

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MESS UTILITY" AT 1-800-251-TITI AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
TAX MAP: 41  
ELECTION DISTRICT: 5  
ZONING: MXD-3 PER ZB-915H (APPROVED ON 02-09-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2020/4 COMPREHENSIVE ZONING PLAN, AREA OF BUILDABLE LOTS (Nos. 387-405, 404-423, 442-458, 463-474 & 478-485) FOR THIS SITE DEVELOPMENT PLAN - 3.73+ ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NO. 5-01-11, ZB-915H, PB-353, MF-01-11, MF-03-02, P-03-01, F-03-10, F-04-01, P-05-02, F-04-42, F-05-01, F-05-02, F-05-12/13, 5-06-16, F-05-194, F-06-43, F-08-117, F-06-161, ZB-1028M, PB-370, F-08-12, F-08-02, F-10-16, SFP-09-063, F-10-084 & F-10-094.
- 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 RADIALY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-08-072 AND 6 L.M. FIELD SURVEY DONE IN SEPT/2008, MAY/2009 AND SEPT/2009.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA 4 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE PROVIDED BY TWO EXISTING REGIONAL FACILITIES CONSTRUCTED UNDER F-05-081 AND F-06-161. THE EXISTING FACILITIES ON OPEN SPACE LOT 60 AND OPEN SPACE LOT 293 WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 214. THE EXISTING RECHARGE FACILITY IS AN INFILTRATION TRENCH WHICH WAS CONSTRUCTED UNDER F-06-161.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT NOS. 24-4430-D, 24-4646-D, 24-4328-D, 24-4685 & 24-4686) AND THE WATER METER WALLS ARE LOCATED IN THE UTILITY AND PUBLIC ROAD ROW.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE 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-08-072. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-072.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE SURETY (AS SHOWN ON SHEETS 1 & 4) TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4 AND THE GRADING PERMIT CHART ON SHEET 1.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II. IT WAS DETERMINED THIS PROJECT MET THE CRITERIA OUTLINED IN THE M&S STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCORDANCE WITH THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THE PROPOSED DEVELOPMENT SHOWN ON THESE PLANS IS PART OF A PHASED PROJECT AND WHOSE RAINOFF DRAINS TO AN EXISTING FACILITY. THIS PLAN RECEIVED PRELIMINARY APPROVAL (P-10-03) ON SEPTEMBER 22, 2009 AND FINAL APPROVAL (F-10-61) ON APRIL 7, 2011. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- 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 12B(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, 5-01-11 APPROVAL PRIOR TO 11-15-11, 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 13B.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 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 DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-353, PB 370 AND ZB-915M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-915M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 370 AND 5-06-16.
- FIRE LANES ARE PROVIDED IN THE SUBDIVISION TO ALLOW EMERGENCY VEHICLE ACCESS. NFPA-1 10.2.3 AMENDED IN TITLE 11.
- THE 15' CONFLICT TREE EASEMENT SHOWN ON THESE PLANS GRANTS PEPCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PEPCO ROW, AS PER LIBER 2355 FOLIO 33, LIBER 2153 FOLIO 603 AND LIBER 2352 FOLIO 575.
- (See areas below the sheet index for General Note #21)

**LOT DEVELOPMENT DATA**

- GENERAL SITE ANALYSIS DATA
  - PRESENT ZONING: MXD-3 PER ZB-915H AND ZB-1028M
  - PROPOSED USE OF SITE: 71 SFA RESIDENTIAL DWELLINGS
  - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. NOS. 24-4328-D, 24-4646-D, 24-4685-D & 24-4686-D)
  - PARKING REQUIRED: 142 SPACES (61 @ 2 spaces/lot per Sec. 13B.2.2.1 + 2 @ 2 spaces/lot @ 0.9 spaces/unit for overflow per Design Manual + 83 SPACES TOTAL PARKING PROVIDED: 142 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE) + 68 TANDEM DRIVEWAY SPACES (2 PER LOT W/ INTEGRAL GARAGES) = 210 SPACES TOTAL + ON-STREET PARKING (SEE NOTE 21 ABOVE REGARDING PARKING).
- RECREATION OPEN SPACE FOR THIS SOD IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 3.73+ AC.
  - AREA OF THIS PLAN SUBMISSION: 4.52+ ACRES (L.O.D.)
  - AREA OF DISTURBANCE BY THIS SOD: 4.52+ ACRES
- LOT DESIGNATION
 

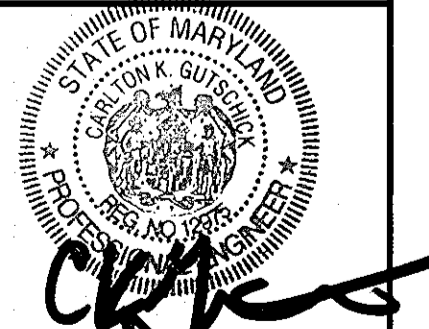
LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL	MAX. BUILDING HT.
TOWNHOUSE	387-405, 404-423, 442-458, 463-474 & 478-485	N/A	N/A	50' (MEAN HT.)
- STRUCTURE SETBACKS PER F-10-061 AND PLAT 21404-21414
 

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOUSE	0	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHED) GARAGE OR TO ACCESSORY STRUCTURES.
- EXCEPTIONS TO SETBACK REQUIREMENTS. SECTION 12B(A) APPLIES, EXCEPT FOR THE FOLLOWING:
  - PORCHES MAY ENCRoACH INTO THE FRONT 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 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" 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.
  - HABITABLE SPACE AND/OR OPENFLOORED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES THE GARAGE SETBACK 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'.

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
Date: JANUARY 20, 2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Thomas J. Buttle* 2/23/11  
Chief, Division of Land Development: *Walt Sheehan* 2/23/11  
Chief, Development Engineering Division: *Chris...* 2/14/11

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. 12975, EXPIRATION DATE: MAY 26, 2012.  
1-21-11 *Chris...*

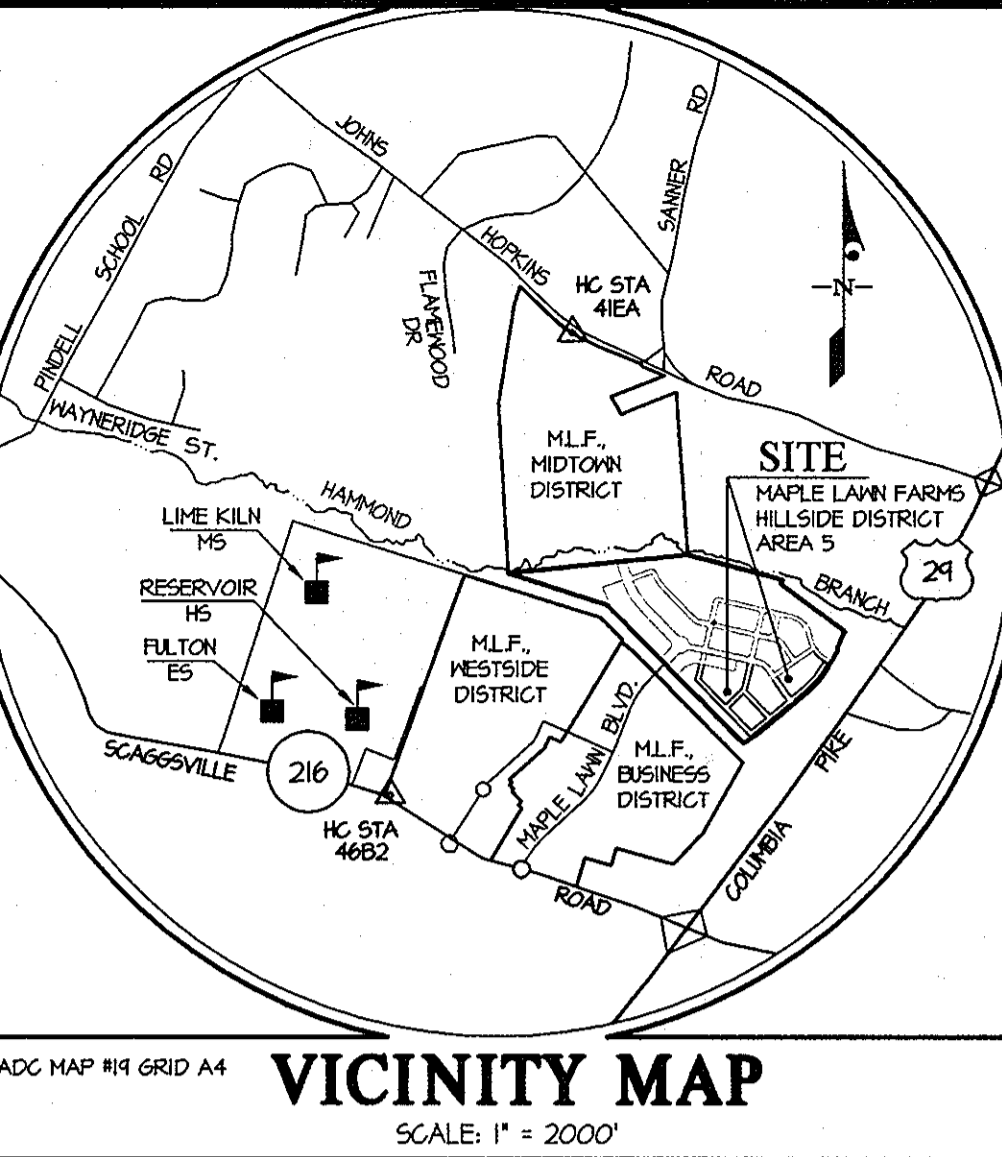


**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-309-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
1/21/11	REVISE ADDRESS CHARTS	gt	

PREPARED FOR:  
PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21207 PH: 410-484-8400 ATTN: MARK BENNETT  
BUILDER (CONTRACT PURCHASER): NVR, INC. 6085 MARSHALEE DRIVE ELK RIDGE, MD 21075 PH: (410) 379-5956 ATTN: TIM NAUGHTON

**COVER SHEET**  
**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 5: LOT NOS. 387-405, 409-423, 442-458, 463-474 and 478-485 (SFA RESIDENTIAL USE)  
PLAT NOS. 21409-21414 & 21415  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND



# MAPLE LAWN FARMS

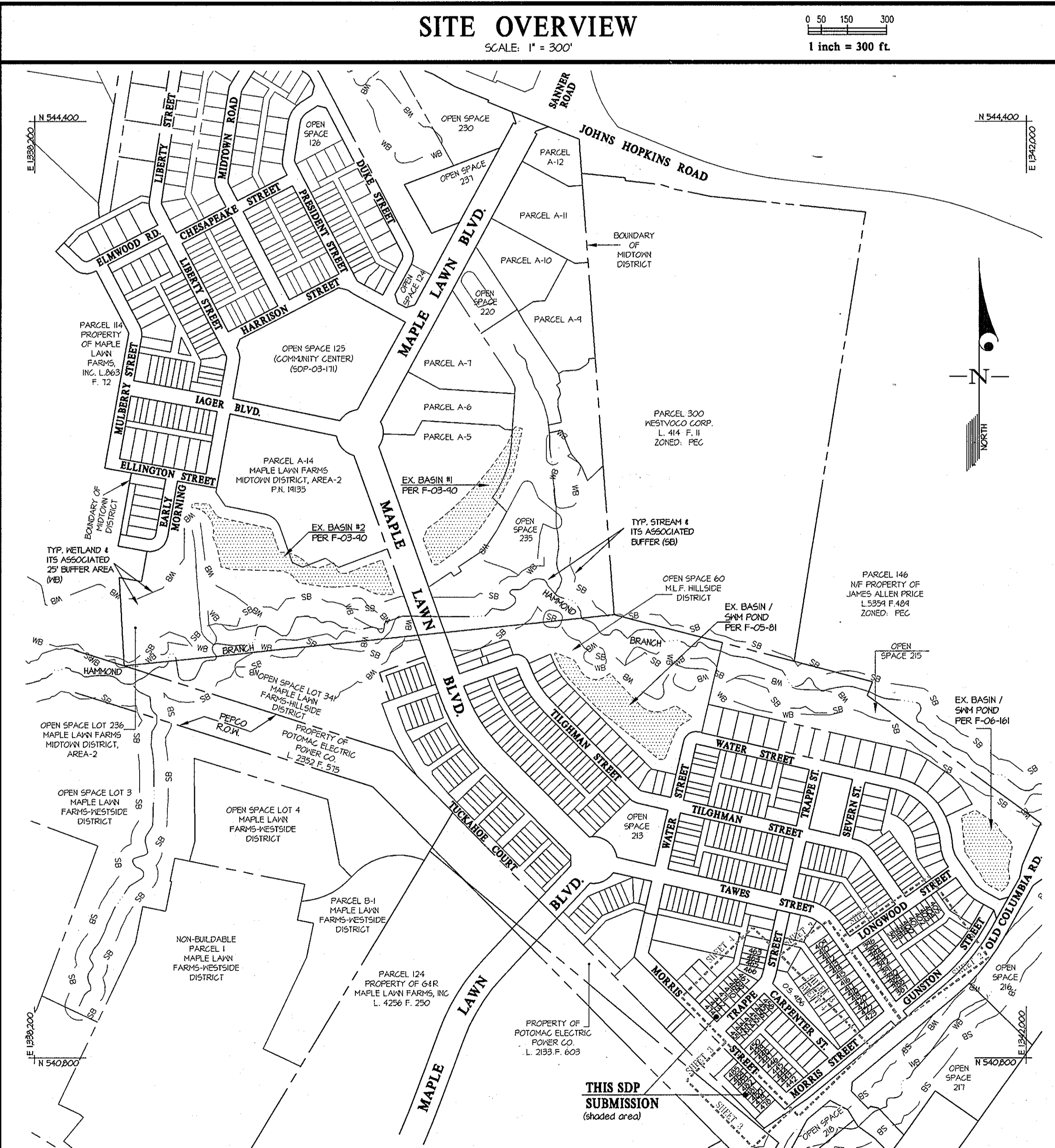
## SITE DEVELOPMENT PLAN

### HILLSIDE DISTRICT - AREA 5

#### LOTS 387-405, 409-423, 442-458, 463-474 and 478-485

### FIFTH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



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

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8)	REQUIRED ACTIVE OPEN SPACE IN AC. (8)	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.48	18.19	21.5 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	11.00	15.75 (42.1)	1.31	1.52 (41.7)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	38.80	13.68	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-11	15.47	5.41	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	1.09	1.23 (39.4)	0.00	
4c (BUSINESS 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-06-161	33.26	11.64	18.50 (35.9)	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-08-54/F-08-55	40.60	14.21	26.65 (29.4)	3.11	4.76 (17.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.44	0.50	
TOTAL		328.36	114.42	119.21 (36.3)	11.20	14.18 (12.0)

\* 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 1.52 AC. + COMMUNITY CENTER (O.S. 125 - 5.01 AC.), O.S. 126 (0.35 AC.) AND O.S. 230 (1.46 AC.)  
② 0.24 AC. + PATHWAYS  
③ 4.76 AC. + O.S. LOT 4 (4.76 AC.)  
OPEN SPACE LOTS 126 AND 230 ARE CONSIDERED RECREATIONAL IN THESE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN SINCE AREAS.

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
387-346	0.71 AC	\$ 2880.00	\$ 100.00
391-405	0.51 AC	\$ 1860.00	\$ 100.00
404-423	0.91 AC	\$ 3330.00	\$ 100.00
442-450	0.56 AC	\$ 2250.00	\$ 100.00
451-458	0.45 AC	\$ 1620.00	\$ 100.00
463-474	0.82 AC	\$ 3210.00	\$ 100.00
478-485	0.42 AC	\$ 1620.00	\$ 100.00
TOTAL	4.52 AC	\$ 17400.00	\$ 700.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SOD 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 SOD. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SOD WITHIN 2 YEARS OF ITS APPROVAL.

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN, SITE DETAILS
- SITE DEVELOPMENT PLAN, SITE DETAILS
- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN, NOTES 4 DETAILS
- LANDSCAPE PLAN, NOTES 4 DETAILS
- LANDSCAPE PLAN, NOTES 4 DETAILS

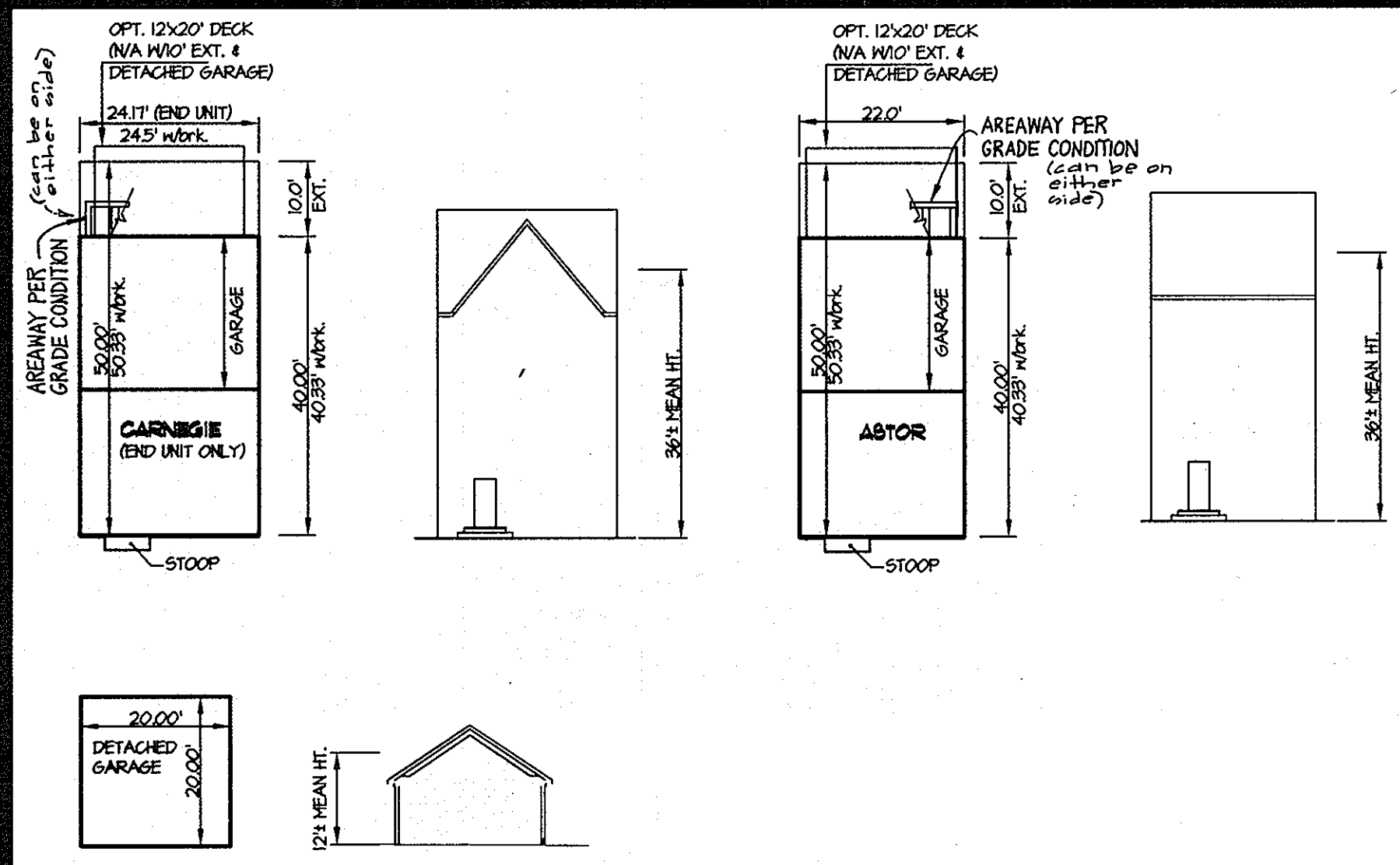
GENERAL NOTE #21: MF-06-42 - WAIVER REQUEST FROM SECTION 16.132(a)(2)(ii) - WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS FOR THE ENTIRE LENGTH AND THE FULL DESIGNATED PAVEMENT OF OLD COLUMBIA ROAD WHERE A DEVELOPER OWNS LAND ON BOTH SIDES OF A LOCAL OR MINOR COLLECTOR ROAD FOR A MAJOR SUBDIVISION, FROM SECTION 16.134(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 (16.1246) - 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 SRC 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	LOT No.	STREET ADDRESS
387	8491 TAVES STREET	410	8968 TAVES STREET	453	7302 TRAPPE STREET
388	8491	411	8910	452	7304
389	8495	412	8912	453	7306
390	8493	412	8914	454	7308
391	8491	413	8916	455	7312
392	8491	414	8918	456	7314
393	8495	415	8920	457	7316
394	8493	416	8924	458	7318
395	8491	417	8926		
396	8474	418	8928	463	7321 TRAPPE STREET
		419	8930	464	7323
397	8824 LONGHOOD STREET	420	8932	465	7325
398	8821	421	8934	466	7321
399	8825	422	8936	467	7317
400	8823	423	8938	468	7315
401	8821			469	7313
402	8817			470	7311
403	8815	442	7583 MORRIS STREET	471	7307
404	8813	443	7581	472	7305
405	8811	444	7579	473	7303
		445	7577	474	7301
		446	7575		
		447	7573	478	7582 MORRIS STREET
		448	7571	479	7580
		449	7569	480	7578
		450	7567	481	7576
				482	7574
				483	7572
				484	7570
				485	7568

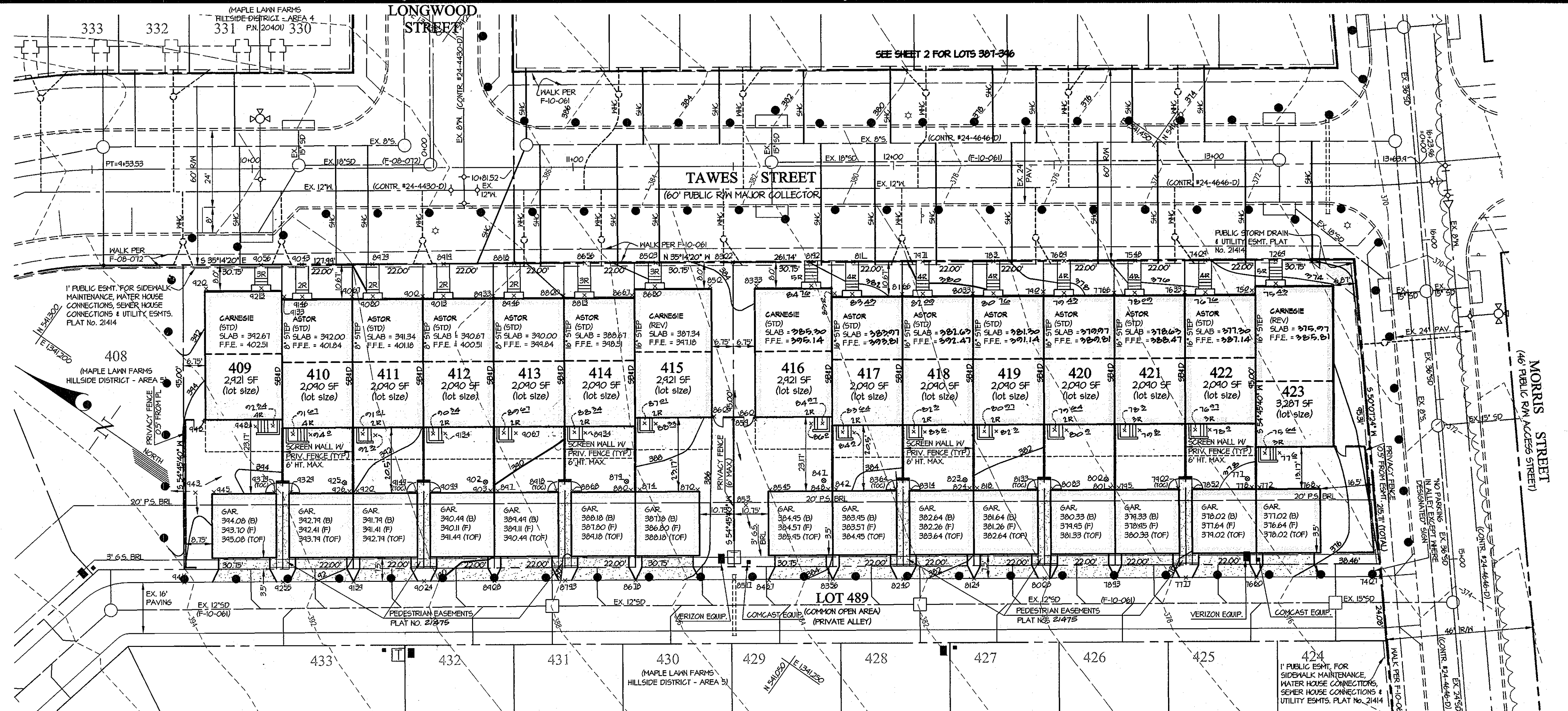
WATER CODE: E2	SEWER CODE: 7615000
DEVELOPMENT NAME: MAPLE LAWN FARMS	DISTRICT/AREA: HILLSIDE/AREA-5
PLATs: 21409 THRU 21414 & 21415	LOTS: 387-405, 409-423, 442-458, 463-474 & 478-485
SCALE: AS SHOWN	ZONING: MXD-3
DATE: Jan./2011	TAX MAP - GRID: 41 22
	CENSUS TRACT: 6051.02
	G. L. W. FILE No.: 09013
	SHEET: 1 OF 9





