

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN MIDTOWN WEST DISTRICT - AREA 1 LOT Nos. 24-26, 45-48, 52-55 and 66-71 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MS&A STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 38-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7171 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-4954 (APPROVED ON 02-06-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN, AREA OF BUILDABLE LOTS (Nos. 24-26, 45-48, 52-55 and 66-71) FOR THIS SITE DEVELOPMENT PLAN, 2.284 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS. S-01-11, ZB-4954, PB-353, NP-01-11, NP-03-02, F-03-01, F-03-02, F-04-01, F-04-02, F-04-03, F-05-01, F-05-02, F-05-03, F-05-04, F-06-01, F-06-02, F-06-03, F-06-04, F-06-05, F-07-01, F-07-02, F-08-01, F-08-02, F-08-03, F-10-02, F-10-03, F-10-04, F-10-05, F-10-06, F-10-07, F-10-08, F-10-09, F-10-10, F-10-11, F-10-12, F-10-13, F-10-14, F-10-15, F-10-16, F-10-17, F-10-18, F-10-19, F-10-20, F-10-21, F-10-22, F-10-23, F-10-24, F-10-25, F-10-26, F-10-27, F-10-28, F-10-29, F-10-30, F-10-31, F-10-32, F-10-33, F-10-34, F-10-35, F-10-36, F-10-37, F-10-38, F-10-39, F-10-40, F-10-41, F-10-42, F-10-43, F-10-44, F-10-45, F-10-46, F-10-47, F-10-48, F-10-49, F-10-50, F-10-51, F-10-52, F-10-53, F-10-54, F-10-55, F-10-56, F-10-57, F-10-58, F-10-59, F-10-60, F-10-61, F-10-62, F-10-63, F-10-64, F-10-65, F-10-66, F-10-67, F-10-68, F-10-69, F-10-70, F-10-71, F-10-72, F-10-73, F-10-74, F-10-75, F-10-76, F-10-77, F-10-78, F-10-79, F-10-80, F-10-81, F-10-82, F-10-83, F-10-84, F-10-85, F-10-86, F-10-87, F-10-88, F-10-89, F-10-90, F-10-91, F-10-92, F-10-93, F-10-94, F-10-95, F-10-96, F-10-97, F-10-98, F-10-99, F-10-100, F-10-101, F-10-102, F-10-103, F-10-104, F-10-105, F-10-106, F-10-107, F-10-108, F-10-109, F-10-110, F-10-111, F-10-112, F-10-113, F-10-114, F-10-115, F-10-116, F-10-117, F-10-118, F-10-119, F-10-120, F-10-121, F-10-122, F-10-123, F-10-124, F-10-125, F-10-126, F-10-127, F-10-128, F-10-129, F-10-130, F-10-131, F-10-132, F-10-133, F-10-134, F-10-135, F-10-136, F-10-137, F-10-138, F-10-139, F-10-140, F-10-141, F-10-142, F-10-143, F-10-144, F-10-145, F-10-146, F-10-147, F-10-148, F-10-149, F-10-150, F-10-151, F-10-152, F-10-153, F-10-154, F-10-155, F-10-156, F-10-157, F-10-158, F-10-159, F-10-160, F-10-161, F-10-162, F-10-163, F-10-164, F-10-165, F-10-166, F-10-167, F-10-168, F-10-169, F-10-170, F-10-171, F-10-172, F-10-173, F-10-174, F-10-175, F-10-176, F-10-177, F-10-178, F-10-179, F-10-180, F-10-181, F-10-182, F-10-183, F-10-184, F-10-185, F-10-186, F-10-187, F-10-188, F-10-189, 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F-10-990, F-10-991, F-10-992, F-10-993, F-10-994, F-10-995, F-10-996, F-10-997, F-10-998, F-10-999, F-10-1000.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
 - PRESIDENT ZONING: MXD-3 PER ZB-4954
 - PROPOSED USE OF SITE: 1) SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4102-D, 24-4103 & 24-4104-D)
 - PARKING REQUIRED PER SEC. 122.01 (1) SPACES PER UNIT X 34 SPACES
 - PARKING PROVIDED: 34 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 2) ABOVE REGARDING PARKING).
 - THE DRIVEWAYS ON LOTS 66-71 ARE AT LEAST 10' DEEP TO ALLOW 2 CARS TO PARK ON EACH OF THOSE DRIVEWAYS.
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-12-02 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 94,412 SF OR 2.284 AC.
 - AREA OF THIS PLAN SUBMISSION: 264 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 2.364 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL.	MAX. BUILDING HT.
COTTAGE	24-26, 45-48 & 52-55	2,500 SQUARE FEET	32 FEET	30 FEET (MEAN HT.)
VILLA	66-71	5,400 SQUARE FEET	54 FEET	30 FEET (MEAN HT.)

MANOR LOT TYPE IS SFD
- STRUCTURE SETBACKS PER S-06-16 AND PLAT NOS. 21856-21860

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

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

 - A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRROACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
 - OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
 - FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE 30' APART.
 - EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 120.01 APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 12' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHEN A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRROACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRROACH 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 (WALL FOOTING MUST BE OUTSIDE ANY EASEMENTS), NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Richard A. Lyons, Director, Date: 9/5/12
Kathleen, Chief, Division of Land Development, Date: 9/10/12
[Signature], Chief, Development Engineering Division, Date: 8/20/12

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, 2014.



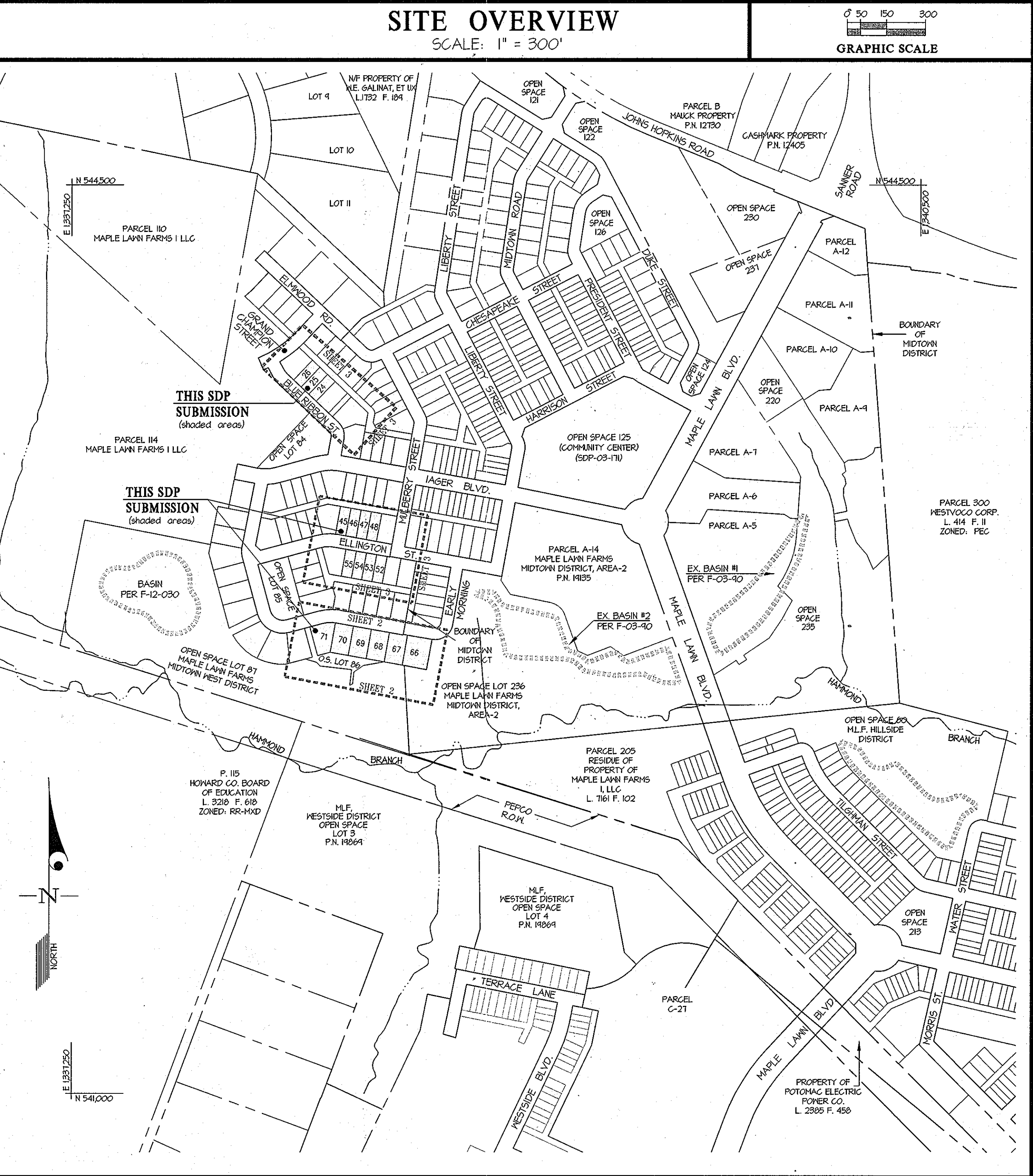
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/Va: 301-999-2524 FAX: 301-421-4186

DES. mbt DRN. klp CHK. mbt DATE REVISION BY APPR.

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208
 MAPLE LAWN FARMS I, LLC ATTN: MARK BENNETT
 BUILDER (CONTRACT PURCHASER): MICHAEL HARRIS HOMES INC. c/o Streetscape Partners, LLC 1420 SPRING HILL ROAD, SUITE 550 McLEAN, VIRGINIA 22102
 PH: 703-848-1800 ATTN: HOWARD KATZ

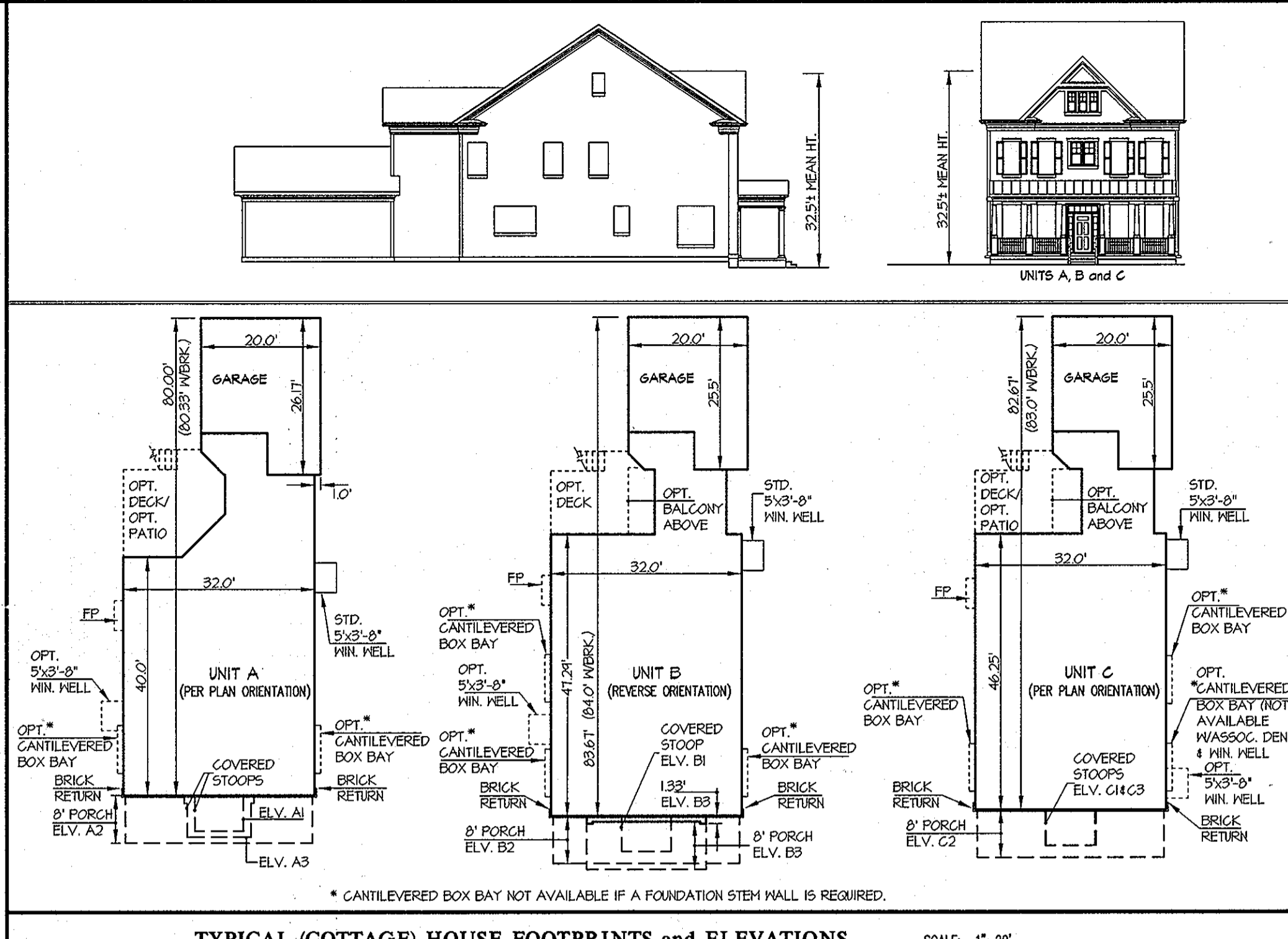
COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 24-26, 45-48, 52-55 and 66-71 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001

