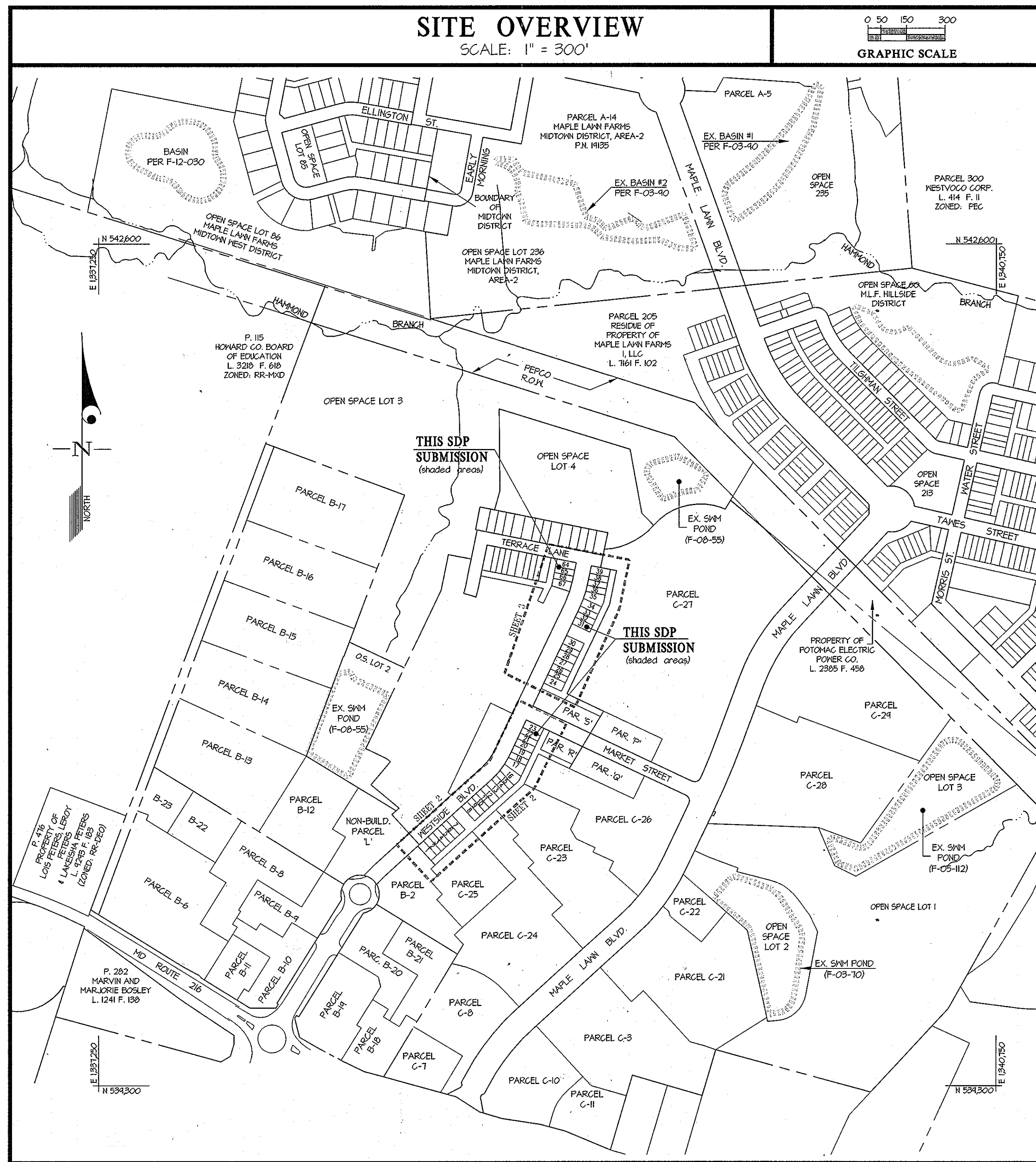
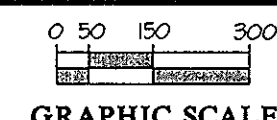


# MAPLE LAWN FARMS SITE DEVELOPMENT PLAN WESTSIDE DISTRICT - AREA 2 LOT Nos. 1-39 and 64-67 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**SITE OVERVIEW**

SCALE: 1" = 300'



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTTT AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
  - PROJECT BACKGROUND:
    - LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
    - TAX MAP: 41
    - ELECTION DISTRICT: 5
    - ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-09-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/10/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS Nos. 1-34 (64-67) FOR THIS SITE DEVELOPMENT PLAN, 2.014 ACRES.
    - FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: 5-01-11, 5-06-16, ZB-945M, ZB-1029M, PB-353, PB-370, MP-01-11, MP-03-02, MP-05-12, MP-07-12, MP-08-04, P-02-12, P-07-10, F-08-54, F-09-54, F-10-06, F-10-74, F-11-41, SDP-05-036, SDP-06-07, SDP-09-50, SDP-08-50, SDP-09-14, SDP-09-10, SDP-09-02, SDP-07-43, F-08-103, F-08-16, F-09-11, F-10-01, F-10-02.
  - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE CENTERLINE OF THE ROAD OR BUILDING.
  - EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-12-021 & G.L.H. SURVEY DONE IN APRIL/2012.
  - COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46BC & 46BD.
  - 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 FACILITIES CONSTRUCTED UNDER F-05-112 & F-05-55. 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 60 IN THE WESTSIDE DISTRICT-AREA 2 AND CONSTRUCTED UNDER F-12-021.
  - PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M45 CONTRACT #24-4521-D & #24-4701-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. THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS IN THE HILLSIDE DISTRICT.
  - 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-08-054.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 6) 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 (UNLESS APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY AND THE GRADING PERMIT CHART ON SHEET 7.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A. WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)
    - B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE IN-TAR AND CHIP COATING (1-1/2" MIN)
    - C. GEOMETRY - MAX. 15% GRADE CHANGE IN 40' TURNING RADIUS.
    - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
    - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
  - BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 120.1A.J 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 11-5-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2.a OF THE ZONING REGULATIONS AND THE APPROVED MLP DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE 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. 30543
  - NO GRADINGS, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
  - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SEA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE DEVELOPMENT CRITERIA AND THE GRADING PERMIT CHART ON SHEET 7.
  - FRASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-495M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-11) AND PB CASE NO. 370 AND 5-08-16.
  - BUILDABLE LOTS 1-34 (64-67) SHOWN HEREIN SHALL HAVE A TWO (2) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER CONNECTION AND SEWER HOUSE CONNECTION.
  - BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

**LOT DEVELOPMENT DATA**

1. GENERAL SITE ANALYSIS DATA

- PRESIDENT ZONING: MXD-3 PER ZB-495M
- PROPOSED USE OF SITE: 43 SFA RESIDENTIAL DWELLINGS
- PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4521-D & #24-4701-D)
- PARKING REQUIRED PER SEC. 133.D.2.a: 43 SPACES/UNIT x 2 = 86 SPACES
- PARKING PROVIDED: 86 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE. SEE NOTE 2) ABOVE REGARDING PARKING).
- RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).

2. AREA TABULATION

- AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 3169 SF OR 2.014 AC.
- AREA OF THIS PLAN SUBMISSION: 2.61 ACRES (L.O.D.)
- AREA OF DISTURBANCE BY THIS SDP: 2.61 ACRES

3. LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
TOWNHOME	1-34(64-67)	N/A	N/A	50 FEET (MEAN HT.)

4. STRUCTURE SETBACKS PER F-12-021 AND PLAT No. 11044 - 11061

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOME	0'	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

- BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
- 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 ROW) SHALL BE 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 120.A.J 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 (WALL FOOTING MUST BE OUTSIDE THE EASEMENTS); NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.
  - MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

APPROVED  
**PLANNING BOARD OF HOWARD COUNTY**

Date: August 2, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark Bennett* Date: 10/16/12

Chief, Division of Land Development: *Walter Bosley* Date: 10/16/12

Chief, Development Engineering Division: *Walter Bosley* Date: 10/16/12

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. 12476, EXPIRATION DATE: MAY 26, 2014.

