

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-ED-MXD-3 IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
 - DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 30, 2014.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON F-16-072.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 410E AND 464A WERE USED FOR THIS PROJECT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THIS PLAN IS SUBJECT TO PLANNING BOARD CASE # PB 415. ON JUNE 30, 2015, THE PLANNING BOARD OF HOWARD COUNTY, MARYLAND APPROVED SP-15-014 FOR THE SUBDIVISION OF 176 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS AND THIRTEEN OPEN SPACE LOTS ON 91.31 ACRES OF LAND ZONED R-ED-MXD-3.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ON-LOT NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. ON-LOT MICRO-SCALE PRACTICES INCLUDE RAIN BARRELS AND DRYWELLS.
 - ON-LOT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - F-16-072 OFF-LOT MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION FACILITIES AND BIO SWALES. OFF-LOT MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNATED AS PRIVATELY OWNED AND JOINTLY MAINTAINED (H.O.A. AND HOWARD COUNTY); HOWARD COUNTY WILL MAINTAIN OUTLET STRUCTURES AND PIPES WHILE THE H.O.A. SHALL MAINTAIN MULCH, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- EXISTING UTILITIES LOCATED FROM ROAD PLANS AND AVAILABLE RECORD DRAWINGS, APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- SIC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE OF EACH LOT.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING:

AT&T	1-800-252-1133
BOE (CONSTRUCTION SERVICES)	410-637-8713
BOE (EMERGENCY)	410-685-0123
BUREAU OF UTILITIES	410-313-4900
COLONIAL PIPELINE CO	410-795-1390
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-2533
VERIZON	1-800-743-0033
- THERE ARE NO EXISTING DWELLING/STRUCTURES LOCATED ON THIS SITE.
- IN ACCORDANCE WITH SECTION 128.0A.1.1 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - SECTION 128.1.1.1 OF THE ZONING REGULATIONS (CP-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR YARD SETBACK.
 - SECTION 128.1.1.1 OF THE ZONING REGULATIONS (CP-2-2012) WHICH ALLOWS A DWELLING ON A LOT WHICH ADJACENT OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CP-2-2012 (MAY 13, 2012).
 - SEE SHEET 20.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/1/4" AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL NO. R-6-01.
 - DRIVEWAY ENTRANCES ALONG MODIFIED COMBINATION CURB & GUTTER LINED ROADWAYS SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6-03. REFER TO DETAILS, SHEET 20.
- NO GRADING, REMOVAL OF VEGETATION 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.
- TRASH & RECYCLING COLLECTION WILL BE AT THE COUNTY ROADWAYS WITHIN FIVE FEET (5') OF THE COUNTY ROADWAY.
- THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT BY CB-19-2016 BY THE COUNTY COUNCIL ON MAY 2, 2016 AND SHALL BECOME EFFECTIVE AS LAW ON JULY 5, 2016.
 - WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 24-4914-D & 24-5006-D. REFER TO CONTRACT 24-4989-D
 - SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 24-5006-D. REFER TO CONTRACT 24-4989-D
- THE AMENDMENT TO THE WATER AND SEWER MASTER PLAN WAS PASSED BY A COUNTY COUNCIL RESOLUTION (CR-36-2016) ON MAY 2, 2016 AND BECAME EFFECTIVE ON MAY 5, 2016.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THIS PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION IN DECEMBER 2014. SEE NOTE 20 ON SP-15-014 FOR MORE INFORMATION.
- NO ROUTE 216/SCAGGSVILLE ROAD IS CLASSIFIED AS A MINOR ARTERIAL. THE ACCESS POINT FOR THIS SUBDIVISION IS ESTABLISHED/DETAILED UNDER F-16-021.
- THE PROPOSED STREETS ARE CLASSIFIED AS PUBLIC MINOR COLLECTOR, PUBLIC ACCESS STREET OR ACCESS PLACE.
- WETLANDS AND STREAMS SHOWN ON THIS ARE BASED ON THE DELINEATION BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. (ESA), AUGUST 2013. FOREST STAND DELINEATION PLAN PREPARED BY KLEBASKO ENVIRONMENTAL, LLC, C/O MR. MICHAEL J. KLEBASKO, P.E., DATED MAY 2014.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE MANUAL ARE ALLOWED.
 - TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT WAS FULFILLED UNDER F-16-021:
 - TOTAL ONSITE RETENTION = 7.88 AC, CREDITED FOREST RETENTION = 6.96 ACRES.
 - REFORESTATION / AFFORESTATION OF 6.99 AC.
 - FINANCIAL SURETY WAS POSTED WITH THE DEVELOPERS AGREEMENTS UNDER F-16-021.
- A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED DECEMBER 19, 2014, WAS APPROVED APRIL 2015.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2015 UNDER F-16-021.
- A TEST FIT REPORT FOR THIS PROJECT WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2015.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 5, 2014 AT NORTH LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-093) WAS APPROVED ON NOVEMBER 21, 2014.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP-15-014) WAS APPROVED ON SEPTEMBER 18, 2015.
- FINAL PLANS F-16-021 AND F-16-072 WERE RECORDED ON 5-19-17 AND 6-22-18, RESPECTIVELY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED STREET SIDE LANDSCAPING IN THE AMOUNT OF \$ 4,500 FOR THE 9 SHADE TREES AND 12 EVERGREEN TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN.
- PUBLIC STREET TREES AND PERMIET LANDSCAPING WAS PROVIDED FOR THIS PROJECT UNDER F-16-072 IN ACCORDANCE WITH SECTION 16.124(a)(1) AND (a)(3) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY WAS POSTED AS PART OF THE F-16-072 DEVELOPER'S AGREEMENTS.
- THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL NOT IMPACT ENVIRONMENTAL FEATURES OR BUFFERS.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY HOWARD COUNTY, MARYLAND - CLARKSVILLE SE MAP #23.
- NO FLOODPLAINS EXIST ON THE BUILDABLE LOTS SHOWN HEREON.
- STEEP SLOPES ARE LOCATED AS SHOWN HEREON.
- IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B. PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY AND PARKING PADS. GARAGES COUNT AS A FULL SPACE.
 - THE ONE (1) GARAGE SPACE MAY NOT BE CONVERTED TO LIVING SPACE AND SHALL ONLY BE UTILIZED FOR VEHICULAR PARKING SPACE. REFER TO PARKING TABULATION.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER 017891086 ON MARCH 22, 2017.
 - HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS WERE RECORDED SIMULTANEOUSLY WITH F-16-021 AS LIBER 17594 FOLD 473, ON MAY 19, 2017.
- THIS PROJECT IS SUBJECT TO WP-15-136. ON MAY 26, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.1205(a)(7) OF THE AMENDED FIFTH EDITION WHICH REQUIRES THE RETENTION OF SPECIMEN TREES HAVING A DIAMETER OF 30" OR MORE AND SECTION 16.121(a)(1) OF THE AMENDED FIFTH EDITION WHICH REQUIRES OPEN SPACE LOTS TO HAVE A MINIMUM OF 40' FEET FRONTAGE ON A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES.
 - APPROVAL IS SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS:
 - REMOVAL OF THE ELEVEN (11) SPECIMEN TREES WILL REQUIRE MITIGATION WITH THE PLANTING OF 2 TO 1 REPLACEMENT TREES (22 TOTAL) WITH A MINIMUM 3" CALIBER TRUNK. THE REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON EITHER THE LANDSCAPE OR FOREST CONSERVATION PLAN WITH THE FINAL PLAN.
 - THE FORTY-THREE (43) REMAINING SPECIMEN TREES MUST REMAIN UNDISTURBED, UNLESS A NEW WAIVER PETITION IS FILED WITH ADEQUATE JUSTIFICATION.
 - ANY SPECIMEN TREE THAT SHALL REMAIN ON SITE (THAT ARE WITHIN THE LIMIT OF DISTURBANCE) MUST BE PROTECTED WITH TREE PROTECTION DEVICES AND, SUCH DEVICES MUST BE DELETED ON FOREST CONSERVATION PLANS AND THE SITE DEVELOPMENT PLAN.
 - ALL PROPOSED OPEN SPACE LOTS MUST PROVIDE THE MINIMUM PUBLIC ROAD FRONTAGE AS SHOWN AND APPROVED ON THE SP PLAN (SP-15-014). OPEN SPACE LOTS 177, 178 AND 179 SHOULD HAVE AT LEAST ONE PUBLIC ROAD FRONTAGE STRIP OF 20 FEET IN WIDTH.
 - PROVIDE A NOTE ON SP-15-014, THE FINAL PLAN AND THE SITE DEVELOPMENT PLAN THAT INCLUDES THIS WAIVER'S FILE NUMBER THE SECTIONS TO BE WAIVED, THE WAIVER DECISION, THE DATE OF THE DECISION AND ALL CONDITIONS OF APPROVAL.

MAPLE LAWN SOUTH APFO PHASING

PHASE	ALLOCATION YEAR	TOTAL NO. OF ALLOCATIONS
I	2017	172
II	2018	4

175 GRANTED HOUSING UNIT ALLOCATIONS + 1 EXISTING = 176 TOTAL ALLOCATIONS

NOTE

THE EXISTING GRADES SHOWN HEREON WILL BE ESTABLISHED UNDER THE FINAL ROAD AND STORM DRAIN CONSTRUCTION PLANS FOR MAPLE LAWN SOUTH PHASE 1 - SECTION 2 F16-072

SITE DEVELOPMENT PLAN

MAPLE LAWN SOUTH

PHASE 1 - SECTION 2 - LOTS 70-177

AND

PHASE 2 - LOTS 183-186

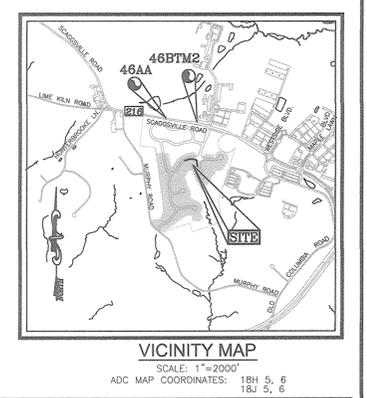
(SFD RESIDENTIAL)

HOWARD COUNTY, MARYLAND

BENCHMARKS

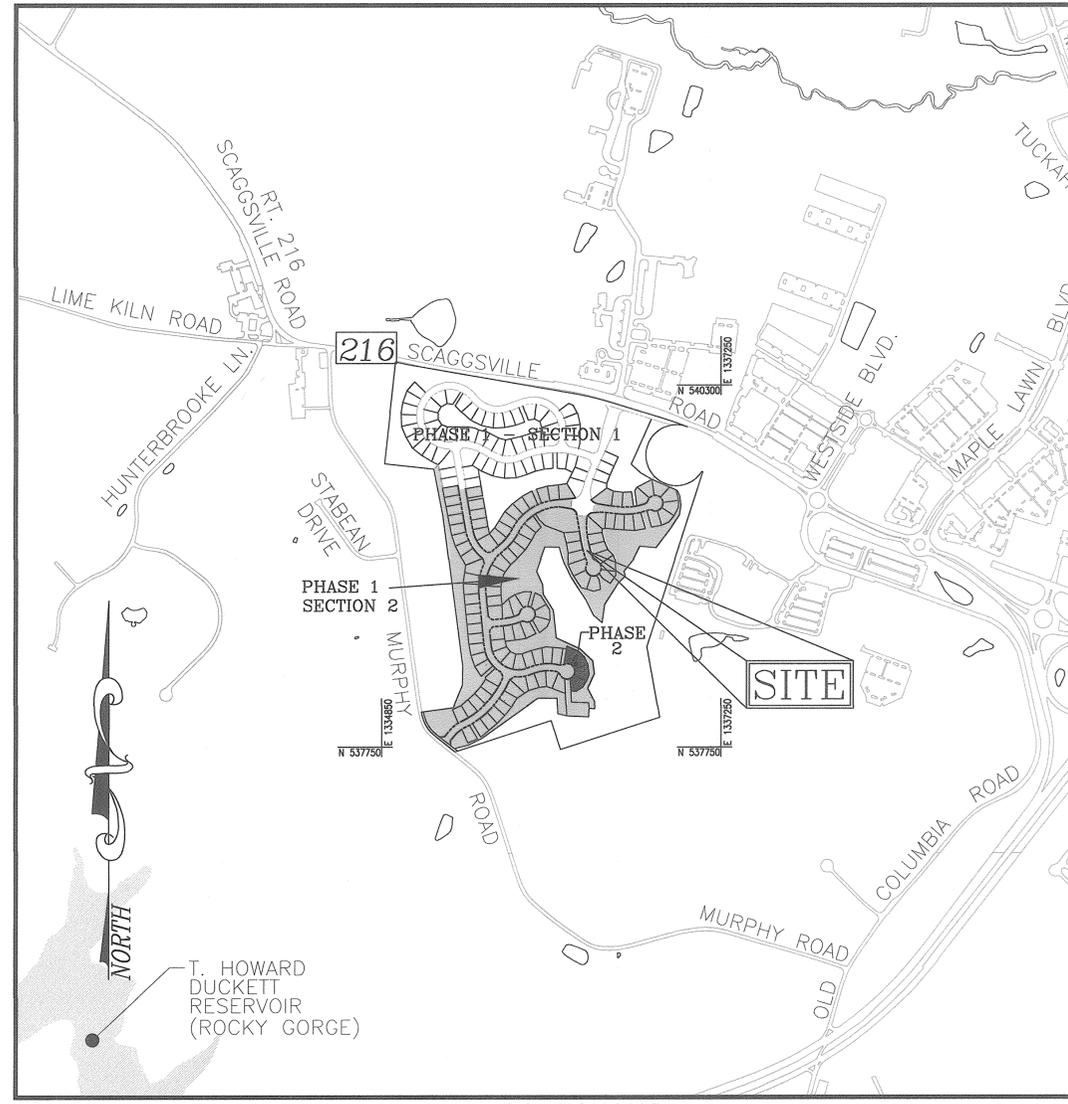
HOWARD COUNTY BENCHMARK 46AA
N 540,396.42 E 1,335,505.31 ELEV: 447.01 FT.
RT. 216, 33.2 WEST OF BG & POLE#315163

HOWARD COUNTY BENCHMARK 41GE
N 541,559.78 E 1,333,698.38 ELEV: 465.05 FT.
RT. 156, 82.4 WEST OF BG & #E957787



SHEET INDEX

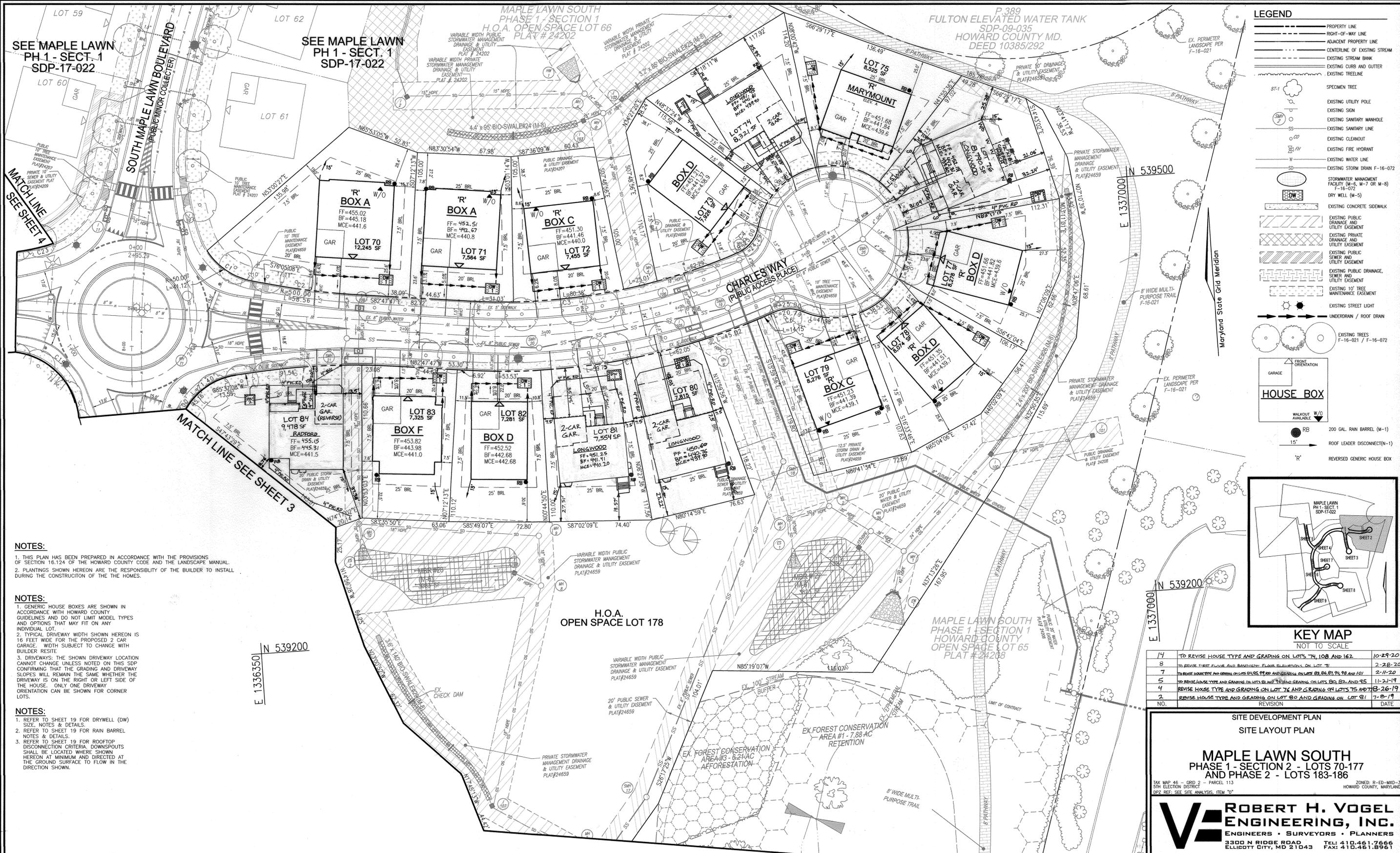
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 20
SITE LAYOUT PLAN	2 OF 20
SITE LAYOUT PLAN	3 OF 20
SITE LAYOUT AND LANDSCAPE PLAN	4 OF 20
SITE LAYOUT PLAN	5 OF 20
SITE LAYOUT AND LANDSCAPE PLAN	6 OF 20
SITE LAYOUT PLAN	7 OF 20
SITE LAYOUT AND LANDSCAPE PLAN	8 OF 20
SITE LAYOUT AND LANDSCAPE PLAN	9 OF 20
GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN	10-17 OF 20
GRADING AND SOIL EROSION & SEDIMENT CONTROL - NOTES AND DETAILS	18 OF 20
STORMWATER MANAGEMENT - NOTES AND DETAILS	19 OF 20
HOUSE TYPES & GENERIC HOUSE BOX MATRIX PLAN	20 OF 20



ADDRESS CHART / STORMWATER MANAGEMENT PRACTICES

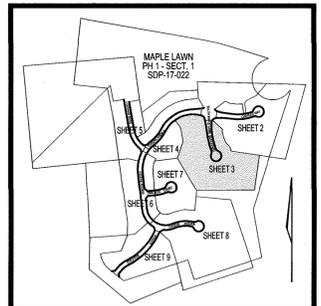
LOT NO.	STREET ADDRESS	FACILITY TYPE & MDE NO.	LOT NO.	STREET ADDRESS	FACILITY TYPE & MDE NO.
70	11005 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	124	11205 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
71	11009 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	125	11209 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
72	11013 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	126	11210 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
73	11019 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	127	11206 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
74	11023 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	128	11202 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
75	11027 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	129	11198 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
76	11031 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	130	11194 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
77	11032 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	131	8203 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
78	11028 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	132	8207 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
79	11024 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	133	8211 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
80	11018 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	134	8215 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
81	11014 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	135	8219 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
82	11010 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	136	8223 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
83	11006 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	137	8227 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
84	11002 CHARLES WAY	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	138	8222 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
85	8237 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	139	8218 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
86	8241 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	140	8214 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
87	8245 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	141	8210 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
88	8249 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	142	8206 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
89	8253 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	143	8202 STAUFFER AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
90	8257 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	144	11180 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
91	8260 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	145	11176 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
92	8256 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	146	11172 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
93	8252 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	147	11168 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
94	8248 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	148	11164 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
95	8244 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	149	11160 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
96	8240 SOUTH MAPLE LAWN BOULEVARD	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	150	11156 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
97	11119 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	151	11152 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
98	11123 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	152	11148 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
99	11127 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	153	11144 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
100	11131 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	154	8244 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
101	11135 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	155	8240 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
102	11139 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	156	8236 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
103	11143 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	157	8232 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
104	11147 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	158	8228 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
105	11151 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	159	8224 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
106	11155 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	160	8220 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
107	8203 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	161	8216 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
108	8207 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	162	8212 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
109	8211 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	163	8208 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
110	8215 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	164	8204 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
111	8221 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	165	8200 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
112	8222 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	166	8196 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
113	8218 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	167	8192 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
114	8214 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	168	8188 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
115	8210 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	169	8184 GUNNAR DRIVE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
116	8206 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	170	11130 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
117	8202 TIMELESS COURT	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	171	11126 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
118	11175 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	172	11122 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
119	11181 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	173	11118 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
120	11187 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	174	11114 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
121	11193 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	175	11110 EUGENE AVENUE	2 DRYWELLS (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
122	11197 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	176	11106 EUGENE AVENUE	2 DRYWELLS (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
123	11201 EUGENE AVENUE	DRYWELL (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)	177	11102 EUGENE AVENUE	2 DRYWELLS (M-5), ROOFTOP DISCONNECT (N-1) RAIN BARREL (M-1)
			178	11100 EUGENE AVENUE	CLUBHOUSE SDP-17-023
			179	11214 EUGENE AVENUE	OPEN SPACE - PUMPING STATION

