

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-TTII AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 41
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-95M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN, AREA OF BUILDABLE LOTS 139-154 & 168-188 FOR THIS SITE DEVELOPMENT PLAN, 215+ ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-17, ZB-95M, PB-255, MF-01-11, MF-03-02, F-03-01, F-03-40, F-04-01, F-04-02, F-04-42, F-05-01, F-05-02, F-05-12/13, 5-06-16, F-05-134, F-06-43, F-06-21, F-06-161, SDF-07-26, ZB-102M, PB-376, F-06-214 & F-06-015, SDF-07-136 and SDF-08-011, and F-209-115.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY (MQM) AND QUANTITY (GFV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-81 ON OPEN SPACE LOT 60 AND UNDER F-06-161 ON OPEN SPACE LOTS 214 & 215. THE PONDS WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY (ON O.S. 214) WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY THIS CONTRACT NO. 24-4328-D) AND THE WATER METER VAULTS ARE LOCATED IN THE ROOM.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST FITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE MIDTOWN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-06-161. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-06-161.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 5 & 6 TO SATISFY 5-01-17 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 6 AND THE GRADING PERMIT CHART ON SHEET 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DEVELOPMENT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AN CHIP COATING (1/2" MIN)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
E. DRAINAGE ELEMENTS - CAPABLE OF SATIALLY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THE TOWNHOUSE LOTS.
- BAY WINDOWS, HINDON HELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B.1(A) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN 5-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 12B.2.2 OF THE ZONING REGULATIONS AND THE APPROVED HLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-17, 5-06-16, PB-255, PB 376 AND ZB-95M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-95M AND THE DECISION AND ORDER FOR PB CASE NO. 255 (5-01-17) AND PB CASE NO. 376 AND 5-06-16.
- BUILDABLE LOTS 139-154 AND 168-188 SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- (see area below the sheet index for General Note #26)

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

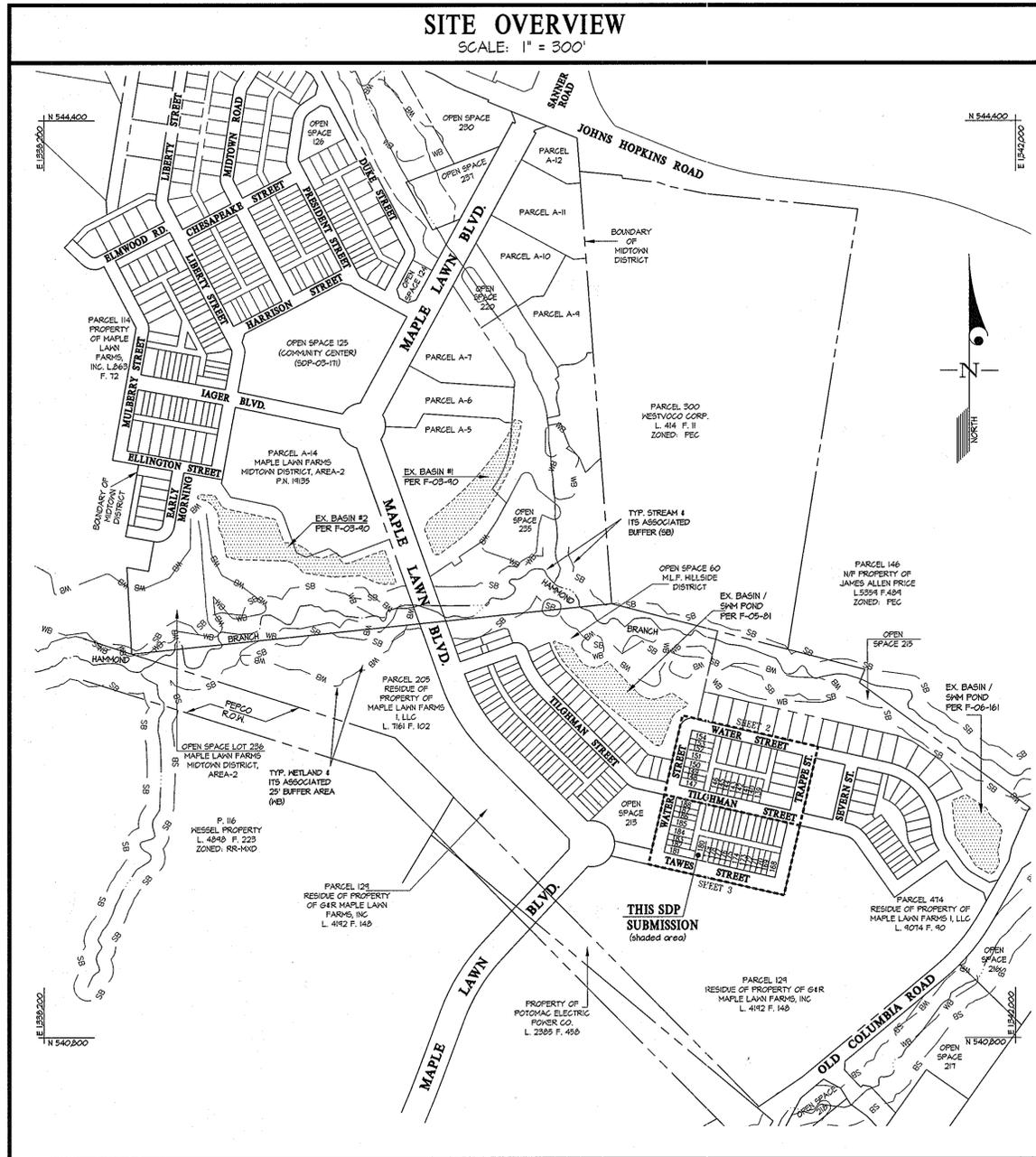
HILLSIDE DISTRICT -- AREA 3

LOTS 139 - 154 & 168 - 188

FIFTH ELECTION DISTRICT

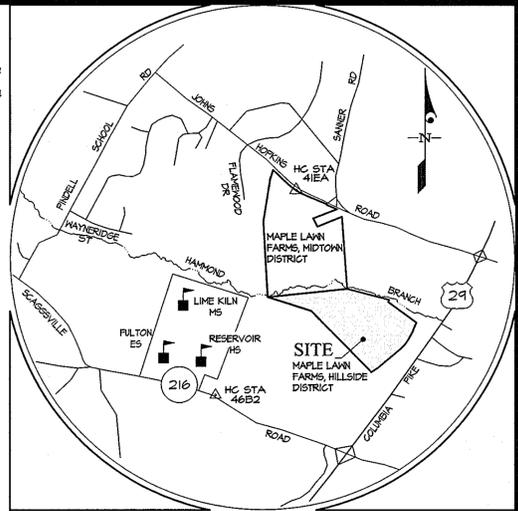
HOWARD COUNTY, MARYLAND

SITE OVERVIEW
SCALE: 1" = 300'



HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD83 VERTICAL DATA
41EA N 544825.801
E 1339217.444
ELV.=401.053
46B2 N 539481.7271
E 1331216.484
ELV.=414.671



VICINITY MAP
SCALE: 1" = 2000'