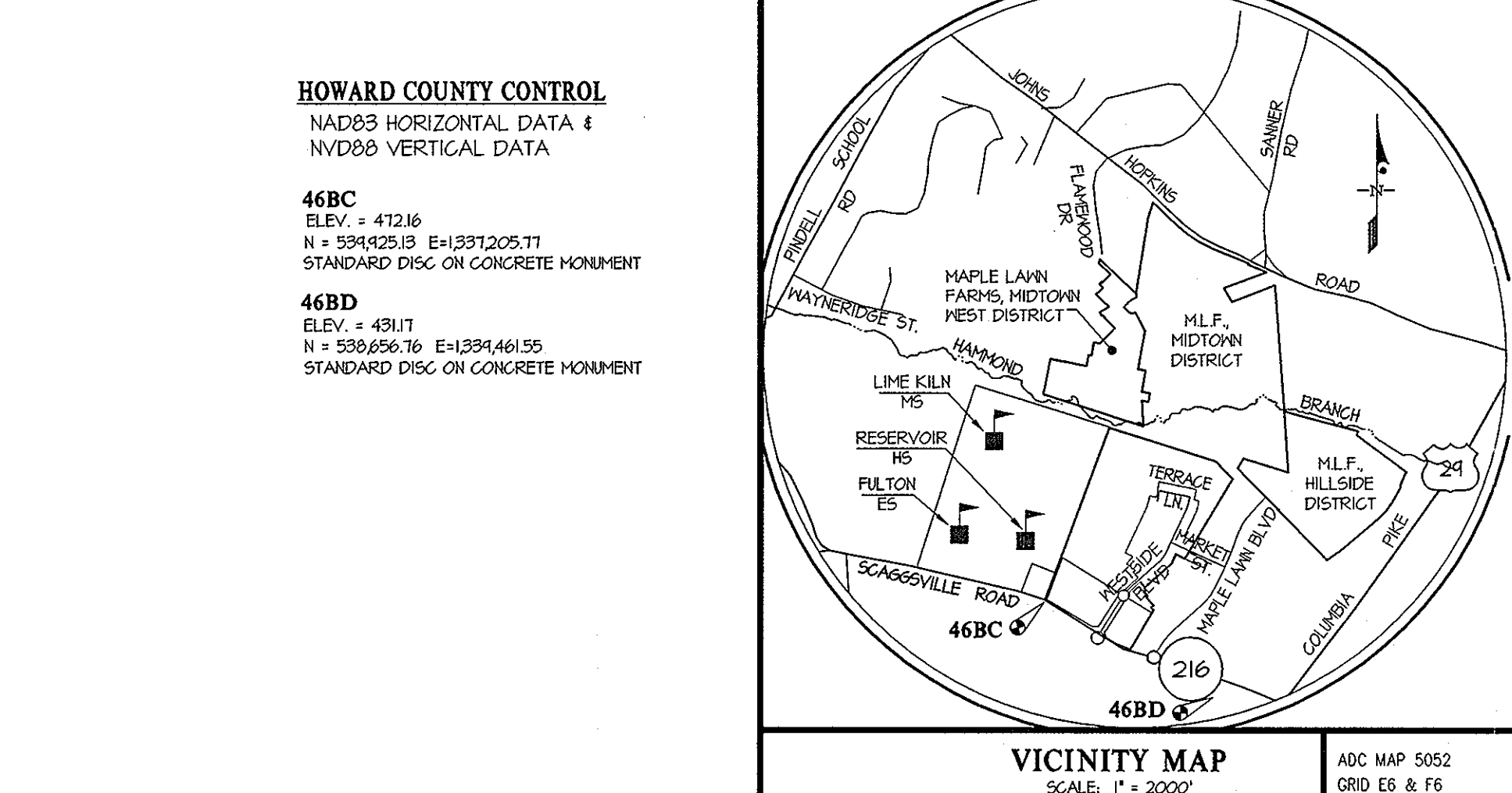
9-25-12 *Walter Bosley*

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

PREPARED FOR:  
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, LLC  
1829 REISTERSTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: (410) 434-3400  
ATN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):  
NVR INC.  
9720 PATUXENT WOODS DR.  
COLUMBIA, MD 21046  
PH: (410) 378-5866  
ATN: TIM NAUGHTON

DATE	REVISION	BY	APP'R.



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

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (5% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.98	18.14	215 (40.7)	1.82	152 (41.7) (1)
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	11.10	15 (5.421)	1.81	152 (41.7) (1)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	50.80	20.58	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	5.41	6.70 (43.3)	0.54	0.29 (4.3) (2)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	1.04	1.23 (34.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2)	F-05-112/113	3.00	1.05	0.00	0.11	
5a (HILLSIDE DISTRICT, AREA-1)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.4)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	
6a (HILLSIDE DISTRICT)	F-07-183	3.05	1.07	0.00	0.11	
6b (HILLSIDE DISTRICT)	F-08-54F-08-55	40.60	13.71	26.65 (24.4)	3.17	4.76 (11.9) (3)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-41	16.60	5.81	0.94	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-27	0.00	0.00	0.20 (0.0)	0.00	
8b (HILLSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (0.0) (4)
8c (MIDTOWN NEST DISTRICT)	F-12-20	1.65	0.58	0.04 (5.5)	0.06	
8c (MIDTOWN NEST DISTRICT)	F-12-24	30.22	10.58	13.94 (44.4)	1.06	1.24 (9.5) (5)
8c (MIDTOWN NEST DISTRICT)	F-12-45	4.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
N/A (MIDTOWN NEST DISTRICT)	F-12-45					
<b>TOTAL</b>		<b>364.60</b>	<b>124.36</b>	<b>135.82 (36.2)</b>	<b>12.94</b>	<b>16.14 (2.1)</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) 152 AC. = COMMUNITY CENTER (0.5, 125 - 5.0 AC), 0.5, 126 (0.55 AC) AND 0.5, 230 (1.6 AC)  
(2) 0.29 AC. = PATHWAYS  
(3) 4.76 AC. = OS LOT 4 (4.76 AC.)  
(4) 0.67 ACRES = OS LOT 68 (0.67 AC.)  
(5) 1.24 ACRES = OS Lot 85 (0.63 ac.), and OS Lot 84 (0.66 ac.)

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
1-7	0.401 AC	\$ 2160.00	\$ 100.00
8-23	0.964 AC	\$ 4140.00	\$ 100.00
24-30	0.454 AC	\$ 1850.00	\$ 100.00
31-34(64-67)	0.801 AC	\$ 3150.00	\$ 100.00
<b>TOTAL</b>	<b>2.619 AC</b>	<b>\$ 12300.00</b>	<b>\$ 400.00</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.

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
1	8141 WESTSIDE BOULEVARD	24	8035 WESTSIDE BOULEVARD
2	8147	25	8039
3	8145	26	8031
4	8143	27	8071
5	8141	28	8077
6	8139	29	8075
7	8137	30	8073
8	8135	31	8064
9	8131	32	8061
10	8124	33	8065
11	8127	34	8063
12	8125	35	8054
13	8123	36	8051
14	8121	37	8055
15	8119	38	8053
16	8117	39	8051
17	8115		
18	8111	64	8050 WESTSIDE BOULEVARD
19	8109	65	8052
20	8107	66	8054
21	8105	67	8056
22	8103		
23	8101		

**PERMIT INFORMATION CHART**

WATER CODE:	SEWER CODE:
E21	1645000
DEVELOPMENT NAME: MAPLE LAWN FARMS	DISTRICT/AREA: WESTSIDE DISTRICT/ AREA 2
PLAT: 19870 and 21044/61	LOTS: 1-34 64-67
ZONE: MXD-3	CENSUS TRACT: 605102
TAX MAP: 411-46	ELEC. DIST. 5
GRID: 21-3	

**COVER SHEET**

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 2  
LOT Nos. 1-39 and 64-67  
(SFA RESIDENTIAL USE)  
PLAT No. 19870 and PLAT Nos. 22044-22051

