

# MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

## HILLSIDE DISTRICT -- AREA 4

### LOTS 241-252, 350-361, 265-288 and 363-374

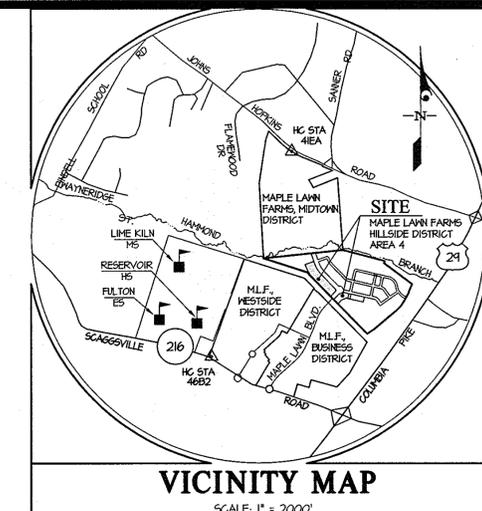
## FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

#### HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA &  
NVD88 VERTICAL DATA

41EA N 544825.804  
E 1394217.444  
ELV.: 407.053

46B2 E 539481.1271  
E 131218.484  
ELV.: 414.671



VICINITY MAP  
SCALE: 1" = 2000'

#### GENERAL NOTES

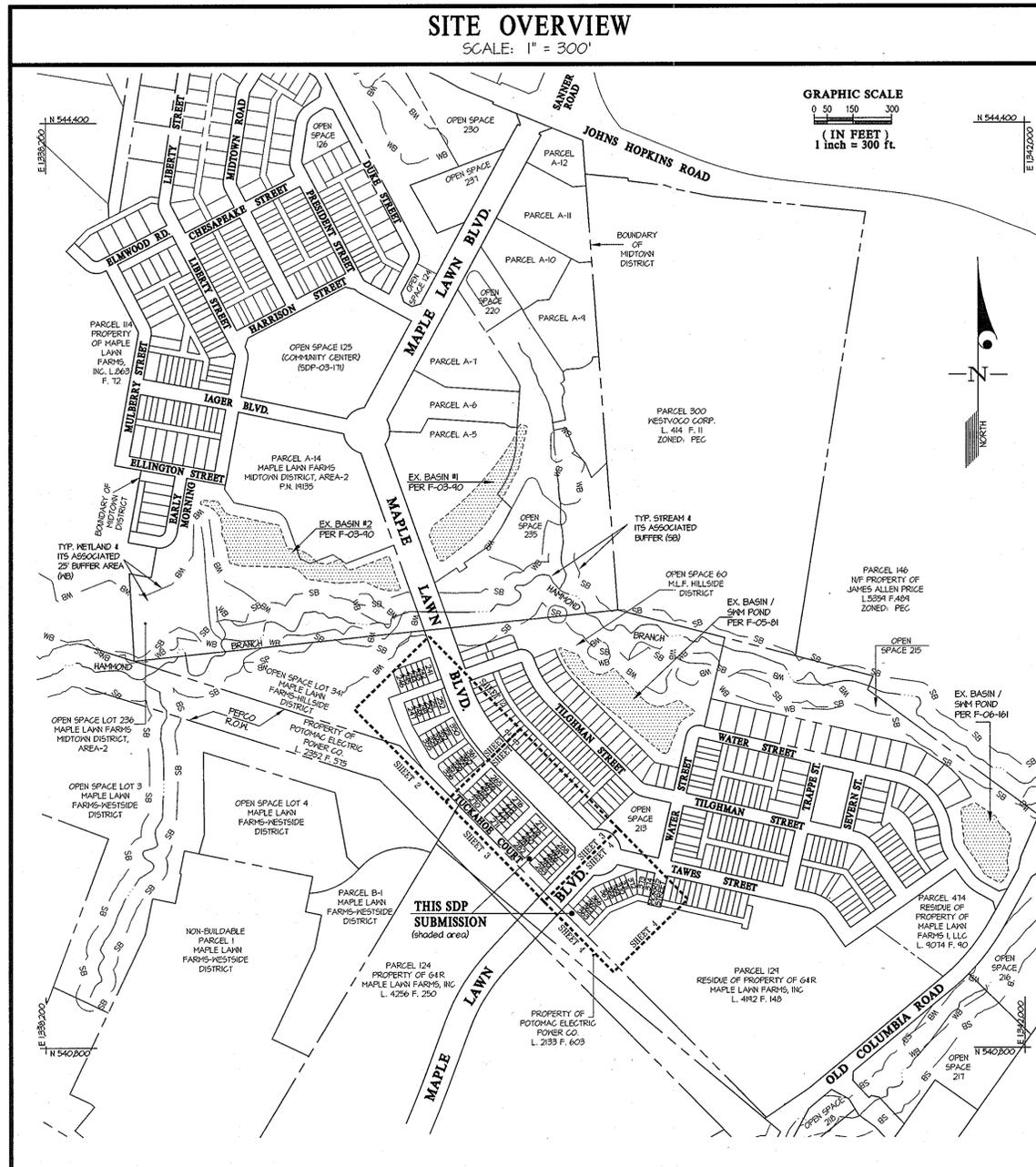
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUMBING STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
TAX MAP: 41  
ELECTION DISTRICT: 5  
ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-09-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/20/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS Nos. 241-252, 265-288, 363-374 FOR THIS SITE DEVELOPMENT PLAN. 3.05± ACRES.  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: 5-01-11, ZB-495M, PB-253, MP-01-11, MP-05-02, F-05-01, F-03-10, F-04-01, F-05-02, F-04-42, F-05-01, F-05-02, F-05-11/12/13, 5-06-16, F-05-13/1, F-06-43, F-08-17, F-06-16, ZB-0394, PB-378, F-08-12, F-10-002, F-10-46 & SFP-09-063.
- 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 RADIAL TO THE ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-08-072 AND 6 L.K. FIELD SURVEY DONE IN SEPT/2008, MAY/2004 AND SEPT/2004.
- COORDINATES ARE BASED ON NAD83 MARIAN COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY (QW) AND QUANTITY (QV) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-01 ON OPEN SPACE LOT 60 AND UNDER F-06-16 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 MHS CONTRACT Nos. 24-4328-D, 24-4430-D & 24-4521-D) AND THE WATER METER VAULTS ARE LOCATED IN THE UTILITY AND PUBLIC ROAD ROOM.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CORNER 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 MDTOWN 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-08-072. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-072.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 1 & 9) TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4 AND THE GRADING PERMIT CHART ON SHEET 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)  
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1-1/2" MIN)  
C. GEOMETRY - MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 49' TURNING RADIUS  
D. STRUCTURES (GARAGES/DRIVEWAYS) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)  
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THE TOWNHOUSE LOTS.
- BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 120-A.1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4D OF THE DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN 5-01-11 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 15D.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKINGS, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERLAP PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-253, PB 378 AND ZB-495M.
- PROVIDING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-495M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 378 AND 5-06-16.
- FIRE LANES ARE PROVIDED IN THE SUBDIVISION TO ALLOW EMERGENCY VEHICLE ACCESS. NFPA 10-2.3 AMENDED IN TITLE 11.
- THE 1% CONFLICT TREE EASEMENT SHOWN ON THESE PLANS GRANTS PERCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PERCO R/W AS PER LIBER 2305 FOLIO 33, LIBER 2393 FOLIO 603 AND LIBER 2392 FOLIO 576.
- (See area below the sheet index for General Note #27)

#### LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
  - PRESENT ZONING: MXD-3 PER ZB-495M AND ZB-1039M
  - PROPOSED USE OF SITE: 60 SFA RESIDENTIAL DWELLINGS
  - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. NOS. 24-4328-D, 24-4430-D & 24-4521-D)
  - PARKING REQUIRED: 120 SPACES (2.2 spaces/unit per Sec. 15D.2.2) + 19.2 SPACES (0.8 spaces/unit for overflow per Design Manual) = 139.2 SPACES TOTAL. PARKING PROVIDED: 120 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE) + 12 TANDEN DRIVEWAY SPACES (2 PER LOT) = 132 SPACES TOTAL. ON-STREET PARKING (SEE NOTE 21 ABOVE REGARDING PARKING).
- RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-16 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 3.05± AC.
  - AREA OF THIS PLAN SUBMISSION: 5.11± ACRES (L.O.D.)
  - AREA OF DISTURBANCE BY THIS SDP: 5.11± ACRES
- LOT DESIGNATION:
 

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
TOWNHOUSE	241-252, 265-288, 363-374	N/A	N/A	50' (MEAN HT.)
- STRUCTURE SETBACKS PER F-08-072 AND PLAT 20396-20401
 

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.
- BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 0' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
  - IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BOULEVARD MAY BE REDUCED TO 5 FEET.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO SETBACK REQUIREMENTS. SECTION 120-A.1 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 40" 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'.
  - HASOURY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.
- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS 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'.



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

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (R) 1	REQUIRED ACTIVE OPEN SPACE IN AC. 2	ACTIVE RECREATION O.S. PROVIDED IN AC. (R) 3
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	31.48	18.1%	215 (60.7)	1.82	152 (41.7)
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	13.1%	15.75 (42.1)	1.31	
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	20.58	20.58%	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-01	15.47	5.41%	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-13/1	0.00	0.00%	0.00	0.00	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-12/13	3.00	1.05%	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-06-16	33.26	11.64%	18.50 (55.4)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27%	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	1.07%	0.00	0.01	
6b (WESTSIDE DISTRICT)	F-08-34/F-08-35	40.60	31.71%	26.65 (24.4)	3.17	4.76 (17.4)
TOTAL		311.76	108.02%	118.33 (38.0)	10.17	14.18 (12.2)

\* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACRES.  
 \*\* 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.  
 \*\*\* THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).  
 ① 15% AC. = COMMUNITY CENTER (0.5, 125 - 5.01 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 230 (1.96 AC.)  
 ② 0.24 AC. = PATHWAYS  
 ③ 4.76 AC. = OS LOT 4 (4.76 AC.)  
 OPEN SPACE LOTS 126 AND 230 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
241-246	0.45± AC.	\$ 2820.00	\$ 100.00
247-252, 350-355	1.07± AC.	\$ 5640.00	\$ 100.00
356-361, 265-270	1.05± AC.	\$ 5640.00	\$ 100.00
271-282	1.00± AC.	\$ 5640.00	\$ 100.00
283-288	0.54± AC.	\$ 2820.00	\$ 100.00
363-374	1.06± AC.	\$ 5610.00	\$ 100.00
TOTAL	5.17± AC.	\$ 28170.00	\$ 600.00

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS, IN ACCORDANCE WITH APPLICABLE POLICY FOR MLF. LOT GROUPS DISTURBED AREA LANDSCAPE SURETY AMOUNT LANDSCAPE INSPECTION FEES PAID

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSING 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 DEVELOPMENT PLAN, SITE DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS

GENERAL NOTE #27: MF-06-42 - WAIVER REQUEST FROM SECTION 16.132(a)(2)(ii) - WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS FOR THE ENTIRE LENGTH AND THE FULL DESIGNATED PAVEMENT OF OLD COLUMBIA ROAD WHERE A DEVELOPER OWNS LAND ON BOTH SIDES OF A LOCAL OR MINOR COLLECTOR ROAD FOR A MAJOR SUBDIVISION FROM SECTION 16.14(a)(ii) - WHICH REQUIRES THE CONSTRUCTION OF SIDEWALKS ALONG THE PROJECT FRONTAGE ON AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD IN A MAJOR SUBDIVISION, AND FROM SECTION 16.136 & 16.124(a) - WHICH REQUIRES THE INSTALLATION OF STREET TREES IN ACCORDANCE WITH THE LANDSCAPE MANUAL ALONG BOTH SIDES OF AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD WHERE ROAD IMPROVEMENTS ARE REQUIRED, WAS APPROVED ON APRIL 14, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:  
 A. COMPLIANCE WITH THE SFC AGENCIES COMMENTS FOR FINAL PLAN, F-06-161.  
 B. THE PROPOSED ROAD IMPROVEMENTS (RESURFACING AND RE-STRIPING) AND STREET TREES ON THE WEST SIDE OF OLD COLUMBIA ROAD SHALL BE PROVIDED AS SHOWN ON F-06-161.