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

- WASTE MANAGEMENT NOTES:**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE HANDERS HAVE BEEN EXECUTED.
  - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE (LOTS 418-485).
  - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
  - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
  - APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.
  - FOR LOTS 418-485, THE RESIDENTS OF THOSE LOTS SHALL GROUP TRASH AND RECYCLABLES AT THE LOCATION INDICATED BELOW ON COLLECTION DAY PICK UP:
    - TRU-1: UNTIL THE ALLEY THROUGH PARCEL D-1 AND D-2 IS IN SERVICE.
    - TRU-2: ONCE THE ALLEY THROUGH PARCEL D-1 AND D-2 IS IN SERVICE TRASH AND RECYCLABLES COULD BE PLACED AT THIS LOCATION OR RESIDENTS COULD PLACE TRASH AND RECYCLABLES IN FRONT OF THEIR HOMES.
  - THE FINAL COLLECTION POINTS FOR LOTS 418-485 WILL BE DETERMINED AFTER CONSTRUCTION IS COMPLETED AND THE TRASH TRUCKS COMPLETE TRIAL RUNS THROUGH THE AREA.



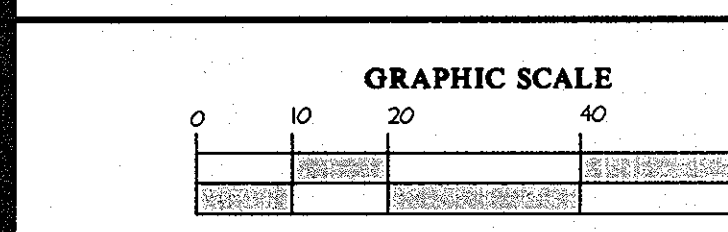
**SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.**

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
409	319.04	318.04	418	319.50	322.10
410	317.78	316.78	419	321.14	324.74
411	317.48	316.48	420	322.40	326.00
412	316.65	315.65	421	323.56	328.16
413	316.34	315.34	422	325.46	329.06
414	314.40	313.40	423	327.14	330.74
415	314.12	313.12	424	328.20	331.80
416	313.12	312.12	425	329.60	333.20
417	312.10	311.10			
418	309.56	308.56			
419	307.58	306.58			
420	305.46	304.46			
421	304.82	303.82			
422	303.20	302.20			
423	301.44	300.44			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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

LOT	ELEVATION	LOT	ELEVATION
409	301.72	418	301.23
410	300.72	419	300.46
411	300.53	420	300.56
412	294.52	421	292.81
413	293.41	422	292.21
414	292.40	423	293.46
415	290.73	424	294.56
416	291.76	425	295.84
417	292.12		
418	291.86		
419	291.01		
420	295.00		
421	295.21		
422	292.80		
423	291.47		



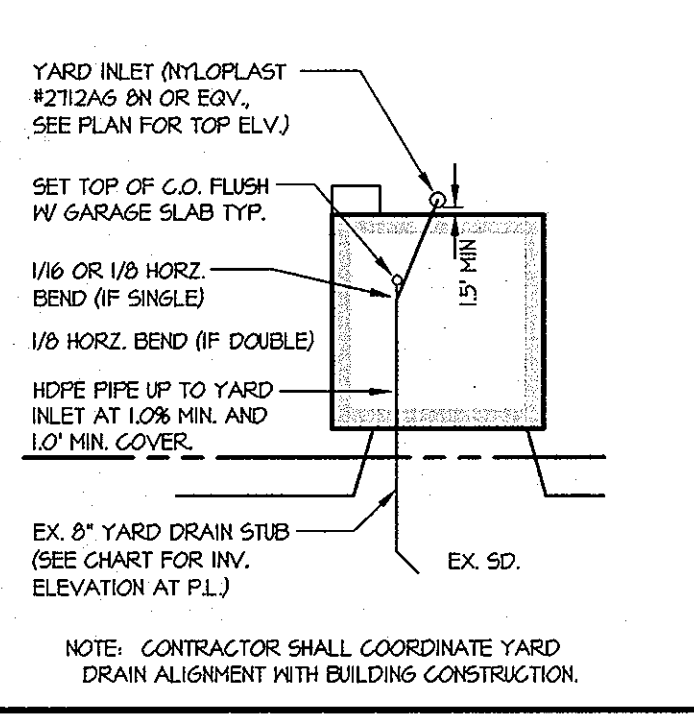
**PROFESSIONAL CERTIFICATION**

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. 12875, EXPIRATION DATE: MAY 26, 2012.

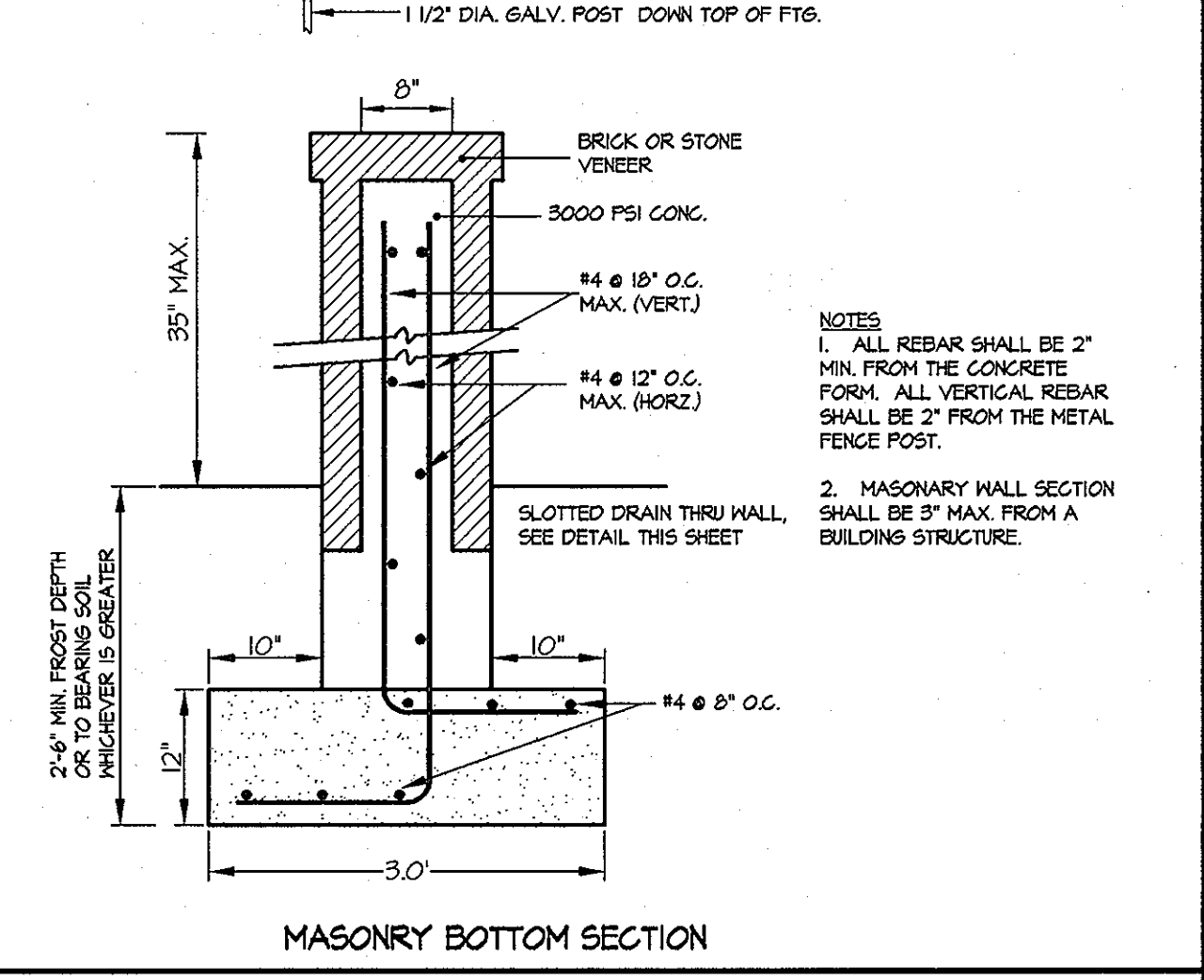
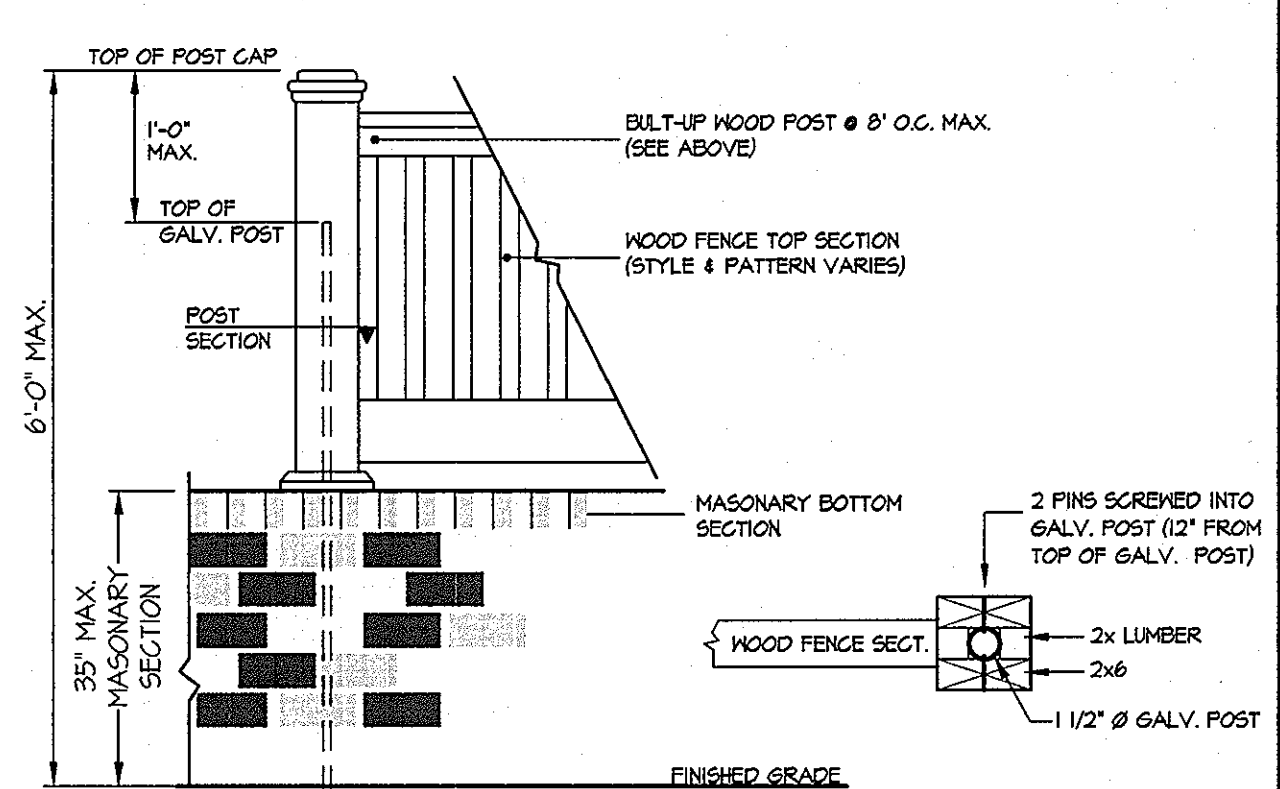
*[Signature]*  
1-21-11

