

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) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7111 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: ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-415M (APPROVED ON 02-09-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
AREA OF BUILDABLE LOTS: 56-59, 62, 71, 77, 163, 166-168 & 171 FOR THIS SITE DEVELOPMENT PLAN: 2.214 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-11, ZB-415M, PB-353, NP-01-11, NP-03-02, P-03-01, P-03-03, P-04-01, P-05-02, P-04-02, 5-06-16, P-01-02, ZB-1033M, PB-310, F-12-30, SDF-12-02, SDF-12-11, SDF-12-51, SDF-12-52, F-11-02, P-12-001, F-12-020, F-12-021, F-13-001, F-14-033, F-14-110 & F-15-040.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.W. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46BC.
- STORMWATER MANAGEMENT: FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SERVED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE 3 POND SYSTEMS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 104 AND 100. OPEN SPACE LOTS 100 AND 111 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE RECHARGE FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W45 CONTRACT #24-4185-D, #24-4186-D & #24-4034-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE GARDEN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-30, P-13-001 & F-13-008.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 641 TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEETS 641 AND THE GRADING PERMIT CHART ON SHEET 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH R AND GHP COATINGS (1/2" MIN)
C. GEOMETRY - MAX 1/8" GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RADIUS
D. STRUCTURES - (GARAGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25 LOADINGS)
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 120.01(A) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-11 APPROVAL PRIOR TO 11-15-01, 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 163.D.2.A OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW 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 FORM AT L. 8254 F. 30943.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS AND/OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-353, PB 310 AND ZB-415M.
- PLANNING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-415M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 310 AND 5-06-16.
- BUILDABLE LOTS SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOSE CONNECTION AND SEWER HOSE 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 INSTALLATION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-415M
B. PROPOSED USE OF SITE: 12 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT #24-4185-D & #24-4186-D)
D. PARKING REQUIRED PER SEC. 163.D.2.A: 2 SPACES/UNIT x 12 = 24 SPACES
PARKING PROVIDED: 24 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-033 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 46,322.1 SF OR 1.06 AC.
B. AREA OF THIS PLAN SUBMISSION: 2.821 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 2,821 ACRES
- LOT DESIGNATION:
LOT TYPE: VILLA
LOT NUMBERS: 56-59, 62, 71, 77, 163, 166-168 & 171
MINIMUM LOT SIZE: 5,400 SQUARE FEET
MIN. LOT WIDTH AT FRONT BLDG.: 54 FEET
MAX. BUILDING HT.: 30 FEET (MEAN HT.)
VILLA LOTS ARE SFD
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT NOS 12296 & 23305

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BLDG.	MAX. BUILDING HT.
VILLA	56-59, 62, 71, 77, 163, 166-168 & 171	5,400 SQUARE FEET	54 FEET	30 FEET (MEAN HT.)

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
VILLA	12' MIN.	6' EXCEPT FOR GARAGES WHICH MAY BE 0'	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHMENT) GARAGE OR TO ACCESSORY STRUCTURES WHICH MAY BE 0'

- A ZERO LOT LINE DWELLING UNIT MAY BE ADJACENT TO ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ON THE ADJOINING LOT; (2) AN EASEMENT FOR MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOURN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- EXCEPTIONS TO SETBACK REQUIREMENTS, EXCEPT FOR THE FOLLOWING, SECTION 120.A.1 APPLIES:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - 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 MAY BE OUTSIDE ANY EASEMENTS, NOT GREATER THAN 48" 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 6 INCHES INTO ANY SETBACK.

