

**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) 393-8600 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITI AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
 TAX MAP: 41  
 ELECTION DISTRICT: 5  
 ZONING: MXD-3 PER ZB-95M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.  
 AREA OF BUILDABLE LOTS (2 and 16) FOR THIS SITE DEVELOPMENT PLAN: 0.364 ACRES  
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING 4 ZONING FILE Nos.: 5-01-11, ZB-95M, PB-353, NP-01-11, NP-03-02, P-03-01, F-03-10, P-04-01, P-05-02, F-04-12, F-05-01, F-05-02, F-05-11/11B, S-06-16, F-05-19A, F-06-43, P-07-02, F-08-11, F-06-16, ZB-1039A, PB-370, F-08-12, F-10-003, F-10-002, F-10-46, F-10-06, F-10-01, F-11-02, F-12-020
- 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 RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES CONVEYED FROM F-06-16, F-08-072 & G.L.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 HARTLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46BC.
- STORMWATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY EXISTING REGIONAL FACILITY CONSTRUCTED UNDER F-03-40. THE EXISTING FACILITY ON OPEN SPACE LOT 236 IS PUBLICLY OWNED AND MAINTAINED. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE LOT 125 IN THE MIDTOWN DISTRICT-AREA 1 AND WAS CONSTRUCTED UNDER F-03-040.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M15 CONTRACT Nos. 24-413-D & 24-4103-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-020.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4 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 SERVINGS MORE THAN ONE RESIDENCE)  
 B. SURFACE - 4" OF COMPACTED CRUSHER RUN BASE MATAR AND CHIP COATINGS (1-1/2" MIN)  
 C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING)  
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
- BAY WINDOWS, KITCHEN KISLES, CHIMNEYS, HEATINGS 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 120.2A1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN 5-01-11 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND 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 OR FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SEA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-353, PB 370 AND ZB-95M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-95M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 370 AND 5-06-16.
- BUILDABLE LOTS 12 AND 16 SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOSE CONNECTION AND SEWER HOSE CONNECTION.

**LOT DEVELOPMENT DATA**

- GENERAL SITE ANALYSIS DATA
  - PRESIDENT ZONING: MXD-3 PER ZB-95M
  - PROPOSED USE OF SITE: 2 SFD RESIDENTIAL DWELLINGS
  - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-413-D & 24-4103-D)
  - PARKING REQUIRED PER 506.133(D.2.a): 2 SPACES/UNIT x 2 + 4 SPACES
  - PARKING PROVIDED: 4 GARAGE SPACES (ALL LOTS HAVE LEAST A 2-CAR GARAGE. A 3-CAR GARAGE IS OPTIONAL. SEE NOTE 21 ABOVE REGARDING PARKING).
  - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 15,442 SF OR 0.354 AC.
  - AREA OF THIS PLAN SUBMISSION: 0.418 ACRES (I.O.D.)
  - AREA OF DISTURBANCE BY THIS SDP: 0.418 ACRES
- LOT DESIGNATION:
 

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
MANOR	12 & 16	4,000 SQUARE FEET	48 FEET	30 FEET (MEAN HT.)

MANOR LOT TYPE IS SFD  
 21856 -  
 21860 (F-12-020)

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

- THERE IS NO SIDE SETBACK (0') FOR A GARAGE.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJON ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 120.2A1 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 48" ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *David S. H. Lynch* 3/19/12  
 Chief, Division of Land Development: *Walt Schulz* 3/19/12  
 Chief, Development Engineering Division: *William* 1/12/12

