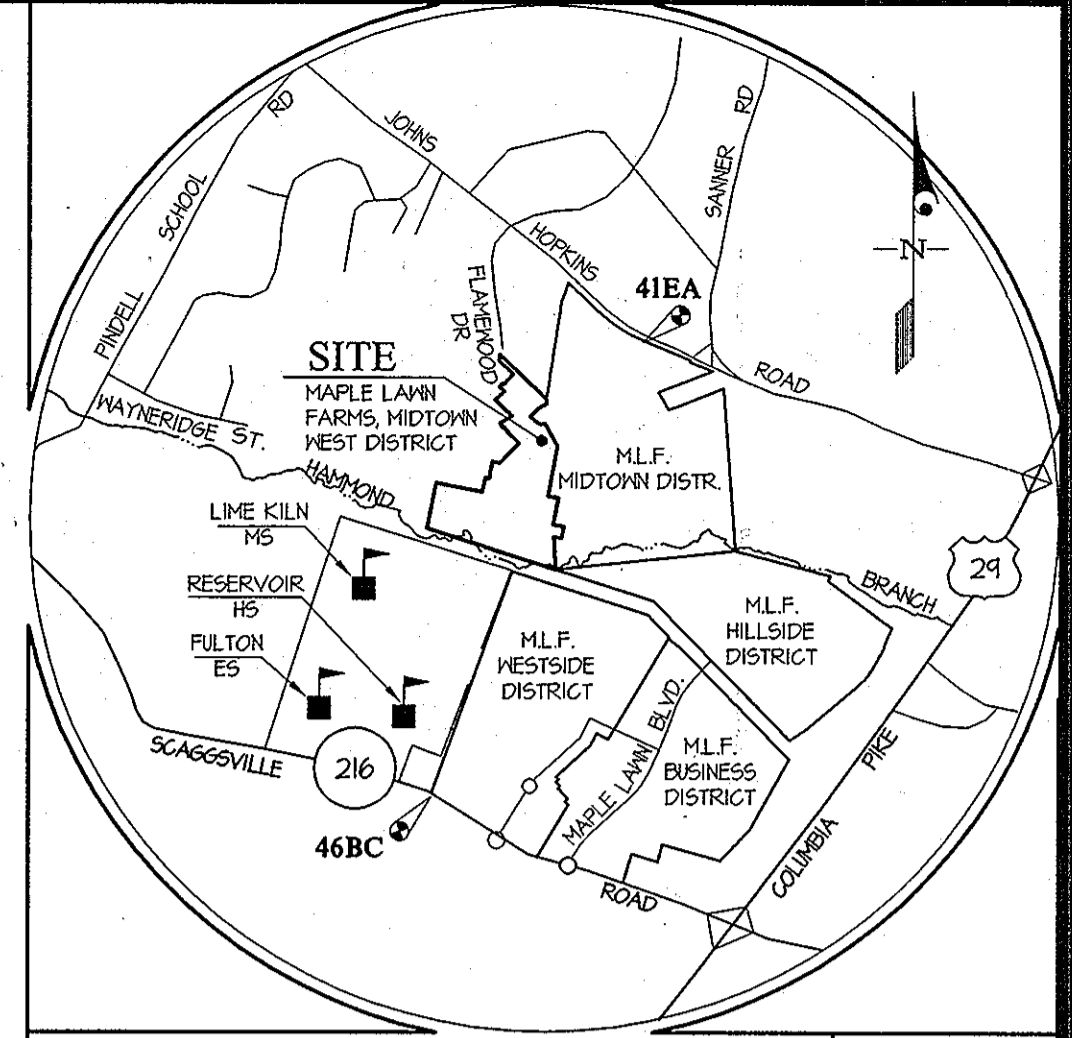
HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
 NAD83 HORIZONTAL DATA
 & NVD88 VERTICAL DATA

46BC
 ELEV. = 472.16
 N = 539425.18 E = 1391205.71
 STANDARD DISC ON CONCRETE MONUMENT

41EA
 ELEV. = 407.05
 N = 544825.01 E = 1391212.44
 STANDARD DISC ON CONCRETE MONUMENT



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE OPEN SPACE IN AC. (9) **	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.48	18.14	21.5 (41.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	13.10	15.75 (42.1)	1.31	1.52 (47.7) (U)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.24 (4.3) (U)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	1.04	1.23 (34.4)	0.00	
4c (BUSINESS DISTRICT, AREA-2) / HILLSIDE DISTRICT, AREA-2	F-05-112/115	3.00	1.05	0.00	0.10	
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 (55.9)	1.16	1.61 (8.7)
5c (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.21	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	1.01	0.00	0.01	
6a (WESTSIDE DISTRICT)	F-08-54/F-08-55	40.60	11.71	26.65 (24.4)	3.11	4.76 (11.4) (U)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.51	0.44	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (10.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.68 (10.0)	0.00	0.68 (1.0) (U)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.56	0.04 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-21	30.23	10.58	13.56 (44.9)	1.06	1.24 (4.5) (U)
N/A	F-12-15	8.71	3.07	0.00 (0.0)	0.31	0.00 (0.0)
TOTAL		364.61	124.15	133.82 (36.3)	12.71	16.15 (12.1)

* THE PERCENTAGE 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 O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).

(U) 1.52 AC. = COMMUNITY CENTER (0.5, 1.25 - 5.01 AC.), 0.5, 1.26 (0.35 AC.) AND 0.5, 2.30 (1.16 AC.)
 (U) 0.24 AC. = PATHWAYS
 (U) 4.76 AC. = OS LOT 4 (4.76 AC.)
 (U) 0.68 ACRES = OS LOT 68 (0.68 AC.)
 (U) 1.24 ACRES = OS LOT 85 (0.63 ac.), and OS Lot 84 (0.66 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 M.L.F.

