GENERAL NOTES

- I. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD. COUNTY PLUS
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST
- FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.

SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET LOCATION:

ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 10/06/13 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS (Nos. 102-107, 112-113, 120-123, 130-141, 143-145 AND 172-173) FOR THIS SITE DEVELOPMENT PLAN: 2.66± ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: 9-01-17, ZB-995M, PB-353, WP-01-111, WP-03-02, P-03-01, F-03-90, P-04-01, P-05-02, F-04-92, S-06-16, P-07-02, ZB-1039M, PB-378, F-12-30, SDP-12-012, SDP-12-17, SDP-12-51, SDP-12-52,

- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). 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.
- 1. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.M. SURVEY DONE IN MAY/2009
- STORMMATER 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 REGIONAL FACILITY CONSTRUCTED UNDER F-12-30. THE EXISTING FACILITY ON OPEN SPACE LOT 87 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 I (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 W&S CONTRACT #24-4704-D & 24-4747-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY
- 12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN.
- 15. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION

CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.

- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 7 TO SATISFY S-01-17 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).
- 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:
- B. SURFACE 6" OF COMPACTED CRUSHER RUN BASE WITAR AND CHIP COATING (1-1/2"MIN.)
- C. GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
- E. DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS
- 19. 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 128.A.I OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS
- 20. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF TH
- 133,D.2.a OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. ON-STREET GUEST/OVERFLOW PARKING SPACES ARE REQUIRED AT A RATE OF 0.5 SPACES PER DWELLING UNIT PER TABLE 2.11 IN SECTION 2.9.B OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III. THERE ARE A TOTAL OF 116 DWELLING UNITS IN MAPLE LAWN FARMS MIDTONN WEST DISTRICT, AREAS I AND 2, THEREFORE, 83 ON-STREET GUEST/OVERFLOW PARKING SPACES ARE REQUIRED. A TOTAL OF 96 ON-STREET INDENTED PARALLEL PARKING
- 23. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.

SPACES HAVE BEEN PROVIDED, IN ADDITION, CURBSIDE PARKING ON 28 FEET WIDE ACCESS PLACE AND ACCESS STREET ROADWAYS (WO INDENTED PARALLEL PARKING) IS POSSIBLE

- 25. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-OI-IT) AND PB CASE NO. 378 AND S-O6-I6.

LOT DEVELOPMENT DATA

I. GENERAL SITE ANALYSIS DATA

- A. PRESENT ZONING: MXD-3 PER ZB-995M
- B. PROPOSED USE OF SITE: 21 SFD RESIDENTIAL DWELLINGS C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4702-D, 24-4703 & 24-4704-D) D. PARKING REQUIRED PER Sec.133.D.2.a.: 2 SPACESAINIT x 21 = 42 SPACES
- PARKING PROVIDED: 42 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING). F. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-13-007 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 116,082± SF OR 2.66± AC.
- B. AREA OF THIS PLAN SUBMISSION: 3.2± ACRES (L.O.D.) C. AREA OF DISTURBANCE BY THIS SDP: 3.2± ACRES
- 3. LOT DESIGNATION:

			·	
LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
COTTAGE	103-106, 120-123, 139-141 & 143-145	2,500 SQUARE FEET	32 FEET	38 FEET (MEAN HT.)
MANOR	102, 107, 112-113 & 138	4,000 SQUARE FEET	48 FEET	38 FEET (MEAN HT.)
VILLA	172-173	5,400 SQUARE FEET	54 FEET	38 FEET (MEAN HT.)
VANOD LO	T TYPE IC CED			

MANOR LOT TYPE IS SFD

4. STRUCTURE SETBACKS PER S-06-16 AND PLAT Nos 22398-22405

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

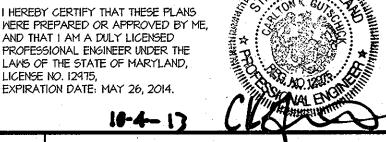
- * THERE IS NO SIDE SETBACK (O') FOR A GARAGE.
- A. A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING SHALL ENCROACH ONTO THE ADJOINING LOT: (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE 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.
- B. HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS BAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE
- OTHER DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART. D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128-A.I APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCROACH 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 ENCROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCROACH
 - TO WITHIN I' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. . STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SIDE YARDS TO WITHIN I' 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 I' FROM THE FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE ANY EASMENTS); NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT

GREATER THAN 72° IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Division of Land Development 11.4.13 Chief, Development Engineering Division

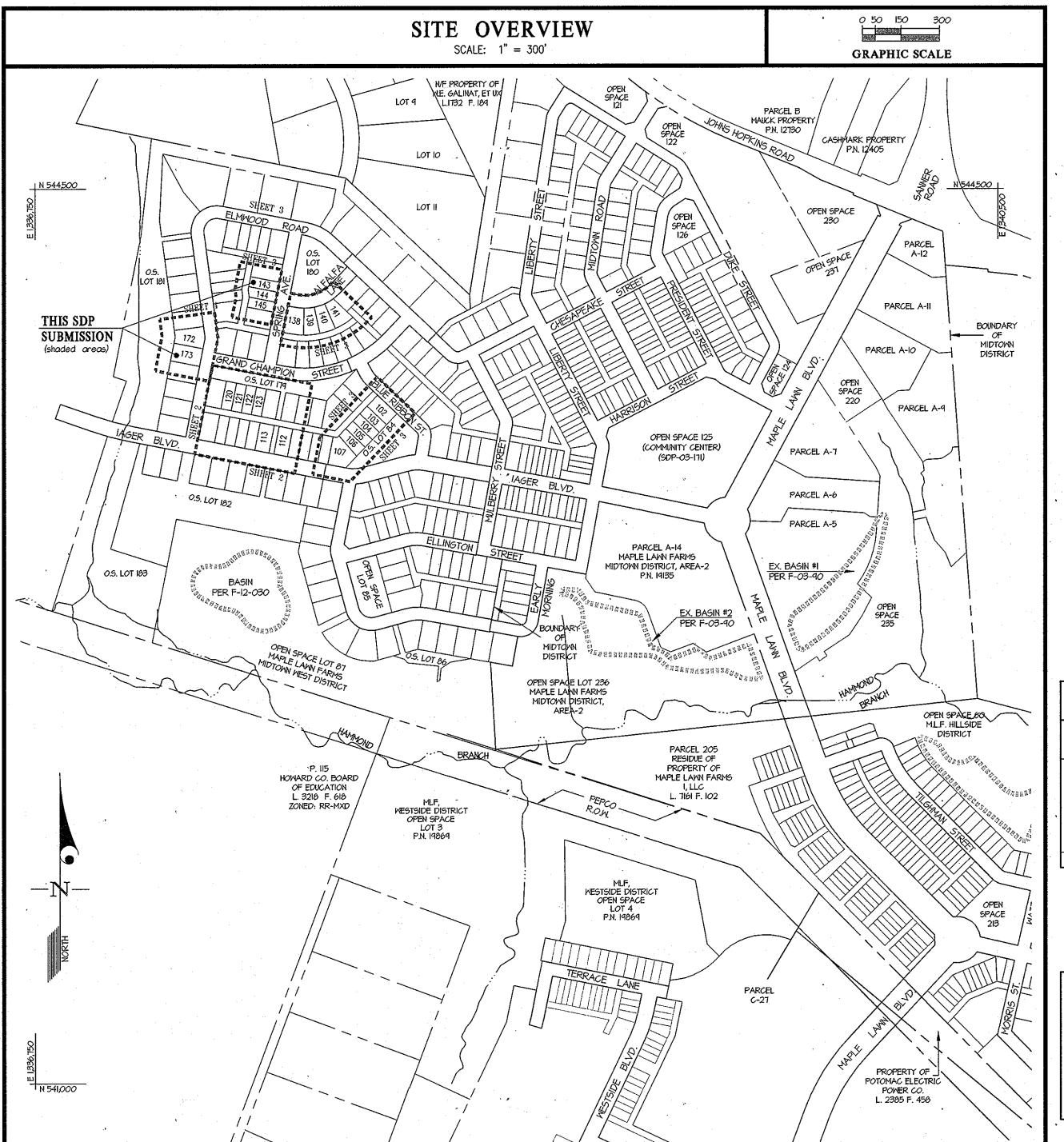
WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975. EXPIRATION DATE: MAY 26, 2014.