* - LOT 162 & 163 DRAIN INTO F-16-021 - AREA



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- - - CENTERLINE OF EXISTING STREAM
- - - EXISTING STREAM BANK
- - - EXISTING CURB AND GUTTER
- - - EXISTING TREETLINE
- ST-1 (tree symbol) SPECIMEN TREE
- UT (pole symbol) EXISTING UTILITY POLE
- SM (circle symbol) EXISTING SIGN
- SM (circle with cross symbol) EXISTING SANITARY MANHOLE
- SS (line symbol) EXISTING SANITARY LINE
- CD (circle with cross symbol) EXISTING CLEANOUT
- FH (circle with cross symbol) EXISTING FIRE HYDRANT
- W (line symbol) EXISTING WATER LINE
- SD (line symbol) EXISTING STORM DRAIN F-16-072
- SM (circle with cross symbol) STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8) F-16-072
- DW (square symbol) DRY WELL (M-5)
- CS (hatched area) EXISTING CONCRETE SIDEWALK
- PD (hatched area) EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- PR (hatched area) EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- PS (hatched area) EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- TS (hatched area) EXISTING 10' TREE MAINTENANCE EASEMENT
- SL (circle with cross symbol) EXISTING STREET LIGHT
- UR (line symbol) UNDERDRAIN / ROOF DRAIN
- TR (circle with cross symbol) EXISTING TREES F-16-021 / F-16-072
- HOUSE BOX (rectangle with 'H') HOUSE BOX
- W/O (arrow symbol) WALKOUT AVAILABLE
- RB (circle symbol) 200 GAL. RAIN BARREL (M-1)
- 15' (arrow symbol) ROOF LEADER DISCONNECT(N-1)
- R (circle symbol) REVERSED GENERIC HOUSE BOX



KEY MAP
NOT TO SCALE

NO.	REVISION	DATE
1/2	REVISE HOUSE TYPE AND GRADING ON LOT 88 AND 89 AND 90	7-22-20
1/3	REVISE HOUSE TYPE AND GRADING ON LOT 88 AND 89 AND 90 AND TO REVERSE DRYWELL LOCATION ON LOTS 95 AND 102	4-28-20
9	TO REVISE HOUSE TYPE AND GRADING ON LOT 91 AND TO REVERSE DRYWELL LOCATION ON LOT 95	3-11-20
7	TO REVISE HOUSE TYPE AND GRADING ON LOTS 87, 88, 89, 90 AND 91	2-11-20
6	TO REVISE HOUSE TYPE AND GRADING ON LOTS 87, 88, 89, 90 AND 91	12-30-19
5	TO REVISE HOUSE TYPE AND GRADING ON LOTS 87, 88, 89, 90 AND 91	11-21-19
3	TO REVISE HOUSE TYPE AND GRADING ON LOT 94 AND GRADING ON LOT 94	8-13-19

SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN

MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113 ZONED: R-ED-MXD-3
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DPZ REF: SEE SITE ANALYSIS, ITEM 10"

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193 EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHY
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

3 SHEET OF 20

NOTE:

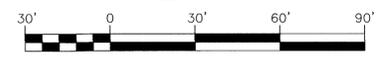
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTES

- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
- REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

SITE LAYOUT PLAN

SCALE: 1"=30'



OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2846
C/O CHRIS MURN

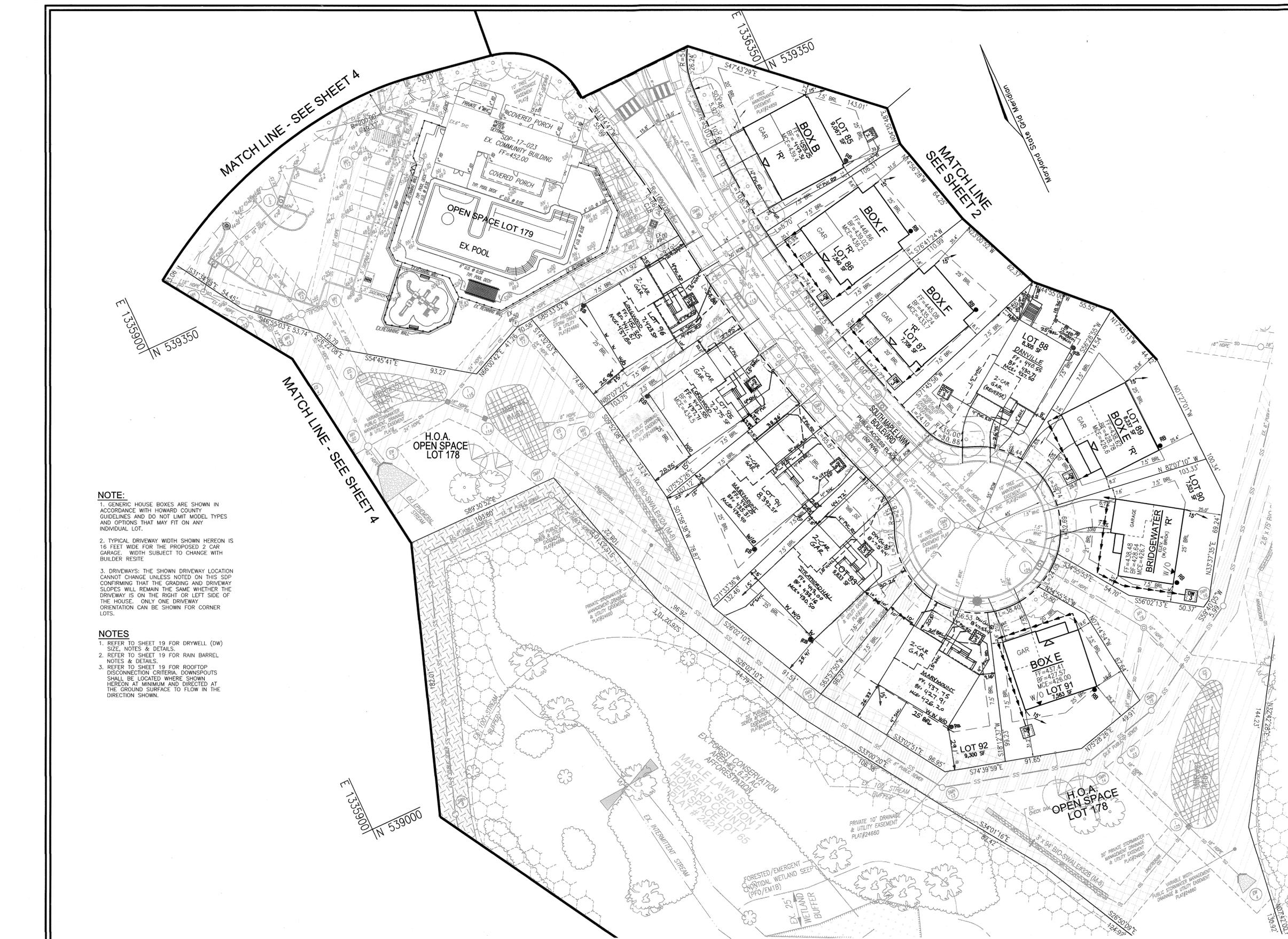
BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMERIA, MARYLAND 21046
410-379-5956
C/O BRENT H.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-29-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5-21-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5-28-19
DIRECTOR DATE



MATCH LINE - SEE SHEET 4

MATCH LINE SEE SHEET 2

MATCH LINE - SEE SHEET 4

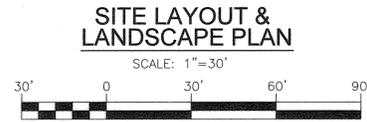
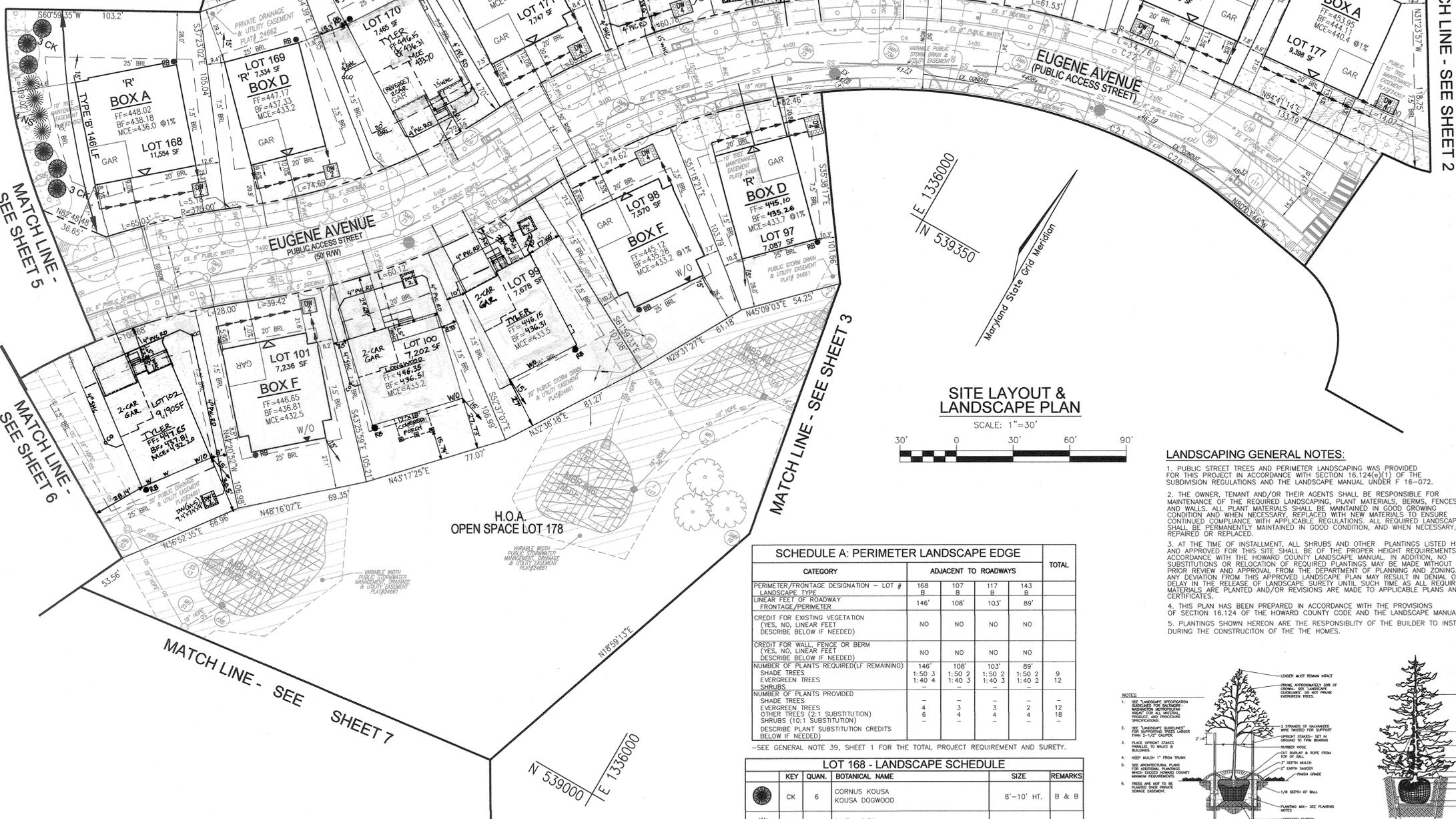
MAPLE LAWN SOUTH
PHASE 1 - SECTION 1
H.O.A. OPEN SPACE LOT 69
PLAT # 24205-24206

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- ST-1 SPECIMEN TREE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN F-16-072
- STORMWATER MANAGEMENT FACILITY (M-5, M-7 OR M-8) F-16-072
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- EXISTING 10" TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- UNDERDRAIN / ROOF DRAIN
- EXISTING TREES F-16-021 / F-16-072

- NOTES:**
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 - TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
 - DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
- NOTES:**
- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 - REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 - REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

LOT 168 LANDSCAPING NOTE
SIDE YARD LANDSCAPING SHOWN HEREON, IS PROVIDED ON LOT 168 AS REQUIRED BY SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. LANDSCAPING SHALL REMAIN IN-PLACE UNLESS PERMISSION TO REMOVE IS ACQUIRED BY HOWARD COUNTY.



LANDSCAPING GENERAL NOTES:

- PUBLIC STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(6)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F 16-072.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURVEY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOMES.

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	TOTAL
PERIMETER/FRONTAGE DESIGNATION - LOT #	168 B 107 B 117 B 143 B	
LANDSCAPE TYPE	B B B B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	146' 108' 103' 89'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO NO NO NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO NO NO NO	
NUMBER OF PLANTS REQUIRED (LF REMAINING)	146' 108' 103' 89'	9
SHADE TREES	1:50 3 1:50 2 1:50 2 1:40 2	12
EVERGREEN TREES	1:40 4 1:40 3 1:40 3 1:40 2	
SHRUBS		
NUMBER OF PLANTS PROVIDED		
SHADE TREES		
EVERGREEN TREES	4 3 3 2	12
OTHER TREES (2:1 SUBSTITUTION)	6 4 4 4	18
SHRUBS (10:1 SUBSTITUTION)		
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		

-SEE GENERAL NOTE 39, SHEET 1 FOR THE TOTAL PROJECT REQUIREMENT AND SURETY.

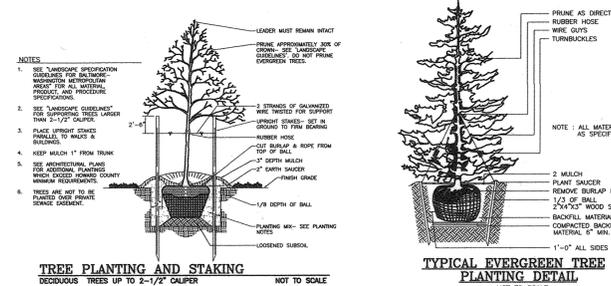
LOT 168 - LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CK	6	CORNUS KOUSA DOGWOOD	8'-10' HT.	B & B
NS	4	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED SPECIES LISTED IN APPENDIX B & C OF THE HOWARD COUNTY LANDSCAPE MANUAL.

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAM SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 4-22-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION 38 DATE

Walter J. J. J. 5-22-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Walter J. J. J. 5-28-19
DIRECTOR DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 2-2-19
SIGNATURE OF DEVELOPER DATE

NO.	REVISION	DATE
21	REVISE HOUSE TYPE AND GRADING ON LOTS 170 AND 172 AND SWM ON LOT 170	6/2/21
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 131, 146, 157 AND 159, TO REVISE DRIVEWAY ON LOTS 104 AND 115, AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21
17	TO REVISE HOUSE TYPE AND GRADING ON LOTS 153, 166 AND 173, AND TO ADD AN ALTERNATE ARRANGY FOR THE TYLER MODEL	1-7-21
15	REVISE PLAN TO ADJUST HOUSE ELEVATIONS AND GRADING ON LOT 97	11-23-20
10	TO REVISE HOUSE TYPE AND GRADING ON LOT 81 AND TO REVISE DRIVEWAY LOCATIONS ON LOTS 95 AND 102	4-28-20
9	TO REVISE HOUSE TYPE AND GRADING ON LOT 175 AND TO REMOVE THE PORCH ON LOT 95	2-11-20
7	TO REVISE HOUSE TYPE AND GRADING ON LOTS 89, 91, 100 AND GRADING ON LOTS 83, 86, 87, 91, 93 AND 94	2-11-20
6	TO REVISE HOUSE TYPE AND GRADING ON LOTS 94, 102 AND 151 AND GRADING ON LOTS 93, 95 AND 96	12-30-19

SITE DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPE PLAN

MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
5TH ELECTION DISTRICT
DPZ REF: SEE SITE ANALYSIS, ITEM "D"

ZONED: R-ED-MXD-3
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

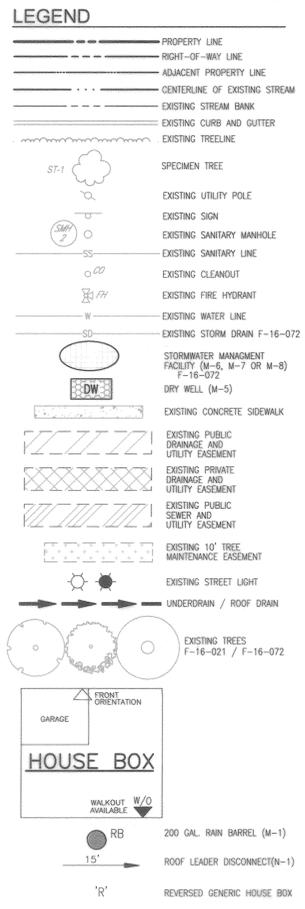
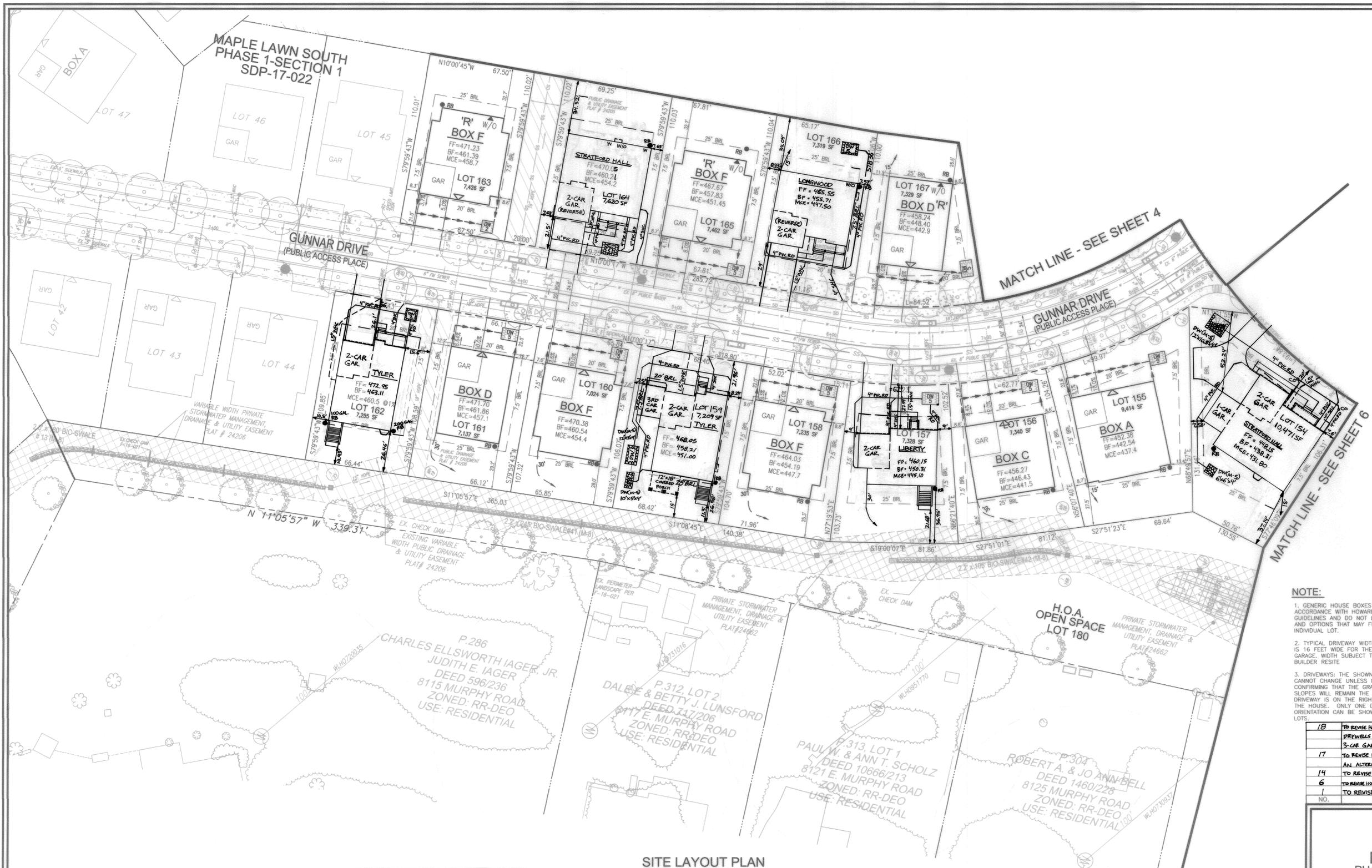
3300 N RIDGE ROAD
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16183, EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHV
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

4 SHEET OF 20



NOTE:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

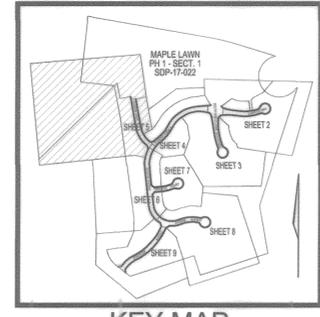
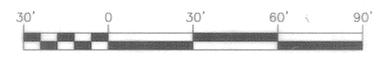
NOTES:

- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
- REFER TO SHEET 19 FOR ROOFPOUT DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 131, 146, 157 AND 158, TO REVERSE DRYWELLS ON LOTS 104 AND 175, AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21
17	TO REVISE HOUSE TYPE AND GRADING ON LOTS 153, 166 AND 173, AND TO ADD AN ALTERNATE AREAWAY FOR THE TYLER MODEL	1-7-21
14	TO REVISE HOUSE TYPE AND GRADING ON LOTS 74, 108 AND 162	10-29-20
6	TO REVISE HOUSE TYPE AND GRADING ON LOTS 94, 102 AND 154, AND GRADING ON LOTS 93, 95 AND 101	12-30-19
1	TO REVISE HOUSE TYPE, GRADING ON LOT 164	6-12-19
NO.	REVISION	DATE

SITE LAYOUT PLAN

SCALE: 1"=30'



KEY MAP
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Clark 4/29/19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Ken Stenhouse 5-22-19
 CHIEF, DIVISION OF LAND DEVELOPMENT
William J. ... 5-28-19
 DIRECTOR

OWNER
 MAPLE LAWN FARMS, INC.
 11788 SCAGGSVILLE ROAD
 FULTON, MD 20759-0562
 301-725-2074

DEVELOPER
 MAPLE LAWN PARTNERS, LLC
 2661 RIVA ROAD, SUITE 220
 ANNAPOLIS, MARYLAND 21401
 410-472-2846
 C/O CHRIS MURN

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956
 C/O BRENT H.