LOT	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
B	0.121 AC	\$ 600.00	\$ 100.00
TOTAL	0.121 AC	\$ 600.00	\$ 100.00

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.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN / LANDSCAPE PLAN
- SEDIMENT CONTROL PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS
B	7612 HILBERRY STREET

WATER CODE: E21
 SEWER CODE: 7615000

DEVELOPMENT NAME: MAPLE LAWN FARMS, MIDTOWN WEST DISTRICT
 DISTRICT/AREA: MIDTOWN WEST AREA 1
 LOTS: B
 CENSUS TRACT: 605102

PLAT: 16764 AND 21856/60
 ZONE: MXD-3
 TAX MAP: 41
 GRID: 15
 ELEC. DIST.: 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul A. Cagle Director Date: 4-30-12
Chad Chubb Chief, Development Engineering Division Date: 4-24-12

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.

4-3-12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3919 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PROPERTY OWNER (SELLER):
 G & R MAPLE LAWN, INC.
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

PREPARED FOR:
 BUILDER (CONTRACT PURCHASER):
 MICHAEL HARRIS HOMES INC.
 c/o Streetscape Partners, LLC
 1420 SPRING HILL ROAD, SUITE 550
 McLEAN, VIRGINIA 22102
 PH: 703-848-1600
 ATTN: HOWARD KATZ

COVER SHEET

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT No. 13
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764 and 21856-21860

ELECTION DISTRICT No. 5

SCALE: AS SHOWN
 ZONING: MXD-3
 DATE: APRIL/2012
 TAX MAP - GRID: 41 - 15
 SHEET: 1 OF 3

G. L. W. FILE No. 11094

HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- 10000 --- PROPOSED SPOT ELEVATION
- • • • • LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (24K, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX 8" S EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- EX 50 EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BGE TRANSFORMER PAD
- VERTICOR EQUIPMENT (H & FP)
- CONCAST EQUIPMENT
- CONCRETE SIDEWALK PER NO. CO. DET. R-3.05
- PROPOSED HOUSE
- F.F.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT F.F.E. ELEVATION
- REV. = REVERSED HOUSE ORIENTATION
- GAR. = GARAGE (F-FRONT, B-BACK)
- TOP = TOP OF FOUNDATION
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- c GAS LINE
- e ELECTRIC LINE
- t TELEPHONE LINE

