

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 4
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-4954 (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
AREA OF BUILDABLE LOTS (Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160) FOR THIS SITE DEVELOPMENT PLAN: 3.314 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. S-0111, ZB-4954, PB-955, MP-0111, W-03-02, P-03-01, P-03-10, P-04-01, P-05-02, F-04-42, S-06-16, P-01-02, ZB-1029A, PB-310, F-12-30, SDP-12-01, SDP-12-02, SDP-12-03, SDP-12-04, SDP-12-05, SDP-12-06, SDP-12-07, SDP-12-08, SDP-12-09, SDP-12-10, SDP-12-11, SDP-12-12, SDP-12-13, SDP-12-14, SDP-12-15, SDP-12-16, SDP-12-17, SDP-12-18, SDP-12-19, SDP-12-20, SDP-12-21, SDP-12-22, SDP-12-23, SDP-12-24, SDP-12-25, SDP-12-26, SDP-12-27, SDP-12-28, SDP-12-29, SDP-12-30, SDP-12-31, SDP-12-32, SDP-12-33, SDP-12-34, SDP-12-35, SDP-12-36, SDP-12-37, SDP-12-38, SDP-12-39, SDP-12-40, SDP-12-41, SDP-12-42, SDP-12-43, SDP-12-44, SDP-12-45, SDP-12-46, SDP-12-47, SDP-12-48, SDP-12-49, SDP-12-50, SDP-12-51, SDP-12-52, SDP-12-53, SDP-12-54, SDP-12-55, SDP-12-56, SDP-12-57, SDP-12-58, SDP-12-59, SDP-12-60, SDP-12-61, SDP-12-62, SDP-12-63, SDP-12-64, SDP-12-65, SDP-12-66, SDP-12-67, SDP-12-68, SDP-12-69, SDP-12-70, SDP-12-71, SDP-12-72, SDP-12-73, SDP-12-74, SDP-12-75, SDP-12-76, SDP-12-77, SDP-12-78, SDP-12-79, SDP-12-80, SDP-12-81, SDP-12-82, SDP-12-83, SDP-12-84, SDP-12-85, SDP-12-86, SDP-12-87, SDP-12-88, SDP-12-89, SDP-12-90, SDP-12-91, SDP-12-92, SDP-12-93, SDP-12-94, SDP-12-95, SDP-12-96, SDP-12-97, SDP-12-98, SDP-12-99, SDP-12-100.
- 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 RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & 6.11.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY AN EXISTING FACILITY LOCATED UNDER F-12-30. THE EXISTING FACILITY ON OPEN SPACE LOT 81 IS PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE MAPLE LAWN HOA. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED BY EXISTING FACILITIES LOCATED ON OPEN SPACE LOT 85 IN MIDTOWN WEST DISTRICT-AREA 1 (CONSTRUCTED UNDER F-12-30) AND OPEN SPACE LOT 182 IN MIDTOWN WEST DISTRICT-AREA 2 (CONSTRUCTED UNDER F-13-007).
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&D CONTRACT #24-4104-D & 24-4141-D) AND THE WATER METERS IN OUTSIDE VALVES.
- 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 16.0200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-030 AND F-13-007.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY 5-01-H DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4 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' (6' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATINGS (1-1/2" MIN)
C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (1025 LOADS)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR 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 120.6(A) 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-H 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 133.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STREPT. THE ALLEYS ARE 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 SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-00-16, PB-955, PB-310 AND ZB-4954.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-4954 AND THE DECISION AND ORDER FOR PB CASE NO. 359 (5-01-11) AND PB CASE NO. 378 (5-00-16).
- BUILDABLE LOTS 118-119, 137, 142, 146-150, 154-156 & 160 SHOWN HEREON SHALL HAVE A 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 LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-4954
B. PROPOSED USE OF SITE: 20 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4104-D & 24-4141-D)
D. PARKING REQUIRED PER SEC. 133.2.2(A), 2 SPACES/UNIT x 20 = 40 SPACES
E. RECREATION OPEN SPACE FOR THIS SDP IS 15.5 ACRES (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 14,428.81 SF OR 0.331 AC.
B. AREA OF THIS PLAN SUBMISSION: 4,101 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 4,101 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
HANOR	124-130, 137, 142 & 156	4,000 SQUARE FEET	40 FEET	30 FEET (MEAN HT.)
VILLA	118-119, 142, 146-150, 154 & 160	5,400 SQUARE FEET	54 FEET	30 FEET (MEAN HT.)

HANOR LOT TYPE IS SFD

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
HANOR	12' MIN.	6' MIN*	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHMENT) GARAGE OR TO ACCESSORY STRUCTURES.
VILLA	12' MIN.	6' MIN*	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHMENT) 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 ENCRACH ON TO THE ADJACENT 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 6'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 120.6(A) APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, HANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES; PORCHES MAY ENCRACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, HANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES; WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, HANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRACH 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 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