SITE DEVELOPMENT PLAN
 SITE LAYOUT PLAN
MAPLE LAWN SOUTH
 PHASE 1 - SECTION 2 - LOTS 70-177
 AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
 5TH ELECTION DISTRICT
 DPZ REF. SEE SITE ANALYSIS, ITEM "O"

ZONED: R-EO-UBD-3
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N RIDGE ROAD
 ELICOTT CITY, MD 21143
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

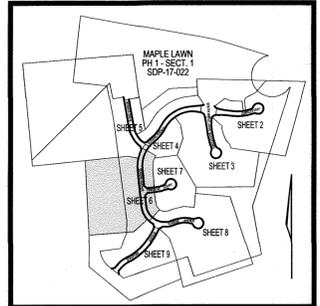
DESIGN BY: RVE
 DRAWN BY: VETG
 CHECKED BY: RHH
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 19193, EXPIRATION DATE: 09-27-2020

5 SHEET OF 20

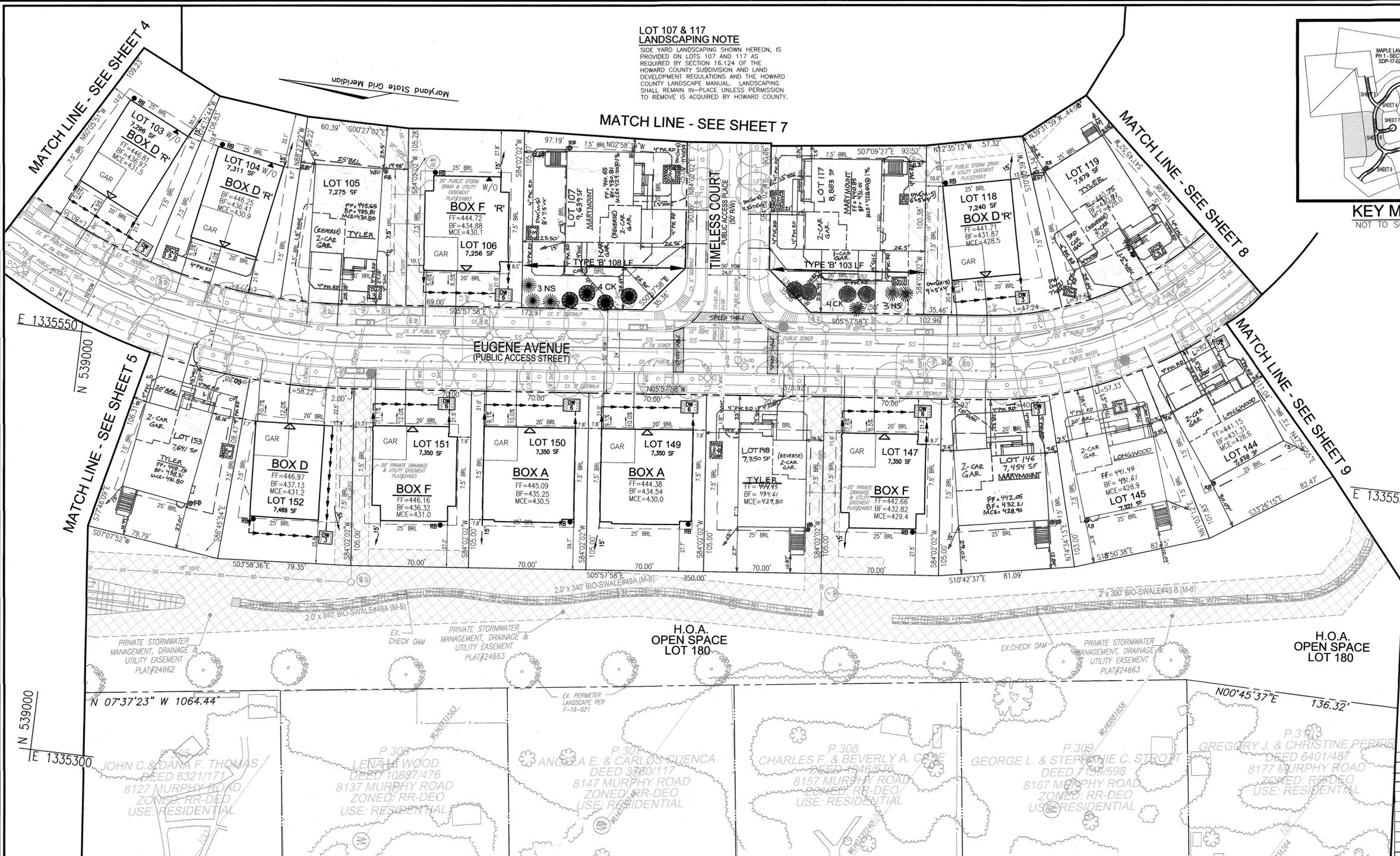
LOT 107 & 117 LANDSCAPING NOTE
 SIDE YARD LANDSCAPING SHOWN HEREON, IS PROVIDED ON LOTS 107 AND 117 AS REQUIRED BY SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. LANDSCAPING SHALL REMAIN IN-PLACE UNLESS PERMISSION TO REMOVE IS ACQUIRED BY HOWARD COUNTY.

MATCH LINE - SEE SHEET 7



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF EXISTING STREAM
	EXISTING STREAM BANK
	EXISTING CURB AND GUTTER
	EXISTING TREE LINE
	SPECIMEN TREE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING STORM DRAIN F-16-072
	STORMWATER MANAGEMENT FACILITY (M-5, M-7 OR M-8) F-16-072
	DRY WELL (M-5)
	EXISTING CONCRETE SIDEWALK
	EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
	EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
	EXISTING PUBLIC SEWER AND UTILITY EASEMENT
	EXISTING PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
	EXISTING 10' TREE MAINTENANCE EASEMENT
	EXISTING STREET LIGHT
	UNDERDRAIN / ROOF DRAIN
	EXISTING TREES F-16-021 / F-16-072
	HOUSE BOX
	WALKOUT W/O AVAILABLE
	PROPOSED PERIMETER LANDSCAPING
	200 GAL. RAIN BARREL (M-1)
	ROOF LEADER DISCONNECT (M-1)
	'R'
	REVERSED GENERIC HOUSE BOX



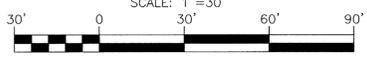
LOT 107 & 117 - LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CK	8	CORNUS KOUSA KOUSA DOGWOOD	8'-10' HT.	B & B
NS	6	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED SPECIES LISTED IN APPENDIX B & C OF THE HOWARD COUNTY LANDSCAPE MANUAL.
 -SEE SHEET 4 FOR SCHEDULE A COMPUTATIONS.
 -SEE GENERAL NOTE 39, SHEET 1 FOR THE TOTAL PROJECT REQUIREMENT AND SURETY.

LANDSCAPE SCHEDULE NOTE:
 -ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANY SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRS PLANTING SPECIFICATIONS.
 -CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 -FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 -CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

SITE LAYOUT & LANDSCAPING PLAN



LANDSCAPING GENERAL NOTES:

- PUBLIC STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F-16-072.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELIEF OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOMES.
- SEE SHEET 4 FOR TYPICAL PLANTING DETAILS.

NOTE:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
- DRIVEWAYS: THE SUBJECT DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTES:

- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
- REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS
- REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-29-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 8 DATE

[Signature] 5-22-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5-28-19
 DIRECTOR DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXPEDITED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 2-7-19
 SIGNATURE OF DEVELOPER DATE

NO.	REVISION	DATE
20	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 143, AND 145	5-26-21
19	TO REVISE HOUSE TYPE AND GRADING ON LOTS 119, 120 AND 144	3-30-21
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	2-23-21
17	DRIVEWAYS ON LOTS 104 AND 115 AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	
16	TO REVISE HOUSE TYPE AND GRADING ON LOTS 153, 156 AND 173, AND TO ADD AN ALTERNATE ARWAYWAY FOR THE TYLER MODEL	1-7-21
15	TO REVISE HOUSE TYPE AND GRADING ON LOTS 114 AND 119 AND FIRST FLOOR ELEVATION ON LOT 113	12-17-20
14	TO REVISE HOUSE TYPE AND GRADING ON LOT 117	8-28-20
13	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20
12	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20
11	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20
10	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20

SITE DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPING PLAN

MAPLE LAWN SOUTH
 PHASE 1 - SECTION 2 - LOTS 70-177
 AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
 5TH ELECTION DISTRICT
 ZONED: RR-DEO-MD-3
 HOWARD COUNTY, MARYLAND
 DPZ REF: SEE SITE ANALYSIS, ITEM "D"

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N RIDGE ROAD
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
 DRAWN BY: VETG
 CHECKED BY: RHV
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34

6 SHEET OF 20

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- ST.1 SPECIMEN TREE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN F-16-072
- STORMWATER MANAGEMENT FACILITY (M-5, M-7 OR M-8) F-16-072
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- UNDERDRAIN / ROOF DRAIN
- EXISTING TREES F-16-021 / F-16-072
- HOUSE BOX
- 200 GAL. RAIN BARREL (M-1)
- ROOF LEADER DISCONNECT(N-1)
- REVERSED GENERIC HOUSE BOX

NOTE:

1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTES:

1. REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
2. REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS
3. REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN

NO.	REVISION	DATE
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 131, 146, 157 AND 159. TO RELOCATE DRYWELLS ON LOTS 104 AND 116. AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET.	2-23-21
16	TO REVISE HOUSE TYPE AND GRADING ON LOTS 114 AND 118 AND FIRST FLOOR ELEVATION ON LOT 113.	12-17-20
14	TO REVISE HOUSE TYPE AND GRADING ON LOTS 114, 108 AND 162.	10-29-20
10	TO REVISE HOUSE TYPE AND GRADING ON LOT 111 AND TO RELOCATE DRYWELL LOCATIONS ON LOTS 158 AND 102.	4-28-20

**SITE DEVELOPMENT PLAN
LAYOUT PLAN**

**MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 170-177
AND PHASE 2 - LOTS 183-186**

TAX MAP 46 - GRID 2 - PARCEL 113 ZONED: R-ED-MXD-3
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRZ REF: SEE SITE ANALYSIS, ITEM "O"

**ROBERT H. VOGEL
ENGINEERING, INC.**

ENGINEERS • SURVEYORS • PLANNERS

3300 N RIDGE ROAD TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2026

DRAWN BY: VETC

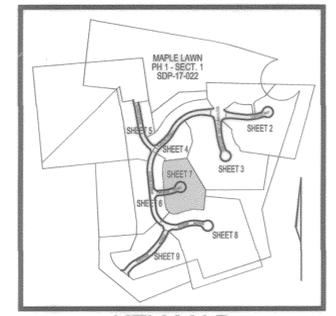
CHECKED BY: RHV

DATE: JANUARY 2019

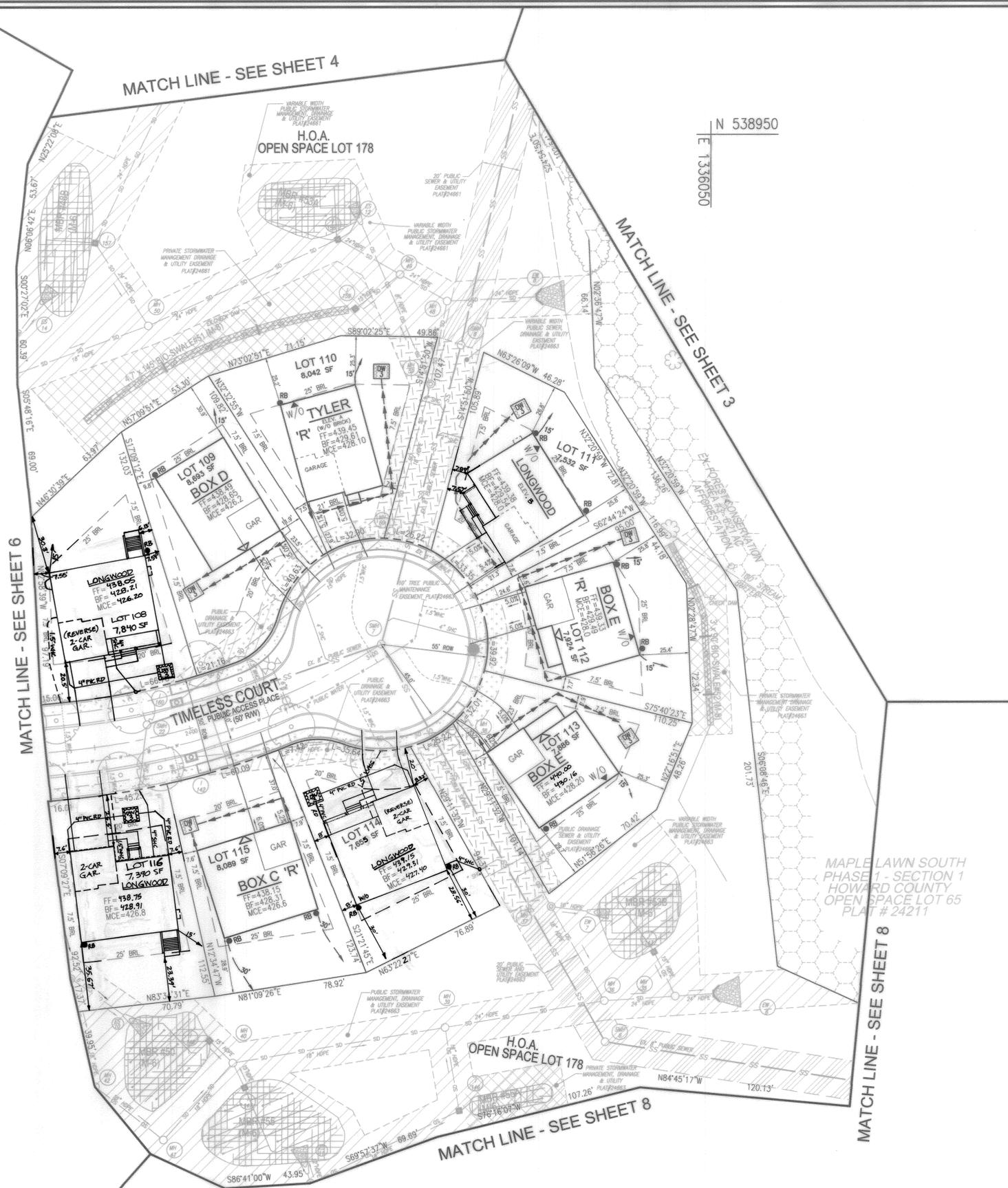
SCALE: AS SHOWN

W.O. NO.: 11-34

7 SHEET OF 20



KEY MAP
NOT TO SCALE

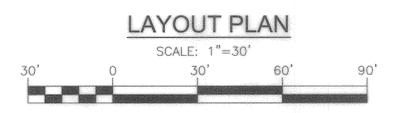


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 4-29-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent S. Owen 5-22-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

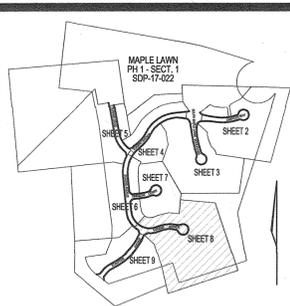
William J. Snie 5-28-19
DIRECTOR DATE



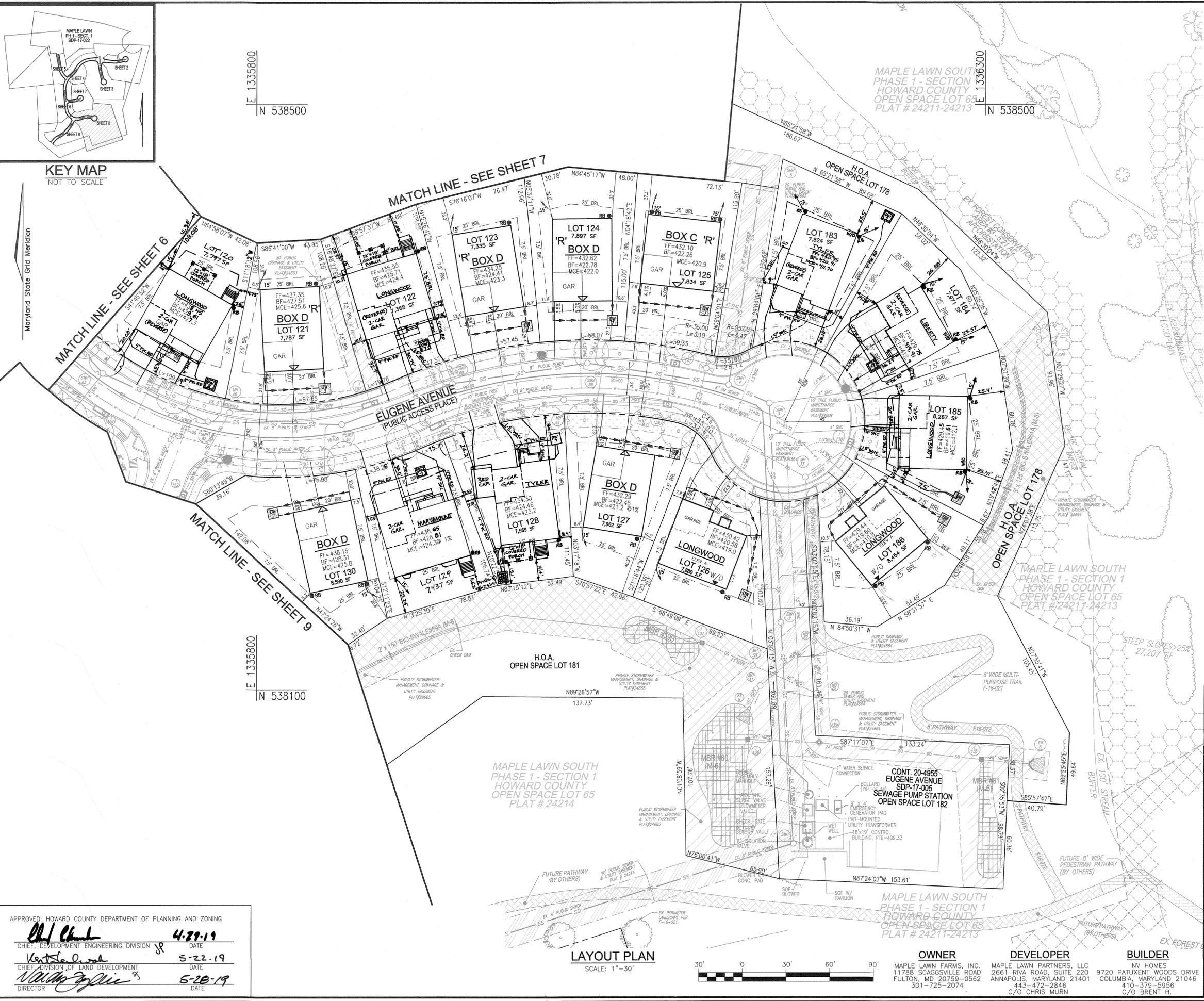
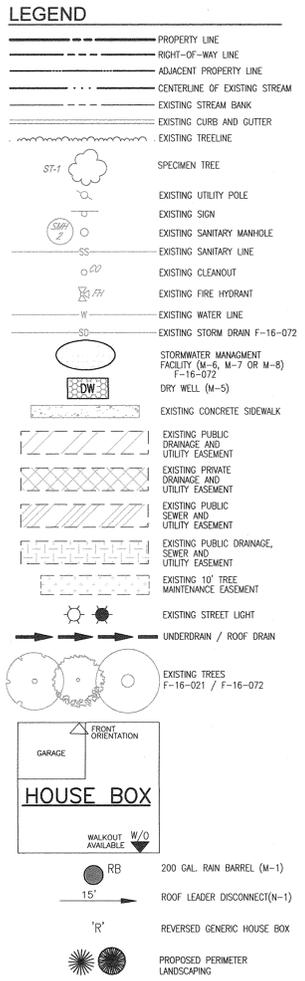
OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2846
C/O CHRIS MURN

BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-5956
C/O BRENT H.