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

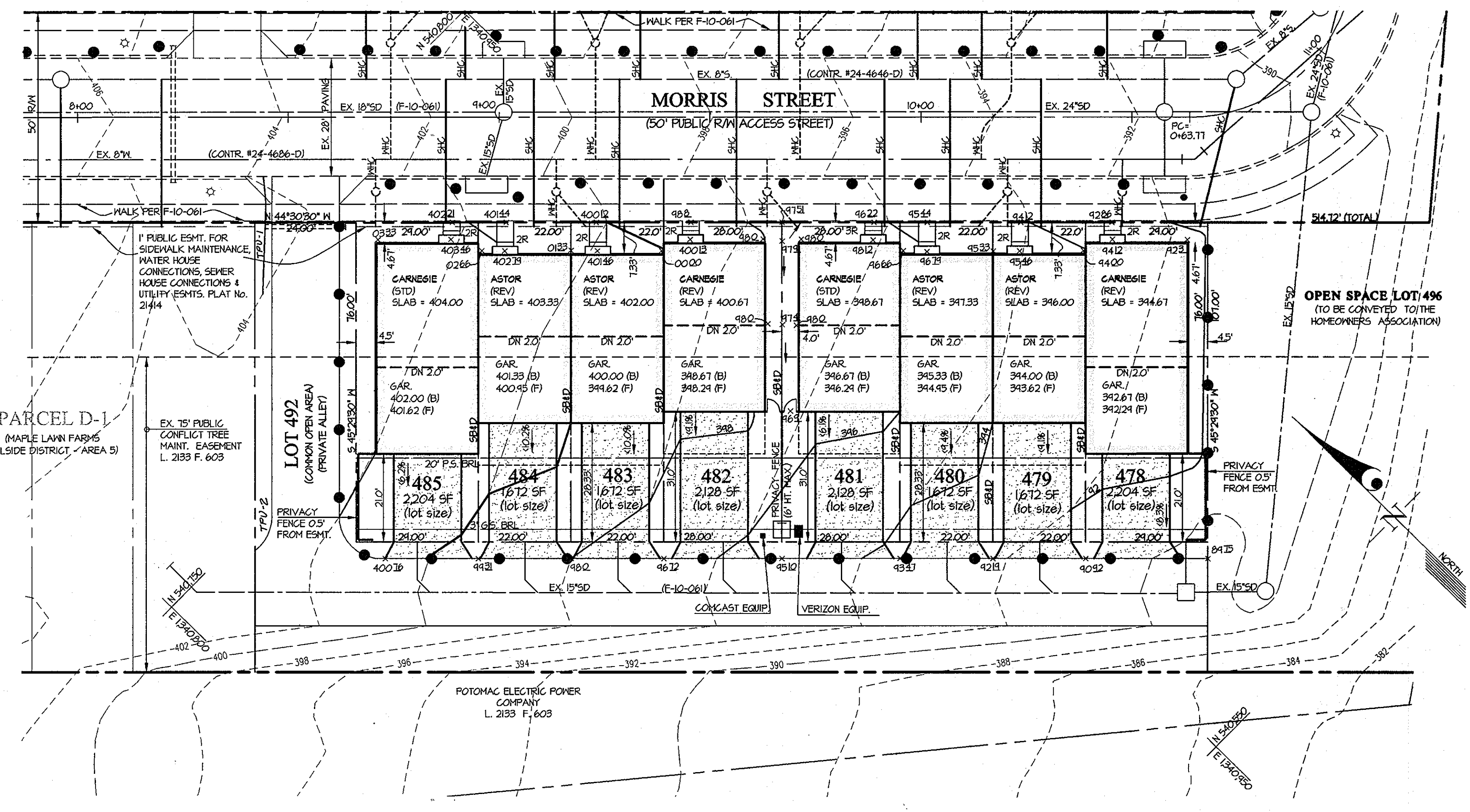
Date: JANUARY 20, 2011



**TYPICAL YARD DRAIN INSTALLATION** NO SCALE



**SCREEN WALL DETAILS** NO SCALE



PREPARED FOR: PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. 1829 RESTERTOWN DRIVE, BALTIMORE, MD 21208. ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): NVR, INC. 6085 MARSHALE DRIVE, ELKRDIE, MD 21075. ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**

**MAPLE LAWN FARMS**

HILLSIDE DISTRICT - AREA 5: LOT Nos. 387-405, 409-423, 442-458, 463-474 and 478-485 (SFA RESIDENTIAL USE)

PLAT Nos. 21409-21414 AND 21475

ELECTION DISTRICT No. 5

SCALE: 1"=20'

ZONING: MXD-3

G. L. W. FILE No.: 09013

DATE: Jan./2011

TAX MAP - GRID: 41

SHEET: 3 OF 9

HOWARD COUNTY, MARYLAND

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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

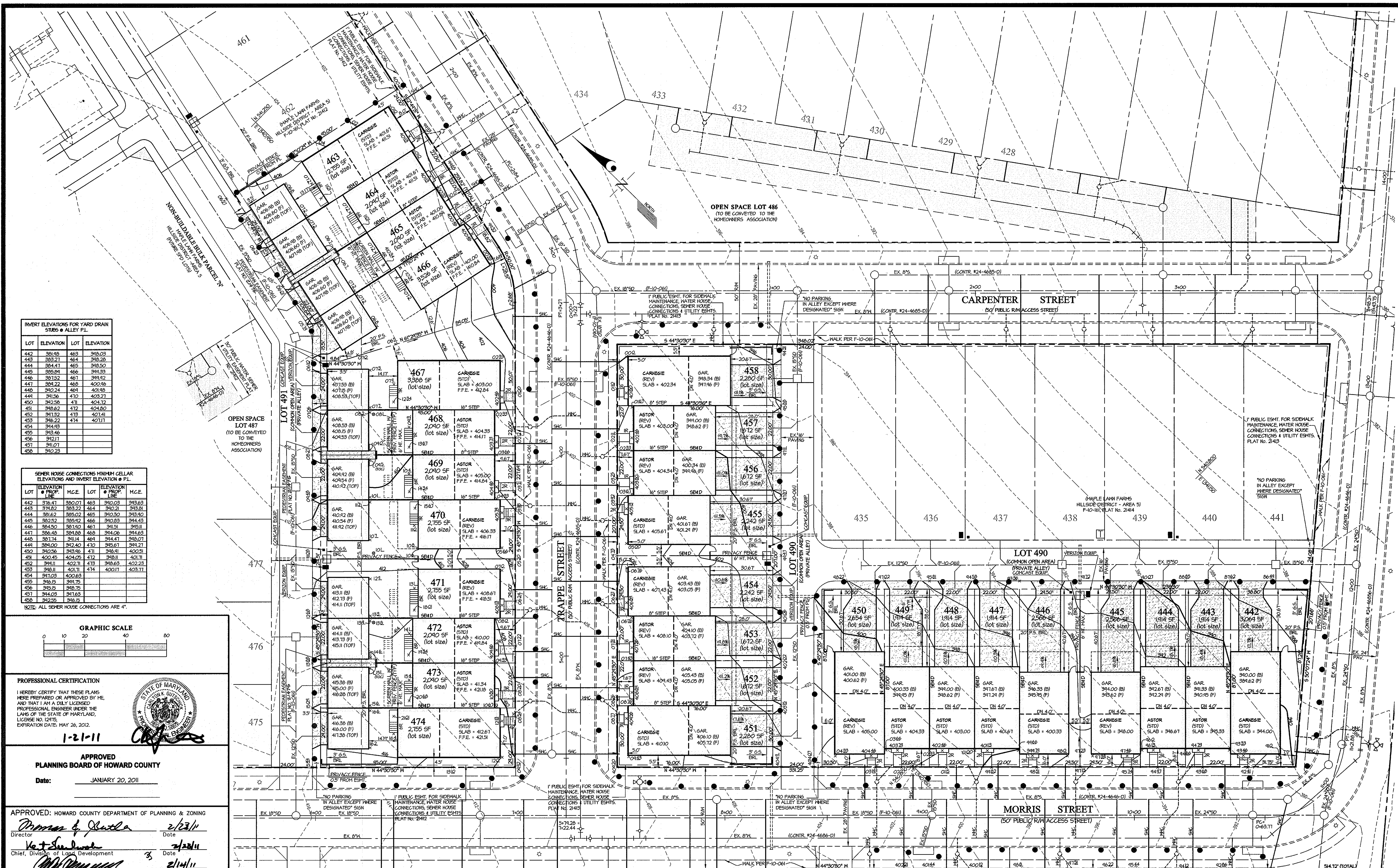
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-850-1829 DC/VA: 301-388-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\0901\09013\HLSIDE-5\SA\SP\09013-SP (Area 5)dwg DES. MBT DRN. KLP CHK. MBT

DATE	REVISION	BY	APPR.
1/21/2011	Rev driveway Lots 409-413; Rev slab elev's Lots 416-418 & rev grading & risers accordingly	klp	
1/22/2011	ADD AREAWAY TO THE CARNESIE AND ASTOR	gt	



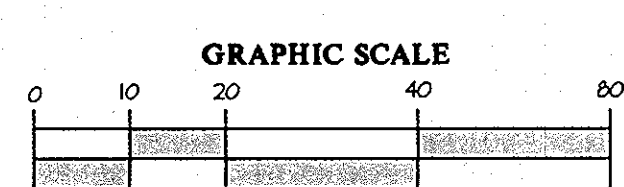
**INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.**

LOT	ELEVATION	LOT	ELEVATION
442	381.48	463	348.03
443	383.27	464	348.28
444	384.47	465	348.50
445	385.84	466	348.33
446	387.52	467	348.42
447	388.22	468	400.86
448	390.24	469	401.98
449	391.56	470	403.71
450	392.58	471	404.72
451	393.62	472	404.80
452	394.72	473	407.41
453	396.22	474	407.11
454	397.43		
455	398.46		
456	399.11		
457	399.07		
458	399.23		

**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.
442	376.41	380.07	463	340.03	343.63
443	378.82	383.22	464	340.21	343.81
444	380.62	386.02	465	340.30	343.90
445	382.52	388.52	466	340.25	344.43
446	384.50	391.00	467	341.31	345.11
447	386.48	393.48	468	344.06	344.63
448	388.14	394.14	469	344.47	348.07
449	389.00	394.40	470	345.67	348.27
450	390.24	395.46	471	346.41	400.51
451	391.56	396.24	472	346.81	402.11
452	392.58	396.72	473	348.63	402.23
453	393.62	397.11	474	400.11	403.71
454	394.72	397.43			
455	395.84	397.72			
456	396.96	398.01			
457	398.07	398.30			
458	399.18	398.59			

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. 12175, EXPIRATION DATE: MAY 26, 2012.

1-21-11

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 Date: JANUARY 20, 2011

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

Director: *Dorcas G. Swartz* Date: 2/23/11  
 Chief, Division of Land Development: *Kevin J. Sullivan* Date: 2/23/11  
 Chief, Development Engineering Division: *William J. Sullivan* Date: 2/14/11

**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 BALT. 410-980-1820 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 21208  
 PH: (410) 484-8400  
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):  
 NVR INC.  
 6085 MARSHALLEE DRIVE  
 ELKRDIRE, MD 21075  
 PH: (410) 379-5956  
 ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 5: LOT Nos. 387-405, 409-423, 442-458, 463-474 and 478-485  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 21409-21414 AND 21415  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
Jan./2011	41	4 OF 9



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

*[Signature]* 2/9/11  
 HOWARD S.C.D. DATE

**ENGINEER'S CERTIFICATE**

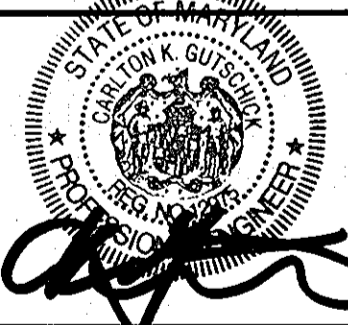
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 1-21-11  
 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, 2012.