SCALE AS SHOWN
 ZONING MXD-3
 TAX MAP - GRID 41-15&21
 SHEET 1 OF 7
 G. L. W. FILE No. 11094
 DATE: Aug/2012

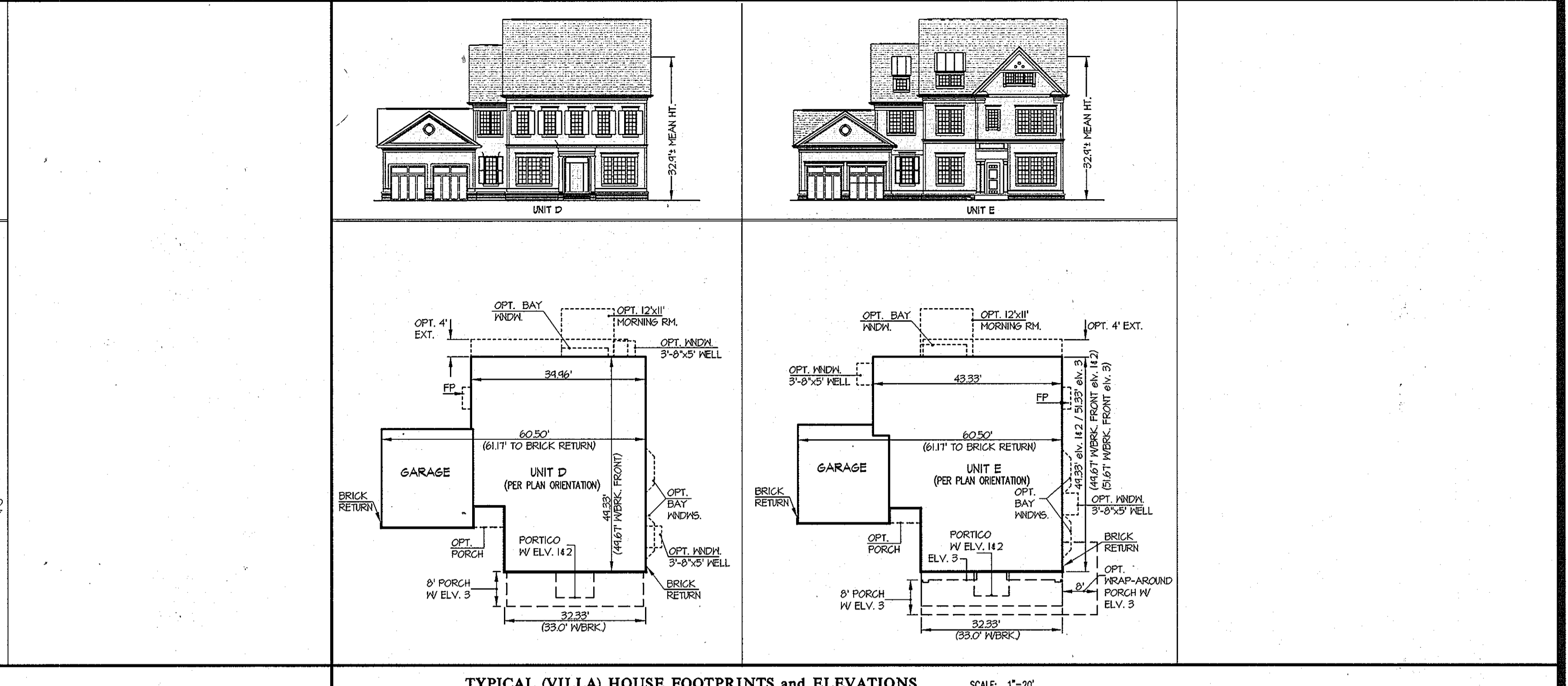


SITE DEVELOPMENT PLAN LEGEND

- 380 --- EXISTING CONTOUR
- 380 --- PROPOSED CONTOUR
- +0.00' PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (H&K, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (H&K, SOLID LINE)
- EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- COMCAST EQUIPMENT
- PROPOSED GARDEN WALL (DET. U6)
- CONCRETE SIDEWALK PER NO. CO. DET. R-3-05
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT F.F.E. ELEVATION
- REV = REVERSED HOUSE ORIENTATION
- GAR = GARAGE (F-FRONT, B-BACK)
- TOP = TOP OF FOUNDATION
- FOUNDATION STEM WALL REQUIRED
- WALK OFF BASEMENT
- PRINCIPAL STRUCTURE BUILDING RESTRICTION LINE
- GARAGE STRUCTURE BUILDING RESTRICTION LINE
- SAME BEARING AND DISTANCE
- FOREST CONSERVATION EASEMENT
- LIMIT OF WETLAND
- WETLAND AREA
- W6 WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- EXISTING TREELINE



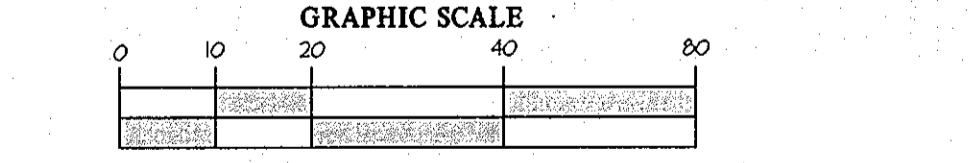
TYPICAL (COTTAGE) HOUSE FOOTPRINTS and ELEVATIONS SCALE: 1"=20'



TYPICAL (VILLA) HOUSE FOOTPRINTS and ELEVATIONS SCALE: 1"=20'

- ### NOTES
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK EASMT.
 - BRICK POINT ALL BUILDING FOUNDATION CONSTRUCTION UNLESS NOTED OTHERWISE. CONTRACTOR SHALL CHECK & VERIFY LOCATION OF ALL FORMS WITH THE REQUIRED BUILDING SETBACKS PRIOR TO POURING CONCRETE FOR THE FOUNDATION WALLS.
 - ALL H&K'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4102-D, 24-4103-D, 24-4104-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
 - SEE THE CHART ON THIS SHEET FOR SHK 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 1411 FOLIO 242 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" NYLON/AST INLINE DRAIN MODEL NO. 212AG 8N OR 8GV. CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS-N-12 (HDPE, TYPE S) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR HOPE DIRECTLY TO THE YARD DRAIN.
 - INGRESS/EGRESS FOR ALL COTTAGE 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" THAT'S IN THE COVENANT FOUND AT L. 8294 F. 3054306

- ### WASTE MANAGEMENT NOTES
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TRUCKS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE PAYERS HAVE 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/OFFER 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.



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE: MAY 26, 2014.

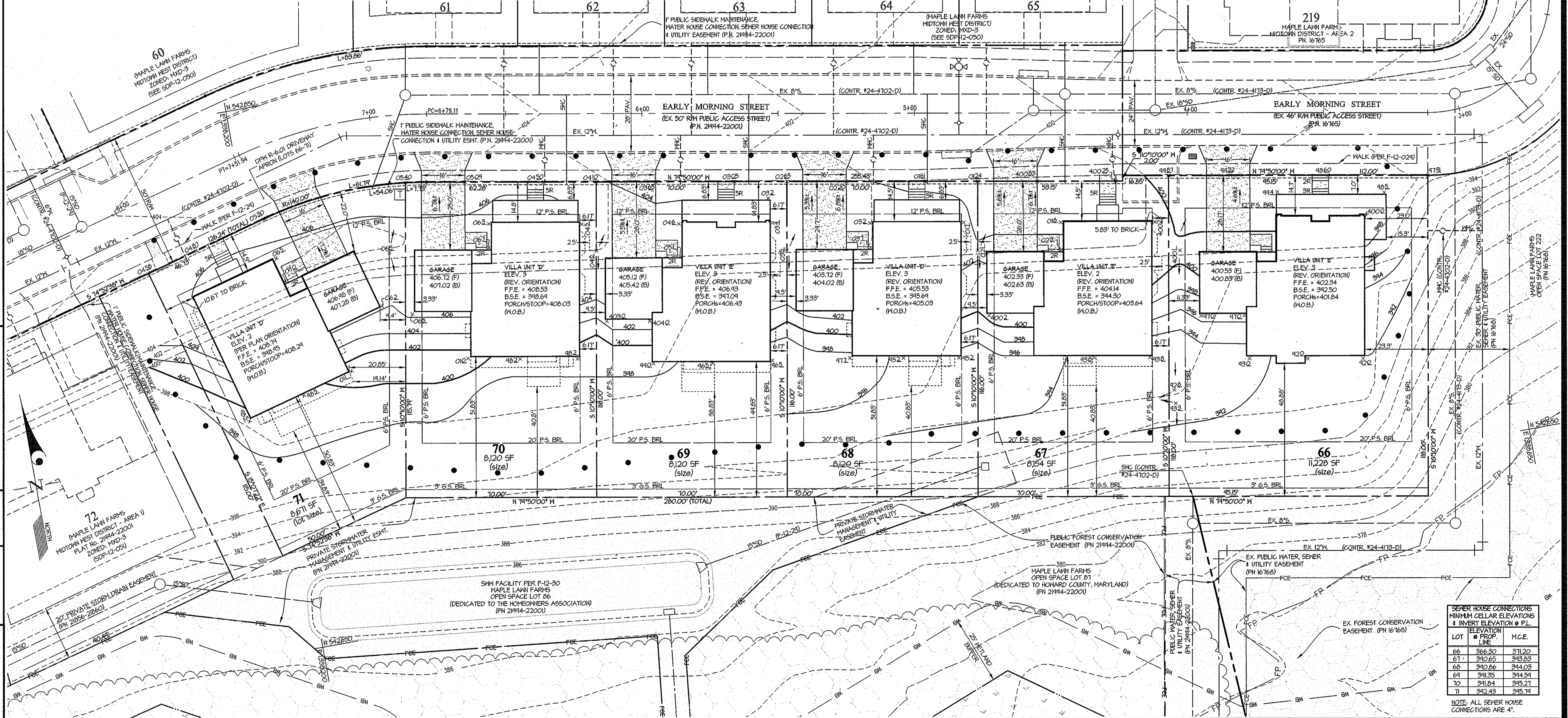
4-1-13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Logg 4/18/13
Director

Viet Sawdwin 4/18/13
Chief, Division of Land Development

Michael 4/17/13
Chief, Development Engineering Division



GLW GUTSCHICK 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 FAX: 301-421-4024 BALT. 410-980-1820 MD/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4/9/2013	SHOW ACTUAL HOUSE FOOTPRINTS ON LOTS 66-71 & REV. GRADING ACCORDINGLY; REVISE VILLA UNIT E FOOTPRINT	KLP	

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS II, LLC
1829 RESTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400 *
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MICHAEL HARRIS HOMES INC.
676 Streetscape Partners, LLC
1420 SPRING HILL ROAD, SUITE 550
MCLEAN, VIRGINIA 22102
PH: 703-848-1600
ATTN: HOWARD KATZ