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (55% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (R) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (R) ***
1 (BUSINESS DISTRICT, AREA-1)	F-05-07	51.95	28.58	21.9 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-05-40	37.43	20.59	15.75 (42.1)	1.31	1.52 (41.7) (1)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.20	32.01	22.85 (39.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-3)	F-05-81	15.41	8.47	6.70 (43.3)	0.54	0.29 (4.3) (2)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	0.00	0.00	0.00	0.00	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-12/13	3.00	1.65	0.00	0.10	
5a (HILLSIDE DISTRICT, AREA-1)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	18.29	18.50 (55.9)	1.36	1.61 (8.7)
TOTAL		194.94	107.97	84.45 (42.5)	6.94	4.42 (11.1)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
** 10% OF THE OPEN SPACE PROVIDED MUST BE AVAILABLE FOR ACTIVE RECREATION.
*** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).
① 152 AC. = COMMUNITY CENTER (0.5, 125 = 5.01 AC.), 0.5, 126 (0.35 AC.) AND 0.5, 230 (1.16 AC.)
② 0.24 AC. = PATHWAYS
OPEN SPACE LOTS 126 AND 230 ARE CONSIDERED RECREATIONAL, SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-95M AND ZB-102M
B. PROPOSED USE OF SITE: 31 SFA RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER: TO BE UTILIZED (CONTRACT# 24-4328-D)
D. PARKING REQUIRED: 14 SPACES (2 SPACES/UNIT PER SFA; 13SD.2.2) + 12 SPACES (at 0.3 space/unit for overflow per Design Manual = 86 SPACES TOTAL PARKING PROVIDED: 14 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE) + 31 TANDEN SPACES (2 PER LOT) = 106 SPACES TOTAL (81% EXCESS)
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 215+ AC.
B. AREA OF THIS PLAN SUBMISSION: 258+ ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 258+ ACRES
- LOT DESIGNATION:
LOT TYPE LOT NUMBERS MINIMUM LOT SIZE MIN. LOT WIDTH AT FROM BRL. MAX. BUILDING HT.
TOWNHOUSE 139-154 & 168-188 N/A N/A 50' (MEAN HT.)
- STRUCTURE SETBACKS PER F-06-161 AND PLAT 18744/50
LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS
TOWNHOUSE 0 NONE 20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
A. BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE 30' APART.
D. EXCEPTIONS TO SETBACK REQUIREMENTS: SECTION 12B.1(A) APPLIES, EXCEPT FOR THE FOLLOWING:
• PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS, WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE. PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
• STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 45" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
• MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.
E. HABITABLE SPACE AND/OR OPEN/ENCLOSED GARAGES MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS, IN ACCORDANCE WITH APPLICABLE POLICY FOR M.F. LOT GROUPS

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
139-146	0.92 AC	\$1560.00	\$ 100.00
147-154	0.60 AC	\$2580.00	\$ 100.00
168-180	0.84 AC	\$ 2,180.00	\$ 100.00
181-188	0.82 AC	\$2580.00	\$ 100.00
TOTAL	3.22 AC	\$ 9,000.00	\$ 400.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 2 YEARS OF ITS APPROVAL.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN, SITE DETAILS
- SITE DEVELOPMENT PLAN, SITE DETAILS
- SEDDIMENT CONTROL PLAN, NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
139	1831 TILGHMAN STREET	168	1841 TAVES STREET
140	1824	169	1834
141	1821	170	1831
142	1825	171	1835
143	1821	172	1833
144	1811	173	1831
145	1811	174	1827
146	1815	175	1825
147	1720 WATER STREET	176	1823
148	1722	177	1821
149	1724	178	1819
150	1726	179	1817
151	1730	180	1815
152	1732	181	1712 WATER STREET
153	1734	182	1704
154	1736	183	1706
		184	1708
		185	1712
		186	1714
		187	1716
		188	1718

WATER CODE: E21
SEWER CODE: 1645000

DEVELOPMENT NAME: MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 3
DISTRICT/AREA: HILLSIDE/AREA-3
LOTS: 139-154 & 168-188
CENSUS TRACT: 605102

PLAT: 18744-18750, 10000
ZONE: MXD-3
TAX MAP: 41
GRID: 22
ELEC. DIST.: 5

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: June 5, 2008
Ks

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Markie DeLaugh* 6/5/08
Chief, Division of Land Development: *Chad Klemm* 6/24/08
Chief, Development Engineering Division: *William...* 6/25/08

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2010.
8/19/08

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-889-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. ET. AT. 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 attn: CHARLIE O'DONOVAN
BUILDER (CONTRACT PURCHASER): NVR inc. 6025 Marshalee Dr. Elkridge, MD 21075 410-379-5956

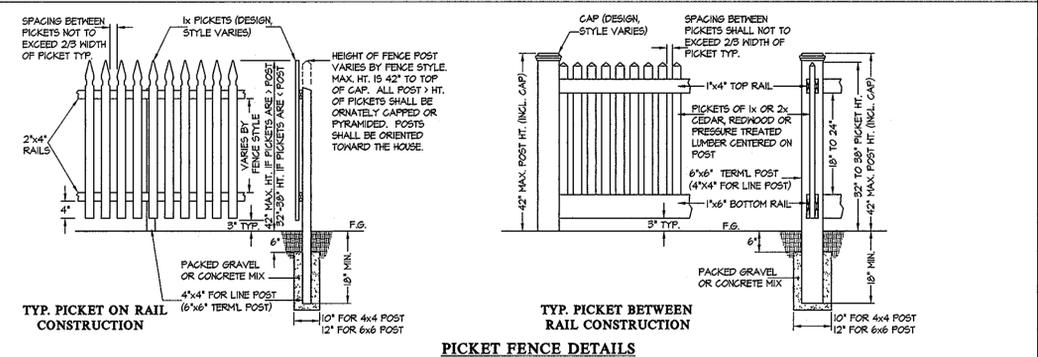
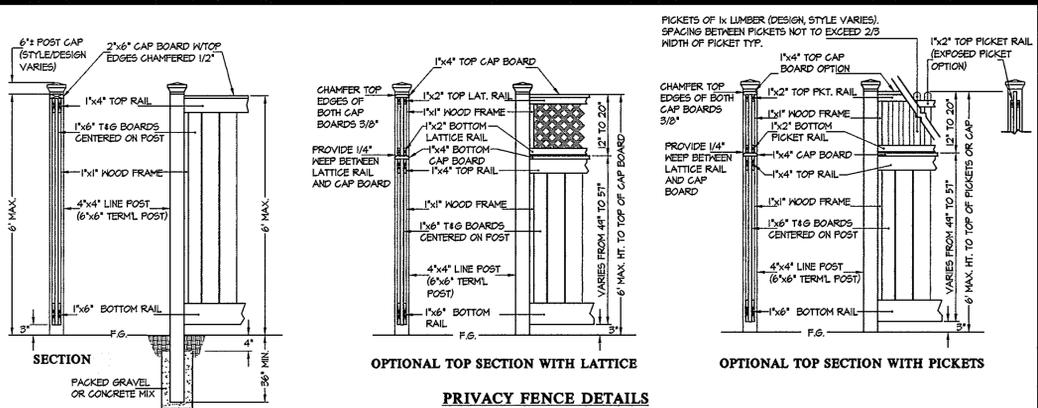
COVER SHEET
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 139-154 & 168-188 (SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 and 10000

ELECTION DISTRICT No. 5

SCALE: AS SHOWN	ZONING: MXD-3	G. L. W. FILE No.: 09013
DATE: JULY/2008	TAX MAP - GRID: 41	SHEET: 1 OF 6

HOWARD COUNTY, MARYLAND

04001\06014\SDP-SFA-SFA-areo 3\06014-CS.dwg DES.mbt DRN.klp CHK.mbt
8/03/09 revised landscape surety amounts
DATE REVISION BY APPR.