KEY MAP
NOT TO SCALE



- NOTE:**
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 - TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 18 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE.
 - DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME. WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE, ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
- NOTES:**
- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 - REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 - REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

NO.	REVISION	DATE
25	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 124, 134 AND 185	10-27-21
24	TO REVISE THE HOUSE AND GRADING FOR LOTS 123, 124, 129, 130, 141, 183 AND 184 AND TO REVISE THE GRADING ON LOTS 121, 123, 125, 128, 130, 137 AND 142	10-26-21
23	TO REVISE HOUSE TYPE AND GRADING FOR LOTS 128 AND 136, AND SWM ON LOT 128	9-2-21
19	TO REVISE HOUSE TYPE AND GRADING ON LOTS 119, 120 AND 144	3-30-21

SITE DEVELOPMENT PLAN
LAYOUT PLAN

**MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186**

TAX MAP 48 - GRID 2 - PARCEL 113 ZONED: R-ED-MXD-3
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DPZ REF: SEE SITE ANALYSIS, ITEM "0"

**ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS**
3300 N RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.461.8966 FAX: 410.461.8966

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHV
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193 EXPIRATION DATE: 09-27-2026

8 SHEET OF 20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-29-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5-22-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5-28-19
DIRECTOR DATE

LAYOUT PLAN
SCALE: 1"=30'

OWNER: MAPLE LAWN FARMS, INC.
11788 SCAGGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER: MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2848
C/O CHRIS MURN

BUILDER: NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-5956
C/O BRENT H.

**LOT 143
LANDSCAPING NOTE**

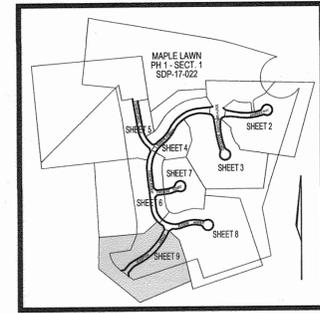
SIDE YARD LANDSCAPING SHOWN HEREON, IS PROVIDED ON LOT 143 AS REQUIRED BY SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. LANDSCAPING SHALL REMAIN IN-PLACE UNLESS PERMISSION TO REMOVE IS ACQUIRED BY HOWARD COUNTY.

LANDSCAPING GENERAL NOTES:

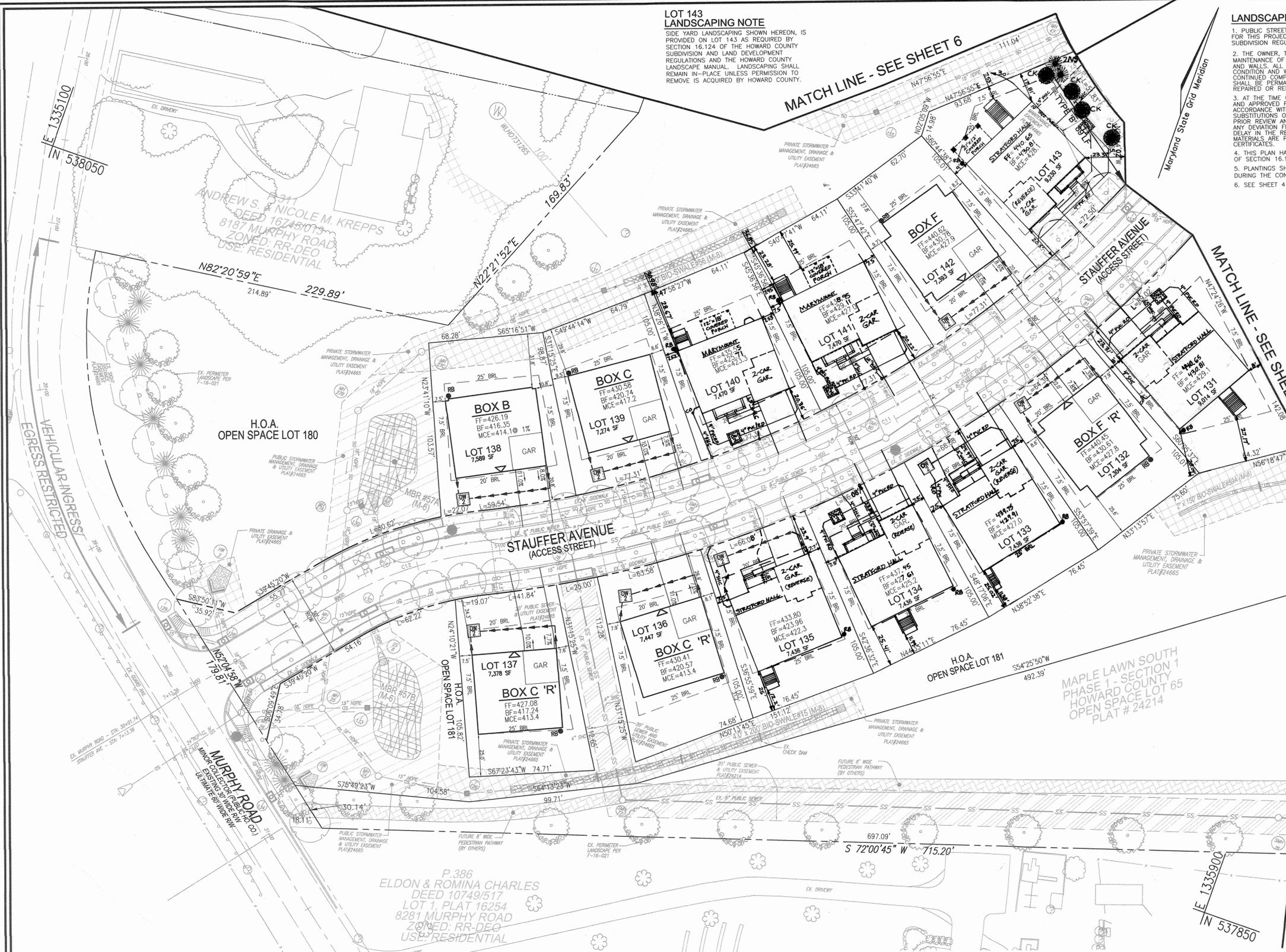
- PUBLIC STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(4)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F 16-072.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOMES.
- SEE SHEET 4 FOR TYPICAL PLANTING DETAILS.

LEGEND

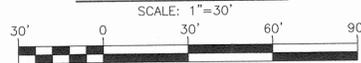
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- ... CENTERLINE OF EXISTING STREAM
- - - EXISTING STREAM BANK
- - - EXISTING CURB AND GUTTER
- - - EXISTING TRENCH
- ST-1 SPECIMEN TREE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN F-16-072
- EXISTING STORM DRAIN F-16-072
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- UNDERDRAIN / ROOF DRAIN
- EXISTING TREES F-16-021 / F-16-072
- FRONT ORIENTATION
- HOUSE BOX
- WALKOUT AVAILABLE
- 200 GAL. RAIN BARREL (M-1)
- ROOF LEADER DISCONNECT (N-1)
- REVERSED GENERIC HOUSE BOX
- PROPOSED PERIMETER LANDSCAPING



KEY MAP
NOT TO SCALE



SITE LAYOUT & LANDSCAPE PLAN



NOTES:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESIST.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTES:

- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
- REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS
- REFER TO SHEET 19 FOR ROOF TOP DISCONNECT CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN

LOT 143 - LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
CK	4	CORNUS KOUSA KOUSA DOGWOOD	8'-10' HT.	B & B
NS	2	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED SPECIES LISTED IN APPENDIX B & C OF THE HOWARD COUNTY LANDSCAPE MANUAL.
-SEE SHEET 4 FOR SCHEDULE A COMPUTATIONS.
-SEE GENERAL NOTE 39, SHEET 1 FOR THE TOTAL PROJECT REQUIREMENT AND SURETY.

LANDSCAPE SCHEDULE NOTE:
ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
-CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
-FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
-CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

NO.	REVISION	DATE
23	TO REVISE HOUSE TYPE AND GRADING FOR LOTS 128 AND 135 AND SWM ON LOT 128	9-2-21
22	TO REVISE THE HOUSE TYPE AND GRADING FOR LOT 133	7-7-21
20	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 143 AND 145	5-26-21
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 128, 129, 134, 135, 143, 145, 149 AND 159. TO REMOVE DRYWELLS ON LOTS 104 AND 175 AND TO ADD THE LIBERTY MODEL AND TYLEE 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21

SITE DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPE PLAN

MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
5TH ELECTION DISTRICT
DPT. REF. SEE SITE ANALYSIS, ITEM "D"

ZONED: R-ED-MXD-3
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N RIDGE ROAD
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193 EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
CHECKED BY: VETG
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

9 SHEET OF 20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

4-29-19
5-22-19
5-28-19

DEVELOPER'S/BUILDER'S CERTIFICATE

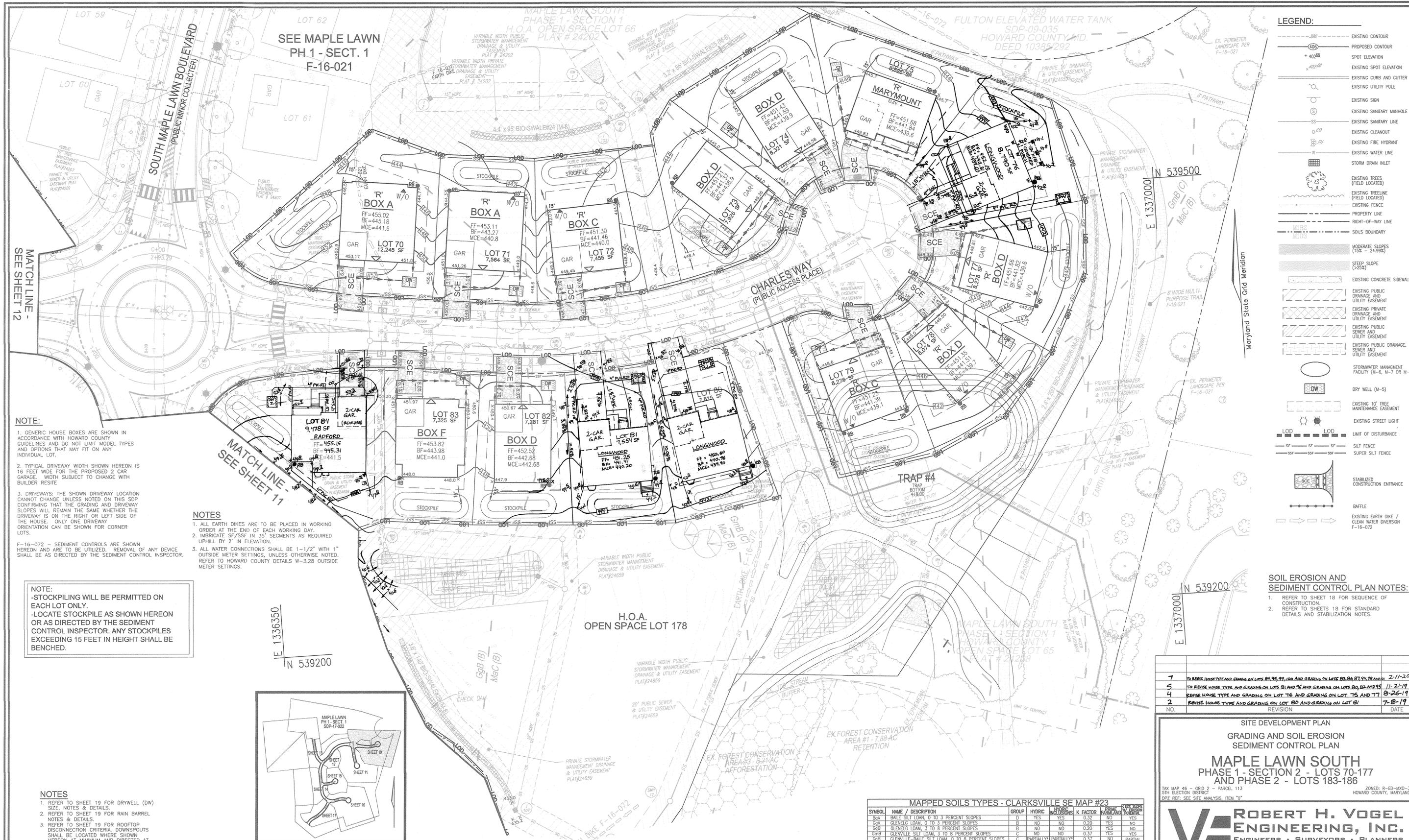
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

2-2-19

OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2846
C/O CHRIS MURN

BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-5956
C/O BRENT H.



LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- + 40.88 SPOT ELEVATION
- o EXISTING SPOT ELEVATION
- - - EXISTING CURB AND GUTTER
- o EXISTING UTILITY POLE
- o EXISTING SIGN
- o EXISTING SANITARY MANHOLE
- - - EXISTING SANITARY LINE
- - - EXISTING CLEANOUT
- o EXISTING FIRE HYDRANT
- - - EXISTING WATER LINE
- o EXISTING DRAIN INLET
- o EXISTING TREES (FIELD LOCATED)
- o EXISTING TREELINE (FIELD LOCATED)
- - - EXISTING FENCE
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (25%+)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- o STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
- o DRY WELL (M-5)
- o EXISTING 10' TREE MAINTENANCE EASEMENT
- o EXISTING STREET LIGHT
- o LIMIT OF DISTURBANCE
- o SILT FENCE
- o SUPER SILT FENCE
- o STABILIZED CONSTRUCTION ENTRANCE
- o BAFFLE
- o EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072

NOTE:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

F-16-072 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

NOTES

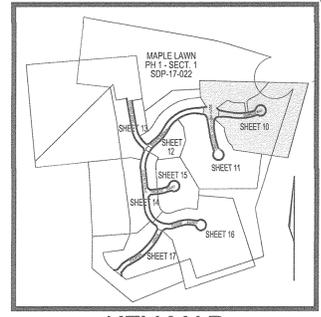
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UP HILL BY 2' IN ELEVATION.
- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

NOTE:

- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES:

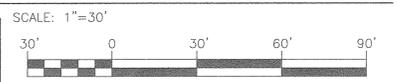
- REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
- REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.



NOTES

- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
- REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN



MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC	PERCENT ROCK	PERCENT COBBLES	PERCENT GRAVEL	PERCENT STONES	PERCENT Boulders
BaA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	NO	NO	NO	NO	NO	NO
BaB	GLENNVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO	NO	NO	NO
CgB	GLENNVILLE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO	NO	NO	NO
GmB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	NO	NO	NO	NO	NO
CgB	GLENNVILLE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY*	PARTIALLY**	0.37	NO	PARTIAL	NO	NO	NO	NO	NO
M2C	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO	NO	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-29-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5-23-19
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 5-20-19
DIRECTOR

OWNER/DEVELOPER CERTIFICATION:
"I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EXAMINATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

[Signature] 2-2-19
OWNER/DEVELOPER SIGNATURE

[Signature] 2/16/19
DATE

PRINTED NAME & TITLE
Robert H. Vogel
Professional Engineer

DESIGN CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 2/16/19
DESIGNER'S SIGNATURE

ROBERT H. VOGEL
PRINTED NAME

MD REGISTRATION NO. 16193
R.L.S., OR R.L.A. (circle one)

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

[Signature] 3/6/19
HOWARD S.C.D. DATE

OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2845
C/O CHRIS MURN

BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-373-5956
C/O BRENT H.

NO.	REVISION	DATE
7	TO REVISE HOUSETYPE AND GRADING ON LOTS 95, 99, 100 AND GRADING ON LOTS 83, 86, 87, 91, 98 AND 99	2-11-20
5	TO REVISE HOUSE TYPE AND GRADING ON LOTS 81 AND 96 AND GRADING ON LOTS 80, 82 AND 95	11-21-19
4	REVISE HOUSE TYPE AND GRADING ON LOT 16 AND GRADING ON LOTS 75 AND 77	8-26-19
2	REVISE HOUSE TYPE AND GRADING ON LOT 82 AND GRADING ON LOT 81	7-8-19

SITE DEVELOPMENT PLAN
GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN

MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
5TH ELECTION DISTRICT
DPZ REF: SEE SITE ANALYSIS, ITEM "O"

ZONED: R-ED-MD-3
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N RIDGE ROAD
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8967

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHV
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2020

10 SHEET OF 20

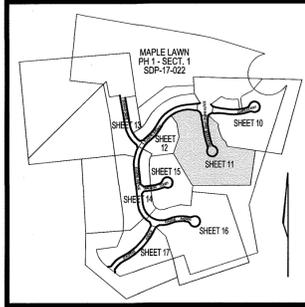
MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	NO. OF STAGES	K FACTOR	PERCENT OF AREA	PERCENT OF AREA
G8a	BAILE SILET LOAM, 0 TO 3 PERCENT SLOPES	D	YES	NO	0.32	NO	YES
G8b	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
G8c	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
G8d	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES
G8e	GLENELG BAILE SILET LOAM, 0 TO 3 PERCENT SLOPES	C	PARTIALLY*	PARTIALLY*	0.37	NO	PARTIAL
M0c	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
 *BAILE COMPONENT OF G8b, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

LEGEND:

- 20' --- EXISTING CONTOUR
- 40' --- PROPOSED CONTOUR
- 40' • SPOT ELEVATION
- 40' • EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- EXISTING WETLAND
- STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
- DRY WELL (M-5)
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- LOD --- LIMIT OF DISTURBANCE
- SALT FENCE
- SUPER SALT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- BATTLE
- EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072



NOTES
 1. REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 2. REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 3. REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

NOTE:
 1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
 F-16-072 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

NOTE:
 -STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
 -LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

NOTES
 1. ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
 2. IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.
 3. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

SOIL EROSION AND SEDIMENT CONTROL NOTES:
 1. REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
 2. REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.