*[Signature]*



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: JANUARY 20, 2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 2/23/11  
 Director Date

*[Signature]* 2/23/11  
 Chief, Division of Land Development Date

*[Signature]* 2/14/11  
 Chief, Development Engineering Division Date

**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."

*[Signature]* 1/23/11  
 SIGNATURE OF DEVELOPER/BUILDER DATE

**SEDIMENT CONTROL LEGEND**

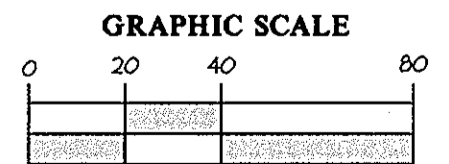
- 600 --- EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- S.C.E. — STABILIZED CONSTRUCTION ENTRANCE

**NOTES:**

- TEMPORARY SHM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 60 PER F-05-01 AND OPEN SPACE LOT 215 PER F-06-161 (SEE SHEET #1).
- IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-10-061.
- NO STOCKPILE WILL BE PERMITTED ON SITE.

**SEQUENCE OF CONSTRUCTION**

- 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.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (S.C.E.), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-day.
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 2 days.
- CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: 3-4 months.
- AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOO. DURATION: 1-day.
- 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.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). DURATION: 1/2 day.
- OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-980-1820 DC/VA: 301-989-2324 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 21208  
 PH: (410) 484-8400  
 ATTN: MARK BENNETT

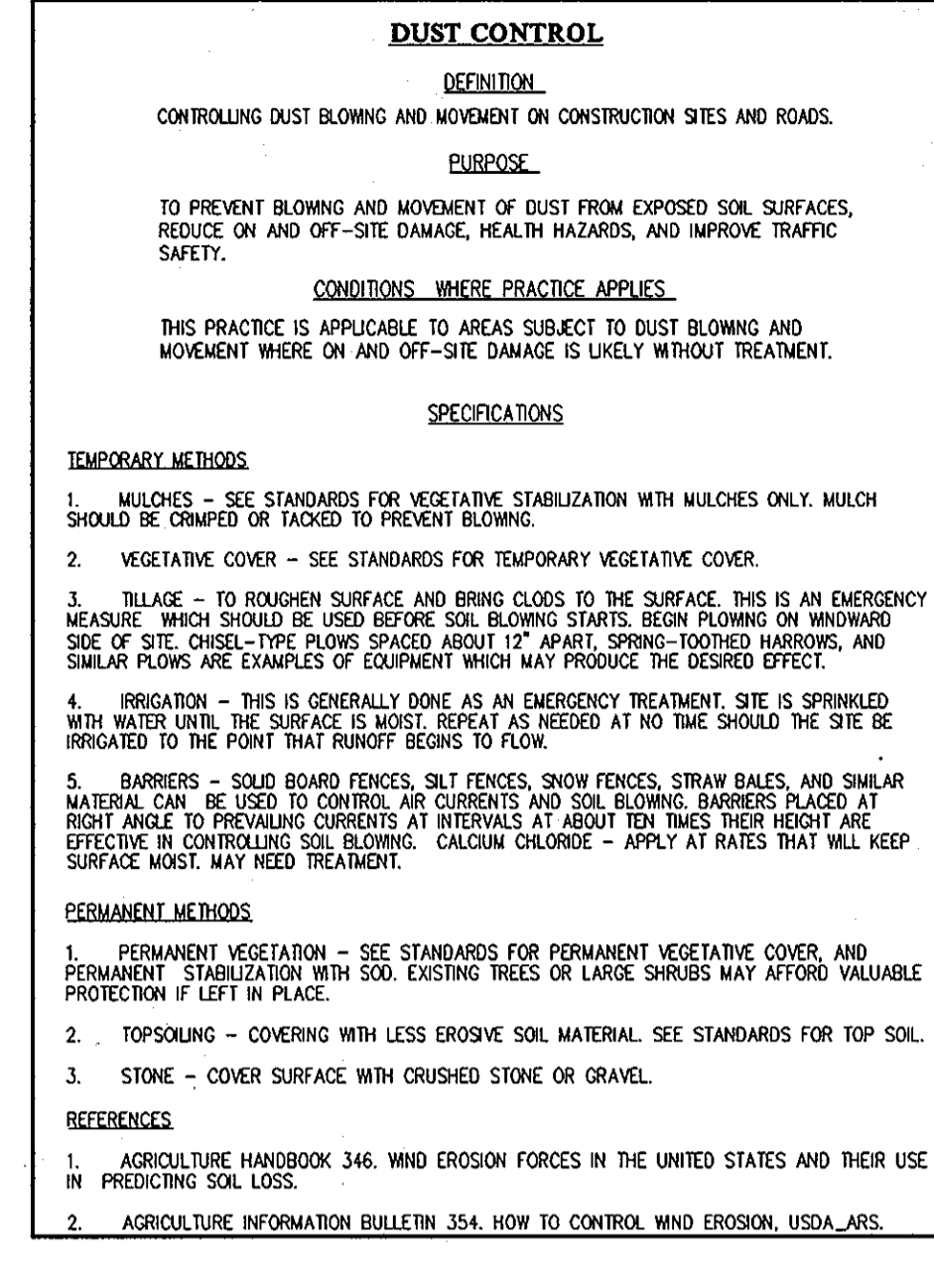
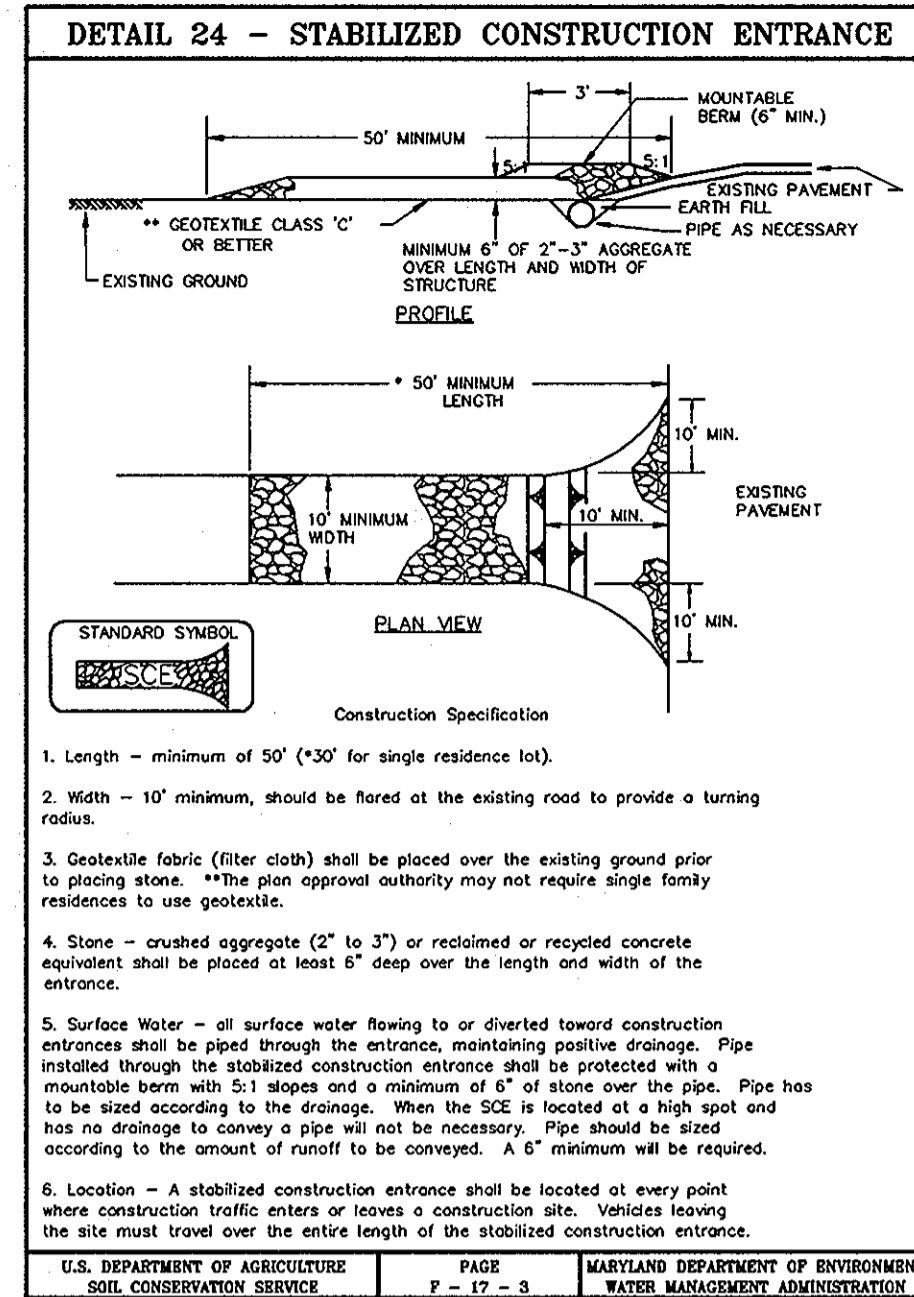
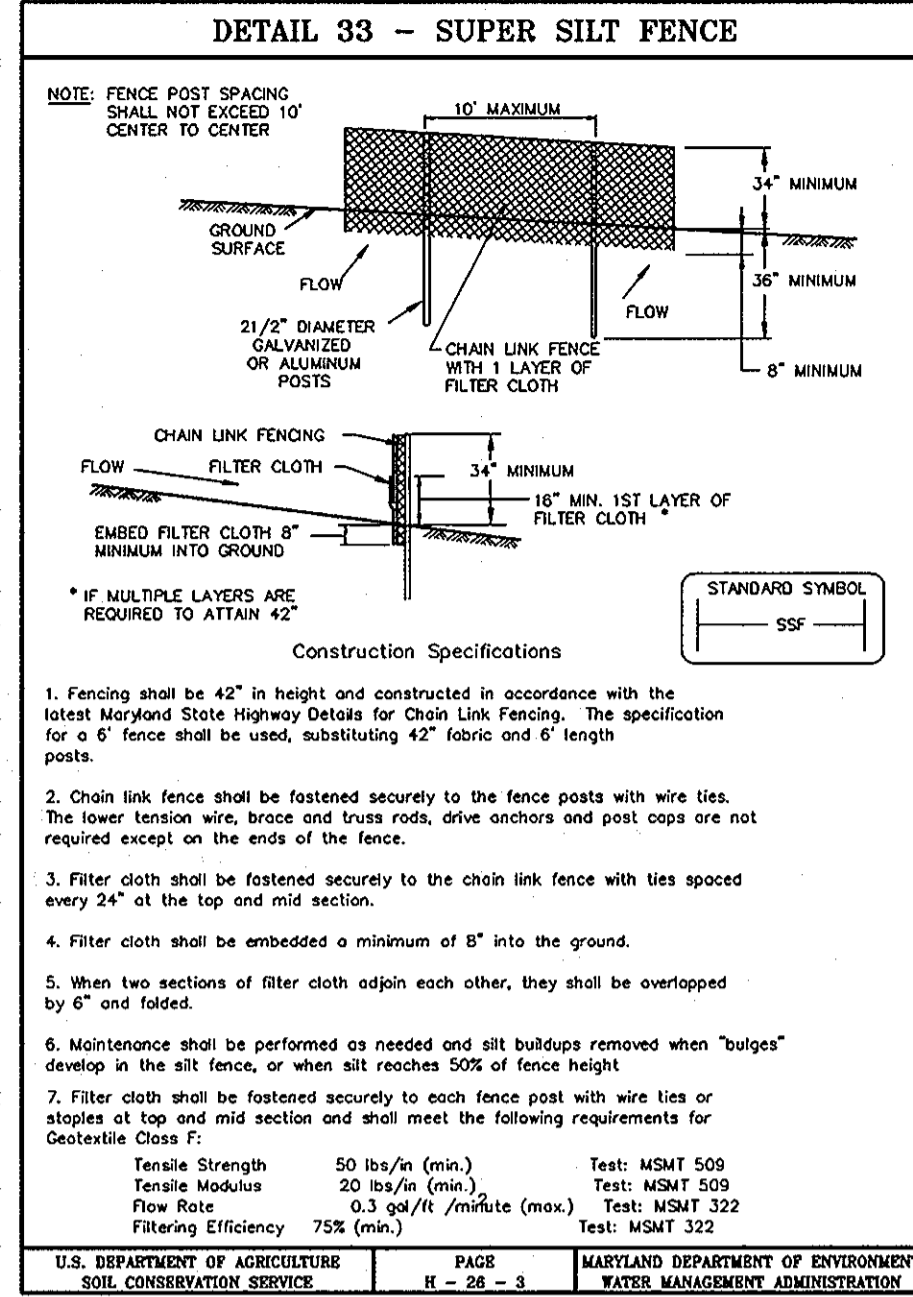
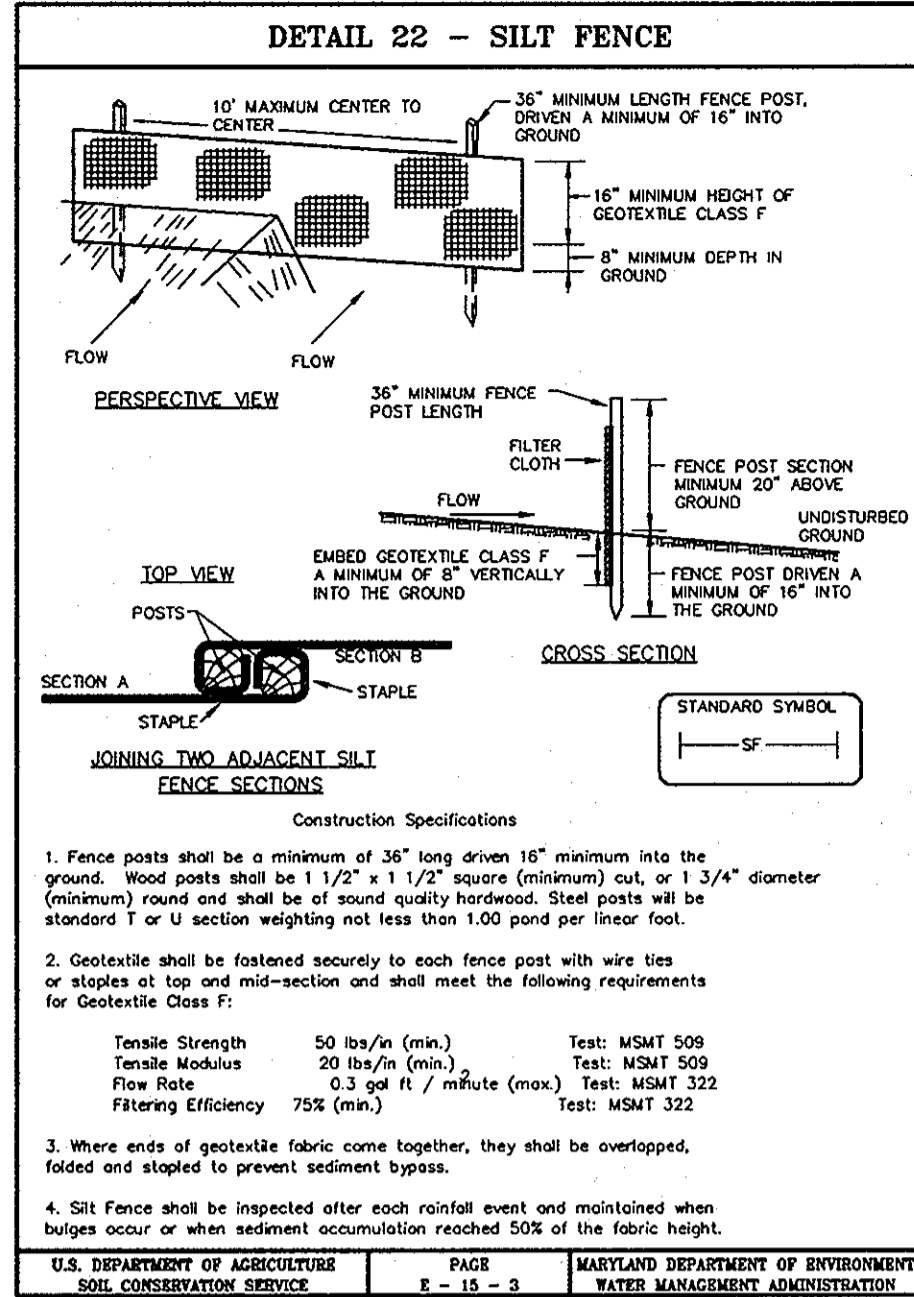
**BUILDER (CONTRACT PURCHASER):**  
 NVR INC.  
 6085 MARSHALEE DRIVE  
 ELKRIEGE, MD 21075  
 PH: (410) 379-5956  
 ATTN: TIM NAUGHTON

