

SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- +00.00 PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB 4' WIDER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (NHC, DASHED LINE TYP.)
- WATER LINE (PUBLC)
- FIRE HYDRANT
- EX 8" S
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SNC, SOLID LINE)
- EX 30
- EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- B&E TRANSFORMER PAD
- VERIZON EQUIPMENT (4H 4 FP)
- CONCAST EQUIPMENT
- CONCRETE SIDEWALK PER HO. CO. DET. R-305
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT F.F.E. ELEVATION
- REV = REVERSED HOUSE ORIENTATION
- GAR = GARAGE (F-FRONT; B-BACK)
- TOP = TOP OF FOUNDATION
- M.O.B. = WALK OUT BASEMENT
- P.S. BRL
- FRINCIPAL STRUCTURE BRL
- G.S. BRL
- GARAGE STRUCTURE BRL
- S&D
- SAFE BEARING AND DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE

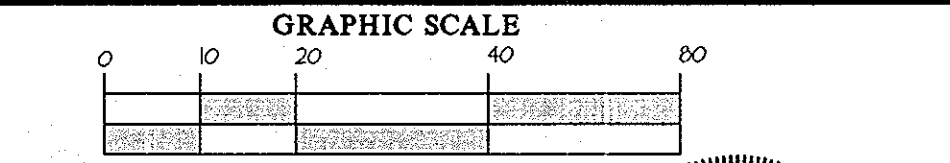
WASTE MANAGEMENT NOTES

- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE MANEUVERS HAVE BEEN EXECUTED.
- TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE.
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNOBSTRUCTED ACCESS. THE BUILDING 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.

NOTES

- ALL FENCES, GARDEN WALLS, STOODS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
- BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL NHC'S TO THE SUBJECT LOTS OF THIS S/D ARE 1/2" PER CONTRACT Nos. 24-413-D, 24-4102-D, 24-4103-D & 24-4104-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
- SEE THE CHART ON THIS SHEET FOR SNC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 5 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1414 FOLIO 242 THROUGH 306).
- ALL BUILDING WALLS WITHIN 10' OF A B&E TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- ANY NECESSARY YARD DRAIN INLETS ARE 12" NYLOPLAST IN LINE DRAIN MODEL NO. 2704S OR (OR 50V) CONNECT TO ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN SUBS IN THE ALLEY USING ADS N12 (DPE TYPE S) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE SUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (IN OR FROM YARD) INLET TO THE STORM DRAIN SUBS. PROVIDE 1/2" MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPASH BLOCKS OR PIPES DIRECTLY TO THE YARD DRAIN.
- INGRESS/EGRESS FOR THE 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" THAT'S IN THE COVENANT FOUND AT L. 0254 F. 3054306
- SEE SHEET 6 FOR GENERIC BOX AND ASSOCIATED HOUSE INFORMATION. THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

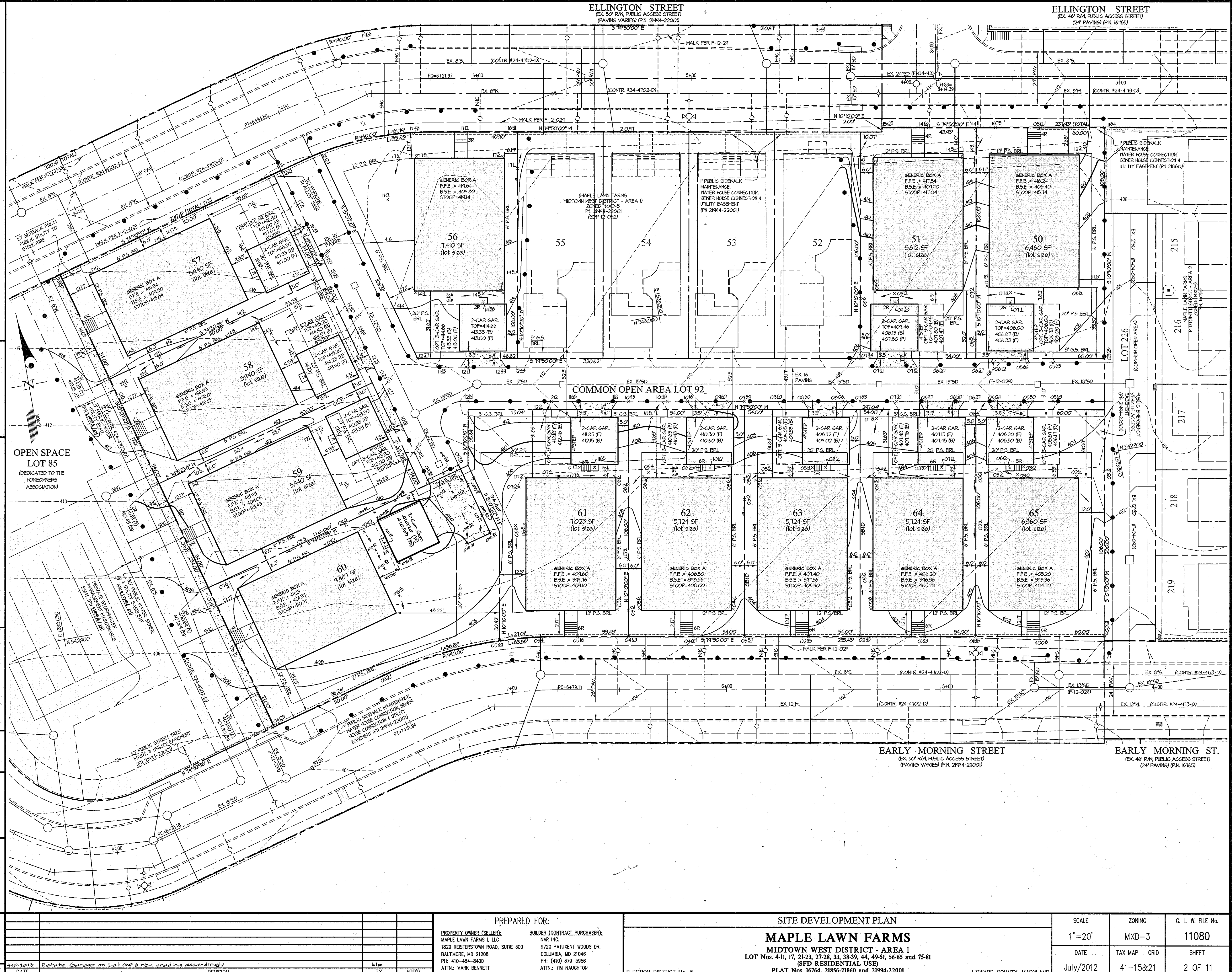
LOT	PROP. LINE	PROP. M.C.E.	Lot	Elev. @ Prop. Line	M.C.E.
56	405.51	409.49	50	401.07	405.70
57	400.41	403.24	51	403.03	407.70
58	395.01	394.19	Note: All sewer house connections are 4"		
59	394.21	391.89			
60	392.63	395.44			
61	392.44	396.23			
62	391.75	394.54			
63	391.32	394.16			
64	390.75	393.75			
65	390.51	393.43			

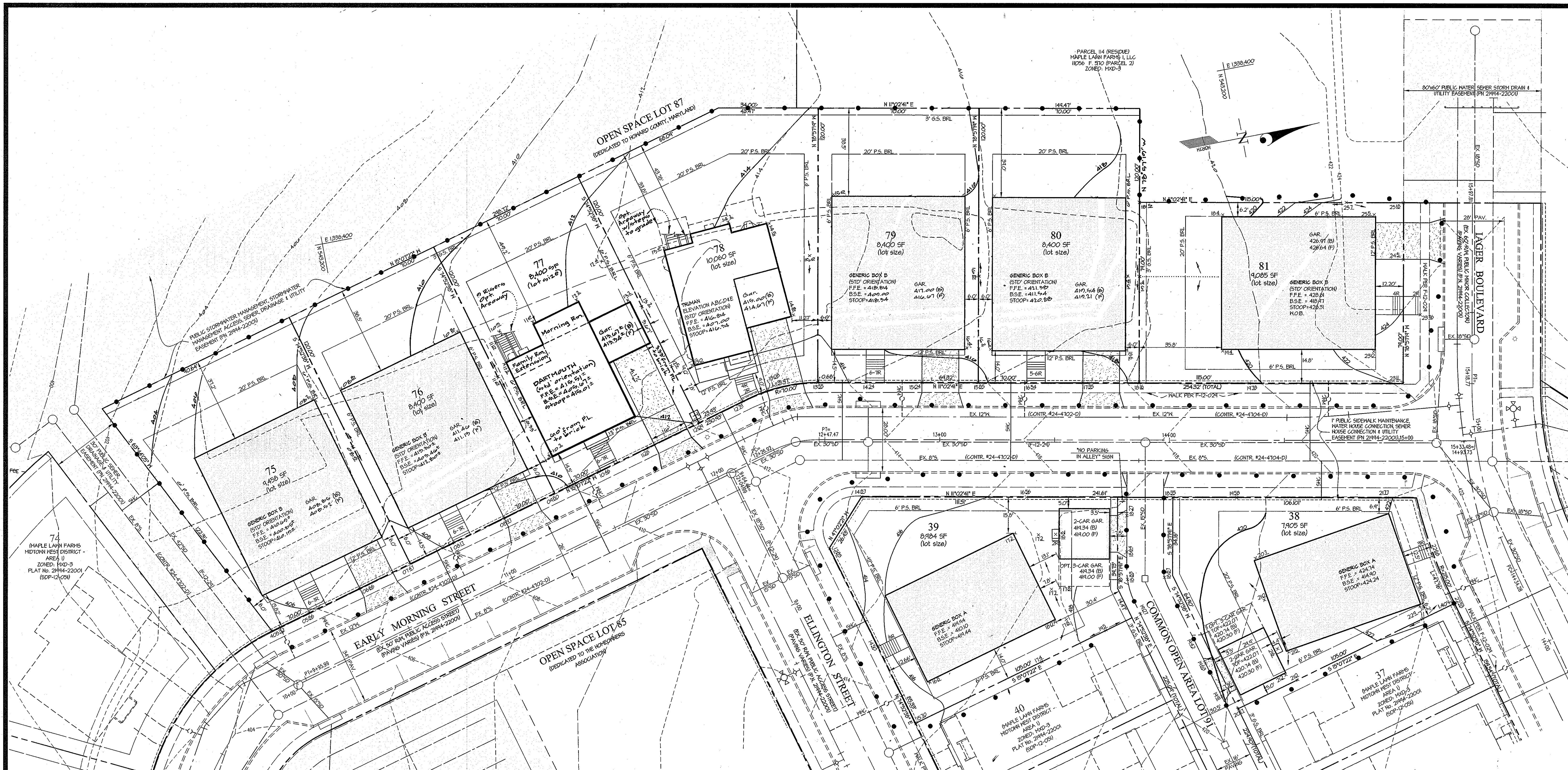


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12478, EXPIRATION DATE: MAY 26, 2014.
 7-30-12

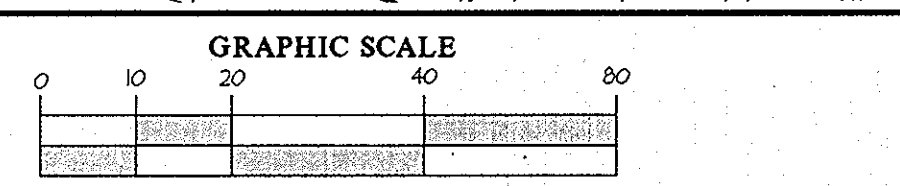
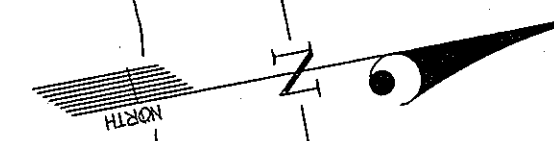
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Heather Kilgus* 8/23/12
 Chief, Division of Land Development: *Victoria Holcomb* 8/23/12
 Chief, Development Engineering Division: *William ...* 8/17/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 TEL: 301-421-4024 BALT. 410-889-1829 DC/VA. 301-899-2524 FAX: 301-421-4185





PARCEL 114 (RESIDUE)
MAPLE LAWN FARMS I, LLC
11056 F. ST. (PARCEL 2)
ZONED: MXD-3



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, 2014.