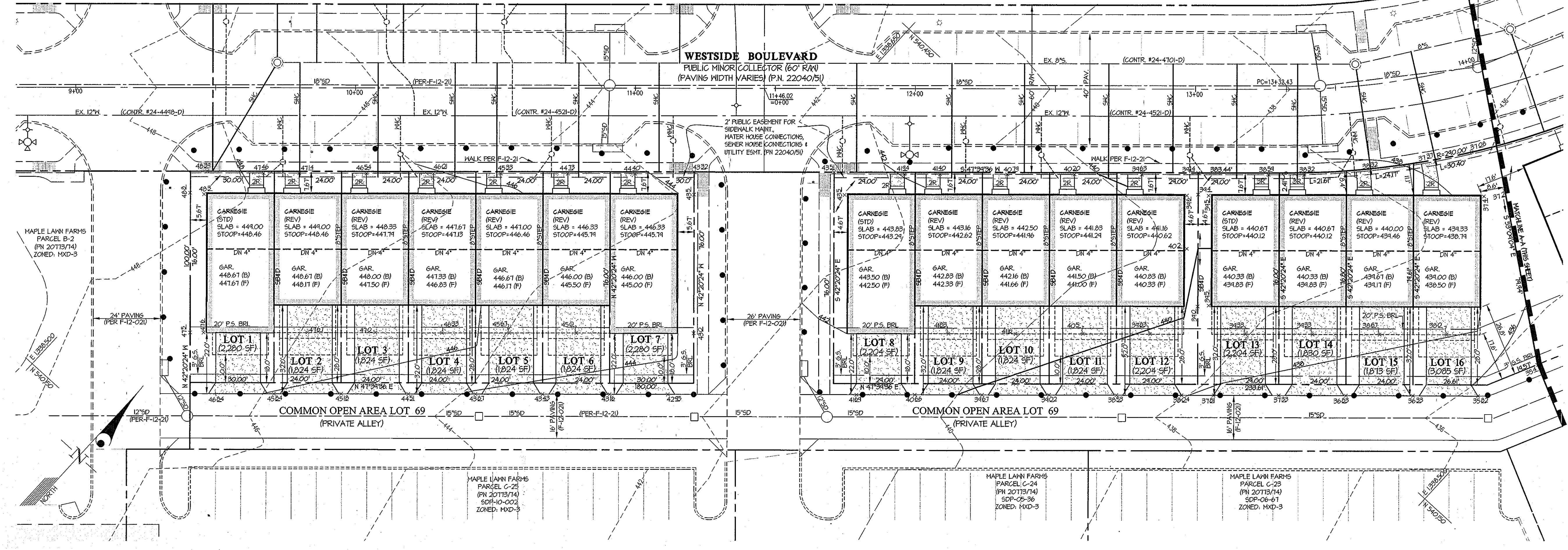
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
SEPT. 2012	41-21/46-3	1 OF 7

HOWARD COUNTY, MARYLAND

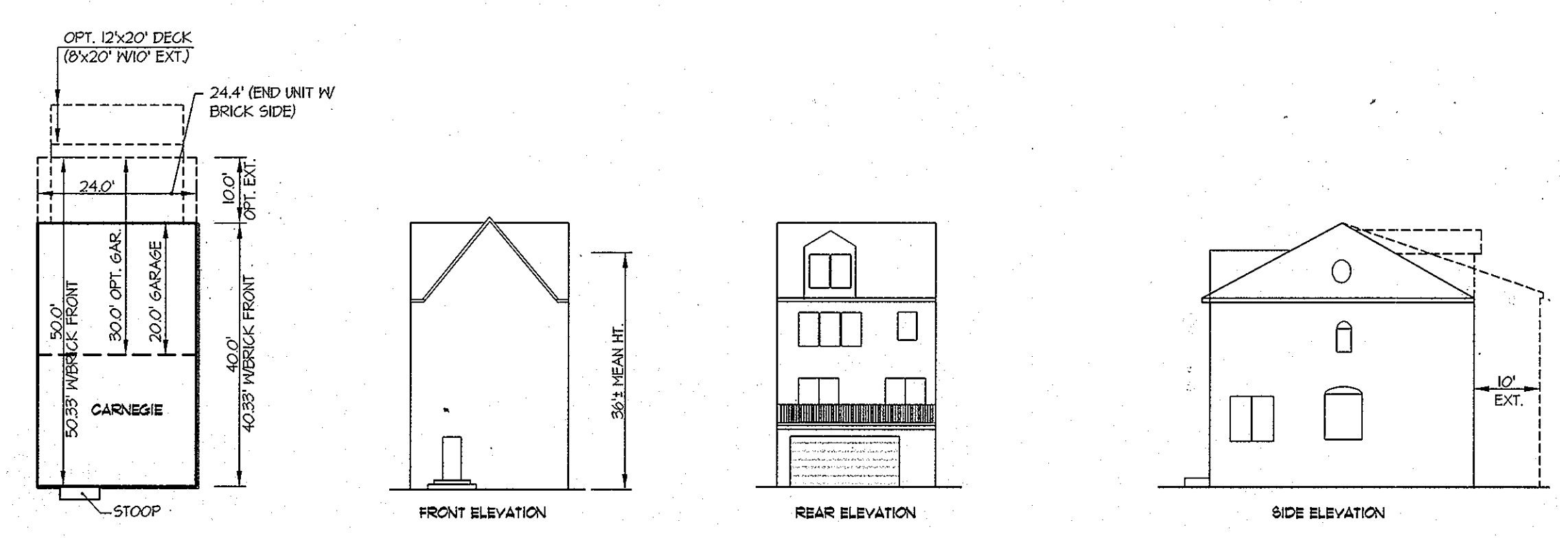


**SITE DEVELOPMENT PLAN LEGEND**

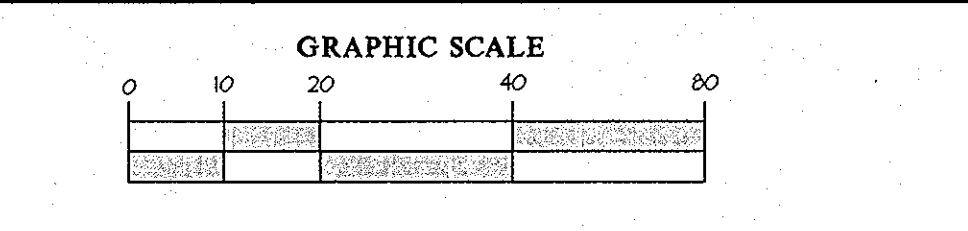
- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- +0.000 PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX. 24" EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX. 30" EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BSE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05
- 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
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- SBD SAVE BEARING & DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE



- NOTES:**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
  - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
  - ALL MHC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT NOS. 24-4521-D & 24-4701-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
  - SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
  - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7419 FOLIO 242 THROUGH 366).
  - ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
  - 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" THATS IN THE COVENANT FOUND AT L. 8294 F. 305430