**SEDIMENT CONTROL PLAN**

**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 5: LOT Nos. 387-405, 409-423, 442-458, 463-474 and 478-485  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 21409-21414 AND 21415

ELECTION DISTRICT No. 5

SCALE	ZONING	C. L. W. FILE No.
1"=40'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
Jan./2011	41	5 OF 9



### 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 GRAVIMETRY.

**CONDITIONS WHERE PRACTICE APPLIES**

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
  - 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 CONTINUING SUPPLIED 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.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

- 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.
- 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 A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGULARITY SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF SANDS, STONES, SLAS, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SANDS, 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 14 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
  - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER LIME 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 6.0 OR HIGHER.
    - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1% 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 STERILIZANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (4 DAYS MIN) TO PERMIT DEGRADATION OF PHOTO-TOXIC MATERIALS.
  - 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.
  - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 14 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING 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.
  - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 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 GOODNESS 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 MOIST CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, 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, 1% 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.
    - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
  - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1,000 SQUARE FEET, AND 1/2 THE NORMAL LIME APPLICATION RATE.

**REFERENCES:** GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. #, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/75.

### 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) 313-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTRIBUTION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 71 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, BY 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SO2, 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.

LOTS	LOTS	LOTS	LOTS	LOTS	LOTS		
321-336	331-405	401-423	442-450	451-458	462-474		
TOTAL AREA OF SITE	0.251 AC.	0.501 AC.	0.201 AC.	0.471 AC.	0.261 AC.	0.101 AC.	0.351 AC.
AREA DISTURBED	0.011 AC.	0.011 AC.	0.041 AC.	0.061 AC.	0.041 AC.	0.021 AC.	0.021 AC.
AREA TO BE ROOFED OR PAVED	0.261 AC.	0.221 AC.	0.461 AC.	0.211 AC.	0.111 AC.	0.381 AC.	0.141 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.231 AC.	0.331 AC.	0.331 AC.	0.231 AC.	0.281 AC.	0.441 AC.	0.281 AC.
TOTAL CUT	1.914 CY	416.1 CY	786.1 CY	468.1 CY	309.1 CY	124.1 CY	352.1 CY
TOTAL FILL	1.844 CY	416.1 CY	786.1 CY	468.1 CY	309.1 CY	124.1 CY	352.1 CY
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE	NONE	NONE	NONE	NONE

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.

10. 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 CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING DISTURBANCE APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 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.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS 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. HARROW 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 (25 LBS/1000 SQ FT) BEFORE SEEDING. HARROW 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 (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING 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 SO2. 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 UNWETTED, NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GALLONS PER ACRE (8 GALLON/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 REDISTRIBUTED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS 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 (2.2 LBS/1000 SQ FT). FOR PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR PERIOD NOVEMBER 15 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 SO2.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNWETTED, NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GAL PER ACRE (8 GALLON/1000 SQ FT) FOR ANCHORING.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. #, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/75.

### 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.

*Charles J. ...* DATE: 1-21-11

### 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: JANUARY 20, 2011

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

Director: *Thomas & Butler* Date: 2/23/11  
Chief, Division of Land Development: *Neil Shendler* Date: 2/23/11  
Chief, Development Engineering Division: *Michael ...* Date: 2/14/11

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

### BUILDER'S CERTIFICATE

I HEREBY 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 E. ...* DATE: 1/27/11  
SIGNATURE OF DEVELOPER/BUILDER DATE

### SEDIMENT CONTROL NOTES and DETAILS

SCALE: AS SHOWN ZONING: MXD-3 G. L. W. FILE No.: 09013  
DATE: Jan./2011 TAX MAP - GRID: SHEET: 6 OF 9  
HOWARD COUNTY, MARYLAND

**GLW GUTSCHICK 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 BALTO. 410-350-1820 DC/VA. 301-885-2324 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

PREPARED FOR:

PROPERTY OWNER (SELLER):	BUILDER (CONTRACT PURCHASER):
G & R MARLE LAWN, INC. 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT	NVR, INC. 6085 MARSHALEE DRIVE ELLSWORTH, MD 21037 PH: (410) 379-5956 ATTN: TIM NAUGHTON

SEDIMENT CONTROL NOTES and DETAILS

**MAPLE LAWN FARMS**

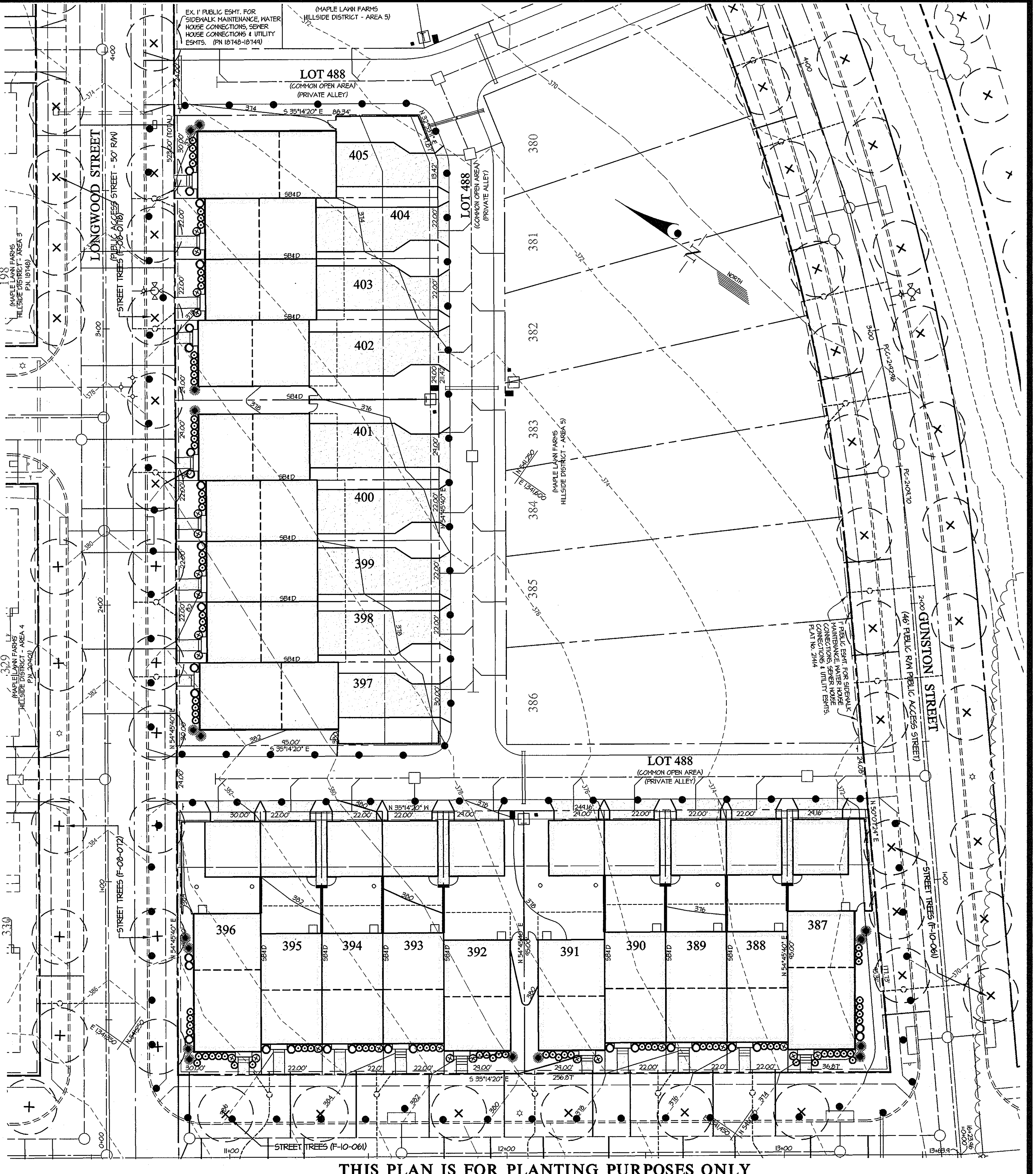
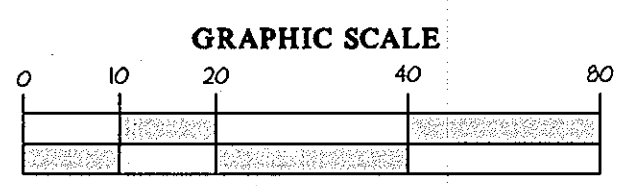
HILLSIDE DISTRICT - AREA 5: LOT NOS. 387-405, 409-423, 442-458, 463-474 and 478-485  
(SFA RESIDENTIAL SUB)  
PLAT No. 21409-21414-MD 2475

ELECTION DISTRICT No. 5

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)					
LOT NO.	REQUIRED PLANTINGS, SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT BLD. (SHADE TREES ARE NOT REQUIRED).		REQUIRED PLANTINGS ON SIDE OF SFA BUILDINGS ORIENTED TO PUBLIC ROADWAYS, PROVIDE 1/4 OF SIDE BLDG. LENGTH.		PLANTINGS PROVIDED
	LOT WIDTH	SHRUBS REQUIRED	SIDE BLD. LENGTH	SHRUBS REQUIRED	
387	36.87'	10	50.33'	13	23
388	22'	6	N/A	N/A	6
389	22'	6	N/A	N/A	6
390	22'	6	N/A	N/A	6
391	24'	8	N/A	N/A	8
392	24'	8	N/A	N/A	8
393	22'	6	N/A	N/A	6
394	22'	6	N/A	N/A	6
395	22'	6	N/A	N/A	6
396	30'	8	50.33'	13	21
397	30'	8	N/A	N/A	8
398	22'	6	N/A	N/A	6
399	22'	6	N/A	N/A	6
400	22'	6	N/A	N/A	6
401	24'	8	N/A	N/A	8
402	24'	8	N/A	N/A	8
403	22'	6	N/A	N/A	6
404	22'	6	N/A	N/A	6
405	30'	8	N/A	N/A	8
406	30.75'	8	N/A	N/A	8
407	22'	6	N/A	N/A	6
408	22'	6	N/A	N/A	6
409	22'	6	N/A	N/A	6
410	22'	6	N/A	N/A	6
411	22'	6	N/A	N/A	6
412	22'	6	N/A	N/A	6
413	22'	6	N/A	N/A	6
414	22'	6	N/A	N/A	6
415	30.75'	8	N/A	N/A	8
416	30.75'	8	N/A	N/A	8
417	22'	6	N/A	N/A	6
418	22'	6	N/A	N/A	6
419	22'	6	N/A	N/A	6
420	22'	6	N/A	N/A	6
421	22'	6	N/A	N/A	6
422	22'	6	N/A	N/A	6
423	30.75'	8	50.33'	13	21
424	31.75'	8	50.33'	13	21
425	22'	6	N/A	N/A	6
426	22'	6	N/A	N/A	6
427	22'	6	N/A	N/A	6
428	22'	6	N/A	N/A	6
429	22'	6	N/A	N/A	6
430	22'	6	N/A	N/A	6
431	22'	6	N/A	N/A	6
432	22'	6	N/A	N/A	6
433	22'	6	N/A	N/A	6
434	22'	6	N/A	N/A	6
435	22'	6	N/A	N/A	6
436	22'	6	N/A	N/A	6
437	22'	6	N/A	N/A	6
438	22'	6	N/A	N/A	6
439	22'	6	N/A	N/A	6
440	22'	6	N/A	N/A	6
441	22'	6	N/A	N/A	6
442	22'	6	N/A	N/A	6
443	22'	6	N/A	N/A	6
444	22'	6	N/A	N/A	6
445	24.5'	8	N/A	N/A	8
446	24.5'	8	N/A	N/A	8
447	22'	6	N/A	N/A	6
448	22'	6	N/A	N/A	6
449	22'	6	N/A	N/A	6
450	30.75'	8	N/A	N/A	8
451	30'	8	50.33'	13	21
452	22'	6	N/A	N/A	6
453	22'	6	N/A	N/A	6
454	24.5'	8	N/A	N/A	8
455	24.5'	8	N/A	N/A	8
456	22'	6	N/A	N/A	6
457	22'	6	N/A	N/A	6
458	30'	8	50.33'	13	21
459	24'	8	N/A	N/A	8
460	22'	6	N/A	N/A	6
461	22'	6	N/A	N/A	6
462	22'	6	N/A	N/A	6
463	22'	6	N/A	N/A	6
464	22'	6	N/A	N/A	6
465	22'	6	N/A	N/A	6
466	50.01'	13	N/A	N/A	13
467	50.01'	13	N/A	N/A	13
468	22'	6	N/A	N/A	6
469	22'	6	N/A	N/A	6
470	24'	8	N/A	N/A	8
471	24'	8	N/A	N/A	8
472	22'	6	N/A	N/A	6
473	22'	6	N/A	N/A	6
474	24'	8	50.33'	13	21
475	24'	8	N/A	N/A	8
476	22'	6	N/A	N/A	6
477	22'	6	N/A	N/A	6
478	22'	6	N/A	N/A	6
479	22'	6	N/A	N/A	6
480	22'	6	N/A	N/A	6
481	28'	7	N/A	N/A	7
482	28'	7	N/A	N/A	7
483	22'	6	N/A	N/A	6
484	22'	6	N/A	N/A	6
485	24'	8	N/A	N/A	8

LANDSCAPE SURETY PER LOT			
LOT NO.	PLANT QUANTITY		SURETY AMOUNT
	SHRUBS		
387	23		\$ 640.00
388	6		\$ 180.00
389	6		\$ 180.00
390	6		\$ 180.00
391	8		\$ 240.00
392	8		\$ 240.00
393	6		\$ 180.00
394	6		\$ 180.00
395	6		\$ 180.00
396	21		\$ 630.00
397	8		\$ 240.00
398	6		\$ 180.00
399	6		\$ 180.00
400	6		\$ 180.00
401	8		\$ 240.00
402	8		\$ 240.00
403	6		\$ 180.00
404	6		\$ 180.00
405	8		\$ 240.00
406	8		\$ 240.00
407	6		\$ 180.00
408	6		\$ 180.00
409	6		\$ 180.00
410	6		\$ 180.00
411	6		\$ 180.00
412	6		\$ 180.00
413	6		\$ 180.00
414	6		\$ 180.00
415	8		\$ 240.00
416	8		\$ 240.00
417	6		\$ 180.00
418	6		\$ 180.00
419	6		\$ 180.00
420	6		\$ 180.00
421	6		\$ 180.00
422	6		\$ 180.00
423	21		\$ 630.00
424	21		\$ 630.00
425	6		\$ 180.00
426	6		\$ 180.00
427	6		\$ 180.00
428	6		\$ 180.00
429	6		\$ 180.00
430	6		\$ 180.00
431	6		\$ 180.00
432	6		\$ 180.00
433	6		\$ 180.00
434	6		\$ 180.00
435	6		\$ 180.00
436	6		\$ 180.00
437	6		\$ 180.00
438	6		\$ 180.00
439	6		\$ 180.00
440	6		\$ 180.00
441	6		\$ 180.00
442	6		\$ 180.00
443	6		\$ 180.00
444	6		\$ 180.00
445	8		\$ 240.00
446	8		\$ 240.00
447	6		\$ 180.00
448	6		\$ 180.00
449	6		\$ 180.00
450	8		\$ 240.00
451	21		\$ 630.00
452	6		\$ 180.00
453	6		\$ 180.00
454	8		\$ 240.00
455	8		\$ 240.00
456	6		\$ 180.00
457	6		\$ 180.00
458	21		\$ 630.00
459	8		\$ 240.00
460	6		\$ 180.00
461	6		\$ 180.00
462	6		\$ 180.00
463	6		\$ 180.00
464	6		\$ 180.00
465	6		\$ 180.00
466	13		\$ 390.00
467	13		\$ 390.00
468	6		\$ 180.00
469	6		\$ 180.00
470	8		\$ 240.00
471	8		\$ 240.00
472	6		\$ 180.00
473	6		\$ 180.00
474	21		\$ 630.00
475	8		\$ 240.00
476	6		\$ 180.00
477	6		\$ 180.00
478	6		\$ 180.00
479	6		\$ 180.00
480	6		\$ 180.00
481	7		\$ 210.00
482	7		\$ 210.00
483	6		\$ 180.00
484	6		\$ 180.00
485	8		\$ 240.00
TOTAL	587		\$ 17610.00

STATE OF MARYLAND  
 Michael B. Tran  
 REGISTERED  
 LANDSCAPE ARCHITECT  
 933



**LEGEND**

F-08-072, F-08-178 OR F-10-061 STREET TREE

SHRUBS

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16J24 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 PB 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 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 \$ 17610.00 FOR THE LOTS PER THIS SFP AS FOLLOWS:  
 587 SHRUBS AT \$30/SHRUB = \$ 17610.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16J24 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.

NAME: *[Signature]* DATE: 1/23/11

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

Date: JANUARY 20, 2011

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

Director: *[Signature]* Date: 2/23/11  
 Chief, Division of Land Development: *[Signature]* Date: 2/23/11  
 Chief, Development Engineering Division: *[Signature]* Date: 2/14/11

**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 FAX: 410-388-1820 DSW/MS 301-988-2324 FAX 301-421-4186

DATE	REVISION	BY	APPR.

**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

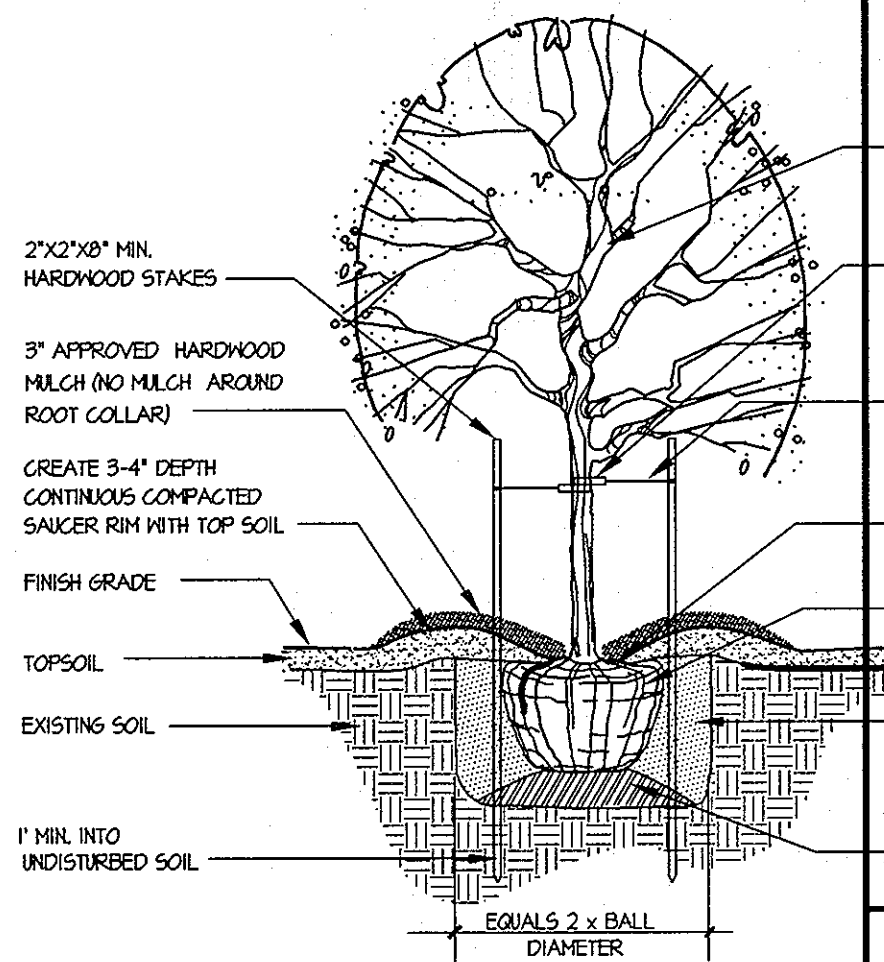
BUILDER (CONTRACT PURCHASER):  
 NVR INC.  
 6085 MARSHALLEE DRIVE  
 ELKRDGE, MD 21075  
 PH: (410) 378-5956  
 ATTN: TIM NAUGHTON