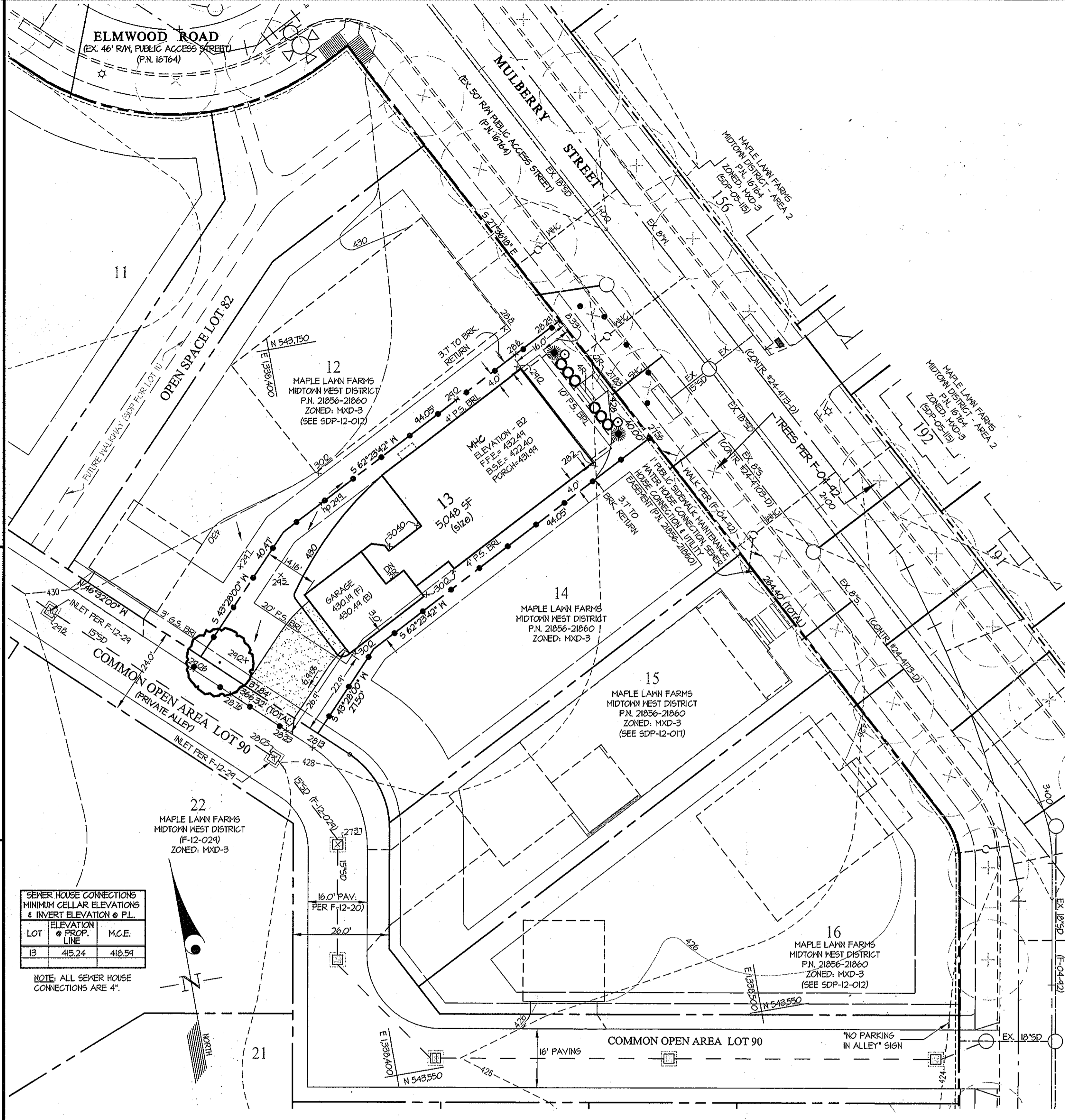
NOTES

- ALL FENCES, GARDEN WALLS, STOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
- BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
- THE M/C TO THE SUBJECT LOT OF THIS S/D IS 1/2" PER CONTRACT NO. 24-4175-D-4, 24-4175-D-2 AND THE WATER METER VAULT IS IN THE ROOM OR PUBLIC WATER 4 UTILITY EASEMENT.
- SEE THE CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7419 FOLIO 242 THROUGH 366).
- ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
- PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
- THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8254 F. 305430

WASTE MANAGEMENT NOTES

- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE MAINTENANCE HAS BEEN EXECUTED.
- TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE.
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED 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 INSTALLED AS REQUIRED.

GRAPHIC SCALE



LOT	ELEVATION @ TOP*	M.C.E.
13	415.24	418.94

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4"

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M/LP LANDSCAPE DESIGN CRITERIA. I 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.

[Signature] 4.4.12
NAME DATE

PROFESSIONAL CERTIFICATION

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

4-3-12 *[Signature]*

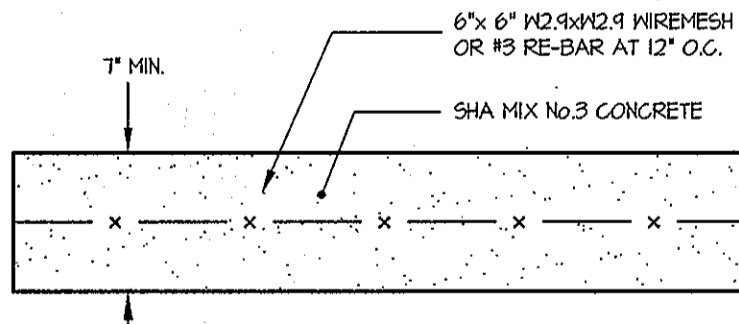
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 4/30/12
Director Date

[Signature] 4-30-12
Chief, Division of Land Development Date

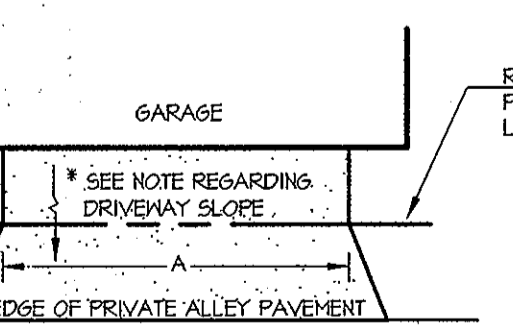
[Signature] 4-24-12
Chief, Development Engineering Division Date

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



NOTES

- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
- PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ADJUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
- FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R6.01-6.04.
- FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1 SECTION).



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

NOTES

- DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING THE CONCRETE PAVING SHOWN ON THIS PLAN OR A P-1 BITUMINOUS PAVING SECTION PER NO. CO. STD. DETAIL R-2.01
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1/8" (MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 1/4" (MAX. ON THE LOW SIDE)

A	FOR 2-CAR GARAGE: 16" MIN; 18" MAX. FOR 3-CAR GARAGE: 28" MAX. IF CONTINUOUS
B	2" FLARE MIN.
C	VARIABLES, SEE PLAN (3'-2" MIN)

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL	COTTAGE LOTS ONLY: 1 SHADE TREE PER LOT, NO SHRUBS REQUIRED	PLANTINGS PROVIDED	COMMENTS			
TYPE	NO. LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	
COTTAGE	13 40.0'	10	N/A	N/A	1	10	

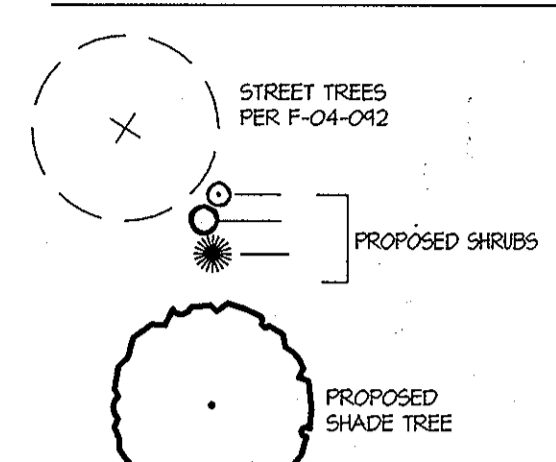
PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
○	1	SHADE TREE SHALL BE 25'-3' CAL. AND 12" DBH. HT.	ACER RUBRUM BOYHALL / BOYHALL RED MAPLE	ALL B&B
○	2	ALL 18' - 24' SPREAD	ASALEA VAR. 'SIMPLO FINE', 'SIMPLO WHITE', 'KASHPO', 'COTONEASTER DANHEBER', 'CORAL BEAUTY', 'CORAL BEAUTY', 'COTONEASTER HORIZONTALIS', 'TOM THUMB', 'TOM THUMB', 'COTONEASTER JUNIFERUS HORIZONTALIS VAR.', 'JUNIFER VAR.', 'BAR HARBOR', 'ANDORRA', 'MILTON BLUE RUG', 'JUNIFERUS PROCEPERENS', 'NANA', 'DYWID', 'JAPANESE GARDEN JUNIFER	ALL CONTAINERIZED
○	6	ALL 24' - 30' SPREAD & 2 1/2' - 3" HT.	ELONITIS ALATIS, 'CONCEPTA', 'ERASE', 'WINGED ELONITIS', 'ELONITIS KLAUSOVICUS', 'MANHATTAN', 'MANHATTAN', 'MAHONIA MAHONIA BEALEI / LEATHERLEAF MAHONIA', 'OSMANTHUS HETEROPHYLLUS', 'SULTIDE', 'SWEET HOLLY', 'RHODODENDRON HYBRID VAR. (CAT. ALBA, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS)', 'RHODODENDRON 'PUM', 'PUM', 'RHODODENDRON', 'TAXUS CURPIDATA', 'NANA', 'DYWID', 'JAPANESE YEN', 'VIBURNUM CALES', 'KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
○	2	ALL 3' - 4' HT.	JUNIFERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIFER, 'TANUS MEDIA', 'MICKSII', 'MICKS YEN', 'THUNJA OCCIDENTALIS', 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE	ALL CONTAINERIZED