(REVISED) SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA I
LOT Nos. 24-26, 45-48, 52-55 and 66-71
(SFD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860 and 21994-22001

SCALE: 1"=20'

ZONING: MXD-3

G. L. W. FILE No. 11094

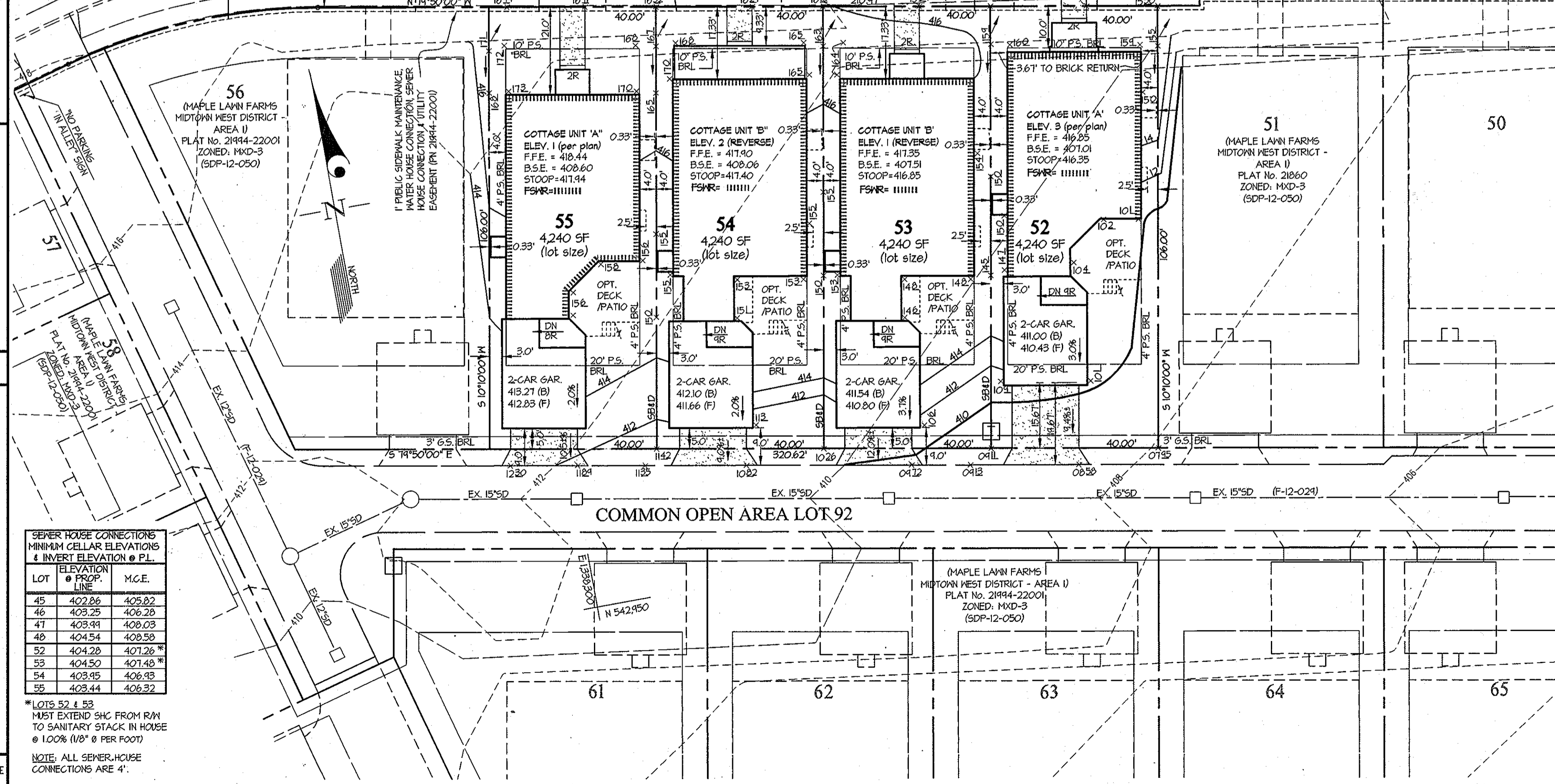
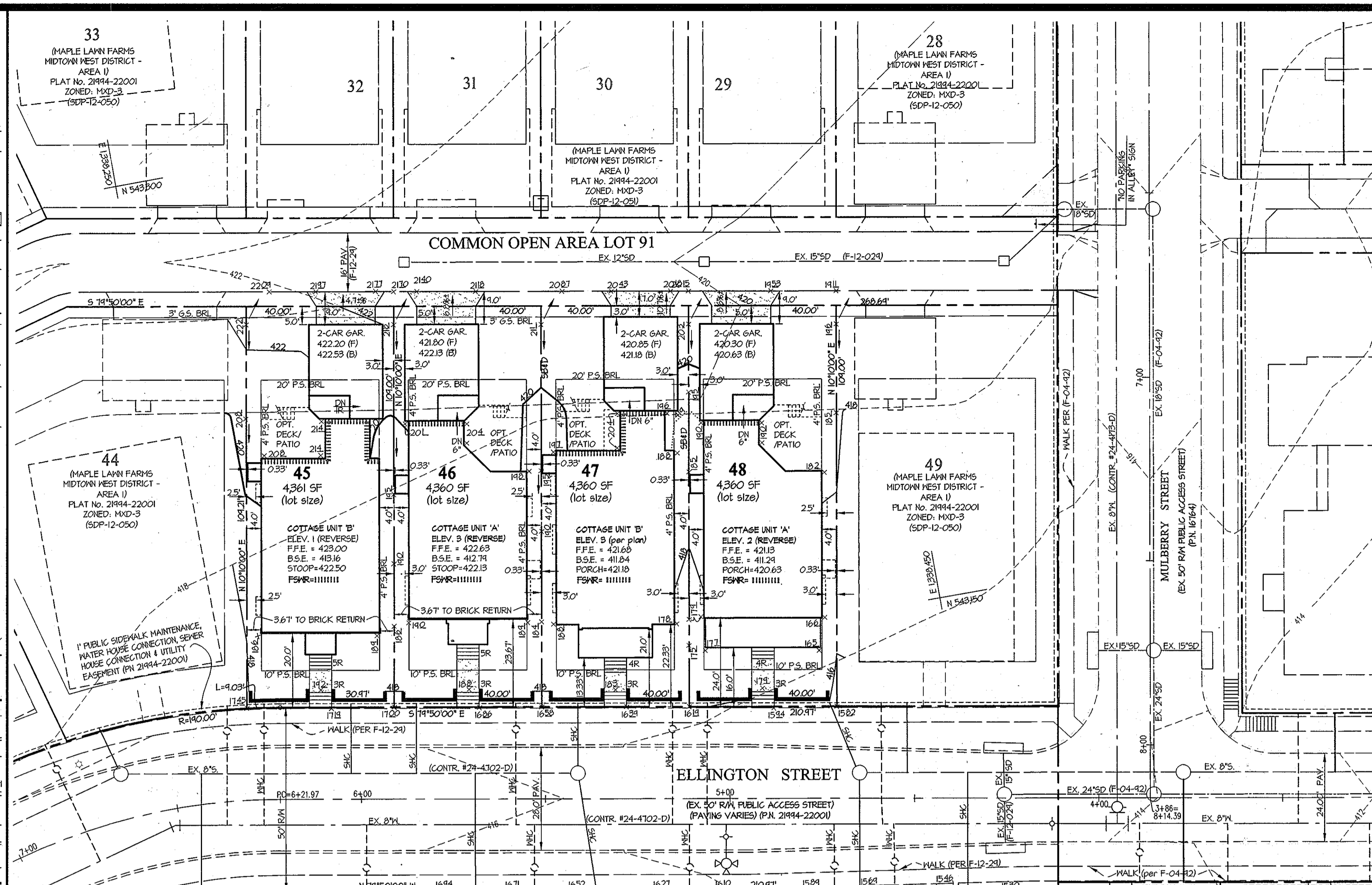
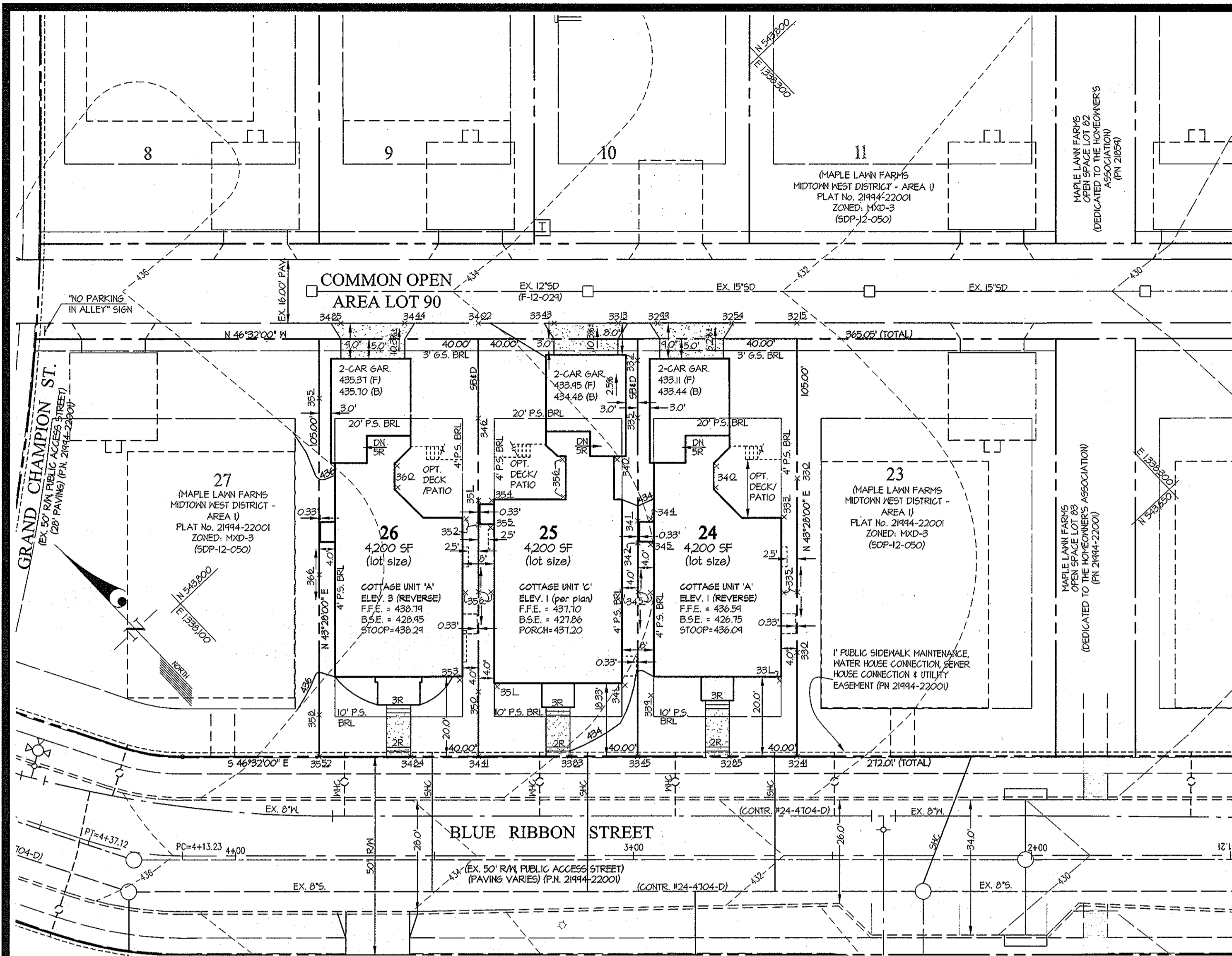
DATE: Aug/2012