**TYPICAL HOUSE FOOTPRINT AND ELEVATIONS** SCALE: 1"=20'



**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.

9-25-12

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

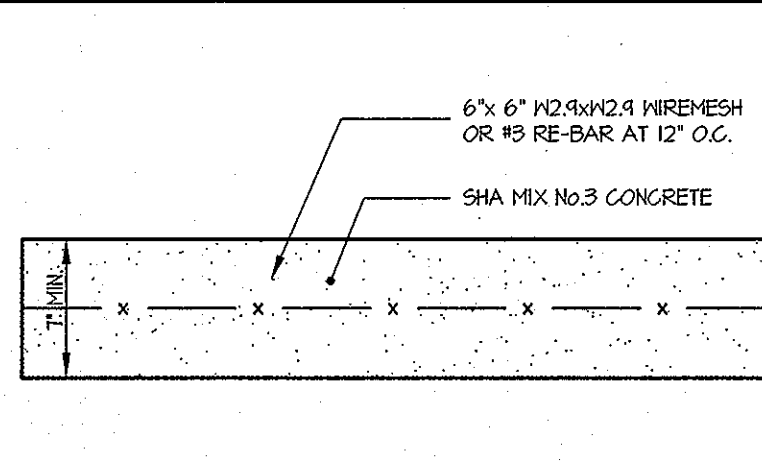
Date: August 2, 2012

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

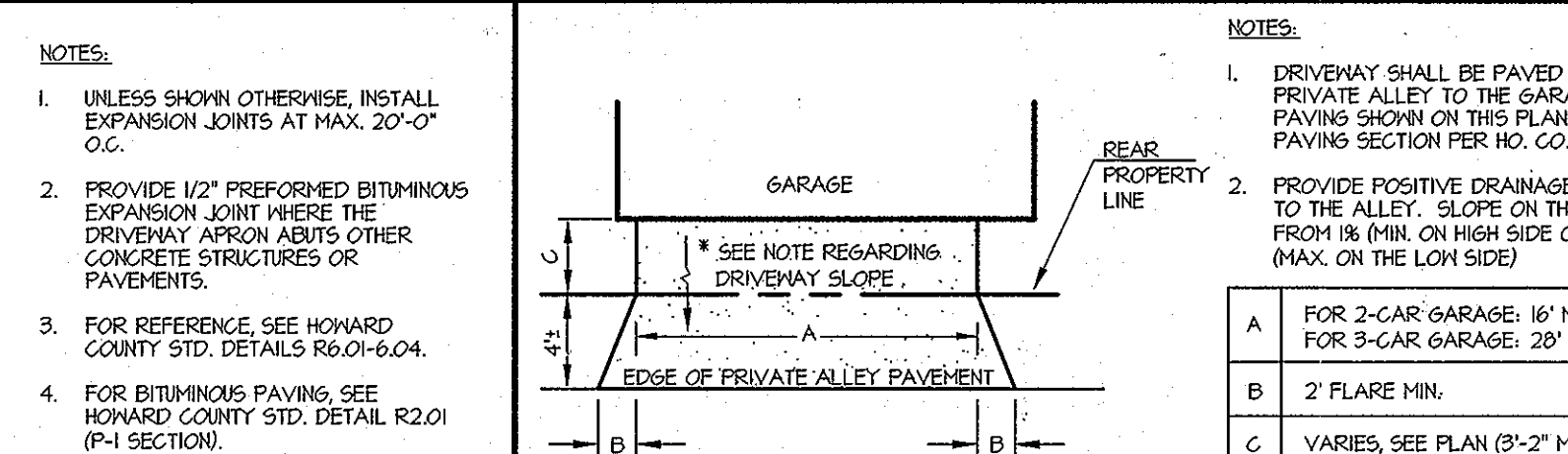
Director: *Mark D. Geigel* Date: 10/12/12

Chief, Division of Land Development: *Walter S. ...* Date: 10/12/12

Chief, Development Engineering Division: *...* Date: 10/12/12



**CONCRETE DRIVEWAY and APRON PAVEMENT SECTION** NO SCALE

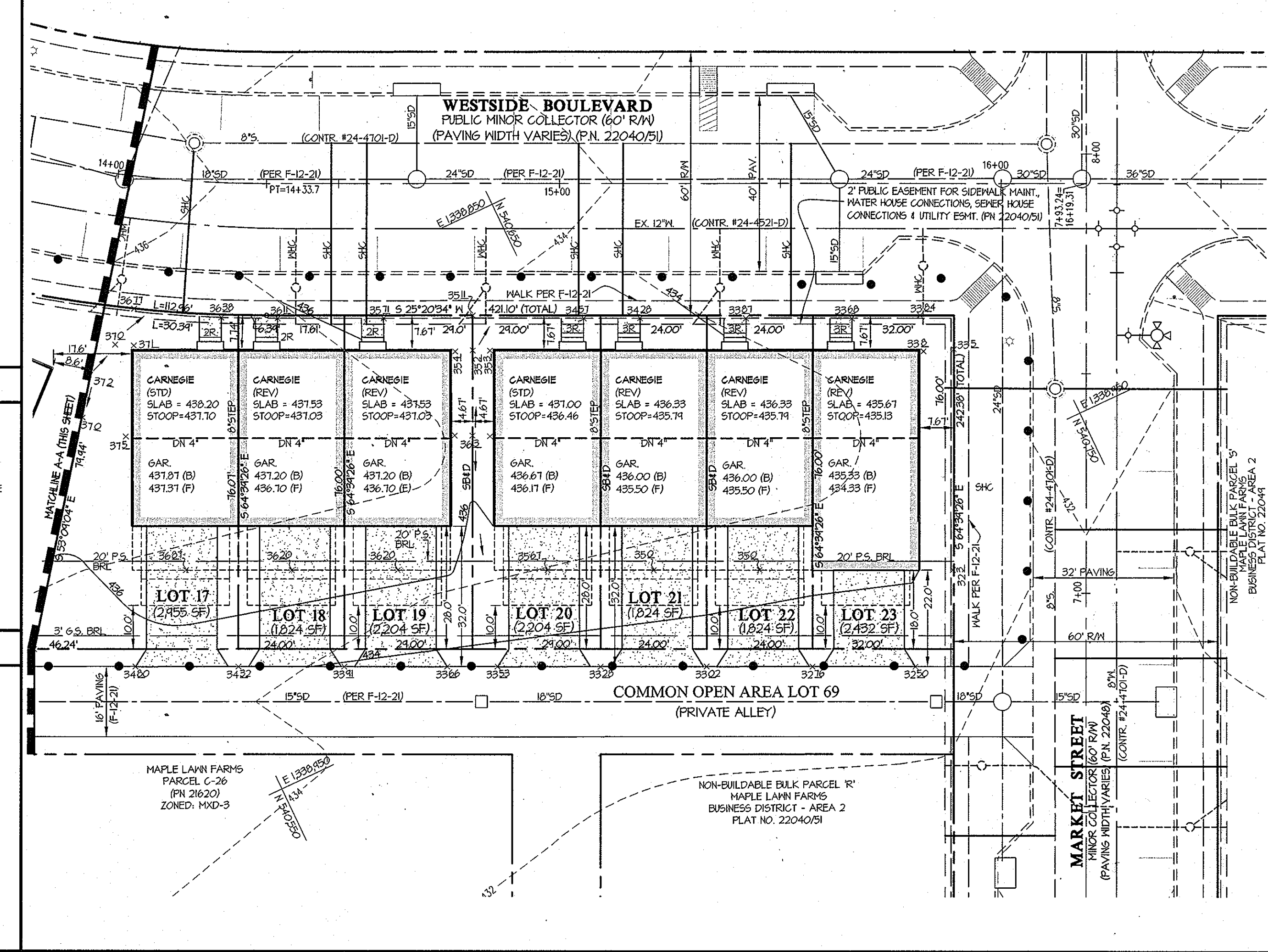


**PRIVATE DRIVEWAY and APRON DETAIL** NO SCALE

**SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ R/W**

LOT	ELEVATION @ R/W	M.C.E.	LOT ELEVATION @ R/W	M.C.E.	
1	436.87	440.35	13	429.56	433.04
2	436.16	436.66	14	424.14	432.68
3	436.61	434.11	15	426.87	432.35
4	432.02	430.56	16	426.33	431.84
5	434.16	432.26	17	421.89	431.31
6	434.14	431.64	18	426.42	430.49
7	433.62	431.02	19	426.73	430.11
8	432.24	428.10	20	425.60	429.06
9	431.51	425.03	21	425.37	428.93
10	431.06	424.52	22	424.49	427.98
11	430.46	423.92	23	422.36	426.52
12	430.01	423.47			

- 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).
- 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 MANUEVERS 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 UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
  - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
  - APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.



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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL 301-421-4024 FAX 301-421-4186

**PREPARED FOR:**

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1820 REISTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-434-9430  
 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**

WESTSIDE DISTRICT - AREA 2

LOT Nos. 1-39 and 64-67 (SFA RESIDENTIAL USE)