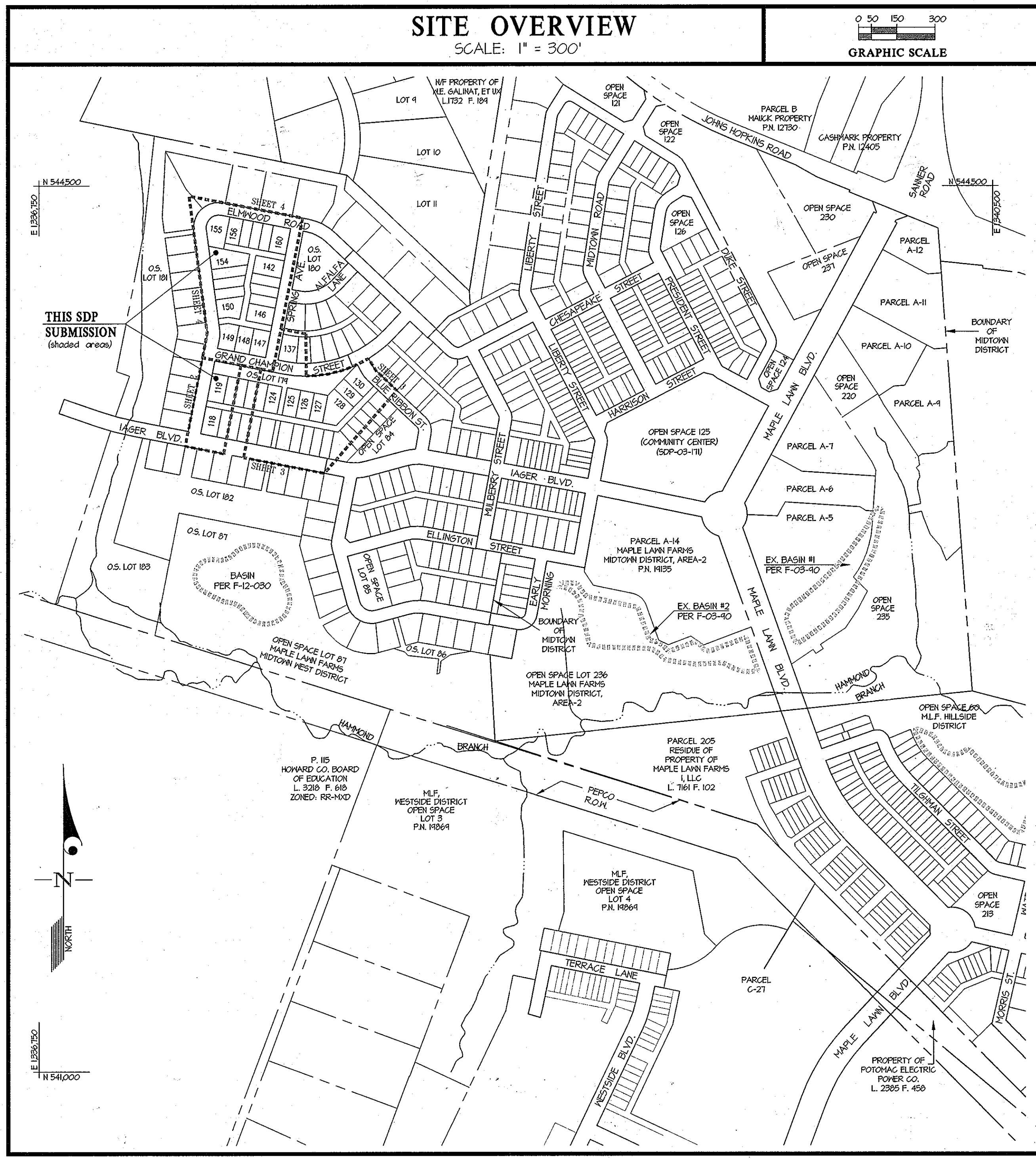
SITE DEVELOPMENT PLAN

MIDTOWN WEST DISTRICT - AREA 2

LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160

FIFTH ELECTION DISTRICT

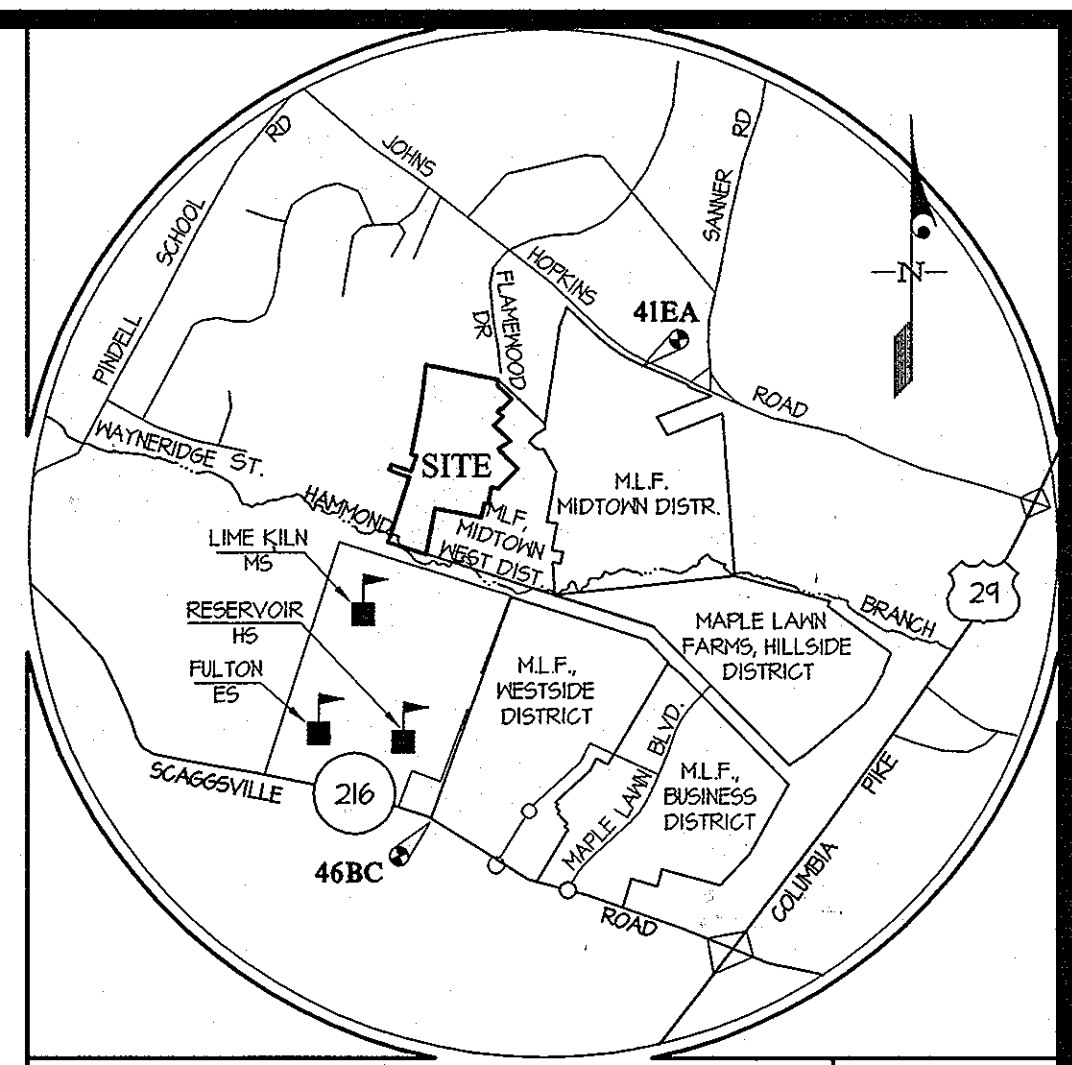
HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
ELEV. = 472.16
N = 539425.19 E 11391205.71
STANDARD DISC ON CONCRETE MONUMENT

41EA
ELEV. = 401.05
N = 544829.81 E 11394214.44
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 (30% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (6)	REQUIRED ACTIVE OPEN SPACE IN AC. (6)	ACTIVE RECREATION IN AC. (6) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.98	15.59	21.5 (40.1)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	11.23	15.75 (42.1)	1.31	1.52 (41.7) (1)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	17.64	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-61	15.41	4.62	6.70 (43.3)	0.54	0.29 (4.3) (2)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	0.94	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2)	F-05-121/123	3.00	0.90	0.00	0.11	
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	9.98	18.50 (55.6)	1.16	1.61 (8.1)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	4.51	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	0.91	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-544-F-08-55	40.60	12.18	26.65 (21.4)	3.11	4.76 (11.9) (3)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.98	0.44 (5.1)	0.50	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (100) (4)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.49	0.01 (5.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-21	30.22	9.07	13.54 (44.1)	1.06	1.24 (4.5) (5)
N/A	F-12-15	4.31	1.29	0.00 (0.0)	0.33	0.00 (0.0)
9a (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0)
9b (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	10.22	13.54 (39.4)	1.14	5.05 (81.1) (1)
9c	F-13-08	75.74	22.72	0.00 (0.0)	2.65	0.00 (0.0)
10a	F-12-86	15.46	4.64	3.74 (24.2)	0.54	0.00 (0.0) (2)
TOTAL		444.43	133.23	131.64 (30.1)	11.32	21.87 (4.4)

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

(1) 152 AC. = COMMUNITY CENTER (0.5, 125 - 5.01 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 230 (1.16 AC.)
(2) 0.21 AC. = PATHWAYS
(3) 4.76 AC. = 05 LOT 4 (4.76 AC.)
(4) 0.67 ACRES = 05 LOT 88 (0.67 AC.) AND 05 LOT 84 (0.66 AC.)
(5) 5.05 ACRES = 05 LOT 85 (0.63 AC.), 05 LOT 84 (0.66 AC.)
(6) 0.64 ACRES = 05 15 (0.64 AC.)
(7) 5.05 ACRES = 05 17A (0.73 AC.), 05 180 (0.74 AC.), 05 182 (3.58)
(8) 3.74 AC. = 05 3 (3.74 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 THE APPLICABLE POLICY FOR MLF.

LOT GROUPS	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
118-119, 124-130, 137, 142, 146-150, 154-156 & 160	4,101	\$46,150.00	\$234.75
TOTAL	4,101	\$46,150.00	\$234.75

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPT. 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 5 YEARS OF ITS APPROVAL.

SHEET INDEX

1.	COVER SHEET
2.	SITE DEVELOPMENT PLAN
3.	SITE DEVELOPMENT PLAN
4.	SITE DEVELOPMENT PLAN
5.	SEDIMENT CONTROL PLAN
6.	SEDIMENT CONTROL NOTES AND DETAILS
7.	LANDSCAPE PLAN
8.	LANDSCAPE PLAN
9.	LANDSCAPE PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
118	1180 LAGER BOULEVARD	142	7610 SPRING AVENUE
119	7841 GRAND CHAMPION STREET	146	7618 SPRING AVENUE
124	7831	147	7836 GRAND CHAMPION STREET
125	7821	149	7838
126	7825	149	7840
127	7823		
128	7814	150	7115 ELMWOOD ROAD
129	7811	154	7167
130	7815	155	7155 or 7157
		156	7153
137	7822 GRAND CHAMPION STREET	160	7145

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:	DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS:	CENSUS TRACT:
E21	7645000	MAPLE LAWN FARMS	MIDTOWN WEST DISTRICT AREA 2	118-119, 124-130, 137, 142, 146-150, 154-156 & 160	6051.02
PLAT 21944-22001 & 22348-22405	ZONE MXD-3	TAX MAP 41	GRID 15 & 21	ELEC. DIST. 5	
SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE No. 11080	DATE AUG. 2013	TAX MAP - GRID 41-15&21	SHEET 1 OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark Bennett* Date: 8/2/13

Chief, Division of Land Development: *Kate DeLoach* Date: 10/2/13

Chief, Development Engineering Division: *William* Date: 9/25/13

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.