FENCE NOTES:

- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
- ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1414 FOLIO 212 THROUGH 366).
- SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
- THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR M.L.F.
- FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
- FENCE POSTS SHALL BE SPACED EVENLY WITH A 6" SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
- THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
- FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
- MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
139	376.25	147	387.26		
140	371.02	148	389.14		
141	371.54	149	385.82		
142	378.04	150	381.51		
143	378.60	151	378.78		
144	374.02	152	378.50		
145	374.54	153	374.75		
146	380.04	154	370.54		

INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
139	380.50	389.81	147	389.40	386.60
140	381.21	384.71	148	380.54	388.10
141	381.52	389.01	149	374.75	382.40
142	382.23	388.91	150	378.61	378.80
143	382.54	388.81	151	379.29	378.00
144	388.31	386.61	152	372.78	376.00
145	388.56	387.12	153	371.48	375.20
146	384.44	387.81	154	364.94	375.30

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

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
139	380.50	389.81	147	389.40	386.60
140	381.21	384.71	148	380.54	388.10
141	381.52	389.01	149	374.75	382.40
142	382.23	388.91	150	378.61	378.80
143	382.54	388.81	151	379.29	378.00
144	388.31	386.61	152	372.78	376.00
145	388.56	387.12	153	371.48	375.20
146	384.44	387.81	154	364.94	375.30

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

FENCE NOTES and DETAILS SCALE: 1"=20'

NOTES:

- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK ESMT.
- BRICK TOP ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL M/C'S TO THE SUBJECT LOTS OF THIS SP-01 1/2" PER CONTRACT #24-4328-D AND THE WATER METER VAULTS ARE IN THE R/W.
- SEE THE CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1414 FOLIO 212 THROUGH 366).
- ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- ANY NECESSARY YARD DRAIN INLETS ARE 12" NYLON/PLAST INLINE DRAIN MODEL NO. 271242 (N OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (HDPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8 MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 1/2" MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
- INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.

WASTE MANAGEMENT NOTES:

- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRUCKS CAN MANEUVER THROUGH THE TURN WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE HAZARDOUS WASTE HAS BEEN EXECUTED.
- TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE. (LOTS 181-184)
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
- THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
- APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS AS REQUIRED.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12478, EXPIRATION DATE: MAY 26, 2010.

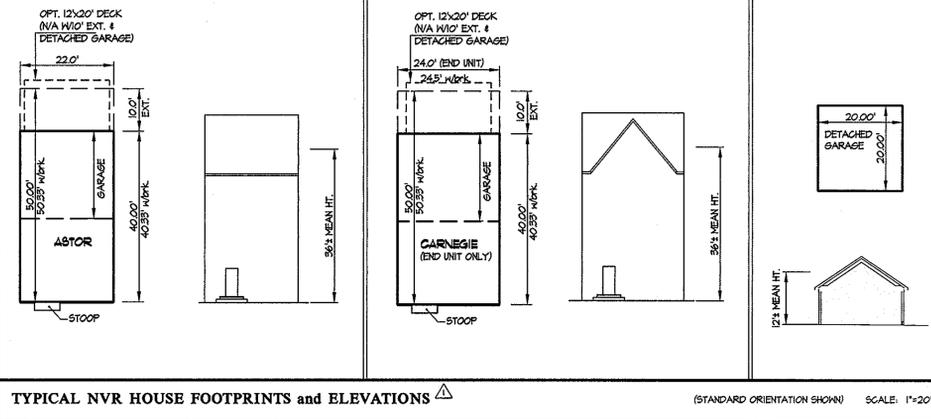
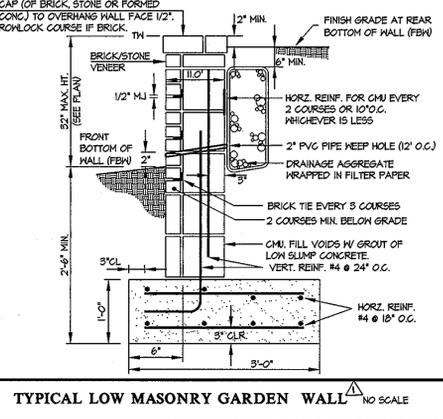
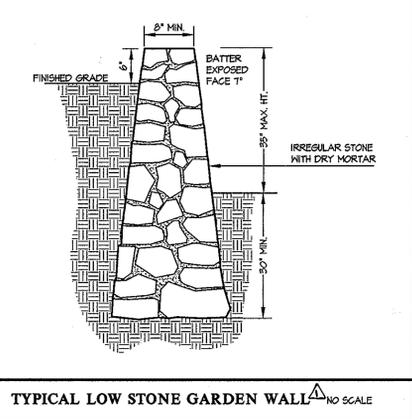
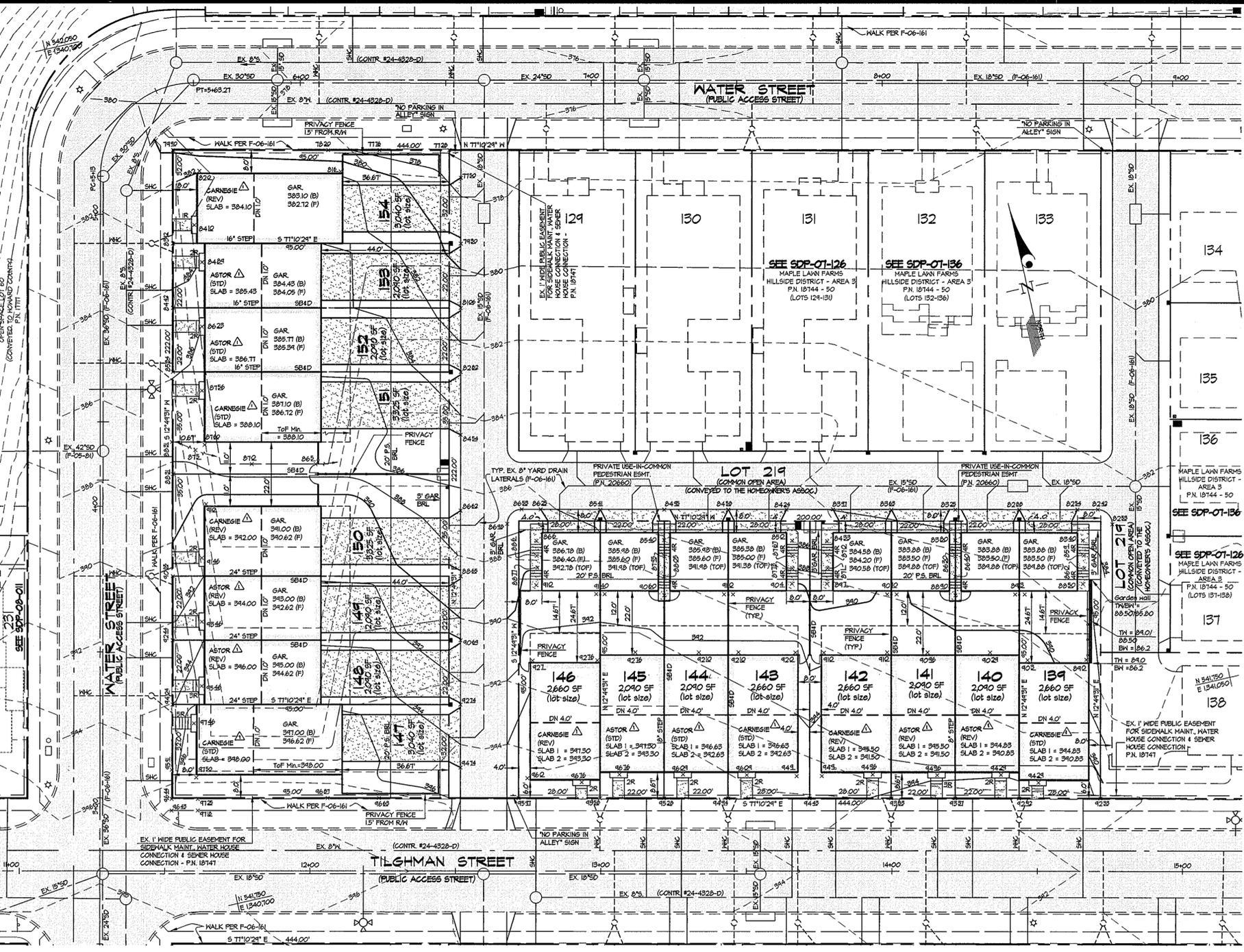
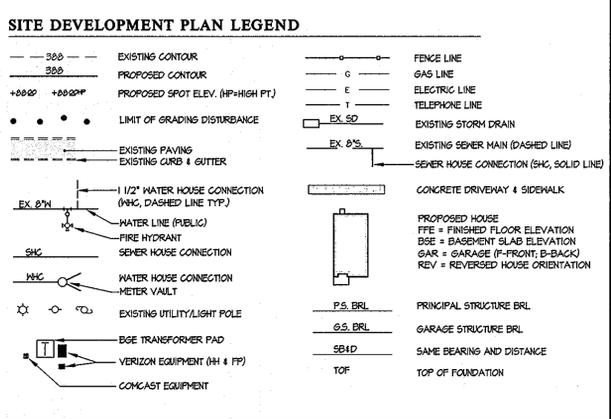
7-23-09