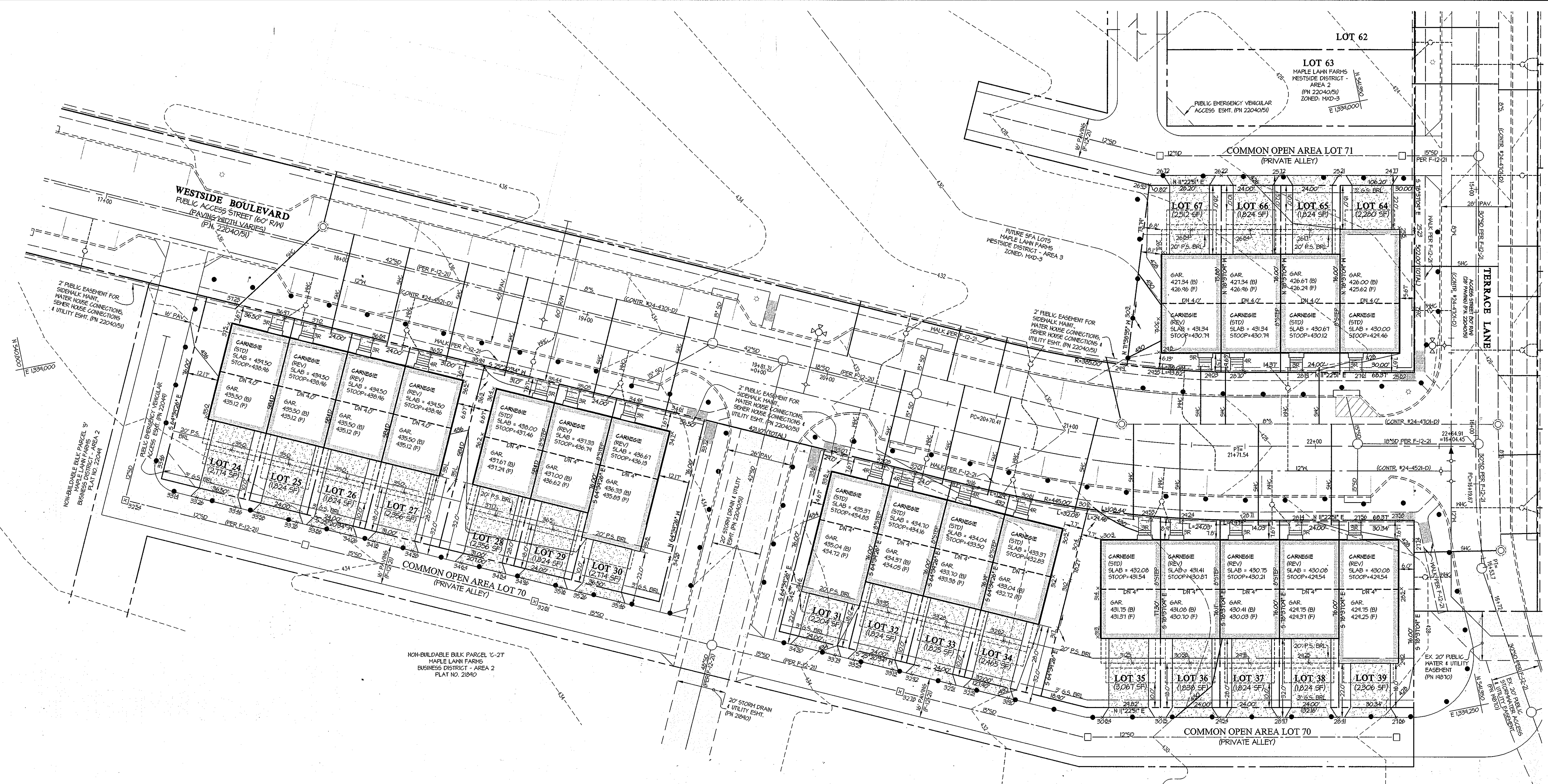
PLAT No. 19870 and PLAT Nos. 22044-22051

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
SEPT. 2012	41-21-46-3	2 OF 7

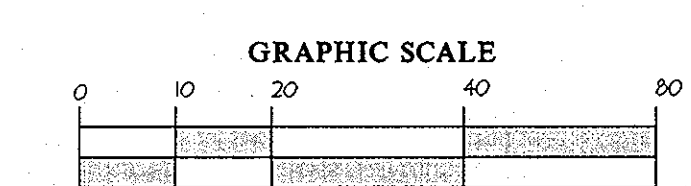




SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ R/W

LOT	ELEVATION @ R/W	M.C.E.	LOT	ELEVATION @ R/W	M.C.E.
24	421.71	431.23	35	421.02	424.61
25	421.15	430.61	36	420.24	423.63
26	426.71	430.24	37	418.73	423.37
27	421.84	431.36	38	418.37	423.01
28	421.33	430.85	39	415.28	423.90
29	426.55	430.07			
30	426.46	421.58	64	412.84	416.64
31	422.65	426.15	65	418.91	422.51
32	422.15	425.64	66	418.63	423.23
33	421.77	425.31	67	418.83	423.43
34	421.01	424.55			

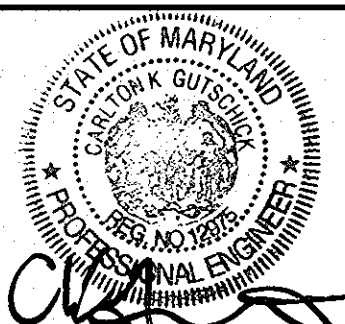
NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: August 2, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Frank H. Gyllin* 8/2/12  
Chief, Division of Land Development: *Walter R. ...* 10/12/12  
Chief, Development Engineering Division: *Mark ...* 10/10/12

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. 12475, EXPIRATION DATE, MAY 26, 2014.  
9-25-12 *[Signature]*



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

PREPARED FOR:  
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
1829 REISTERSTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PR: 410-484-9400  
ATN: MARK BENNETT  
BUILDER (CONTRACT PURCHASER): NVR INC.  
9720 PATUXENT WOODS DR.  
COLUMBIA, MD 21046  
PR: (410) 378-5956  
ATN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 2  
LOT Nos. 139 and 64-67  
(SFA RESIDENTIAL USE)  
PLAT No. 19870 and PLAT Nos. 22044-22051

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
SEPT. 2012	41-21/46-3	3 OF 7

L:\CADD\DRAWINGS\2012\11081 (NVR)\PLANS BY QLS\SP (AREA 2)\11081-SDP.dwg DES. mbt DRN. klp CHK. mbt

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



**SEDIMENT CONTROL NOTES**

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THEREOF.
- 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
  - 7 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, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 3). 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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

	LOTS 1-2	LOTS 3-4	LOTS 5-6	LOTS 7-8
TOTAL AREA OF SITE	0.281 AC.	0.281 AC.	0.281 AC.	0.281 AC.
AREA TO BE ROOFED OR PAVED	0.281 AC.	0.281 AC.	0.281 AC.	0.281 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.281 AC.	0.281 AC.	0.281 AC.	0.281 AC.
TOTAL CUT	2454 CY	2454 CY	2454 CY	2454 CY
TOTAL FILL	5601 CY	5601 CY	5601 CY	5601 CY
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 DEEMED NECESSARY BY THE HOWARD COUNTY DPH SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE 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.

**SEQUENCE OF CONSTRUCTION**

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

**NOTES:**

- TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 236 PER F-03-40 (SEE SHEET R).
- IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-21.
- NO STOCKPILE WILL BE PERMITTED ON SITE.
- SOILS SHOWN ARE PRE-DEVELOPMENT CONDITIONS. SITE HAS BEEN MASS GRADED UNDER F-12-21. ALL SOILS ARE NOW CONSIDERED "MAN-MADE".

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

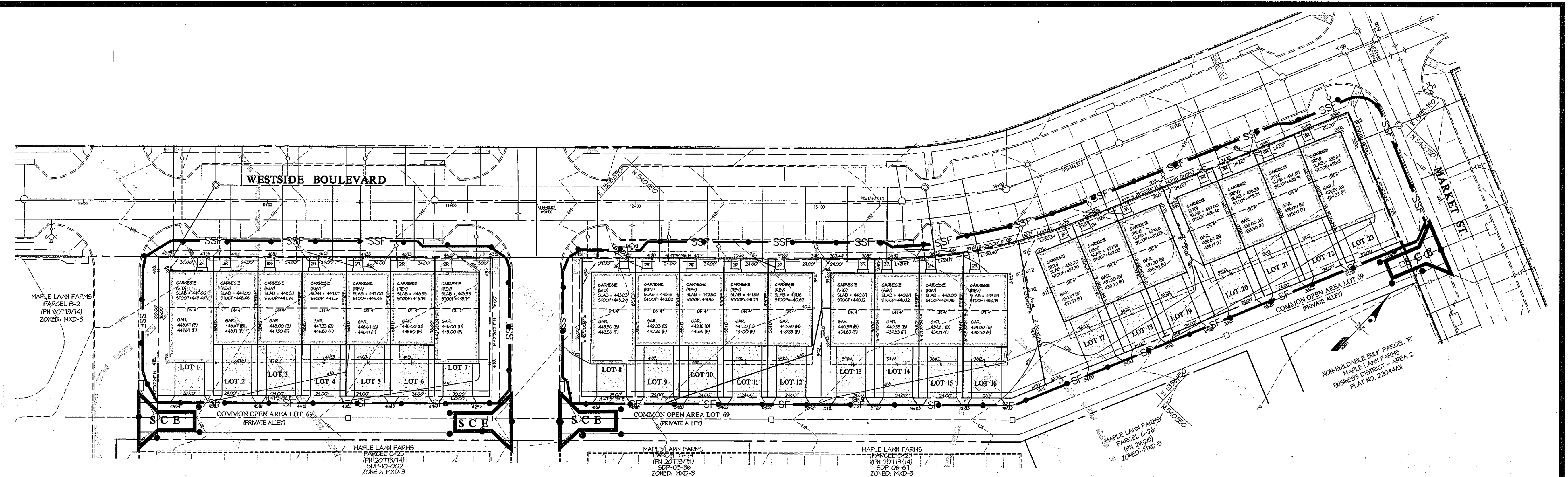
*John P. Robertson* 10/2/12  
 HOWARD S.C.D. DATE

**BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE 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.

*Car h.* 9/24/12  
 SIGNATURE OF DEVELOPER/BUILDER DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 Date: August 2, 2012

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
*Joseph A. Gagliardi* 10/12/12  
 Director Date  
*Victor S. Sorensen* 10/12/12  
 Chief, Division of Land Development Date  
*Mark Bennett* 10/10/12  
 Chief, Development Engineering Division Date



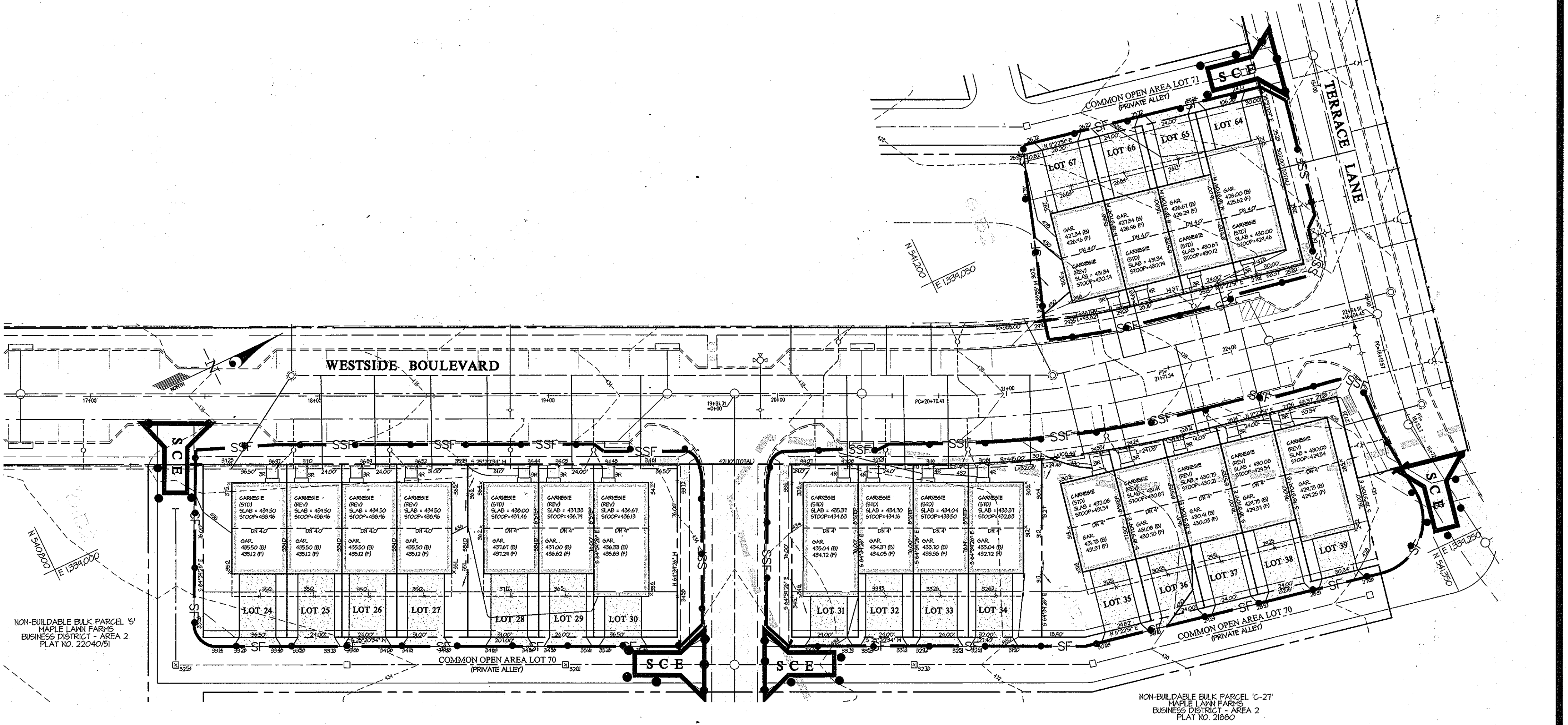
**SEDIMENT CONTROL LEGEND**

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SOILS DELINEATION ---
- SOILS ---

**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.

**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.

*CVG* 9-25-12  
 DATE



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

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 2  
 LOT Nos. 1-39 and 64-67  
 (S/A RESIDENTIAL USE)  
 PLAT No. 19870 and PLAT Nos. 22044-22051

SCALE: 1" = 30'  
 ZONING: MXD-3  
 G. L. W. FILE No.: 11081

DATE: SEPT. 2012  
 TAX MAP - GRID: 41-21/46-3  
 SHEET: 4 OF 7

HOWARD COUNTY, MARYLAND

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

**PREPARED FOR:**  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: (410) 434-3400  
 ATTN: MARK BENNETT

**BUILDER (CONTRACT PURCHASER):**  
 NVR INC.  
 9720 PATUXENT WOODS DR.  
 COLUMBIA, MD 21046  
 PH: (410) 378-5556  
 ATTN: TIM NAUGHTON

DATE	REVISION	BY	APP'R.





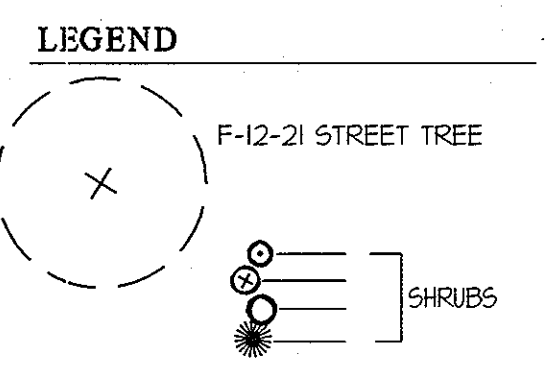
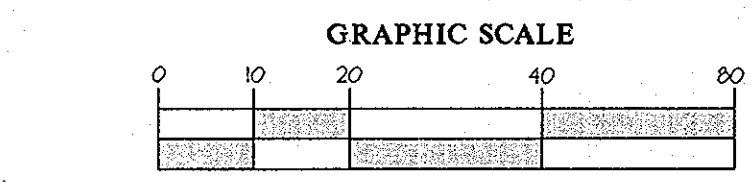
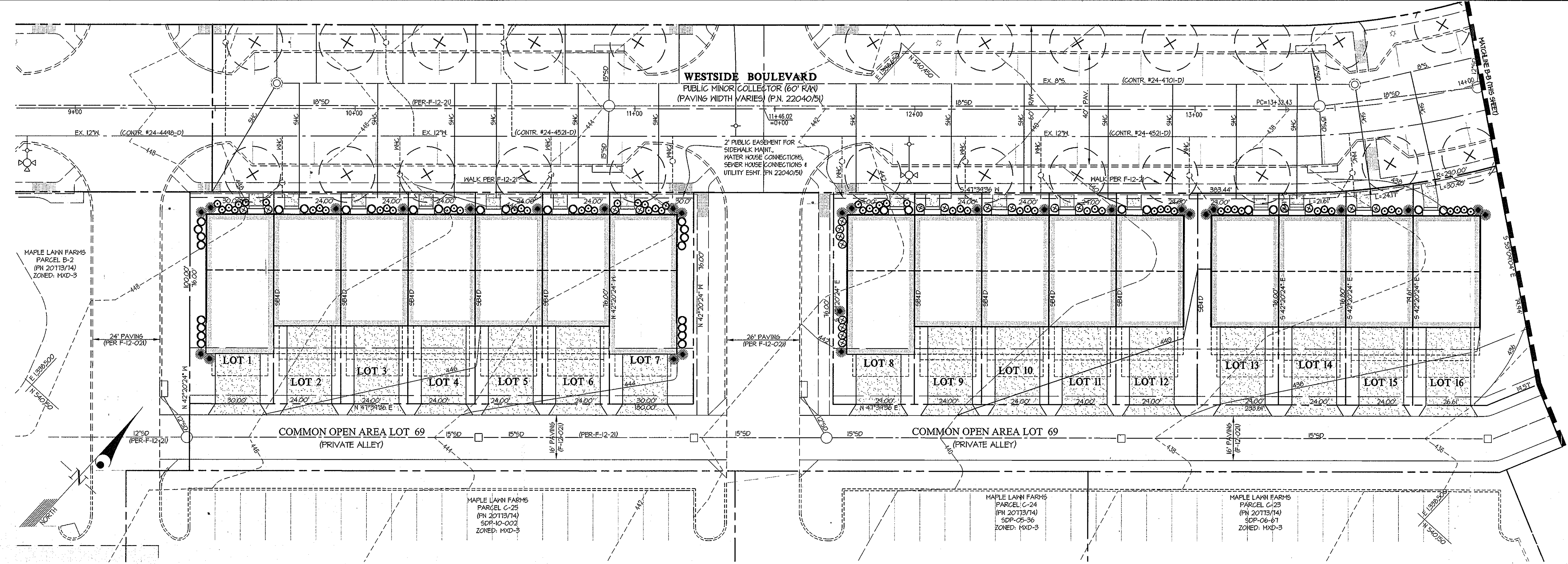