TAX MAP - GRID: 41-15&21

SHEET: 2 OF 7

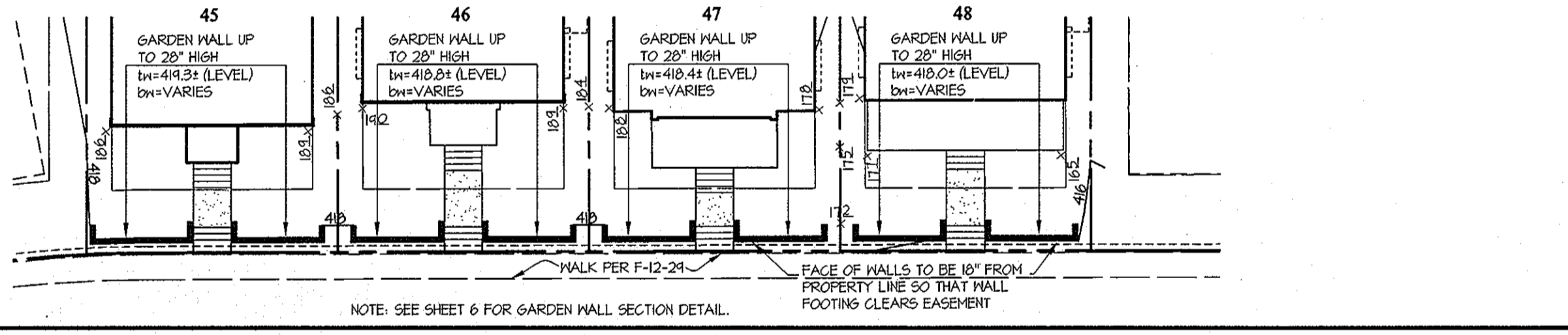
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

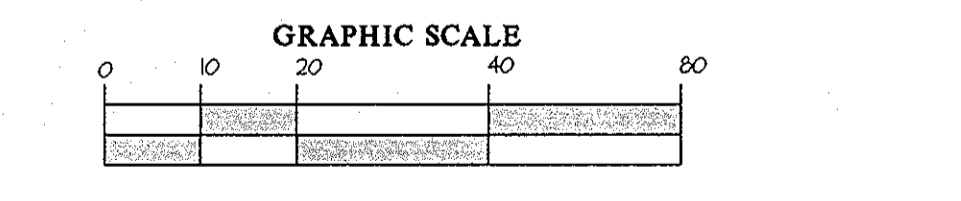


LOT	ELEVATION @ PROP. LINE	M.C.E.
24	418.30	422.85
25	421.03	423.02
26	422.31	424.80

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



GARDEN WALLS FOR LOTS 45-48 SCALE: 1" = 20'



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. 14715, EXPIRATION DATE: MAY 26, 2014.

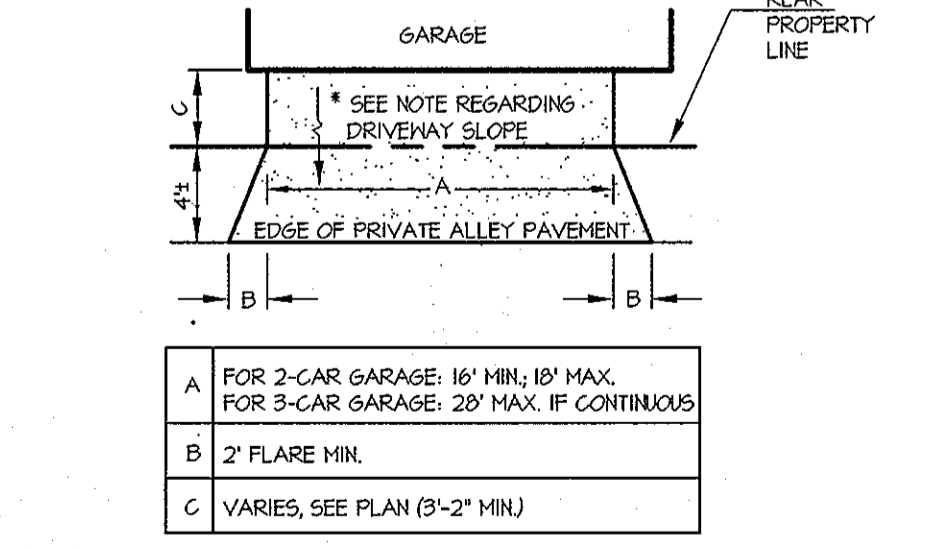
4-9-13 *[Signature]*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 4/12/13

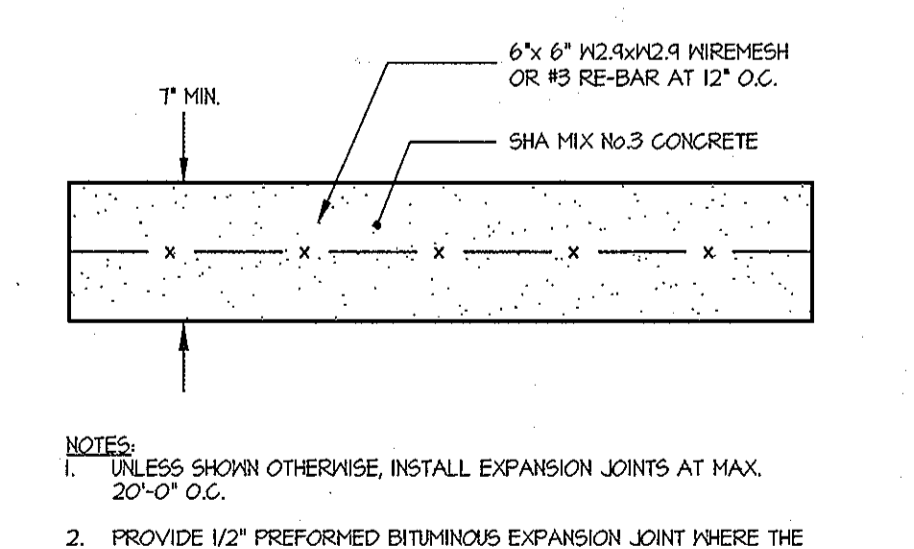
Chief, Division of Land Development: *[Signature]* Date: 4/17/13

Chief, Development Engineering Division: *[Signature]* Date:



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

NOTES:
 1. DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A P-1 BITUMINOUS PAVING SECTION PER NO. 601 STD. DETAIL R-201.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1/8" MIN. ON HIGH SIDE OF THE DRIVEWAY TO 1/4" MAX. ON THE LOW SIDE.
 3. THIS DETAIL IS FOR APRONS/DRIVEWAYS IN A PRIVATE ALLEY ONLY.



CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

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

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

DATE	REVISION	BY	APPR.
4/9/2013	SHOW HOUSES TO BE BUILT ON LOTS 24-26, 45-48 AND 52-55; REV. GARDEN WALL FOR LOTS 45-48 ACCORDINGLY		

LOT	ELEVATION @ PROP. LINE	M.C.E.
45	402.86	405.82
46	403.25	406.28
47	403.91	406.23
48	404.54	408.59
52	404.28	407.26
53	404.50	407.40
54	403.95	406.43
55	402.44	406.32

NOTE: ALL SEWER-HOUSE CONNECTIONS ARE 4".

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1832 RESTERTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

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

(REVISED) SITE DEVELOPMENT PLAN

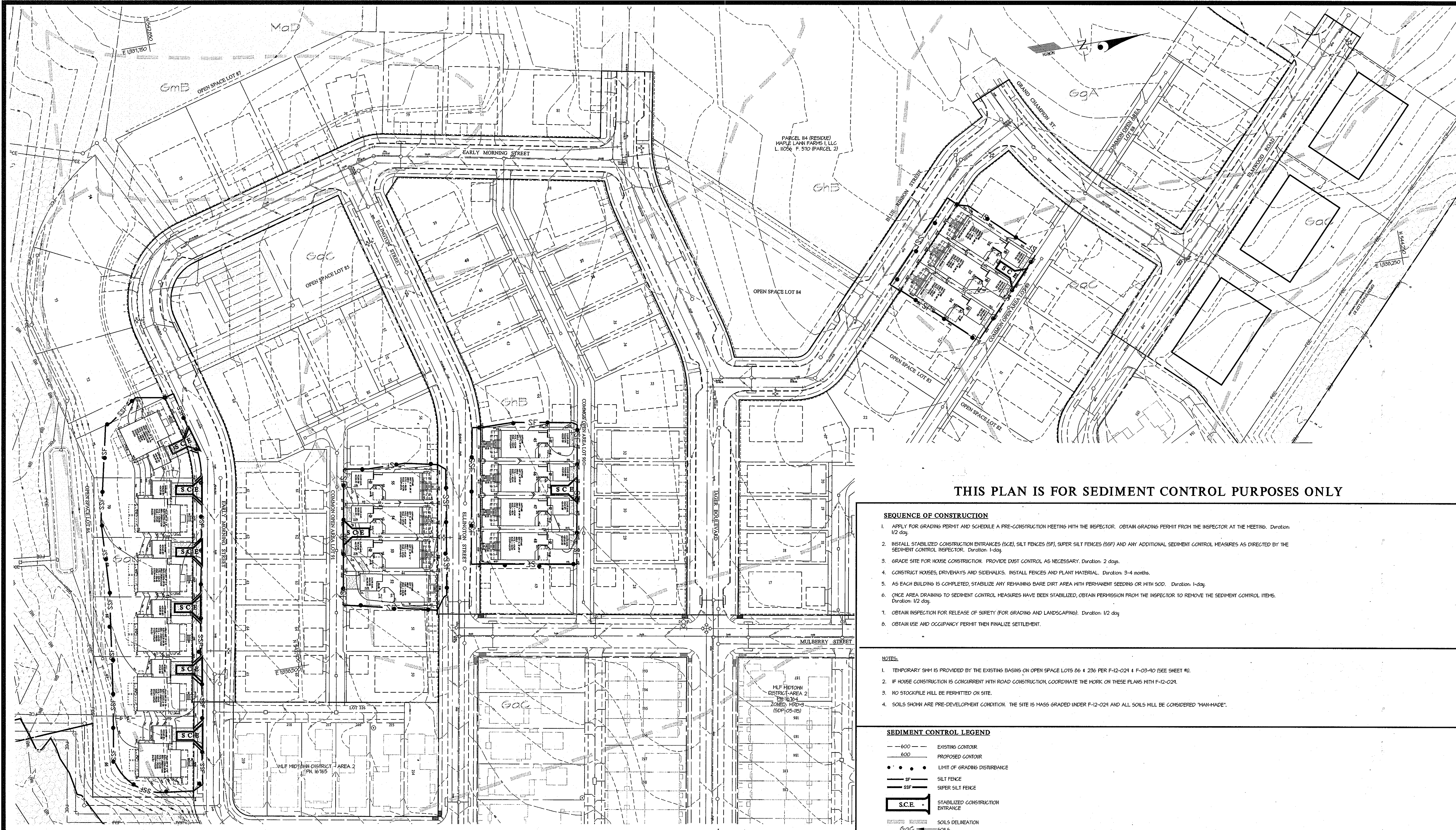
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA I
 LOT Nos. 24-26, 45-48, 52-55 AND 66-71
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001

SCALE: 1" = 20'
 ZONING: MXD-3
 DATE: Aug/2012
 TAX MAP - GRID: 41-15&21
 SHEET: 3 OF 7

G. L. W. FILE No. 11094

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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. Duration: 1/2 day.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (S.C.E.), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. Duration: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. Duration: 3-4 months.
5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: 1-day.
6. 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.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day.
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

NOTES:

1. TEMPORARY SHM IS PROVIDED BY THE EXISTING BASINS ON OPEN SPACE LOTS 86 & 236 PER F-12-024 & F-03-90 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-024.
3. NO STOCKPILE WILL BE PERMITTED ON SITE.
4. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-024 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".

SEDIMENT CONTROL LEGEND

- 600--- EXISTING CONTOUR
- 600--- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SF— SILT FENCE
- SSF— SUPER SILT FENCE
- [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
- GoC --- SOILS DELINEATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard K. Lough 9/1/12
Director Date

Kathleen 9/1/12
Chief, Division of Land Development Date

Michael 8/28/12
Chief, Development Engineering Division Date

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE 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."

CKL 8-15-12
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."

John P. Roberts 8/22/12
SIGNATURE OF DEVELOPER/BUILDER DATE

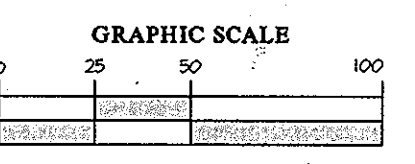
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Roberts 8/22/12
HOWARD S.C.D. 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. 12975, EXPIRATION DATE: MAY 26, 2014.

8-15-12
DATE



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

DATE	REVISION	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-454-8400
ATTN: MARK BENNETT

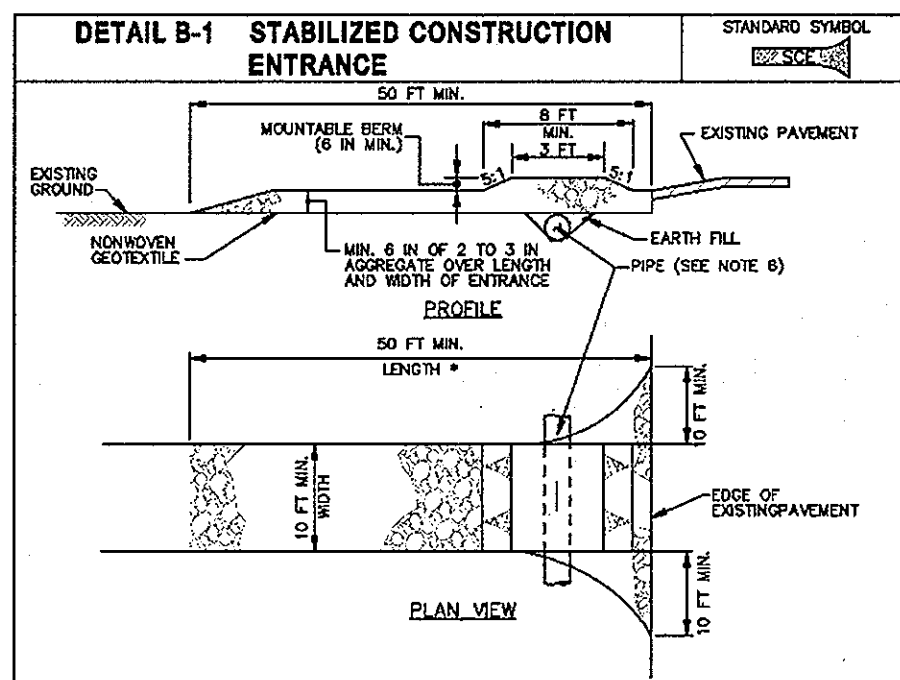
BUILDER (CONTRACT PURCHASER):
MICHAEL HARRIS HOMES INC.
c/o Streetscape Partners, LLC
1420 SPRING HILL ROAD, SUITE 550
MCLEAN, VIRGINIA 22102
PH: 703-848-1600
ATTN: HOWARD KATZ

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 24-26, 45-48, 52-55 and 66-71
(SFD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860 and 21994-22001

ELECTION DISTRICT No. 5

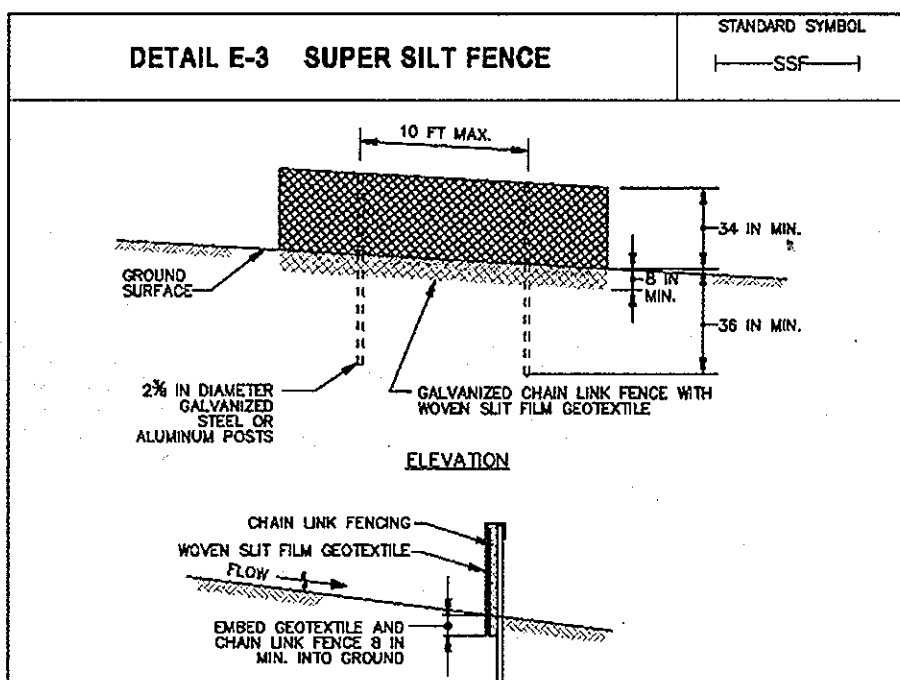
SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	11094
DATE	TAX MAP - GRID	SHEET
Aug/2012	41-15&21	4 OF 7



CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SIZE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SIDE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SIDE WITH A MOUNTABLE BEAM WITH SET SCREWS AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE SLOPES ON APPROVED PLAN. WHEN THE SIZE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONTAIN AT A HIGH SPOT, A MOUNTABLE BEAM IS REQUIRED WHEN SIZE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SIDE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MAINTAINS TRAFFIC OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BEAM, AND SPOOLS MUST BE IMMEDIATELY WASHED AND/OR SCOURED. SPOOLS, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUATING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKS INTO PAVEDWAY IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

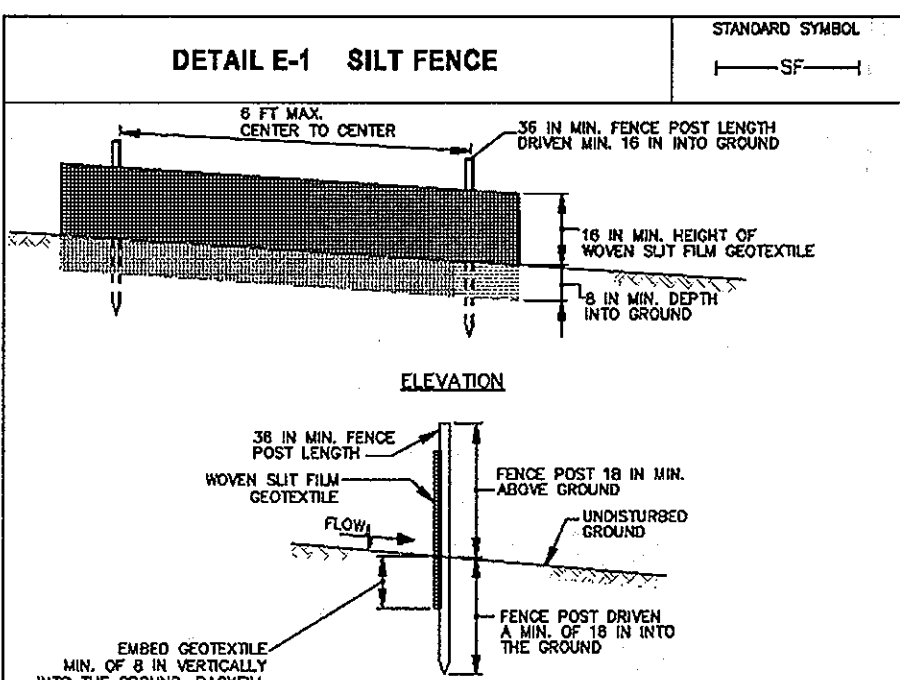
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011
MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION SPECIFICATIONS

- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 8 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR ZIP TIES.
- FASTEN WOVEN SILT FABM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH WIRE TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. BASED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 6 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCE AND GEOTEXTILE.

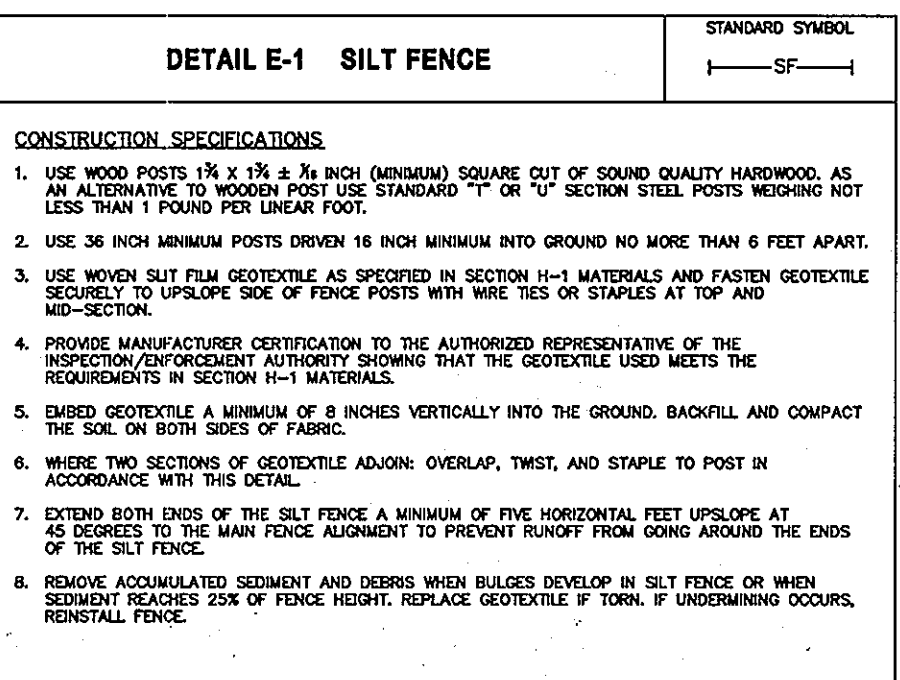
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011
MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 X 1 1/2 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POSTS USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 3/8 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FABM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABM.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011
MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



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STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CRITERIA
CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

- TEMPORARY STABILIZATION**
 - SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHAIN PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3/4 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- PERMANENT STABILIZATION**
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT MORE FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SAND) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 15 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAY AREAS TO SMOOTH THE SURFACE REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3/4 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENESS MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011
MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

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) 315-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "2011 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:
 - 3 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND
 - 7 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1 CHAPTER 1 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDINGS, SOIL TEMPORARY SEEDINGS AND MULCHING (SEC. B). 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 PERMISSSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

	LOTS 24-26	LOTS 45-48	LOTS 52-55	LOTS 66-71	TOTAL
TOTAL AREA OF SITE	0.291 AC.	0.401 AC.	0.391 AC.	1.201 AC.	2.284 AC.
AREA TO BE ROOFED OR PAVED	0.341 AC.	0.474 AC.	0.454 AC.	1.014 AC.	2.284 AC.
AREA TO BE VEGETATIVELY STABILIZED:	0.051 AC.	0.261 AC.	0.091 AC.	0.564 AC.	1.114 AC.
TOTAL CUT	15601 CY	12841 CY	15521 CY	23011 CY	66964 CY
TOTAL FILL	15601 CY	12841 CY	15521 CY	23011 CY	66964 CY
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NYE	NONE	NONE	NONE

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
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STANDARDS AND SPECIFICATIONS

DUST CONTROL

Minimize the dispersion of dust particles from construction activities.

To prevent blowing and movement of dust from exposed soil surfaces to receive on and off-site damage including health and traffic hazards.

Condition: Windy, No Precipitation

Areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications

- Minimize: See Section F-4.2 Soil Preparation, Topsoiling, and Soil Amendments, Section F-4.3 Seeding and Mulching, and Section F-4.4 Temporary Stabilization. Mulch must be anchored to prevent blowing.
- Vegetative Cover: See Section D-4.4 Temporary Stabilization.
- Tillage: Till to roughen surface and bring clods to the surface. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.
- Mulching: Sprinkle site with water until the surface is moist. Water as needed. The site must not be irrigated to the point that runoff occurs.
- Barriers: Solid board fences, soil fences, straw fences, burlap fences, straw bales, and similar material can be used to control erosion and soil blowing.
- Chemical Treatments: Use of chemical treatment requires approval by the appropriate plan review authority.

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."