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2012.  
 12-2-11

**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: 410-881-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

# MAPLE LAWN FARMS

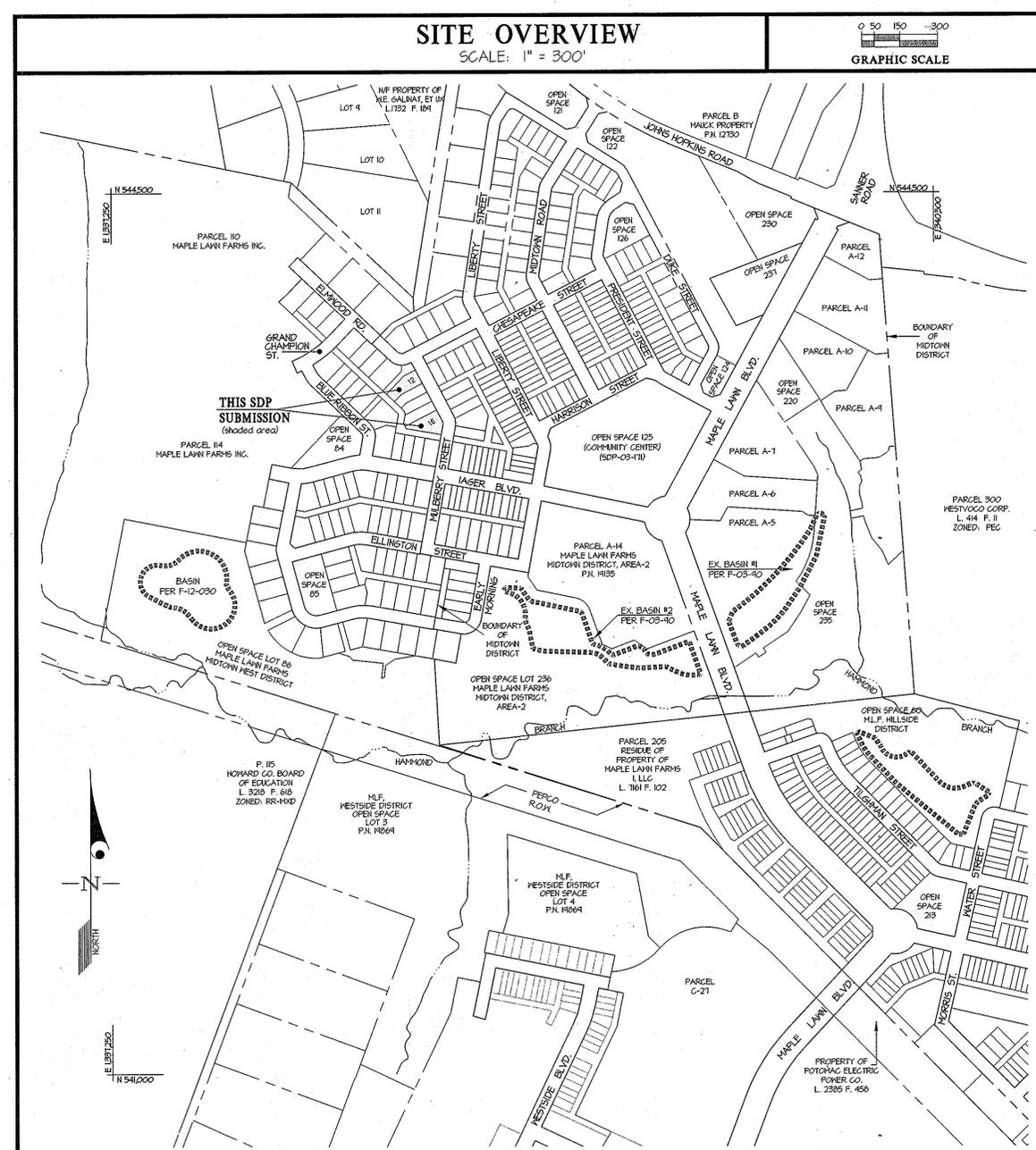
## SITE DEVELOPMENT PLAN

### MIDTOWN WEST DISTRICT - AREA 1

#### LOTS 12 and 16

#### FIFTH ELECTION DISTRICT

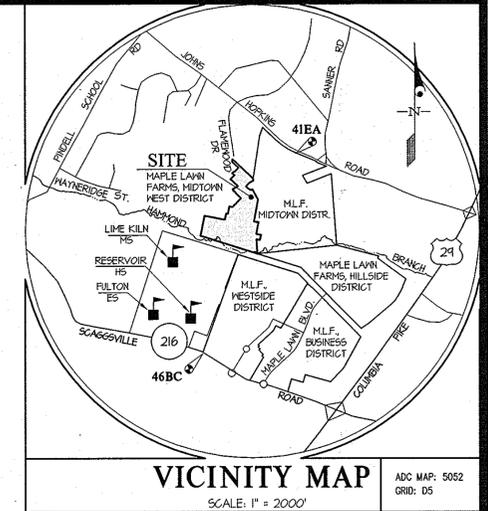
#### HOWARD COUNTY, MARYLAND



**HOWARD COUNTY CONTROL**  
 NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

**46BC**  
 ELEV. = 412.16  
 N = 534425.13 E = 1331205.11  
 STANDARD DISC ON CONCRETE MONUMENT

**41EA**  
 ELEV. = 401.05  
 N = 544825.51 E = 1394217.44  
 STANDARD DISC ON CONCRETE MONUMENT



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

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (25% OF GROSS AC)	OPEN SPACE PROVIDED IN AC. (N)	REQUIRED ACTIVE OPEN SPACE IN AC. (**)	ACTIVE RECREATION O.S. PROVIDED IN AC. (N) (**)
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.98	12.99	21.5 (42.1)	1.81	1.52 (41.7)
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	9.36	15.75 (42.1)	1.31	1.52 (41.7)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-12	58.80	14.70	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	3.85	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-19A	3.12	0.78	1.23 (34.4)	0.00	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-11/11B	3.00	0.75	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	8.32	18.50 (55.9)	1.16	1.61 (6.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	3.76	5.50 (36.5)	0.53	
7A (HILLSIDE DISTRICT)	F-07-183	3.05	0.76	0.00	0.01	
8b (WESTSIDE DISTRICT)	F-08-54/F-08-55	40.60	10.15	26.65 (24.4)	3.17	4.16 (11.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.15	0.94	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.68 (0.0)	0.00	0.68 (1.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.09 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-21	30.23	7.56	13.50 (44.4)	1.06	1.21 (4.5)
7A (MIDTOWN WEST DISTRICT)	F-12-15	8.71	2.18	0.00 (0.0)	0.31	0.00 (0.0)
<b>TOTAL</b>		<b>364.61</b>	<b>91.15</b>	<b>133.82 (36.5)</b>	<b>12.71</b>	<b>16.15 (12.1)</b>

\* 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 (0.5, 1.25 - 5.01 AC), 0.5, 1.26 (0.35 AC) AND 0.5, 2.30 (1.96 AC)  
 ② 0.24 AC. = PATHWAYS  
 ③ 4.16 AC. = OS LOT 4 (4.16 AC.)  
 ④ 0.68 ACRES = OS Lot 68 (0.68 AC.)  
 ⑤ 1.21 ACRES = OS Lot 85 (0.63 AC.) and OS Lot 84 (0.66 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.