LANDSCAPE SURETY PER LOT

BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT
MHI & MAPLE LAWN L.L.C.	13	10	\$ 600.00
TOTAL		10	\$ 600.00

PLANTING LEGEND

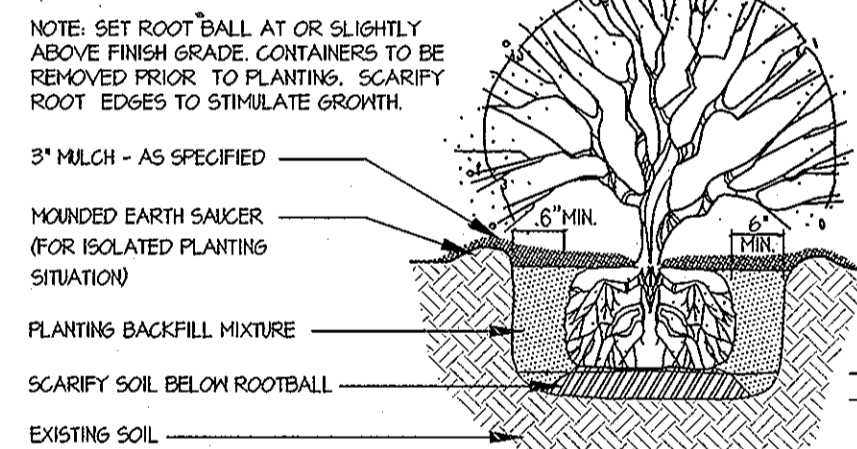


LANDSCAPE NOTES

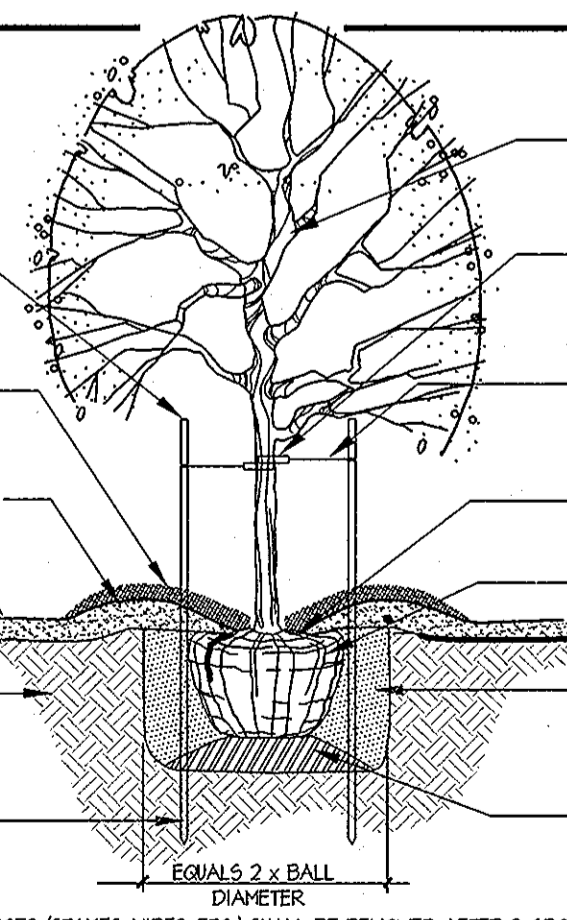
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 518.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE 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 SODDERED OR SEEDDED 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 4).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 600.00 FOR THE LOTS PER THIS S/D AS FOLLOWS:
10 SHRUBS AT \$300/SHRUB = \$ 3000.00
1 TREE AT \$300.00/TREE = \$ 300.00
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2850. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

PLANTING NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.