NO.	REVISION	DATE
12	REVISE HOUSE TYPE AND GRADING ON LOT 88 AND GRADING ON ADJACENT LOTS 87 AND 89	7-22-20
10	TO REVISE HOUSE TYPE GRADING ON LOT 88 AND GRADING LOCATIONS ON LOTS 95 AND 102	4-28-20
9	TO REVISE HOUSE TYPE AND GRADING ON LOT 118 AND TO REPAIR THE BENCH ON LOT 95	3-11-20
7	TO REVISE HOUSE TYPE AND GRADING ON LOTS 84, 95, 99, 100 AND GRADING ON LOTS 82, 86, 87, 94, 98 AND 101	2-11-20
6	TO REVISE HOUSE TYPE AND GRADING ON LOTS 74, 102 AND GRADING ON LOTS 93, 95 AND 101	12-30-19
5	TO REVISE HOUSE TYPE AND GRADING ON LOTS 81 AND 96 AND GRADING ON LOTS 80, 82 AND 95	11-21-19
3	TO REVISE HOUSE TYPE AND GRADING ON LOT 92 AND 93, AND GRADING ON LOT 94	8-13-19
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN
MAPLE LAWN SOUTH
 PHASE 1 - SECTION 2 - LOTS 70-177
 AND PHASE 2 - LOTS 183-186
 TAX MAP 46 - GRID 2 - PARCEL 113
 5TH ELECTION DISTRICT
 ZONED: R-ED-MXD-3
 HOWARD COUNTY, MARYLAND
 DPZ REF: SEE SITE ANALYSIS, ITEM "0"

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 9300 N RIDGE ROAD
 ELLICOTT CITY, MD 21043
 TEL: 410.461.2666
 FAX: 410.461.2661

PROFESSIONAL CERTIFICATE
 DESIGN BY: RVE
 DRAWN BY: VETG
 CHECKED BY: RHV
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193 (EXPIRATION DATE: 07-27-2020)
 11 SHEET OF 20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 4-27-19
 DATE: 5-22-19
 DATE: 5-28-19

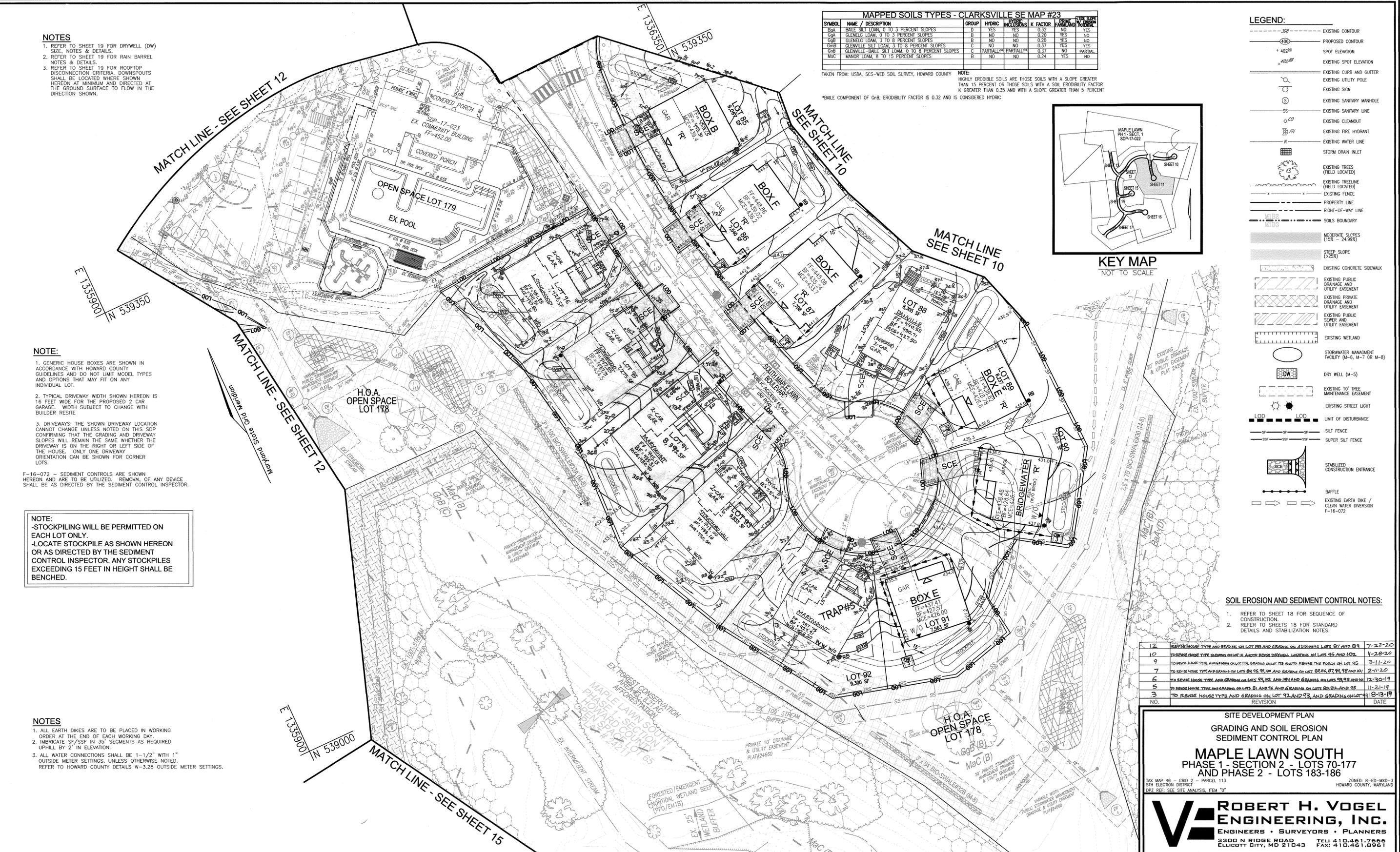
OWNER/DEVELOPER CERTIFICATION:
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE INSPECTION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.
 DATE: 2-21-19
 DATE: 2/19/19

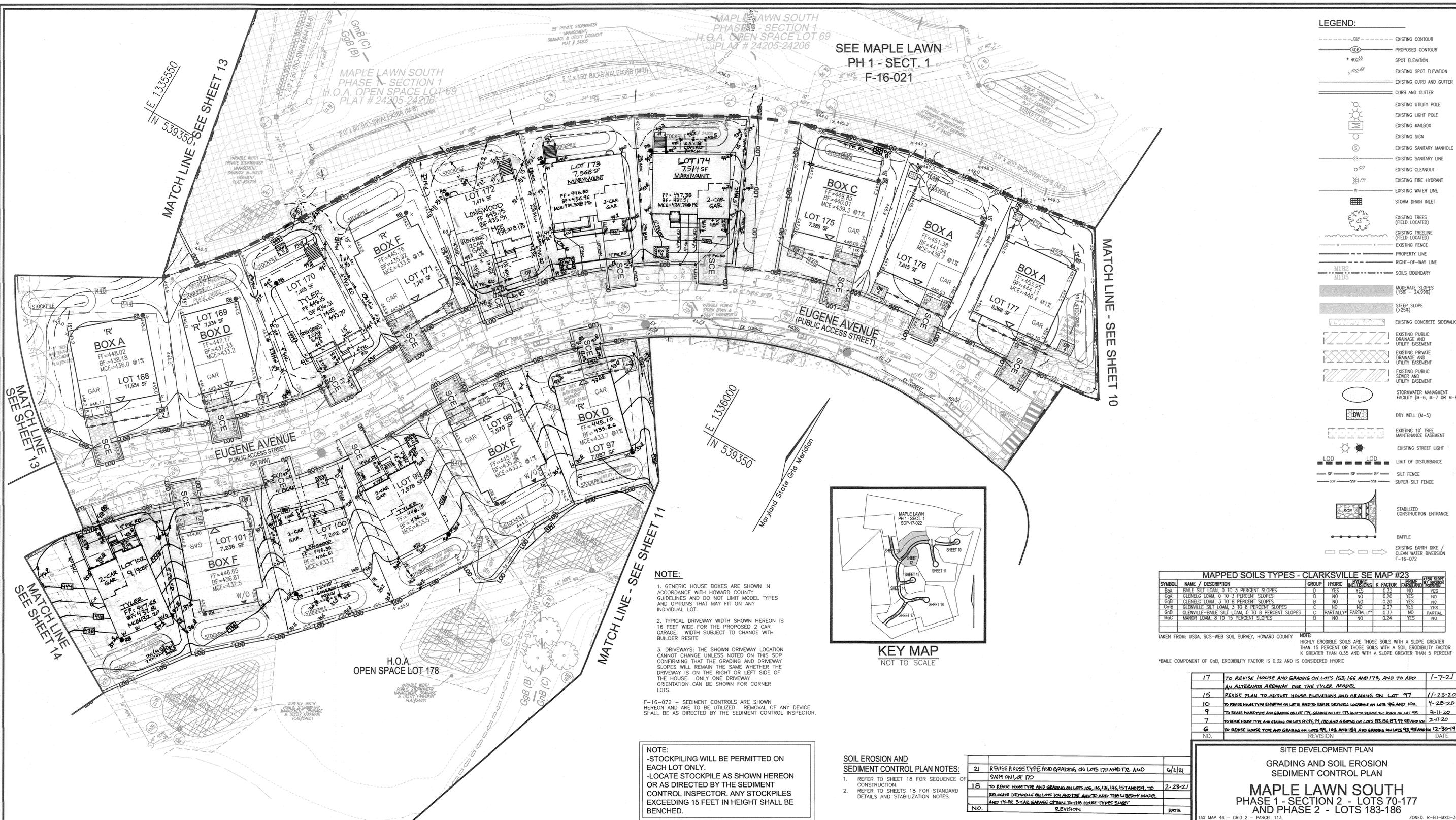
DESIGNER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 DATE: 3/6/19
 DATE: 3/6/19

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN
 SCALE: 1"=50'
 OWNER: MAPLE LAWN FARMS, INC.
 DEVELOPER: MAPLE LAWN PARTNERS, LLC
 BUILDER: NV HOMES

2661 RIVA ROAD, SUITE 220
 ANNAPOLIS, MARYLAND 21401
 410-472-2846
 C/O CHRIS MURN

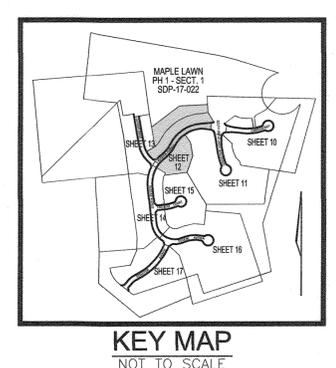
9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956
 C/O BRENT H.





LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- + 400.00 SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
- DRY WELL (M-5)
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- BAFFLE
- EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072



NOTE:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

F-16-072 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRC	INCLUSIONS	K FACTOR	FAHREN	PERCENT
BGA	BALF SILET LOAM, 0 TO 3 PERCENT SLOPES	D	YES	NO	0.32	NO	NO
GBA	GLENNVILLE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GBB	GLENNVILLE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GBS	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES
GBB	GLENNVILLE-BALF SILET LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	PARTIAL
MGC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

*BALE COMPONENT OF GBB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRC

NOTE:

- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES:

- REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
- REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.

NO.	REVISION	DATE
21	REVISE HOUSE TYPE AND GRADING ON LOTS 170 AND 172 AND SWM ON LOT 170	6/2/21
18	REVISE HOUSE TYPE AND GRADING ON LOTS 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	2-23-21

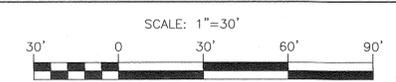
NOTES

- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.
- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

NOTES

- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
- REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-23-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 5-22-19
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 5-28-19
 DIRECTOR
 DATE

OWNER/DEVELOPER CERTIFICATION:

I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND MDE.

[Signature] 2-2-19
 OWNER/DEVELOPER SIGNATURE
 DATE

[Signature] 2/19/19
 PRINTED NAME & TITLE
 DATE

DESIGN CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 3/6/19
 DESIGNER'S SIGNATURE
 DATE

ROBERT H. VOGEL
 PRINTED NAME
 MD REGISTRATION NO. 16193
 R.L.S., OR R.L.A. (circle one)

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

[Signature] 3/6/19
 HOWARD S.C.D. DATE

OWNER
 MAPLE LAWN FARMS, INC.
 11788 SCAGGSVILLE ROAD
 FULTON, MD 20759-0562
 301-725-2074

DEVELOPER
 MAPLE LAWN PARTNERS, LLC
 2681 RIVA ROAD, SUITE 220
 ANNAPOLIS, MARYLAND 21401
 443-472-2846
 C/O CHRIS MURN

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956
 C/O BRENT H.

NO.	REVISION	DATE
17	TO REVISE HOUSE AND GRADING ON LOTS 153, 166 AND 173, AND TO ADD AN ALTERNATE ARWAY FOR THE TYLER MODEL	1-7-21
15	REVISE PLAN TO ADJUST HOUSE ELEVATIONS AND GRADING ON LOT 97	11-23-20
10	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	4-28-20
9	TO REVISE HOUSE TYPE AND GRADING ON LOT 171, GRADING ON LOT 173 AND TO REMOVE THE BENCH ON LOT 35	3-11-20
7	TO REVISE HOUSE TYPE AND GRADING ON LOTS 83, 86, 87, 91, 93 AND 101	2-11-20
6	TO REVISE HOUSE TYPE AND GRADING ON LOTS 91, 102 AND 154 AND GRADING ON LOTS 93, 95 AND 101	12-30-19

SITE DEVELOPMENT PLAN

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN

MAPLE LAWN SOUTH PHASE 1 - SECTION 2 - LOTS 70-177 AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
 5TH ELECTION DISTRICT
 DPZ REF: SEE SITE ANALYSIS, ITEM "O"

ZONED: R-ED-MXD-3
 HOWARD COUNTY, MARYLAND

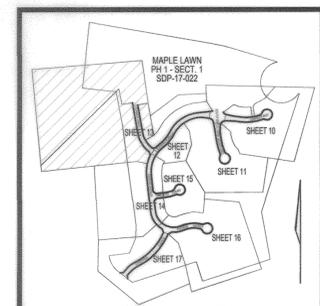
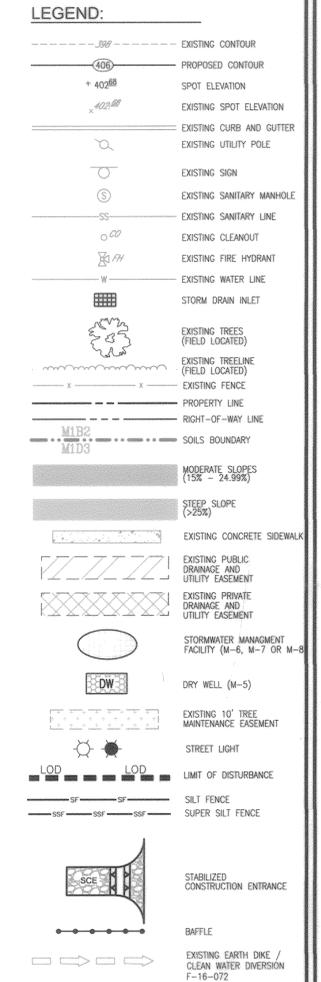
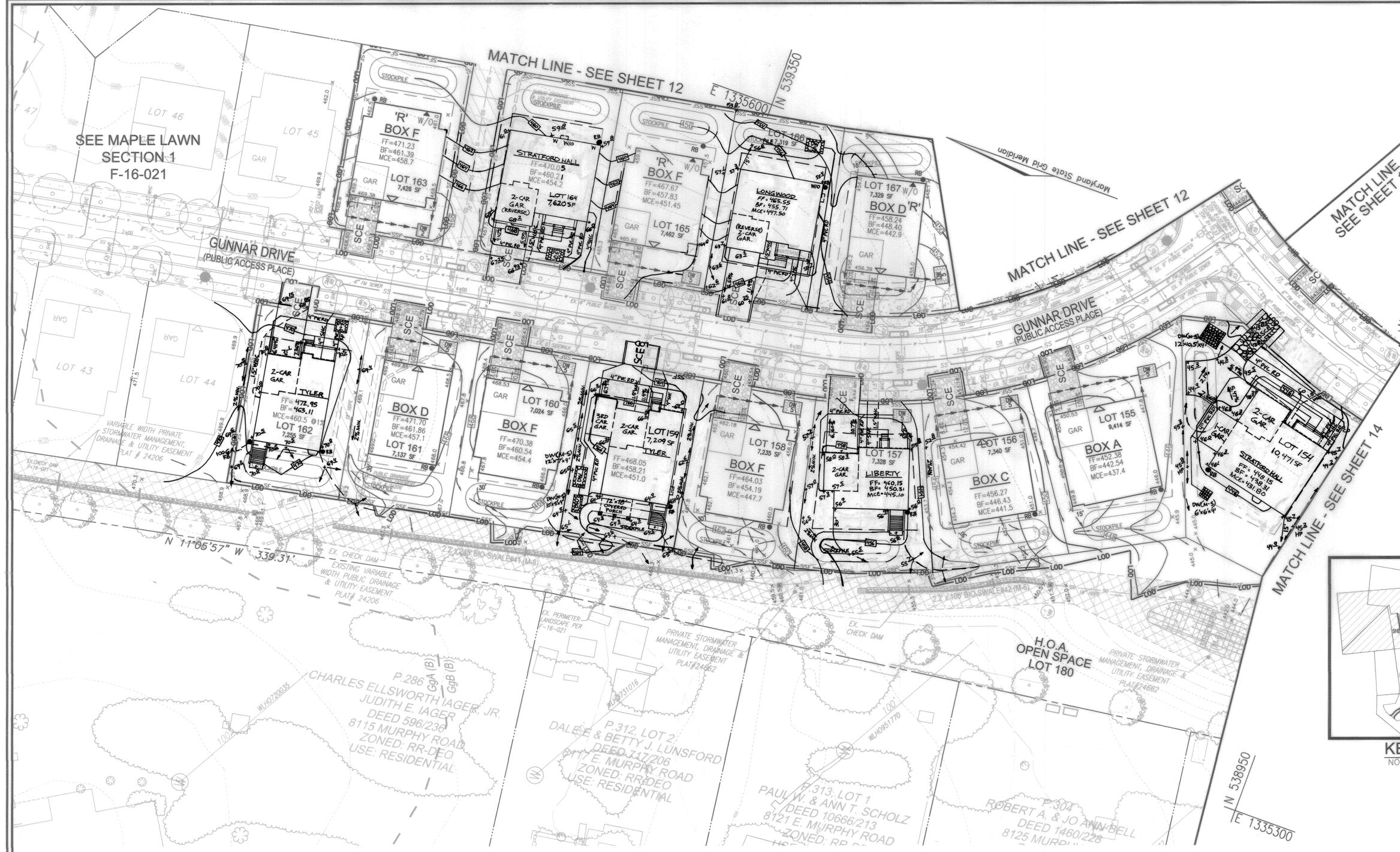
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N RIDGE ROAD
 ELICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2020

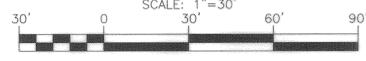
DESIGN BY: RVE
 DRAWN BY: VETG
 CHECKED BY: RHV
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34

12 SHEET OF 20



SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES:
 1. REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
 2. REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN



F-16-072 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

- NOTE:**
1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESIST.
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

- NOTES**
1. ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
 2. IMBRICATE SF/SF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2' IN ELEVATION.
 3. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

- NOTES**
1. REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 2. REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 3. REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA, DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENTS	K FACTOR	ERODIBILITY	CLAY	CEMENTATION
BaA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	YES	NO
GaA	GLENNVILLE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO
GaB	GLENNVILLE LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.20	YES	NO	NO
GmB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	NO
GmC	GLENNVILLE-SILT SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	PARTIAL	NO
MmC	MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO

NOTE:
 -STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
 -LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4-29-19
 [Signature] 5-28-19
 [Signature] 5-28-19

OWNER/DEVELOPER CERTIFICATION:
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.
 [Signature] 2-9-19
 [Signature] 2-9-19

DESIGN CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 3/6/19
 [Signature] 3/6/19

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT
 *BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

OWNER
 MAPLE LAWN FARMS, INC.
 11788 SCAGGSVILLE ROAD
 FULTON, MD 20759-0562
 301-725-2074

DEVELOPER
 MAPLE LAWN PARTNERS, LLC
 2661 RIVA ROAD, SUITE 220
 ANNAPOLIS, MARYLAND 21401
 443-472-2846
 C/O CHRIS MURN

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956
 C/O BRENT H.

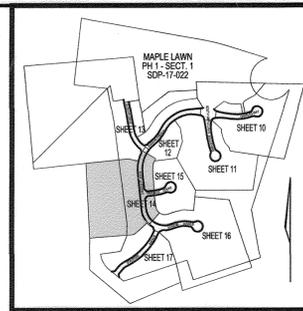
SITE DEVELOPMENT PLAN
 GRADING AND SOIL EROSION
 SEDIMENT CONTROL PLAN
MAPLE LAWN SOUTH
 PHASE 1 - SECTION 2 - LOTS 70-177
 AND PHASE 2 - LOTS 183-186

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N RIDGE ROAD
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16183, EXPIRATION DATE 09-29-2020.
 DESIGN BY: RVE
 DRAWN BY: VETG
 CHECKED BY: RHV
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34
 13 SHEET OF 20

SOIL EROSION AND SEDIMENT CONTROL NOTES:

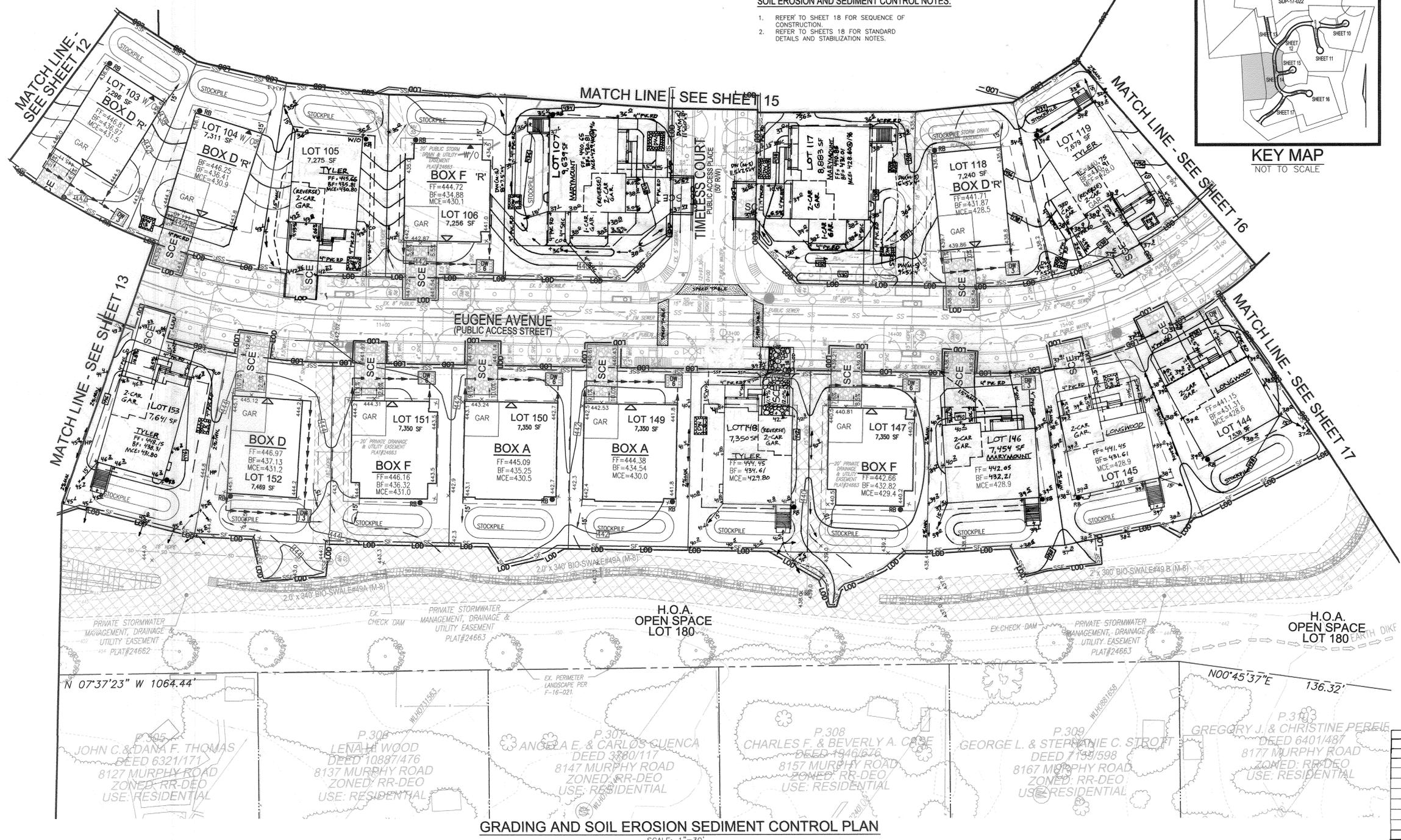
1. REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
2. REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.



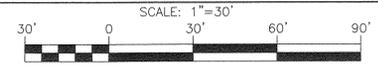
KEY MAP
NOT TO SCALE

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
- DRY WELL (M-5)
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- BAFFLE
- EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072



GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN



NOTE:

1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

F-16-072 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

NOTES

1. ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
2. IMBRICATE SF/SF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2' IN ELEVATION.
3. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

NOTES

1. REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
2. REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
3. REFER TO SHEET 19 FOR ROOF TOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

NOTE:
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	INCLUSIONS	K FACTOR	PERCENT	PERCENT	PERCENT
BaA	BALILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	NO	0.32	NO	YES	NO
GaA	GLENNVILLE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO
GaB	GLENNVILLE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO
GaBb	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	NO
GaBc	GLENNVILLE-BALILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	PARTIAL	NO
MkC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

*BALILE COMPONENT OF GaB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-29-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5-22-19
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 5-20-19
DIRECTOR

OWNER/DEVELOPER CERTIFICATION:
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND MDE.

[Signature] 2-7-19
OWNER/DEVELOPER SIGNATURE
DATE

[Signature] 3/6/19
ROBERT H. VOGEL
PRINTED NAME

MD REGISTRATION NO. 16193
R.L.S. OR R.L.A. (circle one)

DESIGN CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS; THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 3/6/19
DESIGNER'S SIGNATURE
DATE

[Signature] 3/6/19
ROBERT H. VOGEL
PRINTED NAME

MD REGISTRATION NO. 16193
R.L.S. OR R.L.A. (circle one)

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

[Signature] 3/6/19
HOWARD S.C.D.

OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2846
C/O CHRIS MURN

BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-5956
C/O BRENT H.

NO.	REVISION	DATE
20	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 143 AND 145	5-26-21
19	TO REVISE HOUSE TYPE AND GRADING ON LOTS 119, 120 AND 144	3-30-21
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 131, 146, 157 AND 159, TO RELOCATE DRYWELLS ON LOTS 104 AND 175, AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21
17	TO REVISE HOUSE TYPE AND GRADING ON LOTS 153, 166 AND 173, AND TO ADD AN ALTERNATE AREAWAY FOR THE TYLER MODEL	1-7-21
16	TO REVISE HOUSE TYPE AND GRADING ON LOTS 114 AND 118 AND FIRST FLOOR ELEVATION ON LOT 13	12-17-20
13	TO REVISE HOUSE TYPE AND GRADING ON LOT 117	8-28-20
11	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20

SITE DEVELOPMENT PLAN
GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN

MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113
5TH ELECTION DISTRICT
027 REF: SEE SITE ANALYSIS, ITEM "0"

ZONED: R-ED-MOD-3
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N RIDGE ROAD
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHW
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

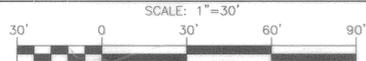
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2020

[Signature] 2/19/19
ROBERT H. VOGEL, PE No. 16193

14 SHEET OF 20



GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN



MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRO	PERCENT	K FACTOR	ERODIBLE	PERCENT
BaA	BALD SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	YES
GaA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GpE	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GmB	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES
GpB	GLENELG-BALD SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	PARTIAL
MdC	MANDOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

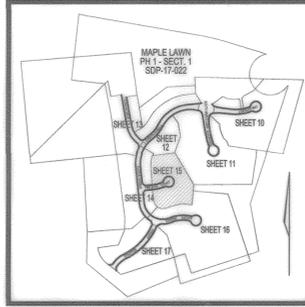
*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRO.

- NOTE:**
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 - TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
 - DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

- NOTE:**
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
 - LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

- NOTES**
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
 - IMBRICATE SF/SF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.
 - ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

- SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES:**
- REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
 - REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.



KEY MAP NOT TO SCALE

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
- DRY WELL (M-5)
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- BAFFLE
- EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072

- NOTES**
- REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 - REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 - REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

NO.	REVISION	DATE
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 109, 110, 114, 116, 117 AND TO RELOCATE DRYWELL ON LOTS 109 AND 117 AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21
16	TO REVISE HOUSE TYPE AND GRADING ON LOTS 111 AND 118 AND FIRST FLOOR ELEVATION ON LOT 113	12-17-20
14	TO REVISE HOUSE TYPE AND GRADING ON LOTS 114, 108 AND 162	10-29-20
10	TO REVISE HOUSE TYPE ELEVATION ON LOT 111 AND TO REVISE DRIVEWAY LOCATIONS ON LOTS 115 AND 117	4-28-20

SITE DEVELOPMENT PLAN
GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN
MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177
AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113 ZONED: R-ED-MD-3
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DPZ REF: SEE SITE ANALYSIS, ITEM "O"

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N RIDGE ROAD TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 18183 EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
 CHECKED BY: VETG
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34

15 SHEET OF 20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-28-19
 CHIEF DEVELOPMENT ENGINEERING DIVISION JP DATE

[Signature] 5-22-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5-28-19
 DIRECTOR DATE

OWNER/DEVELOPER CERTIFICATION:
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

OWNER/DEVELOPER SIGNATURE: *[Signature]* DATE: 2-9-19
 PRINTED NAME & TITLE: *[Name]*

DESIGN CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DESIGNER'S SIGNATURE: *[Signature]* DATE: 3/19/19
 PRINTED NAME: ROBERT H. VOGEL
 MD REGISTRATION NO. 16193
 R.L.S. OR R.L.A. (circle one)

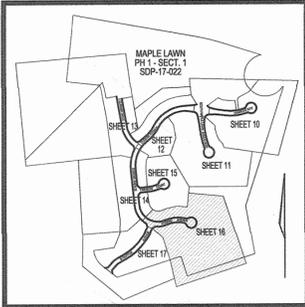
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 3/6/19
 HOWARD S.C.D. DATE

OWNER
 MAPLE LAWN FARMS, INC.
 11788 SCAGGSVILLE ROAD
 FULTON, MD 20759-0562
 301-725-2074

DEVELOPER
 MAPLE LAWN PARTNERS, LLC
 2661 RIVA ROAD, SUITE 220
 ANNAPOLIS, MARYLAND 21401
 443-472-2846
 C/O CHRIS MURN

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956
 C/O BRENT H.



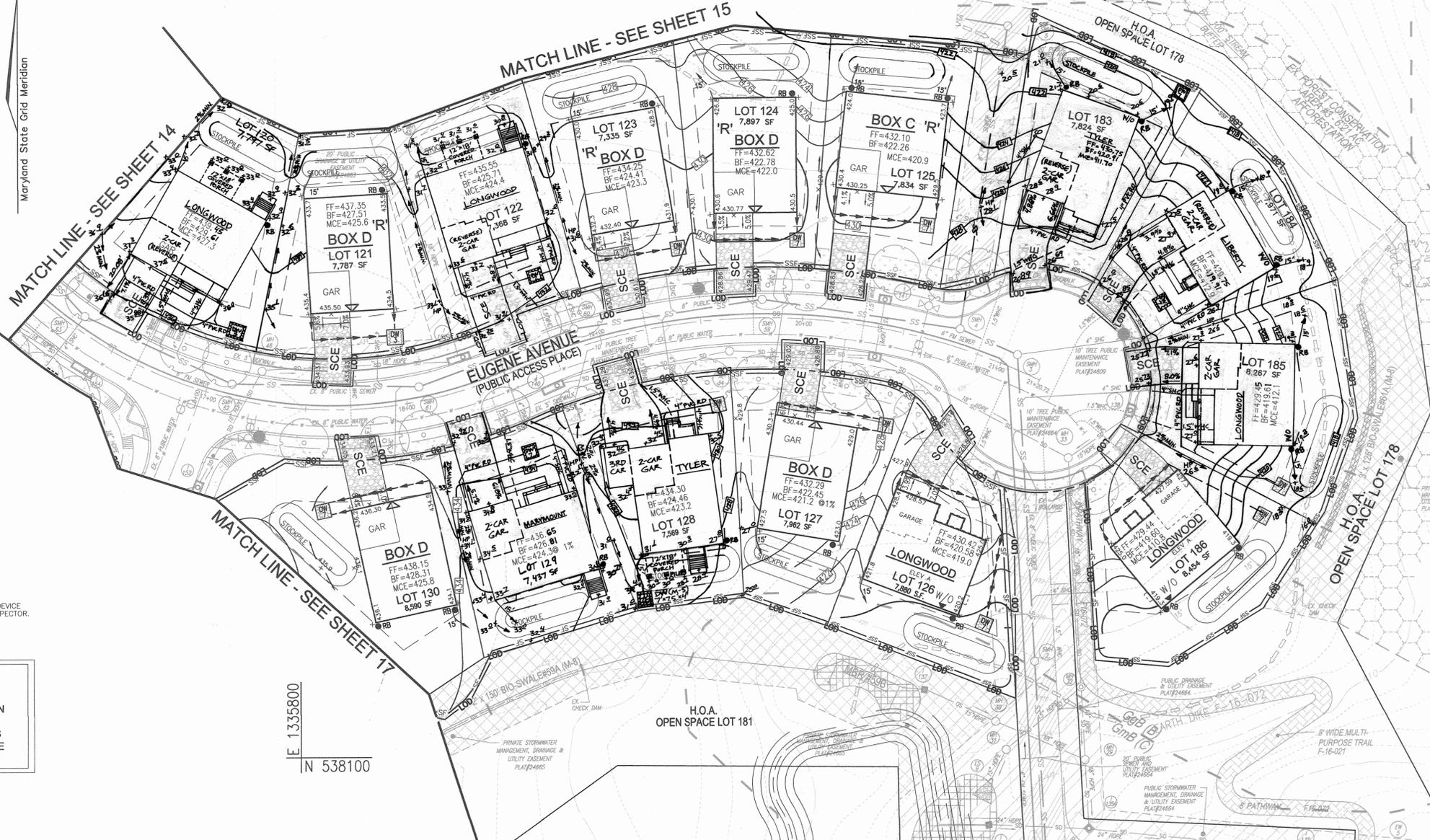
KEY MAP
NOT TO SCALE

- NOTE:**
1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREIN IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE.
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	HYDRIC INCLUSIONS	K FACTOR	PRIME FARMLAND	CIVIL ENGINEERING
SbA	BARE SILT LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.37	NO	YES
GSA	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GsB	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GmB	GLENNELG SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES
GhB	GLENNELG-BALE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO	PARTIAL
MOC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT
 *BALE COMPONENT OF GH, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC



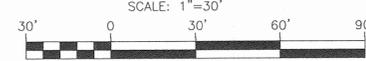
- LEGEND:**
- 100 --- EXISTING CONTOUR
 - 400 --- PROPOSED CONTOUR
 - + 402.88 SPOT ELEVATION
 - 402.88 EXISTING SPOT ELEVATION
 - EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - SS --- EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - W --- EXISTING WATER LINE
 - W --- EXISTING WATER LINE
 - S --- STORM DRAIN INLET
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING TREELINE (FIELD LOCATED)
 - --- EXISTING FENCE
 - --- PROPERTY LINE
 - --- RIGHT-OF-WAY LINE
 - --- SOILS BOUNDARY
 - MODERATE SLOPES (15% - 24.99%)
 - STEEP SLOPE (>25%)
 - EXISTING CONCRETE SIDEWALK
 - EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
 - EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
 - EXISTING PUBLIC SEWER AND UTILITY EASEMENT
 - STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
 - EXISTING 10' TREE MAINTENANCE EASEMENT
 - EXISTING STREET LIGHT
 - LOD LOD LIMIT OF DISTURBANCE
 - SF --- SILT FENCE
 - SSF --- SUPER SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - BAFFLE
 - EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072

- SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES:**
1. REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
 2. REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.

F-16-072 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

- NOTE:**
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
 - LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN



- NOTES**
1. ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
 2. IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.
 3. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

- NOTES**
1. REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 2. REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 3. REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-29-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 5-22-19
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 5-20-19
 DIRECTOR
 DATE

OWNER/DEVELOPER CERTIFICATION:
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

[Signature] 2/2/19
 OWNER/DEVELOPER SIGNATURE
 PRINTED NAME & TITLE

DESIGNER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS. THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 2/19/19
 DESIGNER'S SIGNATURE
 ROBERT H. VOGEL
 PRINTED NAME

MD REGISTRATION NO. 16193
 R.L.S. OR R.L.A. (circle one)

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

[Signature] 3/6/19
 HOWARD S.C.D.

OWNER
 MAPLE LAWN FARMS, INC.
 11788 SCAGSVILLE ROAD
 FULTON, MD 20779-0562
 301-725-2074

DEVELOPER
 MAPLE LAWN PARTNERS, LLC
 26611 RIVA ROAD, SUITE 220
 ANNAPOLIS, MARYLAND 21401
 443-472-2846
 C/O CHRIS MURN

BUILDER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 410-379-5956
 C/O BRENT H.

NO.	REVISION	DATE
25	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 121, 134 AND 185	10-27-21
24	TO REVISE THE HOUSE AND GRADING FOR LOTS 122, 124, 129, 140, 141, 183 AND 184, AND TO REVISE THE GRADING ON LOTS 121, 123, 125, 128, 130, 131 AND 142	10-26-21
23	TO REVISE HOUSE TYPE AND GRADING FOR LOTS 128 AND 135, AND SUMA ON LOT 128	9-2-21
19	TO REVISE HOUSE TYPE AND GRADING ON LOTS 119, 120 AND 144	3-30-21

SITE DEVELOPMENT PLAN
 GRADING AND SOIL EROSION
 SEDIMENT CONTROL PLAN
MAPLE LAWN SOUTH
 PHASE 1 - SECTION 2 - LOTS 70-177
 AND PHASE 2 - LOTS 183-186

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N RIDGE ROAD
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
 DRAWN BY: VETG
 CHECKED BY: RHV
 DATE: JANUARY 2019
 SCALE: AS SHOWN
 W.O. NO.: 11-34

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 ROBERT H. VOGEL, PE No. 16193

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2020

16 SHEET OF 20

NOTES

1. ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
2. IMBRICATE SF/SSF IN 3' SECTIONS AS REQUIRED UPHILL BY 2' IN ELEVATION.
3. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

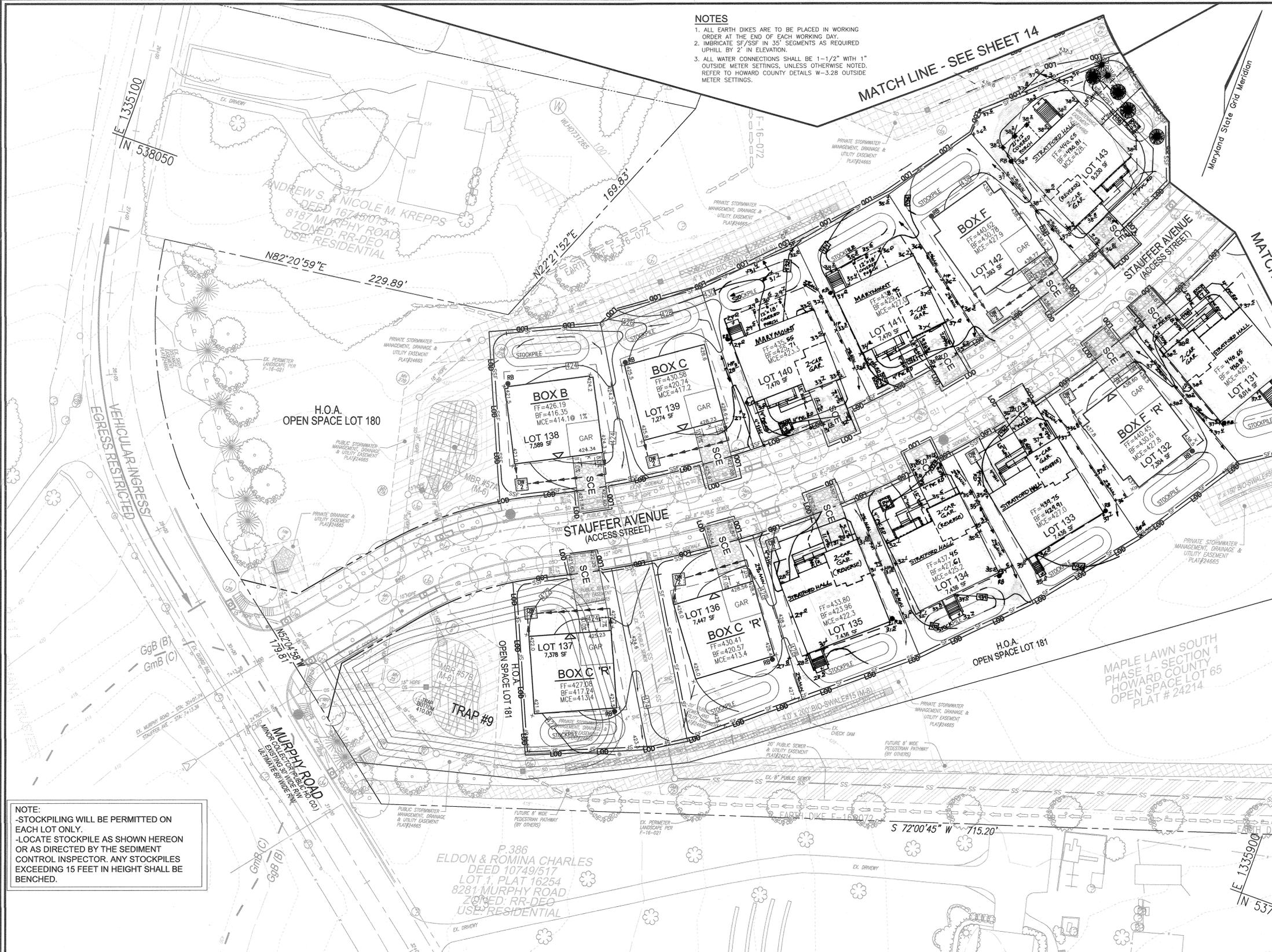
LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN INLET
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOLS BOUNDARY
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT
- STORMWATER MANAGEMENT FACILITY (M-6, M-7 OR M-8)
- DRY WELL (M-5)
- EXISTING 10' TREE MAINTENANCE EASEMENT
- EXISTING STREET LIGHT
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- BAFFLE
- EXISTING EARTH DIKE / CLEAN WATER DIVERSION F-16-072

NOTE:

1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

KEY MAP
NOT TO SCALE



NOTE:
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

- NOTES**
1. REFER TO SHEET 19 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 2. REFER TO SHEET 19 FOR RAIN BARREL NOTES & DETAILS.
 3. REFER TO SHEET 19 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.
- SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES:**
1. REFER TO SHEET 18 FOR SEQUENCE OF CONSTRUCTION.
 2. REFER TO SHEETS 18 FOR STANDARD DETAILS AND STABILIZATION NOTES.