7-30-12 *[Signature]*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 8/23/12
 Director Date
[Signature] 8/23/12
 Chief, Division of Land Development Date
[Signature] 8/23/12
 Chief, Development Engineering Division Date

LOT	ELEVATION @ PROP. LINE	M.C.E.
36	405.50	408.11
37	391.46	403.50
38	380.60	393.70
39	343.41	346.80
40	326.14	400.76
41	341.01	403.63
42	343.64	404.26
43	402.03	406.65
44	405.60	408.75

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

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

DATE	REVISION	BY	APPR.
12-4-2012	Resite Lot 77 w/ Dartmouth, Rev. grading Lots 75-81	KLP	

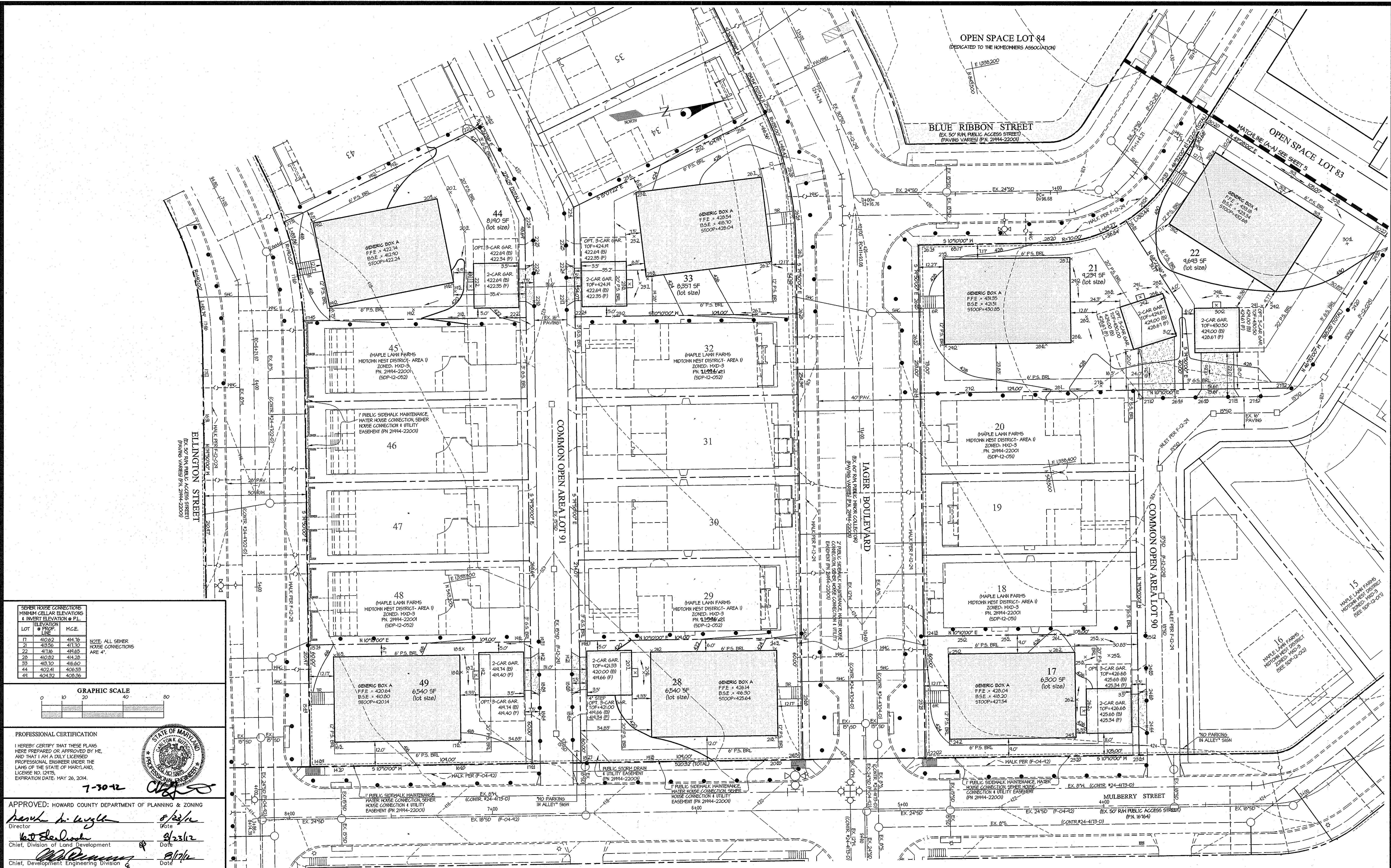
PREPARED FOR:
PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: (410) 378-5956
ATTN: MARK BENNETT

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
MAPLE LAWN WEST DISTRICT - AREA 1
LOT Nos. 41, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
(SFD RESIDENTIAL USE)
PLAT Nos. 16764, 21856-21860 and 21994-22001

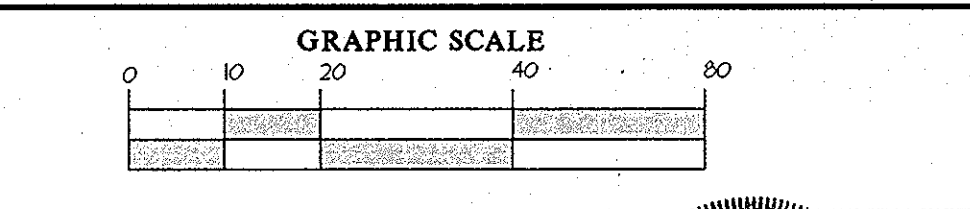
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	3 OF 11



LOT	ELEVATION	MINIMUM CELLAR ELEVATIONS	± INVERT ELEVATION @ P.I.
17	410.62	414.76	
21	413.56	411.02	
22	411.16	414.65	
28	410.82	414.28	
33	418.70	416.60	
44	402.41	409.53	
49	424.92	429.34	

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



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 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, 2014.

7-3012 *[Signature]*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] Director Date 8/23/12

[Signature] Chief, Division of Land Development Date 8/17/12

[Signature] Chief, Development Engineering Division Date 8/17/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21048
 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

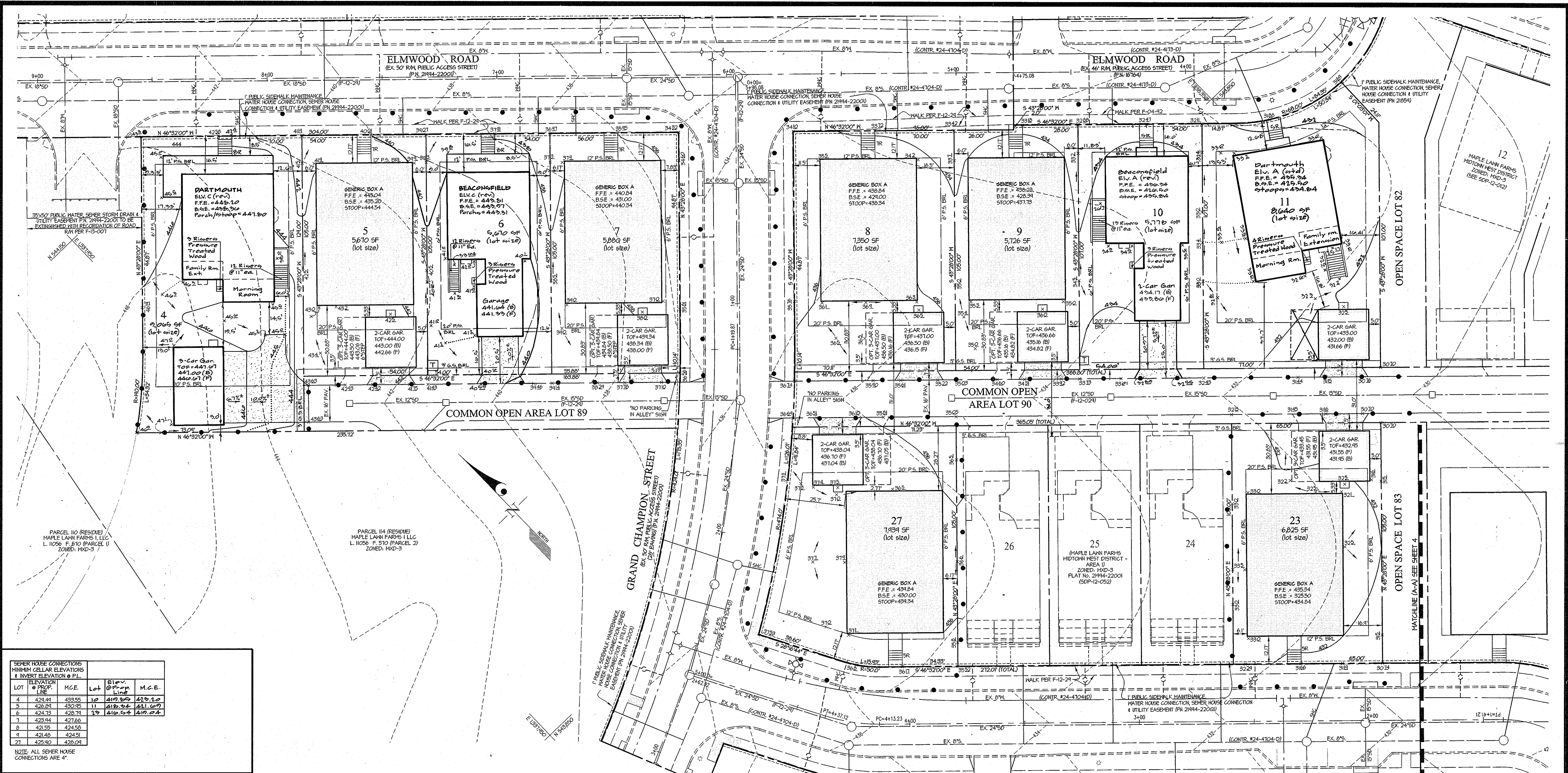
SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
 MDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001

ELECTION DISTRICT No. 5

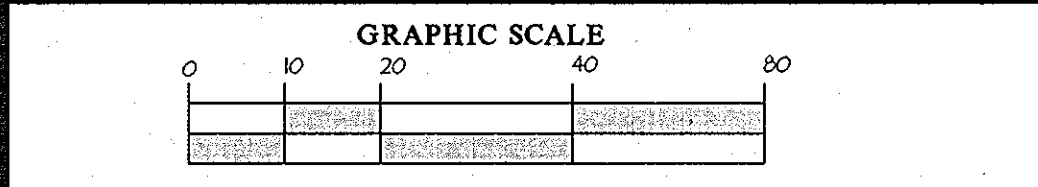
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	4 OF 11



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.L.	LOT	ELEVATION @ P.L.	M.C.E.	Lot	Elev. @ P.L.	M.C.E.
	4	424.44	423.55	10	419.80	419.10
	5	420.04	420.25	11	418.34	411.00
	6	424.13	420.73	12	416.54	419.04
	7	423.84	421.66			
	8	421.55	424.58			
	9	421.40	424.51			
	27	425.40	428.04			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



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7-30-12 *Chell...*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Frank... Director Date 8/23/12

V... Chief, Division of Land Development Date 8/23/12

... Chief, Development Engineering Division Date 8/17/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
4-10-2012	Show Lot 10 with a Beaconfield attached garage	KLP	
1-10-2012	Lot 4 w/ Dartmouth shifted outside generic box & rotated garage; Lot 6 w/ Beaconfield attached gar.	KLP	
12-4-2012	Resite Lot 11 w/ Dartmouth	KLP	
		BY	APPR.

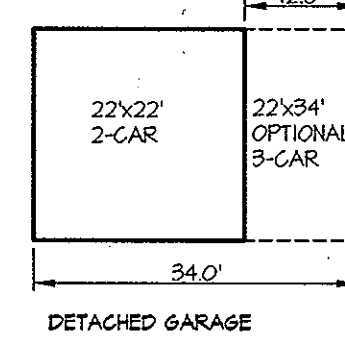
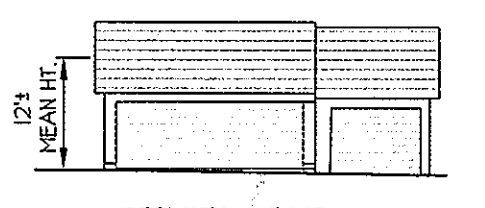
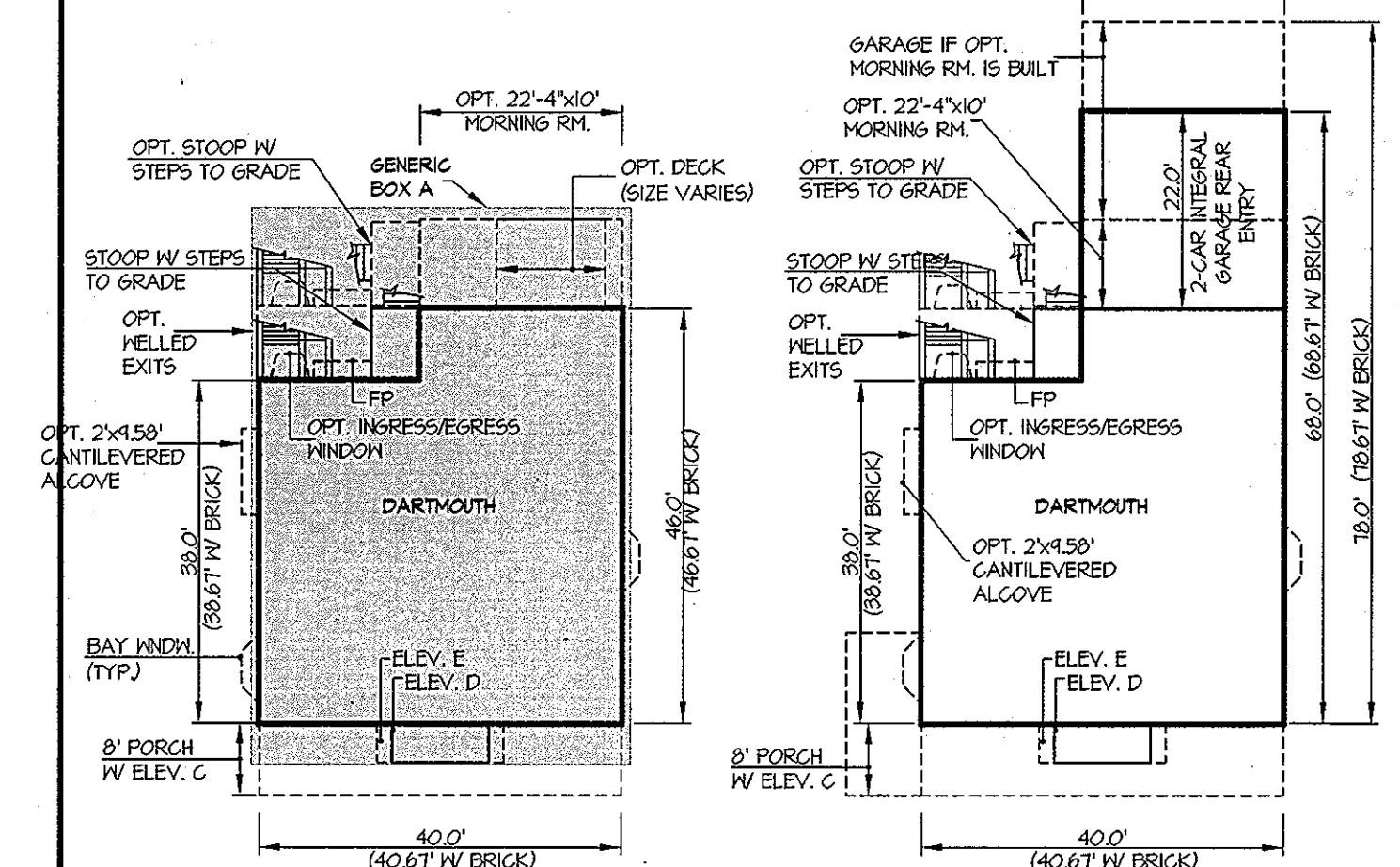
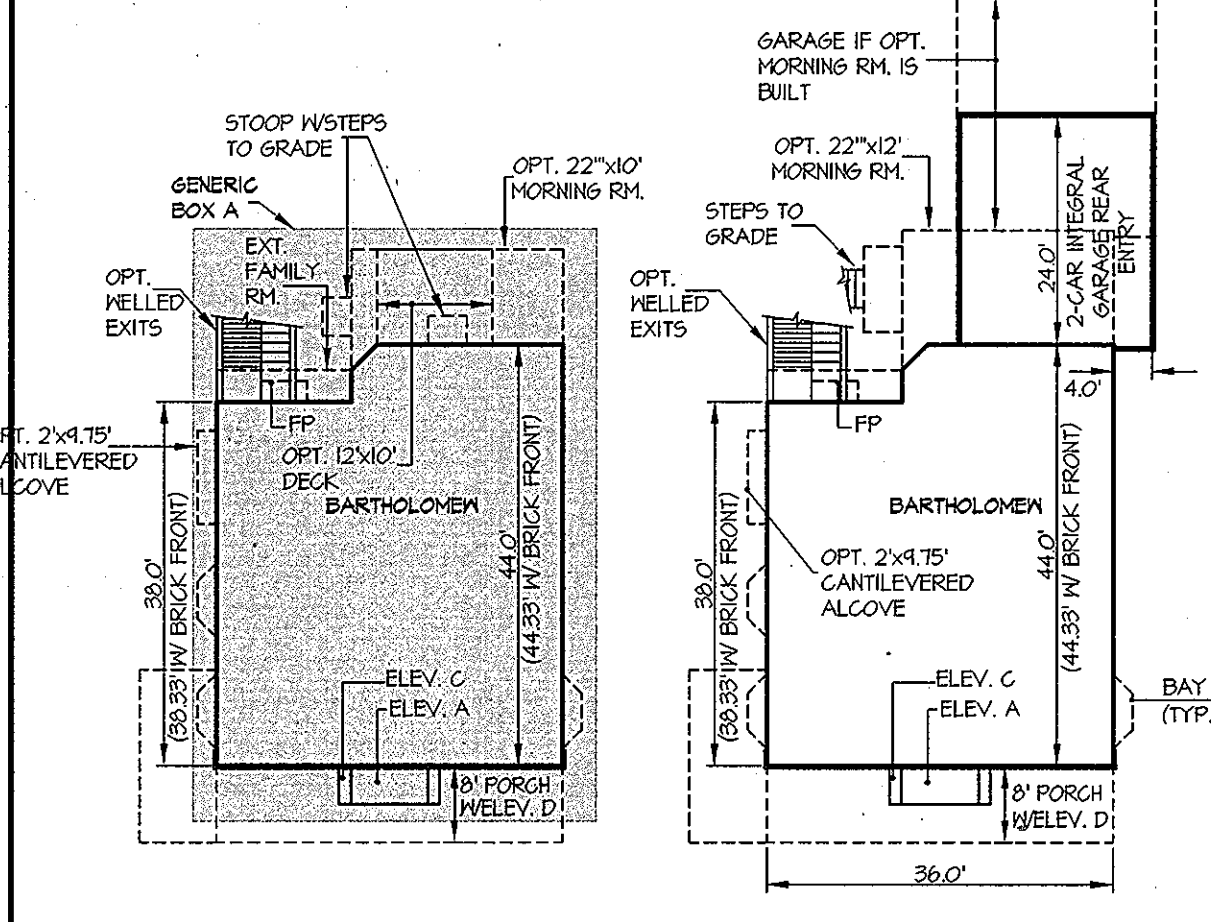
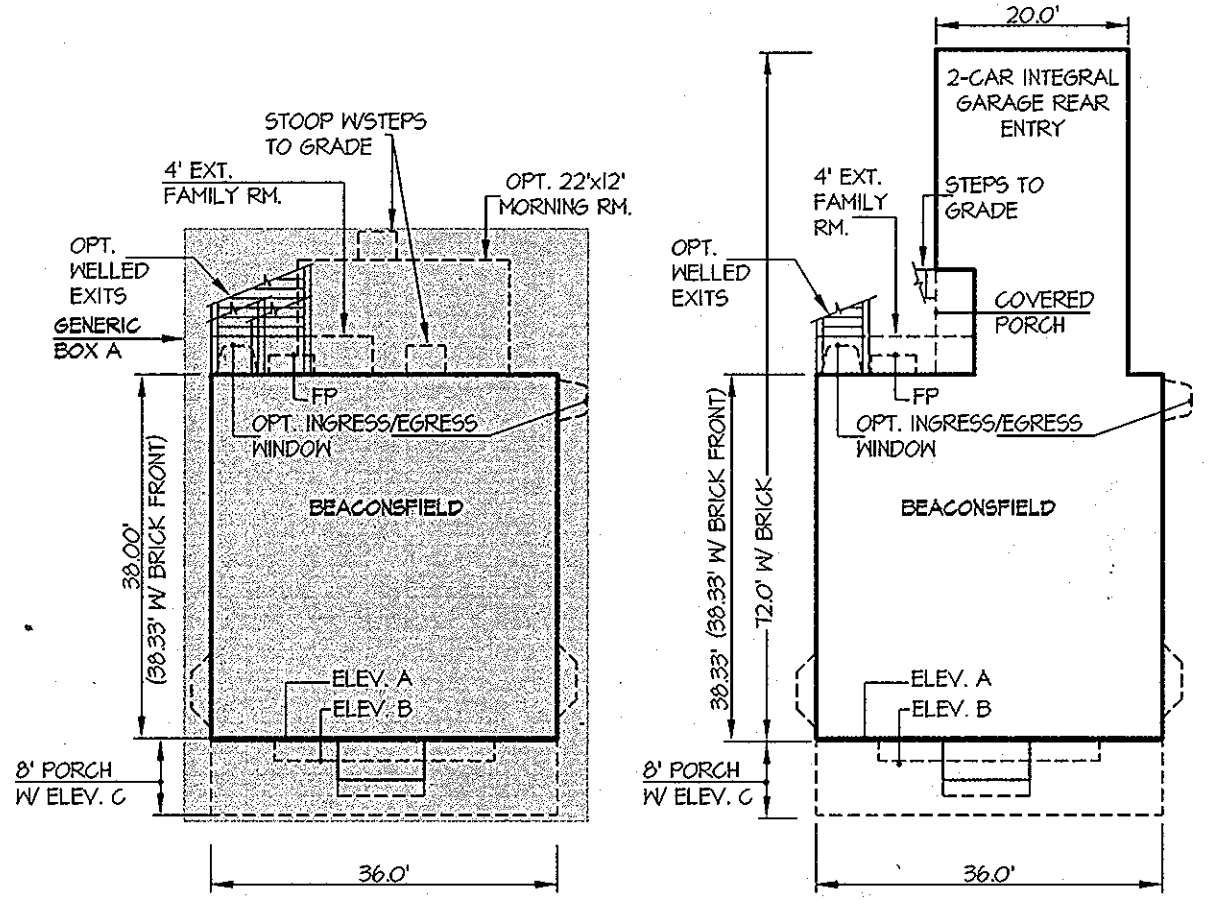
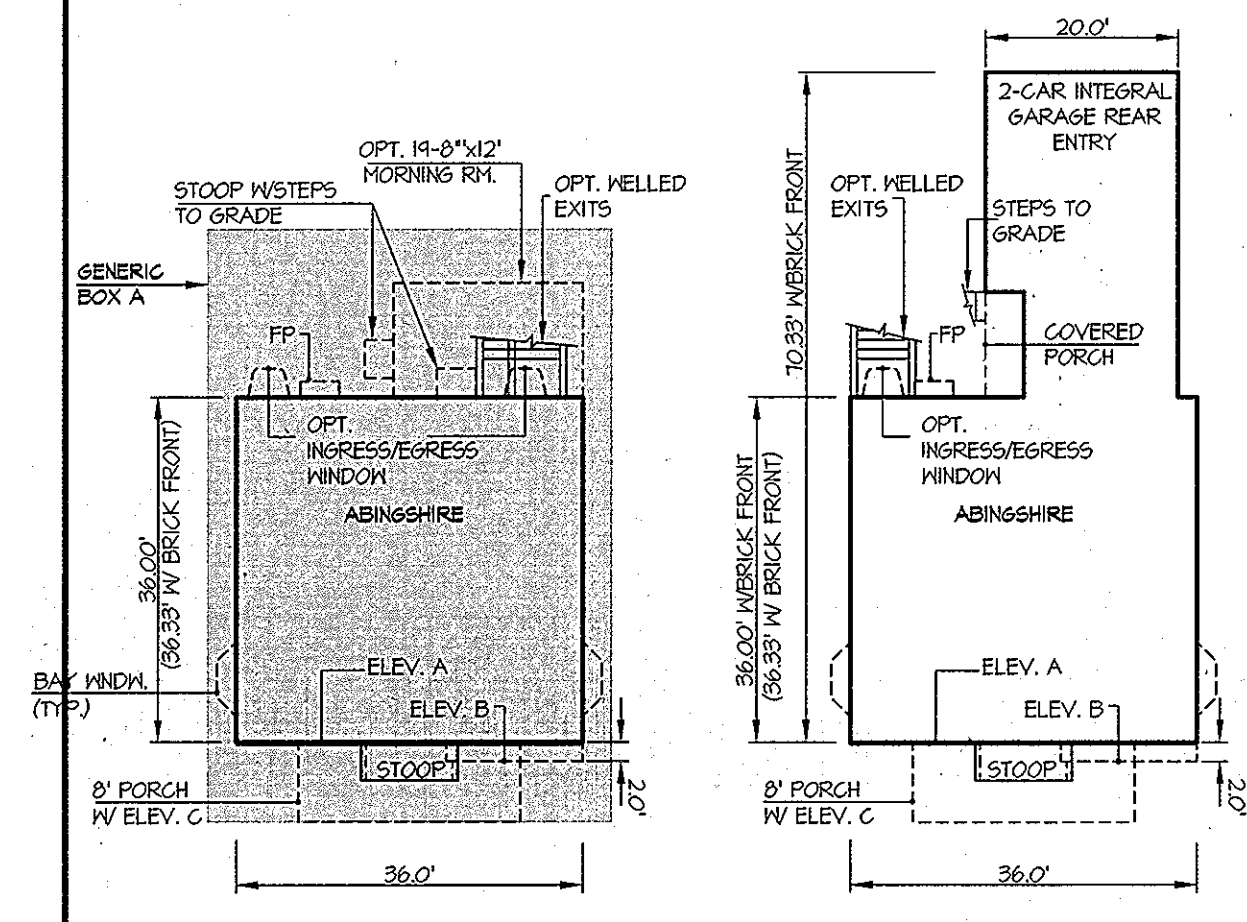
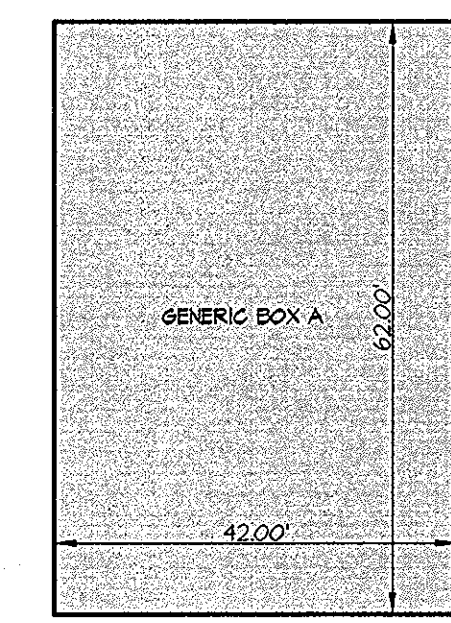
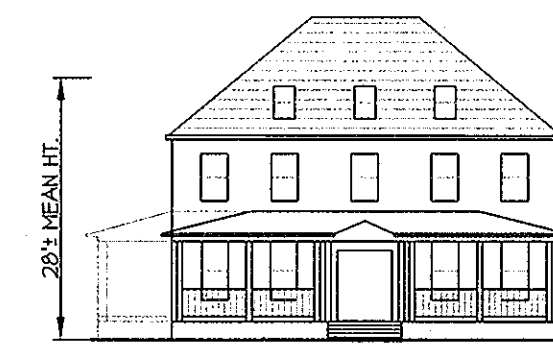
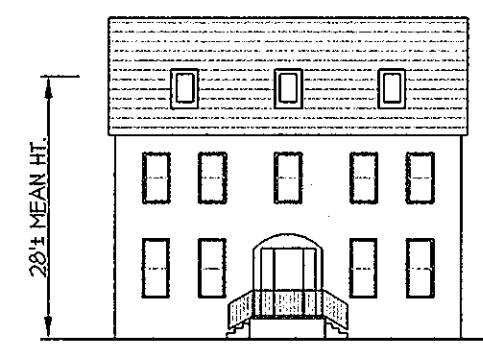
PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): NVR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 378-5956
 ATTN: TIM TAUGHTON