Clark 8/15/12
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. 10376, EXPIRATION DATE: MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Wanda K. Lynch* 8/16/12
Chief, Division of Land Development: *Wanda K. Lynch* 8/16/12
Chief, Development Engineering Division: *Wanda K. Lynch* 8/16/12

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
McLEAN, VIRGINIA 22102
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MICHAEL HARRIS HOMES INC.
c/o Streetscope Partners, LLC
1420 SPRING HILL ROAD, SUITE 550
McLEAN, VIRGINIA 22102
ATTN: HOWARD KATZ

SEDIMENT CONTROL NOTES and DETAILS

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 24-26, 45-48, 52-55 and 66-71
(SPD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860 and 21994-22001

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	11094
DATE	TAX MAP - GRID	SHEET
Aug/2012	41-15&21	5 OF 7

...04001\09013\HILLSIDE-4 SFA\SDP\09013-SDP-det.dwg DES. MBT DRN. KLP CHK. MBT

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE 4 CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FC CASE NO. 516.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET 101 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 SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 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 \$1230.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
411 SHRUBS AT \$30/SHRUB = \$12330.00
23 TREES AT \$500/TREE = \$11650.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-38-2350. SEE THE CHART BELOW THIS SHEET FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BFL		REQUIRED SIDE & REAR YARD PLANTINGS: COTTAGE LOTS: 1 SHADE TREE PER LOT, NO SHRUBS VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS		PLANTINGS PROVIDED		COMMENTS		
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHRUBS REQUIRED		SHD. TREE	SHRUBS
COTTAGE	24	40'	10	N/A	N/A	1	10		
	25	40'	10	N/A	N/A	1	10		
	26	40'	10	N/A	N/A	1	10		
	45	40'	10	N/A	N/A	1	10		
	46	40'	10	N/A	N/A	1	10		
	47	40'	10	N/A	N/A	1	10		
	48	40'	10	N/A	N/A	1	10		
	52	40'	10	N/A	N/A	1	10		
	53	40'	10	N/A	N/A	1	10		
	54	40'	10	N/A	N/A	1	10		
	55	40'	10	N/A	N/A	1	10		
VILLA	66	95.15'	24	(58.0'±62.66') 120.66'	30	2	34	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	67	70'	18	(58.0'±62.66') 120.66'	30	2	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	68	70'	18	(58.0'±62.66') 120.66'	30	2	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	69	70'	18	(58.0'±62.66') 120.66'	30	2	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	70	70.0'	18	(58.0'±62.66') 120.66'	30	2	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	71	100.74'	25	(58.0'±62.66') 120.66'	30	2	30	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
	TI								

* (COTTAGE LOTS ONLY) ON CORNER LOTS, PROVIDE 1/4 OF SIDE BLDG. LENGTH

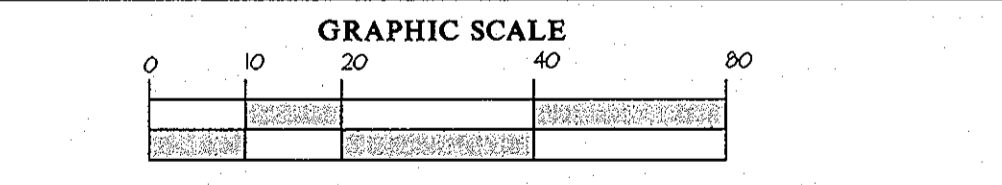
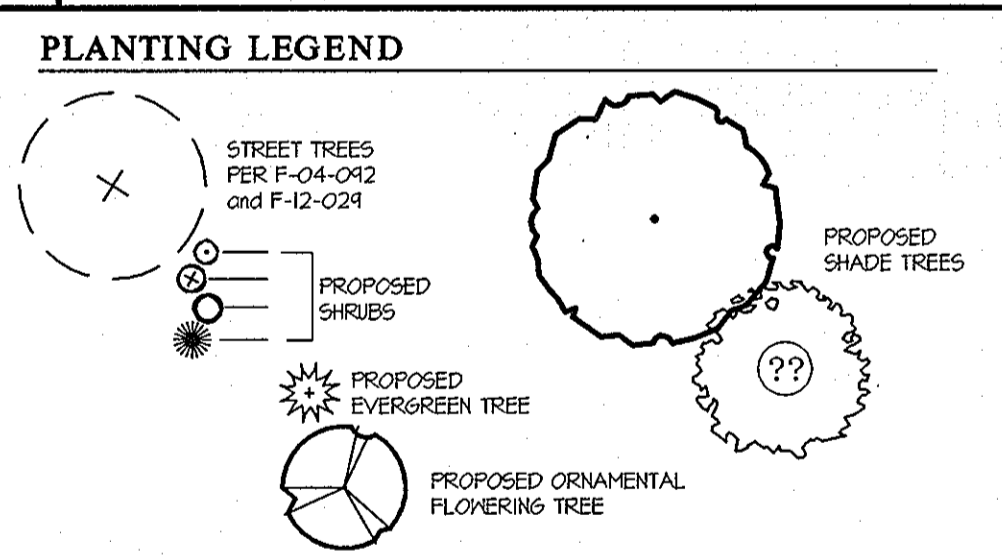
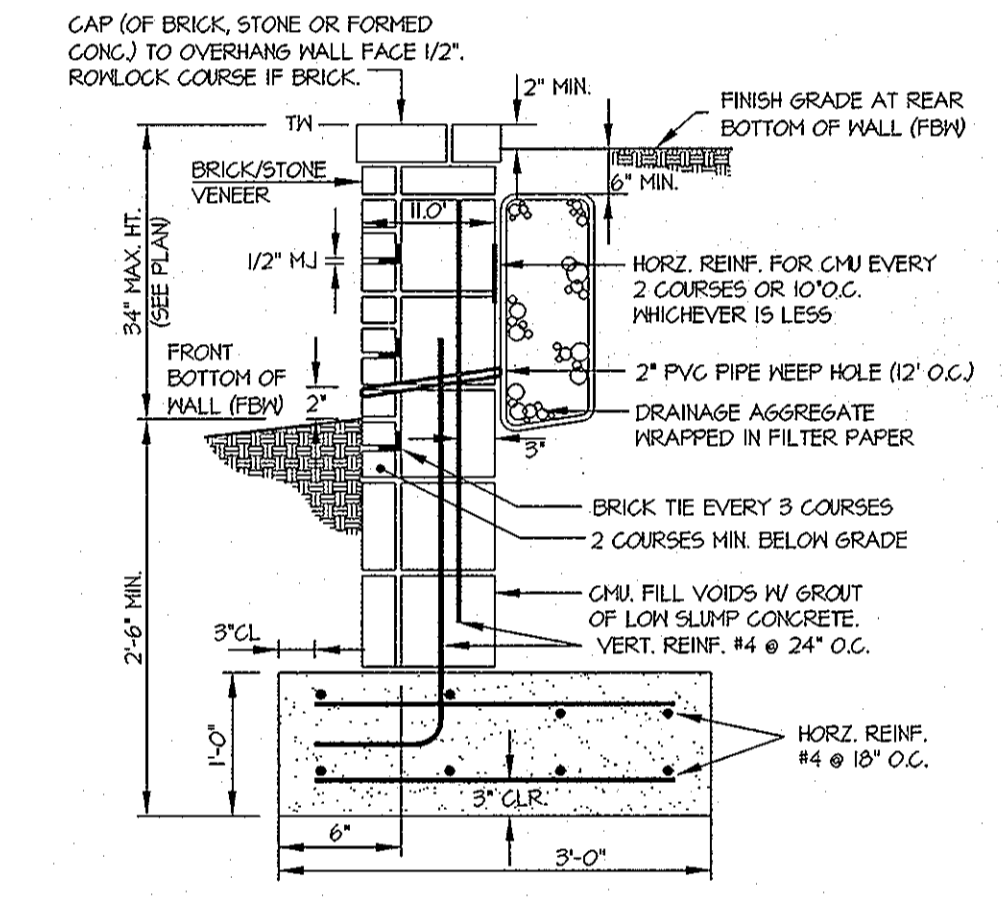
LANDSCAPE SURETY PER LOT

BUILDER	LOT NO.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
MH OF MAPLE LAWN L.L.C.	24	1	10	\$600.00
	25	1	10	\$600.00
	26	1	10	\$600.00
	45	1	10	\$600.00
	46	1	10	\$600.00
	47	1	10	\$600.00
	48	1	10	\$600.00
	52	1	10	\$600.00
	53	1	10	\$600.00
	54	1	10	\$600.00
	55	1	10	\$600.00
TOTAL	23	411	314,230.00	

STATE OF MARYLAND
Michael B. Tran
LANDSCAPE ARCHITECT
8.15.12

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol)	12	ALL SHADE TREES SHALL BE 2 1/2" CAL. AND 12" MIN. HT.	SOPHORA JAPONICA/JAPANESE PAGODA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / WILLOW OAK TILIA CORDATA 'GREEN SPIRE' / GREEN SPIRE LITTLE LEAF LINDEN ZELKOVA SERATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B4B
(Symbol)	3	ALL SHADE TREES SHALL BE 2 1/2" CAL. AND 12" MIN. HT.	QUERCUS ROBUR X Q. ALBA 'CRIMSCHEIDT' / CRIMSON SPIRE OAK	ALL B4B
(Symbol)	4	ALL SHADE TREES SHALL BE 2 1/2" CAL. AND 12" MIN. HT.	ACER X FRIEBMANI 'ARMSTRONG' / ARMSTRONG MAPLE GINGKO BILBOA 'PRINCE OF PEACE' / PRINCE OF PEACE	ALL B4B
(Symbol)	6	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1 1/2" CAL. AND 8-10' HT.	AMELANCHIER CANADENSIS / SHADBLOW SERVICE BERRY CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA / SAUCEUR MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LASESTROPHIA INDICA / GRAPE MYRTLE 'TONTO'	ALL B4B. SERVICE BERRY SHALL BE TREE FORM
(Symbol)	14	ALL EVERGREEN TREES SHALL BE 6-8' HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE	ALL B4B. INTACT LEADER
(Symbol)	152	ALL 18" - 24" SPREAD	AZALEA VAR. 'SIMPLO PINK' / SIMPLO PINK COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'PAK HARBOR' / ANDRORRA, WILTON BLUE RISE JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONGERA NITIDA 'ERLON' / ERMEE GOLD (TM) HONEY Suckle PP1234	ALL CONTAINERIZED
(Symbol)	56	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAVARE VALLEY WHITE' / HERSHY RED, HINO CRIMSON DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONTRACTA' / DWARF HICKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA BUXUS SEMPERVERENS 'SABOTUS' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
(Symbol)	44	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	BIKONTHIS KUNTSCHOVICIS 'MANHATTAN' / MANHATTAN BIKONTHIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANthus HETEROPHYLLUS 'GALFIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM CAT. GRANDIFLORA, ENGLISH ROSEBUD, ROSEBUD ELEGANS) RHODODENDRON 'F.M.' / F.M. RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALES / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Symbol)	34	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. 'CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW TAXUS CUSPIDATA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'SHERAL GREEN' / SHERAL GREEN ARBORVITAE BUXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED



DEVELOPER'S/BUILDER'S CERTIFICATE

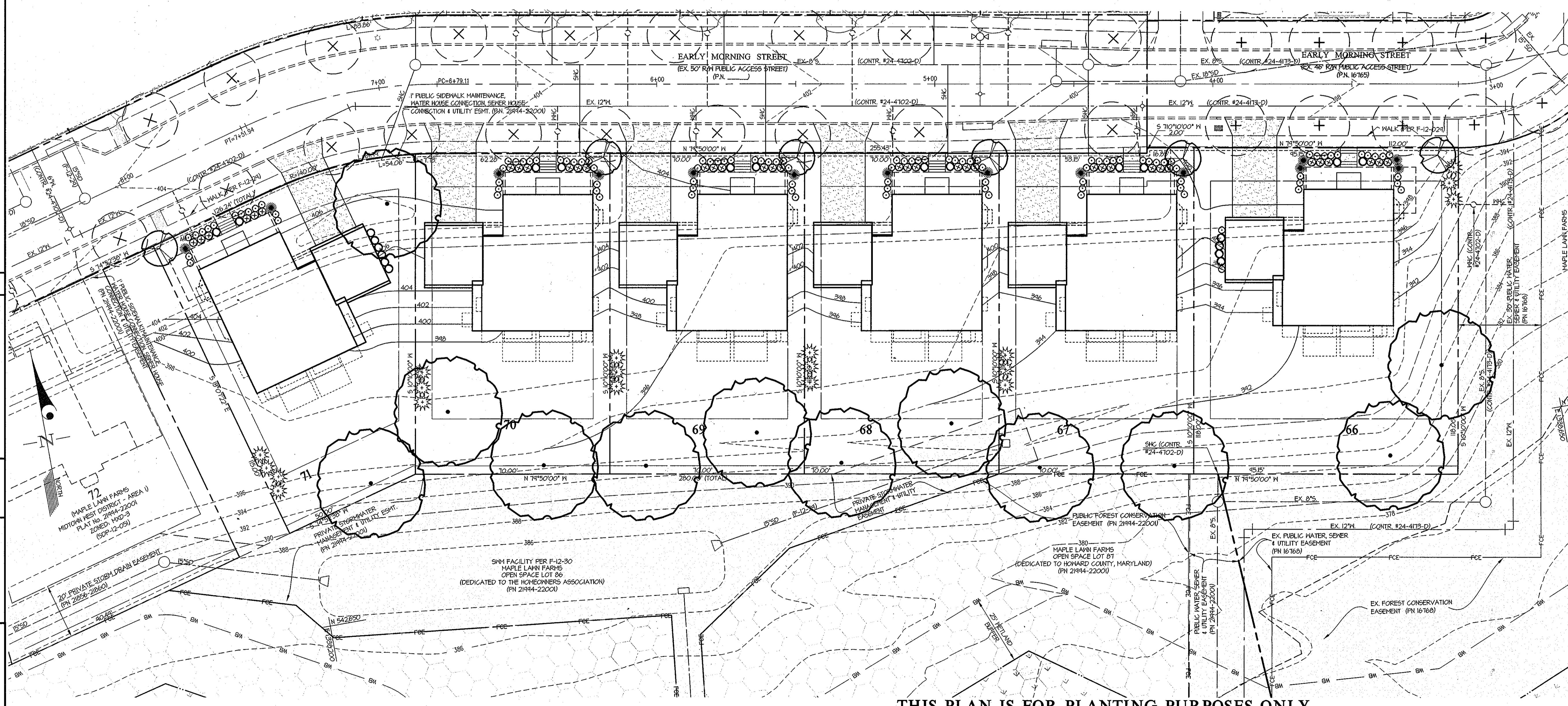
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIAL, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark L. Long* Date: 8/16/12

Chief, Division of Land Development: *Ket St. Onge* Date: 9/10/12

Chief, Development Engineering Division: *Robert Pennington* Date: 8/30/12



THIS PLAN IS FOR PLANTING PURPOSES ONLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3939 NATIONAL DRIVE SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

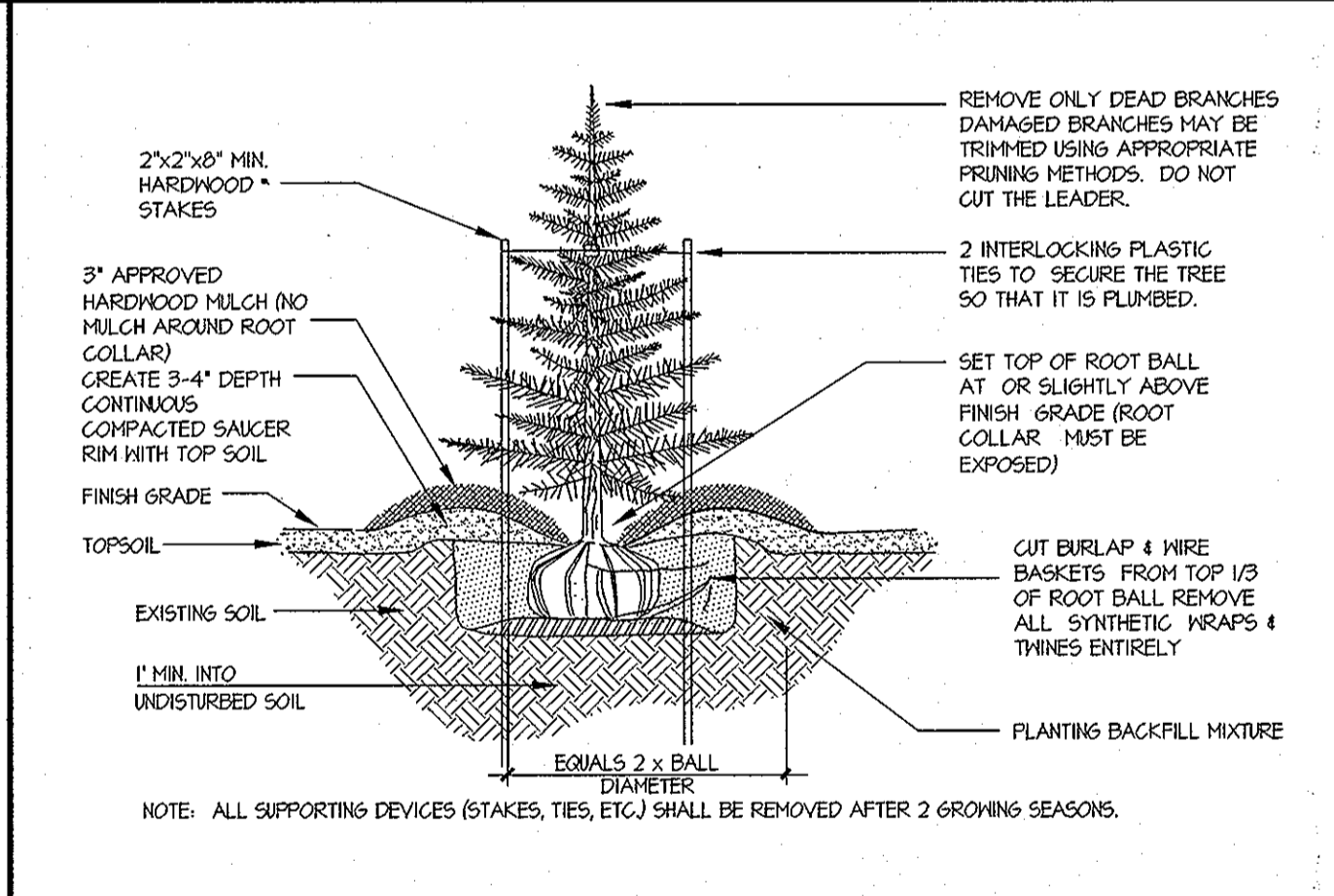
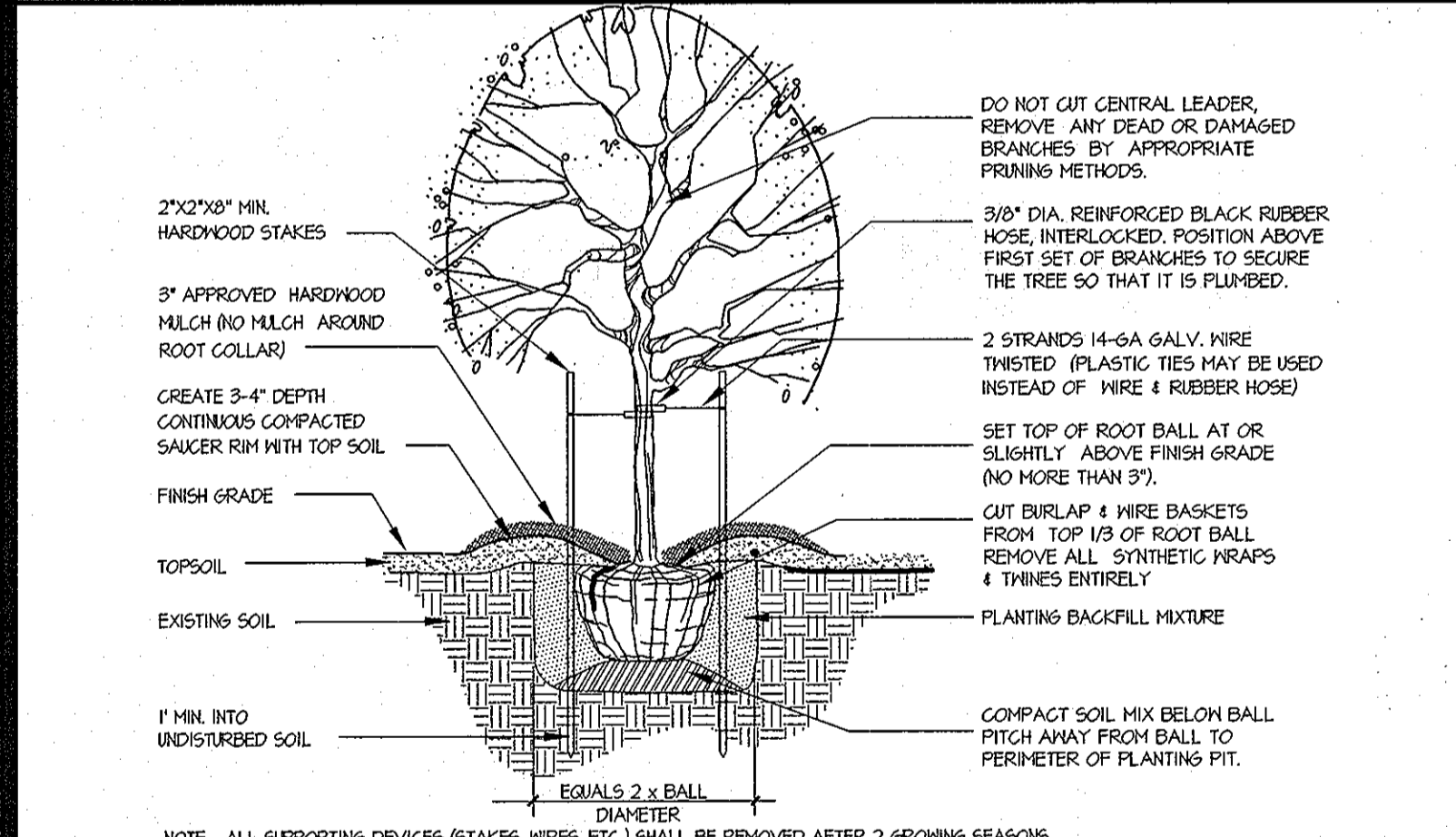
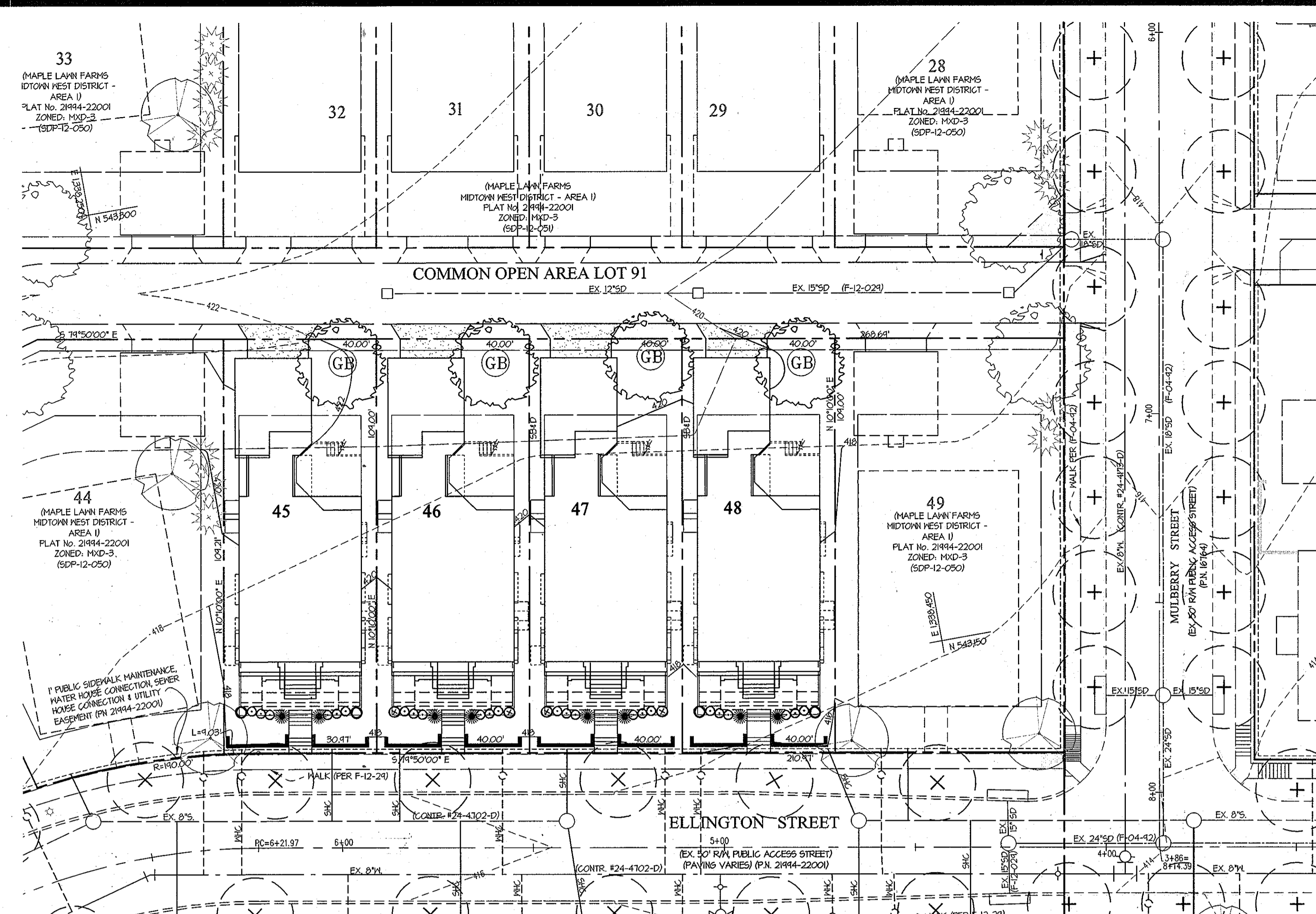
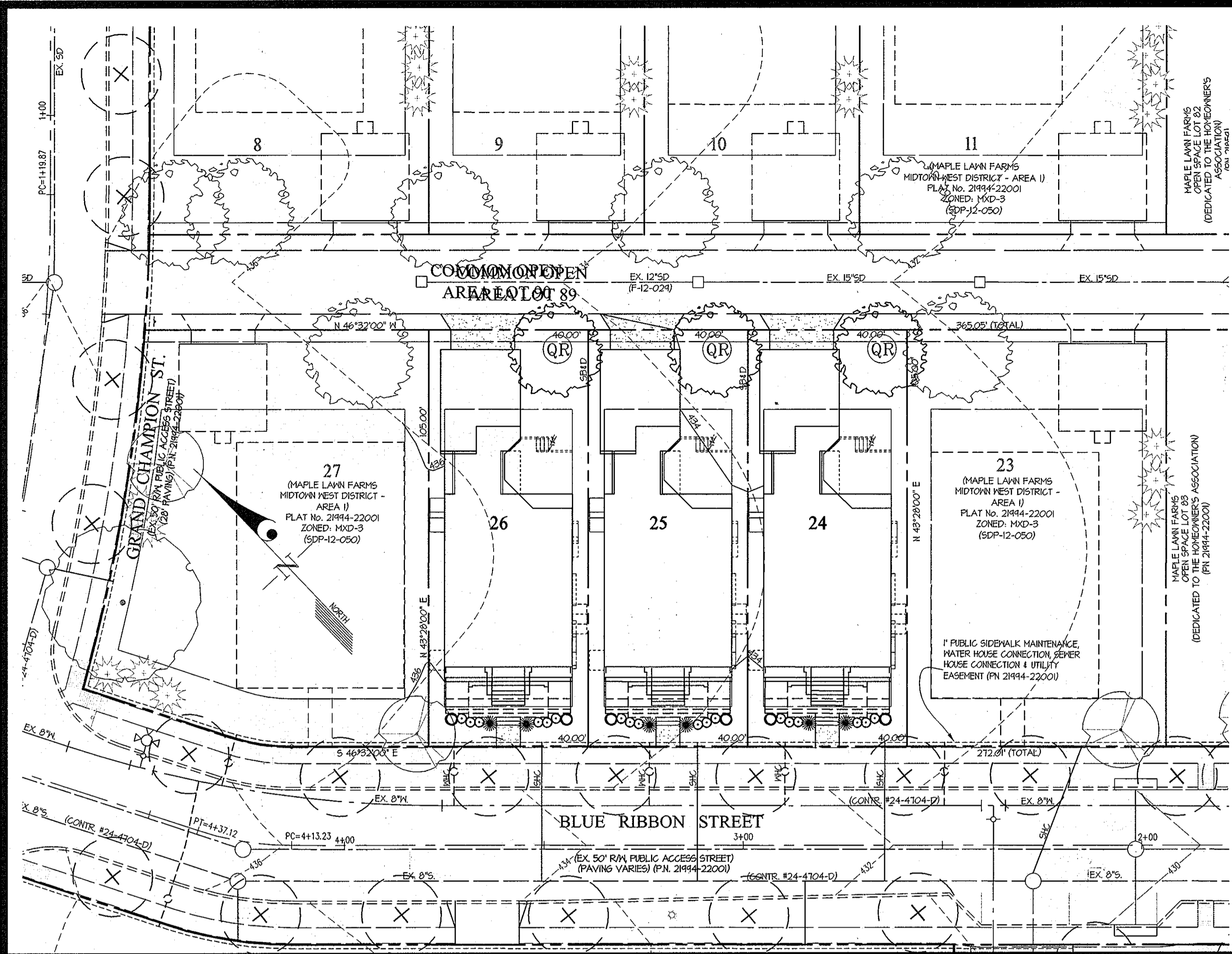
PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PR: 410-484-8400
ATTN: MARK BENNETT