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
12 & 16	0.418 AC	\$ 1260.00	\$ 100.00
<b>TOTAL</b>	<b>0.418 AC</b>	<b>\$ 1260.00</b>	<b>\$ 100.00</b>

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

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN / SITE DETAILS
- SEDIMENT CONTROL PLAN / NOTES AND DETAILS
- LANDSCAPE PLAN / NOTES AND DETAILS

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
12	1610 MULBERRY STREET	16	1610 MULBERRY STREET

WATER CODE: E21  
 SEWER CODE: 7645000

DEVELOPMENT NAME: MAPLE LAWN FARMS, MIDTOWN WEST DISTRICT  
 DISTRICT/AREA: MIDTOWN WEST AREA 1  
 LOTS: 12 & 16  
 CENSUS TRACT: 605102

PLAT 21856-21860  
 16164 and 21860  
 ZONE: MXD-3  
 TAX MAP: 41  
 GRID: 1516, 21 & 22  
 ELEC. DIST.: 5

**SITE DEVELOPMENT PLAN LEGEND**

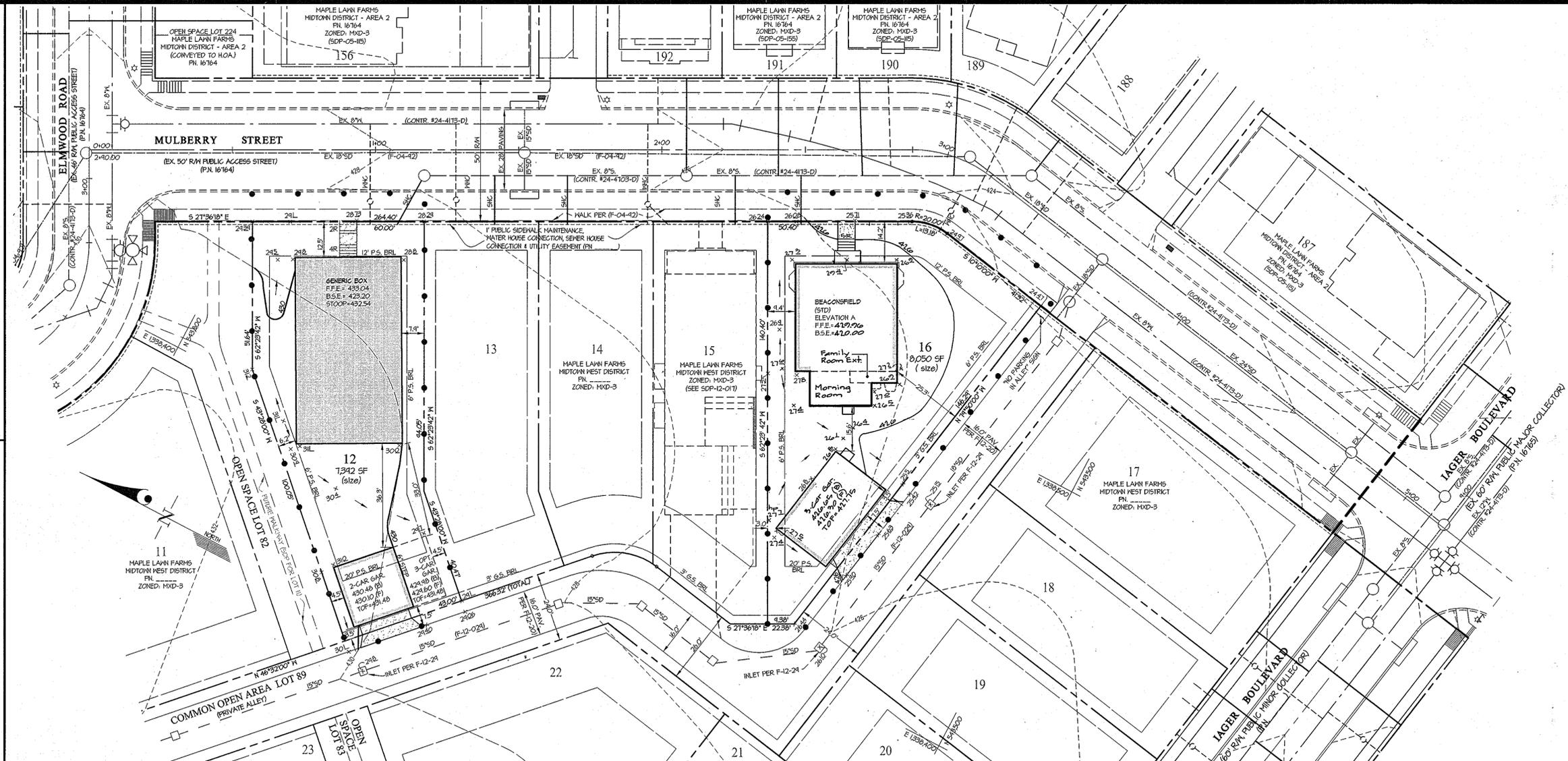
- 380 --- EXISTING CONTOUR
- 380 --- PROPOSED CONTOUR
- +0.00' PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- EX. 874 1/2" WATER HOUSE CONNECTION (N/C, DASHED LINE TYP.)
- EX. 874 WATER LINE (PUBLIC)
- EX. 874 FIRE HYDRANT
- EX. 875 EXISTING SEWER MAIN (DASHED LINE)
- EX. 875 SEWER HOUSE CONNECTION (SHK, SOLID LINE)
- EX. 50 EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER NO. CO. DET. R-3.05
- PROPOSED HOUSE
- F.F.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT F.F.E. ELEVATION
- REV. = REVERSED HOUSE ORIENTATION
- GAR. = GARAGE (FRONT, B-BACK)
- TOP = TOP OF FOUNDATION
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- SBD SAME BEARINGS AND DISTANCE
- G GAS LINE
- E ELECTRIC LINE
- T TELEPHONE LINE