NO.	REVISION	DATE
25	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 129, 134 AND 185	10-27-21
24	TO REVISE THE HOUSE AND GRADING FOR LOTS 122, 121, 140, 141, 183 AND 184, AND TO REVISE THE GRADING ON LOTS 121, 125, 128, 130, 134 AND 142	10-26-21
23	TO REVISE HOUSE TYPE AND GRADING FOR LOTS 128 AND 136, AND SIGN ON LOT 128	9-2-21
22	TO REVISE THE HOUSE TYPE AND GRADING FOR LOT 133	7-7-21
20	TO REVISE THE HOUSE TYPE AND GRADING FOR LOTS 143 AND 145	5-26-21
18	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 131, 146, 157 AND 159, TO REMOVE 2-23-21 DRYWELLS ON LOTS 104 AND 175 AND TO ADD THE LIBERTY MODEL AND TYPE 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21

GRADING AND SOIL EROSION SEDIMENT CONTROL PLAN

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENTS	K FACTOR	ERODIBILITY
BGA	BALD SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO
CGA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES
CGF	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES
GMB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES
GNB	GLENVILLE-BALD SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO PARTIAL
MIC	MANOR LOAM, 3 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clumber 4/29/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION R DATE

Keith Johnson 5-22-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William J. Flynn 5-28-19
DIRECTOR DATE

OWNER/DEVELOPER CERTIFICATION:
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

John K. Robertson 2/19/19
OWNER/DEVELOPER SIGNATURE DATE

Robert H. Vogel 2/19/19
PRINTED NAME & TITLE DATE

DESIGN CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert H. Vogel 2/19/19
DESIGNER'S SIGNATURE DATE

ROBERT H. VOGEL
PRINTED NAME
MD REGISTRATION NO. 16193
R.L.S., OR R.L.A. (circle one)

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

John K. Robertson 3/6/19
HOWARD S.C.D. DATE

OWNER
MAPLE LAWN FARMS, INC.
11788 SCAGSVILLE ROAD
FULTON, MD 20759-0562
301-725-2074

DEVELOPER
MAPLE LAWN PARTNERS, LLC
2661 RIVA ROAD, SUITE 220
ANNAPOLIS, MARYLAND 21401
443-472-2849
C/O CHRIS MURN

BUILDER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-5956
C/O BRENT H.

ROBERT H. VOGEL ENGINEERS • SURVEYORS • PLANNERS
3800 N RIDGE ROAD
ELLICOTT CITY, MD 21043
TEL: 410.461.2666
FAX: 410.461.1896

STATE OF MARYLAND PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE No. 16193

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193 EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHV
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

17 SHEET OF 20

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CD), 410-313-1885 AFTER THE FUTURE LOU AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN AT THE FOLLOWING STRINGS:
 - PRIOR TO THE START OF EARTH DISTURBANCE.
 - UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
 - PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL MEASURES.

OTHER BUILDING OR GRADING APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

- ALL VEGATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROLS, DICES, SLOTTES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1), AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.
- 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 TOPSOIL (SEC. B-4-2). 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 APPLIED (SEC. B-4-3) TO AREAS WHERE TURFGRASS MAY BE DESIRED (LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE).

- 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 APPLIED (SEC. B-4-3) TO AREAS WHERE TURFGRASS MAY BE DESIRED (LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE).
- STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH A .315 OF CUT AND/OR FILL. STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE SLOPES. ALL CONCENTRATED FLOW STEEP SLOPES AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIONAL CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CD.

- SOIL ANALYSIS:

TOTAL AREA OF SITE: F16-072	39.22	ACRES
AREA TO BE PROOFED OR PAVED:	5.22	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	12.52	ACRES
TOTAL CUT:	14,000	CU. YDS.
TOTAL FILL:	14,000	CU. YDS.
OFFSITE WASTE/BORROW AREA LOCATION:	F16-072	

- IF REFER TO ITEM 11 BELOW.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CD, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
 - INSPECTION DATE
 - INSPECTION TIME (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
 - NAME AND TITLE OF INSPECTOR
 - WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LATEST RECORDED PRECIPITATION)
 - BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE)
 - AND/OR CURRENT ACTIVITIES
 - EVIDENCE OF SEDIMENT ESCAPAGES
 - IDENTIFICATION OF PLAN DEFICIENCIES
 - IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
 - IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
 - COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
 - PHOTOGRAPHS
 - MONITORING/SAMPLING
 - MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
 - OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATION WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

- TRENCHES FOR THE CONNECTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE CD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CD PER THE LIST OF HSD-APPROVED FIELD CHANGES.

- DISTURBANCE SHALL NOT OCCUR UNDER THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM AREA OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CD, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CD. NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
- WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.
- ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE -CONTOUR, AND BE BENCHED AT 2" MINIMUM INTERVALS, WITH LOWER ENDS CURVED UPHILL UP TO ELEVATION.
- STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDING):
 - USE I AND II FROM MARCH 1 - JUNE 15
 - USE III AND IV FROM APRIL 1 - APRIL 30
 - USE V FROM MARCH 1 - MAY 31
- A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE
TO USE LONG-LEAF PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
ERODIBLE SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

- GENERAL USE
 - 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 CONDITIONS OR PURPOSES FOUND ON TABLE B.2 (ENTER SELECTED MIXTURES), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC. THESE REQUIREMENTS MUST BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
 - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
 - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (16-0-0) AT 1-1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
- TURFGRASS MIXTURES
 - AREAS WHERE TURFGRASS MAY BE DESIRED (LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE).
 - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSES. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - PERMANENT SEEDING: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT (REGULAR MOWING) REQUIRED IN THE AREAS OF CENTRAL 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 TOTAL SEED 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 GRASS CULTIVARS/ CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE. IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 5 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - KENTUCKY BLUEGRASS/FINE SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN FULL SUN ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL GRASS CULTIVARS/ CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE THREE KENTUCKY BLUEGRASS CULTIVARS 50 TO 70 PERCENT, SEEDING RATE: 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

- IDEAL TIMES OF SEEDING FOR TURF GRASSES
 - WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 10 TO OCTOBER 1 (HARDNESS ZONES: SR, 6A)
 - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)
 - SOUTHERN MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

- IDEAL TIMES OF SEEDING FOR TURF GRASSES
 - WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 10 TO OCTOBER 1 (HARDNESS ZONES: SR, 6A)
 - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)
 - SOUTHERN MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

- SOIL INSTALLATION
 - DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
 - LAY THE FIRST ROW OF SOIL IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY BENCHED AGAINST EACH OTHER. STRONGER LATERAL ZONES TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOIL IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT TO ORDER TO PREVENT Voids WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
 - WHENEVER POSSIBLE, LAY SOIL WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND USE STRIPING JOINTS, ROLL AND TAMP, PER OR OTHERWISE SECURE THE SOIL TO PREVENT SLIPAGE ON SLOPES. IMMEDIATE FOLLOWING CONTACT EXISTS BETWEEN SOIL ROOTS AND THE UNDERLYING SURFACE.
 - WATER THE SOIL SUFFICIENTLY SOIL COLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOIL PWD AND SOIL SURFACE BELOW THE SOIL ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PERIOD OF 36 HOURS. SOIL NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- SOIL MAINTENANCE
 - 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 SO DURING THE HEAT OF THE DAY TO PREVENT WILTING.
 - AFTER THE FIRST WEEK, SOIL MAINTENANCE IS REQUIRED TO MAINTAIN ADEQUATE MOISTURE CONTENT.
 - DO NOT MOW UNTIL THE SOIL 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 AT AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

PERMANENT SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB./AC.)	SEEDING DATES	FERTILIZER RATE (10-20-20)			LIME RATE
				N	P ₂ O ₅	K ₂ O	
1	COOL SEASON TALL FESCUE & BROMUS OR EQUAL	1.5, 60 LB / AC	MAR 1 TO MAY 15 1/4-1/2 IN. AUG 15 TO OCT 15	45 LB/AC (1 LB PER 1000 SF)	90 LB/AC (2 LB PER 1000 SF)	90 LB/AC (2 LB PER 1000 SF)	2 TONS/AC (90 LB PER 1000 SF)

R-4-2 STANDARDS 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.

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

CRITERIA

- SOIL PREPARATION
 - TEMPORARY STABILIZATION
 - SEDED PREPARATION CONSISTS OF LOOSEING SOIL TO A DEPTH OF 3 TO 5 INCHES BY HAND OR BY MEANS OF A POWERED CULTIVATOR, DISK, HARROW, OR CHISEL PLOW, OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSEND, IT MUST NOT BE ROLLED OR BRANDED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. TOPDRESS 3/1 OF FERTILIZER TO BE TRACED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - PERMANENT STABILIZATION
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PPM PARTS PER MILLION (PPM).
 - 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 DEGREE AMOUNT OF MOISTURE. AN EXCEPTION FLOWERS MAY BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS TO TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSEN TO A DEPTH OF 3 TO 5 INCHES.
 - SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - SOIL AMENDMENTS IN THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SOIL APPLICATION. LOOSEN SURFACE SOIL BY USING A HEAVY CHURN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING.
 - PREPARE TRACK STRIPES WITH A FLAT TIRE CHURN OR EQUIPMENT TO LEAVE THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SOILS LOOSENING MAY BE NECESSARY ON NEWLY DISTURBED AREAS.

- TOPSOILING
 - TOPSOIL IS PLACED OVER PREPARED SUBSOIL TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW HUMUS CONTENT, LOW NUTRIENT LEVELS, HIGH PH, WATERLOGGED SOILS, OR SOILS WITH EXCESSIVE SAND OR GRAVEL.
 - TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
 - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO SUPPORT VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO PRODUCE VEGETATIVE GROWTH.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

- SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
 - SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
 - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR 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 NAME OR TRADE MARK AND THE UNDERLYING OF THE PRODUCT.
 - LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT WATER). SOIL ANALYSIS MUST BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
 - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - WHERE THE SUBSOIL IS OTHER HEAVY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

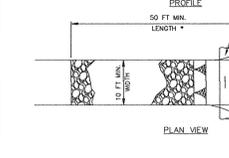
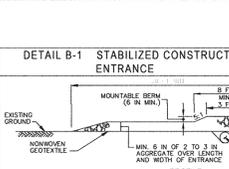
- MULCHING
 - MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY DRY (IN COLOR, STRAW IS TO BE FREE OF NOXIOUS WILD SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLLY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW IN AREAS WHERE ONE SPECIES GRASS IS DESIRED).
 - WOOD CELLULOSE FIBER MULCH (WCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - WCM IS TO BE DIVERGENT GREEN IN COLOR IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
 - WCM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - WCM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEEDS, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS.
 - WCM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - WCM 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.
 - APPLICATION
 - 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 LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED, WHEN USING 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 WATER TO ATTAIN A MIXTURE WITH A MOISTURE OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - ANCHORING
 - PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH 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:
 - A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IT IS USED ON SLOPING LAND, THIS TOOL WILL FLATTEN SLOPES WHERE EQUIPMENT CANNOT OPERATE SAFELY.
 - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 0.5 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - SYNTHETIC BINDERS SUCH AS ACETIC ACID (VINEGAR), DCA-70, PESTICIDE, TERMINAX OR OTHER APPROVED EQUAL MAY BE USED. LIQUID APPLICATION RATES ARE AS SPECIFIED BY THE 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.
 - 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.



CONSTRUCTION NOTES

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST BE PROHIBITED FROM CROSSING THE ENTRANCE UNTIL THE SOIL SURFACE IS STABILIZED TO A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROTECT THE ENTRANCE FROM DAMAGE BY TRUCKS OR OTHER EQUIPMENT. THE ENTRANCE SHALL BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, WHEN THE SIZE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO EITHER SIDE, A 1/2 INCH DRAINAGE CHANNEL SHALL BE REQUIRED WITHIN THE ENTRANCE.
- 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 SOLE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, AIDE STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, WOODPILE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY TRUCKS, TRACTORS, AND/OR OTHER EQUIPMENT. WASHING ROADWAY TO REMOVE MUD TRACKS ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL STRUCTURE.

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



CONSTRUCTION NOTES

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST BE PROHIBITED FROM CROSSING THE ENTRANCE UNTIL THE SOIL SURFACE IS STABILIZED TO A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROTECT THE ENTRANCE FROM DAMAGE BY TRUCKS OR OTHER EQUIPMENT. THE ENTRANCE SHALL BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, WHEN THE SIZE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO EITHER SIDE, A 1/2 INCH DRAINAGE CHANNEL SHALL BE REQUIRED WITHIN THE ENTRANCE.
- 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 SOLE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, AIDE STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, WOODPILE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY TRUCKS, TRACTORS, AND/OR OTHER EQUIPMENT. WASHING ROADWAY TO REMOVE MUD TRACKS ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL STRUCTURE.

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

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.

CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

- SEEDING
 - GENERAL USE
 - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBMITTED TO A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE A MINIMUM OF 90 PERCENT GERMINATION. SEEDS MUST BE TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING. SUCH MATERIAL ON ANY PROJECT REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
 - MULCH ALONE MAY BE APPLIED THROUGHOUT THE FALL AND SPRING SEEDING DATES ONLY IF THE TOPSOIL IS PROVEN TO BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEED, POISON IVY, HITCHHIKER, OR OTHERS AS SPECIFIED.
 - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - TOPSOIL APPLICATION
 - 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 DEPTH OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOILING 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 CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POOLS.
 - TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOIST CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRASSING AND SEEDING PREPARATION.
 - SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
 - SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
 - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR 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 NAME OR TRADE MARK AND THE UNDERLYING OF THE PRODUCT.
 - LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT WATER). SOIL ANALYSIS MUST BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
 - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - WHERE THE SUBSOIL IS OTHER HEAVY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

- MULCHING
 - MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY DRY (IN COLOR, STRAW IS TO BE FREE OF NOXIOUS WILD SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLLY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW IN AREAS WHERE ONE SPECIES GRASS IS DESIRED).
 - WOOD CELLULOSE FIBER MULCH (WCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - WCM IS TO BE DIVERGENT GREEN IN COLOR IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
 - WCM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - WCM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEEDS, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS.
 - WCM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - WCM 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.
 - APPLICATION
 - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

ONLOT STORMWATER MANAGEMENT PRACTICES			
Lot	M-5	M-1	N-1
	Drywell	Rain Barrel	15' Disconnect
70	1	1	1
71	1	1	1
72	1	1	1
73	1	1	1
74	1	1	1
75	1	1	1
76	1	1	1
77	1	1	1
78	1	1	1
79	1	2	1
80	1	1	1
81	1	1	1
82	1	1	1
83	1	1	1
84	1	1	1
85	1	1	1
86	1	1	1
87	1	1	1
88	1	1	1
89	1	1	1
90	1	1	1
91	1	1	1
92	1	1	1
93	1	1	1
94	1	1	1
95	1	1	1
96	1	1	1
97	1	1	1
98	1	1	1
99	1	1	1
100	1	1	1
101	1	1	1
102	1	1	1
103	1	1	1
104	1	1	1
105	1	1	1
106	1	1	1
107	2	1	1
108	1	1	1
109	1	1	1

ONLOT STORMWATER MANAGEMENT PRACTICES			
Lot	M-5	M-1	N-1
	Drywell	Rain Barrel	15' Disconnect
110	1	1	1
111	1	2	2
112	1	2	2
113	1	1	1
114	1	2	2
115	1	2	2
116	1	1	1
117	3		
118	1	1	1
119	1	1	1
120	1	1	1
121	1	1	1
122	1	1	1
123	1	1	1
124	1	1	1
125	1	2	2
126	1	1	1
127	1	1	1
128	2	1	1
129	1	1	1
130	1	1	1
131	1	1	1
132	1	1	1
133	1	1	1
134	1	1	1
135	1	1	1
136	1	1	1
137	1	1	1
138	1	1	1
139	1	1	1
140	1	1	1
141	1	1	1
142	1	1	1
143	1	1	1
144	1	1	1
145	1	1	1
146	1	1	1
147	1	1	1
148	1	1	1
149	1	1	1

ONLOT STORMWATER MANAGEMENT PRACTICES			
Lot	M-5	M-1	N-1
	Drywell	Rain Barrel	15' Disconnect
150	1	1	1
151	1	1	1
152	1	1	1
153	1	1	1
154	1	1	1
155	1	1	1
156	1	1	1*
157	1	1	1*
158	1	1	1*
159	1	1	1*
160	1	1	1*
161	1	1	1*
162	1	2**	1
163	1	1	1
164	1	1	1
165	1	1	1
166	1	1	1
167	1	1	1
168	1	1	1
169	1	1	1
170	1	1	1
171	1	1	1
172	1	1	1
173	1	1	1
174	1	1	1
175	2	1	1
176	2	1	1
177	2	1	1

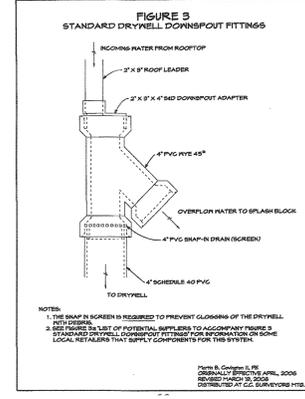
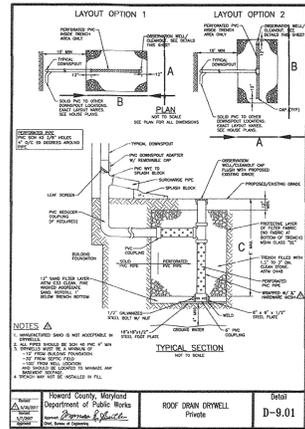
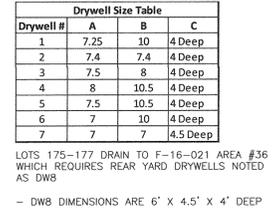
ONLOT STORMWATER MANAGEMENT PRACTICES			
Lot	M-5	M-1	N-1
	Drywell	Rain Barrel	15' Disconnect
183	1	2	2
184	1	2	2
185	1	2	2
186	1	2	2

STORMWATER MANAGEMENT TEST PIT DATA

Maple Lawn South - Phase 1 Test Pit Data

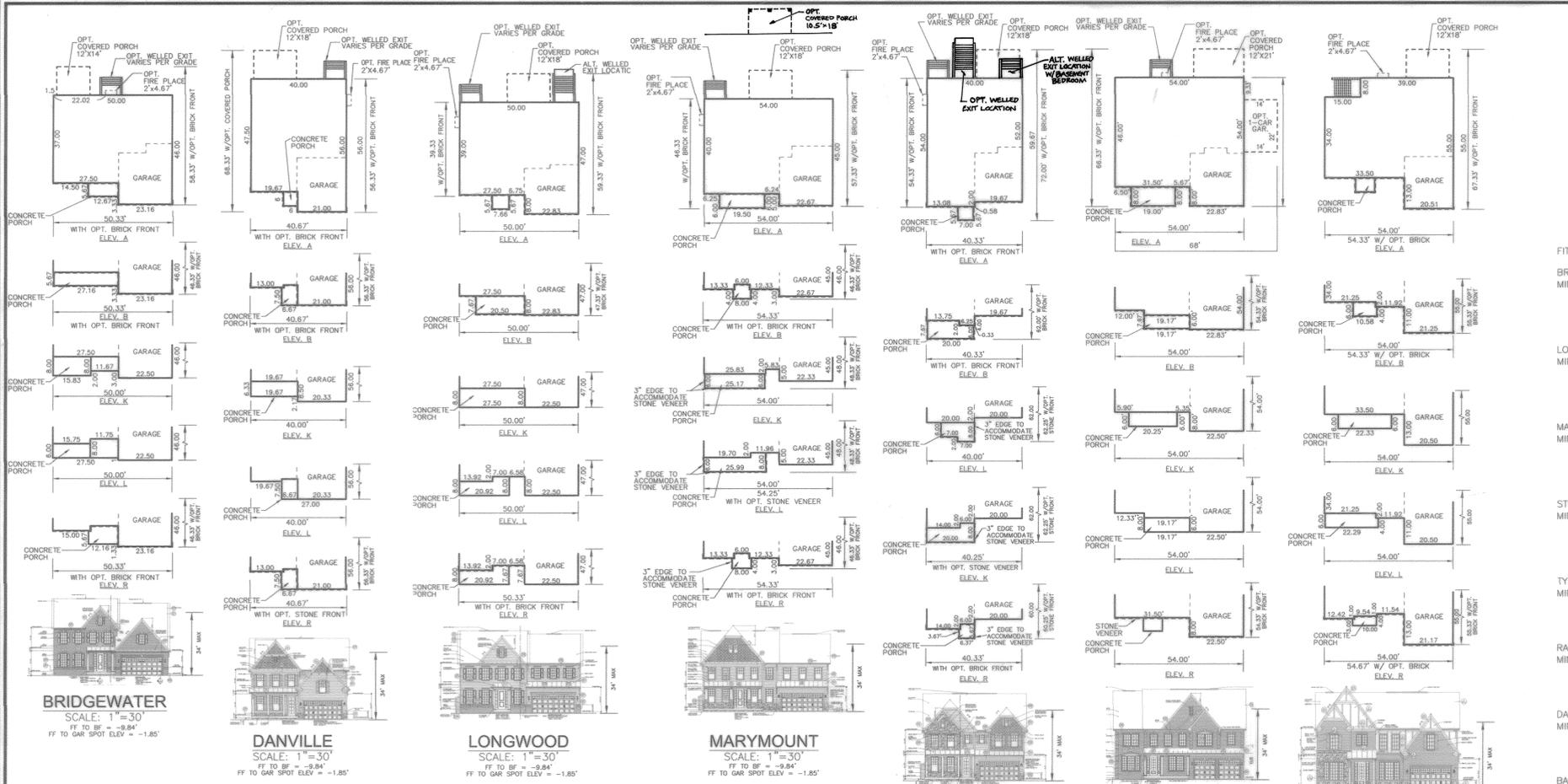
Test Pit No.	Ex. Ground FIELD	Test Pit Prop. Depth	Test Pit Depth Excavated	Test Pit Condition *
B-2	458.91	16.2	16.2	DRY
B-3	448.62	9.3	9.3	DRY
B-60	454.14	15.5	15.5	DRY
B-61	451.51	8.8	8.8	DRY
B-63	453.14	5.2	8.0	DRY
B-64	458.76	18.9	18.9	DRY
B-65	454.13	11.4	11.4	DRY
B-66	452.99	10.4	10.4	DRY
B-67	470.53	14.9	14.9	DRY
B-68	473.57	12.6	12.6	DRY
B-69	473.56	11.7	11.7	DRY
B-71	458.86	9.0	9.0	DRY
B-72	463.17	7.2	8.0	DRY
B-73	457.49	3.4	8.0	DRY
B-74	449.97	-3.0	8.0	DRY
B-75	447.65	9.7	9.7	DRY
B-76	451.95	13.9	13.9	DRY
B-77	449.19	11.1	11.1	DRY
B-78	450.03	11.2	11.2	DRY
B-79	454.62	8.6	8.6	DRY
B-82	462.80	18.7	18.7	DRY
B-83	463.63	11.7	11.7	DRY
B-84	459.01	19.1	19.1	DRY
B-85	462.12	19.2	19.2	DRY
B-86	463.91	18.8	18.8	DRY
B-87	462.91	16.9	16.9	DRY
B-88	464.60	13.7	13.7	DRY
B-89	458.87	14.1	14.1	DRY
D-1	457.40	7.7	8.0	DRY
D-2	459.44	11.8	11.8	DRY
D-3	458.44	13.0	13.0	DRY
D-4	465.75	12.2	12.2	DRY
D-42	465.63	8.9	8.9	DRY
D-45	468.81	4.9	8.0	DRY
D-47	469.78	6.9	8.0	DRY
D-48	465.83	4.9	8.0	DRY
D-49	456.77	-1.2	8.0	DRY
D-50	453.40	8.0	8.0	DRY
D-52	458.88	10.9	10.9	DRY
D-53	458.70	12.7	12.7	DRY
D-54	456.27	12.5	12.5	DRY
D-57	459.23	6.3	8.0	DRY
D-58	463.75	9.8	9.8	DRY
D-59	464.71	10.8	10.8	DRY
D-60	464.72	12.8	12.8	DRY
D-62	462.16	6.3	8.0	DRY
D-63	465.38	7.6	8.0	DRY
D-65	469.89	8.0	8.0	DRY

REFER TO F-16-021 - SHEETS X - X FOR TEST PIT LOCATIONS



ON-LOT DRYWELL - DESIGN ELEVATION CHART										
SWM DA	DW LOT #	DW LOCATION	NUMBER OF DW'S	PROP GRADE' OVER	TOP STONE*	INV STONE*	SURFACE SIZE FT X FT	STONE DEPTH FT	SAND DEPTH FT	
27	70	F	1	451.00	450.00	446.00	7.25X10.0	4	1	
	71	F	1	449.00	448.00	444.00	7.25X10.0	4	1	
	72	F	1	448.00	447.00	443.00	7.25X10.0	4	1	
	73	F	1	448.00	447.00	443.00	7.25X10.0	4	1	
	74	F	1	449.00	448.00	444.00	7.25X10.0	4	1	
	75	F	1	449.50	448.50	444.50	7.25X10.0	4	1	
	76	F	1	449.50	448.50	444.50	7.25X10.0	4	1	
	77	F	1	449.50	448.50	444.50	7.25X10.0	4	1	
	78	F	1	449.00	448.00	444.00	7.25X10.0	4	1	
	79	F	1	448.50	447.50	443.50	7.25X10.0	4	1	
	80	F	1	448.50	447.50	443.50	7.25X10.0	4	1	
	81	F	1	448.00	447.00	444.00	7.25X10.0	4	1	
	82	F	1	449.50	448.50	444.50	7.25X10.0	4	1	
	83	F	1	450.50	449.50	445.50	7.25X10.0	4	1	
28	84	F	1	453.00	452.00	448.00	7.4X7.4	4	1	
	85	F	1	447.50	446.50	442.50	7.4X7.4	4	1	
	86	F	1	446.00	445.00	441.00	7.4X7.4	4	1	
31	86	F	1	442.00	442.00	438.00	8X7.5	4	1	
	87	F	1	439.80	438.80	434.80	8X7.5	4	1	
	88	F	1	437.00	436.00	432.00	8X7.5	4	1	
	89	F	1	435.00	434.00	430.00	8X7.5	4	1	
	90	F	1	434.00	433.00	429.00	8X7.5	4	1	
	91	F	1	434.00	433.00	429.00	8X7.5	4	1	
	92	F	1	433.70	432.70	428.70	8X7.5	4	1	
	93	F	1	436.00	435.00	431.00	8X7.5	4	1	
	94	F	1	439.50	438.50	434.50	8X7.5	4	1	
	95	F	1	443.00	442.00	438.00	8X7.5	4	1	
	96	F	1	446.00	445.00	441.00	8X7.5	4	1	
37	97	F	1	442.00	441.00	437.00	8X10.5	4	1	
	98	F	1	442.00	441.00	437.00	8X10.5	4	1	
	171	F	1	442.00	441.00	437.00	8X10.5	4	1	
	172	F	1	442.00	441.00	437.00	8X10.5	4	1	
	173	F	1	442.00	441.00	437.00	8X10.5	4	1	
	174	F	1	442.50	441.50	437.50	8X10.5	4	1	
	175	F	1	445.00	444.00	440.00	8X10.5	4	1	
	176	F	1	447.50	446.50	442.50	8X10.5	4	1	
	177	F	1	449.50	448.50	444.50	8X10.5	4	1	

46	99	F	1	443.00	442.00	438.00	7.4X7.4	4	1	
	100	F	1	443.50	442.50	438.50	7.4X7.4	4	1	
	101	F	1	444.00	443.00	439.00	7.4X7.4	4	1	
	102	F	1	444.50	443.50	439.50	7.4X7.4	4	1	
	103	F	1	444.50	443.50	439.50	7.4X7.4	4	1	
	104	F	1	445.00	444.00	440.00	7.4X7.4	4	1	
	105	F	1	445.50	444.50	440.50	7.4X7.4	4	1	
	106	F	1	446.00	445.00	441.00	7.4X7.4	4	1	
	107	F	1	446.50	445.50	441.50	7.4X7.4	4	1	
	108	F	1	447.00	446.00	442.00	7.4X7.4	4	1	
	109	F	1	447.50	446.50	442.50	7.4X7.4	4	1	
	110	F	1	448.00	447.00	443.00	7.4X7.4	4	1	
	111	F	1	448.50	447.50	443.50	7.4X7.4	4	1	
	112	F	1	449.00	448.00	444.00	7.4X7.4	4	1	
	113	F	1	449.50	448.50	444.50	7.4X7.4	4	1	
	114	F	1	450.00	449.00	445.00	7.4X7.4	4	1	
	115	F	1	450.50	449.50	445.50	7.4X7.4	4	1	
	116	F	1	451.00	450.00	446.00	7.4X7.4	4	1	
	117	F	1	451.50	450.50	446.50	7.4X7.4	4	1	
	118	F	1	452.00	451.00	447.00	7.4X7.4	4	1	



BRIDGEWATER
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'

DANVILLE
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'

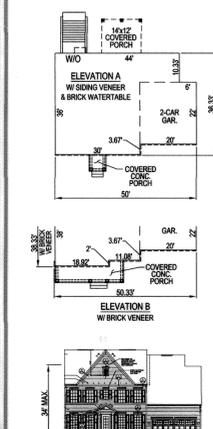
LONGWOOD
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'

MARYMOUNT
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'

TYLER
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'

STRATFORD HALL
SCALE: 1"=30'
FF TO BF = -9.84' (9' FOUNDATION)
FF TO GAR SPOT ELEV = -1.85'

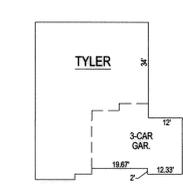
RADFORD
SCALE: 1"=30'
FF TO BF = -9.84' (9' FOUNDATION)
FF TO GAR SPOT ELEV = -1.85'



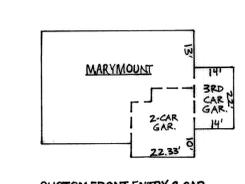
LIBERTY
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'



BALDWIN
SCALE: 1"=30'
FF TO BF = -9.84'
FF TO GAR SPOT ELEV = -1.85'

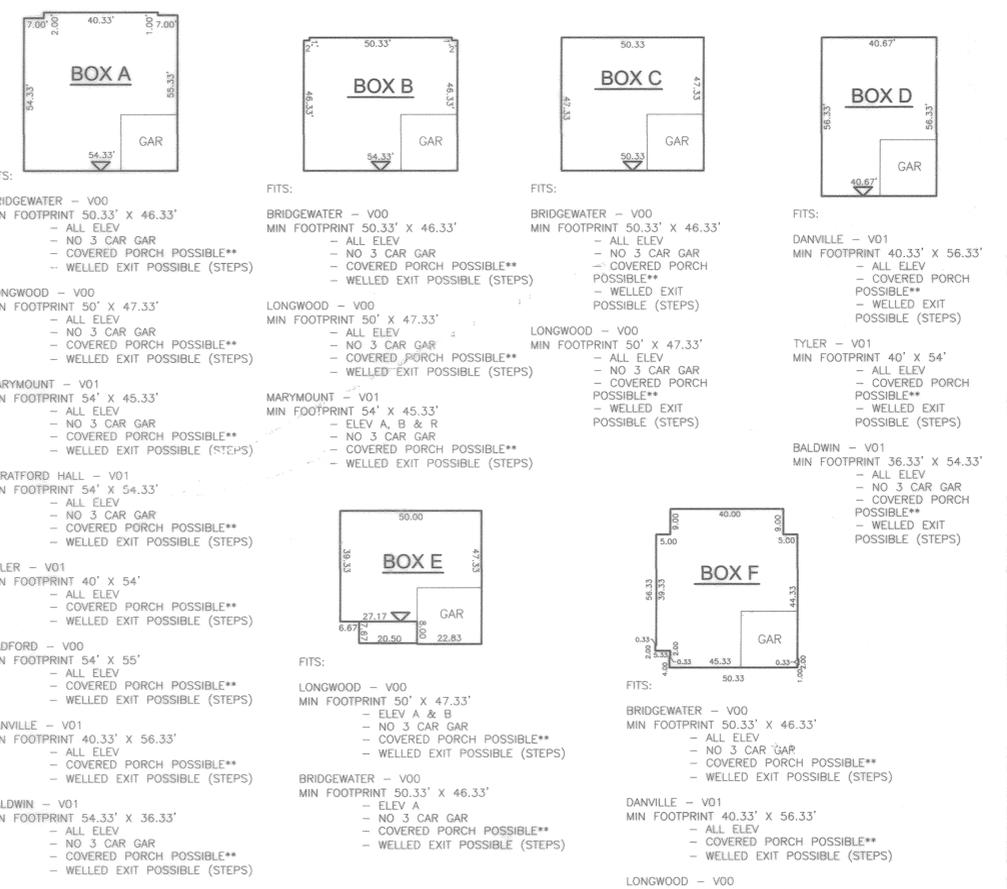


TYLER MODEL WITH 3-CAR FRONT ENTRY GARAGE OPTION
SCALE: 1"=30'



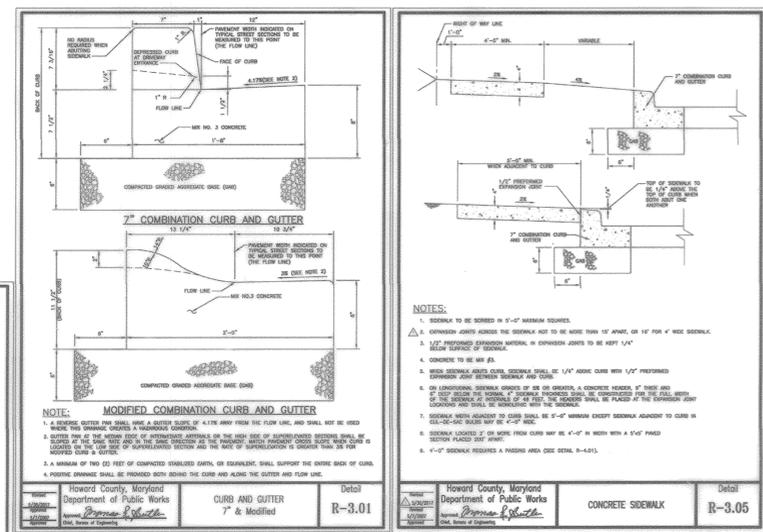
CUSTOM FRONT ENTRY 2-CAR GARAGE WITH FRONT ENTRY 3RD CAR GARAGE OPTION FOR THE MARYMOUNT
SCALE: 1"=30'

NOTE: GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.



- FITS:**
- BRIDGEWATER - V00**
MIN FOOTPRINT 50.33' X 46.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - LONGWOOD - V00**
MIN FOOTPRINT 50' X 47.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - MARYMOUNT - V01**
MIN FOOTPRINT 54' X 45.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - STRATFORD HALL - V01**
MIN FOOTPRINT 54' X 54.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - TYLER - V01**
MIN FOOTPRINT 40' X 54'
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - RADFORD - V00**
MIN FOOTPRINT 54' X 55'
- ALL ELEV
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - DANVILLE - V01**
MIN FOOTPRINT 40.33' X 56.33'
- ALL ELEV
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - BALDWIN - V01**
MIN FOOTPRINT 54.33' X 36.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - LONGWOOD - V00**
MIN FOOTPRINT 50' X 47.33'
- ELEV A & B
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - BRIDGEWATER - V00**
MIN FOOTPRINT 50.33' X 46.33'
- ELEV A
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - DANVILLE - V01**
MIN FOOTPRINT 40.33' X 56.33'
- ALL ELEV
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - LONGWOOD - V00**
MIN FOOTPRINT 50' X 47.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - TYLER - V01**
MIN FOOTPRINT 40' X 54'
- ALL ELEV
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)
 - BALDWIN - V01**
MIN FOOTPRINT 54.33' X 36.33'
- ALL ELEV
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE**
- WELLED EXIT POSSIBLE (STEPS)

- NOTES:**
- ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRIVEWELL.
 - MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY R-ED ZONE.
 - IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY ZONING REGULATIONS:
A. MAX ENCROACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANTILEVERED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK.
B. MAX ENCROACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, OBELIS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
C. MAX ENCROACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GRADE LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
D. MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK; A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
E. REFER TO SECTION 128.0.A.1.J.
PREVIOUS SECTION 128.A.1.J OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG THE REAR FACE OF A DWELLING ON A LOT WHEREIN ADJACENT OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CB-2-2012 (MAY 13, 2012).
 - V00 / V01 REFERS TO THE BUILDERS ARCHITECTURAL PLAN "VERSION".



NO.	REVISION	DATE
16	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 134, 146, 167 AND 169, TO RELOCATE DRIVEN ON LOTS 104 AND 175 AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21
17	TO REVISE HOUSE TYPE AND GRADING ON LOTS 153, 166 AND 173, AND TO ADD AN ALTERNATE ARRANGY FOR THE TYLER MODEL	1-7-21
14	TO REVISE HOUSE TYPE AND GRADING ON LOTS 74, 108 AND 162	10-29-20
11	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20
9	TO REVISE HOUSE TYPE AND GRADING ON LOTS 173, 188 AND TO REVISION THE HOUSE ON LOT 95	3-11-20

NO.	REVISION	DATE
16	TO REVISE HOUSE TYPE AND GRADING ON LOTS 105, 116, 134, 146, 167 AND 169, TO RELOCATE DRIVEN ON LOTS 104 AND 175 AND TO ADD THE LIBERTY MODEL AND TYLER 3-CAR GARAGE OPTION TO THE HOUSE TYPES SHEET	2-23-21
17	TO REVISE HOUSE TYPE AND GRADING ON LOTS 153, 166 AND 173, AND TO ADD AN ALTERNATE ARRANGY FOR THE TYLER MODEL	1-7-21
14	TO REVISE HOUSE TYPE AND GRADING ON LOTS 74, 108 AND 162	10-29-20
11	TO REVISE HOUSE TYPE AND GRADING ON LOT 107	6-9-20
9	TO REVISE HOUSE TYPE AND GRADING ON LOTS 173, 188 AND TO REVISION THE HOUSE ON LOT 95	3-11-20

SITE DEVELOPMENT PLAN
HOUSE TYPES & HOUSE BOX MATRIX PLAN
MAPLE LAWN SOUTH
PHASE 1 - SECTION 2 - LOTS 70-177 AND PHASE 2 - LOTS 183-186

TAX MAP 46 - GRID 2 - PARCEL 113 ZONED: R-ED-XXD-3
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DPZ REF: SEE SITE ANALYSIS, ITEM "0"

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N RIDGE ROAD, ELICHTON CITY, MD 21143 TEL: 410.461.7666 FAX: 410.461.8911

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193 EXPIRATION DATE: 09-27-2020

DESIGN BY: RVE
DRAWN BY: VETG
CHECKED BY: RHV
DATE: JANUARY 2019
SCALE: AS SHOWN
W.O. NO.: 11-34

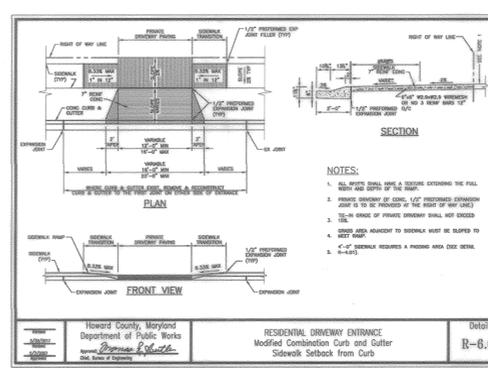
20 SHEET OF 20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

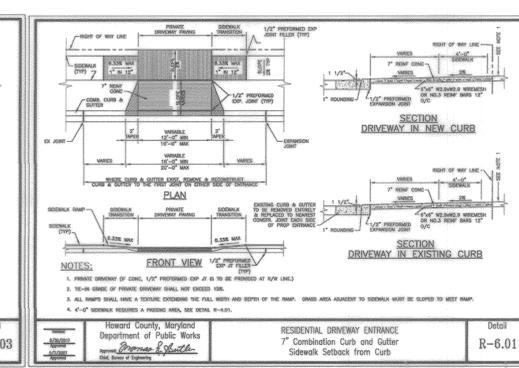
Chad Clark
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4-29-19

Keith D'Amico
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5-22-19

Walter J. Jelic
DIRECTOR
DATE: 5-28-19



RESIDENTIAL DRIVEWAY ENTRANCE
Modified Combination Curb and Gutter
Sloebank Setback from Curb
R-6.03



RESIDENTIAL DRIVEWAY ENTRANCE
7" Combination Curb and Gutter
Sloebank Setback from Curb
R-6.01