**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE 4 CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PG CASE NO. 318.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH 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 \$ 12,800.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:  
406 SHRUBS AT \$30/SHRUB = \$ 12,800.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2950. SEE THE CHART ON 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.



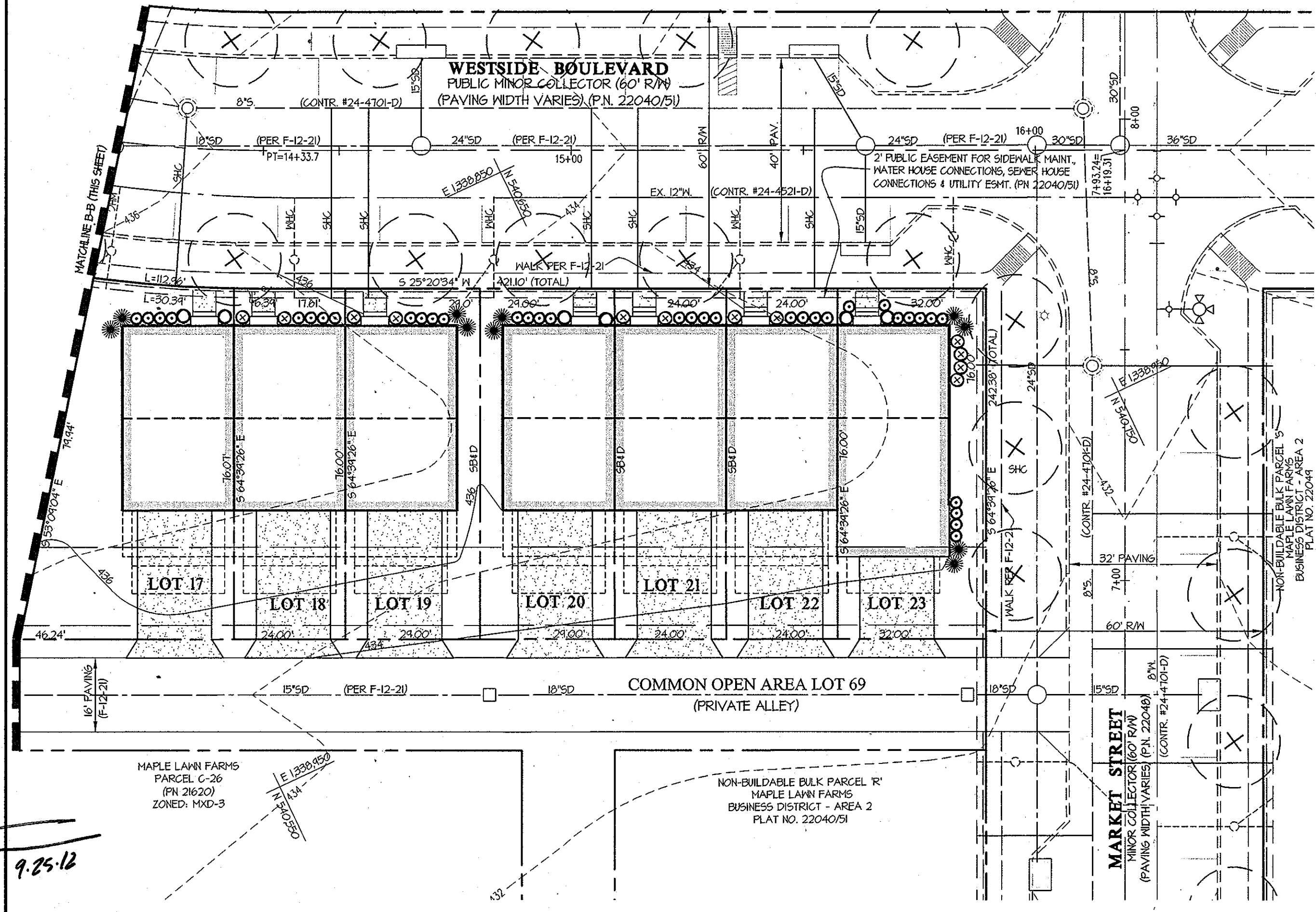
**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 Name: *Gank* Date: *9/24/12*

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 Date: **August 2, 2012**

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
 Director: *Marsha A. Laughlin* Date: *9/24/12*  
 Chief, Division of Land Development: *Kevin Shalrock* Date: *10/12/12*  
 Chief, Development Engineering Division: *Chris Williams* Date: *10/12/12*

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)					
LOT No.	REQUIRED PLANTINGS, SHRUBS IN FRONT YARD AT 1/4 OF LOT WIDTH AT ERL (SHADE TREES ARE NOT REQUIRED).		REQUIRED PLANTINGS ON SIDE OF SFA BUILDINGS ORIENTED TO PUBLIC ROADWAYS, PROVIDE 1/4 OF SIDE BLDG. LENGTH		COMMENTS
	LOT WIDTH	SHRUBS REQUIRED	SIDE BLD. LENGTH	SHRUBS REQUIRED	
1	30.0'	8	50.33'	13	21
2	24.0'	6	N/A	N/A	6
3	24.0'	6	N/A	N/A	6
4	24.0'	6	N/A	N/A	6
5	24.0'	6	N/A	N/A	6
6	24.0'	6	N/A	N/A	6
7	30.0'	8	50.33'	13	21
8	24.0'	6	50.33'	13	21
9	24.0'	6	N/A	N/A	6
10	24.0'	6	N/A	N/A	6
11	24.0'	6	N/A	N/A	6
12	24.0'	6	N/A	N/A	6
13	24.0'	6	N/A	N/A	6
14	24.0'	6	N/A	N/A	6
15	24.0'	6	N/A	N/A	6
16	30.4'	8	N/A	N/A	8
17	24.0'	6	N/A	N/A	6
18	24.0'	6	N/A	N/A	6
19	24.0'	6	N/A	N/A	6
20	24.0'	6	N/A	N/A	6
21	24.0'	6	N/A	N/A	6
22	24.0'	6	N/A	N/A	6
23	24.0'	6	50.33'	13	21
24	36.5'	9	N/A	N/A	9
25	24.0'	6	N/A	N/A	6
26	24.0'	6	N/A	N/A	6
27	31.0'	8	N/A	N/A	8
28	31.0'	8	N/A	N/A	8
29	24.0'	6	N/A	N/A	6
30	36.5'	9	50.33'	13	22
31	24.0'	6	50.33'	13	21
32	24.0'	6	N/A	N/A	6
33	24.0'	6	N/A	N/A	6
34	32.08'	8	N/A	N/A	8
35	24.46'	6	N/A	N/A	6
36	24.03'	6	N/A	N/A	6
37	24.0'	6	N/A	N/A	6
38	24.0'	6	N/A	N/A	6
39	30.34'	8	50.33'	13	21
40	30.0'	8	50.33'	13	21
41	24.0'	6	N/A	N/A	6
42	24.0'	6	N/A	N/A	6
43	24.0'	6	N/A	N/A	6
44	24.0'	6	N/A	N/A	6
45	24.0'	6	N/A	N/A	6
46	24.0'	6	N/A	N/A	6
47	38.08'	10	N/A	N/A	10