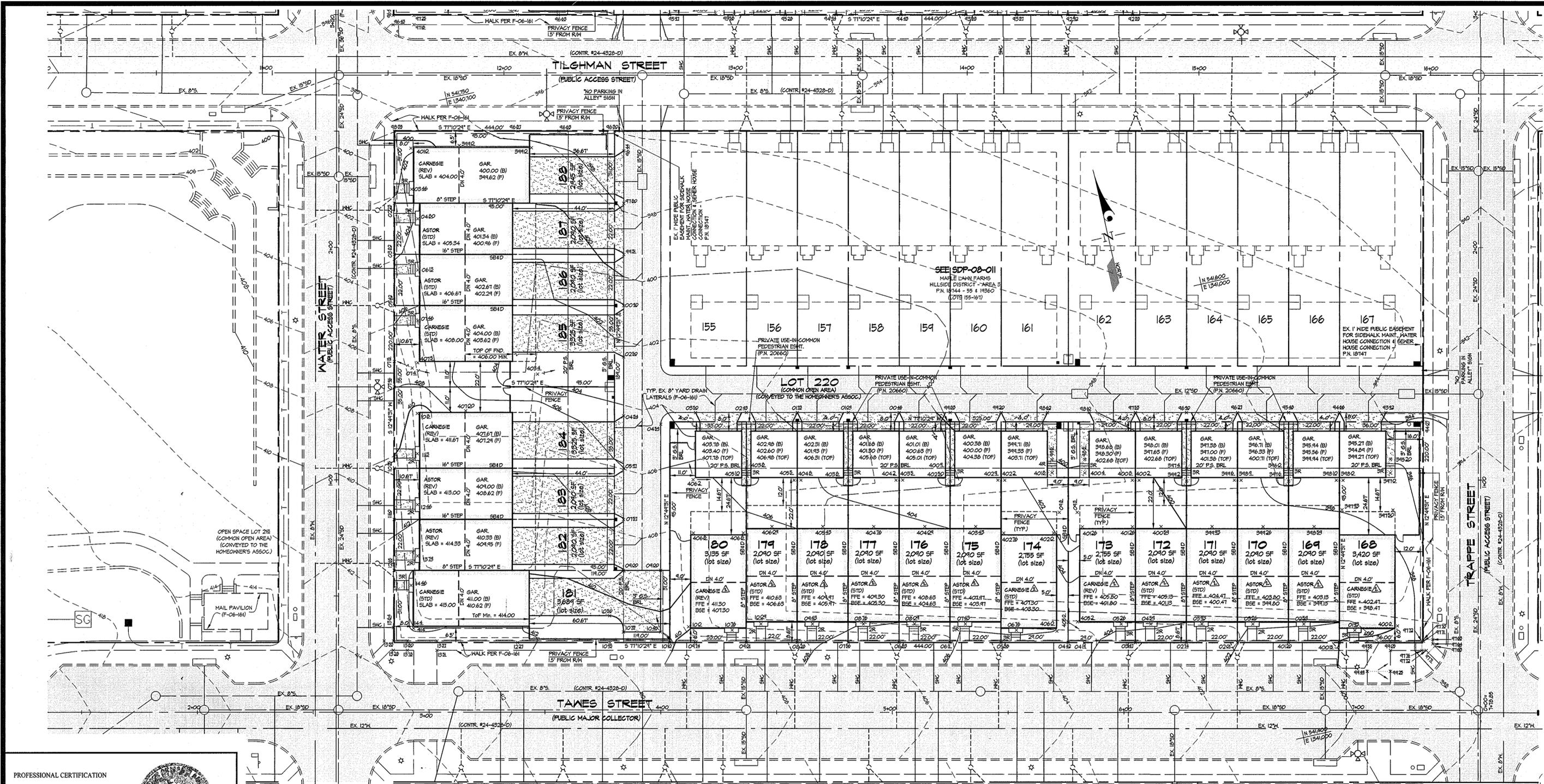
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Norma Spiller 8/17/09
Director, DEP. Date

Cindy Hamota 8/17/09
Chief, Division of Land Development Date

Chad Williams 8/17/09
Chief, Development Engineering Division Date





PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1278, EXPIRATION DATE: MAY 26, 2010.