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001

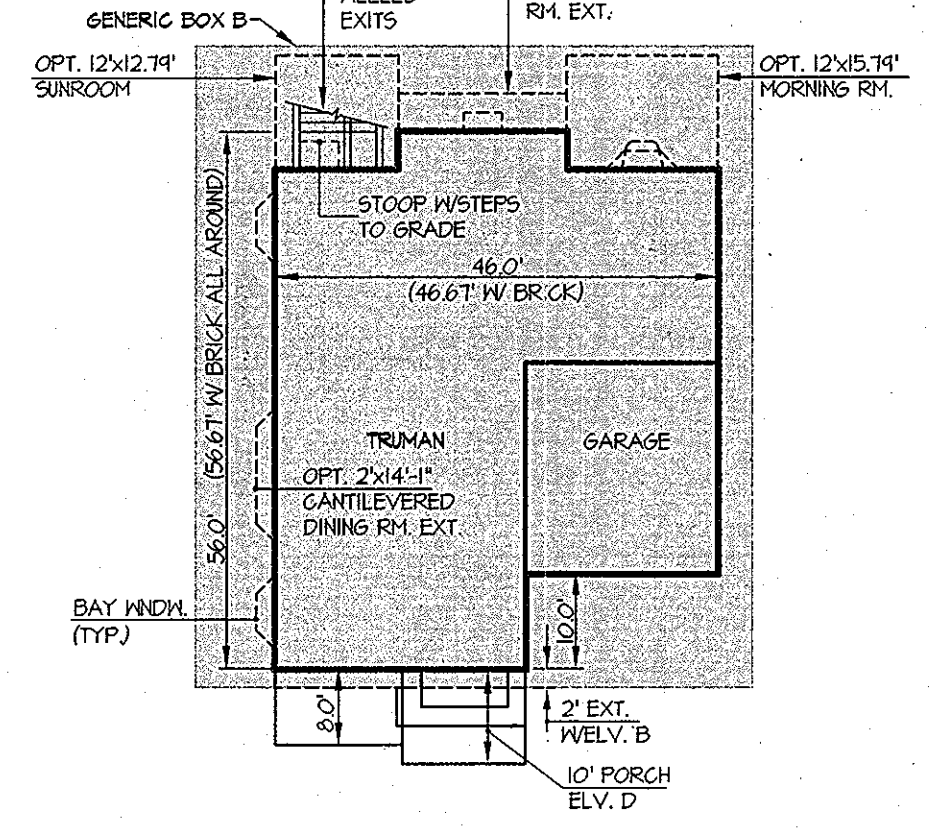
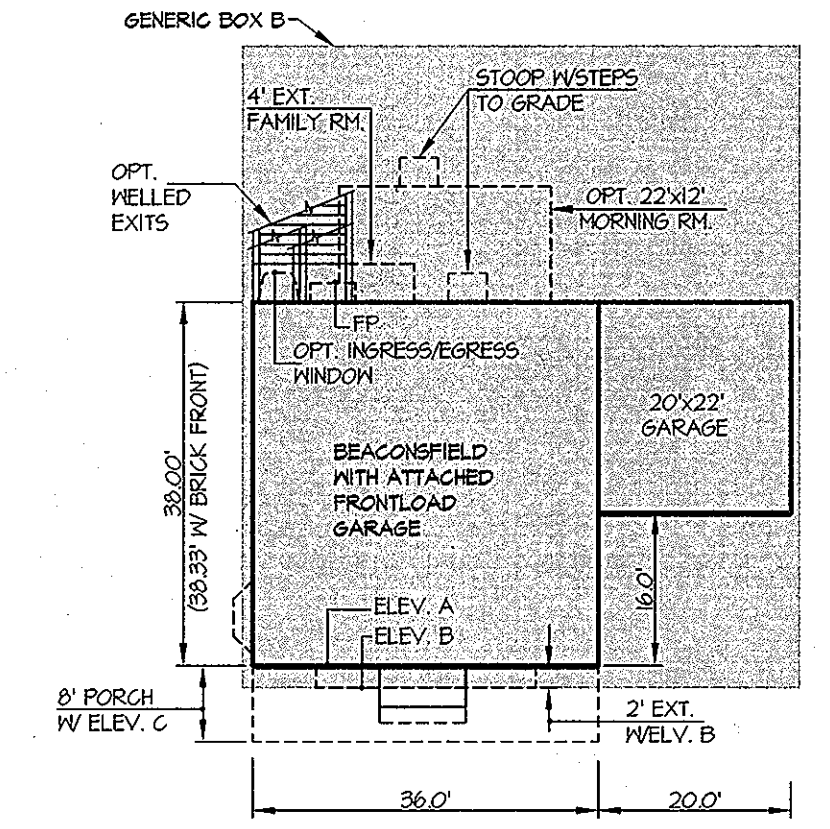
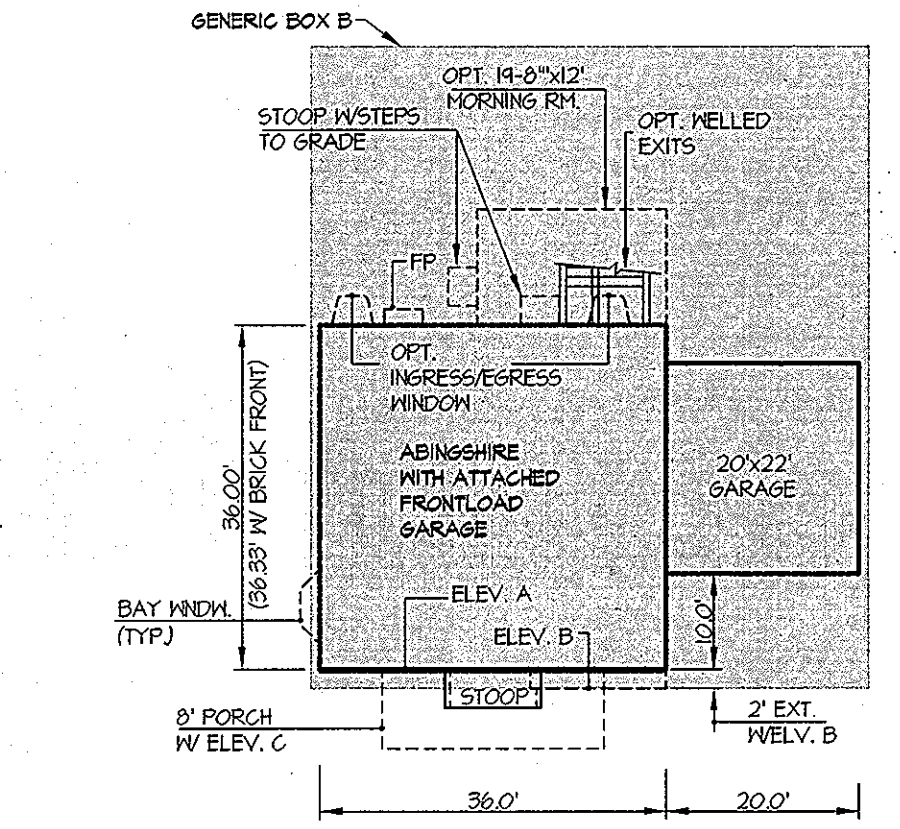
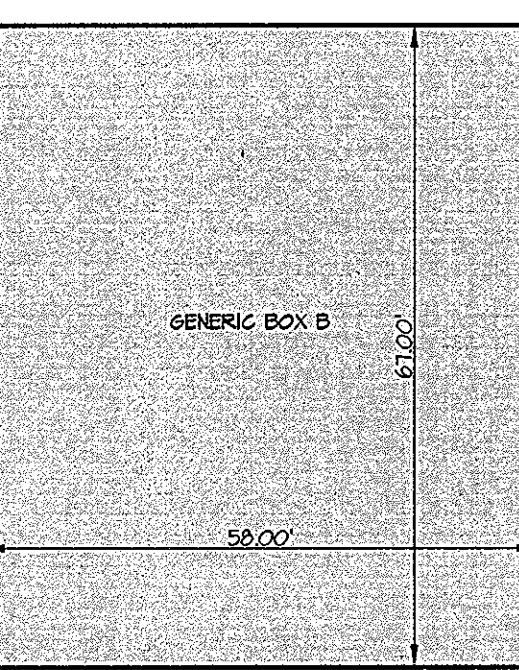
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	5 OF 11

- NOTES:
- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 129(A) OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 4D FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
 - FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.

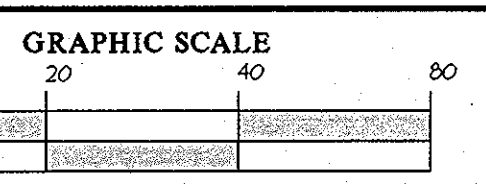


TYPICAL rear load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

- NOTES:
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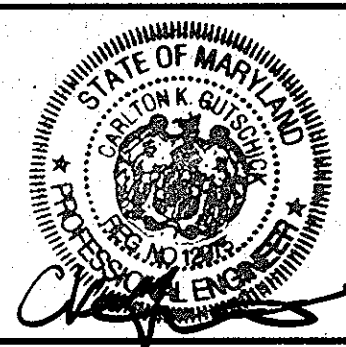


TYPICAL front load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'



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7-30-12 *[Signature]*

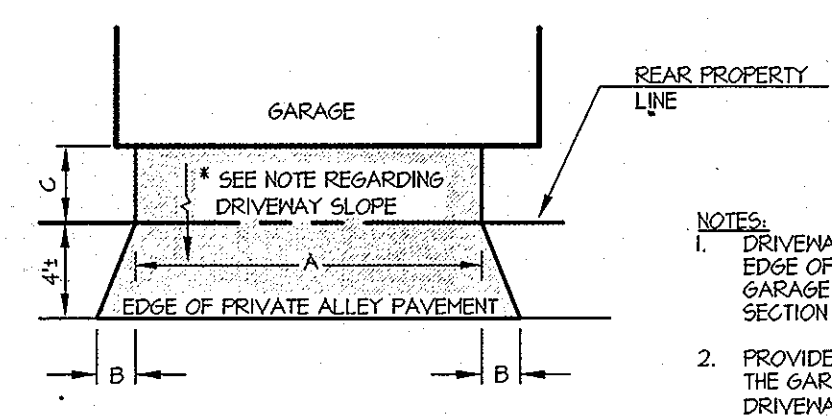


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] Director Date: 8/23/12

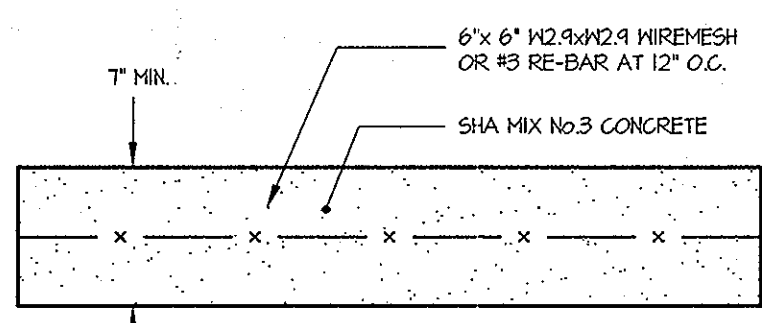
[Signature] Chief, Division of Land Development Date: 8/23/12

[Signature] Chief, Development Engineering Division Date: 8/23/12



- NOTES:
- DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A P-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.01
 - PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1% MIN. ON HIGH SIDE OF THE DRIVEWAY TO 1/8% (MAX. ON THE LOW SIDE)
- | | |
|---|--|
| A | FOR 2-CAR GARAGE: 16" MIN.; 18" MAX. |
| B | FOR 3-CAR GARAGE: 28" MAX. IF CONTINUOUS |
| C | VARIES, SEE PLAN (3'-2" MIN) |

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



- NOTES:
- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
 - PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
 - FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R6.01-6.04.
 - FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1 SECTION).