**LANDSCAPE PLAN**

**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 5: LOT Nos. 387-405, 409-423, 442-458, 463-474 and 478-485  
 (SFA RESIDENTIAL USE)  
 PLAT Nos. 21409-21414 AND 24475

ELECTION DISTRICT No. 5

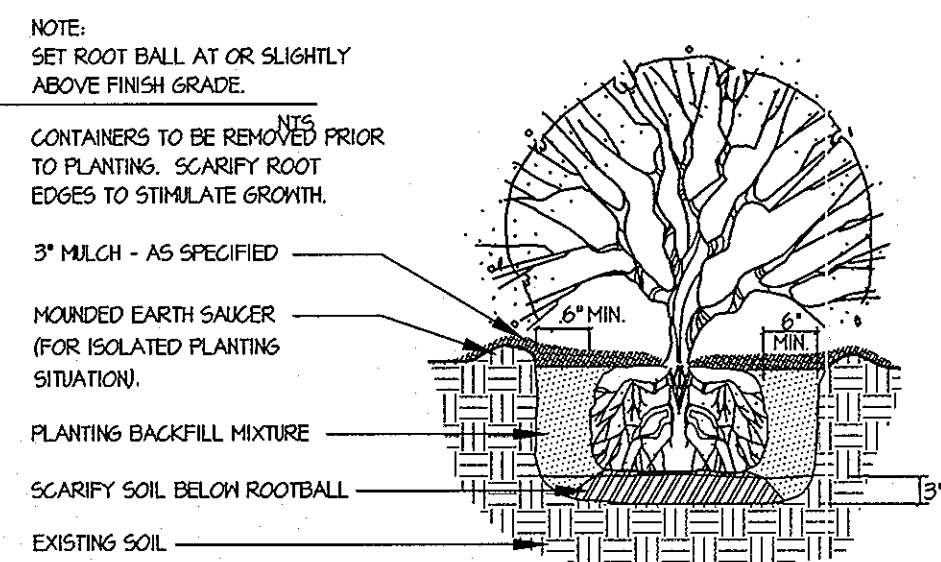
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
Jan./2011	41	7 OF 9



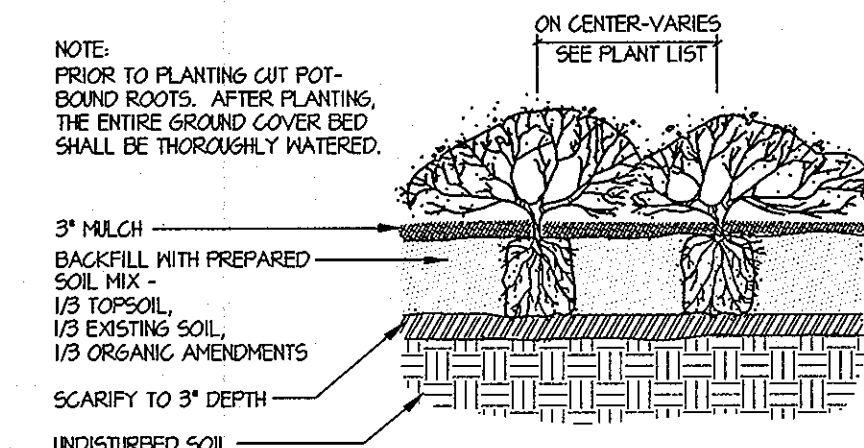
NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

**DECIDUOUS TREE PLANTING DETAIL**  
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER

STATE OF MARYLAND  
Michael B. Tran  
ARCHITECT  
883 LANDSCAPE ARCHITECT  
1/2/11



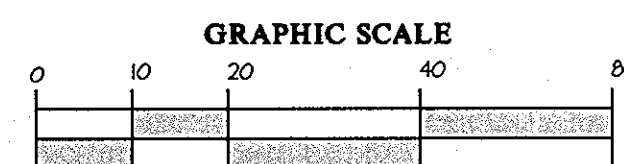
**SHRUB PLANTING DETAIL**



**GROUNDCOVER PLANTING DETAIL**

**PLANT LIST**

SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
○	301	AZALEA VAR. 'SIMPLO PINK', 'SIMPLO WHITE', 'KASHIHO', COTONEASTER DAMMERII 'CORAL BEAUTY', CORAL BEAUTY COTONEASTER, COTONEASTER HORIZONTALIS 'TOM THUMB', TOM THUMB COTONEASTER, JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR.', 'DWARF JAPANESE HOLLY', JUNIPERUS PROCUMBENS 'NANA', 'DWARF JAPANESE GARDEN JUNIPER	ALL 18" - 24" SPREAD	ALL CONTAINERIZED
⊙	106	AZALEA VAR. 'DELANARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON', BERBERIS THUNBERGII ATROPURPUREA 'CRIMSON PYGMY', 'CRIMSON PYGMY BARBERRY', DEBITZIA GRACILIS 'SLENDER DEBITZIA', ILEX GRACIATA 'HELLENY', 'DWARF JAPANESE HOLLY', ILEX GLABRA 'COMPACTA', 'DWARF INK-BERRY', MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY, SPIREA HIPPOCASTANUS 'SNOWHOUND', 'SNOWHOUND SPIREA	ALL 24" - 30" SPREAD	ALL CONTAINERIZED
○	120	BIGNONIUM ALATIS 'COMPACTA', 'DWARF KINSEID BIGNONIUM', BIGNONIUM KIANTSCHOWICUS 'MANHATTAN', 'MANHATTAN BIGNONIUM', MAHONIA BEALEI / LEATHERLEAF MAHONIA, OSMANTHUS HETEROPHYLLUS 'SWEET HOLLY', RHODODENDRON HYBRID VAR. (CAT. ALBIM. CAT. GRANDIFLORA, 'ENGLISH ROSEBIM', 'ROSEBIM ELEGANS'), RHODODENDRON 'JIMMY', 'F.M. RHODODENDRON, TAXUS CUSPIDATA 'NANA', 'DWARF JAPANESE YEW, VIBURNUM CALLESII / KOREAN SPICE VIBURNUM	ALL 24" - 30" SPREAD & 25" - 3" HT.	ALL CONTAINERIZED
●	54	ILEX VERTICILLATA VAR. 'WINTERBERRY HOLLY' VAR. (CARDINAL), 'JIM DANDY', 'RED SPRIE', '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



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: JANUARY 20, 2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Thomas & Butler* 2/23/11  
Chief, Division of Land Development: *Kurt Salomon* 2/23/11  
Chief, Development Engineering Division: *Michael B. Tran* 2/14/11

**GLW GUTSCHICK 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 FAX: 301-421-4186

L:\CADD\DRAWINGS\0400\0601\HILLSIDE-5 STA\SDP\0601-1S (Area 5).dwg DES. MBT DRN. KLP CHK. 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.  
6085 MARSHALLEE DRIVE  
ELK RIDGE, MD 21075  
PH: (410) 379-5956  
ATTN: TIM NAUGHTON

**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**

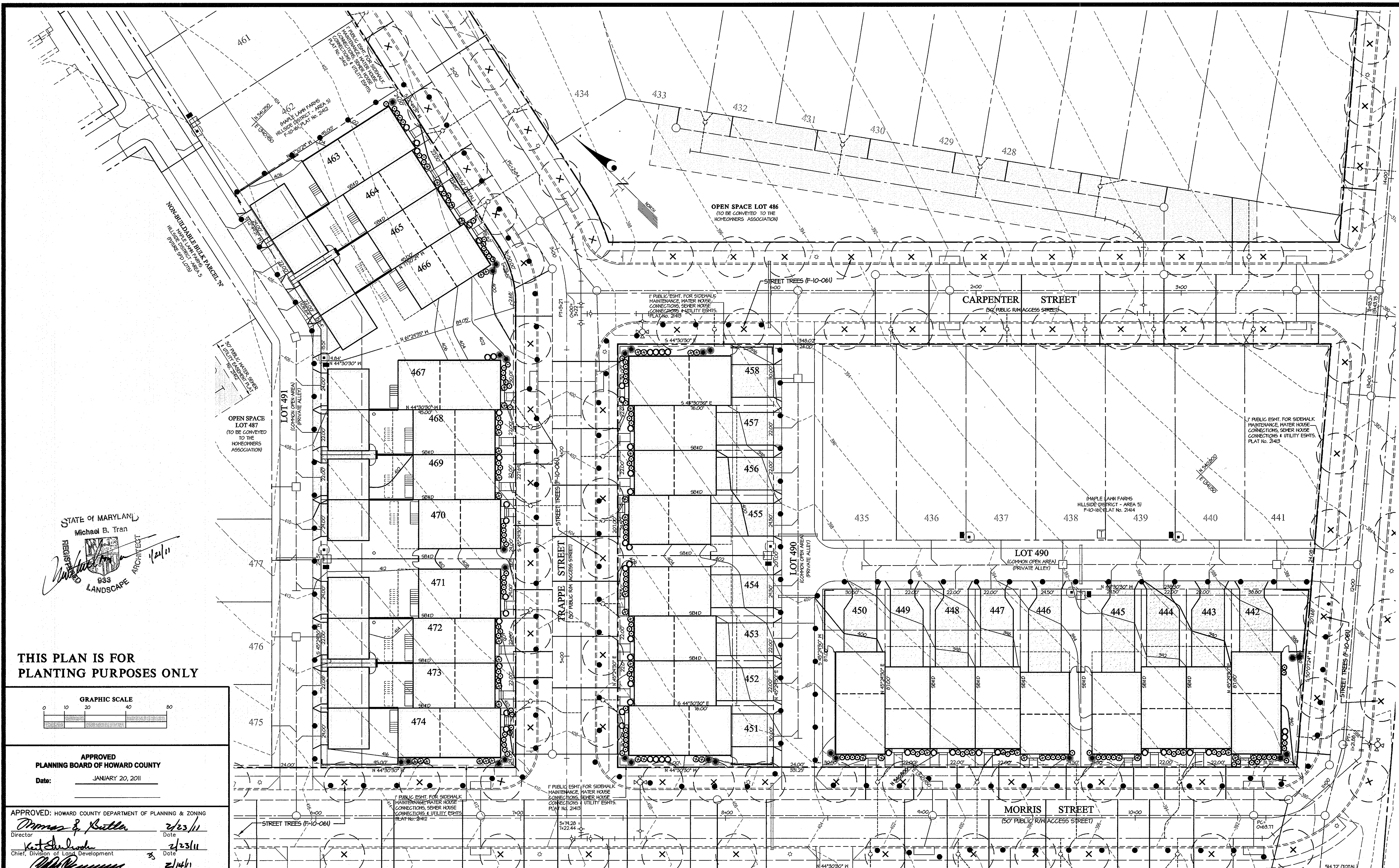
**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 5: LOT Nos. 387-405, 409-423, 442-458, 463-474 and 478-485  
(SFA RESIDENTIAL USE)  
PLAT Nos. 21409-21414 AND 21415

SCALE 1"=20'	ZONING MXD-3	G. L. W. FILE No. 09013
DATE Jan, 2011	TAX MAP - GRID 41	SHEET 8 OF 9

ELECTION DISTRICT No. 5

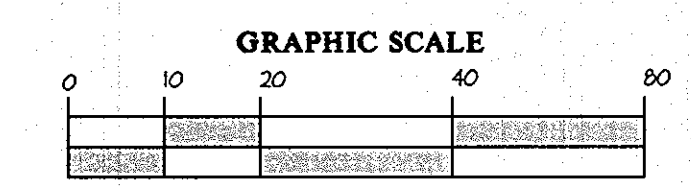
HOWARD COUNTY, MARYLAND





STATE OF MARYLAND  
 Michael B. Tran  
 REGISTERED ARCHITECT  
 833 LANDSCAPE ARCHITECT  
 1/21/11

**THIS PLAN IS FOR PLANTING PURPOSES ONLY**



APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: JANUARY 20, 2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Thomas G. Butler* 2/23/11  
 Chief, Division of Land Development: *Kate Schlander* 2/23/11  
 Chief, Development Engineering & Design: *Bill Williams* 2/14/11

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALTO: 410-380-1820 DC/VA: 301-989-2324 FAX: 301-421-4186

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LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 5: LOT Nos. 387-405, 409-423, 442-458, 463-474 and 478-485  
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 PLAT Nos. 21409-21414 AND 21415  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	09013
DATE	TAX MAP - GRID	SHEET
Jan./2011	41	9 OF 9