PROFESSIONAL CERTIFICATION



MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

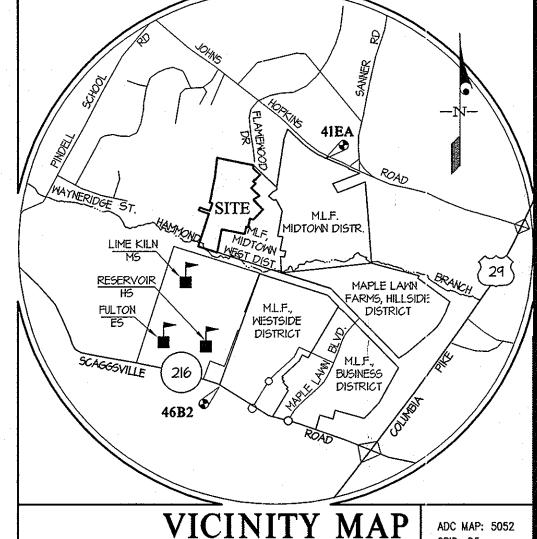
MIDTOWN WEST DISTRICT - AREA 2 LOT Nos. 102-107, 112-113, 120-123, 138-141, 143-145 AND 172-173 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



<u>HOWARD COUNTY CONTROL</u> NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

ELEV. = 474.67 N = 539,987.7280 E=1,337,218.4840 STANDARD DISC ON CONCRETE MONUMENT

ELEV. = 407.05 N = 544,825.81 E= 1,339,217.44 STANDARD DISC. ON CONCRETE MONUMENT



PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
I (BUSINESS DISTRICT, AREA-I)	F-03-07	51.98	18.19	21.15 (40.7)	, 1.82	
2 (MIDTOWN DISTRICT, AREA-I)	F-03-90	37.43	13.10	`I5.75 (42.I)	. 1.31	7.52 (47.7)①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	58.80	20.58	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-I)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
46 (MIDTOWN DISTRICT, AREA-3)	F-05-139	3.12	1,09	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-II2/II3	3.00	1.05	0.00	0.11	
5a (HILLSIDE DISTRICT, AREA-I)	F-06-43	0.00	Ò.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.6)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-012	15.05	5.27	5.50 (36.5)	0.53	
WA	F-07-183	3. <i>0</i> 5	1.07	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3,17	4.76 (17.9) ③
7 (HILLSIDE DISTRICT, AREA-5)	F-IO-6I	16.60	5.81	0.94 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-II-27	0.00	0.00	0.20 (0.0)	0.00	>-
86 (WESTSIDE DISTRICT, AREA-2)	F-I2-2I	0.00	0.00	0.67 (0.0)	0.00	0.67 (100) ④
& (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.04 (5.5)	0.06	
& (MIDTOWN WEST DISTRICT)	F-12-29	30.22	10.58	13.59 (44.9)	1.06	1.29 (9.5) ⑤
NA	F-I2-I5	9.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
96 (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.69 (0.0)	0.00	0.69 (100)
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11,93	13.59 (39.9)	1.19	5.05 (37.1) ①
9d (GARDEN DISTRICT)	F-13-08	75.79	26.53	0.00 (0.0)	2.65	0.00 (0.0)
n/a	F-12-86	15,46	5.41	3.74 (24.2)	0.54	0.00 (0.0) 🕲
TOTAL		494.93	173.23	151.84 (30.7)	17.32	21.87 (14.4)

- THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE. ** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
- *** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).
- 7.52 AC. = COMMUNITY CENTER (O.S. 125 5.01 AC.), O.S. 126 (0.55 AC.) AND O.S. 230 (1.96 AC.) O.29 AC. = PATHWAYS
- 3 4.76 AC. = OS LOT 4 (4.76 AC.)
- (4) 0.67 ACRES = 05 Lot 68 (0.67 Ac.) (5) 1.29 ACRES = 05 Lot 85 (0.63 Ac.), and 05 Lot 84 (0.66 Ac.)
- (6) 0.69 ACRES = 05 115 (0.69 Ac.)
- (7) 5.05 AREAS = 05 179 (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						
	102-107	0.90±	\$9,240.00	\$138.60						
	112-113	0.4I±	\$3,000.00	\$100.00						
	120-123	0.49±	\$3,600.00	\$100.00						
,	138-141	0.66±	\$4,440.00	\$100.00						
	143-145	0.39±	\$1,800.00	\$100.00						
	172-173	0.37±	\$4,200.00	\$100.00						
	TOTAL	3.22±	\$26,280.00	\$638.60						
	WITHIN I 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 SOP WITHIN 5 YEARS OF ITS APPROVAL.

	SHEET	INDEX	
l.	COVER SHE	et	
2.	SITE DEVEL	Opment plan	

- SITE DEVELOPMENT PLAN SITE DEVELOPMENT PLAN SEDIMENT CONTROL PLAN SEDIMENT CONTROL NOTES and DETAILS LANDSCAPE PLAN LANDSCAPE PLAN
- LANDSCAPE PLAN

•	ADDRESS	CHAR	Τ	
LOT No.	. STREET ADDRESS	LOT No.	STREET ADDRESS	
102	II442 IAGER BOULEVARD	138	7917 ALFALFA LANE	
103	11444	139	7915	
104	11446	140	7913	
105	11448	141	7911	
106	11450		·	
101	II456	143	7612 SPRING AVENUE	
		144	7614	
II2	11466	145	7616	
II3	11470			
		172	7784 ELMWOOD ROAD.	
120	7839 GRAND CHAMPION STREET	173	7788 ELMWOOD ROAD	
121	7837			
122	7835			
123	7833			
			·	

PERMIT INFORMATION CHART										
WATER CODE: E2I					SEWER CODE: 7695000		. ·			
DEVELOPMENT NAME: MAPLE LAWN FARMS					ISTRICT/AREA OWN WEST DIST./ AREA 2	102-107 120-123 143-145	0TS 1, 112-113, 1, 138-141, 1, 172-173	CENSUS TRACT 6051.02		
PLAT 22348-22405	ZONE MXD-3	TAX MAP 41	GRII 15 &		ELEC. DIST. 5					
		SCALE		ZONING		. G. I	L. W. FILE No.			

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: 301-989-2524 FAX: 301-421-4186

.04001\06013\SDP-SFD\HILLSIDE-Area 5\06013-CS (Area5).dwg

REVISION

PREPARED FOR: PROPERTY OWNER (SELLER): BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS 1, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN.: MARK BENNET PH: 301-978-3601