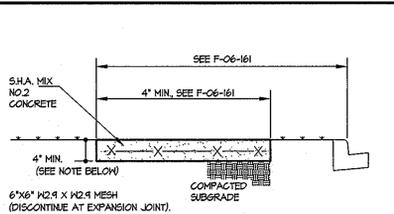


APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: **JULY 5, 2008**

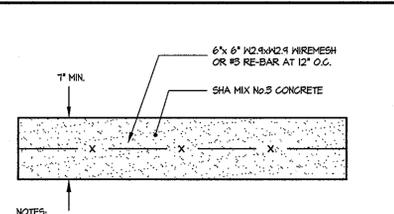
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas E. Suttler 8/17/08
Director, DEP. Date
Candy Hammit 8-7-09
Chief, Division of Land Development Date
William 8/17/08
Chief, Development Engineering Division Date



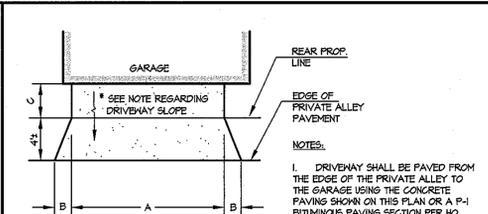
SIDEWALK PAVEMENT SECTION NO SCALE

NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER NO. CO. DET. R-3.05.



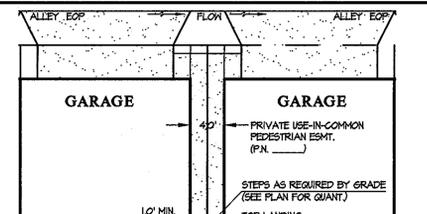
CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
3. FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R-01-0-04.
4. FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R-2.01 (P-1 SECTION).



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

NOTES:
1. DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING THE CONCRETE PAVING SHOWN ON THIS PLAN OR A P-1 BITUMINOUS PAVING SECTION PER NO. CO. STD. DETAIL R-2.01
2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1/8" MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 1/4" (MAX. ON THE LOW SIDE)



SHARED PEDESTRIAN ACCESS DETAIL SCALE: 1" = 10'

(LOTS 140414, 1444145, 1614110, 114112, 1754116, 114117B, 1141180)

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.				INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.			
LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION
168	348.71	341.5	181	341.90	342.4	168	348.26
164	340.35	343.1	182	344.35	342.9	164	342.54
170	340.75	343.6	183	345.41	342.0	170	341.25
171	341.10	344.5	184	345.21	343.6	171	341.72
172	342.22	345.0	185	344.42	344.0	172	342.61
173	343.34	346.1	186	344.26	345.6	173	343.20
174	343.88	346.7	187	340.41	344.4	174	344.22
175	345.11	348.2	188	341.51	342.0	175	345.15
176	345.51	348.4				176	345.52
177	346.62	349.4				177	346.51
178	346.94	349.7				178	347.20
179	347.41	400.0				179	347.84
180	348.12	401.4				180	348.58

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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

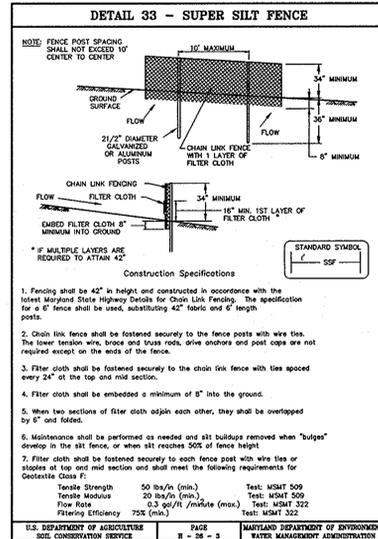
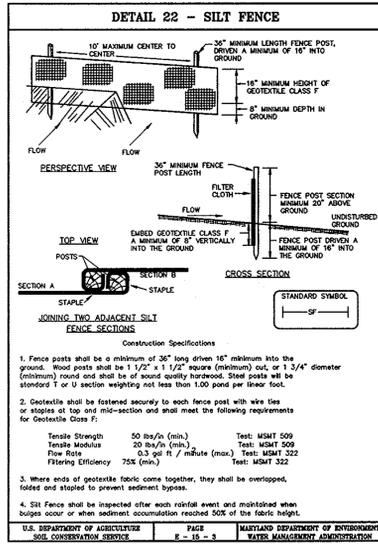
DATE	REVISION	BY	APPR.
7/22/2009	RESITED LOTS 168-180 WITH NEW HOUSE TYPES		KLP
8/12/09	RESITED LOTS 181-188 WITH NEW HOUSE TYPES AND ADD NEW FOOTPRINTS & ELEVATIONS		

PREPARED FOR:
PROPERTY OWNER (SELLER):
G & R MAPLE LAWN, INC., ET. AT.
1829 RESTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
attn: CHARLIE O'DONOVAN

BUILDER (CONTRACT PURCHASER):
NVR INC.
6805 MARSHALLEE DRIVE
ELKRODGE, MD 21075
PH: (410) 379-5956

(REVISED) SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 139-154 & 168-188
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 and 20660
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
JULY/2008	41	3 OF 6



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2010.

7-23-09

ENGINEER'S CERTIFICATE

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

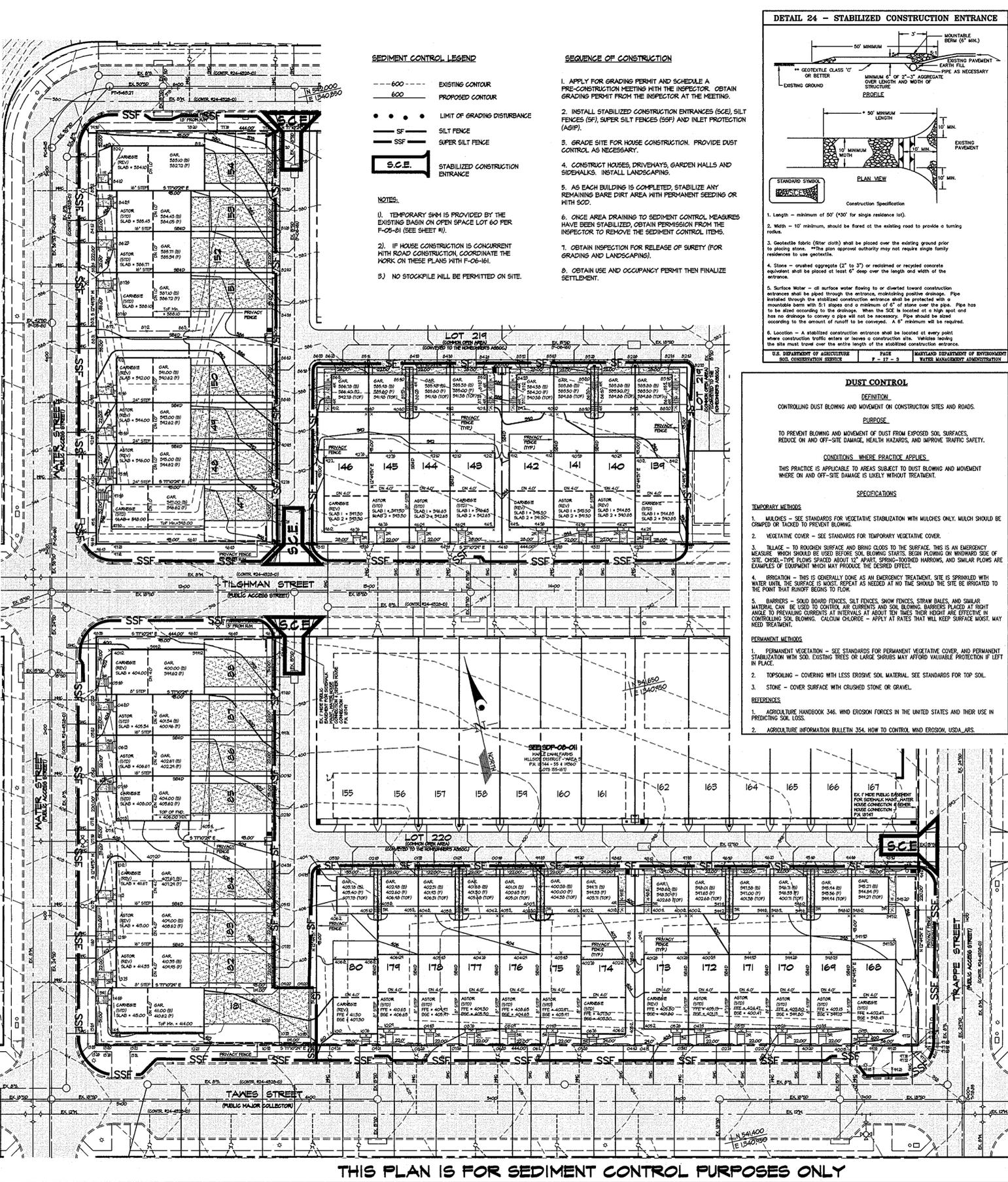
7/23/09

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: June 5, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director, DEP. 8/17/09
Chief, Division of Land Development 8-17-09

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20885
TEL: 301-421-4024 FAX: 301-421-4186



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE HERE:

- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUOUS SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
- THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USGS-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CLINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRADUAL LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (SEE SEEING NOTES).
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETINGS TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING COVER 1 LINE AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC MATTER CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISGAIATION OF PHOTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (SEE SEEING NOTES).

TOPSOIL APPLICATION

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- AREAS ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
- TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY NET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL 4" LAYER OF LIME AND COVERING WITH COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

- COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 9.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
- COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA SUB-41, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/15.

BUILDER'S CERTIFICATE

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

7/30/09

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1655
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1914 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 14 CALENDAR DAYS FOR ALL PERMANENT SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1914 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

AREA LOCATION	LOTS 139-144	LOTS 145-154	LOTS 168-180	LOTS 181-188
TOTAL AREA OF SITE	0.444 AC.	0.621 AC.	0.114 AC.	0.501 AC.
AREA DISTURBED	0.521 AC.	0.621 AC.	0.244 AC.	0.621 AC.
AREA TO BE ROOFED OR PAVED	0.421 AC.	0.481 AC.	0.671 AC.	0.501 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.021 AC.	0.141 AC.	0.114 AC.	0.121 AC.
TOTAL CUT	5201 CY	5201 CY	5201 CY	5201 CY
TOTAL FILL	5201 CY	5201 CY	5201 CY	5201 CY
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE	NONE

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (2 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARBOR OR DISC INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (2 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (25 LBS/1000 SQ FT) BEFORE SEEDING. HARBOR OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (25 LBS/1000 SQ FT) OF KEEPING LOVERGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (6 GALLON/50 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 3 FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GALLON/50 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 15, SEED WITH 3 LBS PER ACRE OF KEEPING LOVERGRASS (OT LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (6 GALLON/50 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 3 FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GALLON/50 SQ FT) FOR ANCHORING.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA SUB-41, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/15.

DATE	7/12/09	REVISION	RESITE LOTS 139-154 & 168-188
DATE	7/12/09	REVISION	RESITE LOTS 139-154 & 168-188
DATE	7/12/09	REVISION	RESITE LOTS 139-154 & 168-188

PREPARED FOR: MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 139-154 & 168-188 (SFA RESIDENTIAL USE)
PLAT No. 18744-18750 and 20660

PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC., ET. AL.
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ETH: CHARLIE O'DONOVAN

BUILDER (CONTRACT PURCHASER): NVR INC.
6805 MARSHALEE DRIVE
ELKRODGE, MD 21075
PH: (410) 379-5956

SCALE: 1" = 30'

ZONING: MXD-3

G. L. W. FILE NO.: 09013

DATE: JULY 2008

TAX MAP - GRID: 41

SHEET: 4 OF 6

HOWARD COUNTY, MARYLAND

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT NO.	REQUIRED PLANTINGS: SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BRL (SHADE TREES ARE NOT REQUIRED).		REQUIRED PLANTINGS: ON CORNER LOTS ONLY, PROVIDE 1/4 OF SIDE BLDG. LENGTH		PLANTINGS PROVIDED	COMMENTS
	LOT WIDTH	SHRUBS REQUIRED	SIDE BLDG. LENGTH	SHRUBS REQUIRED		
134	22'	7	N/A	N/A	7	
140	22'	6	N/A	N/A	6	
141	22'	6	N/A	N/A	6	
142	28'	7	N/A	N/A	7	
143	28'	7	N/A	N/A	7	
144	22'	6	N/A	N/A	6	
145	22'	6	N/A	N/A	6	
146	28'	7	N/A	N/A	7	
147	22'	6	54.33'	N/A	22	
148	22'	6	N/A	N/A	6	
149	22'	6	N/A	N/A	6	
150	35'	4	N/A	N/A	4	
151	35'	4	N/A	N/A	4	
152	22'	6	N/A	N/A	6	
153	22'	6	N/A	N/A	6	
154	32'	8	54.33'	14	22	
168	36'	4	70.33'	18	21	
169	22'	6	N/A	N/A	6	
170	22'	6	N/A	N/A	6	
171	22'	6	N/A	N/A	6	
172	22'	6	N/A	N/A	6	
173	24'	8	N/A	N/A	8	
174	24'	8	N/A	N/A	8	
175	22'	6	N/A	N/A	6	
176	22'	6	N/A	N/A	6	
177	22'	6	N/A	N/A	6	
178	22'	6	N/A	N/A	6	
179	22'	6	N/A	N/A	6	
180	35'	4	N/A	N/A	4	
181	31'	8	54.33'	14	22	
182	22'	6	N/A	N/A	6	
183	22'	6	N/A	N/A	6	
184	35'	4	N/A	N/A	4	
185	35'	4	N/A	N/A	4	
186	22'	6	N/A	N/A	6	
187	22'	6	N/A	N/A	6	
188	31'	8	54.33'	14	22	

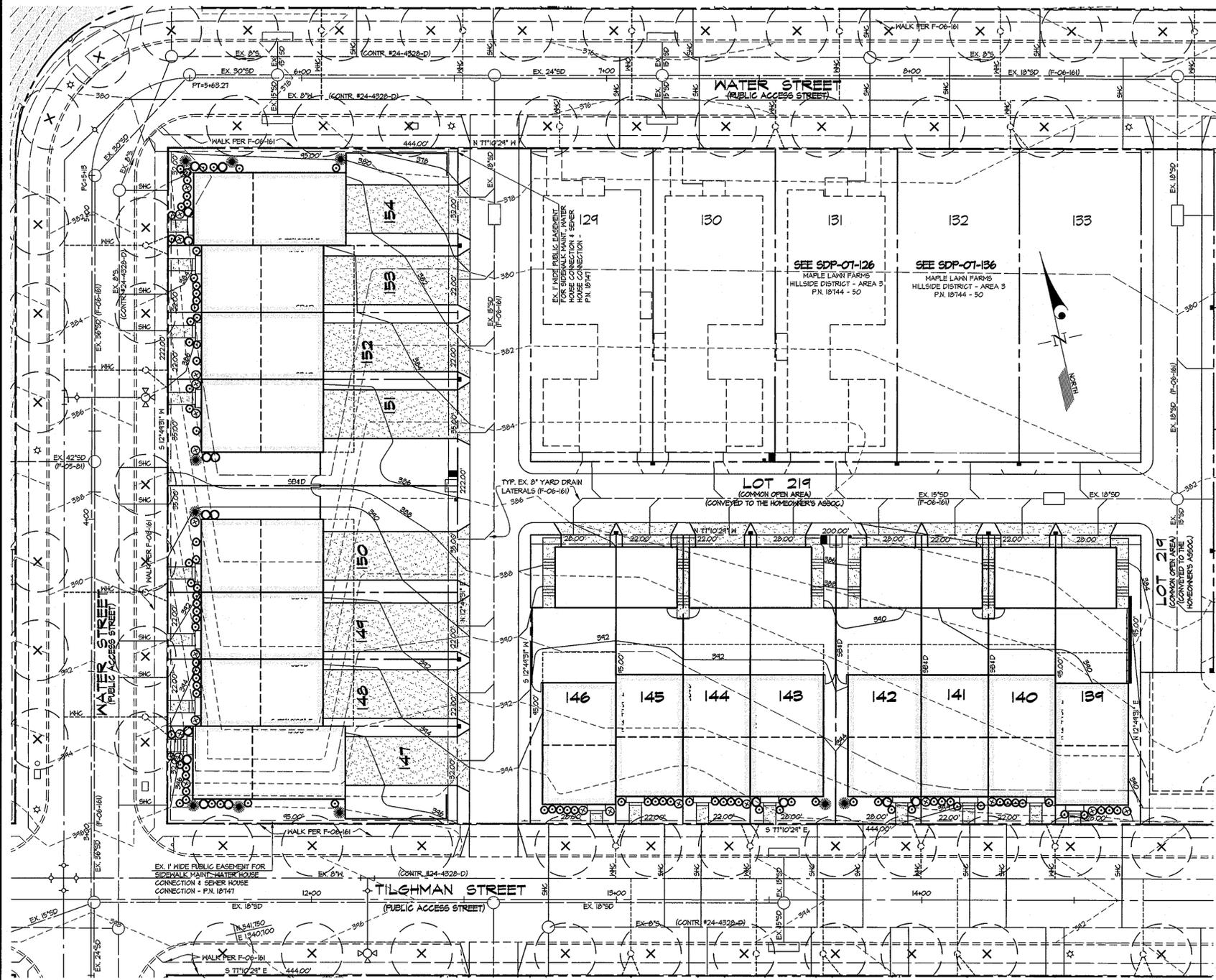
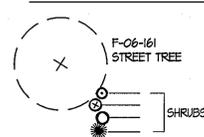
LANDSCAPE SURETY PER LOT

LOT NO.	PLANT QUANTITY		SURETY AMOUNT
	SHRUBS		
134	7		\$210.00
140	6		\$180.00
141	6		\$180.00
142	7		\$210.00
143	7		\$210.00
144	6		\$180.00
145	6		\$180.00
146	7		\$210.00
147	22		\$660.00
148	6		\$180.00
149	6		\$180.00
150	4		\$120.00
151	4		\$120.00
152	6		\$180.00
153	6		\$180.00
154	22		\$660.00
168	21		\$630.00
169	6		\$180.00
170	6		\$180.00
171	6		\$180.00
172	6		\$180.00
173	8		\$240.00
174	8		\$240.00
175	6		\$180.00
176	6		\$180.00
177	6		\$180.00
178	6		\$180.00
179	6		\$180.00
180	4		\$120.00
181	22		\$660.00
182	6		\$180.00
183	6		\$180.00
184	4		\$120.00
185	4		\$120.00
186	6		\$180.00
187	6		\$180.00
188	22		\$660.00
TOTAL	330		\$1,900.00

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
○	184	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNPO PINK', 'SUNPO WHITE', 'KADNPO', 'COTONEASTER DANMEREI', 'CORAL BEAUTY', 'COTONEASTER HORIZONTALIS', 'TOM THUMB', 'TOM THUMB COTONEASTER', 'JUNIPERUS HORIZONTALIS VAR.', 'JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'MILTONI BLUE RUG', 'JUNIPERUS PROCEMBENS NANA', 'DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
⊙	64	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANARE VALLEY WHITE', 'HERSHEY RED', 'WIND CRIMSON', 'BERBERIS THUNDERBOLT', 'ATROPURPUREA', 'CRIMSON PYGMY', 'CRIMSON PYGMY BARBERRY', 'DEUTZIA GRACILIS', 'SLENDER DEUTZIA', 'ILEX CRENATA 'HELLE', 'DWARF JAPANESE HOLLY', 'ILEX GLABRA 'COMPACTA', 'DWARF INEBERRY', 'MAHONIA AQUIFOLIUM', 'OREGON GRAPE HOLLY', 'SPIREA JAPONICA 'SNOWMOUND', 'SNOWMOUND SPIREA	ALL CONTAINERIZED
○	52	ALL 24" - 30" SPREAD ± 25" - 3" HT.	EUONYMUS ALATUS 'COMPACTA', 'DWARF WINGED EUONYMUS', 'EUONYMUS QUATRECHVIDUS 'HAWAIIAN', 'HAWAIIAN EUONYMUS', 'MAHONIA BEALEI', 'LEATHERLEAF MAHONIA', 'OSMANTHUS HETEROPHYLLUS 'SULTIDE', 'SHEET HOLLY', 'RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSE', 'ROSEUM ELEGANS)', 'RHODODENDRON 'PINK', 'PINK RHODODENDRON', 'TAXUS CUSPIDATA 'NANA', 'DWARF JAPANESE YEW', 'VIBURNUM GALESI', 'KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
●	25	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. 'WINTERBERRY', 'HOLLY VAR. (CARDINAL, 'LIM DANDY', 'RED SPRITE', 'WINTER RED', 'SPARKLEBERRY)', 'JUNIPERUS CHINENSIS 'BLUE POINT', 'BLUE POINT JUNIPER', 'TAXUS MEDIA 'HICKSII', 'HICKS YEW', 'TILIA OCCIDENTALIS 'EMERALD GREEN', 'EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

LEGEND



NOTE: SET ROOT BALL AT OR SLIGHTLY ABOVE FINISH GRADE.

CONTAINERS TO BE REMOVED PRIOR TO PLANTING. SCARIFY ROOT EDGES TO STIMULATE GROWTH.

3" MULCH - AS SPECIFIED

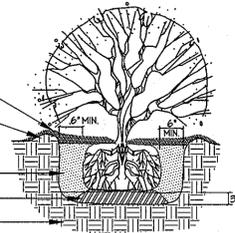
MOUND EARTH SAUCER (FOR ISOLATED PLANTING SITUATION)

PLANTING BACKFILL MIXTURE

SCARIFY SOIL BELOW ROOTBALL

EXISTING SOIL

SHRUB PLANTING DETAIL



NOTE: PRIOR TO PLANTING CUT POT-BOUND ROOTS. AFTER PLANTING, THE ENTIRE GROUND COVER BEYOND SHALL BE THOROUGHLY WATERED.

3" MULCH

BACKFILL WITH PREPARED SOIL MIX -

1/3 TOPSOIL

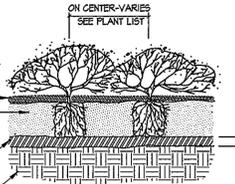
1/3 EXISTING SOIL

1/3 ORGANIC AMENDMENTS

SCARIFY TO 3" DEPTH

UNDISTURBED SOIL

GROUNDCOVER PLANTING DETAIL



THIS PLAN IS FOR PLANTING PURPOSES ONLY

APPROVED PLANNING BOARD OF HOWARD COUNTY
Date: June 5, 2008

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 AND THE HLP LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED: *Thomas J. Buttle* 8/17/09
Director, DEP.
Cathy Hamer 8/17/09
Chief, Division of Land Development
Bill Peterson 8/17/09
Chief, Development Engineering Division

Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT
933 LANDSCAPE
DATE: 7/30/09

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-985-2524 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC., ET. AL.
1829 REISTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
attn: CHARLIE O'DONOVAN

BUILDER (CONTRACT PURCHASER): NVR INC.
6805 MARSHALEE DRIVE
ELK RIDGE, MD 21075
PH: (410) 379-5956

(REVISED) LANDSCAPE PLAN, NOTES & DETAILS
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 139-154 & 168-188
(SFA RESIDENTIAL USE)
PLAT Nos. 18744-18750 and 20660
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
JULY/2008	41	5 OF 6

L:\CAD\DRAWINGS\04001\09013\HILLSIDE-3 SFA\SP\09013-LS (Area3).dwg DES. MBT DRN. KLP CHK.

7/22/09 RESITE LOTS 139-154 WITH NEW HOUSE TYPES AND ADD REVISE PLANTINGS REVISION

BY: APPR:

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PE CASE No. 318.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREPPED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 9,900.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
350 SHRUBS AT \$30/SHRUB = \$ 9,900.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-318-2350. SEE THE CHART ON SHEET 5 FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

- NOTES:**
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

DEVELOPER'S/BUILDER'S CERTIFICATE

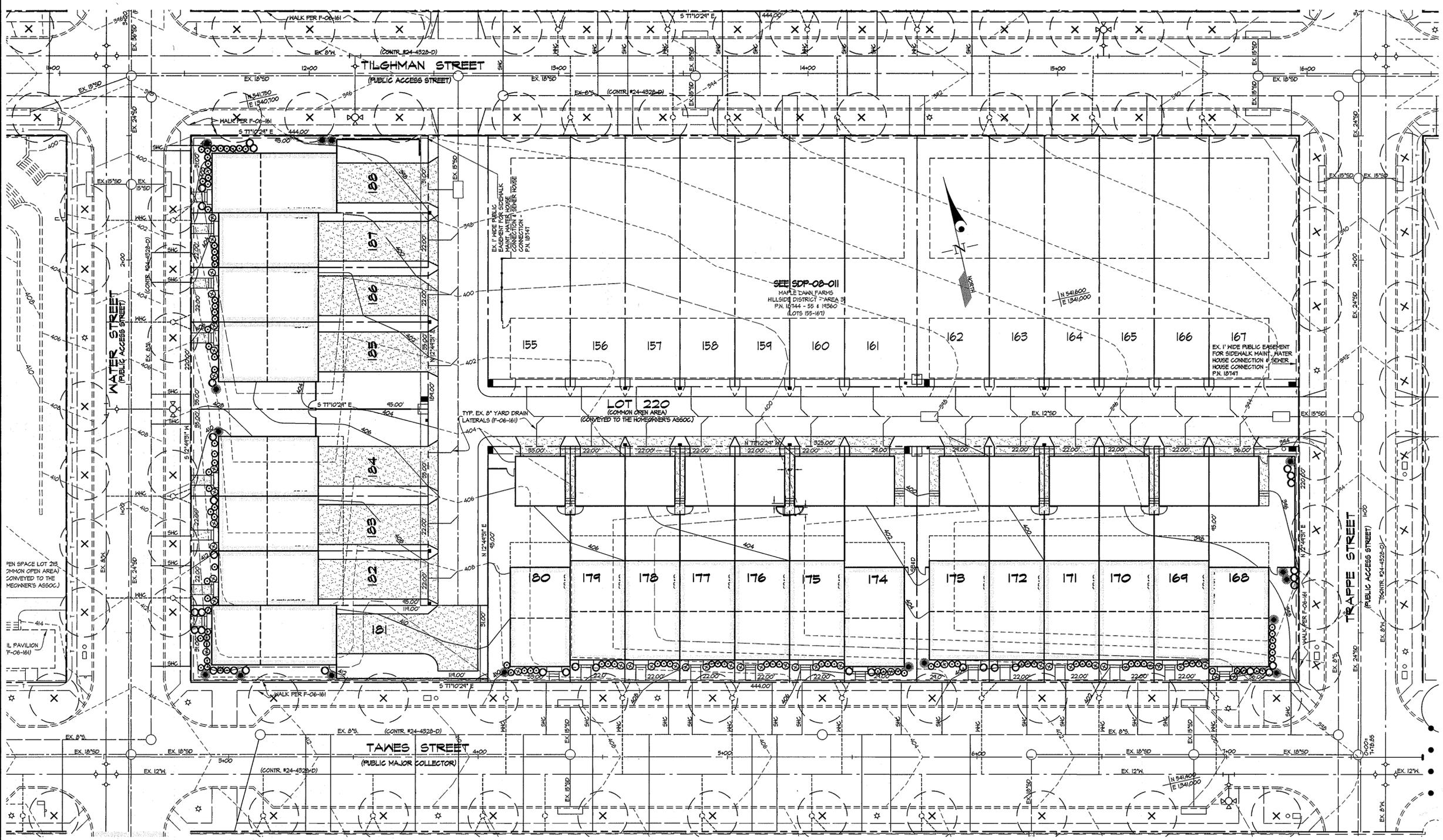
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT I/WE HAVE OBTAINED A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME NVR, INC. DATE 7/30/09

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date June 5, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas J. Butler 8/17/09
 Director, DEP. Date
Andy Hornett 8-17-09
 Chief, Division of Land Development Date
Bill Williams 8/17/09
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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THIS PLAN IS FOR PLANTING PURPOSES ONLY

DATE: 7/22/2009	REVISION: RESITED LOTS 168-188 WITH NEW HOUSE TYPES AND ADD REVISE PLANTINGS	BY: [Signature]	APPR: [Signature]	PREPARED FOR: PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC., ET. AT. 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 attn: CHARLIE O'DONOVAN BUILDER (CONTRACT PURCHASER): NVR, INC. 6805 MARSHALEE DRIVE ELKCRIDGE, MD 21075 PH: (410) 379-5956	(REVISED) LANDSCAPE PLAN, NOTES & DETAILS MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 3: LOT Nos. 139-154 & 168-188 (SFA RESIDENTIAL USE) PLAT Nos. 18744-18750 and 20660 ELECTION DISTRICT No. 5	SCALE: 1"=20' DATE: JULY/2008	ZONING: MXD-3 TAX MAP - GRID: 41	G. L. W. FILE No.: 09013 SHEET: 6 OF 6
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