**NOTES**

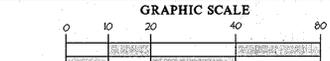
- ANY FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EXMT.
- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL P&C'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4175-D, 24-4175-D-1 AND THE WATER METER ACCESS ARE IN THE R/W.
- SEE THE CHART ON THIS SHEET FOR SHK INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- ANY GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 74H FOLIO 242 THROUGH 366).
- ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
- INGRESS/EGRESS FOR ALL LOTS ARE RESTRICTED TO THE ALLEY.
- PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
- THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8254 F. 3043306

SEWER HOUSE CONNECTIONS	MINIMUM CELLAR ELEVATIONS	INVERT ELEVATION @ P.L.
LOT	ELEVATION @ PROP. LINE	M.C.E.
12	415.86	419.01
16	415.13	411.09

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



- WASTE MANAGEMENT NOTES**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAYWAYS HAVE BEEN EXERCISED.
  - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE.
  - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNIMPEDED ACCESS. THE BUILDERS/REVELOPER 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 20' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.



**PROFESSIONAL CERTIFICATION**

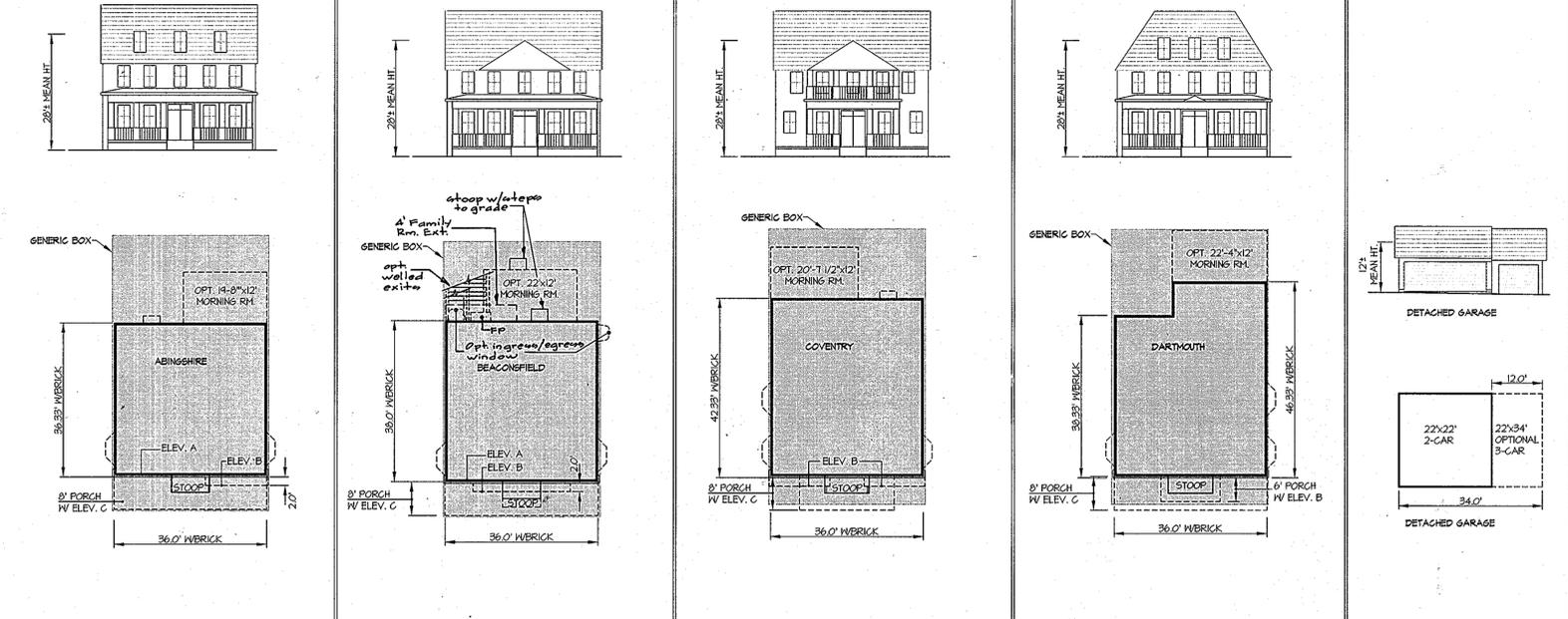
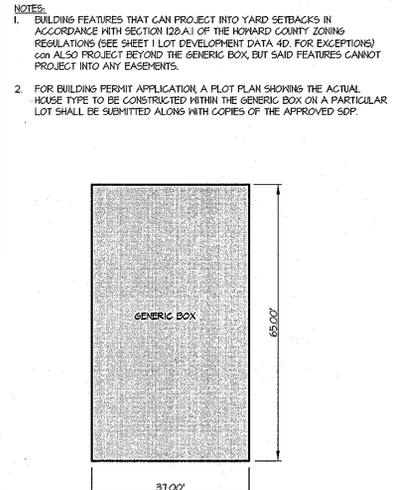
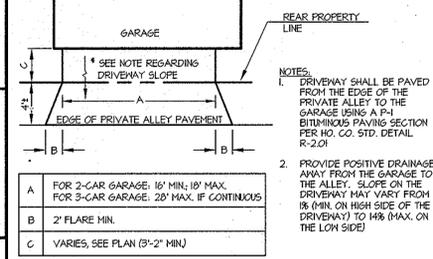
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE, MAY 26, 2012.

12-2-11

*[Signature]*  
 Director

*[Signature]*  
 Chief, Division of Land Development

*[Signature]*  
 Chief, Development Engineering Division



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

*[Signature]* 3/1/12  
 Director

*[Signature]* 3/1/12  
 Chief, Division of Land Development

*[Signature]* 1/2/12  
 Chief, Development Engineering Division

**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: 301-421-4186

DATE	REVISION	BY	APPR.
1-23-2013	Rev Lot 16 grades per submittal conditions; Rev Beaconfield house footprint to show extensions	kjp	

**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.  
 9720 PATUXENT WOODS DR.  
 COLUMBIA, MD 21046  
 PH: (410) 378-5956  
 ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**

**MAPLE LAWN FARMS**

MIDTOWN WEST DISTRICT - AREA 1  
 LOT Nos. 12 and 16  
 (SFD RESIDENTIAL USE)  
 PLAT No. 16764 and PLAT No. 21356-21360 (12-020)

ELECTION DISTRICT No. 5

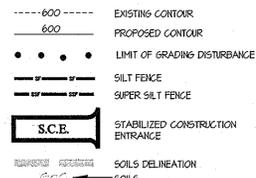
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
DEC./2011	41	2 OF 4

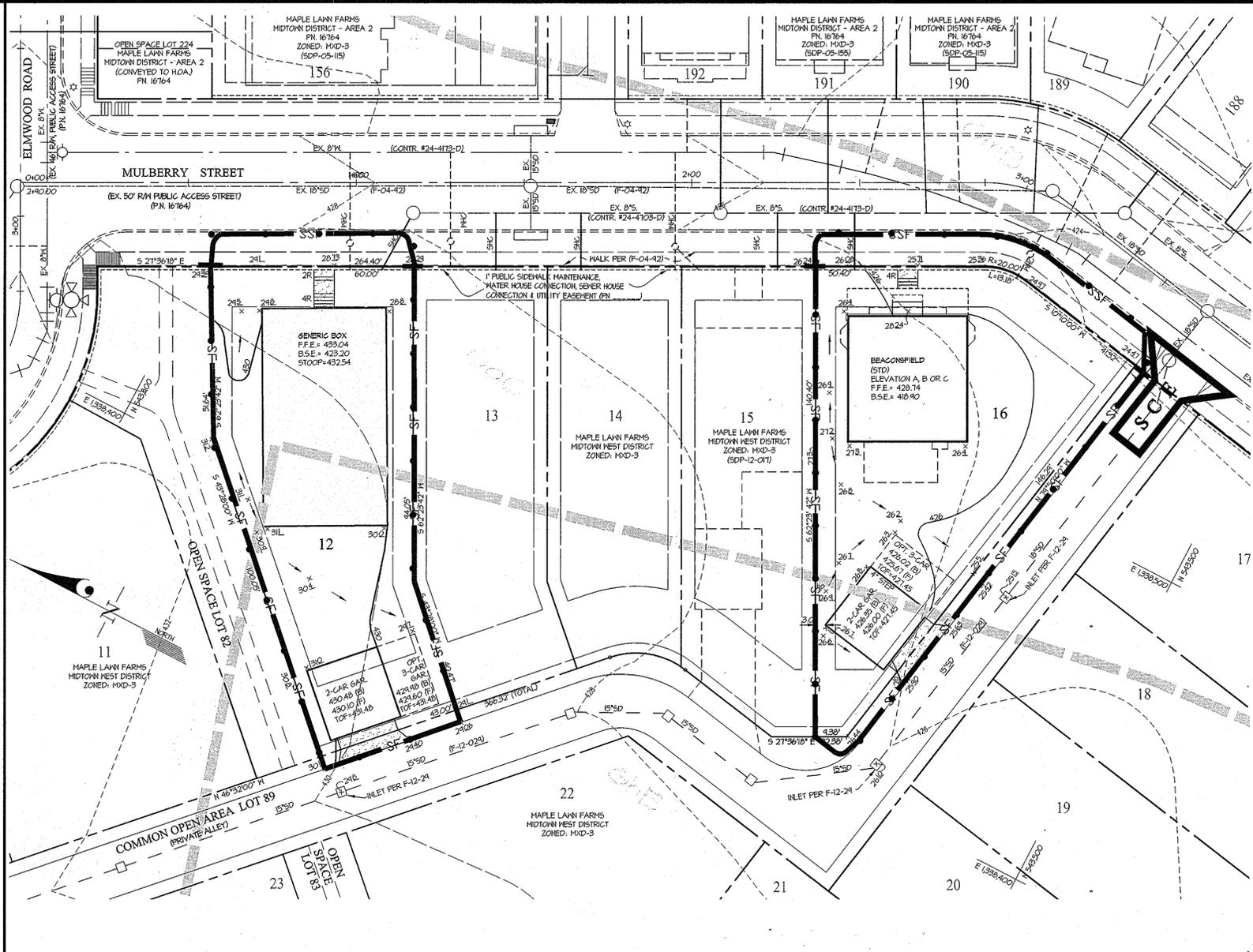
SEQUENCE OF CONSTRUCTION

- 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 HOUSE, 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.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). DURATION: 1/2 day.
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

SEDIMENT CONTROL LEGEND



- NOTES:
1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 236 PER F-03-10 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-20.
3. NO STOCKPILE WILL BE PERMITTED ON SITE.



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 INACCEPTABLE 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 SUPPLY 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 LIME/STONE IS NOT FEASIBLE.
II. 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:
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 GRASSHOPPER OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF 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, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRIND LIME/STONE 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 WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
D. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
E. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRIND LIME/STONE 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 WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
III. AREAS 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. AREAS 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 LESS THAN 6.0, THE SOIL SHOULD BE TREATED WITH LIME 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 HILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH OR WITHIN 18" OF THE SURFACE WITH CHEMICALS SUCH AS PESTICIDES, HERBICIDES, OR OTHER ACCEPTABLE MATERIALS. SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISPERSION 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, ARE ACCEPTABLE 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 GRADED EROSION AND SEDIMENT CONTROL STRUCTURES 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"-8" 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 WHERE THE TOPSOIL OR SUBSOIL IS FROZEN OR MOIST CONDITION WHEN THE SUBSOIL IS EXCESSIVELY HOT OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
VI. 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.
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. 18, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.
VII. 'I/VE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY COMPETENT 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 HCCO.'

SEDIMENT CONTROL NOTES

- 1. 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
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 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.
4. ALL SEDIMENT TRAP/BASINS SHOWN MUST BE FENCED AND HARBING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME 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.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
TOTAL AREA OF SITE: 0.351 AC.
AREA DISTURBED: 0.414 AC.
AREA TO BE ROOFED OR PAVED: 0.311 AC.
AREA TO BE VEGETATIVELY STABILIZED: 0.301 AC.
TOTAL CUT: 4001 CY
TOTAL FILL: 4001 CY
OFF-SITE WASTE/BORROW: NONE
7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.
9. 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 WILL NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
10. 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.
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LB/1,000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LB/500 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 50-0-0 UREA-FORM FERTILIZER (4 LB/500 SQ FT).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LB/1,000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (22 LB/500 SQ FT) BEFORE SEEDING. HARRON 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 LB/500 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 (.05 LB/500 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF HELL 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 HELL ANCHORED STRAW.
MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 40 LB/500 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GAL PER ACRE (5 GAL/1000 SQ FT) OF ENHANCED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.
MAINTENANCE: INSPECT ALL GRADED 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.
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LB/500 SQ FT).
SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LB/500 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (1.01 LB/500 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF HELL 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 LB/500 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GAL PER ACRE (5 GAL/1000 SQ FT) OF ENHANCED ASPHALT ON FLAT AREAS. ON SLOPES 3 FT OR HIGHER, USE 340 GAL PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF THE ENVIRONMENT.
SCALE: 1"=20'
ZONING: MXD-3
G. L. W. FILE NO.: 11080
DATE: DEC, 2011
TAX MAP - GRID: 41
SHEET: 3 OF 4
HOWARD COUNTY, MARYLAND

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 COUNTY CONSERVATION DISTRICT.

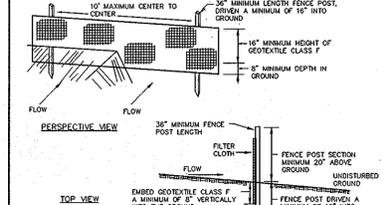
12-2-11 DATE
Professional Engineer Certification for John V. Pugh, License No. 12475, State of Maryland.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Kate Schuch, Date: 3/19/12

Chief, Development Engineering Division: [Signature], Date: 11/2/12

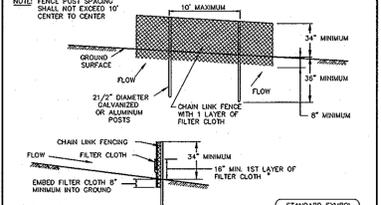
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
BURTONTOWNE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4186

DETAIL 22 - SILT FENCE



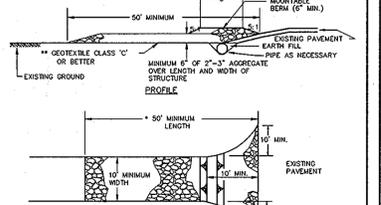
Construction Specifications:
1. Fence posts shall be a minimum of 3/4" diameter 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts shall be standard T or U section weighing not less than 1.00 post per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength: 50 lbs/ft (min.) Test: MSMT 509
Tensile Modulus: 20 lbs/ft (min.) Test: MSMT 509
Flow Rate: 0.3 gal/ft /min/ft (max.) Test: MSMT 322
Filtering Efficiency: 75% (min.) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, lapped and stapled to prevent sediment bypass.
4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

DETAIL 33 - SUPER SILT FENCE



Construction Specifications:
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 4" fence shall be used, substituting 42" fabric and 8" length posts.
2. Chain link fence shall be fastened securely to the chain link fence with wire ties. The lower tension wire, knee and foot rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fabric with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and tacked.
6. Maintenance shall be performed as needed and all bulges removed when "bumps" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
Tensile Strength: 50 lbs/ft (min.) Test: MSMT 509
Tensile Modulus: 20 lbs/ft (min.) Test: MSMT 509
Flow Rate: 0.3 gal/ft /min/ft (max.) Test: MSMT 322
Filtering Efficiency: 75% (min.) Test: MSMT 322

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications:
1. Length - minimum of 50' (30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*The plan approval authority may not require single family residences to use geotextile.
4. Stone - washed aggregate (2" to 3") or recycled concrete aggregate should be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrance shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a malleable beam with 5:1 slope and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - a stabilized construction entrance shall be located at every spot where construction traffic enters or leaves a construction site, including leaving the site must travel over the entire length of the stabilized construction entrance.