8/21/13

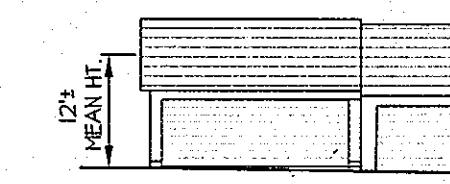
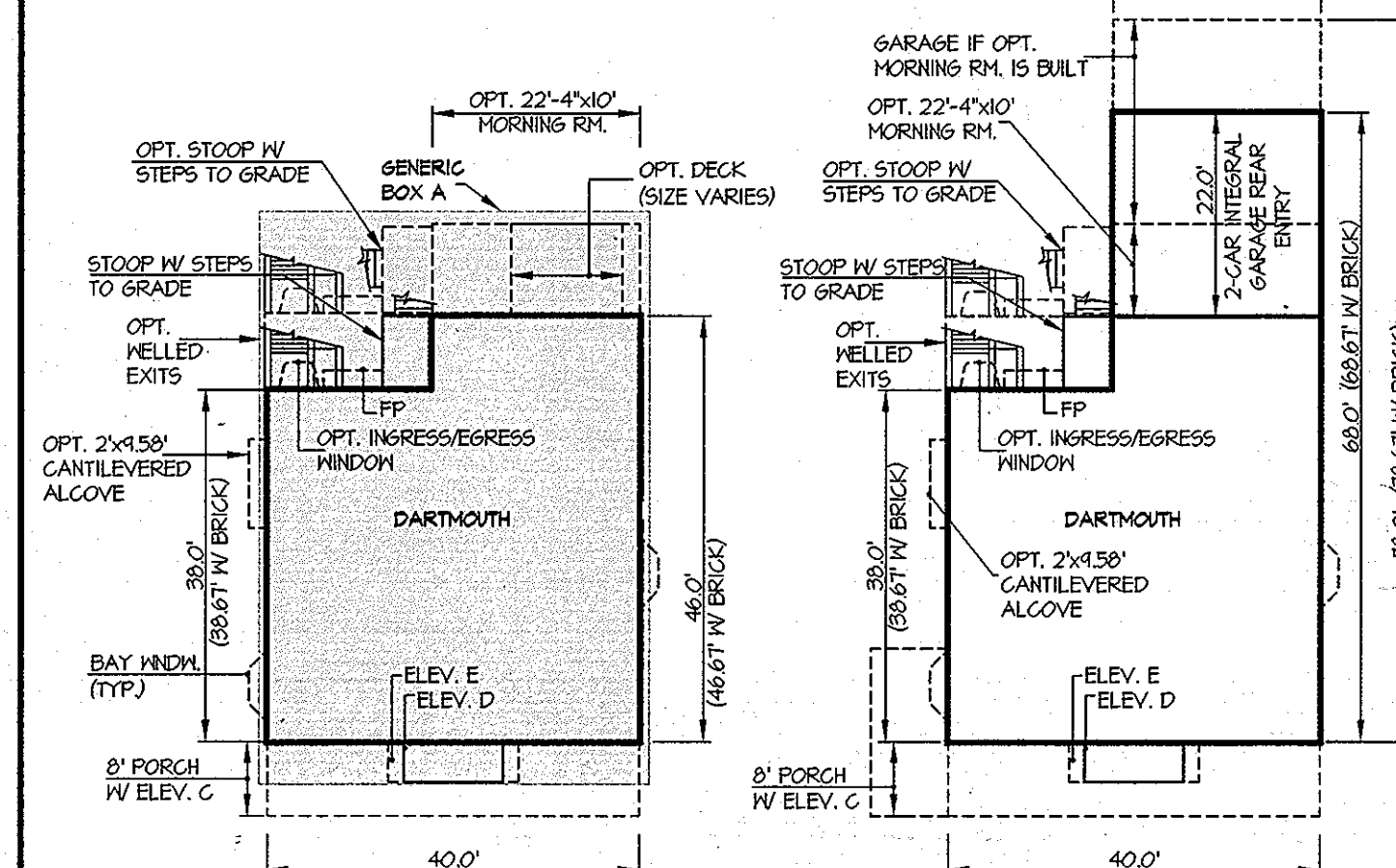
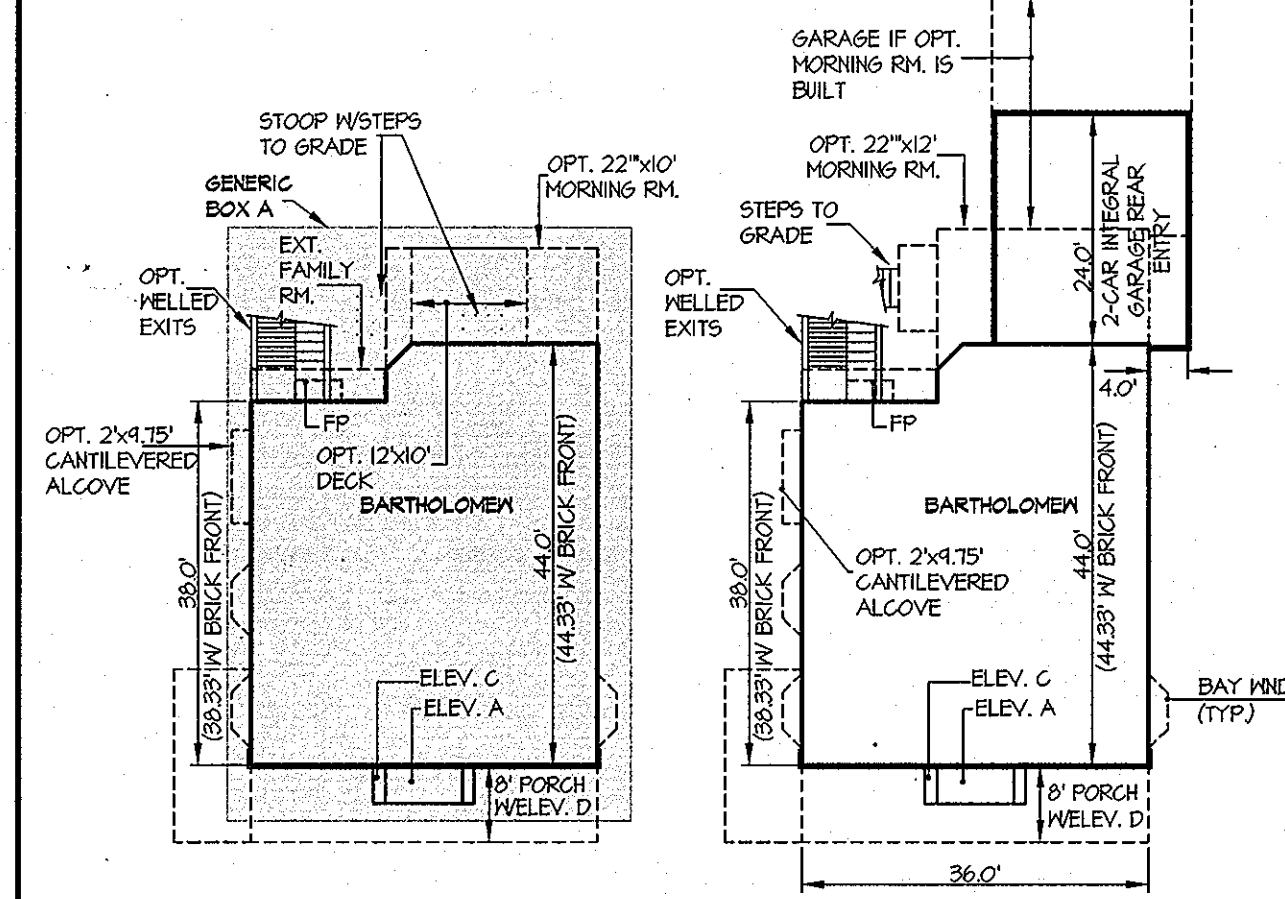
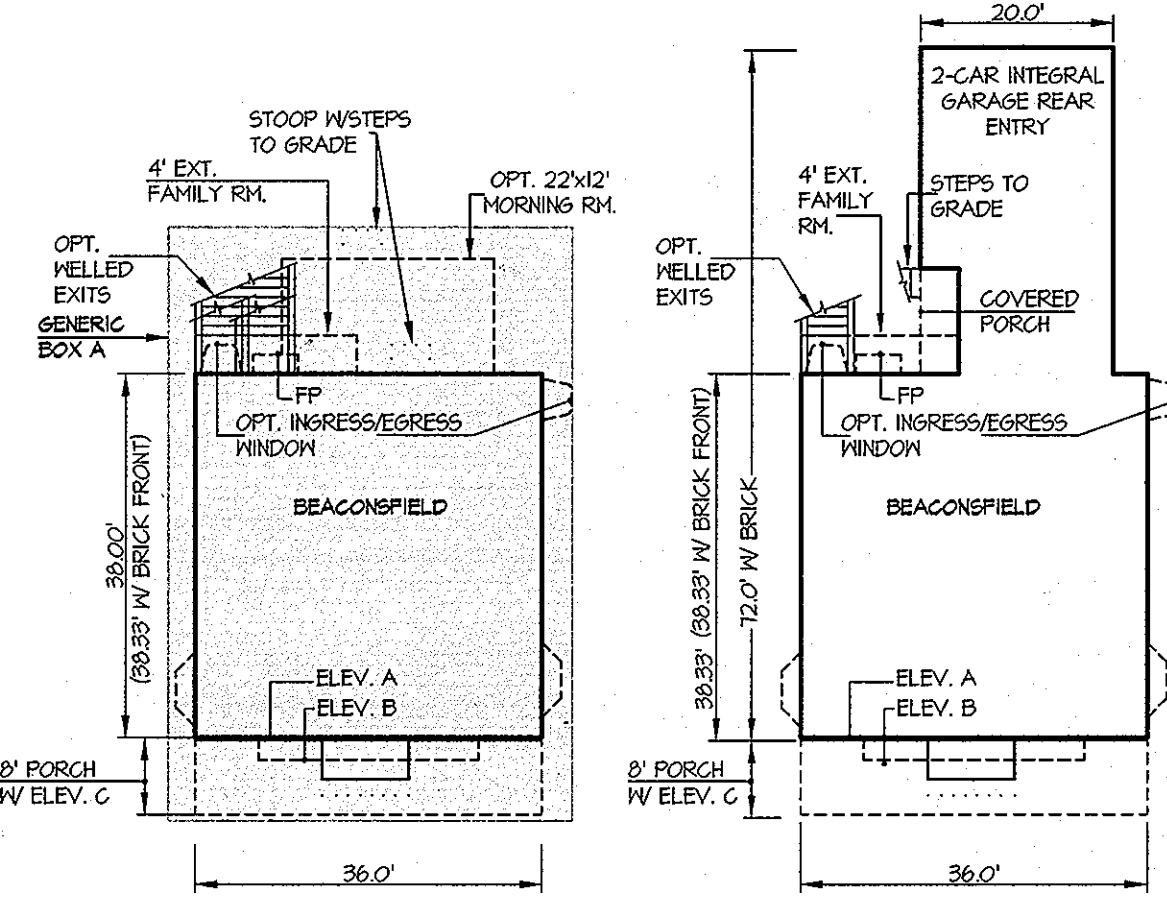
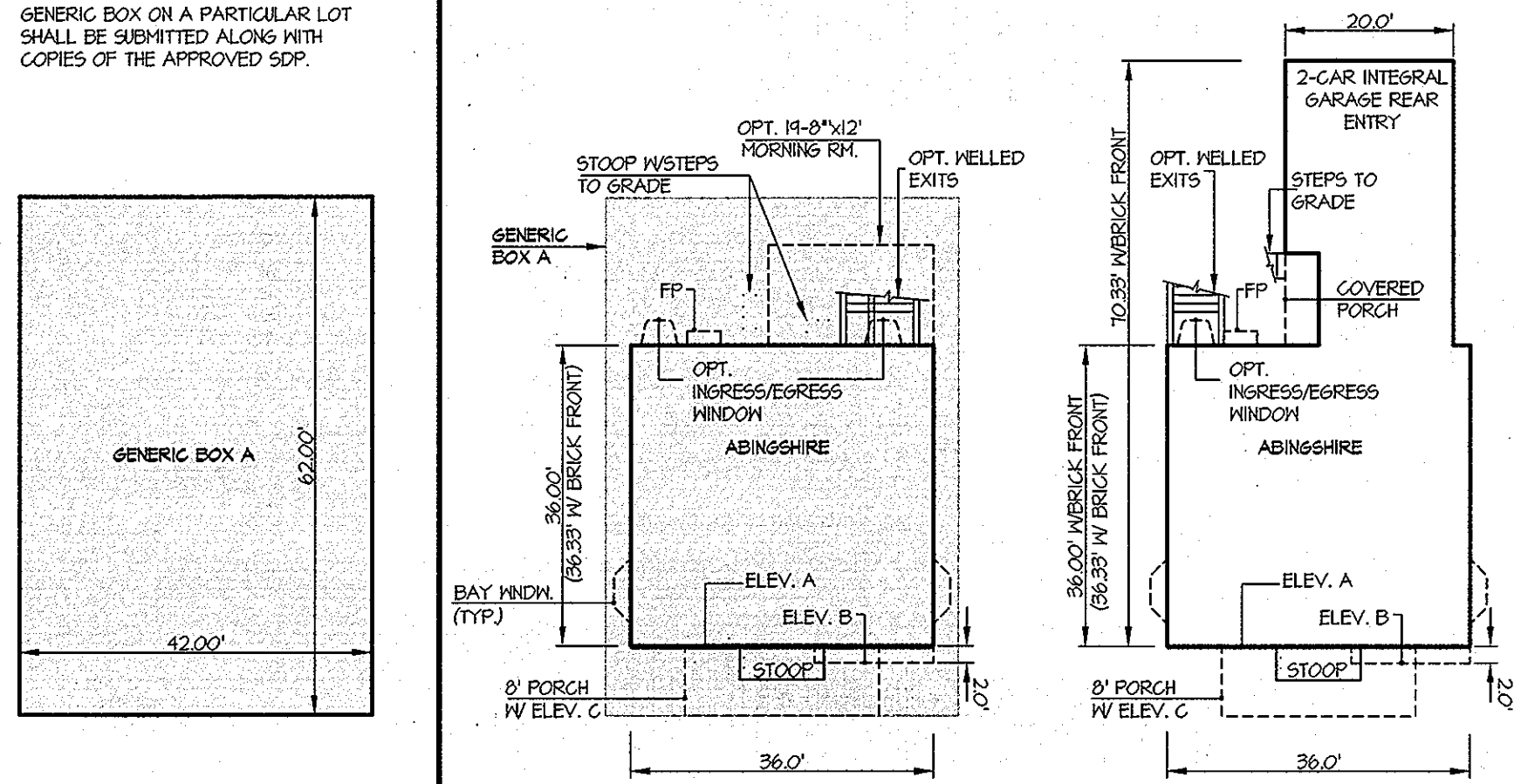
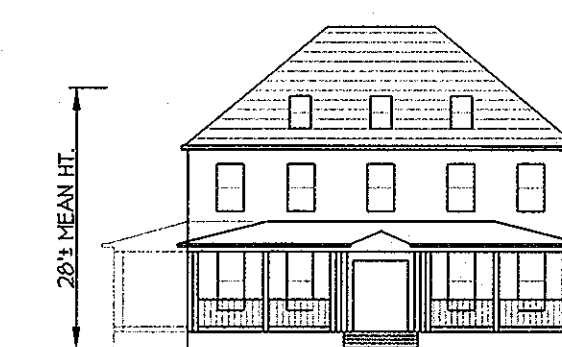
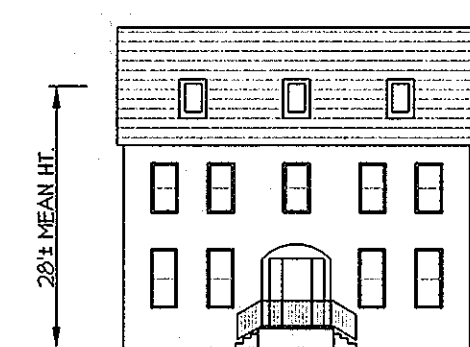
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4188

PREPARED FOR: MAPLE LAWN FARMS, L.L.C. 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 379-5956 ATTN: MARK BENNETT

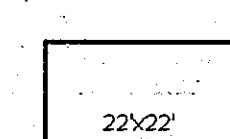
BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS, L.L.C. 9720 PATENT WOODS DR. COLUMBIA, MD 21045 PH: (410) 379-5956 ATTN: TIM NAUGHTON

COVER SHEET
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
(SFD) RESIDENTIAL (L.U.S.)
PLAT Nos. 21944-22001 and 22398-22405
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

- NOTES:**
- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 20.1 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 40. FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
 - FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.



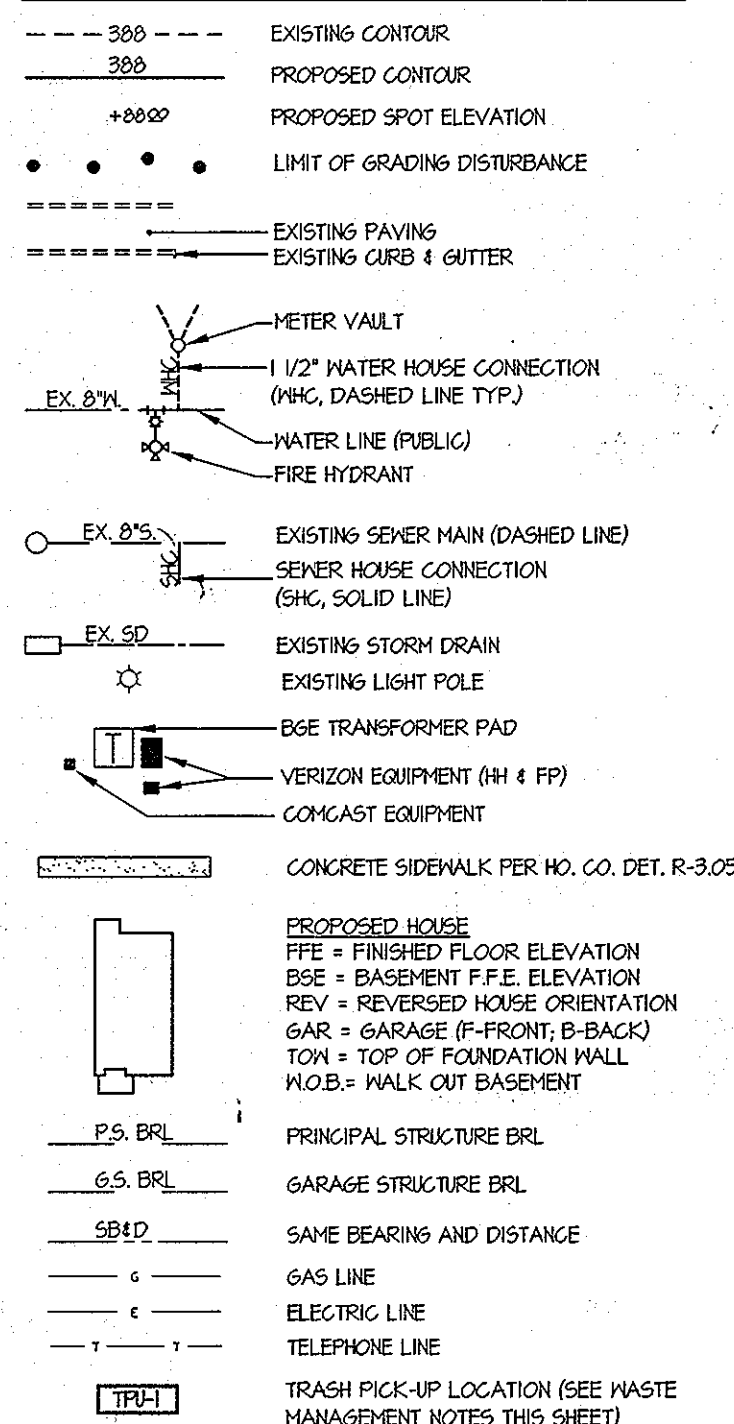
DETACHED GARAGE



DETACHED GARAGE

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

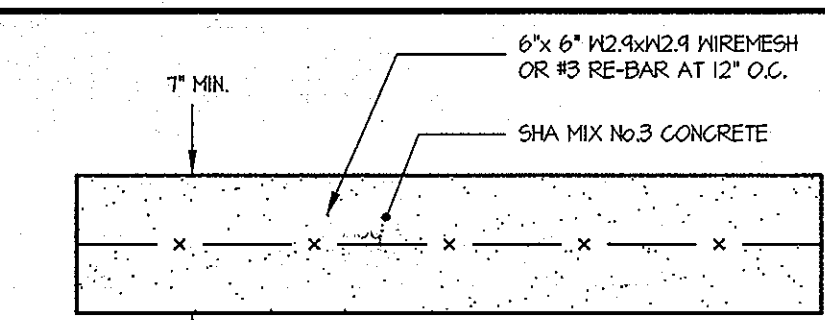
SITE DEVELOPMENT PLAN LEGEND



- NOTES:**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL M/W'S TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4147-D & 24-4104-D AND THE WATER METER VAULTS ARE IN THE R.O.P.
 - SEE THE CHART ON SHEETS 2-4 FOR SHC 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 144 FOLIO 382 THROUGH 394).
 - ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST IN LINE DRAIN MODEL NO. 21246 SN OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-42 (NOPE 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 1/2" MIN COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
 - INGRESS/EGRESS FOR 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. 3054306.
 - THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

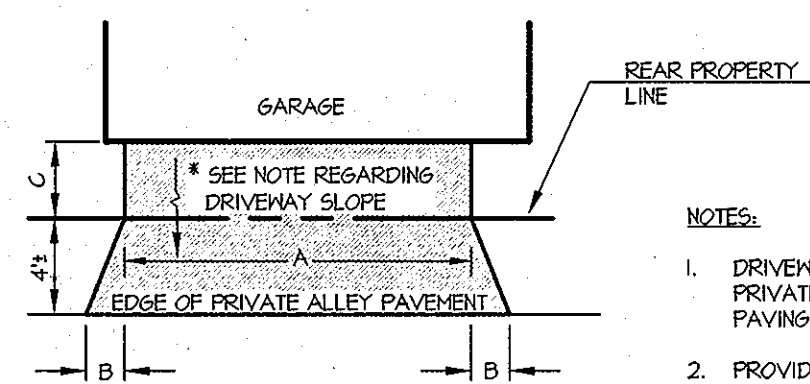
WASTE MANAGEMENT NOTES:

- ALLEY SERVICES WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE HANDERS HAVE BEEN EXCLUDED.
- TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE (LOTS 155-157).
- 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 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 75' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.
- FOR LOTS 155-157 (SEE SHEET 4), THE RESIDENTS OF THESE LOTS SHALL GROUP TRASH AND RECYCLABLES AT THE LOCATION TR4 ON COLLECTION DAY PICK UP.



- 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 R8.01-6.04.
 - FOR BITUMINOUS PAVINGS, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1 SECTION).

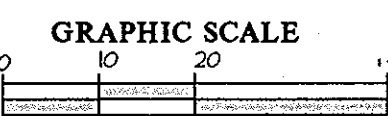
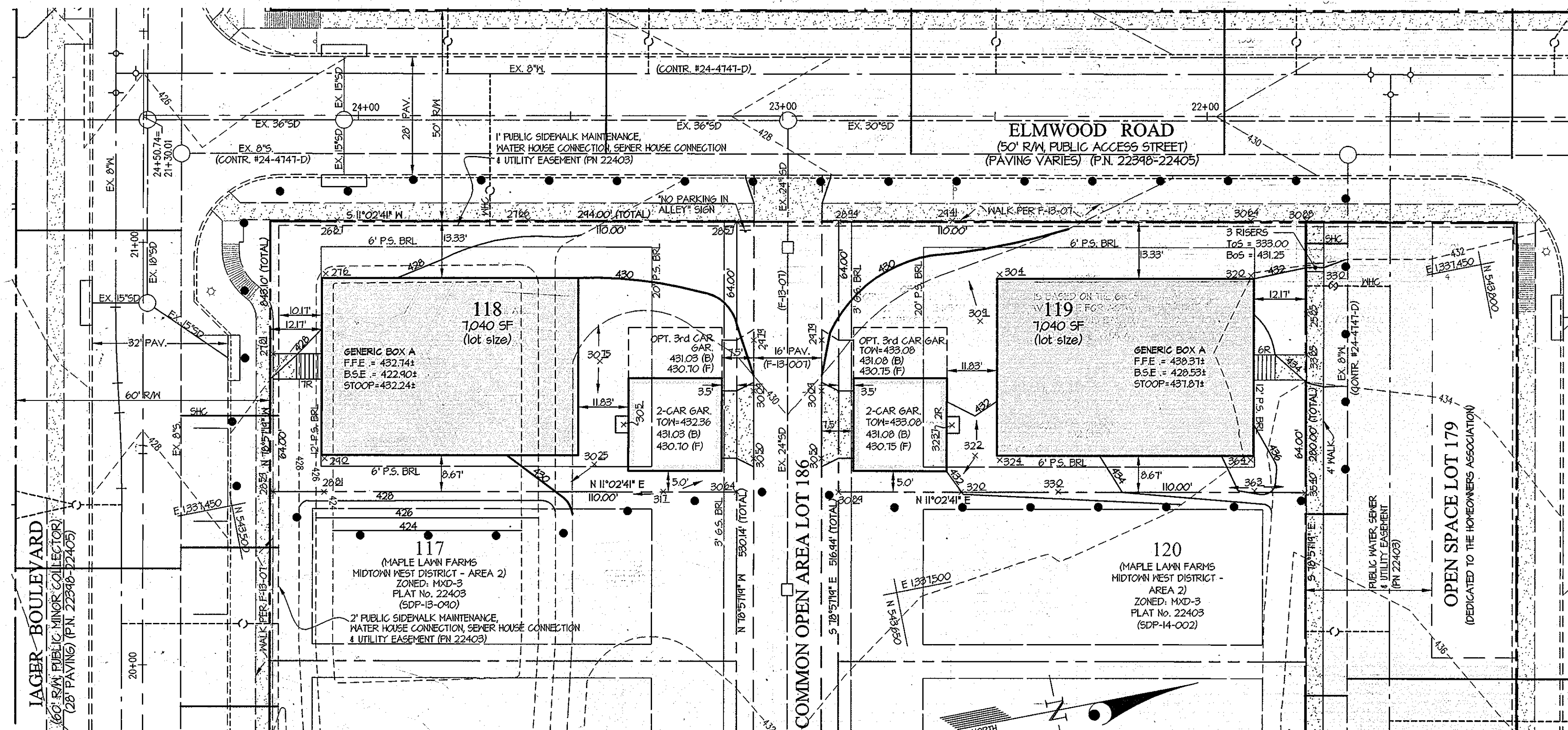
CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



- NOTES:**
- DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A P-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.01
 - PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1% (MIN) ON HIGH SIDE OF THE DRIVEWAY TO 1/8% (MAX. ON THE LOW SIDE)

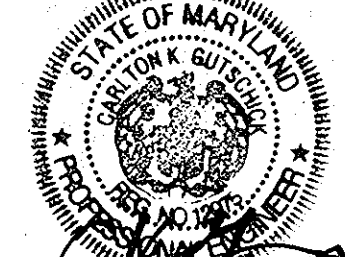
A	FOR 2-CAR GARAGE: 16" MIN; 10" MAX. FOR 3-CAR GARAGE: 20" MAX. IF CONTINUOUS
B	2" FLARE MIN.
C	VARIABLES, SEE PLAN (3'-2" MIN)

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



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. 124715, EXPIRATION DATE: MAY 26, 2014.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Leagle* Date: *10/24/13*

Chief, Division of Land Development: *Jeff DeLuca* Date: *10/24/13*

Chief, Development Engineering Division: *Chris* Date: *9/25/13*

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\1400\GRANMS\2000\11000\NWP\SDP\AREA 2\11000-02-04 SDP (Area 2).dwg DES. MBT DRN. KLP CHK. MBT

PREPARED FOR:

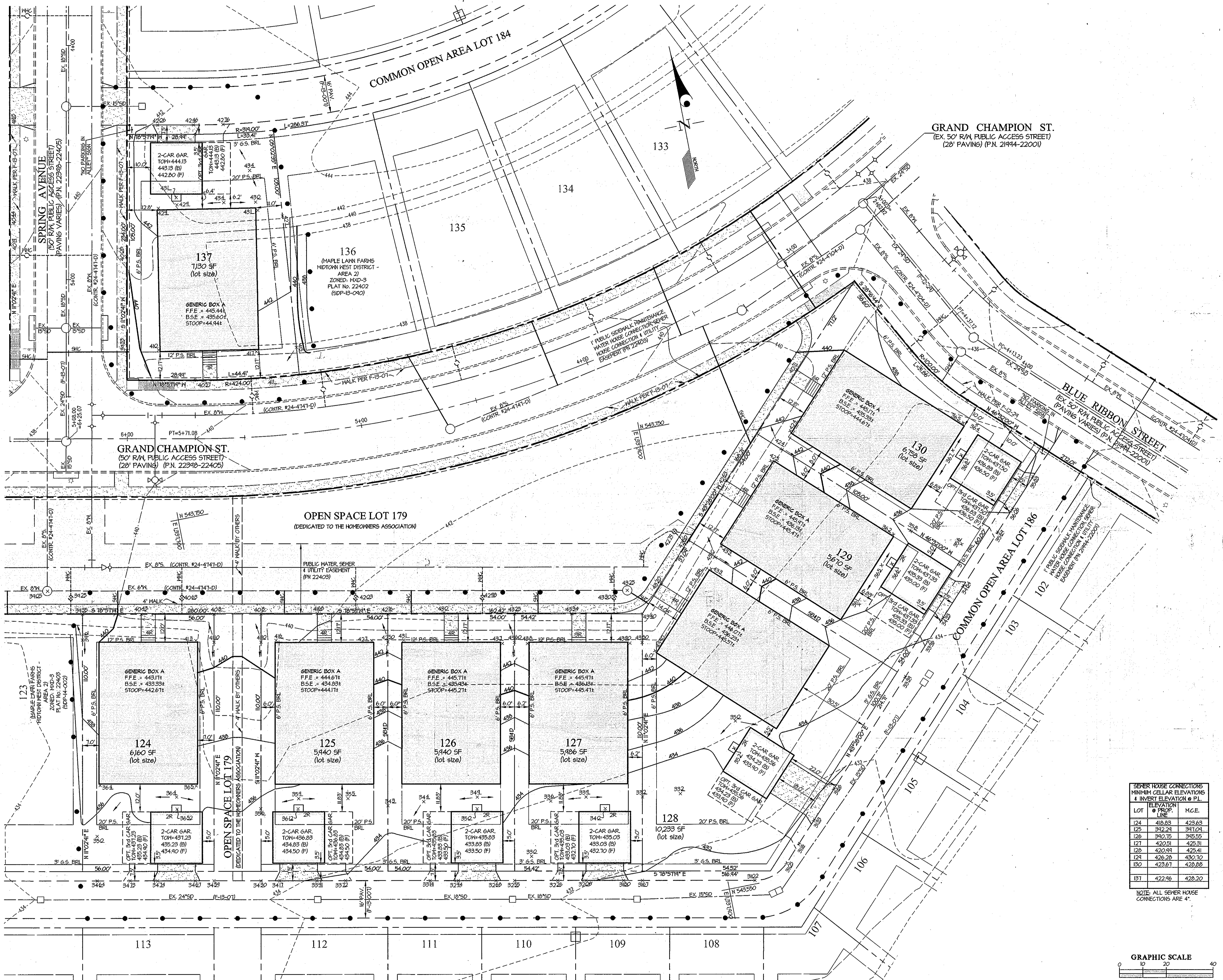
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, L.L.C.
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: (410) 484-8400
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): NWR INC.
9720 PATUXENT WOODS DR.
COLUMBIA, MD 21046
PH: (410) 379-5956
ATTN: TIM NAUGHTON

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
(SFD RESIDENTIAL USE)
PLAT Nos. 21994-22001 and 22398-22405

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
AUG./2013	41-15&21	2 OF 9



GRAND CHAMPION ST.
 (50' R/W PUBLIC ACCESS STREET)
 (28' PAVING) (P.N. 21994-22001)

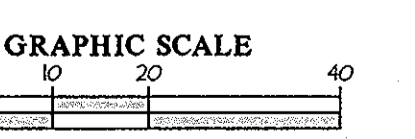
GRAND CHAMPION ST.
 (50' R/W PUBLIC ACCESS STREET)
 (28' PAVING) (P.N. 22348-22405)

BLUE RIBBON STREET
 (50' R/W PUBLIC ACCESS STREET)
 (PAVING VARIES) (P.N. 21994-22001)

OPEN SPACE LOT 179
 (DEDICATED TO THE HOMEOWNERS ASSOCIATION)

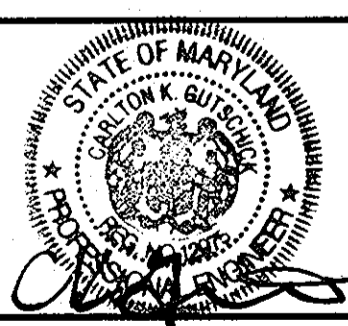
LOT	ELEVATION @ PROP. LINE	MINIMUM CELLAR ELEVATIONS	M.C.E.
124	418.83	429.63	
125	342.24	341.04	
126	340.15	345.55	
127	420.51	425.21	
128	422.88	425.4	
129	426.26	430.10	
130	423.61	428.88	
131	422.96	428.20	

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2014.

8/21/13 *[Signature]*



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10/24/13
 Director Date

[Signature] 9/25/13
 Chief, Division of Land Development Date

[Signature] 9/25/13
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3959 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER):
 MAPLE LAWN FARMS I, LLC
 1520 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
 MFR INC.
 9720 PATENTWOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 379-5556
 ATTN: TIM NAUGHTON

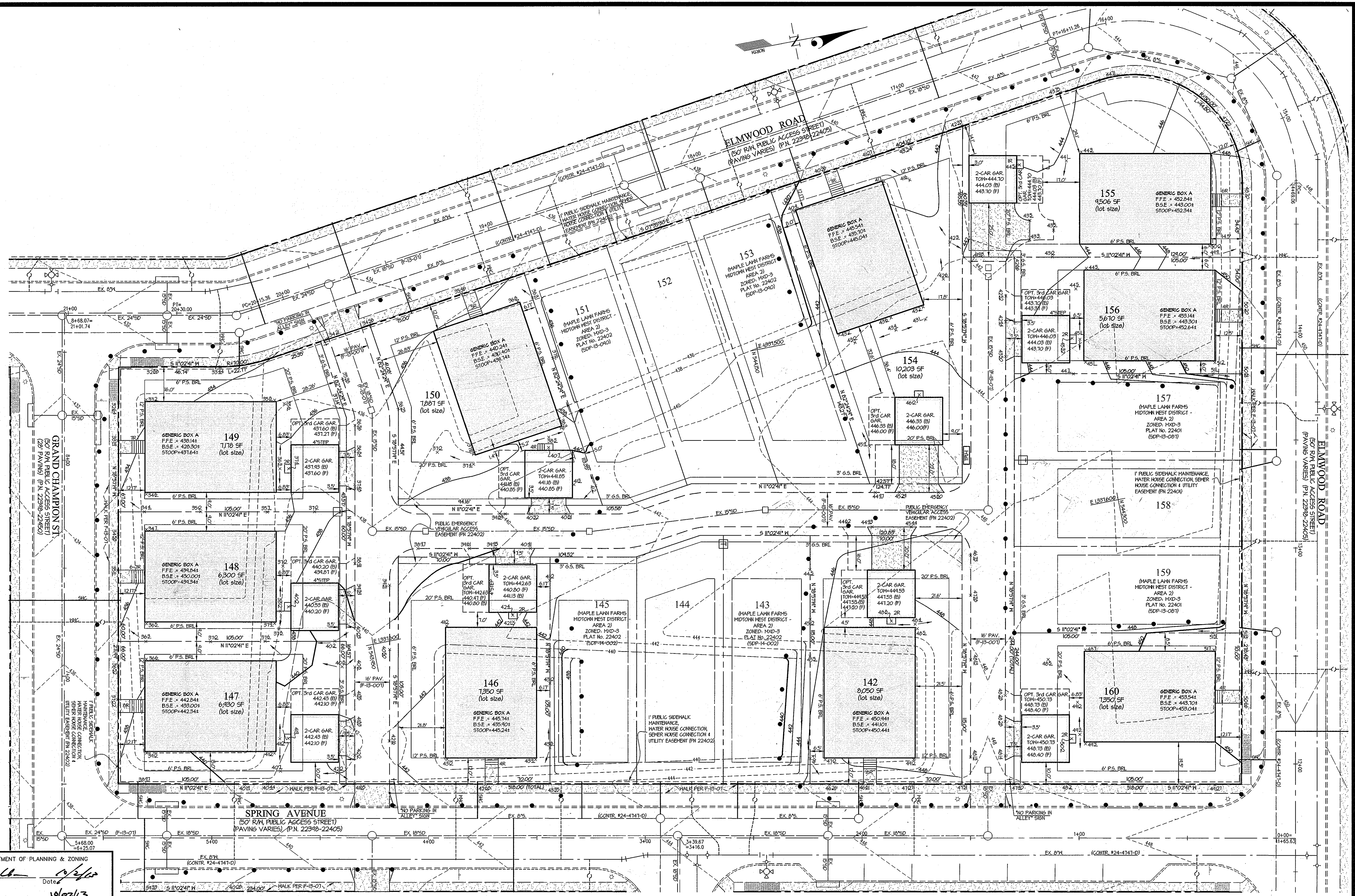
SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
AUG./2013	41-15&21	3 OF 9



LOT	PROP. ELEV.	M.C.E.
142	431.60	436.30
146	421.36	431.62
147	422.50	426.56
148	418.94	422.87
149	418.70	423.64
150	420.60	424.54
154	415.00	414.56
155	423.61	434.33
156	429.00	434.36
160	435.08	434.84

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark McLaughlin* Date: *10/24/13*
 Chief, Division of Land Development
 Chief, Development Engineering Division Date: *9/25/13*

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

BUILDER (CONTRACT PURCHASER):
 NWR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 379-5956
 ATTN: TIM NAUGHTON

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
 (SFD - RESIDENTIAL USES)
 PLAT Nos. 21994-22001 and 22398-22405
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
AUG./2013	41-15&21	4 OF 9

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING. Duration: 1/2 day.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE HAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.) Duration: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, UTILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months.
5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: 2-days.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI 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 SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 81 PER F-12-030 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-024, F-12-30 AND F-13-007.
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 "MASS-MADE".
5. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.

SEDIMENT CONTROL LEGEND

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

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

[Signature] 8/2/13
 HOWARD S.C.D. DATE

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

[Signature] 8/29/13
 SIGNATURE OF DEVELOPER/BUILDER DATE

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

[Signature] 8/21/13
 DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2014.



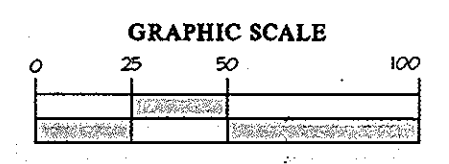
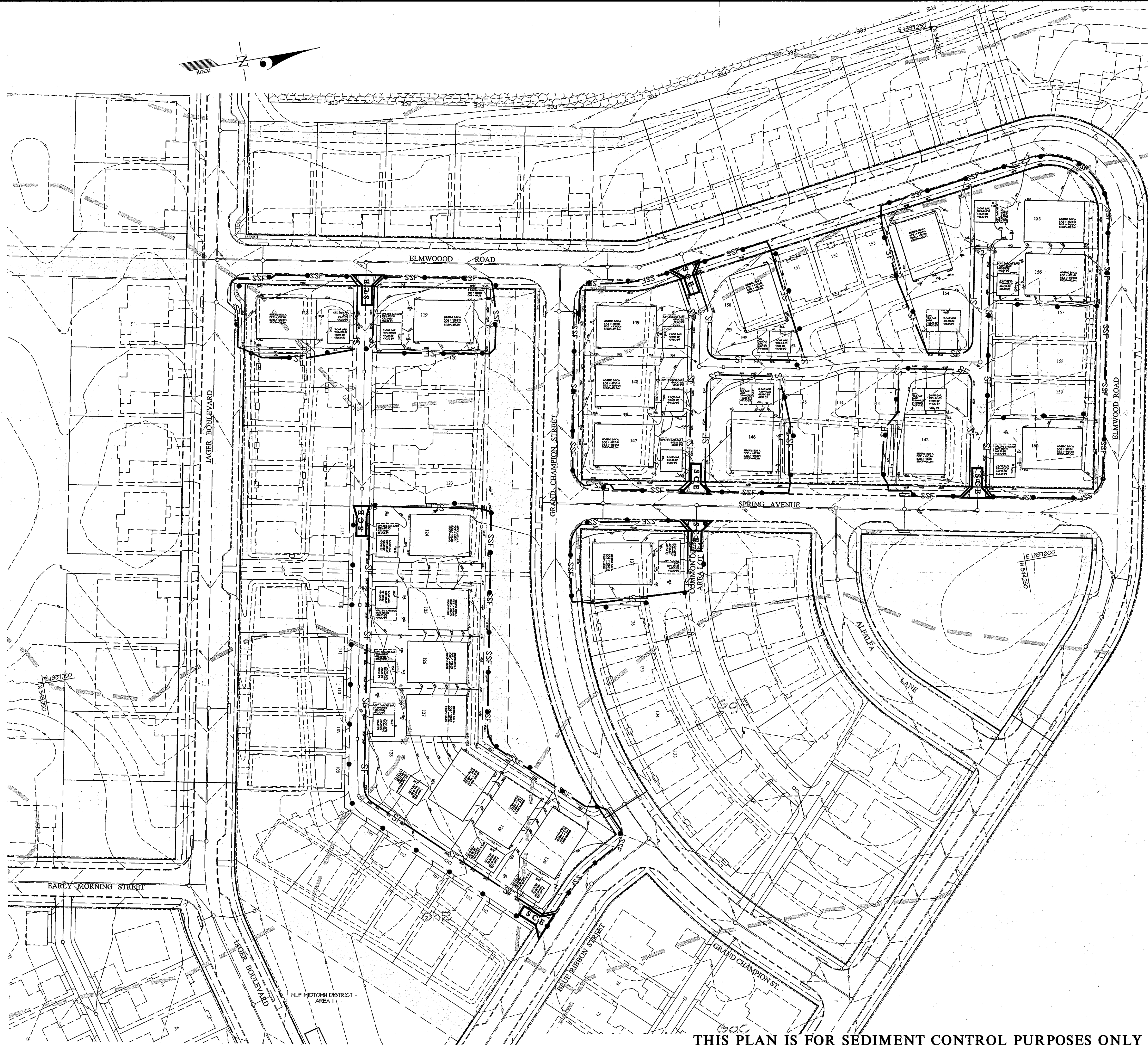
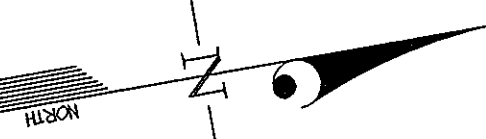
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10/2/13
 Director Date

[Signature] 10/02/13
 Chief, Division of Land Development Date

[Signature] 9/25/13
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

DATE	REVISION	BY	APP'R.

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

BUILDER (CONTRACT PURCHASER):
 MVR, INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 379-9566
 ATTN: TIM NAUGHTON

SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
AUG./2013	41-15&21	5 OF 9

B-4.2 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: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

- 1. TEMPORARY STABILIZATION
a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

- 2. PERMANENT STABILIZATION
a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
i. SOIL PH BETWEEN 6.0 AND 7.0
ii. SOLUBLE SALTS LESS THAN 400 PARTS PER MILLION (PPM)
iii. SOIL CONTAINS LESS THAN 50 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE...

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS 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 GRAIN ANALYSIS.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...

- 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTAINING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH...

- 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST FOLLOW THE FOLLOWING CRITERIA:
a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY...

- 6. TOPSOIL APPLICATION
a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMITY OF DISTRIBUTION OF TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES...
c. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...

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 22, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 9/26/13. Chief, Division of Land Development: [Signature] Date: 10/02/13. Chief, Development Engineering Division: [Signature] Date: 9/26/13.

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK, BURTENVILLE, MARYLAND 20866. TEL: 301-421-4024 FAX: 301-421-4188

DATE: [] REVISION: [] BY: [] APPR: []

B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CRITERIA: TO THE SURFACE OF ALL PERIMETER CONTROL, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

- 1. SEEDING
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT...

- 2. APPLICATION
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON THESE TEMPORARY SEEDING TABLES...
b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL...

- 3. MULCHING
1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR, STRAW IS TO BE FREE OF FODDER AND WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAJED, DECAYED, OR EXCESSIVELY DUSTY...

- 2. APPLICATION
a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LAYER DEPTH OF 1 TO 2 INCHES...
c. ANCHORING
1. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR EROSION. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD...

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 22, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 9/26/13. Chief, Division of Land Development: [Signature] Date: 10/02/13. Chief, Development Engineering Division: [Signature] Date: 9/26/13.

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK, BURTENVILLE, MARYLAND 20866. TEL: 301-421-4024 FAX: 301-421-4188

DATE: [] REVISION: [] BY: [] APPR: []

B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CRITERIA: TO THE SURFACE OF ALL PERIMETER CONTROL, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

- 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLANT HARDNESS ZONE AND SEEDING DEPTHS MUST BE PUT ON THE PLAN...

TEMPORARY SEEDING SUMMARY TABLE with columns: No., SPECIES, APPLICATION RATE (lb./ac.), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-10-10) (lb./ac.), LIME RATE (90 lb./ac.)

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN...
4. 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...

PERMANENT SEEDING SUMMARY TABLE with columns: No., SPECIES, APPLICATION RATE (lb./ac.), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20) (lb./ac.), LIME RATE (90 lb./ac.)

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE APPLIED TO PREVENT FLOWING.
2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
3. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING COLDS TO THE SURFACE. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CRUSH-TYPE PLOW SPACED ABOUT 12 INCHES APART, SPRING-TYPED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT...

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 22, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 9/26/13. Chief, Division of Land Development: [Signature] Date: 10/02/13. Chief, Development Engineering Division: [Signature] Date: 9/26/13.

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DATE: [] REVISION: [] BY: [] APPR: []

B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

A. SEED MIXTURES

- 1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A HIGH LEVEL OF MAINTENANCE...

- 3. SLOPE STABILIZATION
a. AREAS WHERE SLOPE STABILIZATION IS REQUIRED SHOULD BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
b. SLOPE STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES...

- 4. SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
5. SITE ANALYSIS:
TOTAL AREA OF SITE: 3.314 AC.
AREA DISTURBED: 4.104 AC.
AREA TO BE ROOFED OR PAVED: 1.844 AC.
AREA TO BE VEGETATIVELY STABILIZED: 2.264 AC.
TOTAL CUT: 4.086 CY
OFF-SITE WASTE/BORROW AREA LOCATION: NONE

- 6. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES:
CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)
SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 7A, 7B)
7. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES...
8. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THE AREAS ARE FIRMLY ESTABLISHED...

PERMANENT SEEDING SUMMARY TABLE with columns: No., SPECIES, APPLICATION RATE (lb./ac.), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20) (lb./ac.), LIME RATE (90 lb./ac.)

- 9. *Other cultivars listed as "proven" in the most current UNM TT-77 may also be used.
10. SOOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).
11. GENERAL SPECIFICATIONS
a. CLASS OF TURFGRASS SOOD MUST BE MARYLAND STATE CERTIFIED. SOOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
b. SOOD MUST BE MACHINERY CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH PLUS OR MINUS 1/4 INCH...
c. STANDARD SIZE SECTIONS OF SOOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER END...

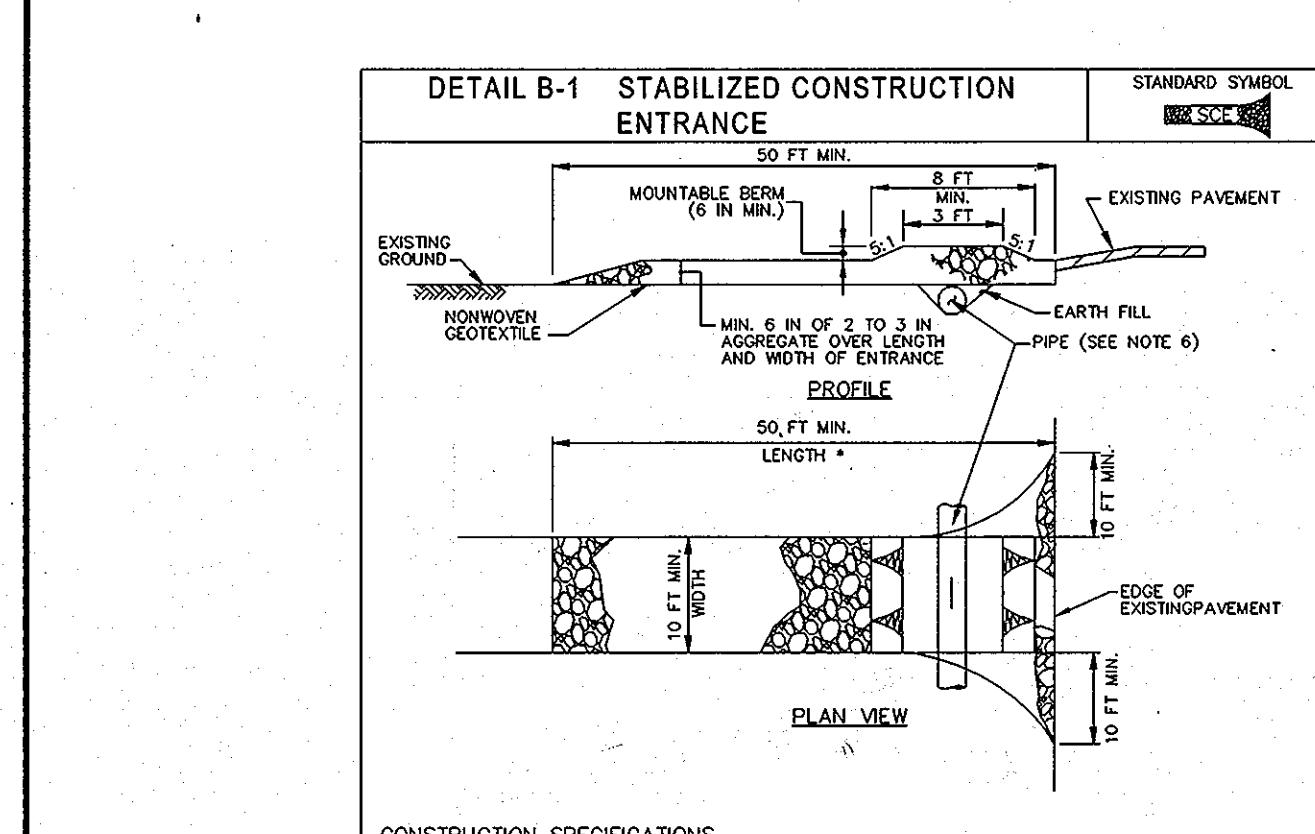
- 12. SOOD INSTALLATION
a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOOD.
b. LAY THE FIRST ROW OF SOOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY BUTTED AGAINST EACH OTHER...
c. WHEREVER POSSIBLE, LAY SOOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS, ROLL AND TAMP, FEEL OR OTHERWISE SURE THE SOOD TO PREVENT SLIPPAGE ON SLOPES...
d. WATER THE SOOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOOD PAD AND SOIL SURFACE BELOW THE SOOD ARE THOROUGHLY WET...

- 13. SOOD MAINTENANCE
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES. WATER SOOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
b. AFTER THE FIRST WEEK, SOOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
c. DO NOT MOW UNTIL THE SOOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, L.L.C. 1829 RISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT. BUILDER (CONTRACT PURCHASER): 9720 PATRUXWOOD DR. COLUMBIA, MD 21045 PH: (410) 379-5955 ATTN: TIM NAUGHTON

DATE: [] REVISION: [] BY: [] APPR: []

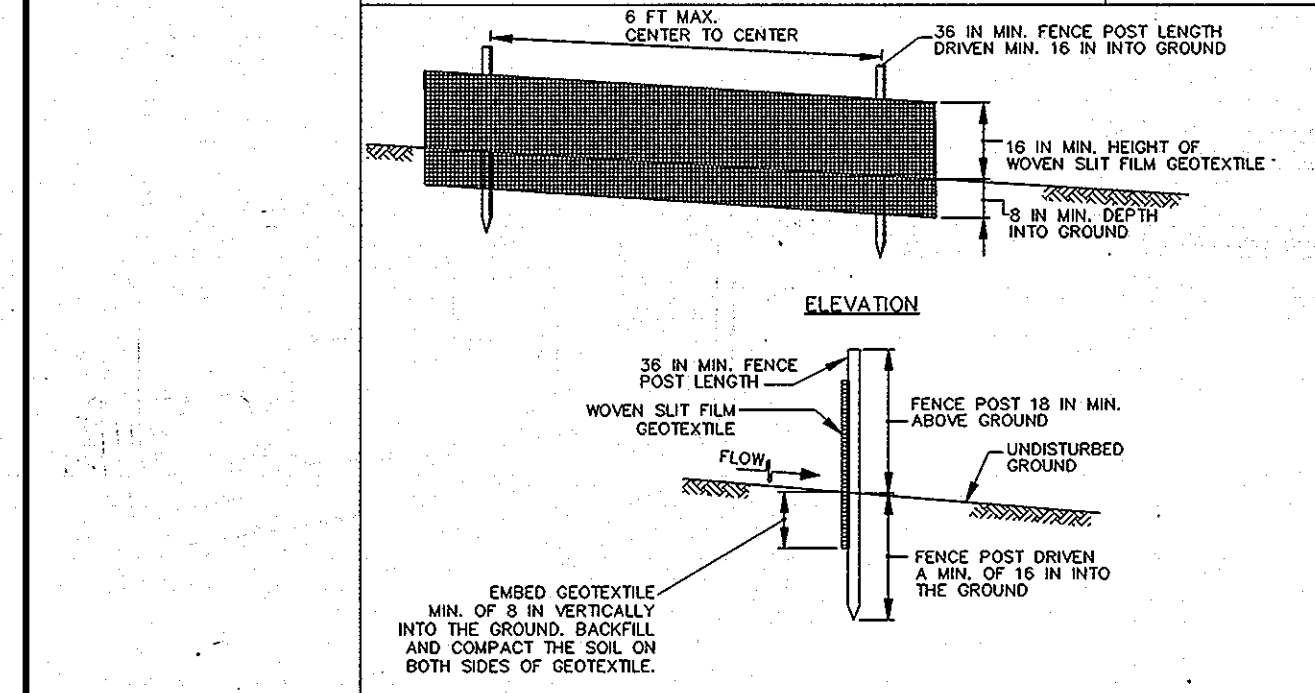
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SOE. USE MINIMUM LENGTH OF 50 FEET (50 FEET FOR SINGLE RESIDENCE, USE MINIMUM WIDTH OF 10 FEET. PLACE SOE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SOE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE PROTECT PIPE INSTALLED UNDER THE SOE WITH A MOUNTABLE BEAM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE...
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CURBED AGGREGATE (C2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SOE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, AID STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAR SURFACE, MOUNTABLE BEAM, AND SPECIFIED DIMENSIONS...
6. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. 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 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

DETAIL E-1 SILT FENCE



- 1. USE WOOD POSTS 1 1/2 X 1 1/2 X 3/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 6 INCH APART.
3. USE WOVEN SILT FENCE GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND BOTTOM.
4. 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.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. 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.
8. 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

DETAIL E-3 SUPER SILT FENCE



- 1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.005 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.
2. FASTEN 9 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 HUG RINGS.
3. FASTEN WOVEN SILT FENCE GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH THE SPREAD EVERY 24 INCHES AT THE TOP AND MID SECTION EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. 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.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. 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 CHAIN LINK FENCE AND GEOTEXTILE.

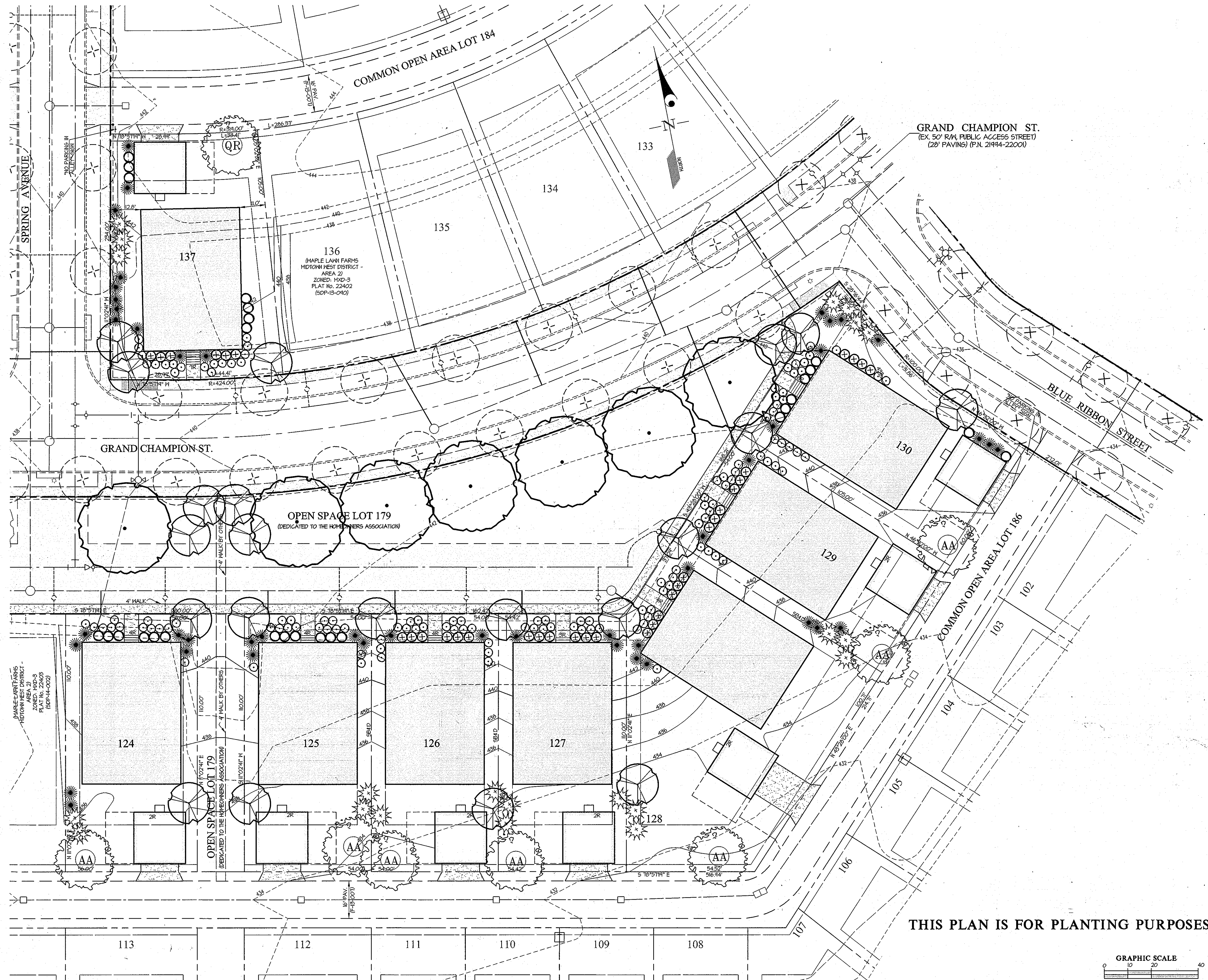
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE 2011. MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

DATE: [] REVISION: [] BY: [] APPR: []

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

Table with columns: SCALE, ZONING, G. L. W. FILE NO., DATE, TAX MAP - GRID, SHEET. Values: NO SCALE, MXD-3, 11080, AUG./2013, 41-15&21, 6 OF 9.

PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, L.L.C. 1829 RISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT. BUILDER (CONTRACT PURCHASER): 9720 PATRUXWOOD DR. COLUMBIA, MD 21045 PH: (410) 379-5955 ATTN: TIM NAUGHTON



GRAND CHAMPION ST.
 (EX. 50' R/W, PUBLIC ACCESS STREET)
 (28' PAVING) (P.N. 21994-22001)

STATE OF MARYLAND
 Michael B. Tran
 933 LANDSCAPE ARCHITECT
 6-20-13

THIS PLAN IS FOR PLANTING PURPOSES ONLY



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Paula K. Long* Date: 10/4/13
 Chief, Division of Land Development
 Chief, Development Engineering Division Date: 9/25/13

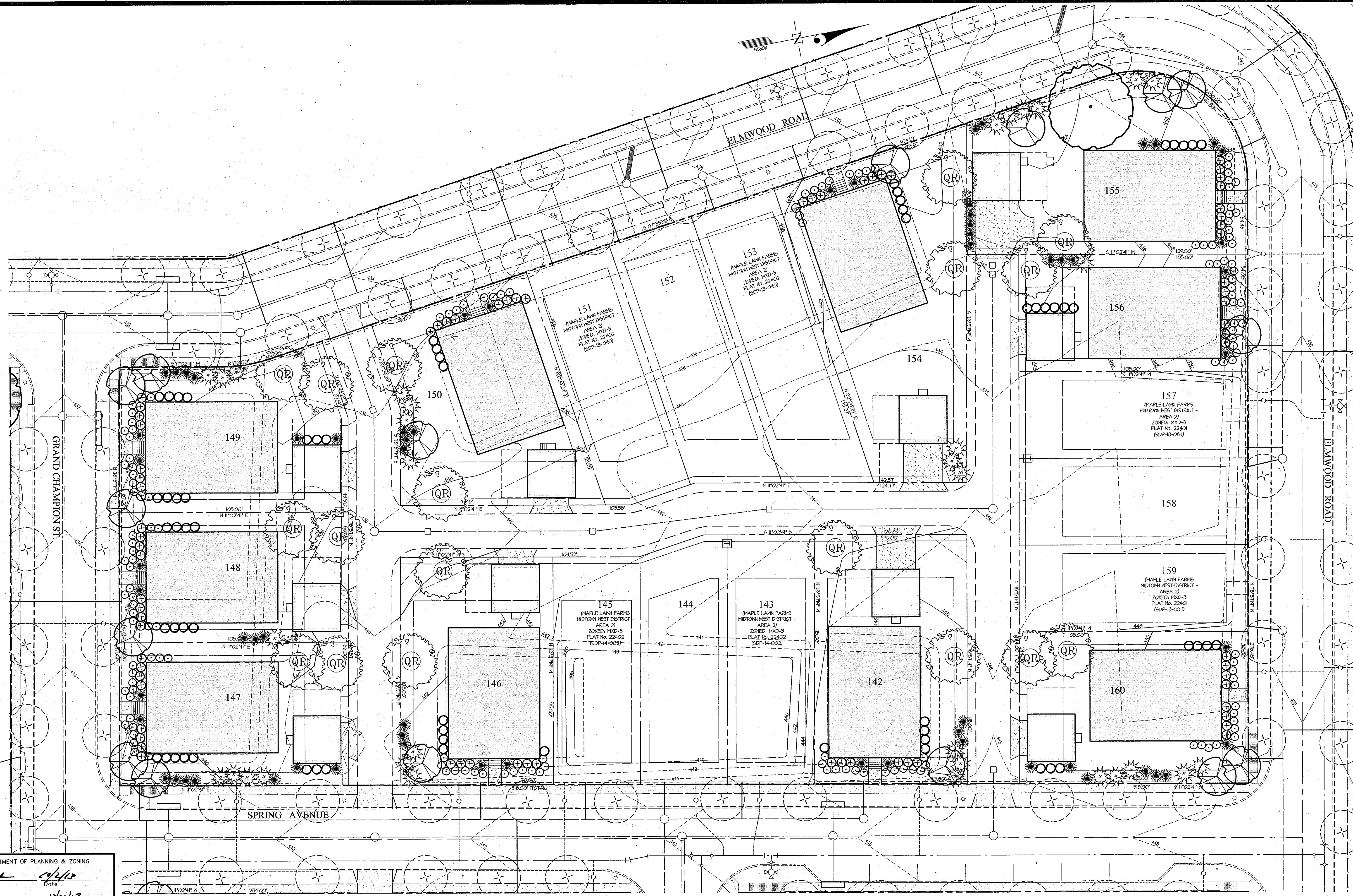
GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APPR.

PREPARED FOR:
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 BUILDER (CONTRACT PURCHASER):
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 ATTN: TIM NAUGHTON

LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
AUG./2013	41-15&21	8 OF 9



STATE OF MARYLAND
 Michael E. Tran
 REGISTERED ARCHITECT
 6-10-13
 LANDSCAPE ARCHITECT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *James P. Goyke* 10/2/13
 Chief, Division of Land Development: *Scott J. ...* 10/2/13
 Chief, Development Engineering Division: *...* 9/25/13

GLW GUTSCHICK LITTLE & WEBER, P.A.
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LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 118-119, 124-130, 137, 142, 146-150, 154-156 & 160
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