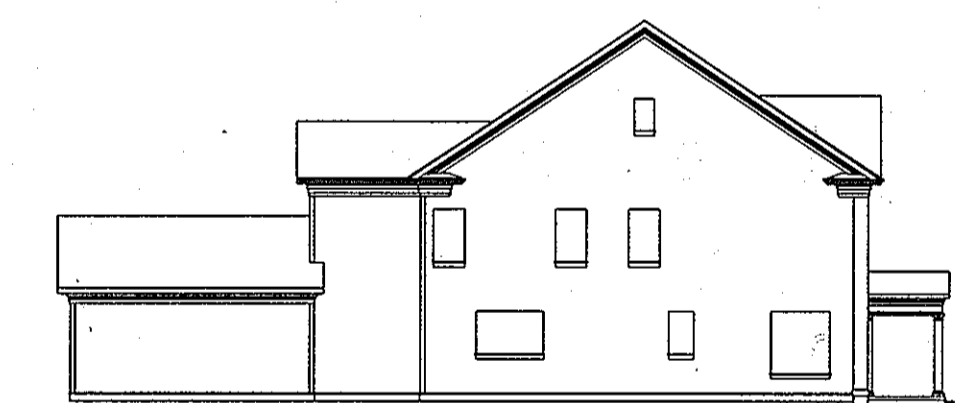
SHRUB PLANTING DETAIL NO SCALE



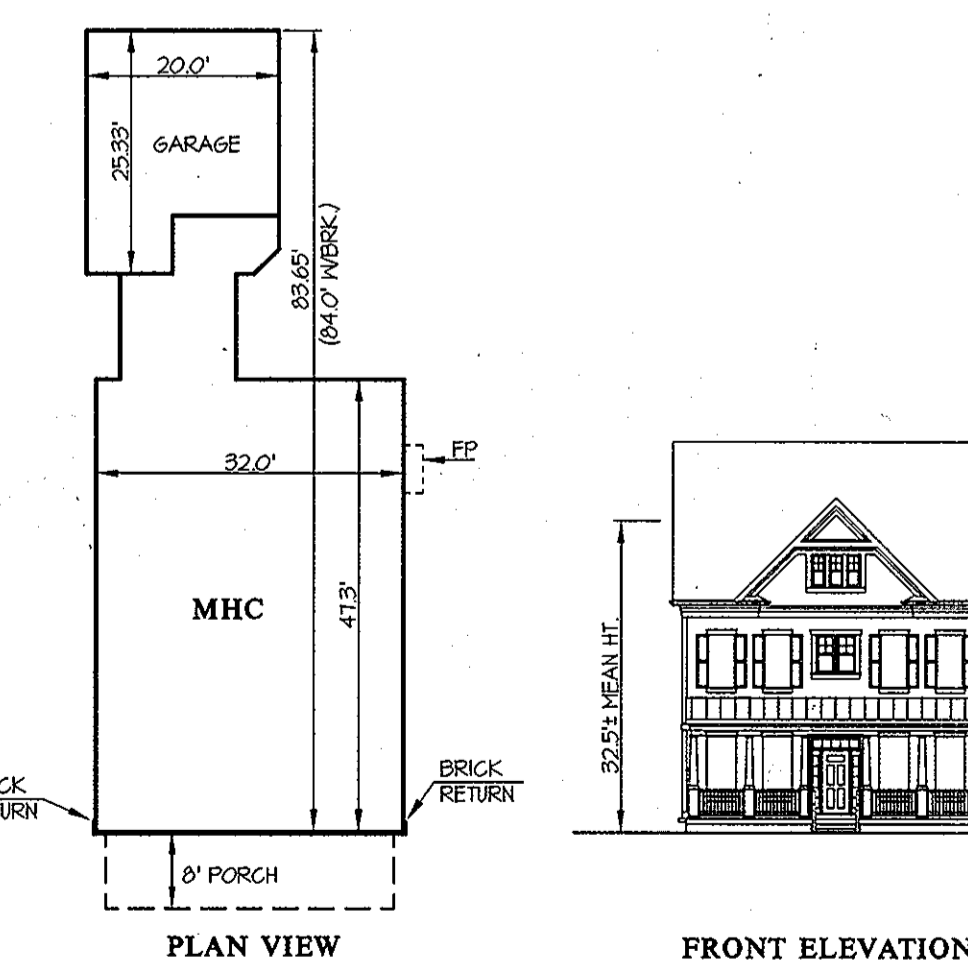
NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL NO SCALE

FOR PLANTING MATERIAL UP TO 3 1/2" CALIBER



SIDE ELEVATION



HOUSE FOOTPRINT & ELEVATIONS

SCALE: 1"=20'

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

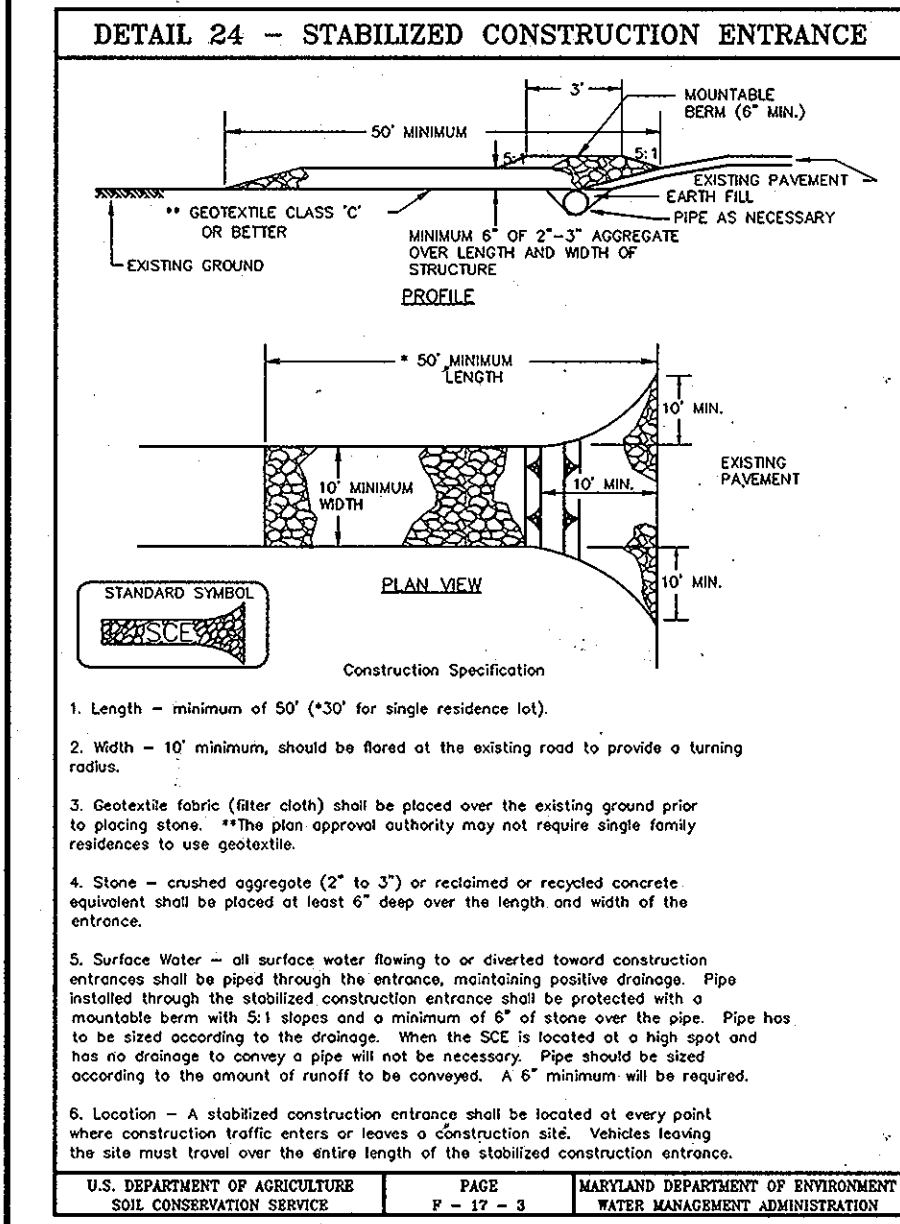
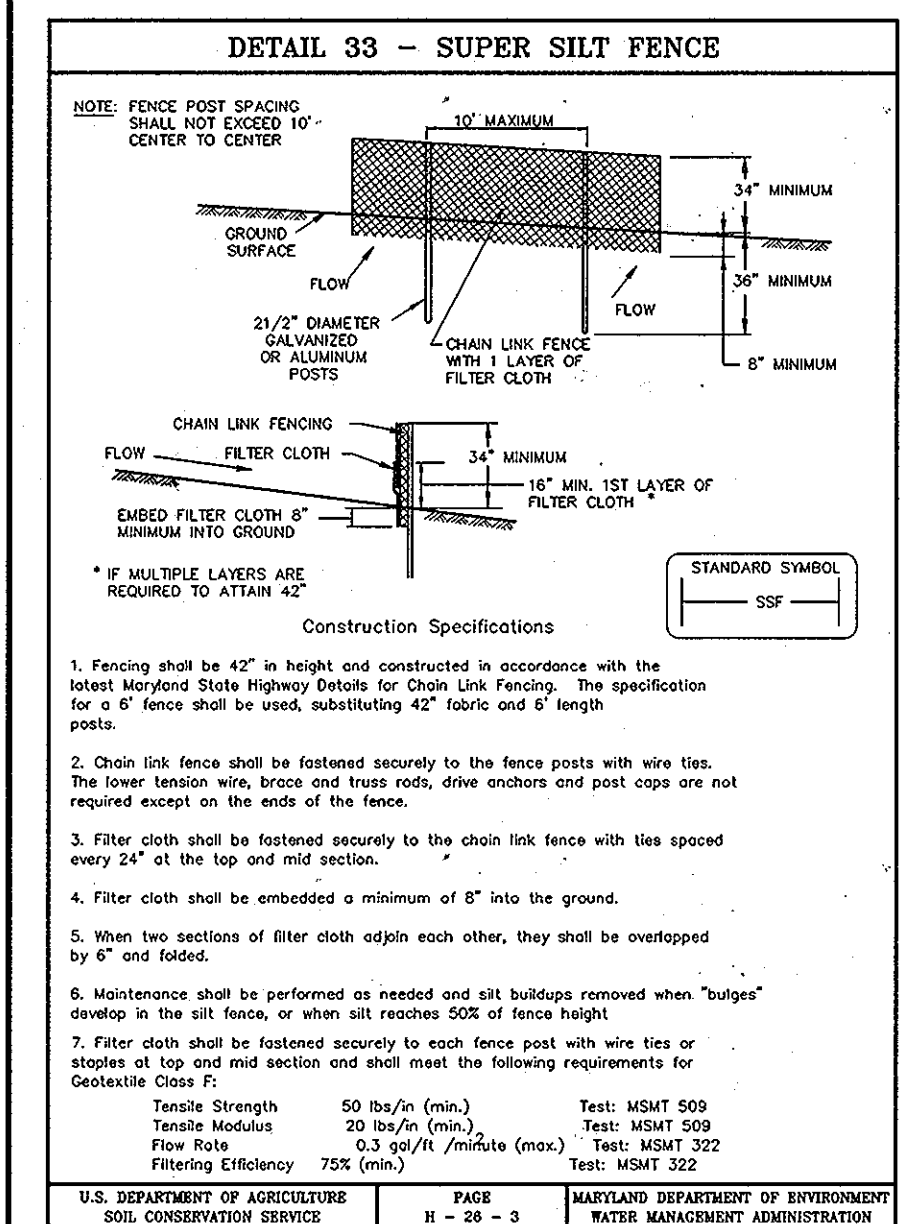