DUST CONTROL

DEFINITION: CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.
PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.
CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

TEMPORARY METHODS:
1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CROWNED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHEL-TYPE PLOWS WORKED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST REPEAT AS NEEDED AT 10:00 SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS AT ABOUT TEN TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOSTLY WET.
PERMANENT METHODS:
1. PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PROTECTION IF LEFT IN PLACE.
2. TOPSOILING - COVERING WITH CRUSHED STONE SOIL MATERIAL SEE STANDARDS FOR TOP SOIL.
3. STONE - COVER SURFACE WITH CRUSHED STONE OR GRAVEL.

REFERENCES:
1. AGRICULTURE HANDBOOK-346, WIND EROSION FORCES IN THE UNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS.
2. AGRICULTURE INFORMATION BULLETIN 354, HOW TO CONTROL WIND EROSION, USDA-ARS.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

Form containing project details: PREPARED FOR: MAPLE LAWN FARMS; SEDIMENT CONTROL PLAN / NOTES and DETAILS; PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC.; BUILDER (CONTRACT PURCHASER): NVR, INC.; SCALE: 1"=20'; ZONING: MXD-3; G. L. W. FILE NO.: 11080; DATE: DEC, 2011; TAX MAP - GRID: 41; SHEET: 3 OF 4; HOWARD COUNTY, MARYLAND.

**LANDSCAPE NOTES**

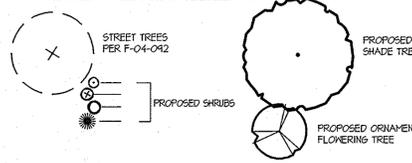
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE 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. 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 SODDED 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 4).
- 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 \$ 1,860.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:  
 42 SHRUBS AT \$30/SHRUB = \$ 1,260.00  
 2 TREES AT \$300.00/TREE = \$ 600.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-310-2550. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

**NOTES:**

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

**PLANTING LEGEND**



**GRAPHIC SCALE**



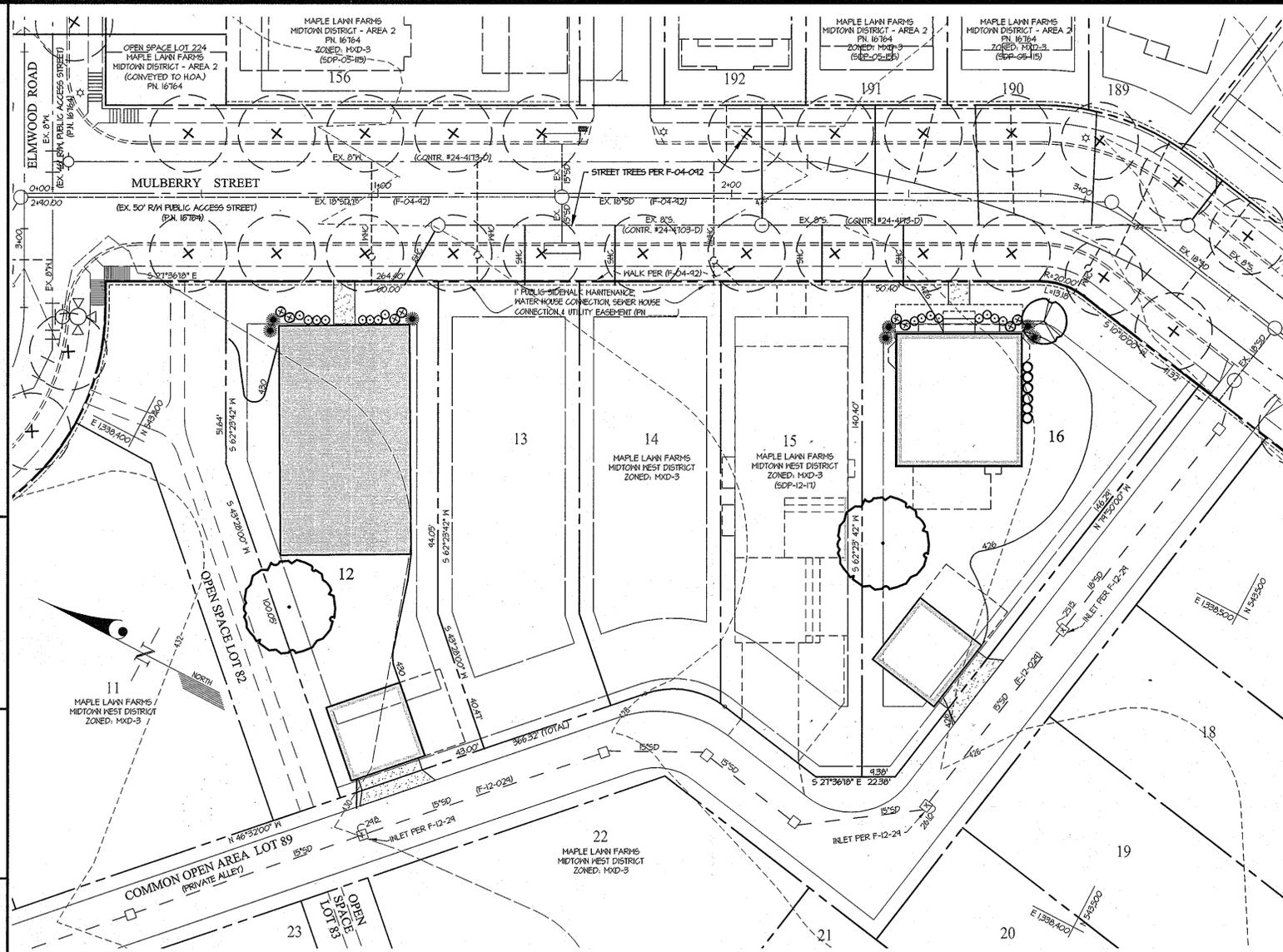
**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE HLP LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF 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: 11/30/11