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

LANDSCAPE PLAN

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 24-26, 45-48, 52-55 and 66-71
(SFD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860 and 21994-22001
HOWARD COUNTY, MARYLAND

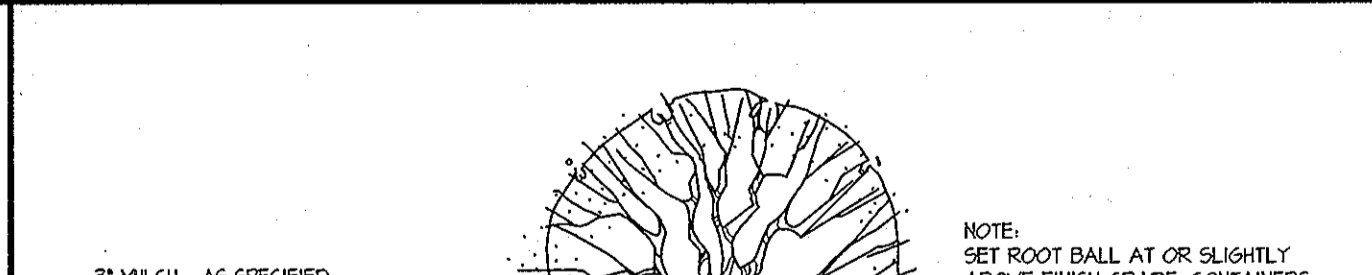
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11094
DATE	TAX MAP - GRID	SHEET
Aug/2012	41-15&21	6 OF 7



DECIDUOUS TREE PLANTING DETAIL
NO SCALE

EVERGREEN TREE PLANTING DETAIL
NO SCALE

NOTES:
1. 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 HANDBOOK. 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.
2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIES, 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.

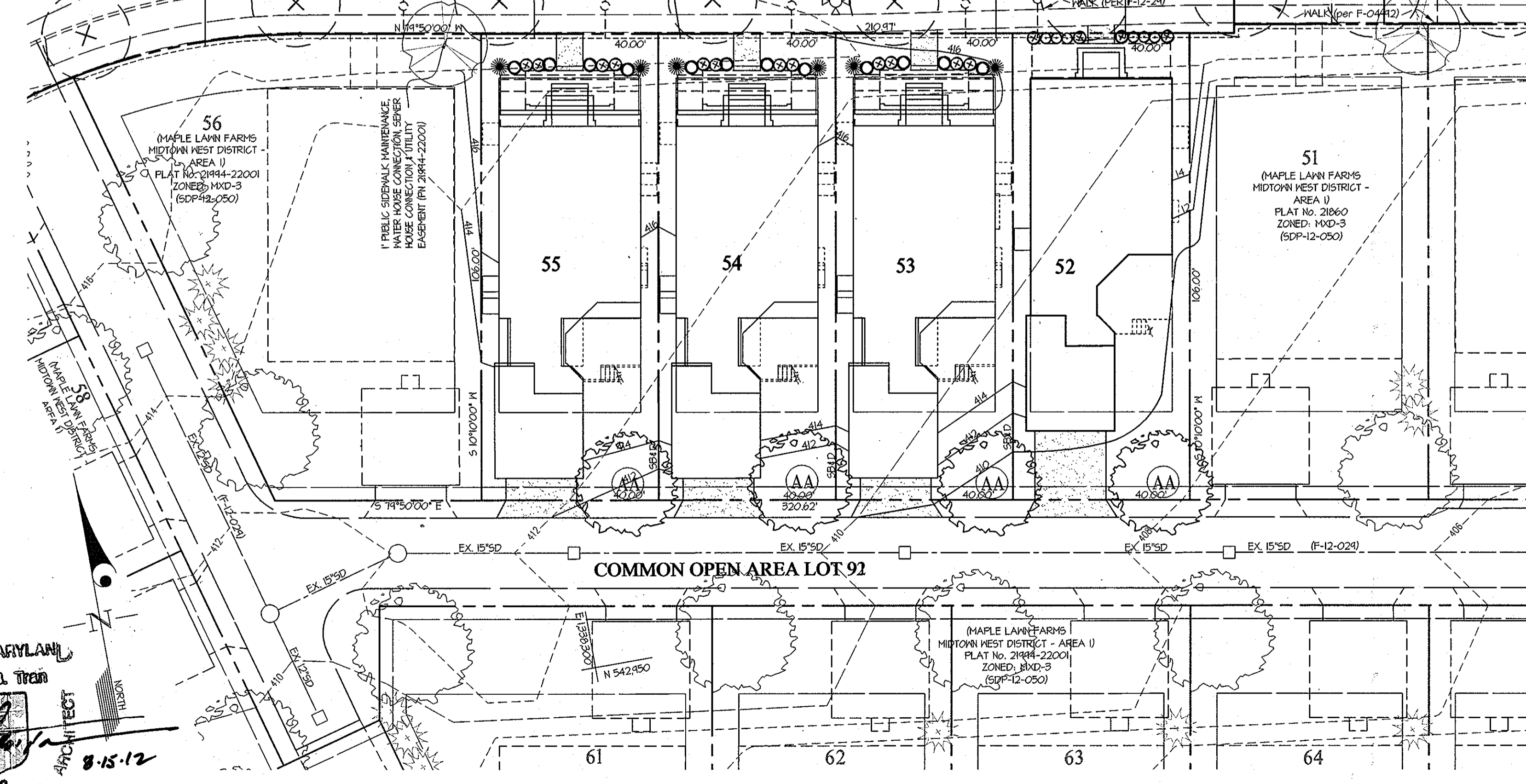


SHRUB PLANTING DETAIL
NO SCALE

GRAPHIC SCALE
0 10 20 40 80

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 9/3/12
 Chief, Division of Land Development: *[Signature]* 9/3/12
 Chief, Development Engineering Division: *[Signature]* 8/30/12

STATE OF MARYLAND
 Michael E. Train
 ARCHITECT
 933
 LANDSCAPE
 8-15-12



THIS PLAN IS FOR PLANTING PURPOSES ONLY

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PK: 410-484-8400
 ATTN: MARK BENNETT

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LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA I
 LOT Nos. 24-26, 43-48, 52-55 and 66-71
 (SFD, RESIDENTIAL - US) PLAT Nos. 16764, 21856-21860 and 21994-22001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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