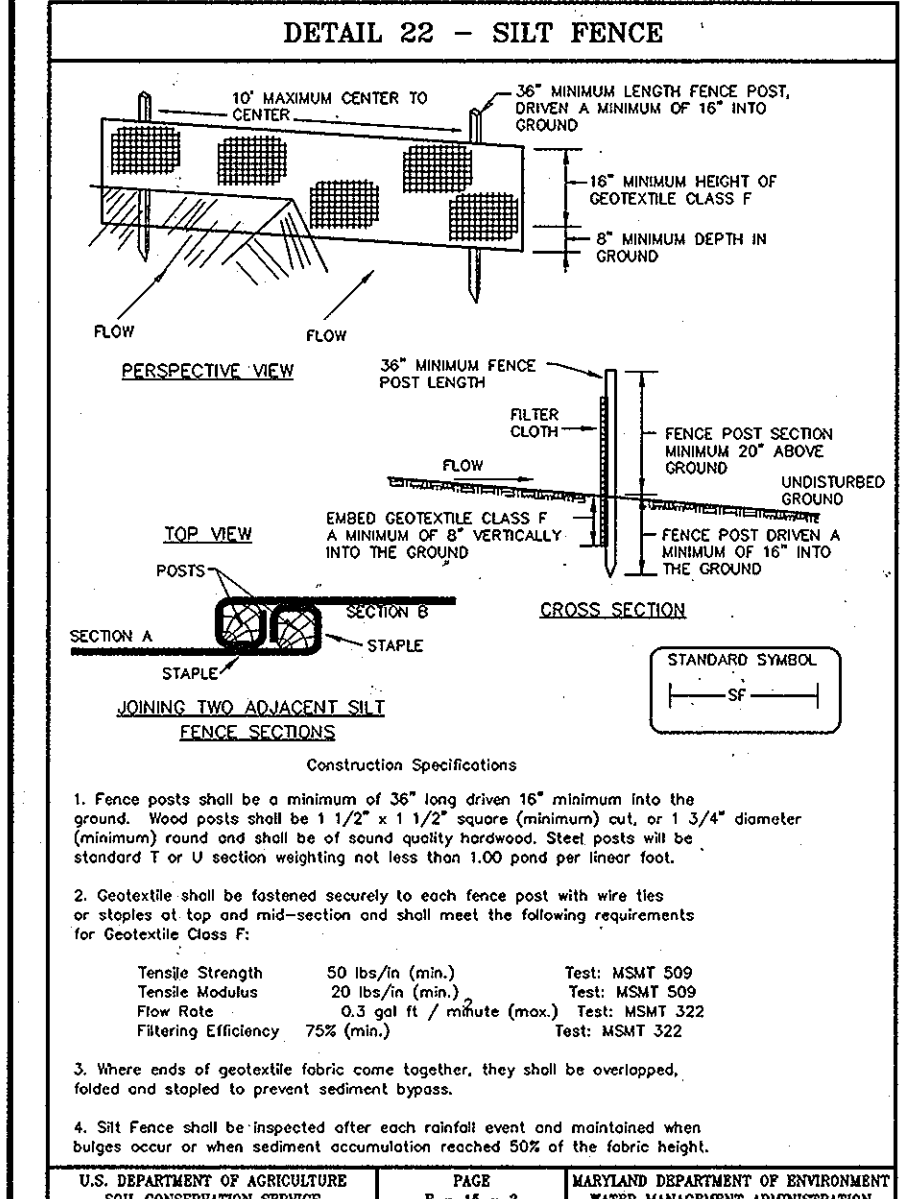
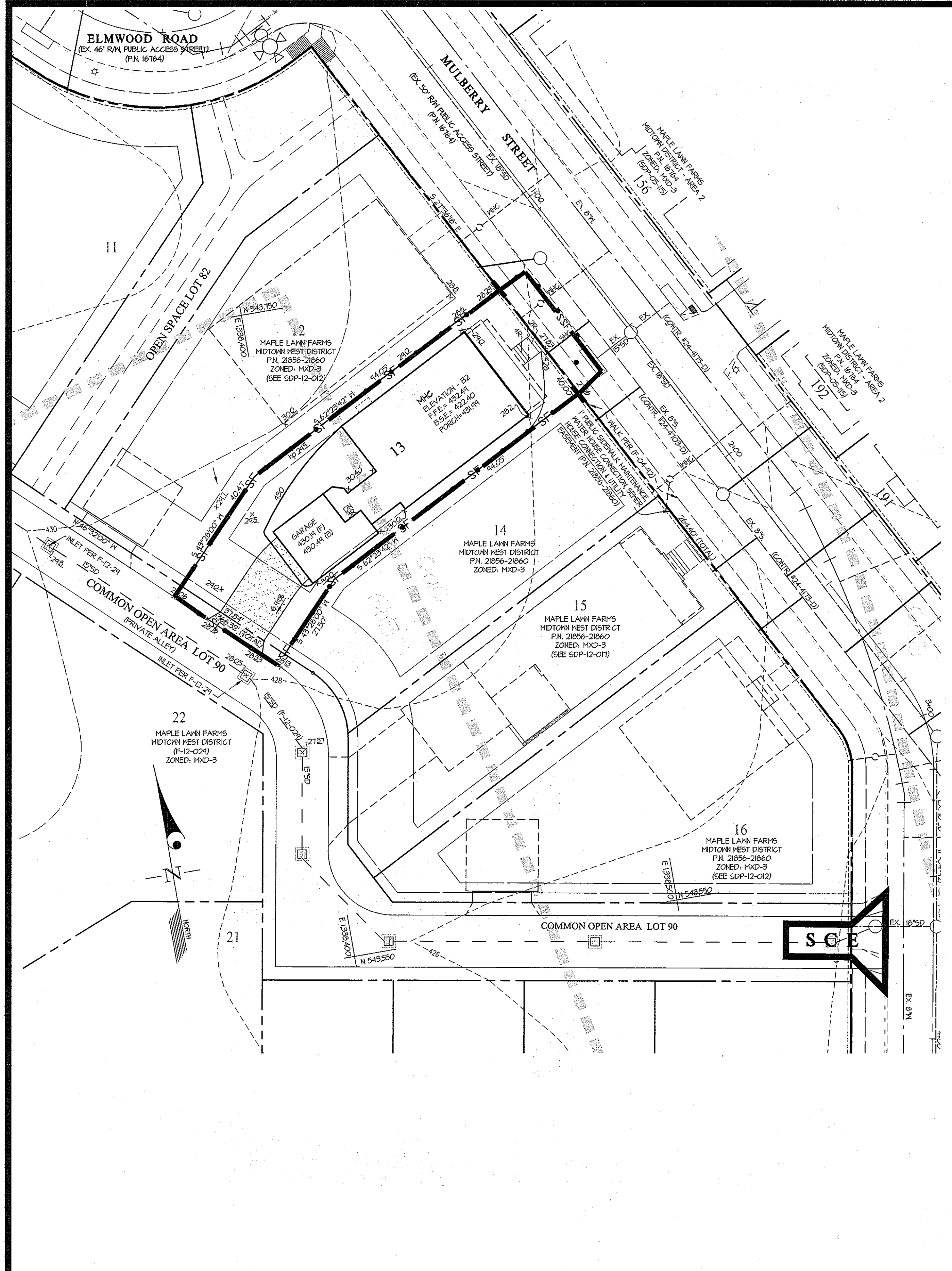
DATE	REVISION	BY	APPR.

PREPARED FOR:
PROPERTY OWNER (SELLER):
G & R MAPLE LAWN, INC.
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MICHAEL HARRIS HOMES INC.
c/o Streetcase Partners, LLC
1420 SPRING HILL ROAD, SUITE 550
MCLEAN, VIRGINIA 22102
PH: 703-948-1600
ATTN: HOWARD KATZ

SITE DEVELOPMENT PLAN / LANDSCAPE PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT NO. 13
(SFD RESIDENTIAL USE)
PLAT Nos. 16764 and 21856-21860
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	11094
DATE	TAX MAP - GRID	SHEET
APRIL/2012	41 - 15	2 OF 3



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.

CONSTRUCTION SPECIFICATIONS:

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRUMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR 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. CASE-TYPE PLOWS SPACED ABOUT 12" APART. SPRING-TYPED 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 ERODIBLE 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 PREVENTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION. USDA, ARS.

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. DURATION: 1/2 day.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (S.C.E.), SILT FENCES (S.F.), SUPER SILT FENCES (S.S.F.) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-day.
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 2 days.
- CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: 3-4 months.
- AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. DURATION: 1-day.
- ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. DURATION: 1/2 day.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). DURATION: 1/2 day.
- OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

NOTES:

- TEMPORARY SMM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 236 PER F-09-90. (SEE SHEET #1)
- IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-02-00.
- NO STOCKPILE WILL BE PERMITTED ON SITE.

SEDIMENT CONTROL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOILS DELINEATION
- SOILS

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.

CONSTRUCTION SPECIFICATIONS:

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUOUS 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 LIME/STONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES GREATER THAN 2:1 REQUIRE SPECIAL CONSIDERATION. 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.

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 ERODIBLE 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 PREVENTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION. USDA, ARS.

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 SOILS 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 BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE APPLIED AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE LAYOUT 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 2.0.2 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SPECIFICATIONS).
 - ON SITES WITH DISTURBED AREAS IN EXCESS OF 5 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 DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER LINE 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 15 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOD. SOD STERILANTS OR CHEMICALS USED FOR PEST CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
 - 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.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.2 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SPECIFICATIONS).
- 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. 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 MUDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
- 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 10 TO 12.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/5 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

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) 38-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- 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 TRAPS/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 PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 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.

	LOT #
TOTAL AREA OF SITE	0.124 AC.
AREA TO BE GRADED OR PAVED	0.031 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.066 AC.
TOTAL CUT	411 CY
TOTAL FILL	411 CY
OFF-SITE WASTE/DORRSON	NONE
AREA LOCATION	

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE UNDER A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED.

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

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING.
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (25 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 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 (0.5 LBS/1000 SQ FT) OF KEEPINGS LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 5 FEET OR HIGHER, USE 3/8 GAL PER ACRE (0.6 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING 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.

SEEDING 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 (14 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 (5.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPINGS LOVEGRASS (0.1 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 SOD.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE, SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/8 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 5 FT OR HIGHER, USE 3/8 GAL PER ACRE (0.6 GAL/1000 SQ FT) FOR ANCHORING.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 4/30/12 Date

Chief, Division of Land Development: *[Signature]* 4/30/12 Date

Chief, Development Engineering Division: *[Signature]* 4/24/12 Date

GRAPHIC SCALE: 0 10 20 40 80

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.

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 COUNTY CONSERVATION DISTRICT.

ENGINEER: *[Signature]* 4/3/12 DATE

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 1

LOT No. 1 (SFD RESIDENTIAL USE)

PLAT Nos. 16764 and 21856-21860

HOWARD COUNTY, MARYLAND

PREPARED FOR: PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MICHAEL HARRIS HOMES INC. c/o Streetcase Partners, LLC 1420 SPRING HILL ROAD, SUITE 550 MCLEAN, VIRGINIA 22102 PH: 703-540-6000 ATTN: HOWARD KATZ

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 1

LOT No. 1 (SFD RESIDENTIAL USE)

PLAT Nos. 16764 and 21856-21860

HOWARD COUNTY, MARYLAND

SCALE: 1"=20'

ZONING: MXD-3

G. L. W. FILE No. 11094

DATE: APRIL/2012

TAX MAP - GRID: 41 - 15

SHEET: 3 OF 3

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 1

LOT No. 1 (SFD RESIDENTIAL USE)

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SHEET: 3 OF 3

DATE	REVISION	BY	APPR.