**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.

Director: *[Signature]* Date: 11/16/11  
 Chief, Division of Land Development: *[Signature]* Date: 11/16/11  
 Chief, Development Engineering Division: *[Signature]* Date: 11/16/11

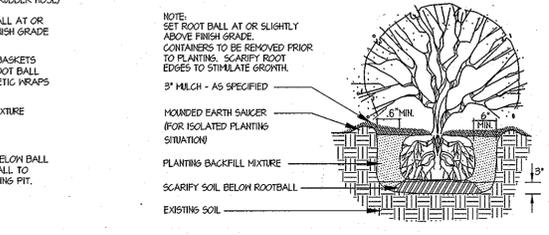
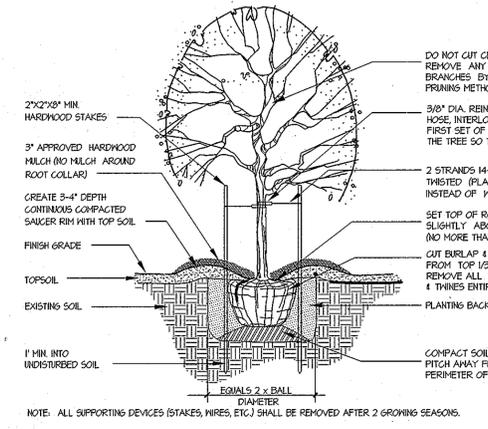
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-588-2524 FAX: 301-421-4186



**RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)**

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BRL	BACKYARD PLANTINGS ONLY: 1 SHADE TREE PER LOT, 10 SHRUBS REQUIRED	PLANTINGS PROVIDED	COMMENTS				
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTH (ft)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)
HANDOR	12	60.0'	15	N/A	N/A	1	15	
	16	104.9'	27	N/A	N/A	1	22	1 ORNAMENTAL FOR 5 SHRUBS

COMMENTS:  
 A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:  
 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE



**LANDSCAPE SURETY PER LOT**

BUILDER	LOT No.	PLANT QUANTITY: SHADE TREE, SHRUBS	SURETY AMOUNT
NVR of MAPLE LAWN I.L.C.	12	1 15	\$ 750.00
	16	1 27	\$ 1100.00
TOTAL		2 42	\$ 1860.00

**PLANT LIST**

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Shade Tree Symbol)	2	ALL SHADE TREES SHALL BE 2 1/2" - 3" CAL. AND 12' MIN. HT.	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACCHARIN 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FREEMANNI 'VELZAM' / CELEBRATION FREEMAN MAPLE ACER SACCHARIN 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS PHELLOS 'MILLOW OAK' QUERCUS RUBRA / NORTHERN RED OAK TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
(Ornamental Flowering Tree Symbol)	1	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1 1/2" - 2" CAL. AND 8-10' HT.	AMELANCHER CANADENSIS / SHADBLOM SERVICEBERRY CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CORNUS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
(Shrub Symbol)	16	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAHPO' COTONEASTER DAN-HEERII 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR' / ANDORRA; 'WILTON BLUE RUS' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
(Shrub Symbol)	8	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANWARE VALLEY WHITE', 'HERSEY RED', 'HINO CRIMSON' BERBERIS THUNBERGII 'ATROPURNEA' / CRIMSON PYRAMID; / CRIMSON PYRAMID BARBERRY DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF HICKBERRY MANKONA AQUIFOLIUM / CRIMSON GRAPE HOLLY SPIREA JAPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
(Shrub Symbol)	6	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	ELONIMYS ALATUS 'COMPACTA' / DWARF MINGED ELONIMYS ELONIMYS KUMATSUOVICUS 'MANHATTAN' / MANHATTAN ELONIMYS MANKONA BELLE / LEATHERLEAF MANKONA OSMANTHUS HETEROPHYLLUS 'VILFUTER' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEBUD', 'ROSEBUD ELEGANS') RHODODENDRON 'PJM' P.34 RHODODENDRON TAUSUS GASPARDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALLES / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Shrub Symbol)	7	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. 'CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAUSUS MEDIA 'HICKSII' / HICKS YEW TILIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

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. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 379-5956 ATTN: TIM NAUGHTON	LANDSCAPE PLAN / NOTES and DETAILS <b>MAPLE LAWN FARMS</b> MIDTOWN WEST DISTRICT - AREA 1 LOT Nos. 12 and 16 (SFD RESIDENTIAL USE) PLAT No. 16764 and PLAT No. 21356-21960 2-1020	SCALE 1"=20'	ZONING MXD-3	G. L. W. FILE No. 11080
							DATE DEC./2011	TAX MAP - GRID 41	SHEET 4 OF 4