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALF: 410-880-1820 DC/WA: 301-389-2524 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-684-8400
 ATTN: MARK BENNETT

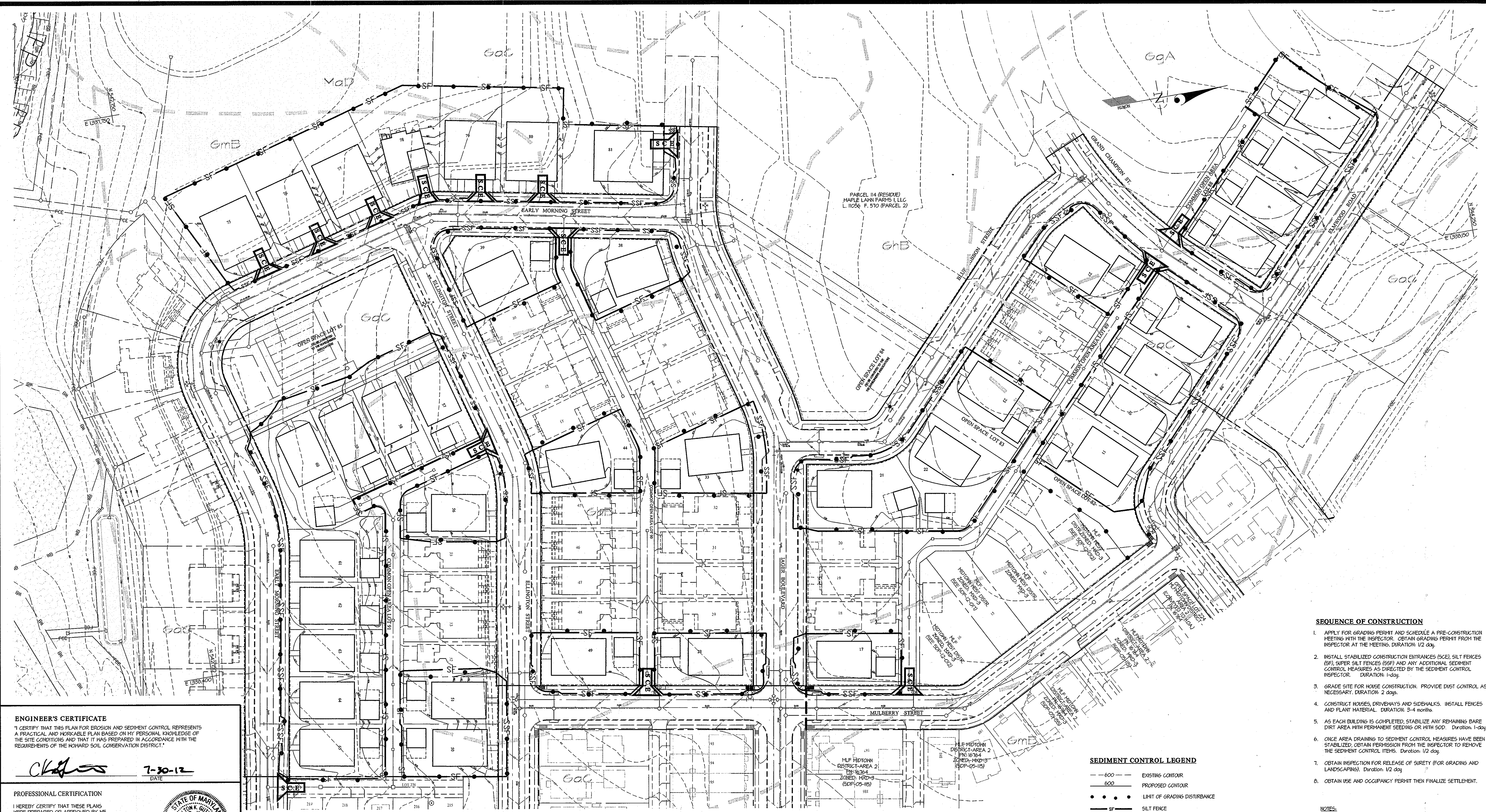
BUILDER (CONTRACT PURCHASER):
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 COLUMBIA, MD 21046
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 ATTN: TIM NAUGHTON

SITE DETAILS

MAPLE LAWN FARMS
 MIDDLETOWN WEST DISTRICT - AREA 1
 LOT Nos. 4-II, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	6 OF 11



ENGINEER'S CERTIFICATE
 I HEREBY 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.
Chad... 7-30-12
 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. 12475, EXPIRATION DATE: MAY 26, 2014.
 7-30-12

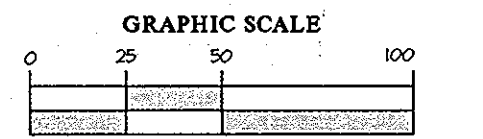
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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.
John R. Plutso 8/31/12
 SIGNATURE OF DEVELOPER/BUILDER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Plutso 8/9/12
 SIGNATURE 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
 - SOILS DELINEATION
 - SOILS

- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. DURATION: 1/2 day.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-day.
 3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 2 days.
 4. CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: 3-4 months.
 5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. DURATION: 1-day.
 6. ONCE AREA DRAINAGE 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.
- NOTES:**
1. TEMPORARY SHM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 86 PER F-12-024 (SEE SHEET #1).
 2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-024.
 3. NO STOCKPILE WILL BE PERMITTED ON SITE.
 4. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-024 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Dawn D. Laughlin 8/20/12
 Director Date
Robert Salomon 8/23/12
 Chief, Division of Land Development Date
William... 8/17/12
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2924 FAX: 301-421-4186

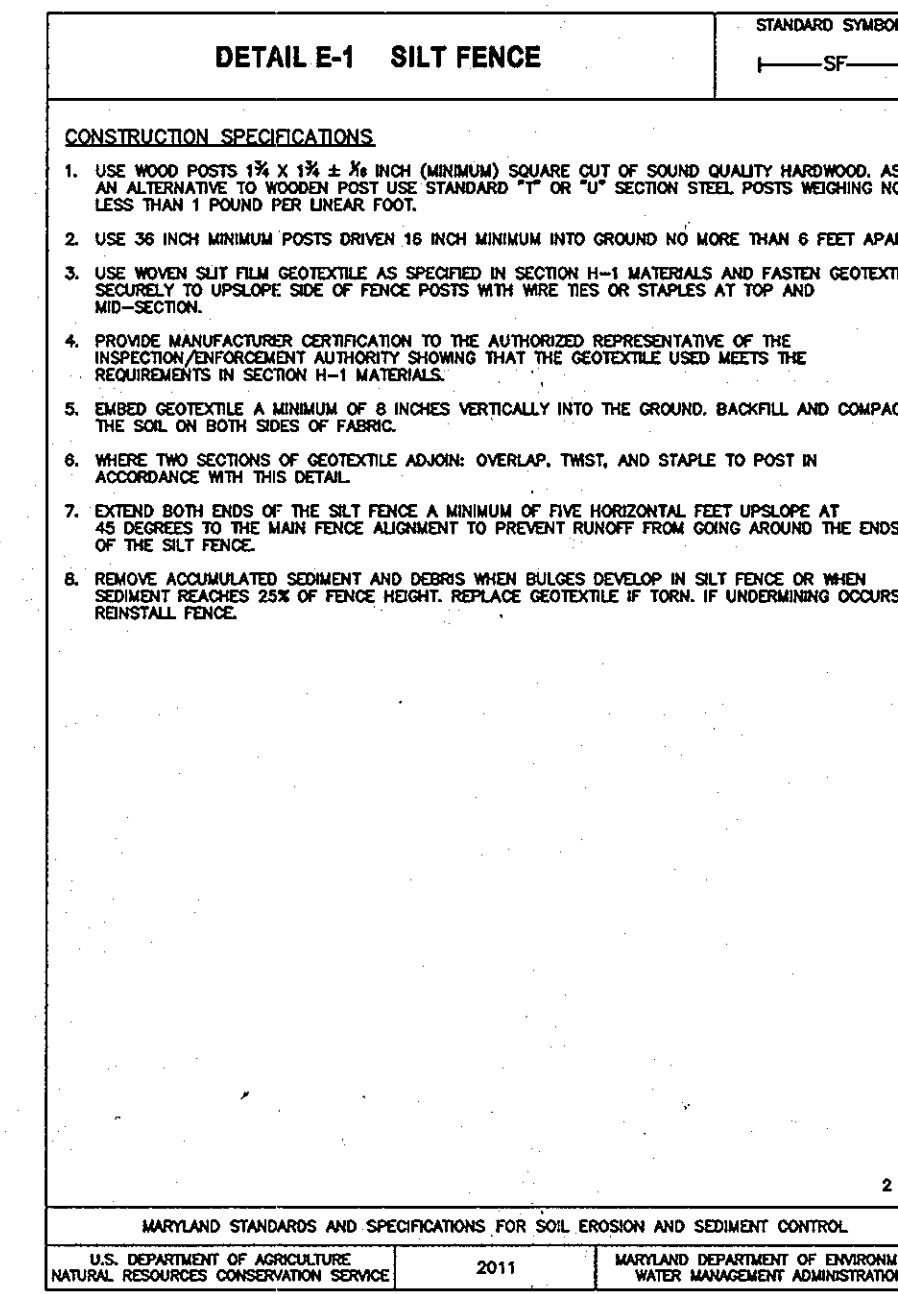
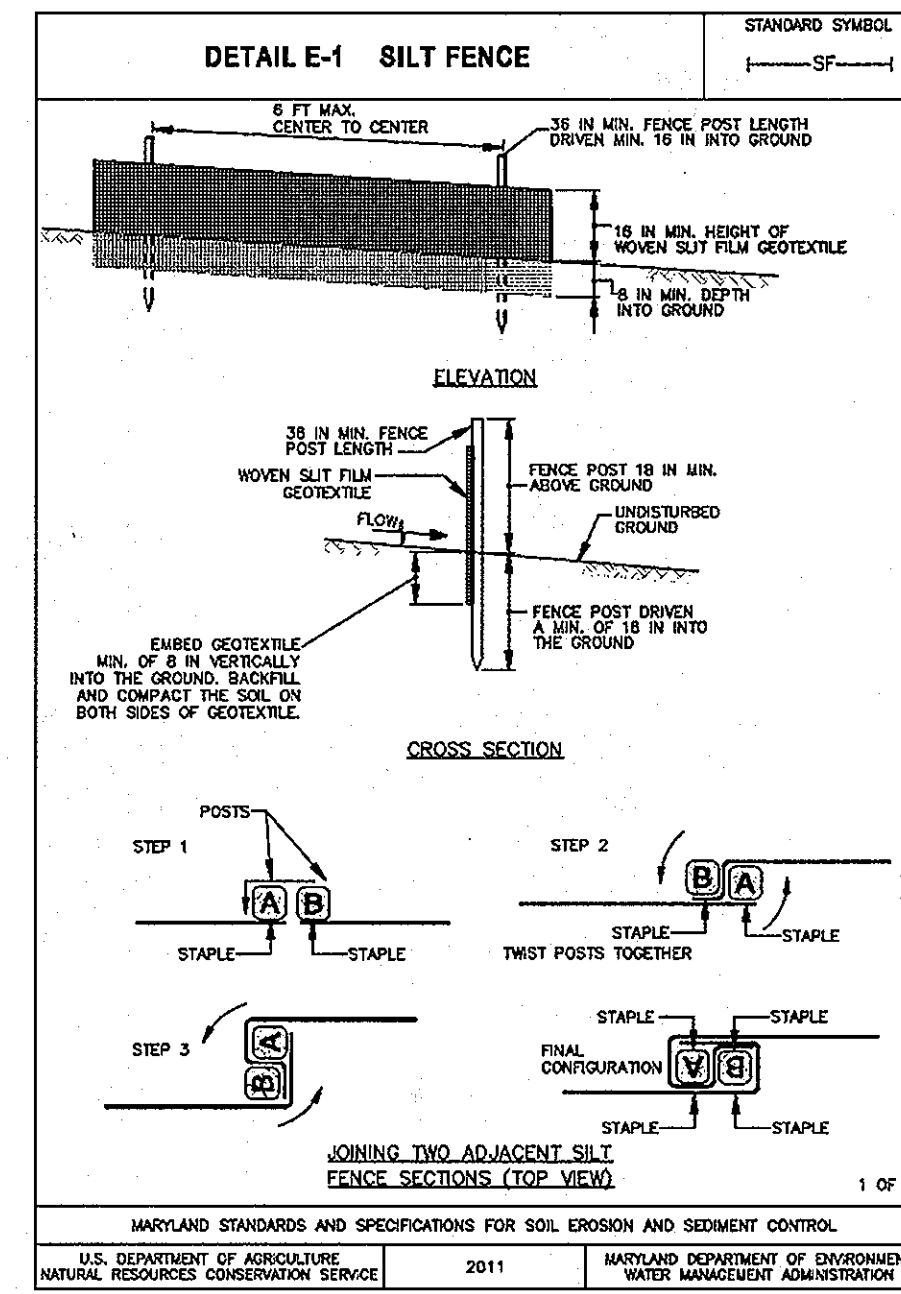
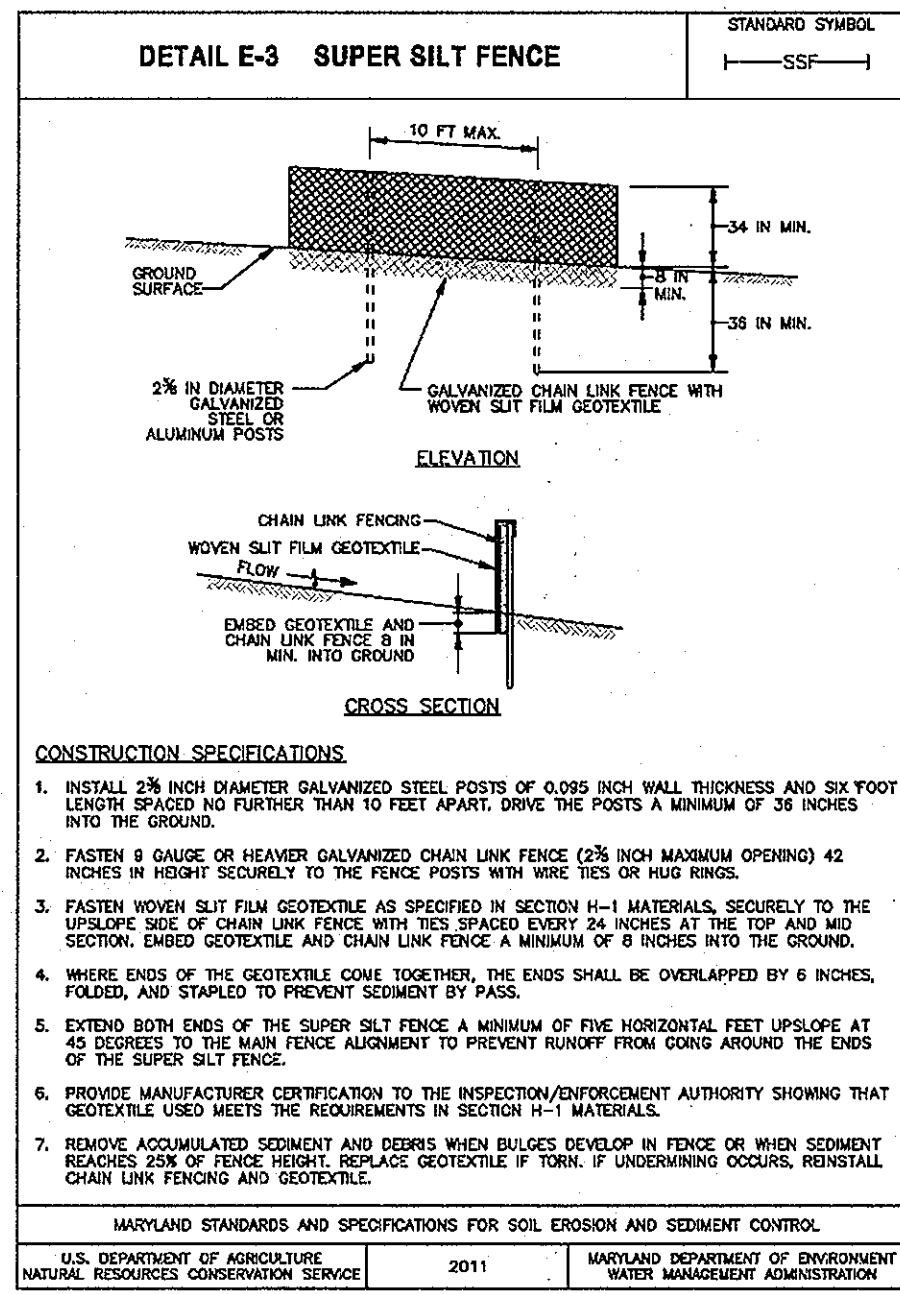
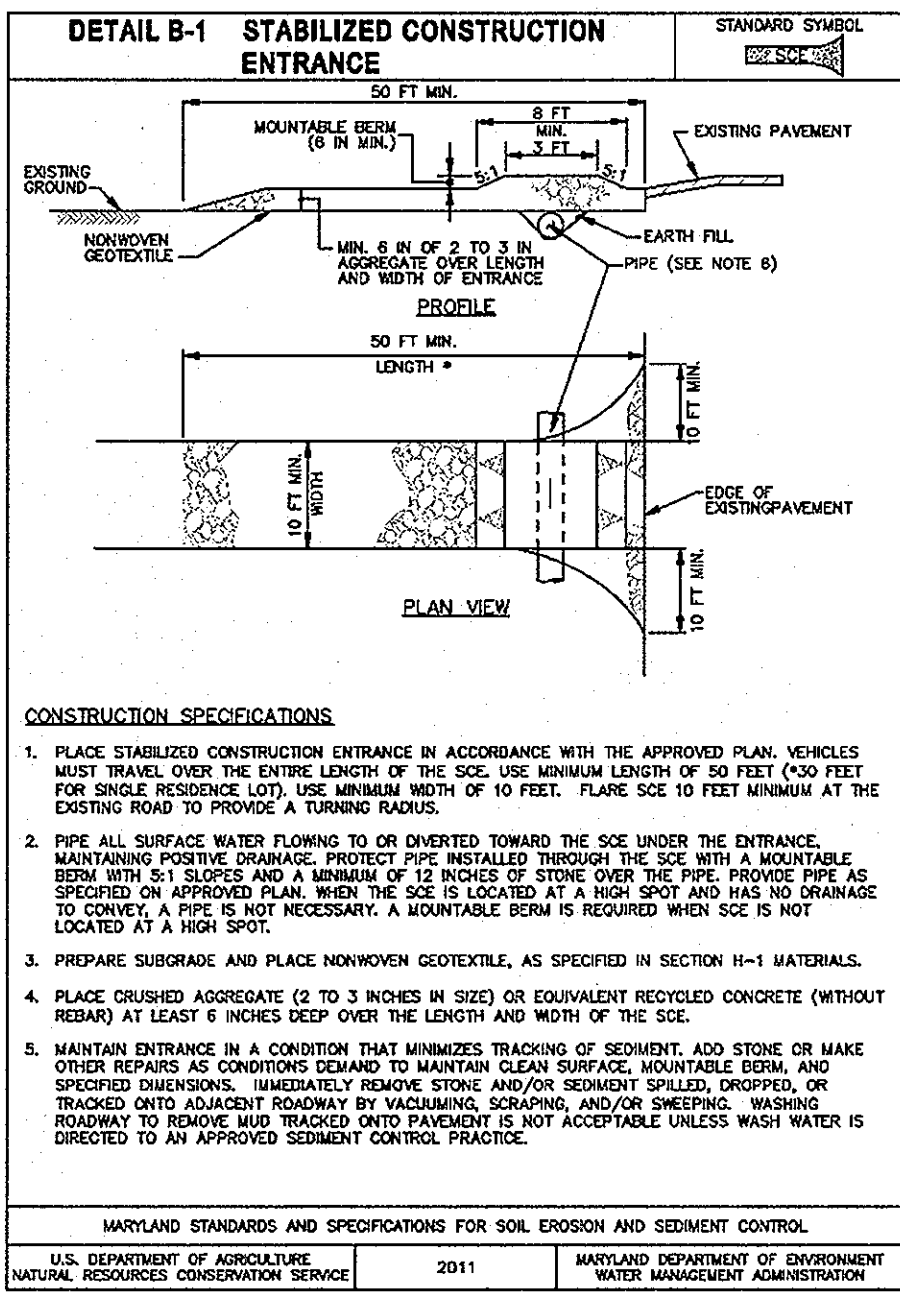
DATE	REVISION	BY	APPR.

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: (410) 379-5956
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
 WVR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 379-5956
 ATTN: TIM NAUGHTON

SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	7 OF 11



STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

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

CRITERIA

A. SOIL PREPARATION

- TEMPORARY STABILIZATION
 - SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL FLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR GRASSED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. FLOWS OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS SPECIFIED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- PERMANENT STABILIZATION
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS LOVEGRASS WHICH WILL BE PLANTED THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 15 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

- TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NITRITEN LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
- TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTAINING SUPPLIES 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.
- AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - TOPSOIL MUST BE A LOAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF SANDS, STONES, SLAS, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/4 INCHES IN DIAMETER.
 - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS PERMDA GRASS, QUACK GRASS, JOHNSON GRASS, NIT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- TOPSOIL APPLICATION
 - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME) MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
- LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

SEDIMENT CONTROL NOTES

DEFINITION
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) 318-1855

- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 3 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
 - 1 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 1, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDINGS, SOIL TEMPORARY SEEDINGS AND MULCHING (SEE: B). 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 PERMITSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

	LOTS 39-31 and 75-81	LOTS 44, 49, 50-51 & 56-65	LOTS 4-7, 8-11, 21-23, 11, 21-20 & 33	TOTAL
TOTAL AREA OF SITE	1.821 AC.	2.124 AC.	2.544 AC.	6.49 AC.
AREA DISTURBED	1.071 AC.	2.561 AC.	3.084 AC.	6.716 AC.
AREA TO BE ROOFED OR PAVED	1.181 AC.	1.184 AC.	1.244 AC.	3.61 AC.
AREA TO BE VEGETATIVELY STABILIZED	1.234 AC.	1.401 AC.	1.844 AC.	4.48 AC.
TOTAL CUT	23,900 C.Y.	4,300 C.Y.	6,600 C.Y.	13,200 C.Y.
TOTAL FILL	23,900 C.Y.	4,300 C.Y.	6,600 C.Y.	13,200 C.Y.
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE	NONE

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

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING 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/500 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/500 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (22 LBS/500 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 (4 LBS/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 LBS/1000 SQ FT) OF KEEPINGS 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 SOIL. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GALL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

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

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/500 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/500 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPINGS LOVEGRASS (101 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GAL PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FT OR HIGHER, USE 340 GAL PER ACRE (6 GALL/1000 SQ FT) FOR ANCHORING.

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 HOWARD COUNTY DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES."

Signature: [Signature] DATE: 7/31/12

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES.

Signature: [Signature] DATE: 8/1/12

H-6 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION
Controlling the suspension of dust particles from construction activities.

PURPOSE
To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including health and traffic hazards.

CRITERIA
Areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

CRITERIA
Washing: See Section H-1.2 Soil Preparation, Transporting, and Soil Amendments. Cover or Seal: See Section H-1.3 Seeding and Mulching, and Section H-1.4 Temporary Stabilization. Wash must be applied to prevent blowing.

CRITERIA
Vegetative Cover: See Section H-1.4 Temporary Stabilization.

CRITERIA
Tillage: Till to roughen surface and bring clods to the surface. Begin planning on windward side of site. Class-type plows spaced about 12 inches apart, inter-tilled harrows, and similar plows are examples of equipment that may produce the desired effect.

CRITERIA
Application: Sprinkle size with water until the surface is moist. Repeat as needed. The site must not be irrigated to the point that runoff occurs.

CRITERIA
Storage: Solid board fences, with fences, snow fences, barbed fences, straw bales, and straw or material can be used to contain air currents and soil blowing.

CRITERIA
Chemical Treatment: Use of chemical treatment requires approval by the appropriate plan review authority.

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 DEPARTMENT OF PLANNING & ZONING.

Signature: [Signature] DATE: 7-30-12

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2014.

Signature: [Signature] DATE: 7-30-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

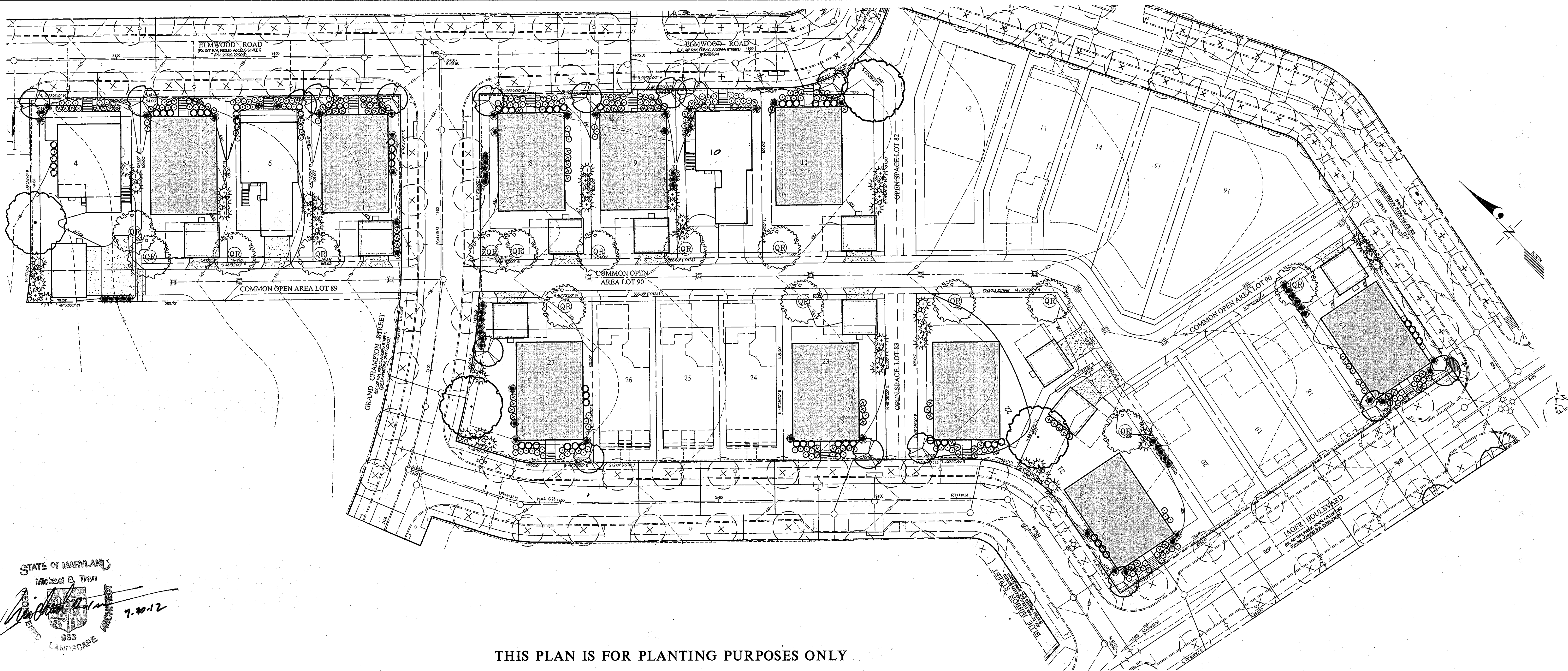
Signature: [Signature] DATE: 8/13/12

Signature: [Signature] DATE: 8/23/12

Signature: [Signature] DATE: 8/17/12

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

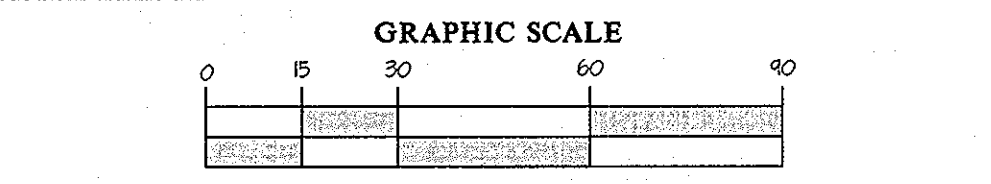
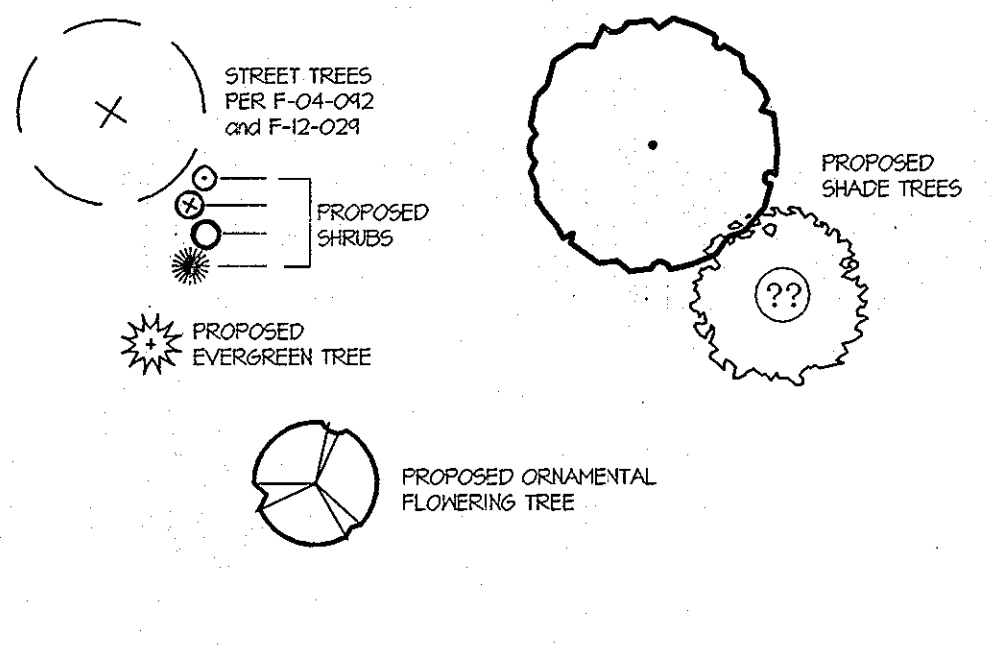
GLWGutschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK BURTNSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALTE 410-880-1820 DC/VA 301-989-2524 FAX: 301-421-4186		PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN 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		SEDIMENT CONTROL NOTES AND DETAILS MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 1 LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81 (SFD RESIDENTIAL USE) PLAT Nos. 16764, 21856-21860 and 21994-22001		SCALE: AS SHOWN DATE: July/2012 HOWARD COUNTY, MARYLAND	ZONING: MXD-3 TAX MAP - GRID: 41-15&21	G. L. W. FILE NO.: 11080 SHEET: 8 OF 11
DATE	REVISION	BY	APP'R.	ELECTION DISTRICT No. 5						



STATE OF MARYLAND
 Michael P. Tran
 933
 LANDSCAPE
 7.30.12

THIS PLAN IS FOR PLANTING PURPOSES ONLY

PLANTING LEGEND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] 8/23/12
 Chief, Division of Land Development: [Signature] 8/23/12
 Chief, Development Engineering Division: [Signature] 8/23/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-869-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
⊗	25	ALL SHADE TREES SHALL BE 2.5'-3" CAL. AND 12' MIN. HT.	SOPHORA JAPONICA/JAPANESE PASODIA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / NILLOW OAK TILIA CORDATA 'GREEN SPIRE' / GREEN SPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
⊗	14	ALL SHADE TREES SHALL BE 2.5'-3" CAL. AND 12' MIN. HT.	ACER X FRIEHEANII 'ARMSTRONGS' / ARMSTRONGS MAPLE GINCKGO BILOBA 'PRINZTOD' PRINCETON SENTRY	ALL B&B
⊗	15	ALL SHADE TREES SHALL BE 2.5'-3" CAL. AND 12' MIN. HT.	QUERCUS ROBUR X Q. ALBA 'CRIMSON SPICE' / CRIMSON SPIRE OAK	ALL B&B
⊗	53	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANCHIER CANADENSIS/SHADELON SERVICEBERRY CRATAEGUS VIRDIS WINTER KING/ WINTER KING HAWTHORNE CERIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LARSSTROEBIA INDICA / GRAPE MYSTLE 'TONIO'	ALL B&B SERVICEBERRY SHALL BE TREE FORM
⊗	121	ALL EVERGREEN TREES SHALL BE 6'-8" HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE	ALL B&B INTACT LEADER
⊗	612	ALL 15' - 24' SPREAD	AZALEA VAR. 'SUNPO PINK' / SUNPO WHITE, 'KAEMPO' COTONEASTER DANHERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUS' JUNIPERUS PROSPERA VAR. / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
⊗	180	ALL 24' - 30' SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'MIMO CRIMSON' DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CORNATA 'WELLET' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONFACIA' / DWARF INK BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
⊗	192	ALL 24' - 30' SPREAD & 2.5' - 3" HT.	BIONYMIS KIAUSCHOVICZUS 'MANHATTAN' / MANHATTAN BIONYMIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANthus HETEROPHYLLUS 'SALFIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALEXM, CAT. GRANDIFLORA, 'ENGLISH ROSEBUD', 'ROSEBUD ELEGANS') RHODODENDRON 'PJM' / PJM RHODODENDRON TAUIS CUSPIDATA 'NANA' / DWARF JAPANESE YEM VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
⊗	243	ALL 3' - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'TILIE POINT' / TILIE POINT JUNIPER TAUIS MEDIA 'HICKSII' / HICKS YEM TAUIS CUSPIDATA 'FLUSHING' / FLUSHING YEM TAUIS MEDIA 'VIRIDIS' / VIRIDIS YEM THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

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 9-06-16 AND FB 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.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 SOEDED 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 0).
 - 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 \$ 210,000 FOR THE LOTS PER THIS SHEET AS FOLLOWS:
 2117 SHRUBS AT \$30/SHRUB = \$ 63,510.00
 54 TREES AT \$1000/TREE = \$ 54,000.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-385-2350. 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 CONFORM 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 BERRIS, 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.

PREPARED FOR:

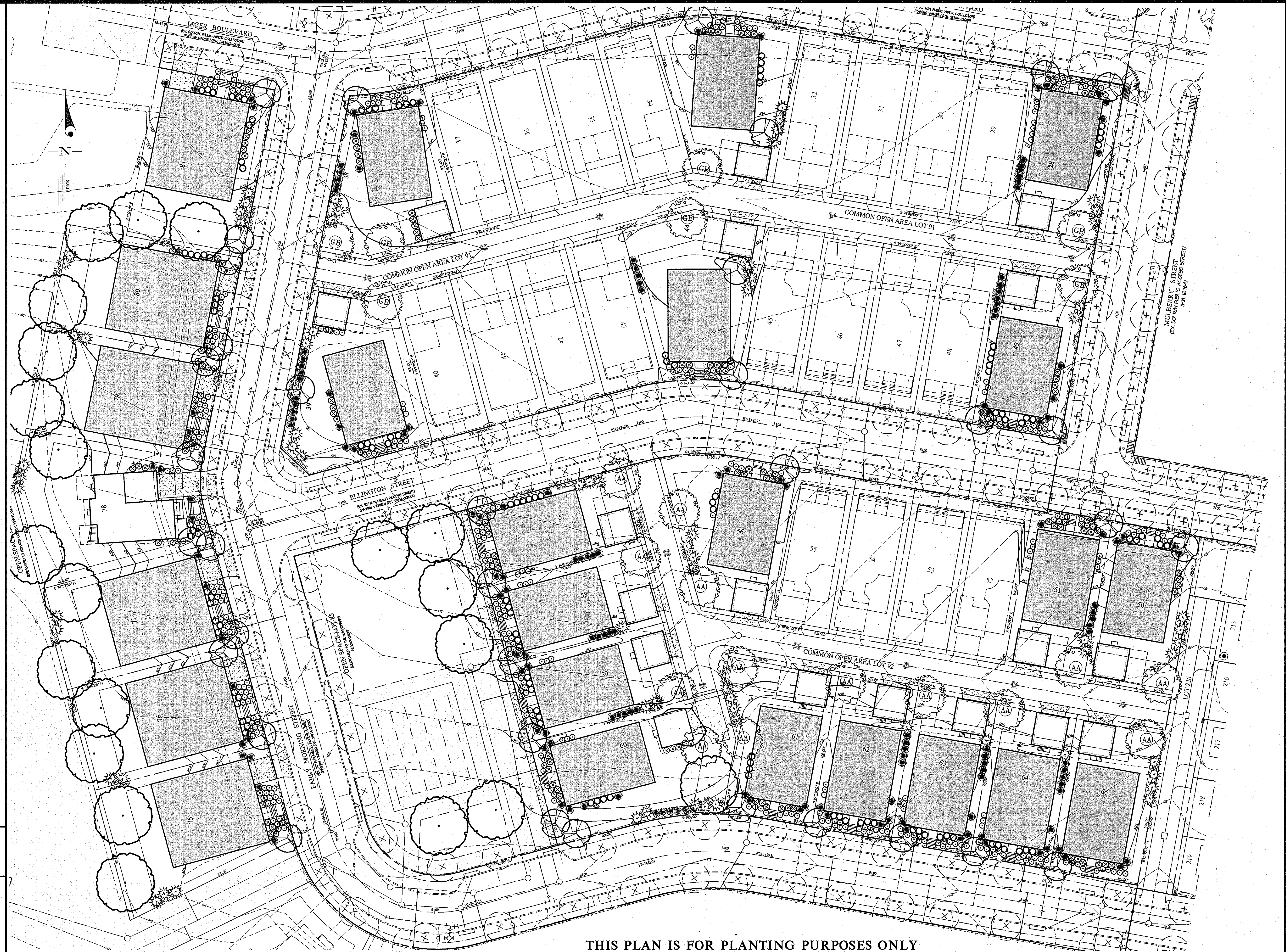
PROPERTY OWNER (SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
 NVR INC.
 9720 PATUENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 379-5956
 ATTN: TIM NAUGHTON

LANDSCAPE PLAN

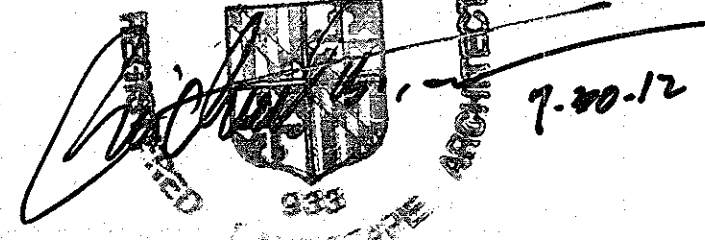
MAPLE LAWN FARMS
 MDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
 (SFD RESIDENTIAL USE)
 PLAT Nos. 16764, 21856-21860 and 21994-22001

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	9 OF 11

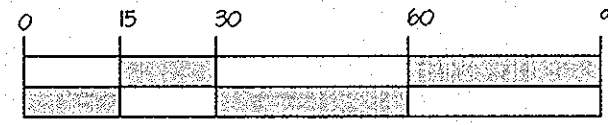


STATE OF MARYLAND

Michael B. Tinn



GRAPHIC SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Goggin 8/23/12
Director Date

Vetso Lush 8/23/12
Chief, Division of Land Development Date

Michael B. Tinn 8/17/12
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-869-1820 DC/VA: 301-985-2524 FAX: 301-421-4185

L:\CADD\DRAWINGS\09001\11080 (NVR)\SDP\11080-LS.dwg DES. MBT DRN. KLP CHK. MBT

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS I, LLC
1828 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
NVR INC.
9720 PATUXENT WOODS DR.
COLUMBIA, MD 21046
PH: (410) 379-9956
ATN: TIM NAUGHTON

LANDSCAPE PLAN

MAPLE LAWN FARMS

MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81
(SFD RESIDENTIAL-USE)
PLAT Nos. 16764, 21856-21860 and 21994-22001

SCALE

1"=30'

DATE

July/2012

ZONING

MXD-3

TAX MAP - GRID

41-15&21

G. L. W. FILE No.

11080

SHEET

10 OF 11

THIS PLAN IS FOR PLANTING PURPOSES ONLY

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)									
LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL	REQUIRED SIDE & REAR YARD PLANTINGS: MANOR LOTS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS		PLANTINGS PROVIDED		COMMENTS			
		BLDG. LENGTHS (S)	SHRUBS REQUIRED	SHD. TREE	SHRUBS				
VILLA	**4	10.0'	18	(88.33"x36.0") 125'	32	2	27	1 ORNAMENTAL FOR 5 SHRUBS, 8 EVERGREENS FOR 40 SHRUBS	
MANORS	5	54.0'	14	(88.33"x36.0") 125'	32	1	26	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	6	54.0'	14	(88.33"x36.0") 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	**7	56.0'	14	(88.33"x36.0") 125'	32	1	38	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
VILLA	**8	10.0'	18	(88.33"x36.0") 125'	32	2	42	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
MANORS	9	54.0'	14	(88.33"x36.0") 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	10	54.0'	14	(88.33"x36.0") 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
VILLA	11	54.0'	14	(88.33"x36.0") 125'	32	2	24	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
MANOR	**17	62.0'	15	(88.33"x36.0") 125'	32	1	34	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
VILLA	**21	19.0'	18	(88.33"x36.0") 125'	32	2	38	1 ORNAMENTAL FOR 5 SHRUBS, 6 EVERGREENS FOR 30 SHRUBS	
	22	63.12'	16	(88.33"x36.0") 125'	32	2	23	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
MANOR	23	65.0'	16	(88.33"x36.0") 125'	32	1	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
VILLA	**21	88.86'	23	(88.33"x36.0") 125'	32	2	42	2 ORNAMENTALS FOR 10 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS	
MANORS	**28	60.0'	15	(88.33"x36.0") 125'	32	1	44	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	33	100.45'	25	(88.33"x36.0") 125'	32	1	27	2 ORNAMENTAL FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
	**38	44.8'	19	(88.33"x36.0") 125'	32	1	37	1 ORN. FOR 5 SHRUBS, 3 EVGS. FOR 15 SHRUBS, 1 TREE FOR 10 SHRUBS	
	**38	85.33'	22	(88.33"x36.0") 125'	32	1	46	1 ORNAMENTAL FOR 5 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS	
	44	83.86'	21	(88.33"x36.0") 125'	32	1	28	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	**44	60.0'	15	(88.33"x36.0") 125'	32	1	44	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	50	60.0'	15	(88.33"x36.0") 125'	32	1	22	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
	51	54.0'	14	(88.33"x36.0") 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	56	49.52'	24	(88.33"x36.0") 125'	32	1	21	1 ORN. FOR 5 SHRUBS, 4 EVGS. FOR 20 SHRUBS, 1 TREE FOR 10 SHRUBS	
	**51	54.0'	14	(88.33"x36.0") 125'	32	1	43	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	59	54.0'	14	(88.33"x36.0") 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS	
	54	54.0'	14	(88.33"x36.0") 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
VILLAS	**60	72.0'	16	(88.33"x36.0") 125'	32	2	37	2 ORNAMENTAL FOR 10 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS	
	61	60.44'	15	(88.33"x36.0") 125'	32	2	22	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
MANORS	62	54.0'	14	(88.33"x36.0") 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS	
	63	54.0'	14	(88.33"x36.0") 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS	
	64	54.0'	14	(88.33"x36.0") 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS	
	65	60.0'	15	(88.33"x36.0") 125'	32	1	22	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	
VILLAS	75	70.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	76	70.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	77	70.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	78	55.52'	14	(TRUMAN-14.0'+47.0') 121'	30	2	24	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	79	70.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	80	70.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	**81	74.0'	20	(TRUMAN-14.0'+47.0') 121'	30	2	34	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	

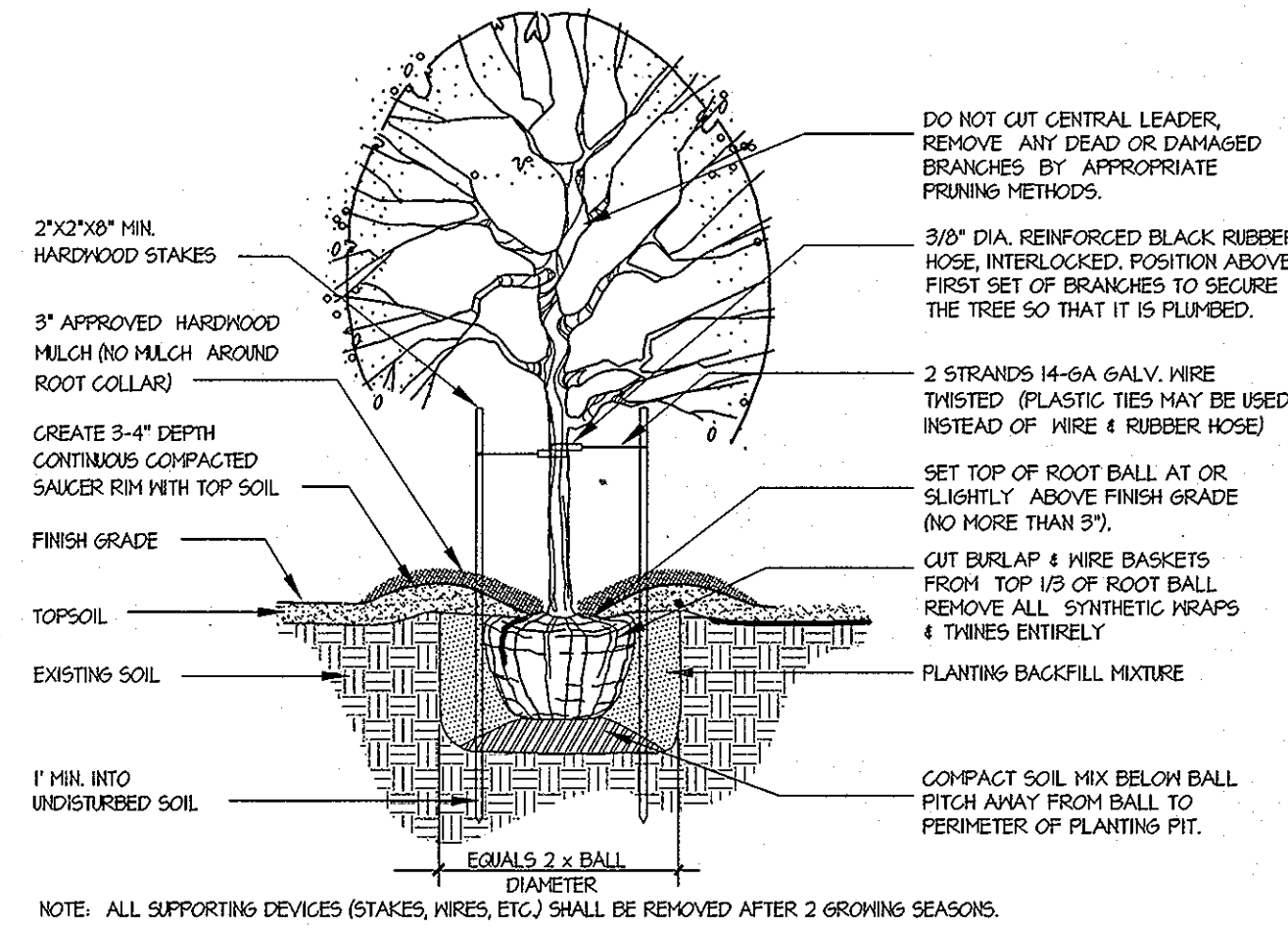
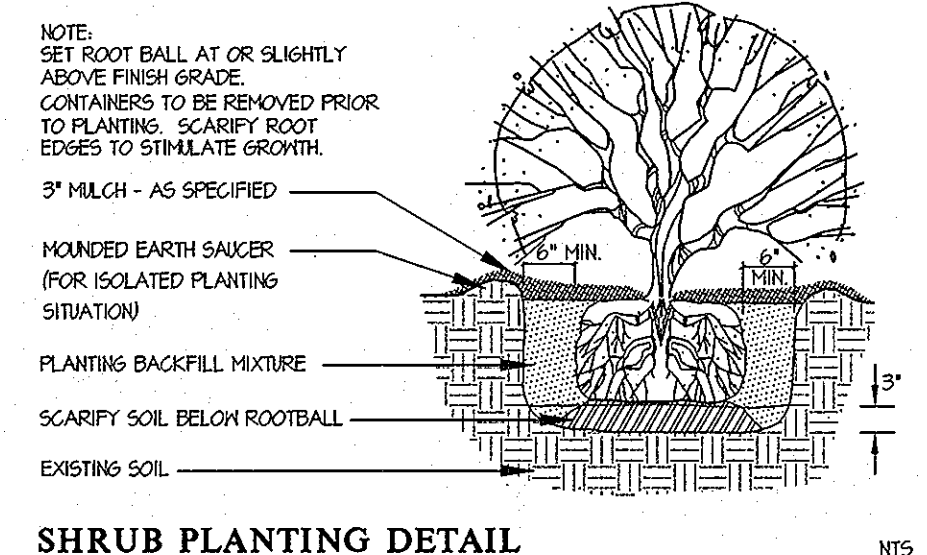
LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
NVR OF MAPLE LAWN L.L.C.	4	2	72	\$2,160.00
	5	1	46	\$1,680.00
	6	1	46	\$1,680.00
	7	1	68	\$2,340.00
	8	2	72	\$2,160.00
	9	1	46	\$1,680.00
	10	1	46	\$1,680.00
	11	2	44	\$2,070.00
	11	1	64	\$2,310.00
	21	2	13	\$2,790.00
	22	2	49	\$2,040.00
	23	1	48	\$1,740.00
	27	2	77	\$2,410.00
	28	1	64	\$2,310.00
	33	1	57	\$2,070.00
	38	1	63	\$2,310.00
	**51	3	68	\$2,550.00
	**59	2	46	\$1,680.00
	**51	2	46	\$1,680.00
	**60	4	72	\$3,360.00
	61	2	47	\$2,070.00
	62	1	46	\$1,680.00
	63	1	46	\$1,680.00
	64	1	46	\$1,680.00
	65	1	47	\$1,710.00
	75	2	48	\$2,040.00
	76	2	48	\$2,040.00
	77	2	48	\$2,040.00
78	2	44	\$1,620.00	
79	2	49	\$2,040.00	
80	2	49	\$2,040.00	
81	2	64	\$2,160.00	
TOTAL	54	217	\$8,210.00	

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)													
USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY												
	LOT 4	LOT 7	LOT 8	LOT 11	LOT 21	LOT 27	LOT 28	LOT 30	LOT 34	LOT 41	LOT 51	LOT 60	LOT 81
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MFL DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1:4 OF BLDG. SIDE LENGTH)												
PERIMETER LOCATION													
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	88.33'	14.0'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED													
SHADE TREES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EVERGREEN TREES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED													
SHADE TREES	0	0	0	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER TREES (0.2:1 SUBSTITUTION)	0	0	0	0	0	0	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0	0	0	0	0	0	0	0

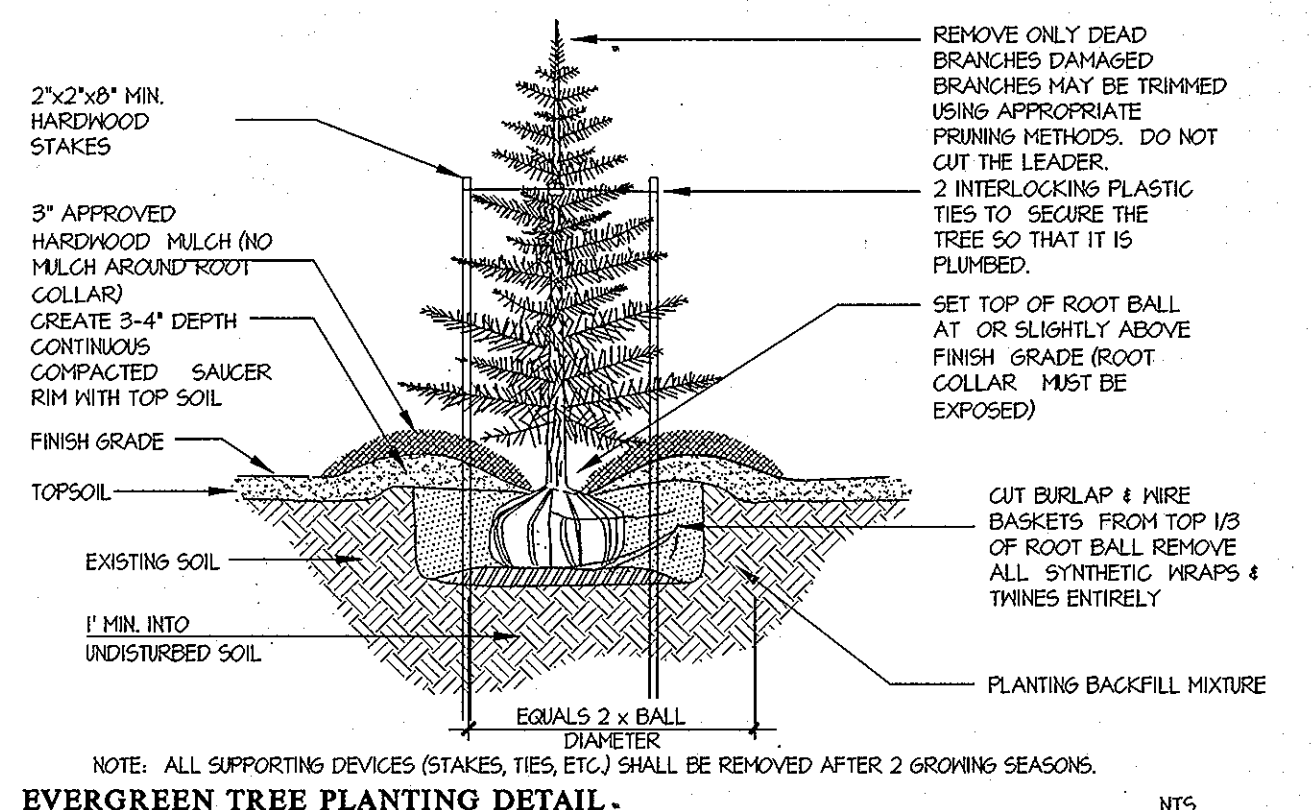
* THE OPTIONAL EXTENDED BUILDING FEATURES ARE INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.

* FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THOROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE SIX TREES SHOWN ON THE OPEN SPACE LOT IN FRONT OF LOTS 57-60 SHALL BE THE SAME SPECIES AS THE ADJOINING STREET TREES. THE 6 TREES ARE BOND @ \$300/TREE IN THE LOTS LISTED.

- 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
 - B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 - C. PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.
- ** CORNER LOT



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2\"/>



EVERGREEN TREE PLANTING DETAIL. NTS.

STATE OF MARYLAND
Michael B. Tran
7.30.12

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL 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, SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Co. h. f.* DATE: 7/31/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark A. Lough* DATE: 8/28/12
Chief, Division of Land Development: *Neil DeLuca* DATE: 8/23/12
Chief, Development Engineering Division: *Michael B. Tran* DATE: 8/17/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALTE 410-880-1820 DC/VA 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS I, LLC
1828 RESTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: (410)-484-8400
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
NVR INC.
9720 PATENT WOODS DR.
COLUMBIA, MD 21046
PH: (410) 578-5956
ATTN: TIM NAUGHTON

LANDSCAPE DETAILS
SCALE: NO SCALE
ZONING: MXD-3
G. L. W. FILE No.: 11080
DATE: July/2012
TAX MAP - GRID: 41-15&21
SHEET: 11 OF 11
ELECTION DISTRICT No. 5
PLAT Nos, 16764, 21856-21860 and 21994-22001
HOWARD COUNTY, MARYLAND