#### ADDRESS CHART

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
241	1802 TUCKAHOE COURT	271	7875 TUCKAHOE COURT
242	1804	272	7873
243	1806	273	7871
244	1808	274	7869
245	1810	275	7867
246	1812	276	7865
247	1814	277	7863
248	1816	278	7861
249	1818	279	7859
250	1820	280	7857
251	1822	281	7855
252	1824	282	7853
350	1826	283	7851
351	1828	284	7849
352	1830	285	7847
353	1832	286	7845
354	1834	287	7843
355	1836	288	7841
356	1838	363	7839
357	1840	364	7837
358	1842	365	7835
359	1844	366	7833
360	1846	367	7831
361	1848	368	7829
362	1850	369	7827
363	1852	370	7825
364	1854	371	7823
365	1856	372	7821
366	1858	373	8046 TAVES STREET
367	1860	374	8048 TAVES STREET
368	1862		
369	1864		
370	1866		
371	1868		
372	1870		
373	1872		
374	1874		

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Thomas J. Seible* Date: 3/26/10  
 Chief, Division of Land Development: *Walt Schindler* Date: 3/26/10  
 Chief, Development Engineering Division: *William...* Date: 3/26/10

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2010.  
*4-21-10*

GLWGutschick Little & Weber, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1829 DC/MG: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. 1829 RESTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ettn: CHARLIE O'DONOVAN  
 BUILDER (CONTRACT PURCHASER): NVR INC. 6805 MARSHALLEE DRIVE ELKDRIDGE, MD 21075 PH: (410) 379-5956

COVER SHEET  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT NOS. 241-252, 350-361, 265-288 and 363-374 (SFA RESIDENTIAL USE)  
 PLAT Nos. 20396-20401, 20703-20704 & 20856-20857  
 ELECTION DISTRICT No. 5

SCALE: AS SHOWN  
 ZONING: MXD-3  
 DATE: April/2010  
 TAX MAP - GRID: 41  
 SHEET: 1 OF 9  
 G. L. W. FILE No.: 09013

DEVELOPMENT NAME: MAPLE LAWN FARMS  
 PLAT: 20396-401, 20103-04 and 20856-57  
 ZONE: MXD-3  
 TAX MAP: 41  
 GRID: 22  
 CENSUS TRACT: 6091.02

SCALE: AS SHOWN  
 ZONING: MXD-3  
 DATE: April/2010  
 TAX MAP - GRID: 41  
 SHEET: 1 OF 9  
 G. L. W. FILE No.: 09013

**WASTE MANAGEMENT NOTES:**

- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE MAINTENERS HAVE BEEN EXECUTED.
  - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE (LOTS 350-361 & 265-286).
  - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNIMPEDED 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 REVERSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
  - APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.
  - FOR LOTS ON DEAD END ALLEYS ALONG TUCKAHOE COURT, THE RESIDENTS OF THOSE LOTS SHALL GROUP TRASH AND RECYCLABLES AT THE LOCATION INDICATED BELOW ON COLLECTION DAY PICK UP:
  - FOR LOTS 350-361, OPEN SPACE LOT 362, BEHIND THE CURB AND BY INLET 619 ON TUCKAHOE COURT.
  - FOR LOTS 265-276, OPEN SPACE LOT 262, BETWEEN THE CURB AND BY INLET 616 ON TUCKAHOE COURT.
  - FOR LOTS 277-286, OPEN SPACE LOT 268, BEHIND THE CURB AND SW CORNER OF MANHOLE 611 ON TUCKAHOE COURT.
- THE FINAL COLLECTION POINTS FOR THE AREA MENTIONED ABOVE WILL BE DETERMINED AFTER CONSTRUCTION IS COMPLETED AND THE TRASH TRUCKS COMPLETE TRIAL RUNS THROUGH THE AREA.

**NOTES:**

- ALL FENCES, GARDEN WALLS, STOODS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK EMT.
- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL PNC'S TO THE SUBJECT LOTS OF THIS SDP ARE 11/2" PER CONTRACT Nos. 24-4274-D, 24-4328-D, 24-4430-D & 24-4521-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
- 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 AT LIBER 14H FOLIO 242 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" (N) TOP LAST IN LINE DRAIN MODEL NO. 271262 8M OR EQV. CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (MPE, TYPE 5) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (6" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
- INGRESS/EGRESS FOR ALL LOTS ARE RESTRICTED TO THE ALLEY.

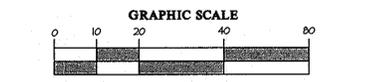
**INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY FL.**

LOT	ELEVATION	LOT	ELEVATION
241	391.15	259	346.07
242	391.49	264	346.99
243	391.70	265	347.76
244	391.92	266	348.50
245	392.14	267	349.24
246	392.36	268	350.01
247	392.58	269	350.75
248	392.80	270	351.49
249	393.02	271	352.23
250	393.24	272	352.97
251	393.46	273	353.71
252	393.68	274	354.45

**SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ FL.**

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
241	372.6	376.9	259	362.8	361.0
242	372.8	377.0	264	362.5	366.7
243	373.0	377.2	265	362.2	366.4
244	373.1	377.3	266	361.9	366.1
245	373.2	377.4	267	361.6	365.8
246	373.3	377.5	268	361.3	365.5
247	373.4	377.6	269	361.0	365.2
248	373.5	377.7	270	360.7	364.9
249	373.6	377.8	271	360.4	364.6
250	373.7	377.9	272	360.1	364.3
251	373.8	378.0	273	359.8	364.0
252	373.9	378.1	274	359.5	363.7

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



**PROFESSIONAL CERTIFICATION**

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

*Charles D. O'Donovan*  
Professional Engineer

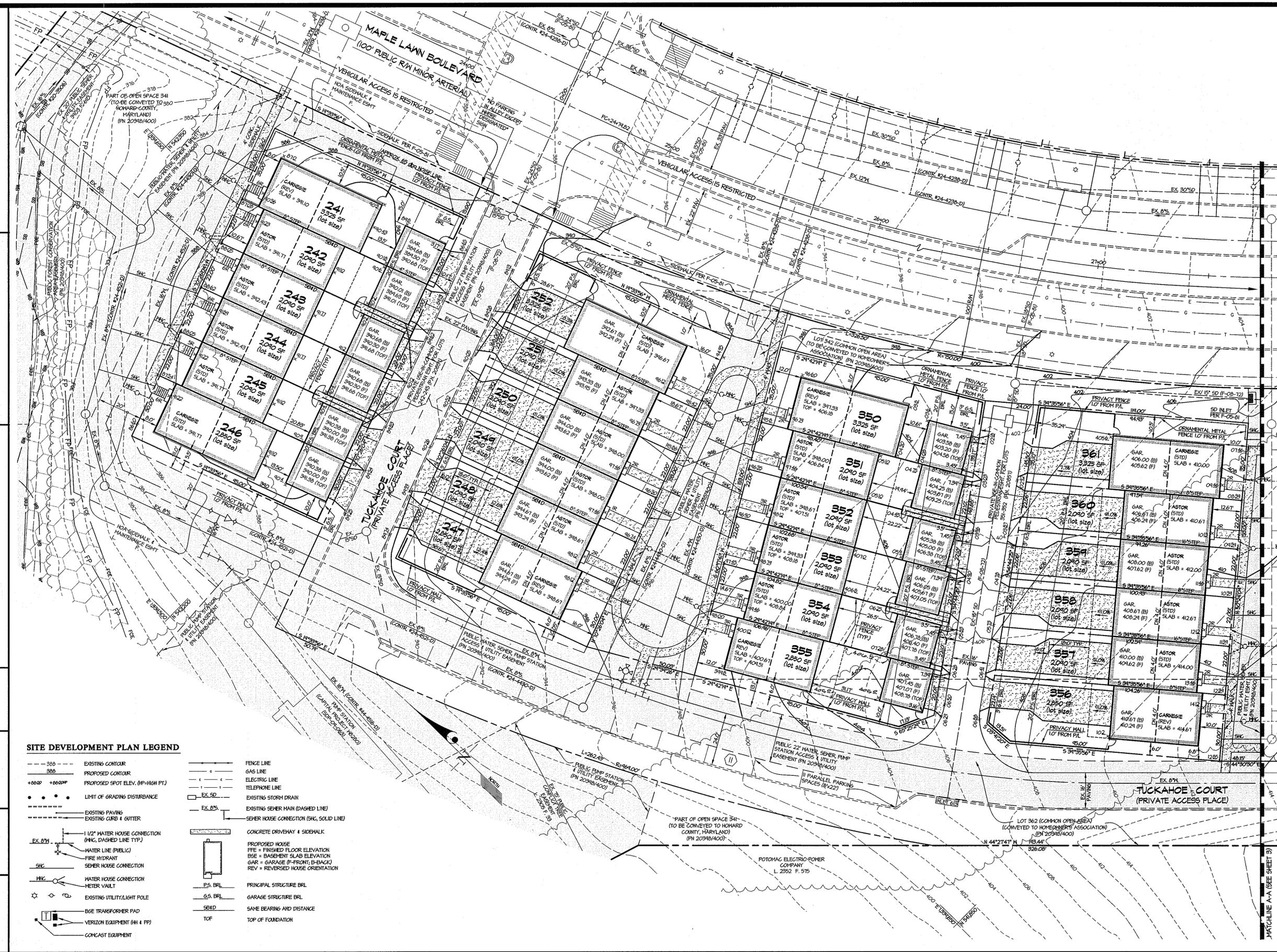
**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**

Date: March 18, 2010

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

Director: *Morgan & Ruttle* Date: *5/26/10*  
 Chief, Division of Land Development: *Scott Shalvick* Date: *5/25/10*  
 Chief, Development Engineering Division: *Steve Lio* Date: *5/26/10*

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188



**SITE DEVELOPMENT PLAN LEGEND**

- 388 --- EXISTING CONTOUR
- 389 --- PROPOSED CONTOUR
- +8600 +8604P PROPOSED SPOT ELEV. (1/2" HIGH PT)
- LIMIT OF GRADING DISTURBANCE
- EX. 871 --- EXISTING PAVING
- EX. 872 --- EXISTING CURB & GUTTER
- EX. 873 --- 1/2" WATER HOUSE CONNECTION (MFC, DASHED LINE TYP.)
- EX. 874 --- WATER LINE (PUBLIC)
- EX. 875 --- FIRE HYDRANT
- EX. 876 --- SEWER HOUSE CONNECTION
- EX. 877 --- WATER HOUSE CONNECTION
- EX. 878 --- METER VAULT
- EX. 879 --- EXISTING UTILITY/LIGHT POLE
- EX. 880 --- BSE TRANSFORMER PAD
- EX. 881 --- VERIZON EQUIPMENT (H & P)
- EX. 882 --- COMCAST EQUIPMENT
- EX. 883 --- FENCE LINE
- EX. 884 --- GAS LINE
- EX. 885 --- ELECTRIC LINE
- EX. 886 --- TELEPHONE LINE
- EX. 887 --- EXISTING STORM DRAIN
- EX. 888 --- EXISTING SEWER MAIN (DASHED LINE)
- EX. 889 --- SEWER HOUSE CONNECTION (SHG, SOLID LINE)
- EX. 890 --- CONCRETE DRIVEWAY & SIDEWALK
- EX. 891 --- PROPOSED HOUSE
- EX. 892 --- FFE = FINISHED FLOOR ELEVATION
- EX. 893 --- BSE = BASEMENT SLAB ELEVATION
- EX. 894 --- GAR = GARAGE (F-FRONT, B-BACK)
- EX. 895 --- REV = REVERSED HOUSE ORIENTATION
- EX. 896 --- PRINCIPAL STRUCTURE BRL
- EX. 897 --- GARAGE STRUCTURE BRL
- EX. 898 --- SAME BEARING AND DISTANCE
- EX. 899 --- TOP OF FOUNDATION

DATE	REVISION	BY	APPR.
12/3/10	Rev. grading on Lot 255	klp	APPR.

**PREPARED FOR:**

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

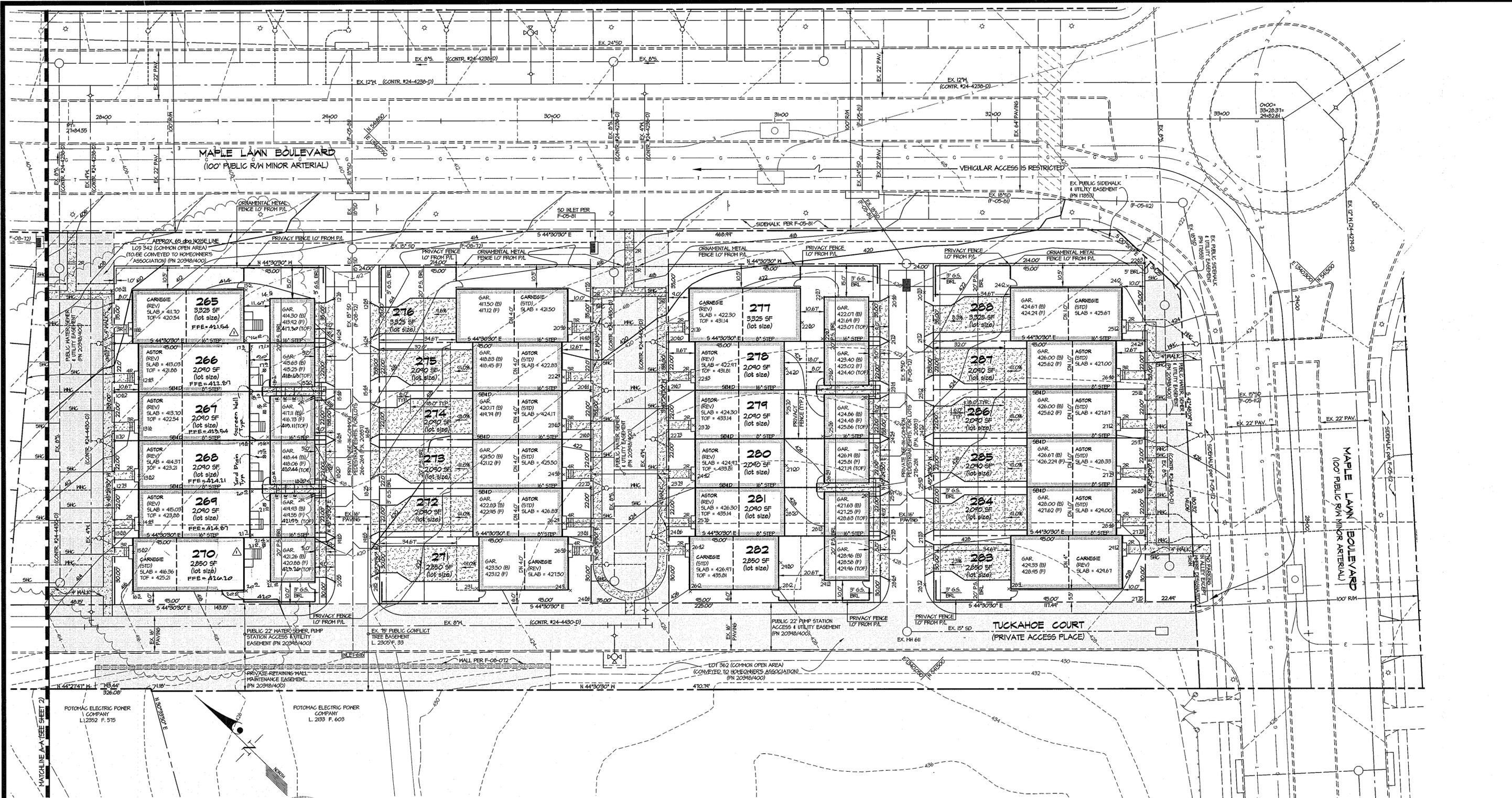
**BUILDER (CONTRACT PURCHASER):**  
 NVR INC.  
 6805 MARSHALLE DRIVE  
 ELKRDGE, MD 21075  
 PH: (410) 379-5958

**SITE DEVELOPMENT PLAN**

**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 20396-20401, 20703-20704 & 20856-20857

PREPARED FOR: ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
April/2010	41	2 OF 9



APPROVED  
**PLANNING BOARD OF HOWARD COUNTY**  
 Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Maura S. Butler* 5/26/10  
 Chief, Division of Land Development: *Michael...* 5/24/10  
 Chief, Development Engineering Division: *...* 5/21/10

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

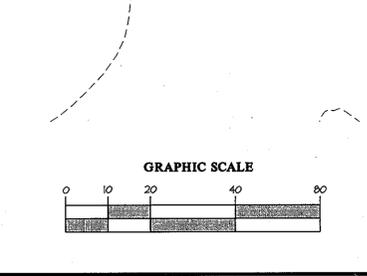
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
265	345.1	344.3	271	410.4	414.4
266	335.5	344.7	272	411.1	414.4
267	345.7	344.4	273	411.4	415.2
268	345.4	400.1	280	412.0	415.8
269	346.1	400.3	281	412.3	416.1
270	346.3	400.5	282	412.7	416.5
271	412.8	416.8	283	414.3	416.5
272	412.1	415.4	284	414.0	416.2
273	411.6	415.3	285	415.6	417.0
274	411.3	415.0	286	413.1	417.3
275	410.7	414.4	287	412.6	417.0
276	410.2	414.2	288	411.4	416.1

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

LOT	ELEVATION	LOT	ELEVATION
265	406.30	271	414.90
266	407.91	272	416.15
267	409.28	273	417.25
268	410.66	280	418.41
269	412.23	281	419.36
270	413.41	282	420.72
271	415.22	283	422.81
272	414.84	284	414.72
273	410.47	285	418.56
274	409.04	286	417.41
275	407.12	287	416.31
276	406.30	288	415.01

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 - BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC.  
 1829 REISTERTOWN ROAD, SUITE 300, BALTIMORE, MD 21275  
 PH: 410-484-8400  
 attn: CHARLIE O'DONOVAN

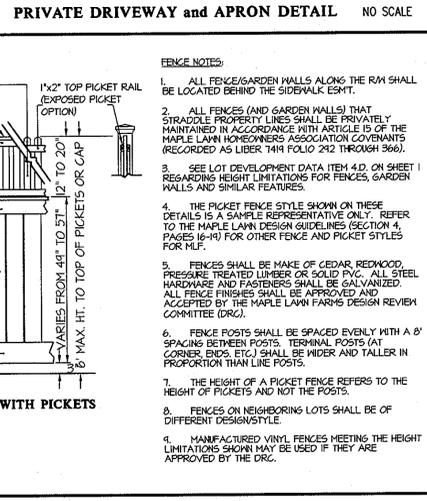
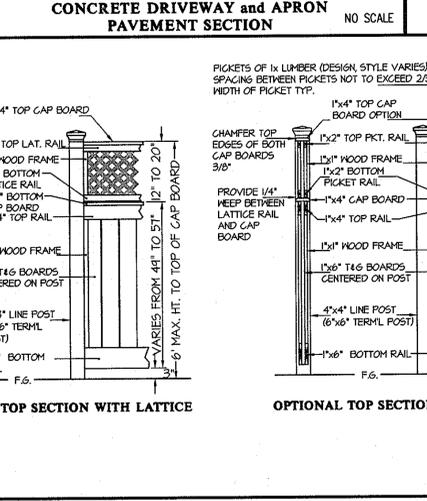
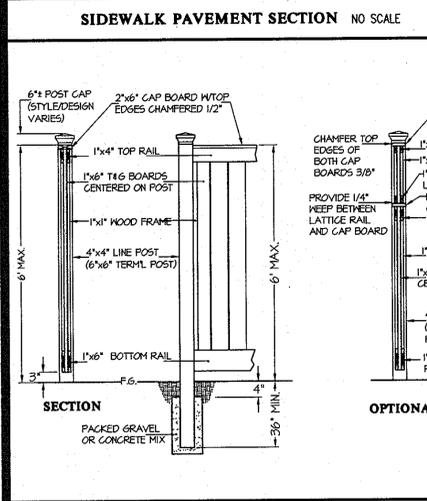
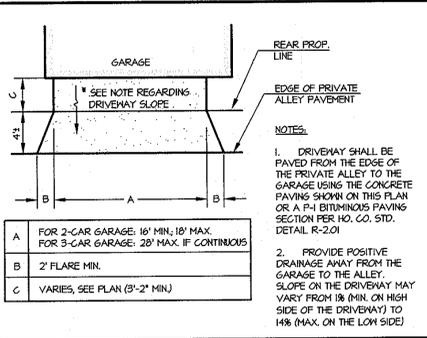
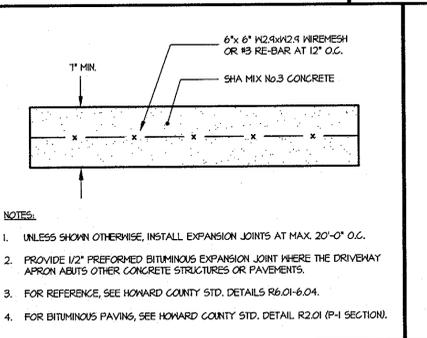
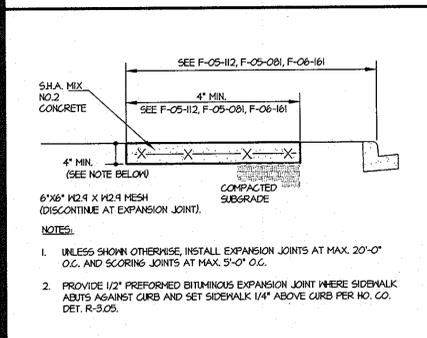
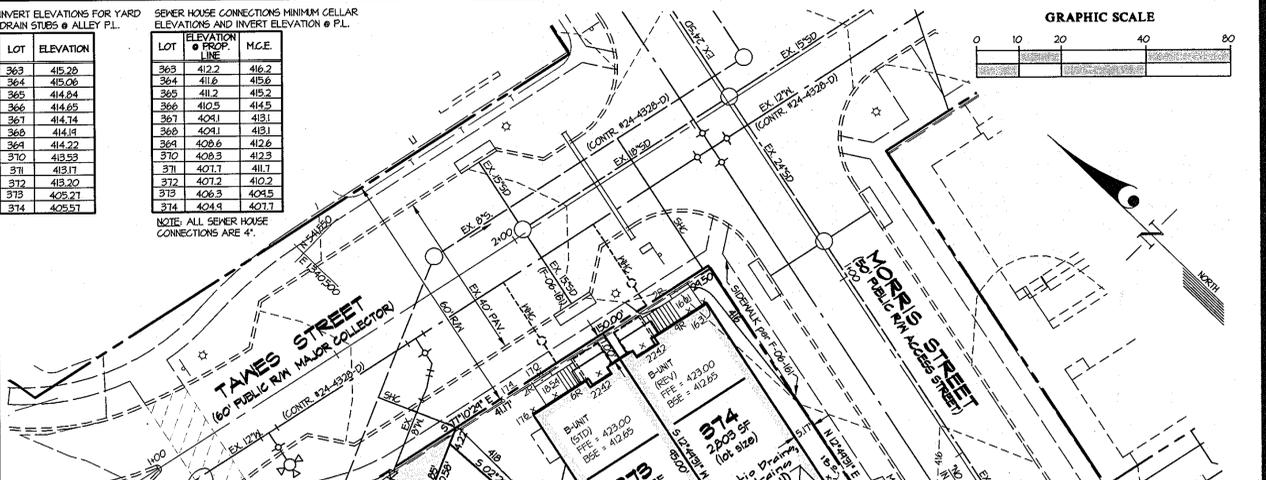
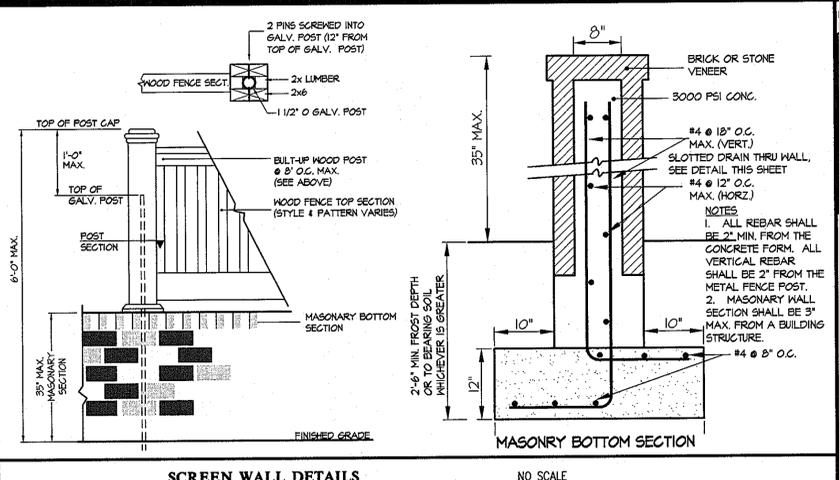
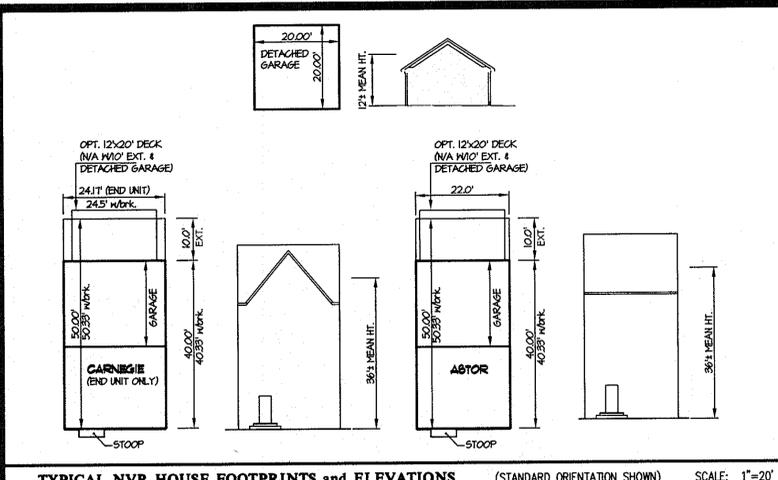
BUILDER (CONTRACT PURCHASER): NVR INC.  
 6805 MARSHALEE DRIVE, ELKDRIDGE, MD 21075  
 PH: (410) 379-5956

DATE: 4-22-10  
 REVISION: 1  
 DES. MBT DRN. KLP CHK. CHK.

APPROVED BY: [Signature]

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374  
 (SFA RESIDENTIAL USE)  
 PLAT No. 20396-20401, 20703-20704 & 20856-20857  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
April/2010	41	3 OF 9



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2012.

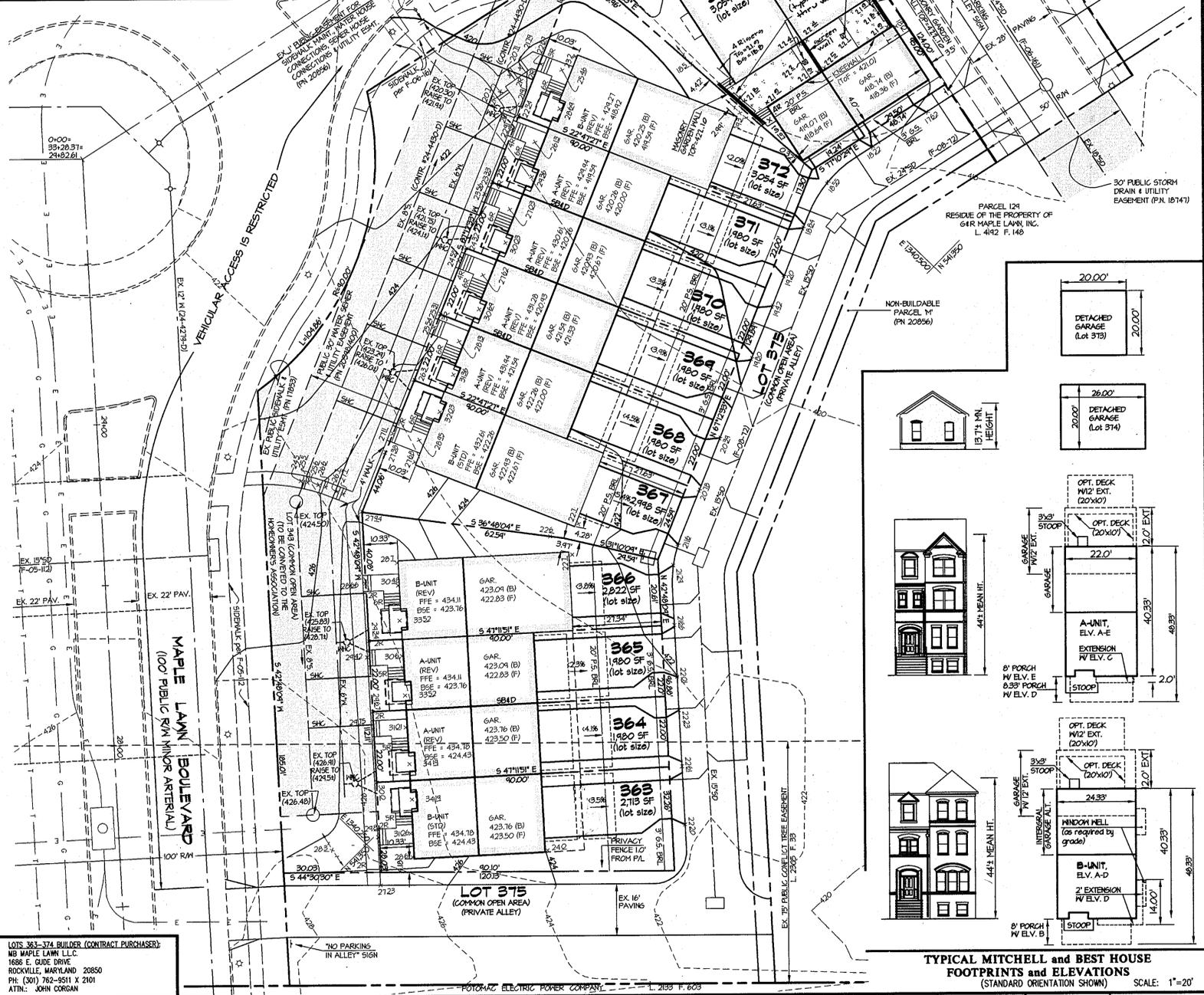
**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
Date: March 18, 2010

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
Director: *Thomas E. Suller* Date: 3/11/11  
Chief, Division of Land Development: *V. S. Suller* Date: 3/11/11  
Chief, Development Engineering Division: *John Corgan* Date: 3/10/11

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

**PREPARED FOR:**  
PROPERTY OWNER (SELLER): MB MAPLE LAWN L.L.C., 1886 E. GIDE DRIVE, ROCKVILLE, MARYLAND 20850, PH: (301) 762-9511 x 2101, ATTN: JOHN CORGAN

**BUILDER (CONTRACT PURCHASER):**  
MB MAPLE LAWN FARM L.L.C., 1886 E. GIDE DRIVE, ROCKVILLE, MARYLAND 20850, PH: (301) 762-9511 x 2101, ATTN: JOHN CORGAN



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

**REVISION**

DATE	REVISION	BY	APP'R.
2011-01-21	Rev wall top & backyard elev. on lots 372 & 374, added patio trench drains	KLP	MBT
2011-01-24	RESITED LOTS 363-374 WITH MITCHELL AND BEST UNITS, ADDED FOOTPRINTS AND ELEVATIONS AND ADDED SCREEN WALL DETAILS	HKJ	MBT

**PREPARED FOR:**  
PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC., 1829 REISTERSTOWN ROAD, SUITE 300, BALTIMORE, MD 21208, PH: 410-484-8400, atn: MARK BEAUVET.

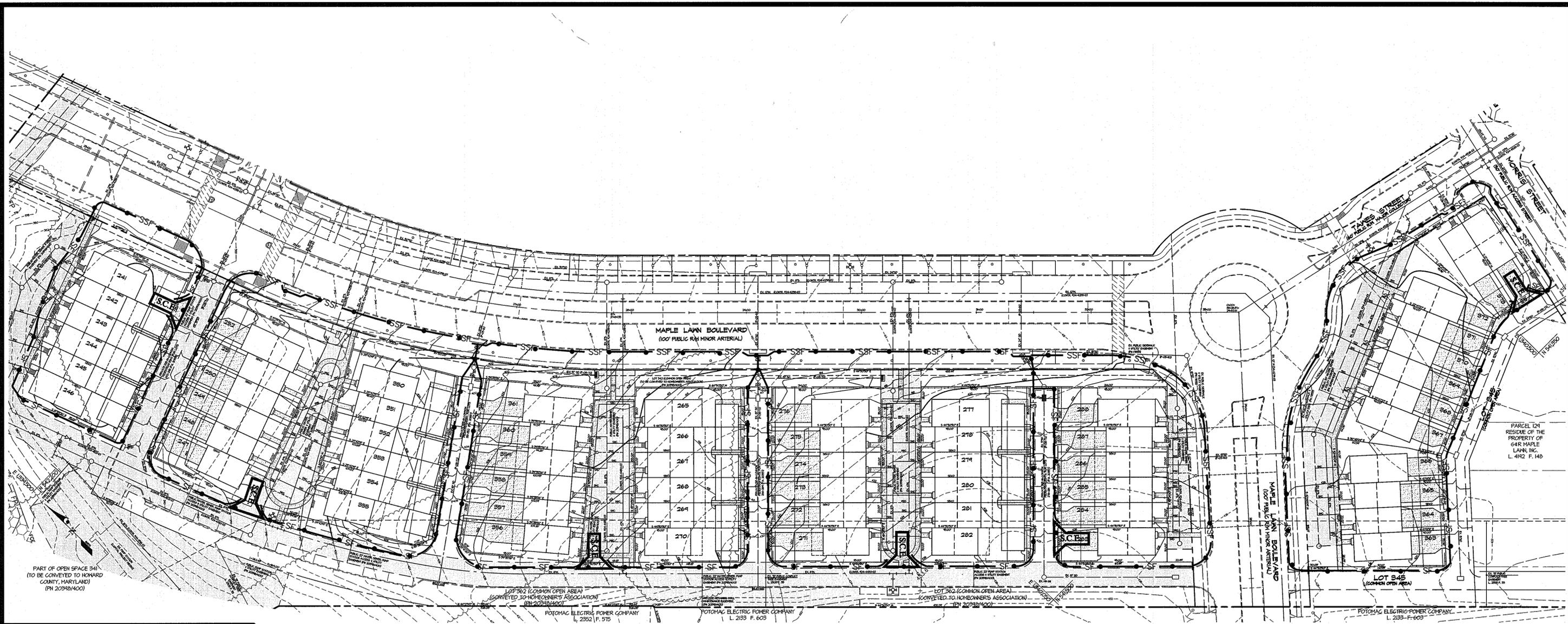
**BUILDER (CONTRACT PURCHASER):**  
MB MAPLE LAWN FARM L.L.C., 1886 E. GIDE DRIVE, ROCKVILLE, MARYLAND 20850, PH: (301) 762-9511 x 2101, ATTN: JOHN CORGAN

**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374  
(SFA RESIDENTIAL USE)  
PLAT Nos. 20396-20401, 20703-20704 & 20856-20857

**TYPICAL MITCHELL AND BEST HOUSE FOOTPRINTS and ELEVATIONS** (STANDARD ORIENTATION SHOWN) SCALE: 1"=20'

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
April/2010	41	4 OF 9

HOWARD COUNTY, MARYLAND



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

*John R. Little* 5/18/10  
 HOWARD S.C.D. DATE

**ENGINEER'S CERTIFICATE**

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

*John R. Little* 4-21-10  
 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. 12415, EXPIRATION DATE: MAY 26, 2010.

*John R. Little*

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**

Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Thomas J. Austin* 5/26/10  
 Director Date

*Victor S. Lewis* 4/26/10  
 Chief, Division of Land Development Date

*John R. Little* 5/21/10  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-939-2524 FAX: 301-421-4188

- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. DURATION: 1/2 day.
  2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-day.
  3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 2 days.
  4. CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: 3-4 months.
  5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. DURATION: 1-day.
  6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. DURATION: 1/2 day.

**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.

*Bobby Paul* 4/30/10  
 SIGNATURE OF DEVELOPER/BUILDER DATE

DATE	1/17/2011	REVISION	Added Builder Info and Builder Certificate For Lots 267-274	BY	HKL	APP.	MBT
------	-----------	----------	---	----	-----	------	-----

- SEDIMENT CONTROL LEGEND**
- 600 --- EXISTING CONTOUR
  - 600 PROPOSED CONTOUR
  - • • LIMIT OF GRADING DISTURBANCE
  - SF — SILT FENCE
  - SSF — SUPER SILT FENCE
  - [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE

**NOTES:**

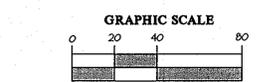
1. TEMPORARY SPWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 60 PER F-05-01 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-05-02.
3. NO STOCKPILE WILL BE PERMITTED ON SITE.

**Builder's Certificate (For Lots 267-274)**

"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."

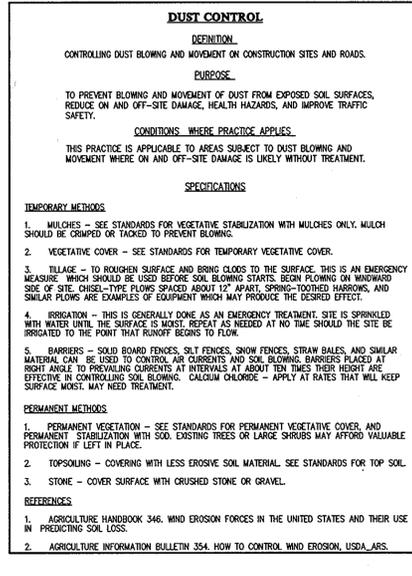
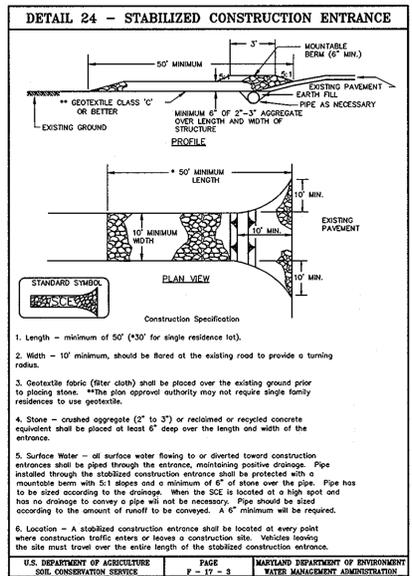
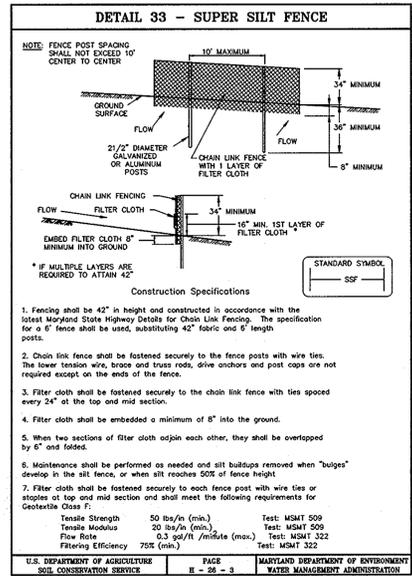
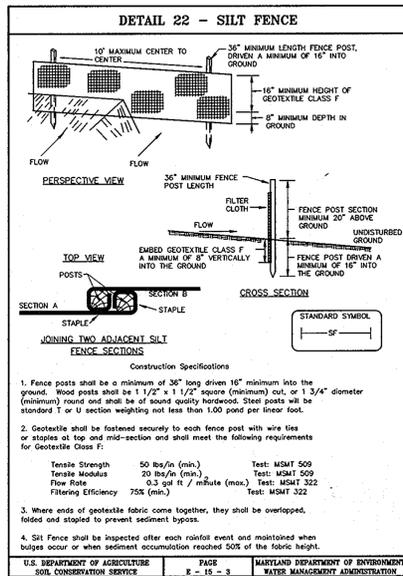
*John R. Little* Feb 24, 2011  
 Signature of Developer/Builder Date

**Builder for Lots 267-274**  
 MB Maple Lawn Farm L.L.C.  
 1686 E. Gude Drive  
 Rockville, Maryland 20850  
 PH: (301) 761-9511 x 2101  
 Attn: John Corgan



**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY**

<b>SEDIMENT CONTROL PLAN</b>			SCALE	ZONING	G. L. W. FILE No.
<b>MAPLE LAWN FARMS</b>			1"=40'	MXD-3	09013
HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374 (SFA RESIDENTIAL USE)			DATE	TAX MAP - GRID	SHEET
PLAT Nos. 20396-20401, 20703-20704 & 20856-20857			April/2010	41	5 OF 9
ELECTION DISTRICT No. 5			HOWARD COUNTY, MARYLAND		



**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

**DEFINITION**  
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**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**  
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:  
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.  
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.  
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.  
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**  
I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT 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 RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.  
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:  
A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.  
B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.  
C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRAVEL LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND MIXED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES:  
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:  
A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20:0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).  
IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:  
A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:  
1. 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.  
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.  
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.  
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNLESS SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.  
NOTE: 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.  
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20:0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).  
V. TOPSOIL APPLICATION  
A. 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.  
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"X8" HIGHER IN ELEVATION.  
C. 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.  
D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MADDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.  
VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERICAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.  
A. 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:  
1. 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.  
2. 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 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.  
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.  
B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.  
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

**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) 315-1825
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 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) 1 CALENDAR DAYS FOR ALL PERIMETER 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 TRAP/BASINS SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING 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 PERMISSON FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

LOTS	LOTS	LOTS	LOTS	LOTS	LOTS
241-246	241-252	252-261	261-270	271-282	282-288
0.394 AC.	0.424 AC.	0.864 AC.	0.667 AC.	0.394 AC.	0.678 AC.
1.024 AC.	1.074 AC.	1.054 AC.	1.024 AC.	0.544 AC.	1.064 AC.
0.254 AC.	0.514 AC.	0.514 AC.	0.514 AC.	0.254 AC.	0.414 AC.
0.204 AC.	0.564 AC.	0.564 AC.	0.564 AC.	0.244 AC.	0.514 AC.
1.304 AC.					
1.304 AC.					
1.304 AC.					
1.304 AC.					

TOTAL AREA OF SITE: 10.394 AC.

AREA DISTURBED: 10.394 AC.

AREA TO BE ROOFED OR PAVED: 0.254 AC.

AREA TO BE VEGETATIVELY STABILIZED: 0.204 AC.

TOTAL CUT: 1.304 AC.

TOTAL FILL: 1.304 AC.

OFF-SITE WASTE/BORROW AREA LOCATION: NONE

- 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 HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

**PERMANENT SEEDING NOTES**

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING 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 DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARRISON 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 DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (22 LBS/1000 SQ FT) BEFORE SEEDING. HARRISON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE 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 (20 LBS/1000 SQ FT) OF PEPPING LOVEGRASS. 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 (70 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GALL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDING NOTES**

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

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 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 14, SEED WITH 3 LBS PER ACRE OF PEPPING LOVEGRASS (10 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 (70 TO 40 LBS/1000 SQ FT) OF UNROTTED, WEE-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GAL PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 6 FT OR HIGHER, USE 340 GAL PER ACRE (8 GALL/1000 SQ FT) FOR ANCHORING.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

**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.

*Chris* 4-21-10

PROFESSIONAL CERTIFICATION

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

*Chris*

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Thomas J. Suttler* Date: 5/26/10

Chief, Division of Land Development: *Walt Shalovich* Date: 4/26/10

Chief, Development Engineering Division: *Chris* Date: 5/21/10

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

...04001\09013\HILLSIDE-4 SFA\SDP\09013-SDP-DET.dwg DES. mbt DRN. klp CHK. mbt

**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY**

DATE	REVISION	BY	APP'R.
1/27/2011	Added Builder info and Builder Certificate For Lots 309-374	HKJ	MBT

PREPARED FOR:  
PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC.  
1828 RESTERTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: 410-484-8400  
ATTN: MARK BENNETT

SEEDING: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

**Builder's Certificate (For Lots 309-374)**

"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."

*John Corgan* Date: Feb 24, 2011

Signature of Developer/Builder: *John Corgan* Date: Feb 24, 2011

**Builder for Lots 309-374**  
MB Maple Lawn Farm L.L.C.  
1828 E. Gude Drive  
Baltimore, Maryland 21208  
PH: (410) 484-8400  
Attn: John Corgan

**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."

*Wally Post* Date: 4/30/10

Signature of Developer/Builder: *Wally Post* Date: 4/30/10

**SEDIMENT CONTROL NOTES and DETAILS**

**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 4: LOT NOS. 241-252, 350-361, 265-288 and 363-374  
(SFA RESIDENTIAL USE)  
PLAT Nos. 20396-20401, 20703-20704 & 20856-20857

SCALE: AS SHOWN  
ZONING: MXD-3  
DATE: April/2010  
TAX MAP - GRID: 41  
SHEET: 6 OF 9

G. L. W. FILE No. 09013

HOWARD COUNTY, MARYLAND

**SEDIMENT CONTROL NOTES and DETAILS**

SCALE: AS SHOWN  
ZONING: MXD-3  
DATE: April/2010  
TAX MAP - GRID: 41  
SHEET: 6 OF 9

G. L. W. FILE No. 09013

HOWARD COUNTY, MARYLAND

**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 PD 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 FORGED, 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 SOLOD 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 6).
- 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 SHREDDED 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 \$ 281,100.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:  
 949 SHRUBS AT \$300/SHRUB = \$ 284,700.00  
 75 ORNAMENTAL TREES AT \$150/TREE = \$ 11,250.00  
 2 SHADE TREES AT \$300/TREE = \$ 600.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-263-2350. SEE THE CHART ON SHEET 4 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 PENALTY 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 BENCHES, 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 ALL OF THE 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.

NAME: Billy Paul DATE: 4/30/10

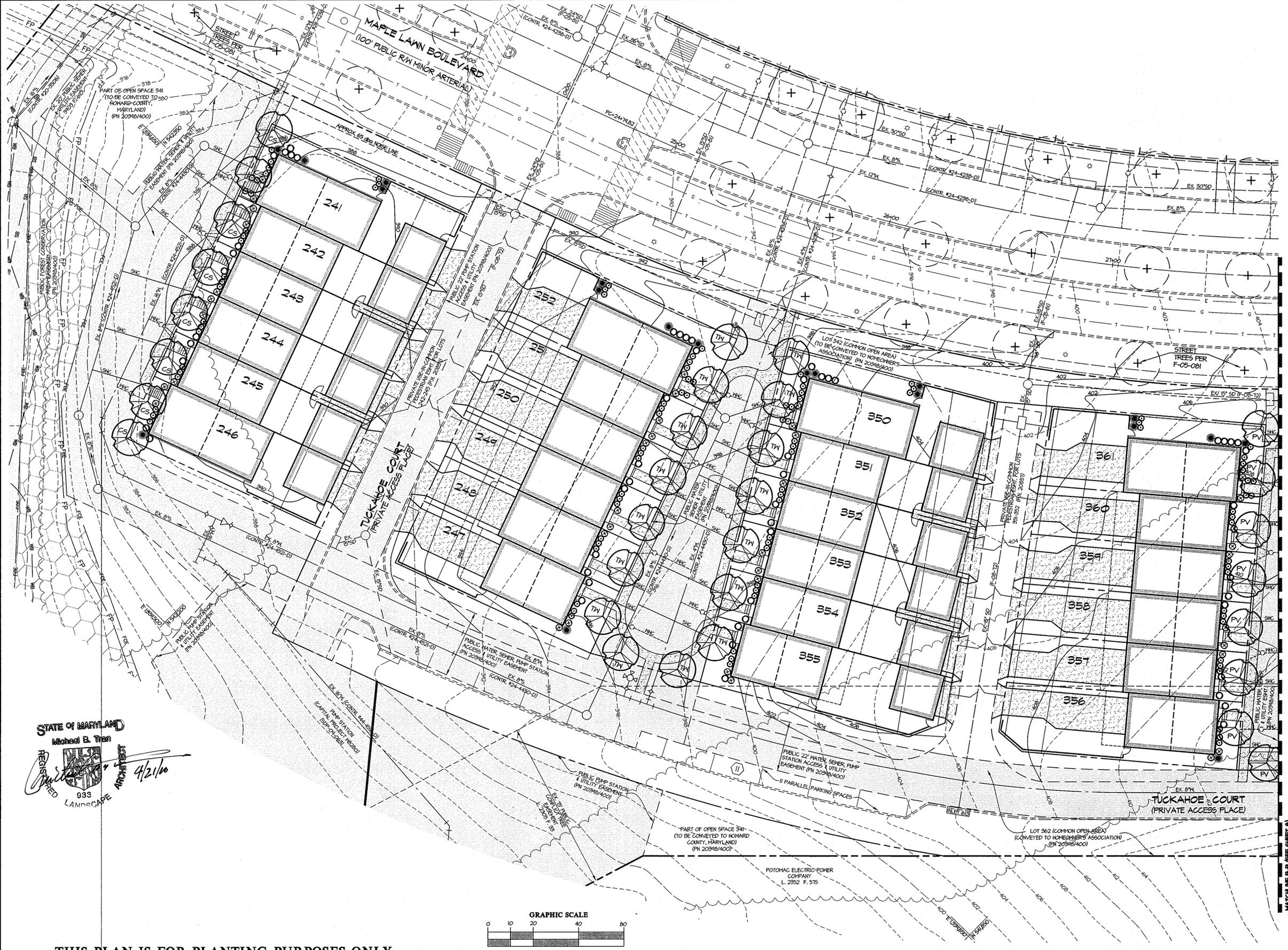
**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

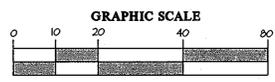
Director: Thomas J. Smith Date: 3/26/10  
 Chief, Division of Land Development: Bob Sheehan Date: 3/26/10  
 Chief, Development Engineering Division: Chris Deane Date: 3/26/10

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND, 20866  
 TEL: 301-421-4024 FAX: 301-421-1600 (D)/301-989-2524 FAX: 301-421-4186



STATE OF MARYLAND  
 Michael B. Tran  
 Registered Landscape Architect  
 933  
 DATE: 4/21/10

**THIS PLAN IS FOR PLANTING PURPOSES ONLY**



L:\CAD\DRAWINGS\0400\0903\HILLSIDE-4 SFA\SDP\0903-LS (final).dwg DES. MBT DRN. KLP CHK.

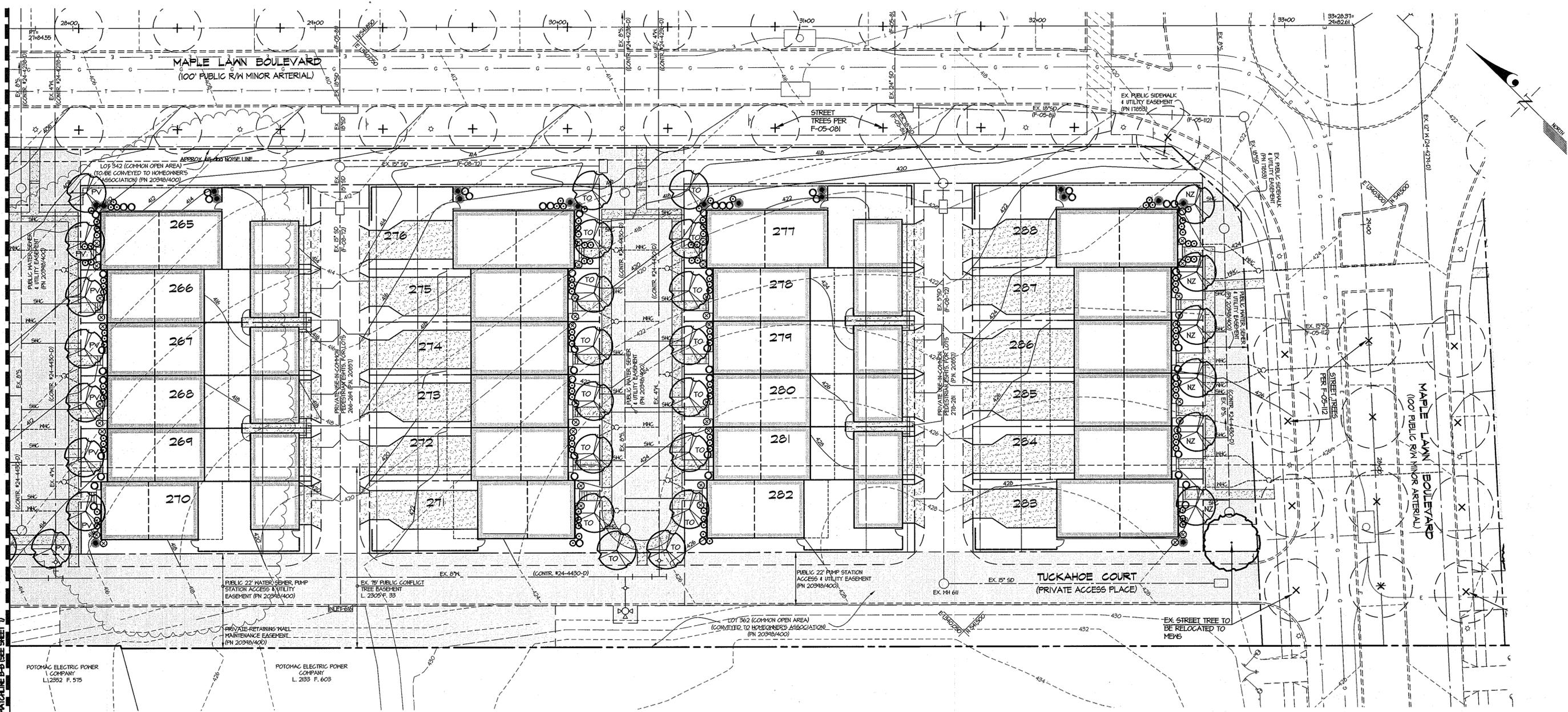
DATE	1/27/2011	REVISION	Revised Landscape Surety
BY	HKJ	APP'R	MBT

PREPARED FOR:  
 PROPERTY OWNER (SELLER):  
 G & R MAPLE LAWN, INC.  
 1829 REISTERTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-484-8400  
 attn: MARK BENNETT

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

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 20396-20401, 20703-20704 & 20856-20857  
 HOWARD COUNTY, MARYLAND

SCALE	1"=20'	ZONING	MXD-3	G. L. W. FILE No.	09013
DATE	April/2010	TAX MAP - GRID	41	SHEET	7 OF 9

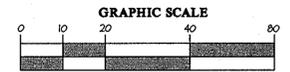
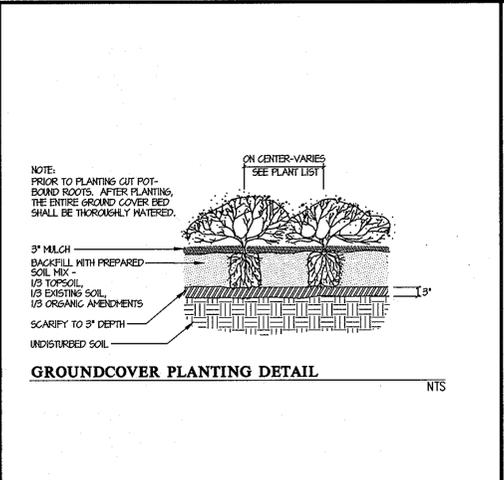
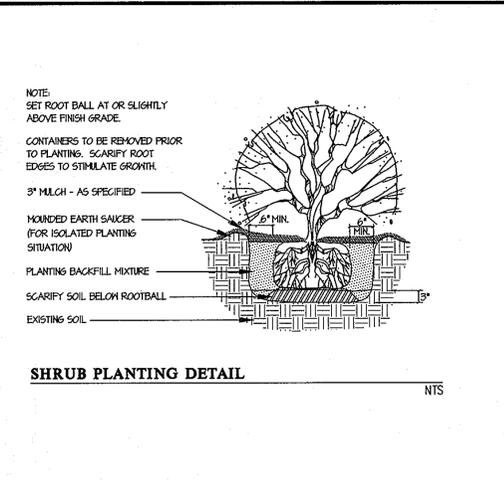


THIS PLAN IS FOR PLANTING PURPOSES ONLY

STATE OF MARYLAND  
 Michael B. Tran  
 REGISTERED LANDSCAPE ARCHITECT  
 933 LANDSCAPE ARCHITECT  
 4/21/10

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] 5/26/10  
 Chief, Division of Land Development: [Signature] 5/25/10  
 Chief, Development Engineering Division: [Signature] 5/21/10



**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-380-1820 DC: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 PROPERTY OWNER (SELLER):  
 G & R MAPLE LAWN, INC.  
 1829 REISTERTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21078  
 PH: 410-484-8400  
 attn: CHARLIE O'DONOVAN

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

LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 20396-20401, 20703-20704 & 20856-20857  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
April/2010	41	8 OF 9

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 SIDE OF SPA BUILDINGS ORIENTED TO PUBLIC ROADWAYS; PROVIDE 1/4 OF SIDE BLDG. LENGTH		COMMENTS
	LOT WIDTH	SHRUBS REQUIRED	SIDE BLD. LENGTH	SHRUBS REQUIRED	
241	35'	4	50.33'	13	22
242	22'	6	N/A	N/A	6
243	22'	6	N/A	N/A	6
244	22'	6	N/A	N/A	6
245	22'	6	N/A	N/A	6
246	30'	8	N/A	N/A	8
247	30'	8	N/A	N/A	8
248	22'	6	N/A	N/A	6
249	22'	6	N/A	N/A	6
250	22'	6	N/A	N/A	6
251	22'	6	N/A	N/A	6
252	35'	4	50.33'	13	22
253	35'	4	50.33'	13	22
254	22'	6	N/A	N/A	6
255	22'	6	N/A	N/A	6
256	22'	6	N/A	N/A	6
257	22'	6	N/A	N/A	6
258	22'	6	N/A	N/A	6
259	22'	6	N/A	N/A	6
260	22'	6	N/A	N/A	6
261	22'	6	N/A	N/A	6
262	22'	6	N/A	N/A	6
263	22'	6	N/A	N/A	6
264	22'	6	N/A	N/A	6
265	22'	6	N/A	N/A	6
266	22'	6	N/A	N/A	6
267	22'	6	N/A	N/A	6
268	22'	6	N/A	N/A	6
269	22'	6	N/A	N/A	6
270	22'	6	N/A	N/A	6
271	22'	6	N/A	N/A	6
272	22'	6	N/A	N/A	6
273	22'	6	N/A	N/A	6
274	22'	6	N/A	N/A	6
275	22'	6	N/A	N/A	6
276	22'	6	N/A	N/A	6
277	22'	6	N/A	N/A	6
278	22'	6	N/A	N/A	6
279	22'	6	N/A	N/A	6
280	22'	6	N/A	N/A	6
281	22'	6	N/A	N/A	6
282	22'	6	N/A	N/A	6
283	22'	6	N/A	N/A	6
284	22'	6	N/A	N/A	6
285	22'	6	N/A	N/A	6
286	22'	6	N/A	N/A	6
287	22'	6	N/A	N/A	6
288	22'	6	N/A	N/A	6
289	22'	6	N/A	N/A	6
290	22'	6	N/A	N/A	6
291	22'	6	N/A	N/A	6
292	22'	6	N/A	N/A	6
293	22'	6	N/A	N/A	6
294	22'	6	N/A	N/A	6
295	22'	6	N/A	N/A	6
296	22'	6	N/A	N/A	6
297	22'	6	N/A	N/A	6
298	22'	6	N/A	N/A	6
299	22'	6	N/A	N/A	6
300	22'	6	N/A	N/A	6
301	22'	6	N/A	N/A	6
302	22'	6	N/A	N/A	6
303	22'	6	N/A	N/A	6
304	22'	6	N/A	N/A	6
305	22'	6	N/A	N/A	6
306	22'	6	N/A	N/A	6
307	22'	6	N/A	N/A	6
308	22'	6	N/A	N/A	6
309	22'	6	N/A	N/A	6
310	22'	6	N/A	N/A	6
311	22'	6	N/A	N/A	6
312	22'	6	N/A	N/A	6
313	22'	6	N/A	N/A	6
314	22'	6	N/A	N/A	6

LANDSCAPE SURETY PER LOT			
LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHRUBS	* OPEN GREEN TREES * SEE NOTE	
241	22	2 ORN.	\$460.00
242	6	1 ORN.	\$330.00
243	6	1 ORN.	\$330.00
244	6	1 ORN.	\$330.00
245	6	1 ORN.	\$330.00
246	8	2 ORN.	\$540.00
247	8	2 ORN.	\$540.00
248	6	1 ORN.	\$330.00
249	6	1 ORN.	\$330.00
250	6	1 ORN.	\$330.00
251	6	1 ORN.	\$330.00
252	22	2 ORN.	\$460.00
253	22	2 ORN.	\$460.00
254	6	1 ORN.	\$330.00
255	6	1 ORN.	\$330.00
256	6	1 ORN.	\$330.00
257	6	1 ORN.	\$330.00
258	6	1 ORN.	\$330.00
259	6	1 ORN.	\$330.00
260	6	1 ORN.	\$330.00
261	6	1 ORN.	\$330.00
262	6	1 ORN.	\$330.00
263	6	1 ORN.	\$330.00
264	6	1 ORN.	\$330.00
265	6	1 ORN.	\$330.00
266	6	1 ORN.	\$330.00
267	6	1 ORN.	\$330.00
268	6	1 ORN.	\$330.00
269	6	1 ORN.	\$330.00
270	6	1 ORN.	\$330.00
271	6	1 ORN.	\$330.00
272	6	1 ORN.	\$330.00
273	6	1 ORN.	\$330.00
274	6	1 ORN.	\$330.00
275	6	1 ORN.	\$330.00
276	6	1 ORN.	\$330.00
277	6	1 ORN.	\$330.00
278	6	1 ORN.	\$330.00
279	6	1 ORN.	\$330.00
280	6	1 ORN.	\$330.00
281	6	1 ORN.	\$330.00
282	6	1 ORN.	\$330.00
283	6	1 ORN.	\$330.00
284	6	1 ORN.	\$330.00
285	6	1 ORN.	\$330.00
286	6	1 ORN.	\$330.00
287	6	1 ORN.	\$330.00
288	6	1 ORN.	\$330.00
289	6	1 ORN.	\$330.00
290	6	1 ORN.	\$330.00
291	6	1 ORN.	\$330.00
292	6	1 ORN.	\$330.00
293	6	1 ORN.	\$330.00
294	6	1 ORN.	\$330.00
295	6	1 ORN.	\$330.00
296	6	1 ORN.	\$330.00
297	6	1 ORN.	\$330.00
298	6	1 ORN.	\$330.00
299	6	1 ORN.	\$330.00
300	6	1 ORN.	\$330.00
301	6	1 ORN.	\$330.00
302	6	1 ORN.	\$330.00
303	6	1 ORN.	\$330.00
304	6	1 ORN.	\$330.00
305	6	1 ORN.	\$330.00
306	6	1 ORN.	\$330.00
307	6	1 ORN.	\$330.00
308	6	1 ORN.	\$330.00
309	6	1 ORN.	\$330.00
310	6	1 ORN.	\$330.00
311	6	1 ORN.	\$330.00
312	6	1 ORN.	\$330.00
313	6	1 ORN.	\$330.00
314	6	1 ORN.	\$330.00
TOTAL	544	* SEE NOTE	\$26,920.00

\* FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THOROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE 2 SHADE TREES SHALL MATCH THE STREET TREES ALONG MAPLE LAWN BLVD. AND THE 15 ORNAMENTAL TREES SHOWN ON THE OPEN SPACE LOTS (ALL LOTS EXCEPT 373 & 374) SHALL BE AS SHOWN.

THE 2 SHADE TREES ARE BOND @ \$300/TREE THE 15 ORNAMENTAL TREES ARE BOND @ \$150/TREE W/ THE LOTS LISTED

SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 1 SHADE TREE + 2 ORNAMENTALS A TOTAL OF 34.5 "SHADE TREES" ARE PROVIDED FOR THE REQUIRED QUANTITY OF 34 (FOR 1523 TOTAL LINEAR FEET OF LOT FRONTAGE ON OPEN GREENS).

**DEVELOPER'S/BUILDER'S CERTIFICATE** (FOR LOTS 363-374)

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 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.

NAME: Maple Lawn Farms DATE: Feb 24, 2011

PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
SHRUBS	271	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAEHPO', COTONEASTER DANHEIMII 'CORAL BEAUTY', 'CORAL BEAUTY', COTONEASTER HORIZONTALIS 'TOM THUMB', 'TOM THUMB', COTONEASTER JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR.', 'BAR HARBOR', 'ANDORRA', 'MILTONI BLUE RUS', JUNIPERUS PROCEMBENS NANA / DWARF JAPANESE GARDEN JUNIPER	ALL 18" - 24" SPREAD	ALL CONTAINERIZED
	109	AZALEA VAR. 'DEL ANSE VALLEY WHITE', 'HERSHEY RED', 'MID CRIMSON', BERBERIS THUNDERPILL 'ATOPKAPAREA', 'CRIMSON PIGMY', 'CRIMSON PIGMY', BARBERY DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CRENATA 'HELLEN' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF HICKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA JAPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL 24" - 30" SPREAD	ALL CONTAINERIZED
	125	EUONYMUS ALATUS 'COMPACTA' / DWARF KINGS EUONYMUS EUONYMUS KIATSCHOWICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAHONIA CALESII / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SULFUR' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBIM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'PLUM' / PLUM RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL 24" - 30" SPREAD & 25" - 5' HT.	ALL CONTAINERIZED
	44	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. 'CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL 3" - 4" HT.	ALL CONTAINERIZED
* ORNAMENTAL	NZ	LAGERSTROEMIA INDICA / GRAPE MYRTLE 'NATCHEZ'	MIN OF 2" CAL. AND 6-8" HT.	ALL 618
	TO	LAGERSTROEMIA INDICA / GRAPE MYRTLE 'TONTON'		ALL TREE FORM
	PV	LAGERSTROEMIA INDICA / GRAPE MYRTLE 'PINK VELOUR'		
	TK	LAGERSTROEMIA INDICA / GRAPE MYRTLE 'TRILIGHT'		
	CS	LAGERSTROEMIA INDICA / GRAPE MYRTLE 'CENTENNIAL SPIRIT'		

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

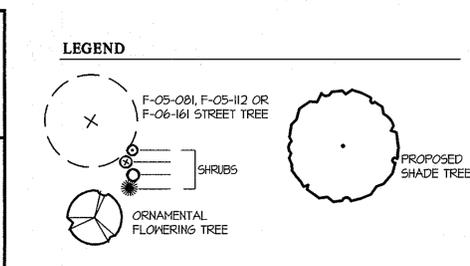
Date: March 18, 2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Dianne E. Butler Date: 3/11/11

Chief, Division of Land Development: W. J. Shelton Date: 3/11/11

Chief, Development Engineering Division: W. J. Shelton Date: 3/11/11



**GLWGUTSCHICK LITTLE & WEBER, P.A.**

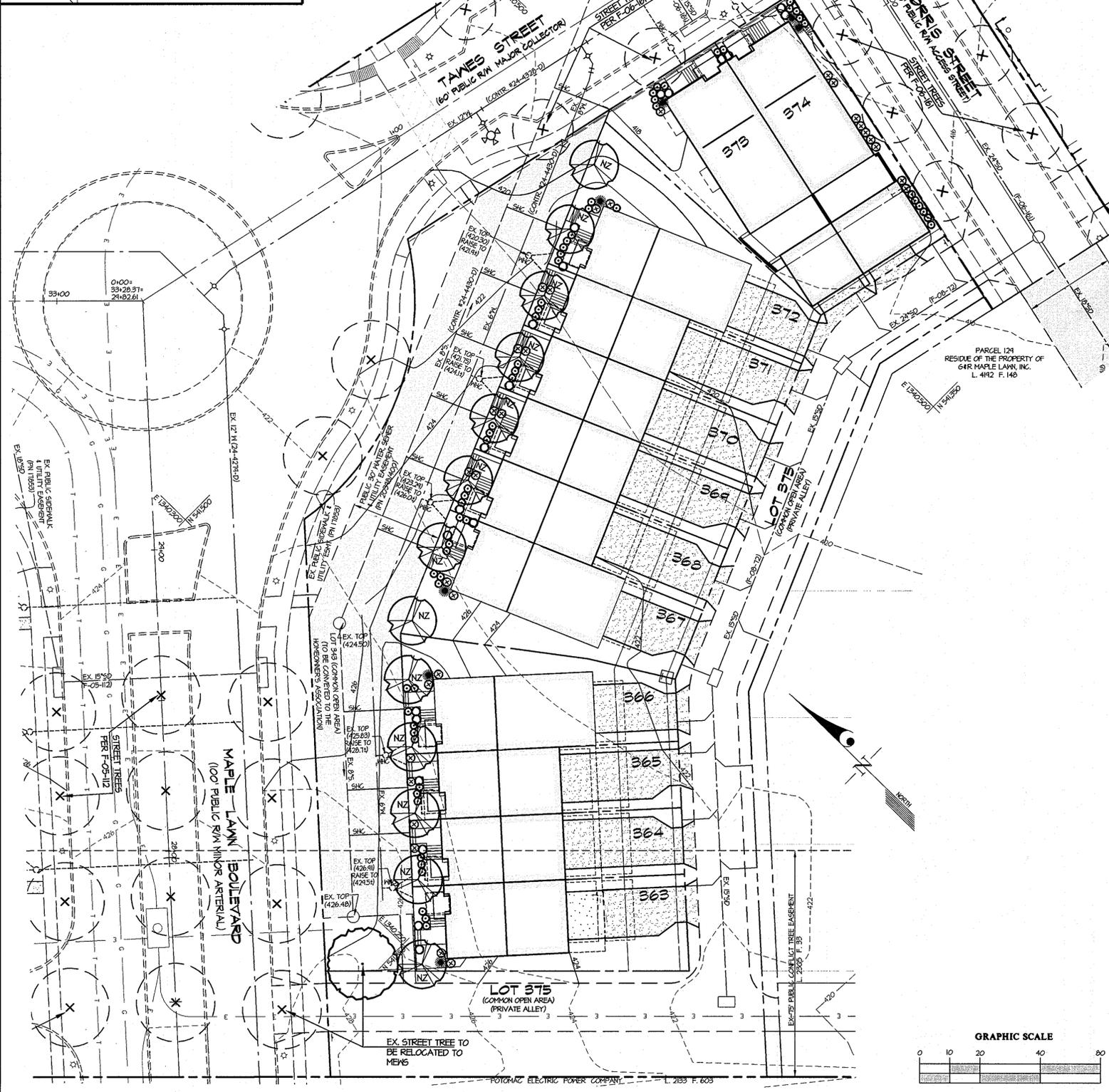
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886

TEL: 301-421-4024 BAL: 410-889-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\0400\09013\HILLSIDE-4 SFA\SP\09013-LS (rev).dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APP'R.
2011-01-24	RESITED LOTS 363-374 WITH MITCHELL AND BEST UNITS, REVISED LANDSCAPE MATERIAL AND REVISED CHARTS	HJK	MBT
		BY	APP'R.



**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

(REVISED) LANDSCAPE PLAN

**MAPLE LAWN FARMS**

HILLSIDE DISTRICT - AREA 4: LOT Nos. 241-252, 350-361, 265-288 and 363-374

(SFA RESIDENTIAL USE)

PLAT Nos. 20396-20401, 20703-20704 & 20856-20857

SCALE: 1"=20'

ZONING: MXD-3

G. L. W. FILE No. 09013

DATE: April/2010

TAX MAP - GRID: 41

SHEET: 9 OF 9

HOWARD COUNTY, MARYLAND

PREPARED FOR: PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 attn: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MB MAPLE LAWN FARM L.L.C. 1686 E. GUDE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 x 2101 ATTN: JOHN CORGAN

ELECTION DISTRICT No. 5