LANDSCAPE SURETY PER LOT		
LOT No.	PLANT QUANTITY	SURETY AMOUNT
	SHRUBS	
1	21	\$ 630.00
2	6	\$ 180.00
3	6	\$ 180.00
4	6	\$ 180.00
5	6	\$ 180.00
6	6	\$ 180.00
7	21	\$ 630.00
8	21	\$ 630.00
9	6	\$ 180.00
10	6	\$ 180.00
11	6	\$ 180.00
12	6	\$ 180.00
13	6	\$ 180.00
14	6	\$ 180.00
15	6	\$ 180.00
16	8	\$ 240.00
17	6	\$ 180.00
18	6	\$ 180.00
19	6	\$ 180.00
20	6	\$ 180.00
21	6	\$ 180.00
22	6	\$ 180.00
23	21	\$ 630.00
24	9	\$ 270.00
25	6	\$ 180.00
26	6	\$ 180.00
27	8	\$ 240.00
28	8	\$ 240.00
29	6	\$ 180.00
30	22	\$ 660.00
31	21	\$ 630.00
32	6	\$ 180.00
33	6	\$ 180.00
34	8	\$ 240.00
35	6	\$ 180.00
36	6	\$ 180.00
37	6	\$ 180.00
38	6	\$ 180.00
39	21	\$ 630.00
40	21	\$ 630.00
41	6	\$ 180.00
42	6	\$ 180.00
43	6	\$ 180.00
44	6	\$ 180.00
45	6	\$ 180.00
46	6	\$ 180.00
47	10	\$ 300.00
TOTAL	406	\$ 12,800.00



**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

STATE OF MARYLAND  
 Michael B. Thom  
 ARCHITECT  
 9.25.12

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

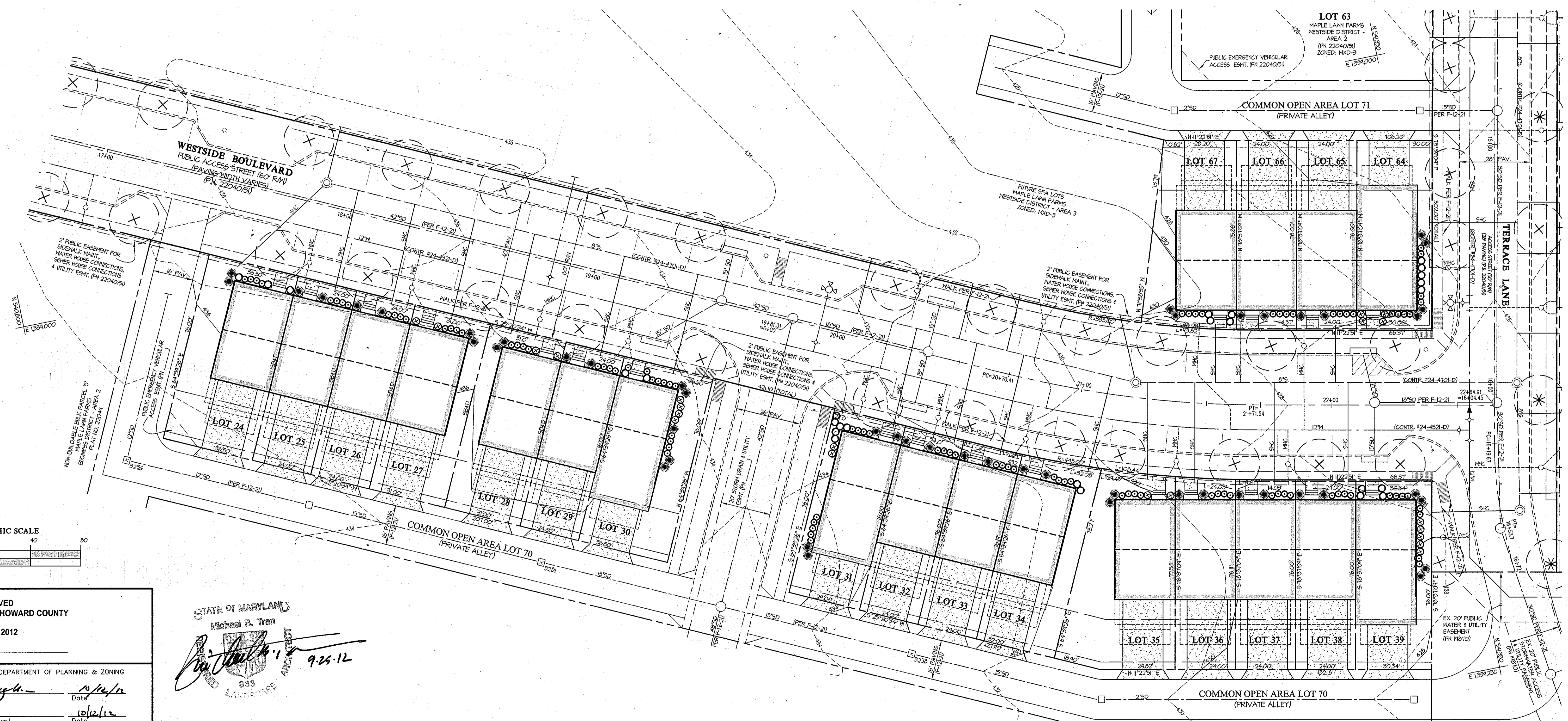
**PREPARED FOR:**  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-434-9400  
 ATTN: MARK BENNETT  
 BUILDER (CONTRACT PURCHASER): NVR INC.  
 9720 PATUXENT WOODS DR.  
 COLUMBIA, MD 21046  
 PH: 410-379-5955  
 ATTN: TIM NAUGHTON

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 2  
 LOT Nos. 1-39 and 64-67  
 (SFA RESIDENTIAL USE)  
 PLAT No. 19870 and PLAT Nos. 22044-22051

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
SEPT. 2012	41-21/46-3	6 OF 7



PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
○	150	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAMPF' COTONEASTER DANHERI 'CORAL BEAUTY', 'CORAL BEAUTY COTONEASTER' COTONEASTER HORIZONTALIS 'TOM THUMB', 'TOM THUMB COTONEASTER' JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'MILTON BLUE RISE' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL 18" - 24" SPREAD	ALL CONTAINERIZED
⊙	55	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DBITZIA GRACILIS / SLENDER DBITZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INK BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA JAPONICA 'SNOWKING' / SNOWKING SPIREA	ALL 24" - 30" SPREAD	ALL CONTAINERIZED
○	66	EXONYMIS KIAUSCHOVICUS 'MANHATTAN' / MANHATTAN EXONYMIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SILFIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'P.M.' P.M. RHODODENDRON TAXUS CURPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALES / KOREAN SPICE VIBURNUM BUXUS SEMPERVIRENS / BOXWOOD	ALL 24" - 30" SPREAD & 25' - 3' HT.	ALL CONTAINERIZED
●	81	ILEX VERTICILLATA VAR. 'WINTERBERRY HOLLY' VAR. (CARDINAL) 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'NICKSII' / NICKS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL 3" - 4" HT.	ALL CONTAINERIZED



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: August 2, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 10/16/12  
 Chief, Division of Land Development: *[Signature]* Date: 10/12/12  
 Chief, Development Engineering Division: *[Signature]* Date: 10/16/12

STATE OF MARYLAND  
 Michael B. Tran  
*[Signature]*  
 933 LANDSCAPE ARCHITECT  
 9.25.12

THIS PLAN IS FOR PLANTING PURPOSES ONLY

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 2  
 LOT Nos. 1-39 and 64-67  
 (SFA RESIDENTIAL USE)  
 PLAT No. 19870 and PLAT No. 22044-22051

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
SEPT. 2012	41-21/46-3	7 OF 7

L:\CAD\PLANNING\03067\11081 (11081) PLANS BY QLM\SDP (AREA 2)\11081-LS.dwg DES. mbt DRW. klp CHK. mbt

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND