

**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) 383-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITI 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: ELECTION DISTRICT: 5
  - ZONING: MXD-3 PER ZB-415M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS (Nos. 164-165 & 169-170) FOR THIS SITE DEVELOPMENT PLAN: 0.351 ACRES.
  - FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-11, ZB-415M, PB-353, MP-01-11, MP-05-02, P-03-01, P-03-10, P-04-01, P-05-02, P-04-12, S-06-16, P-07-02, ZB-103RM, PB-378, F-12-30, SDF-12-012, SDF-12-11, SDF-12-51, SDF-12-52, P-11-002, P-12-001, F-12-020, F-12-024, F-13-001, F-14-033, F-15-040.
- 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 BUILDINGS UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.W. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46BC.
- STORMWATER MANAGEMENT: FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES LOCATED UNDER F-13-000. THE FACILITIES WILL BE 3-3 POND SYSTEMS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO 3-3 POND SYSTEMS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 104 AND 110. OPEN SPACE LOTS 104 AND 110 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE RECHARGE FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED AS PROVIDED BY M4S CONTRACT #24-4185-D & #24-4186-D AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-000.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY 5-01-11 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
  - A. WIDTH - 12' (6" SERVING MORE THAN ONE RESIDENCE)
  - B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH R AND CHIP COATINGS (1/2" MIN)
  - C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
  - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25,000 LBS (TENSILE 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 12B.1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-11 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 13D.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 STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S 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 SEA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-353, PB 378 AND ZB-415M.
- PLASINGS FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-415M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 378 AND 5-06-16.
- BUILDABLE LOTS SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOSE CONNECTION AND SEWER HOSE 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.
- LOTS WITH REDUCED DRIVEWAY LENGTHS ARE GRANDFATHERED TO THE PREVIOUS 2004 COMP ZONING REGULATIONS REGARDING SECTION 13D.0.4 FOR DRIVEWAYS LENGTHS LESS THAN 8 FEET FOR AN APPROVED 1ND PROJECT.

**LOT DEVELOPMENT DATA**

- GENERAL SITE ANALYSIS DATA
  - A. PRESENT ZONING: MXD-3 PER ZB-415M
  - B. PROPOSED USE OF SITE: 4 SFD RESIDENTIAL DWELLINGS
  - C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4185-D & #24-4186-D)
  - D. PARKING REQUIRED PER SEC. 13D.2.2(a): 2 SPACES/MIN X 18' X 8' SPACES
  - E. PARKING PROVIDED: 9 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 2) ABOVE REGARDING PARKING).
  - F. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-13-000 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 22,942.51 SF OR 0.531 AC.
  - B. AREA OF THIS PLAN SUBMISSION: 0.641 ACRES (L.O.D.)
  - C. AREA OF DISTURBANCE BY THIS SDP: 0.641 ACRES
- LOT DESIGNATION
 

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BLD.	MAX. BUILDING HT.
MANOR	164-165 & 169-170	4,000 SQUARE FEET	48 FEET	30 FEET (MEAN HT.)

MANOR LOT TYPE IS SFD
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT NOS. 22945-23004 & 23304-23301
 

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

\* THERE IS NO SIDE SETBACK (0') FOR A GARAGE.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL 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.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 12B.1 APPLIES, EXCEPT FOR THE FOLLOWING:
  - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE 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 1' 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 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 FOOTINGS MUST BE OUTSIDE ANY EASEMENTS). 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

*Michael J. Jaffer* 9-8-15  
Director Date

*Victor J. Jaffer* 9-02-15  
Chief, Division of Land Development AW Date

*Chad E. Smith* 9-2-15  
Chief, Development Engineering Division AW Date

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1275, EXPIRATION DATE: MAY 26, 2016.

*8/21/15*

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE PARK  
BURTONSVILLE, MARYLAND 20986  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

PREPARED FOR:

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

BUILDER (CONTRACT PURCHASER): NVR INC.  
9720 PATUXENT Woods DR.  
COLUMBIA, MD 21046  
PH: (410) 378-5555  
ATTN: TIM NAUGHTON

DATE	REVISION	BY	APPR.

# MAPLE LAWN FARMS

## SITE DEVELOPMENT PLAN

### GARDEN DISTRICT - AREA 3

#### LOT Nos. 164-165 and 169-170

#### FIFTH ELECTION DISTRICT

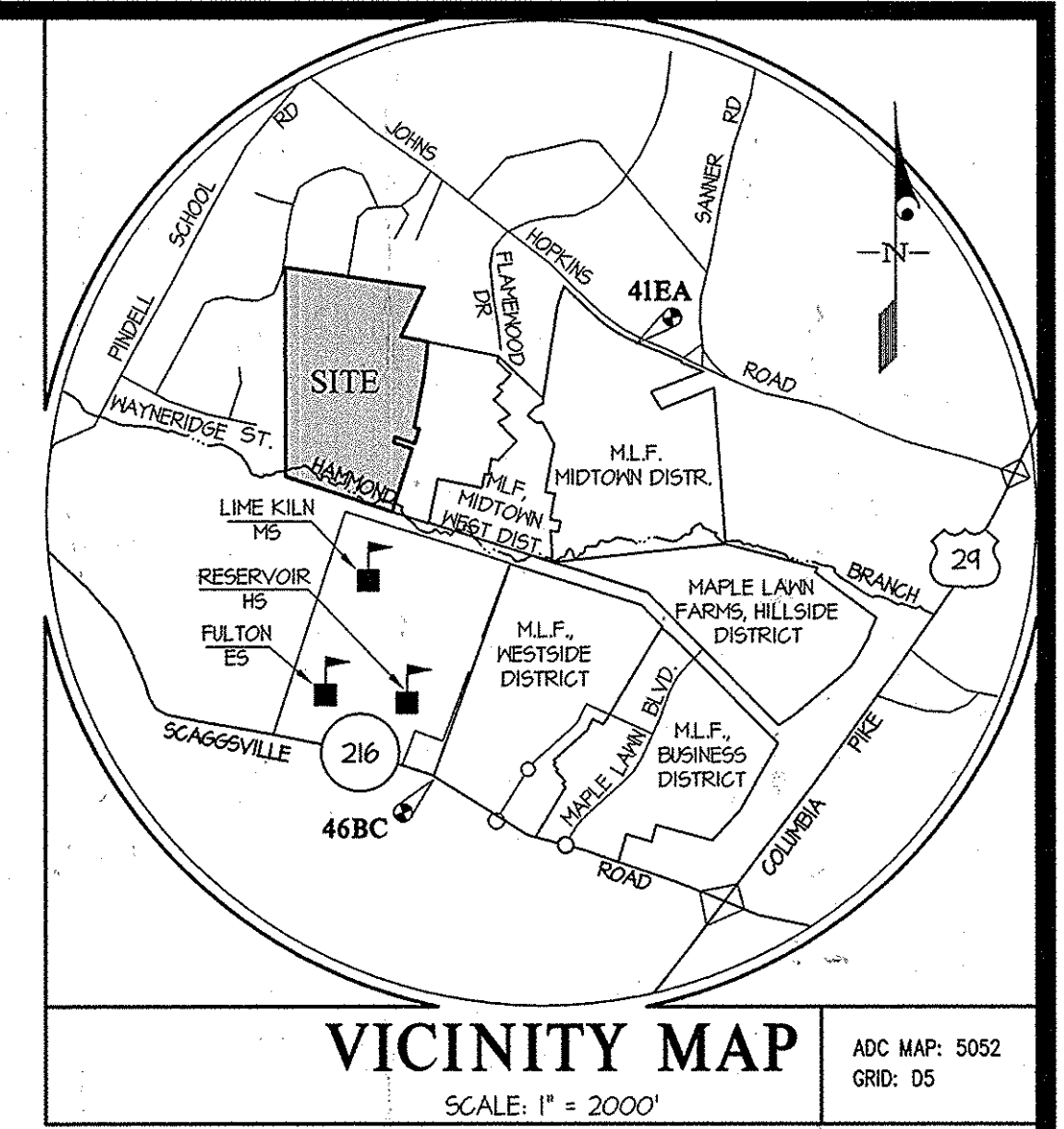
#### HOWARD COUNTY, MARYLAND



**HOWARD COUNTY CONTROL**  
NAD83 HORIZONTAL DATA & NVD83 VERTICAL DATA

46BC  
ELEV. = 412.16  
N = 59442518 E = 1391205.71  
STANDARD DISC. ON CONCRETE MONUMENT

41EA  
ELEV. = 401.05  
N = 54482591 E = 1394217.44  
STANDARD DISC. ON CONCRETE MONUMENT



**OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS**

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA (ACRES)	REQUIRED OPEN SPACE (25% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION 0.5 PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.88	12.97	21.5 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	7.86	15.75 (42.1)	1.31	152 (41.7) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	14.70	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	3.85	6.10 (43.3)	0.54	0.24 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-191	312	78.0	1.23 (91.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-112/113	3.00	0.75	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	8.31	18.50 (55.6)	1.16	1.61 (8.7) ③
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	3.76	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	0.76	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	40.60	10.15	26.65 (24.4)	3.17	4.76 (11.4) ④
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.15	0.44 (5.7)	0.58	
8a (MIDTOWN WEST DISTRICT, AREA-3)	F-11-21	0.00	0.00	0.20 (10.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (10.0) ⑤
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.04 (9.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-24	30.22	7.56	13.94 (45.0)	1.06	1.24 (4.5) ⑥
N/A	F-12-15	4.31	1.08	0.00 (10.0)	0.39	0.00 (10.0)
8e (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (10.0) ⑦
8f (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	8.52	13.94 (39.4)	1.14	5.05 (81.2) ⑧
9a (GARDEN DISTRICT, PARCEL W)	F-13-08	75.74	18.94	0.00 (0.0)	2.65	0.00 (0.0)
9b (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	3.87	3.14 (24.2)	0.54	0.00 (0.0)
10a (WESTSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10b (GARDEN DISTRICT, AREA 1)	F-14-35	0.00	0.00	23.86 (10.0)	0.00	4.35 (40.0) ⑨
11a (GARDEN DISTRICT, AREA 2)	F-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11b (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
12 (GARDEN DISTRICT, AREA 3)	F-15-40	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		444.83	113.23	180.72 (56.5)	17.32	31.43 (11.4)

\* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.  
\*\* 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.  
\*\*\* THE PERCENTAGE OF ACTIVE RECREATION 0.5 PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).

① 152 AC. = COMMUNITY CENTER (0.5, 125 - 501 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 123 (1.96 AC.)  
② 0.24 AC. = PATHWAYS  
③ 1.61 AC. = 0.5, LOT 215 (1.00 AC.) AND 0.5, LOT 214 (0.61 AC.)  
④ 4.76 AC. = 0.5, LOT 4 (4.76 AC.)  
⑤ 0.67 ACRES = 0.5, LOT 60 (0.67 AC.)  
⑥ 1.24 ACRES = 0.5, LOT 85 (0.63 AC.) AND 0.5, LOT 84 (0.66 AC.)  
⑦ 0.64 ACRES = 0.5, 115 (0.64 AC.)  
⑧ 5.05 ACRES = 0.5, 174 (0.73 AC.), 0.5, 150 (0.74 AC.), 0.5, 182 (3.58)  
⑨ 1.94 ACRES = 0.5, 91 (0.30 AC.), 0.5, 101 (0.75 AC.), 0.5, 104 (2.05) AND 0.5, 107 (2.44 AC.)

OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SEDMENT CONTROL PLAN
- LANDSCAPE PLAN

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
164	1639 FEDERAL STREET	164	11478 DAIRY STREET
165	1643 FEDERAL STREET	170	11474 DAIRY STREET

**PERMIT INFORMATION CHART**

WATER CODE:	SEWER CODE:	DISTRICT/AREA	LOTS	CENSUS TRACT
E21	76-5000	GARDEN DIST / AREA 3	164-165 & 169-170	605102

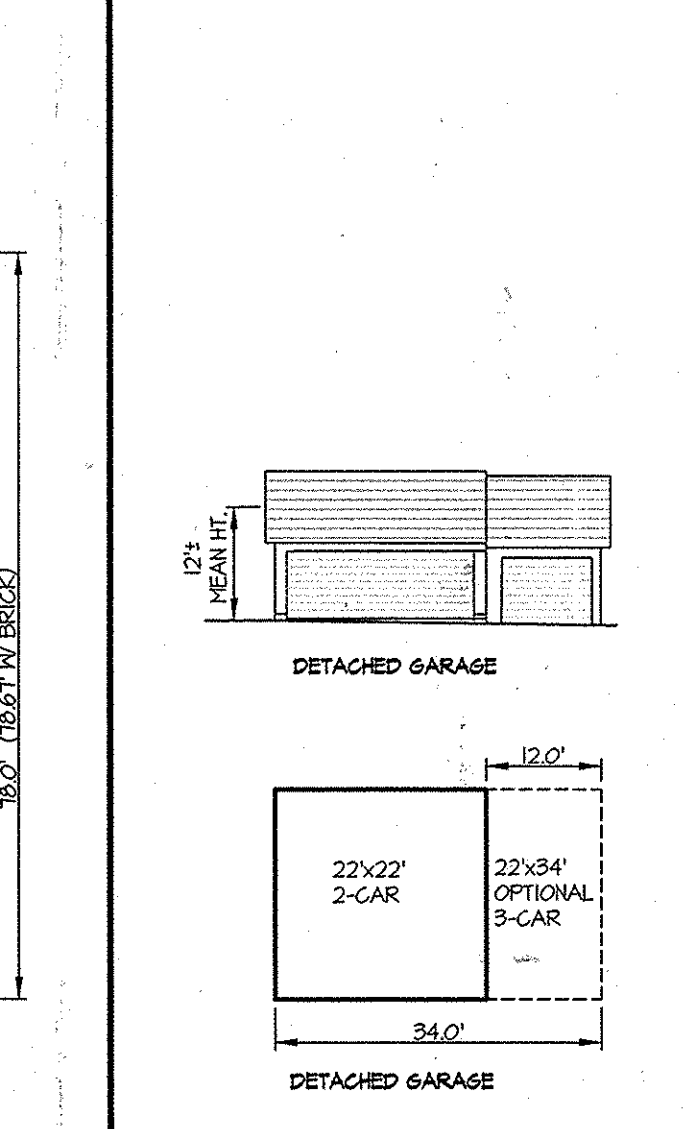
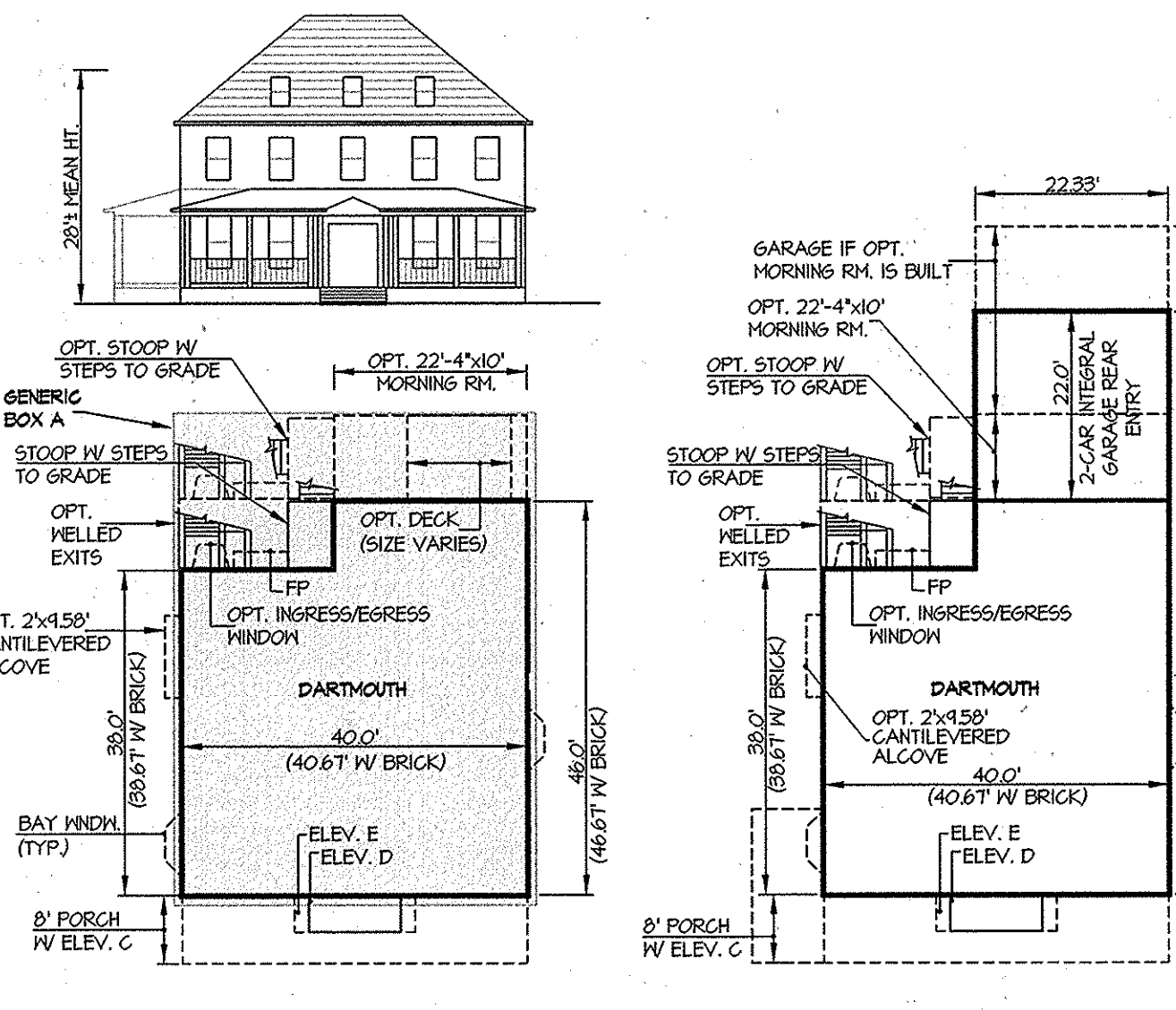
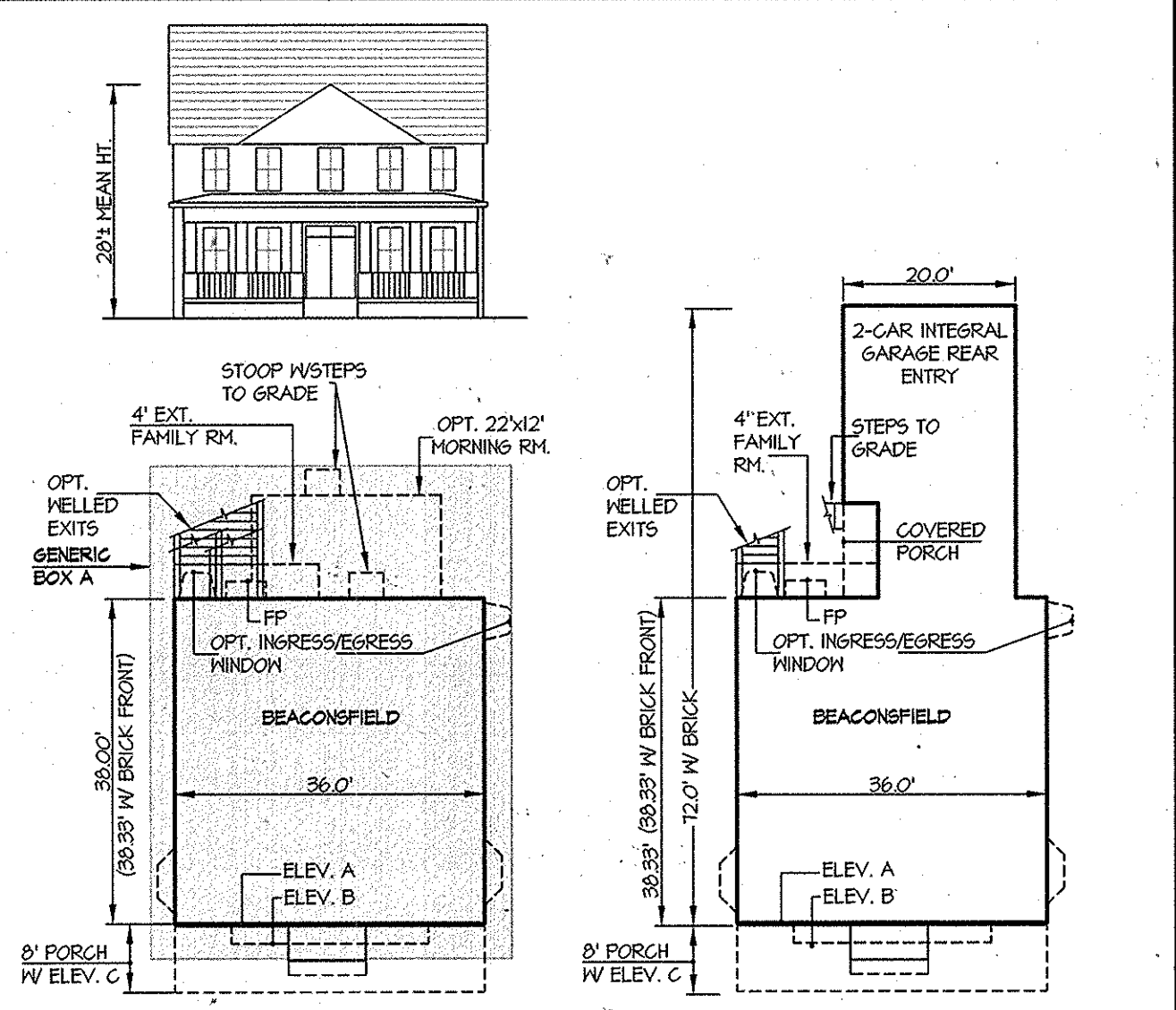
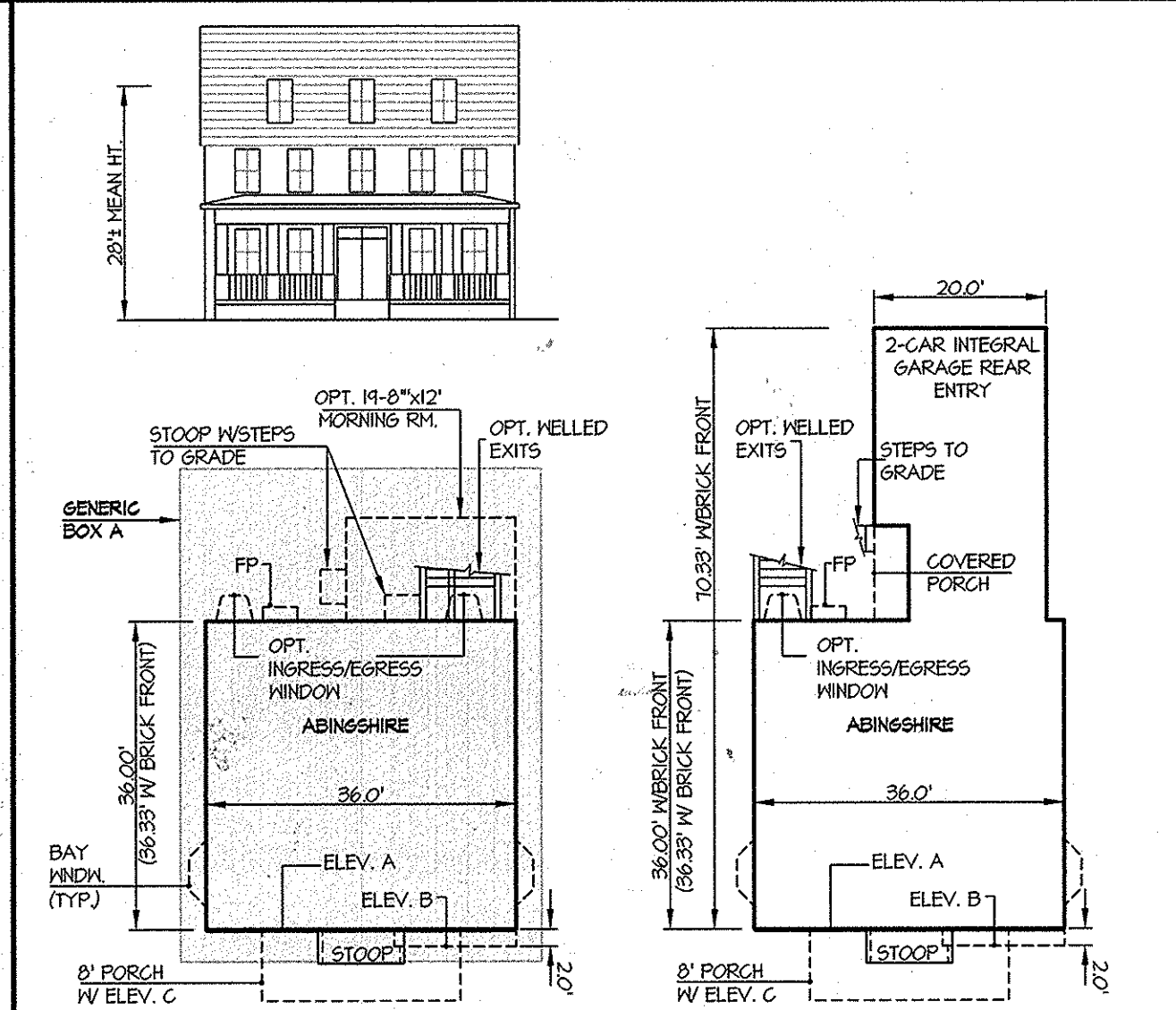
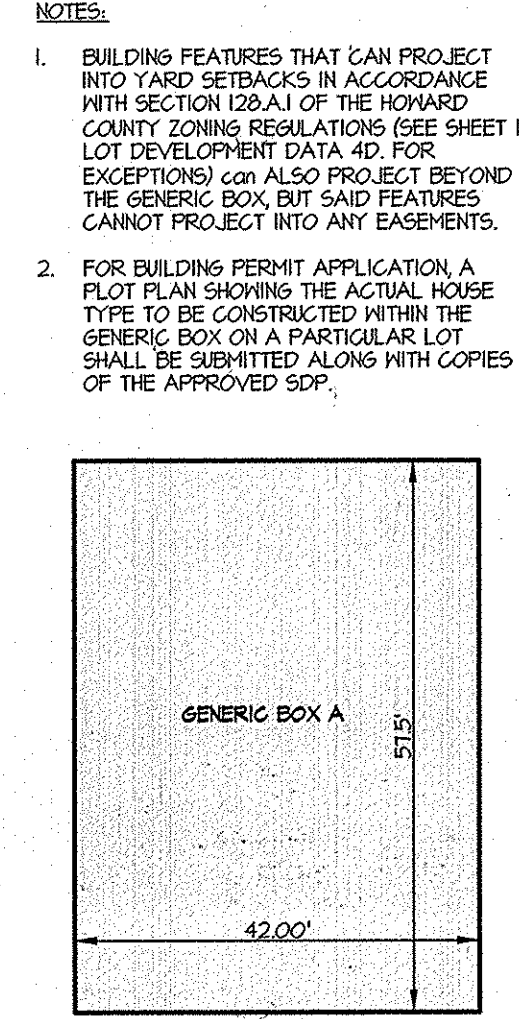
**COVER SHEET**

**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 3  
LOT Nos. 164-165 and 169-170  
(SFD RESIDENTIAL USE)  
PLAT Nos. 22995-23004 and 23304-23307

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14050
DATE	TAX MAP - GRID	SHEET
AUG/2015	41-14&21	1 OF 4

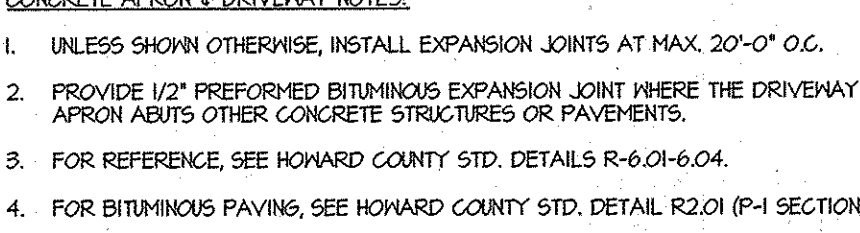
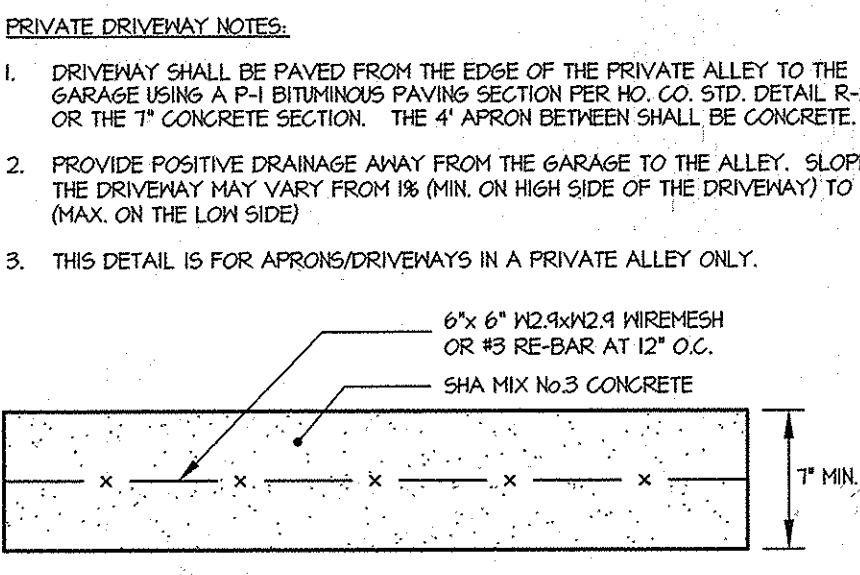
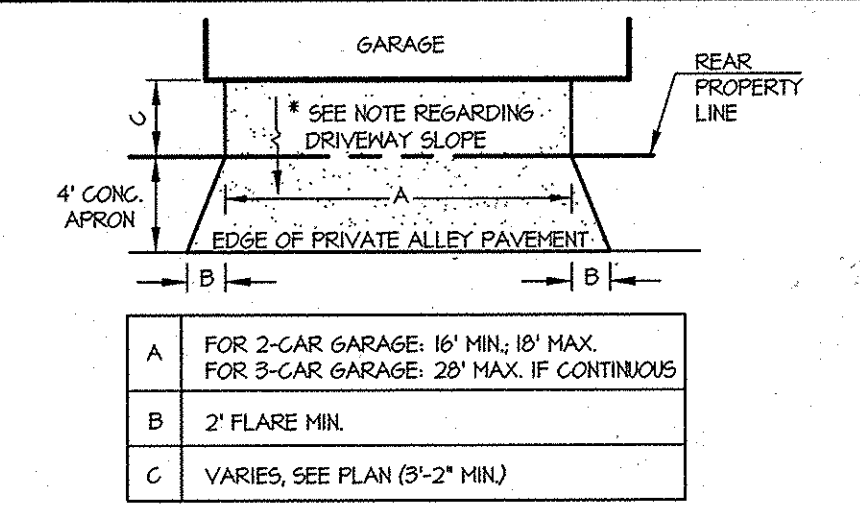


- NOTES:**
- ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE FRONT SIDEWALK EASEMENT.
  - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
  - ALL MK'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4785-D & 24-4785-D AND THE WATER METER VALVES ARE IN THE R.O.M. EXCEPTIONS CAN ALSO PROJECT BEYOND THE GENERIC BOX BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
  - SEE THE CHART ON THIS SHEET 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 74H FOLIO 242 THROUGH 306).
  - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
  - ANY NECESSARY YARD DRAIN INLETS ARE 12" NYLON/AST INLINE DRAIN MODEL NO. 21726 (N OR BOV). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY (BUNKS ARE 1/2" DYE TYPE 3) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (6" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO BRICK BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
  - INGRESS/EGRESS FOR ALL LOTS ARE RESTRICTED TO THE ALLEY.
  - INGRESS/EGRESS FOR THE IMPERED 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. 305 & 306.
  - THE STAIRS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

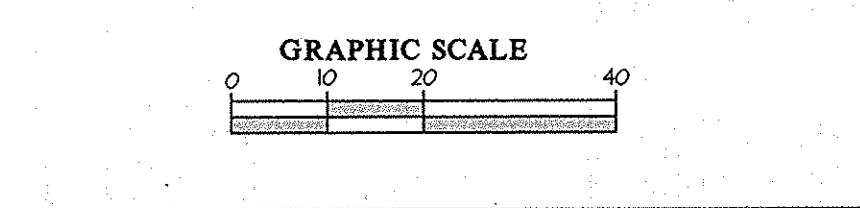


TYPICAL rear load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

- WASTE MANAGEMENT NOTES:**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE MANEUVERS HAVE BEEN EXECUTED.
  - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHWAY (LOT 164) FOR LOT 164 TRASH SHOULD BE PLACED AT SOUTHEAST CORNER OF LOT.
  - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
  - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
  - APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



**PROFESSIONAL CERTIFICATION**

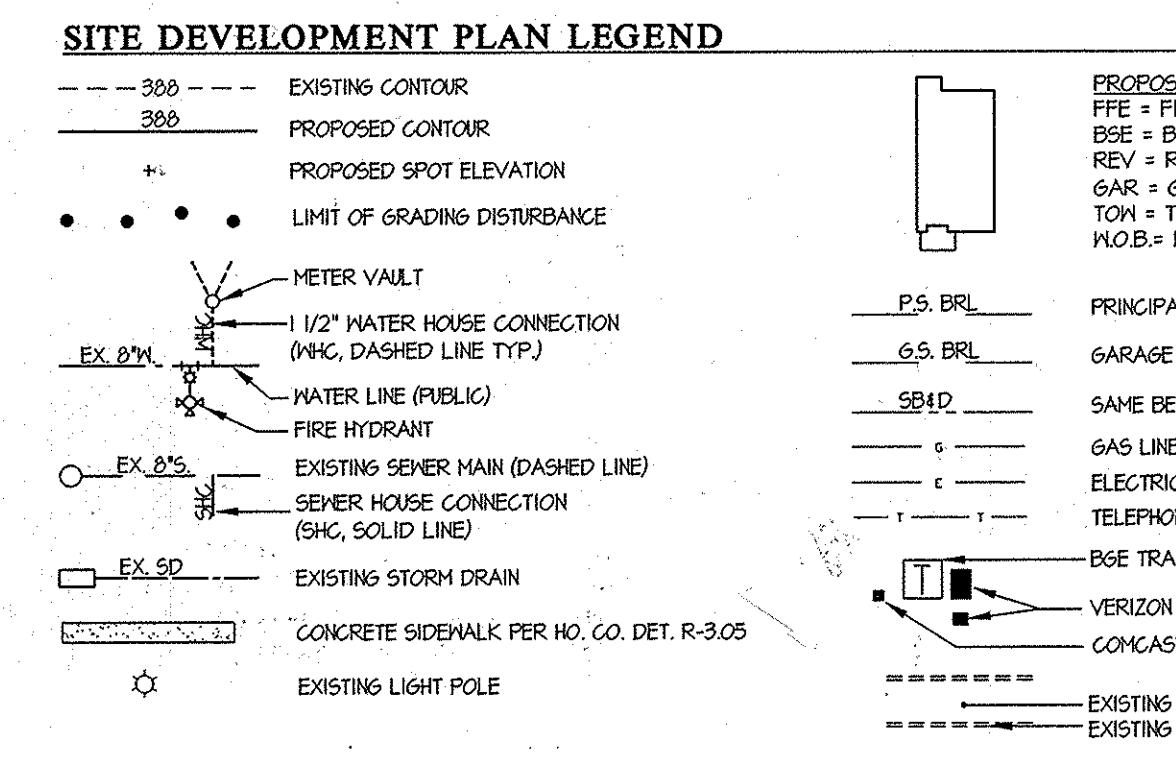
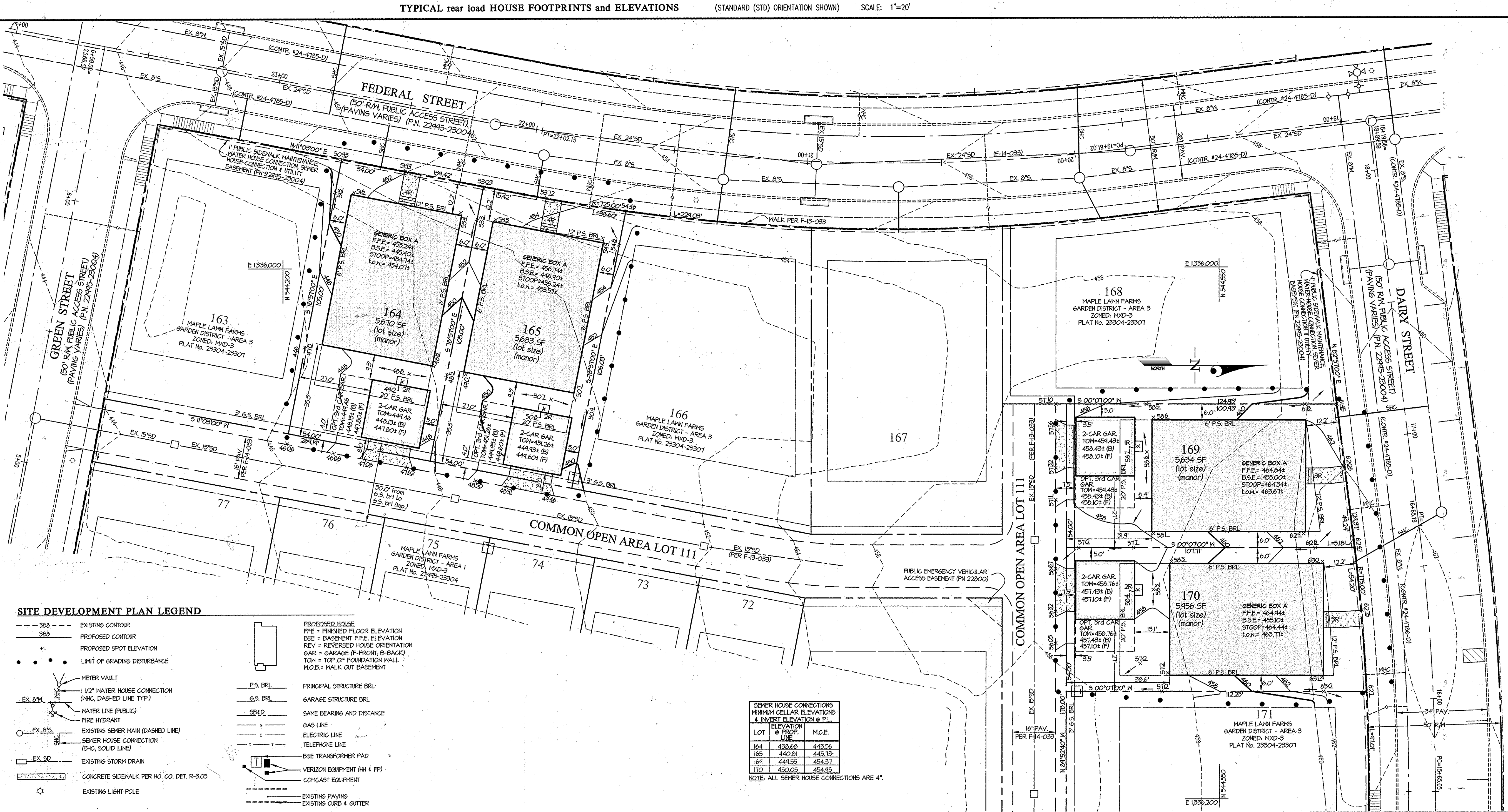
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE, MAY 26, 2016.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *William J. Jaffe* 9-8-16 Date

Chief, Division of Land Development: *Victor J. Jaffe* 9-08-15 Date

Chief, Development Engineering Division: *Chad E. Jaffe* 9-2-15 Date



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

LOT	ELEVATION @ P.P.C.F. LINE	M.C.E.
164	450.65	445.56
165	440.81	445.39
166	441.55	454.37
170	450.05	454.45

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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

**PREPARED FOR:**

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: (410) 684-8400  
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): NVR INC.  
 9720 PATENT WOODS DR.  
 BALTIMORE, MD 21208  
 PH: (410) 374-5955  
 ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 3  
 LOT Nos. 164-165 and 169-170  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 22995-23004 and 23304-23307

SCALE: 1"=20'  
 ZONING: MXD-3  
 DATE: AUG/2015  
 TAX MAP - GRID: 41-14&21  
 G. L. W. FILE No.: 14050  
 SHEET: 2 OF 4



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.

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. SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

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...
2. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

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...
2. APPLICATION
a. APPLY MULCH TO ALL SEED AREAS IMMEDIATELY AFTER SEEDING...

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...

PROFESSIONAL DESIGNER: 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...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Valdes J. J.
Chief, Division of Land Development: ...
Chief, Development Engineering: ...

GLW GUYTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 410-889-1600

B-4-3 STANDARD 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.

A. SEEDING

- 1. SPECIFICATIONS
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...
2. APPLICATION
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS...

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY...
2. APPLICATION
a. APPLY MULCH TO ALL SEED AREAS IMMEDIATELY AFTER SEEDING...

C. ANCHORING

- 1. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEAD AND RIB INJURIES...

D. SEQUENCE OF CONSTRUCTION

- 1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI) OBTAIN A GRADING PERMIT FROM THE CSCI AT THE MEETING...
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI...

BUILDER'S CERTIFICATE: I HEREBY CERTIFY THAT DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT I AM 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...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Valdes J. J.
Chief, Division of Land Development: ...
Chief, Development Engineering: ...

GLW GUYTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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B-4-4 STANDARD 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...

A. SEED MIXTURES

- 1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES...

Table with 4 columns: No., SPECIES, APPLICATION RATE (lb/acre), SEEDING DATES, SEEDING DEPTHS (inches), FERTILIZER RATE (10-10-10), LIME RATE. Includes rows for Annual Ryegrass and Pearl Millet.

B. SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF UTILITIES, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL'...

C. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 1. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEAD AND RIB INJURIES...
2. SOIL INSTALLATION
a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY BRIGADE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD...
3. SOD MAINTENANCE
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AS NECESSARY...

SEDIMENT CONTROL PLAN: PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC... BUILDER (CONTRACT PURCHASER): BUR INC...
SEDIMENT CONTROL PLAN: SCALE: 1"=50'. ZONING: MXD-3. G.L.W. FILE No. 14050. DATE: AUG/2015. TAX MAP - GRID: 41-14&21. SHEET: 3 OF 4.

B-4-5 STANDARD 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...

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...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES...

Table with 4 columns: No., SPECIES, APPLICATION RATE (lb/acre), SEEDING DATES, SEEDING DEPTHS (inches), FERTILIZER RATE (10-20-20), LIME RATE. Includes rows for Kentucky Bluegrass and Perennial Ryegrass.

B. SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF UTILITIES, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL'...

C. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 1. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEAD AND RIB INJURIES...
2. SOIL INSTALLATION
a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY BRIGADE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD...
3. SOD MAINTENANCE
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AS NECESSARY...

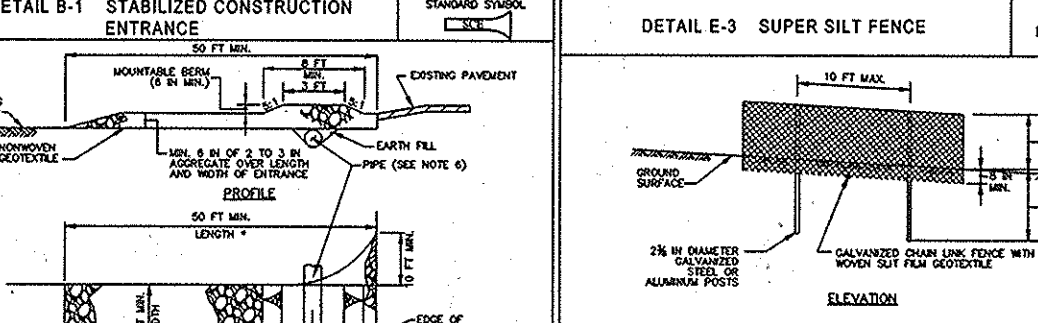
SEDIMENT CONTROL PLAN: PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC... BUILDER (CONTRACT PURCHASER): BUR INC...
SEDIMENT CONTROL PLAN: SCALE: 1"=50'. ZONING: MXD-3. G.L.W. FILE No. 14050. DATE: AUG/2015. TAX MAP - GRID: 41-14&21. SHEET: 3 OF 4.

B-4-8 STANDARD AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: A MOUND OR FILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

A. GENERAL USE

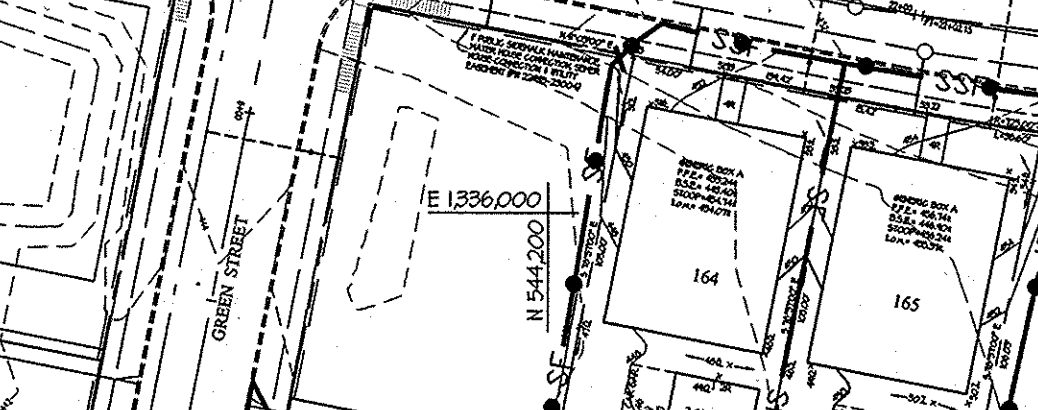
- 1. STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN...
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1...



B. CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE AS INDICATED WITH THE APPROVED PLAN...
2. SUPER SILT FENCE (SSF) MUST BE 6 FEET HIGH...
3. SILT FENCE (SF) MUST BE 2 FEET HIGH...
4. CONSTRUCTION SPECIFICATIONS
a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED...
b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH...

C. SEDIMENT CONTROL LEGEND



NOTES

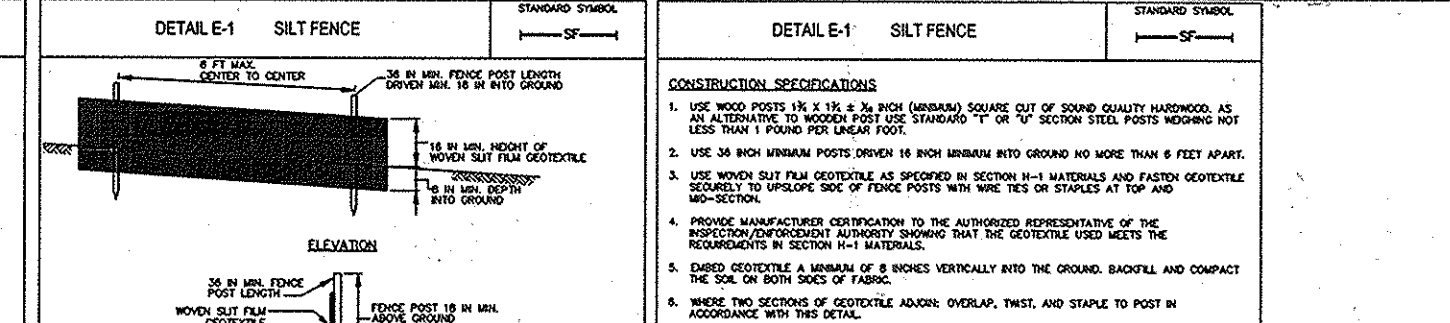
- 1. TEMPORARY SHM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT B1 PER F-12-03D (SEE SHEET #4).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-4-035.
3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS HAS-GRADED UNDER F-12-024 AND ALL SOILS WILL BE CONSIDERED 'MAN-MADE'.

B-4-8 STANDARD AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: A MOUND OR FILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

A. GENERAL USE

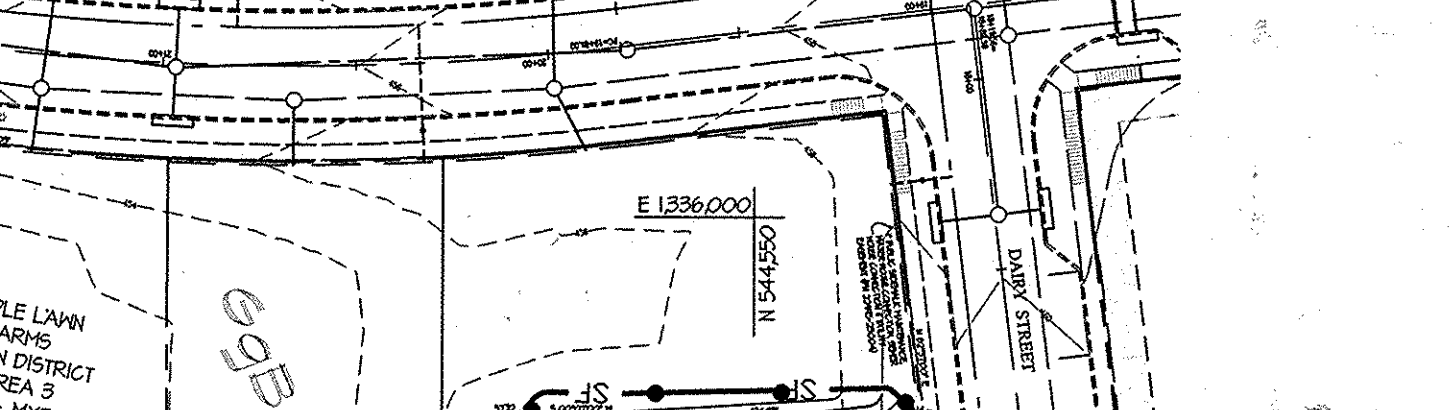
- 1. STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN...
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1...



B. CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE AS INDICATED WITH THE APPROVED PLAN...
2. SUPER SILT FENCE (SSF) MUST BE 6 FEET HIGH...
3. SILT FENCE (SF) MUST BE 2 FEET HIGH...
4. CONSTRUCTION SPECIFICATIONS
a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED...
b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH...

C. SEDIMENT CONTROL LEGEND



NOTES

- 1. TEMPORARY SHM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT B1 PER F-12-03D (SEE SHEET #4).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-4-035.
3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS HAS-GRADED UNDER F-12-024 AND ALL SOILS WILL BE CONSIDERED 'MAN-MADE'.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
BUILDER (CONTRACT PURCHASER): BUR INC

SEDIMENT CONTROL PLAN:
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 3
LOT Nos. 164-165 and 169-170

SCALE: 1"=50'. ZONING: MXD-3. G.L.W. FILE No. 14050. DATE: AUG/2015. TAX MAP - GRID: 41-14&21. SHEET: 3 OF 4.