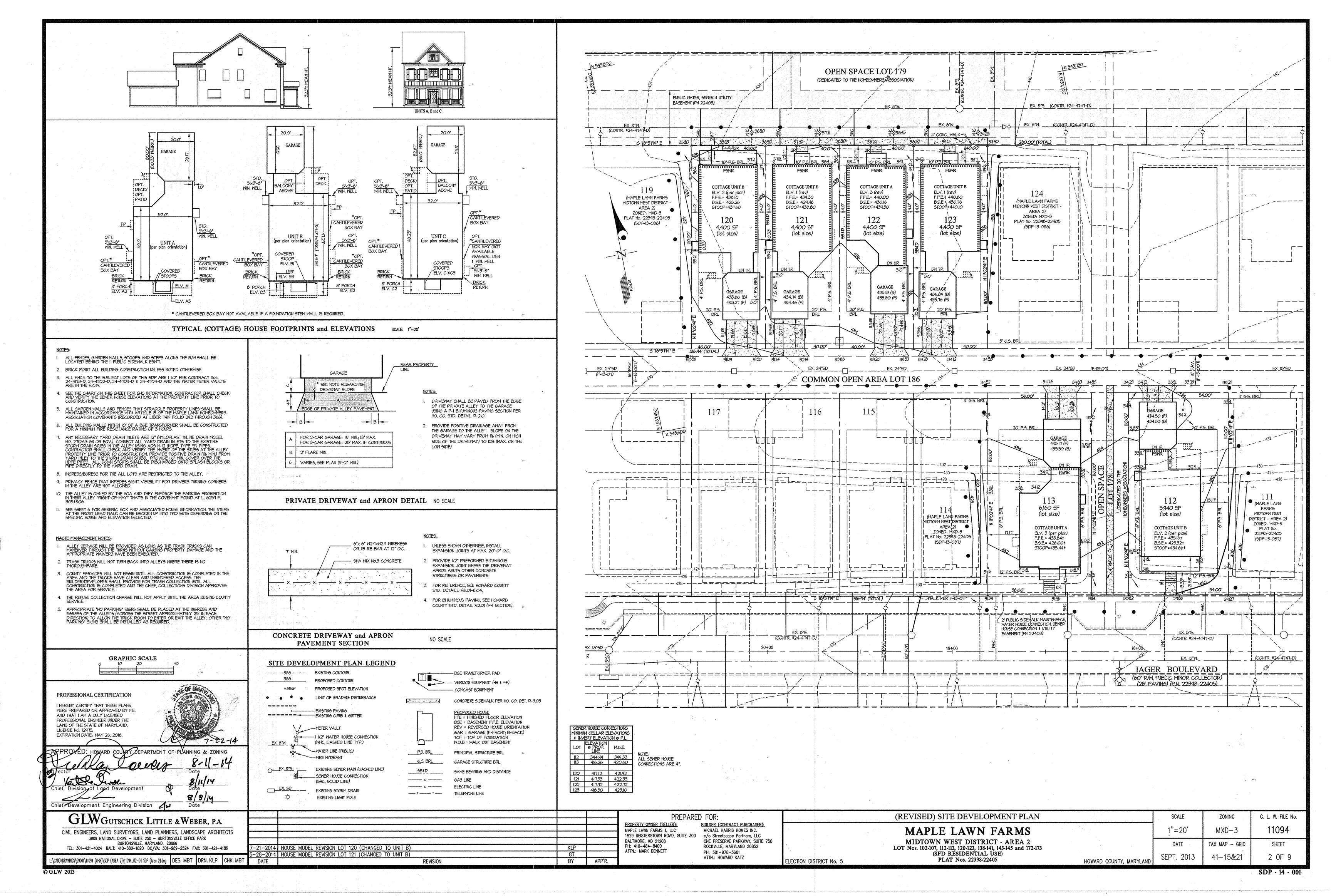
MICHAEL HARRIS HOMES INC. c/o Streetscape Partners, LLC ONE PRESERVE PARKWAY, SUITE 750 ROCKVILLE, MARYLAND 20852 ATTN.: HOWARD KATZ

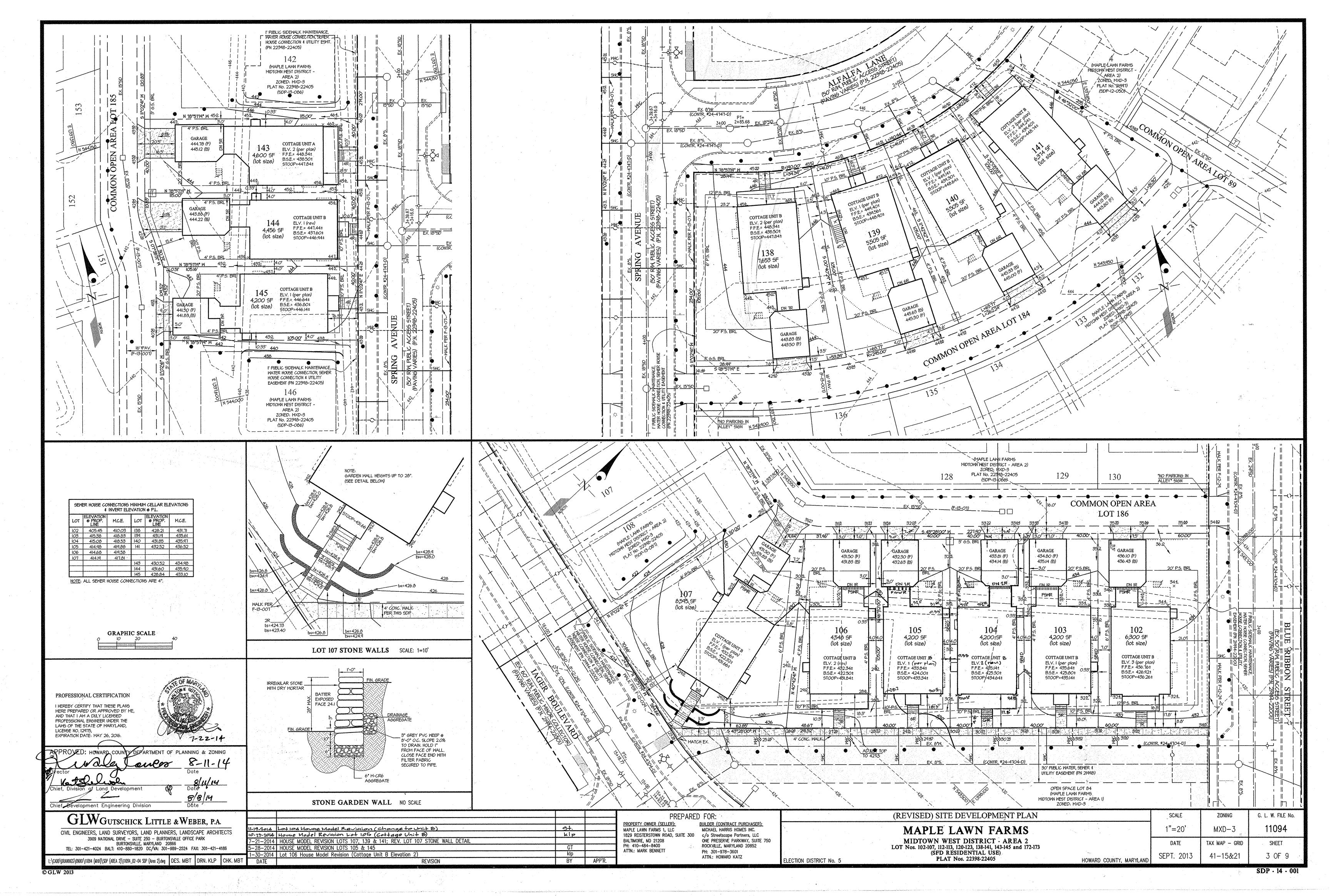
(SFD RESIDENTIAL USE) PLAT Nos. 22398-22405 LECTION DISTRICT No. 5

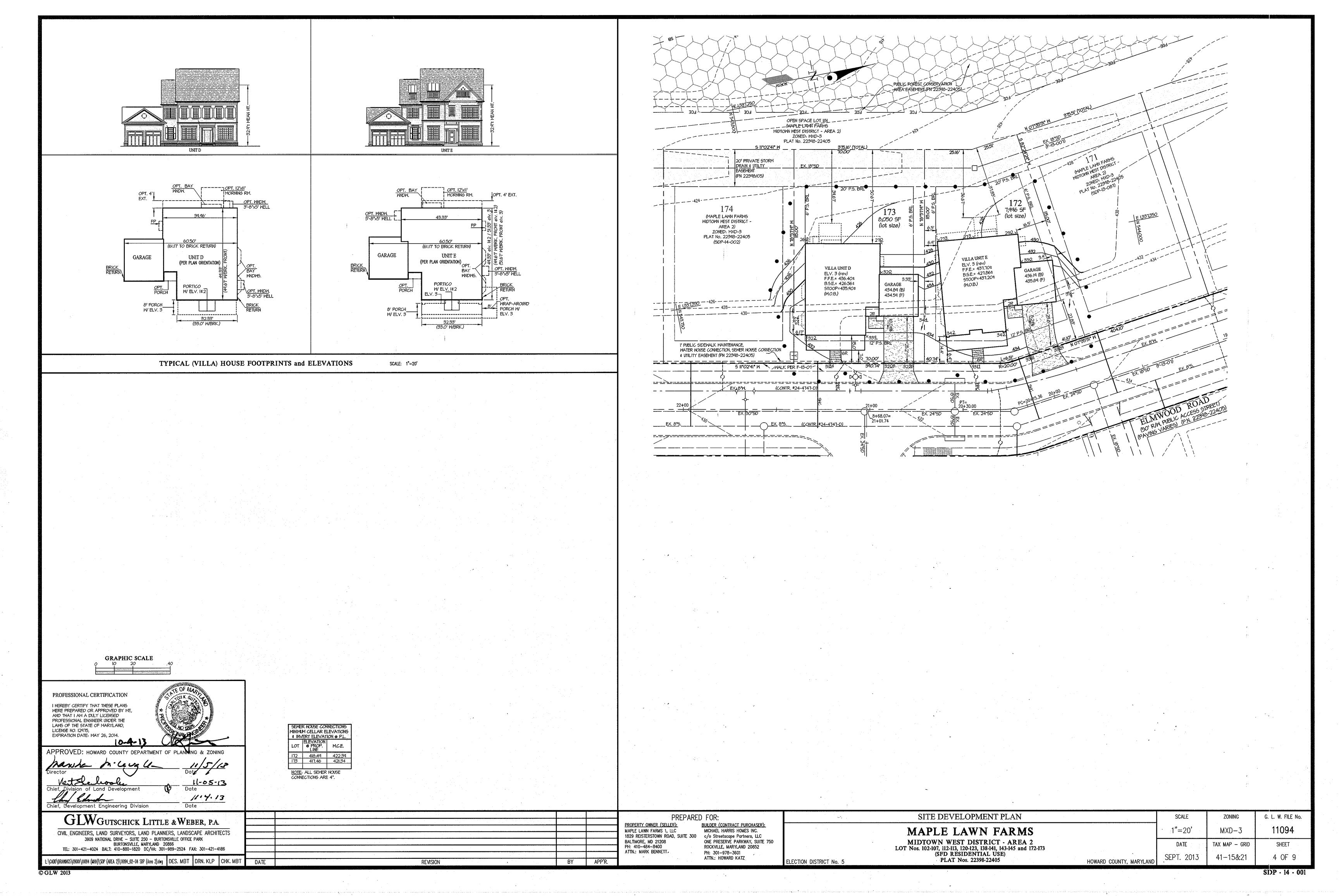
MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 2 LOT Nos. 102-107, 112-113, 120-123, 138-141, 143-145 and 172-173

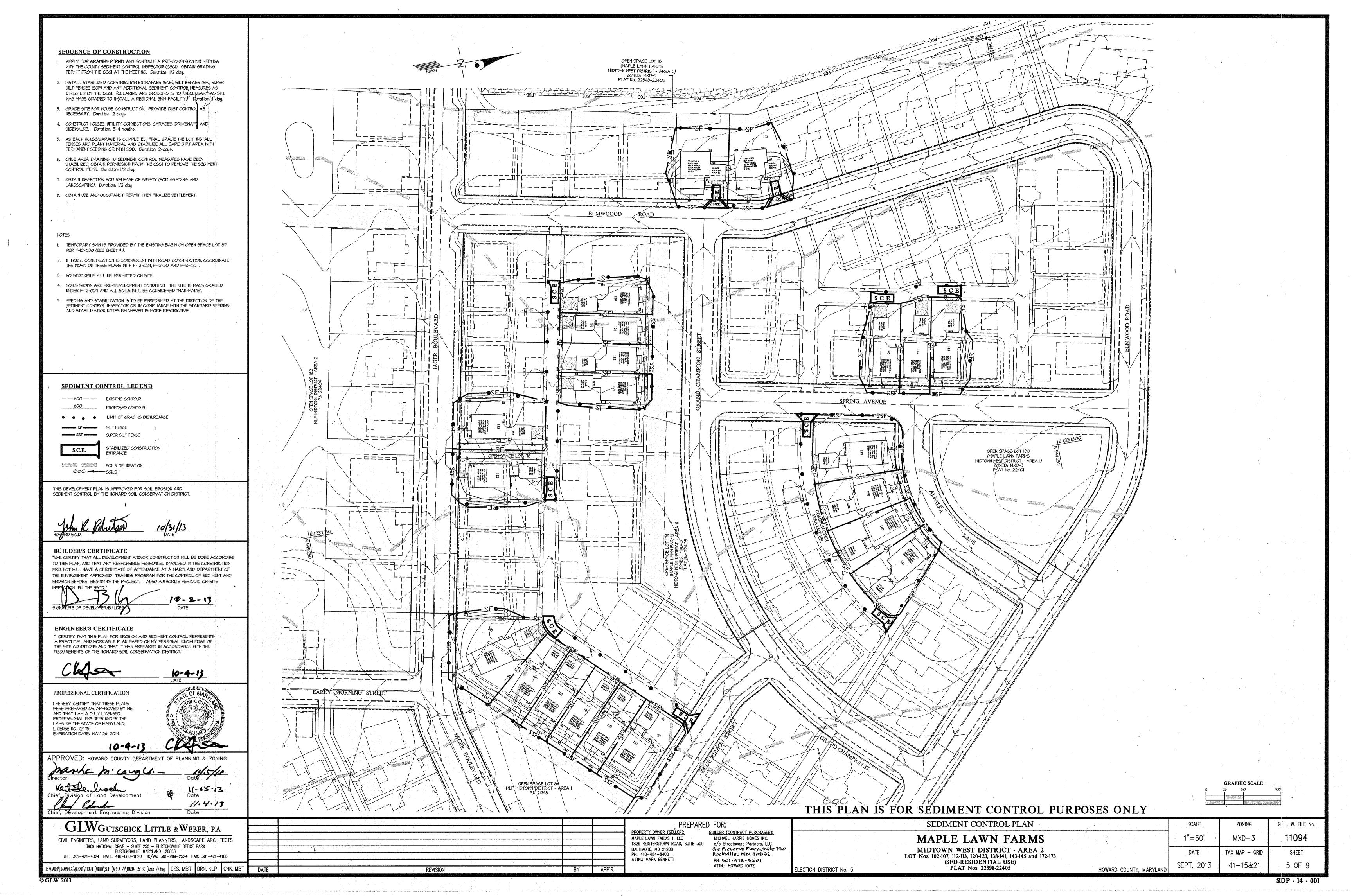
COVER SHEET

AS SHOWN TAX MAP - GRID HOWARD COUNTY, MARYLAND









A. SOIL PREPARATION . TEMPORARY STABILIZATION 2. PERMANENT STABILIZATION UNACCEPTABLE SOIL GRADATION. TOPSOIL APPLICATION

1. SOIL PH BETWEEN 6.0 AND 7.0. TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 :\CADD\DRAMHCS\09001\11094 (MHH)\SDP (AREA 2)\11094_06 SC DET (Areo 2).dwg | DES. MBT | © GLW 2013

PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. UNNECESSARY ON NEWLY DISTURBED AREAS. PROPER GRADING AND SEEDBED PREPARATION. C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING ivision of Land Development nief, Development Engineering Division GLWGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866

B-4-3 STANDARDS AND SPECIFICATIONS FOR B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS SEEDING and MULCHING <u>DEFINITION</u> THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONSTRUCTION. CONDITIONS WHERE PRACTICE APPLIES CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. <u>. Seeding</u> **SPECIFICATIONS** . ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED 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 CHISEL PLOWS OF LABORATORY ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. TYPE OF SEED AND SEEDING RATE. : INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH 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: NOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PHYTO-TOXIC MATERIALS. APPLICATION IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. o. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED OF APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE—SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. 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 APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 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 FRIABLE. SEEDBED LOOSENING MAY BE HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY includes seed and fertilizer). i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS). 200 POUNDS PER ACRE, K20 (POTASSIUM), 200 POUNDS PER ACRE. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH, SOILS OF CONCERN ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR BURNT OR HYDRATED LIME WHEN HYDROSEEDING. ii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SETFORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY B. MULCHING TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: MULCH MATERIALS (IN ORDER OF PREFERENCE) THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. TRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA: PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURR' WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN LINIFORM SUSPENSION IN WATER LINDER ACITATION AND WILL REFIND WIT SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED II GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE. OR OTHERS AS SPECIFIED. CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE TOPSOIL SUBSTITUTES OR AMENDMENTS. AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL GRASS SEEDLINGS. SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. . UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. : WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE, MIX THE WOOD CELLULOSE FIBER WITH 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. SOIL ANALYSIS MAY WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. E PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR NGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. ANCHORING FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR O. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD: i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A IME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 FOLLOW THE CONTOUR. ... WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPL THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 HE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER, APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED. iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG. PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME. AND THAT

ENGINEER'S CERTIFICATE

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."

LAM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975,

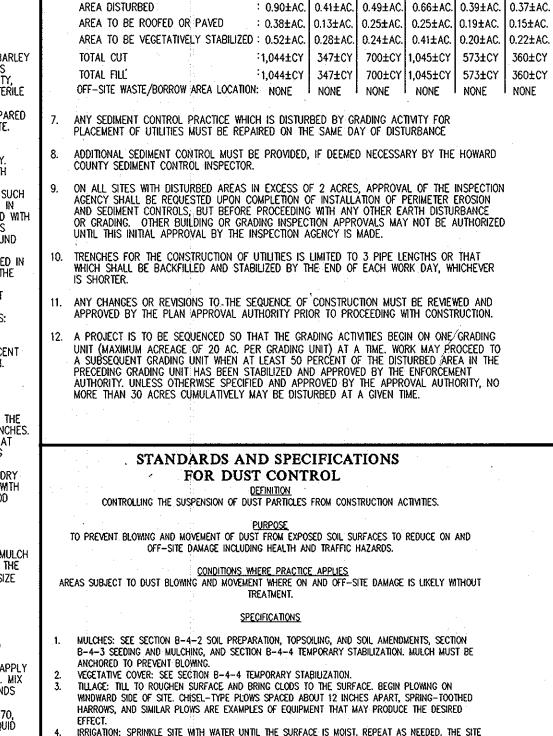
EXPIRATION DATE: MAY 26, 2014.

11-05-13

11.4.13

DRN. KLP

Date



B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR

A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION

PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE

TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES

FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY

MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION 8-4-3.A.1.B AND MAINTAIN

APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3). AND ENTER THEM IN THE

AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED.

THEN TABLE 8.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

UNTIL THE NEXT SEEDING SEASON.

HARDINESS ZONE: 6b

RATE (lb/ac.)

40 lb/ac

20 lb/ac

STABILIZATION SHALL BE COMPLETED WITHIN:

GERMINATION AND ESTABLISHMENT OF GRASSES.

SITE ANALYSIS:

TOTAL AREA OF SITE

THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEED MIXTURE:

SPECIES

RYEGRASS

WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND

TEMPORARY SEEDING SUMMARY

DATES

SEDIMENT CONTROL NOTES

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

ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE

PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY

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 SEEDING (Sec. B-4-5), TEMPORARY SEEDING (Sec.

B-4-4) AND MULCHING (Sec. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER

IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM

A. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES,

PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

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

SEEDING I SEEDING

May 16 to July 31 0.5 INCHES

FERTILIZER

RATE

___ (10 lb./ | (90 lb./

1,000 sf) | 1,000 sf)

LOTS LOTS LOTS

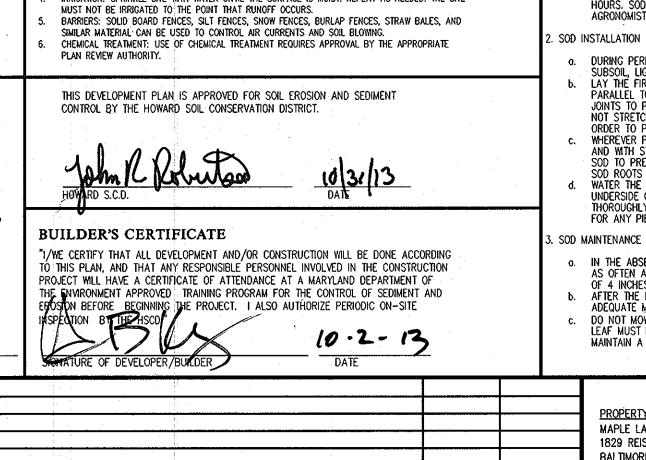
102-107 112-113 120-123 138-141 143-145 172-173

: 0.74±AC. | 0.28±AC. | 0.40±AC. | 0.57±AC. | 0.30±AC. | 0.37±AC

I (10-10-10)

Aug. 1 to Oct. 15 0.5 INCHES 436 lb./ac. 2 tons/ac

LIME RATE



REVISION

DETAIL B-1 STABILIZED CONSTRUCTION SCE SCE **ENTRANCE** - EXISTING PAVEMENT 17777 IPE (SEE NOTE 6) <u>PROFILE</u> 50 FT MIN. LENGTH PLAN VIEW CONSTRUCTION SPECIFICATIONS PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIOTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE 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 SCE. SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

B-4-5 STANDARDS AND SPECIFICATIONS

FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND

COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

O. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 8.3 FOR THE

APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE

WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD

CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS

FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES

FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0)

AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF

SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE

SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO

KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE

MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH

EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL

receive medium to intensive management, certified perennial ryegrass

CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN

Management in full sun tó medium shade.

CULTIVAR RECOMMENDATIONS FOR MARYLAND"

IDEAL TIMES OF SEEDING FOR TURF CRASS MIXTURES

GRASSES WILL POSE NO DIFFICULTY.

SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)

OR ON ADVERSE SITES.

*Certified Tall Fescue blend

(95% by weight): Falcon IV,

Certified Kentucky Bluegross

Courtyard, Raven & Yankee

blend (5% by weight):

. GENERAL SPECIFICATIONS

HARDINESS ZONE: 6b

. SPECIES

CULTIVARS MAY BE BLENDED.

DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM

SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE

iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT

UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF

CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE

MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS

CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS

TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A

SEEDBED REMOVE STONES AND DERRIS OVER 1 1/2 INCHES IN DIAMETER. THE

RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF

PERMANENT SEEDING SUMMARY

DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER

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 THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS

ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS,

DATES

Aug. 15 to Oct.15

Penn 1901 & Rebel Exedo 6-8 lb/ Mar. 1 to May 15, 1/4 - 1.0 lb/ 1000 90 lb/

1000 s.f.

* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used

CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR

MINUS 1/4 INCH, AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS MUST

EXCLUDE TOP GROWTH AND THATCH, BROKEN PADS AND TORN OR UNEVEN ENDS

WILL NOT BE ACCEPTABLE.
STANDARD SIZE SECTIONS OF SOD 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 10 PERCENT OF THE SECTION.

SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN

DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SUPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN

UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING

IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.

AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

DO NOT MOW UNTIL THE SOD 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:

BUILDER (CONTRACT PURCHASER):

MICHAEL HARRIS HOMES INC.

c/o Streetscape Partners, LLC

Rockville, MD 20852

PH: 301-978-3001

ATTN.: HOWARD KATZ

One Preserve Pkwy. Suite 750

WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT

EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

OD ROOTS AND THE UNDERLYING SOIL SURFACE.

FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

PROPERTY OWNER (SELLER):

MAPLE LAWN FARMS 1, LLC

BALTIMORE, MD 21208

PH: 410-484-8400

app'r.

ATTN.: MARK BENNETT

1829 REISTERSTOWN ROAD, SUITE 300

3. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

FERTILIZER

RATE

(45 lb/acre

DEPTHS (10-20-20) RATE

1/2 IN.

SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER

BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND

60 TO 70 PERCENT, SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE

RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT.

INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL

ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS

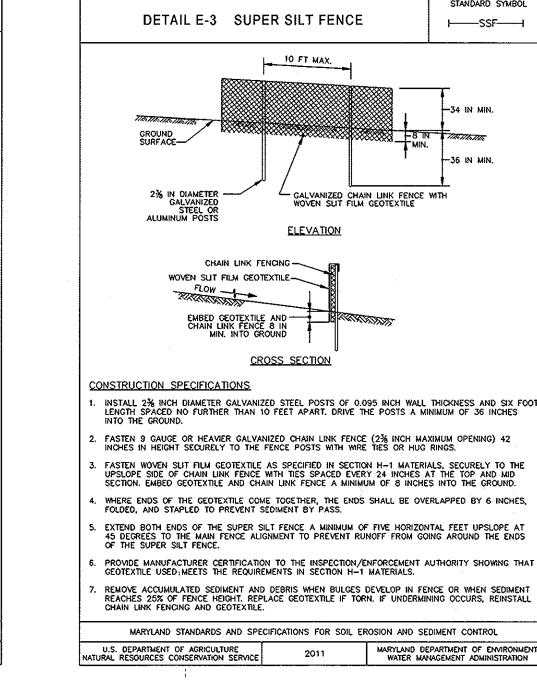
OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

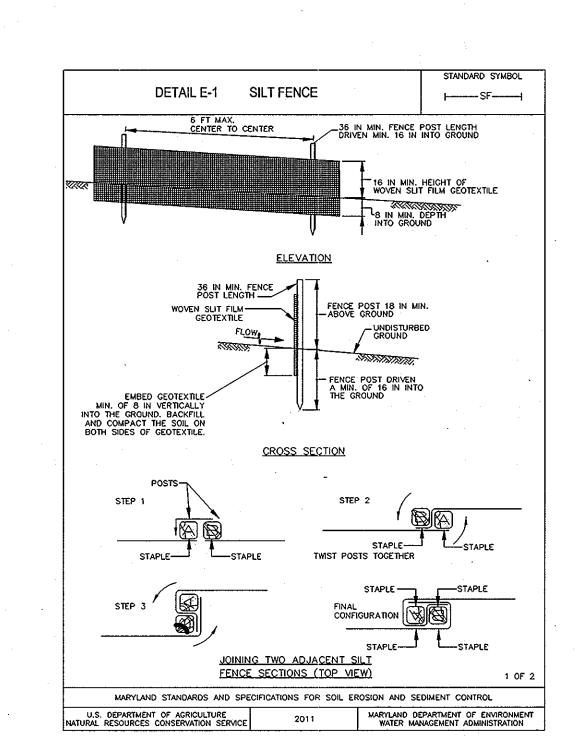
RECOMMENDED BY THE SOIL TESTING AGENCY.

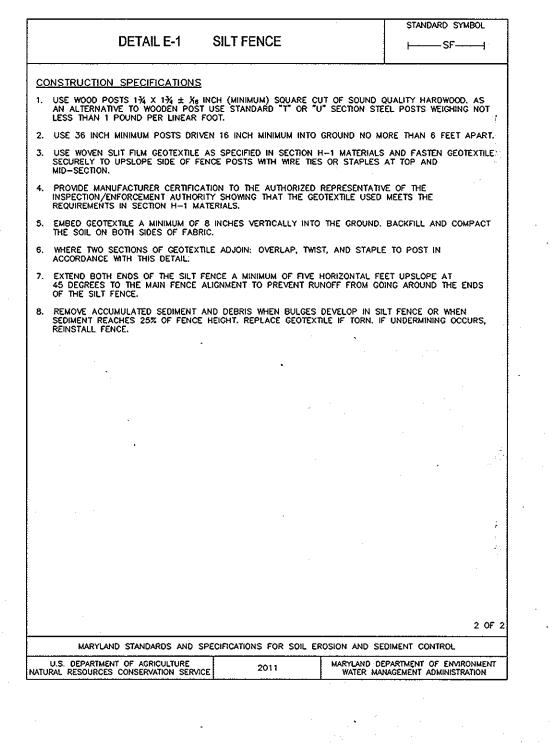
SEEDING SUMMARY.

TURFGRASS MIXTURES

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



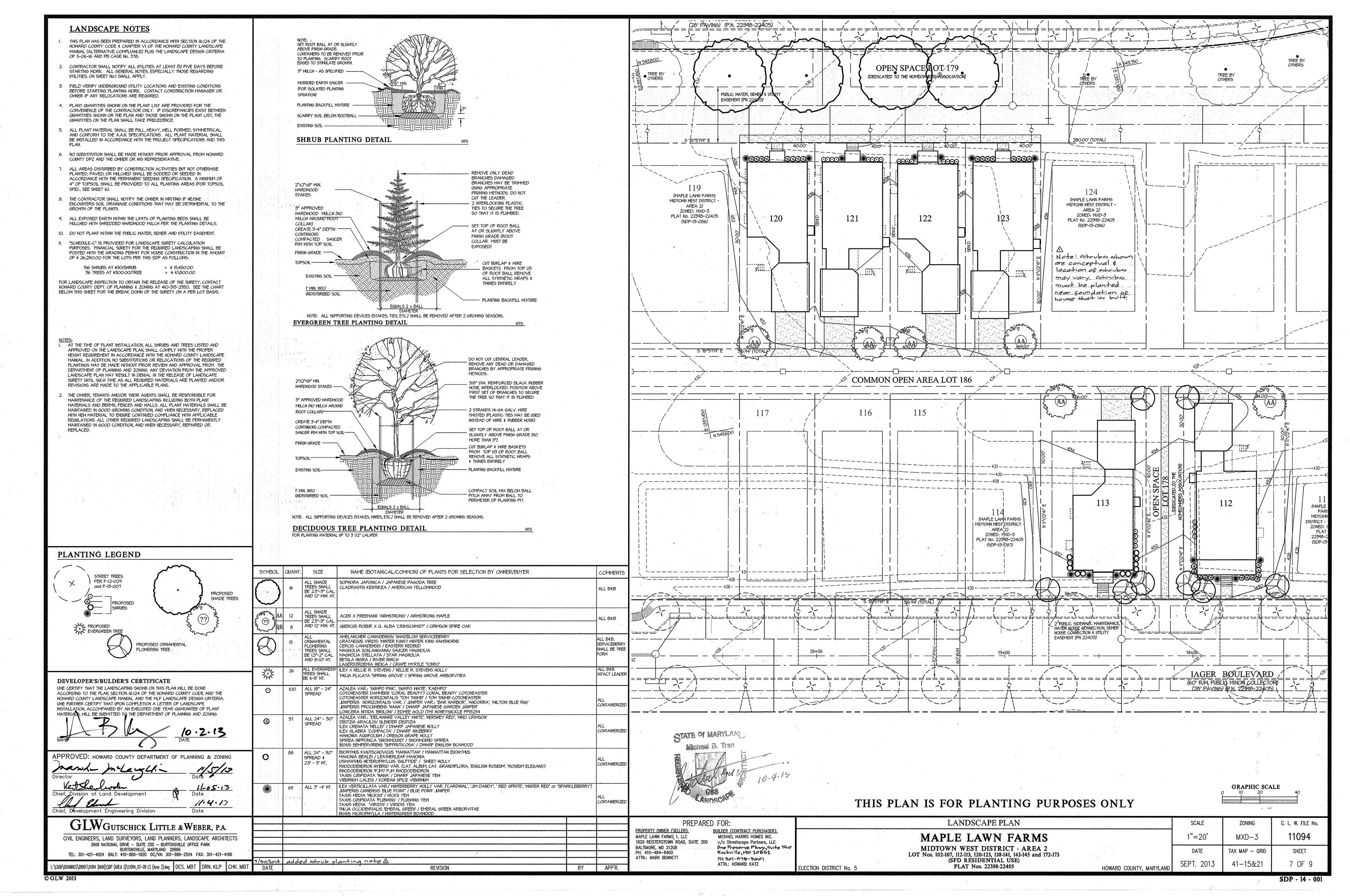


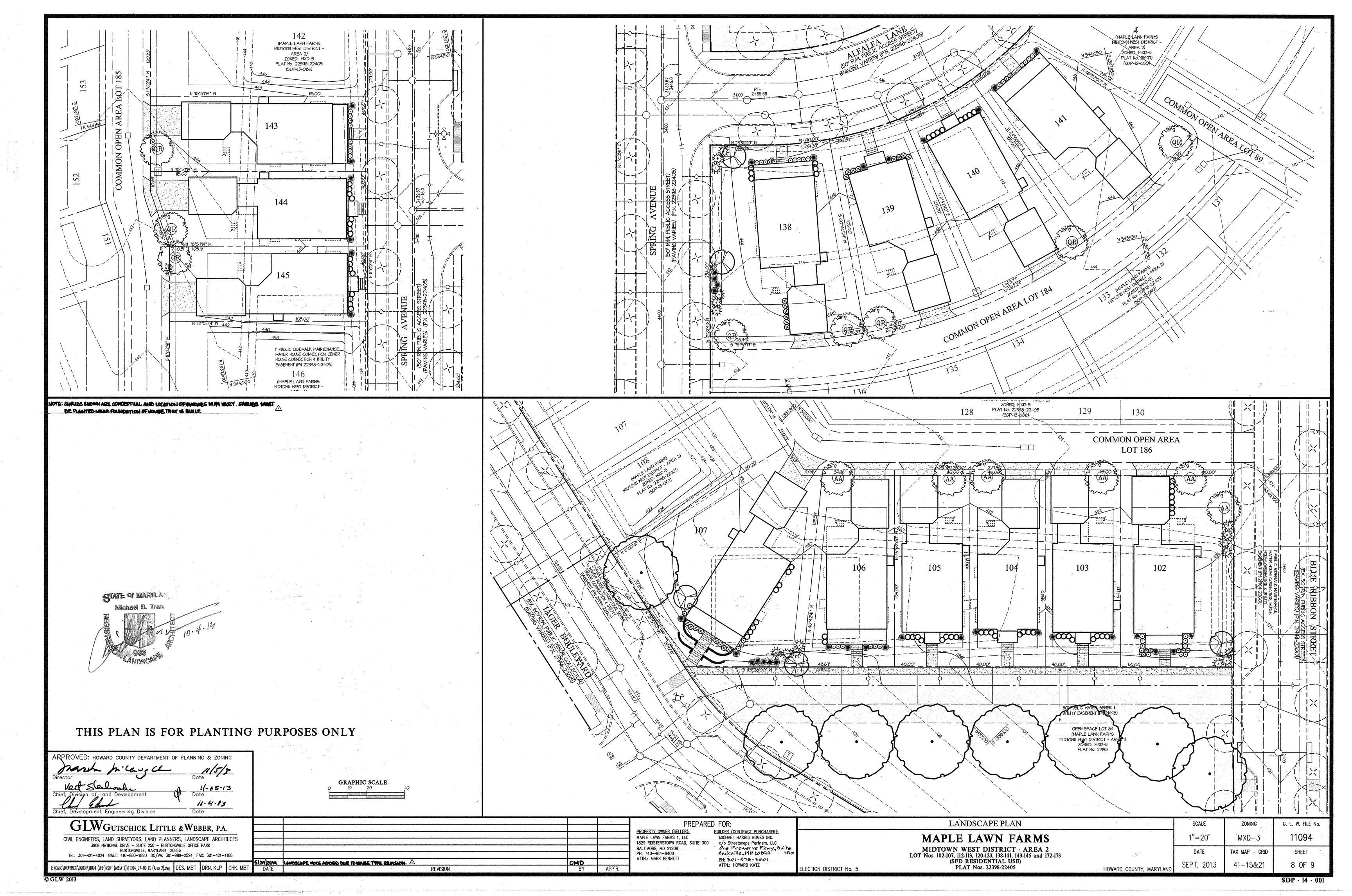




SEDIMENT CONTROL NOTES and DETAILS G. L. W. FILE No. MAPLE LAWN FARMS NO SCALE MXD-3MIDTOWN WEST DISTRICT - AREA 2 DATE TAX MAP - GRID SHEET LOT Nos. 102-107, 112-113, 120-123, 138-141, 143-145 and 172-173 (SFD RESIDENTIAL USE) 41-15&21 6 OF 9 PLAT Nos. 22398-22405 HOWARD COUNTY, MARYLAND LECTION DISTRICT No. 5

SDP - 14 - 001





			RESIDEN	NTIAL LOT IN	ITERNAL LA	ANDSCAPII	NG RE	QUIR	EMENTS (SCHEDULE-C)	
LOT REQUIRED FRONT YARD PLANTINGS: SHRUBS AT I:4 OF LOT WIDTH AT BR		REQUIRED FRONT YARD PLANTINGS: SHRUBS AT I.4 OF LOT WIDTH AT BRL MANOR LOTS: I SHADE TREE PER LOT PLUS SHRUBS AT I.4 OF SIDE & REAR BLDG, LENGTHS YILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT I.4 OF SIDE & REAR BLDG, LENGTHS COTTAGE LOTS: I SHADE TREE PER LOT, NO SHRUBS REQUIRED			PLANTINGS PROVIDED					
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHRUBS REQUIRED	TREES REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
	**102	60.01	15	(84.0'+20.0') 104.0'	26	1	2	27	I ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREENS FOR 35 SHRUBS	totals include sched. A
COTTAGE	103	40.0'	· 10	N/A	N/A	1	<u> </u>	10		
-	104	40.0'	10	N/A	N/A	1	<u> </u>	10		
	105	40.0'	10	N/A	NA	1	l l	10		
	106	48.67'	12	N/A	N/A	1		12		
MANOR	107	133.51'	33	(84.0'+20.0') 104.0'	26 '	1	l.	29	2 ORNAMENTALS FOR IO SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
	112	54.0'	14	(84.0'+20.0') 104.0'	26	1	1	20	4 ORNAMENTALS FOR 20 SHRUBS	
	113	56.0'	14	(80.0'+20.0') 100.0'	25	1	ı	19	4 ORNAMENTALS FOR 20 SHRUBS	
COTTAGE	120	40.0'	10	N/A	N/A	1	1	10		
	121	40.0'	10	N/A	N/A	ı	187	10		
	122	40.0'	10	N/A	N/A	ı	1	10	***	
	123	40.0°	10	N/A	N/A	ı	l l	10		
MANOR	** 138	63.38'	16	(84.0'+20.0') 104.0'	26	I	2	28	2 ORNAMENTALS FOR IO SHRUBS, 6 EVERGREENS FOR 30 SHRUBS	totals include sched. A
COTTAGE	139	41.07'	10	N/A	N/A	1		10		
	140	41.07'	10	N/A	N/A	1		10		
	141	40.08'	Ю	N/A	N/A	1		10		
	143	40.0'	10 /	N/A	N/A	1	1 1	10		
	144	40.0'	10 /	N/A	N/A	I		10		
	145	40.0'	<u>10 / </u>	N/A	N/A	1	1	Ю		ļ
VILLA	172	88.35'	22	(60.5'+60.33') I20.83'	30	2	2	22	I ORNAMENTAL FOR 5 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS	
	172	ו יססי	19	/60 EL60 220 100 821	1 20	1 2	1 2	22	1 ODNAMENTAL EOD 5 GUDURG A ENERGOPENIG EOD 20 GUDURG	1

COMMENTS:

A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:

I SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS; 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE

B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

C. PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.

** CORNER LOT

LANDSC	APE SU	JRETY	PER 1	LOT
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
MHH at MAPLE LAWN	*102	4	67	\$3,210.00
L.L.C.	* 103	2	10	\$900.00
	* 104	2	10	\$900.00
	* 105	2	10	\$900.00
	* 106	2	12	\$960.00
	* 107	2	59	\$2,370.00
	II2		40	\$1,500.00
,	113		40	\$1,500.00
	* 120	2	10	\$900.00
	* 121	2	10	\$900.00
	* 122	2	10	\$900.00
	* 123	2	10	\$900.00
	138	2	. 68	\$2640.00
	139	ı	10	\$600.00
	140	ı	10	\$600.00
	141	i i	10	\$600.00
	143	1	10	\$600.00
	144	1	10	\$600.00
	145	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10	\$600.00
	172	2 :	52	\$2,160.00
	173	2	48	\$2,040.00
TOTAL	,	36	516	\$26,280.00

- * FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN, STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITH N THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THOROUGHFARE AND NOT LESS
- FOR OPEN SPACE LOT IN FRONT OF LOTS 102-107 SEVEN SHADE TREES ARE SHOWN
 FOR OPEN SPACE LOT IN FRONT OF LOTS 120-123 FOUR SHADE TREES ARE SHOWN
- THE II TREES ARE BOND (@ \$300/TREE) W/ THE LOTS LISTED

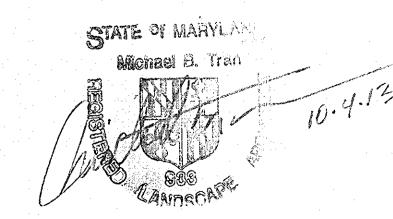
USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY								
LANDSCAPE TYPE	SIDE YARE SHADE TRE								
PERIMETER LOCATION	LOT IO2	L <i>O</i> T 138							
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	104.0' •	104.0' •	:						
CREDIT FOR EXISTING VEGETATION	N/A	N/A							
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A						*	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	I N/A 26	I N/A 26							
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES	0	0	PER SC	HEDULE-«	· · · · ·				
OTHER TREES (@ 2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)			SEE SCI	EDULE-C	· · 				

• THE OPTIONAL EXTENDED BUILDING FEATURES ARE INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.

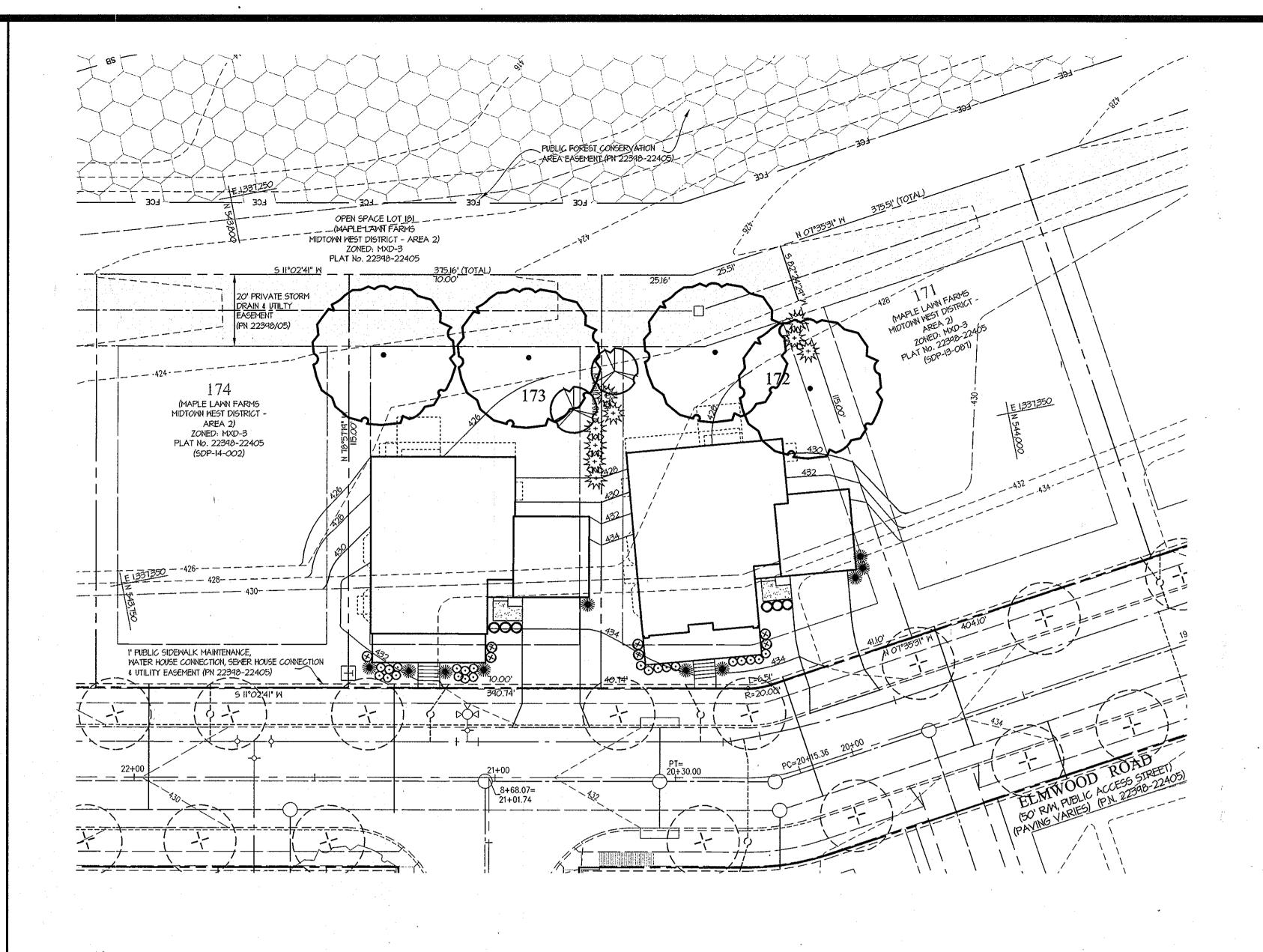
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 11-05-13

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866



REVISION



THIS PLAN IS FOR PLANTING PURPOSES ONLY

MXD-3

TAX MAP - GRID

HOWARD COUNTY, MARYLAND

	· · · · · · · · · · · · · · · · · · ·			•	
PREPARED FOR:		LANDSCAPE PLAN		SCALE	Γ
PROPERTY OWNER (SELLER): BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS 1, LLC MICHAEL HARRIS HOMES INC. 1829 REISTERSTOWN ROAD, SUITE 300 c/o Streetscape Partners, LLC		MAPLE LAWN FARMS		1"=20'	
BALTIMORE, MD 21208. One Preserve Pkwy., Sovite 750 PH: 410-484-8400 Rockville, MD 20852		MIDTOWN WEST DISTRICT - AREA 2 LOT Nos. 102-107, 112-113, 120-123, 138-141, 143-145 and 172-173		DATE	T
ATTN.: MARK BENNETT PH: 301-978-9401 ATTN.: HOWARD KATZ	ELECTION DISTRICT No. 5	(SFD RÉSIDENTIAL ÚSE) PLAT Nos. 22398-22405	HOWARD COUNTY, MARYLAND	SEPT. 2013	

ELECTION DISTRICT No. 5

G. L. W. FILE No.