MAPLE LAWN FARMS

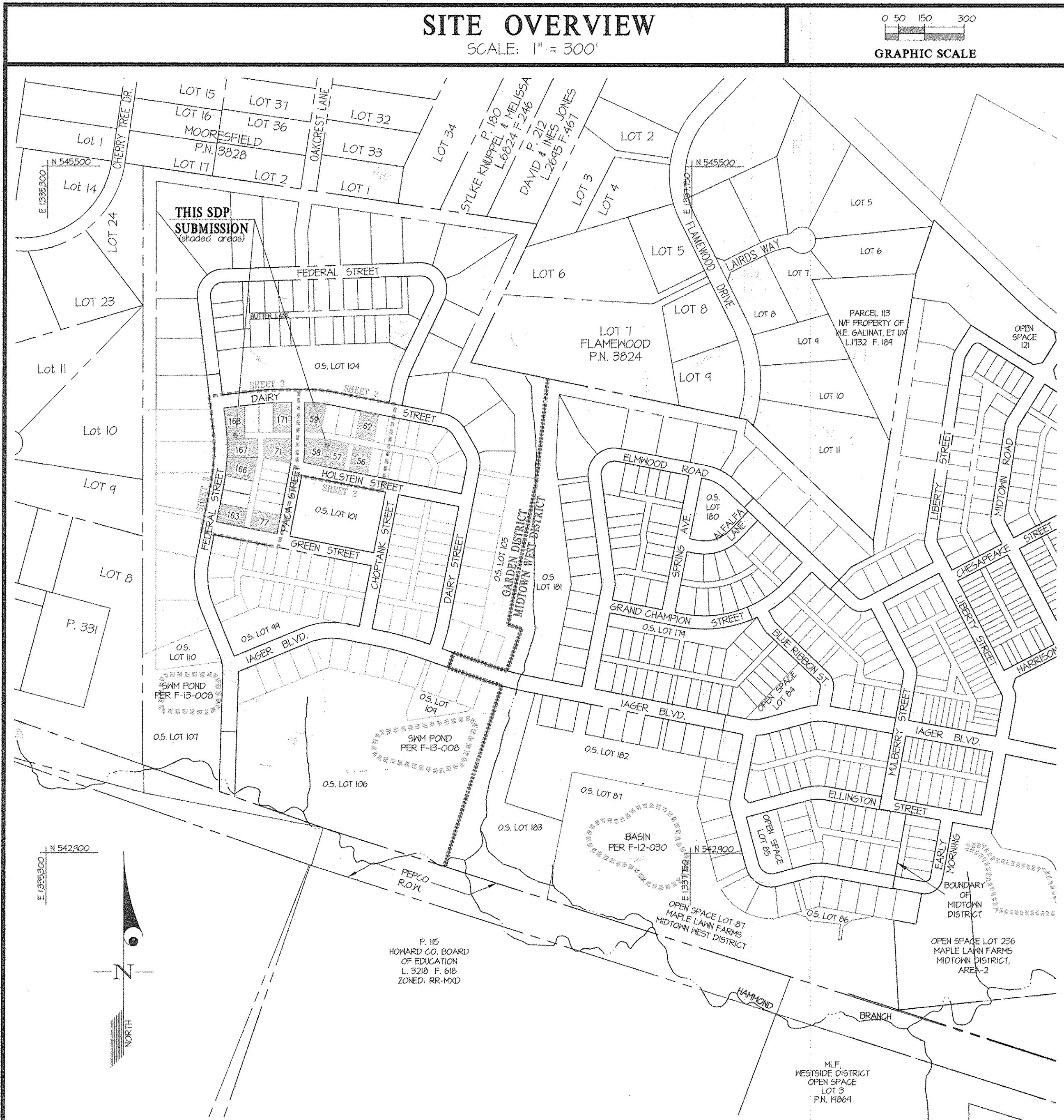
SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREAS 1 and 3

LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



SHEET INDEX

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5. SEDIMENT CONTROL PLAN	
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7. LANDSCAPE PLAN	

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:

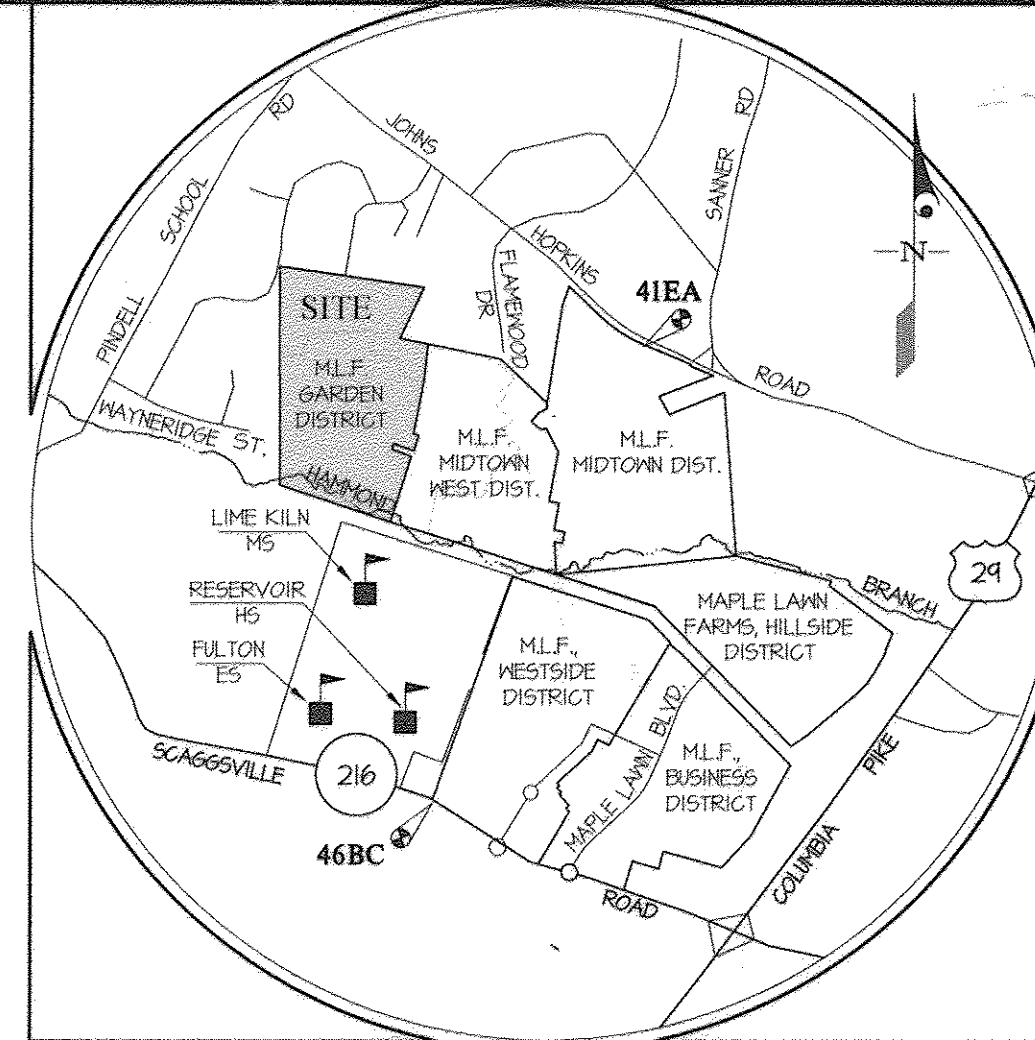
- MITCHELL AND BEST, 1086 E. GULF DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-2511
- NVR HOMES, 4120 PATENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-374-5490
- WILLIAMSBURG GROUP, 5405 HARRIS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORRETT @ PHONE: 410-931-8000

HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
ELEV. = 412.16
N = 554125.13 E = 1391205.71
STANDARD DISC ON CONCRETE MONUMENT

41EA
ELEV. = 401.05
N = 544295.21 E = 139421.44
STANDARD DISC ON CONCRETE MONUMENT



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 5052
GRD: DS

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA (GROSS ACRES)	REQUIRED OPEN SPACE (25% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (8)	REQUIRED ACTIVE OPEN SPACE IN AC. (9)	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) + (9)
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.98	12.99	21.5 (42.1)	1.82	1.82 (41.7)
2 (MIDTOWN DISTRICT, AREA-1)	F-03-10	31.43	7.86	15.75 (42.1)	1.31	15.2 (41.7)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-12	58.82	14.71	22.85 (39.4)	2.06	2.06
4a (HILLSIDE DISTRICT, AREA-1)	F-05-01	15.41	3.85	6.10 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	0.78	1.23 (39.4)	0.11	0.11
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-1121B	3.00	0.75	0.00	0.11	0.11
5a (HILLSIDE DISTRICT, AREA-1)	F-06-13	0.00	0.00	0.00	0.00	0.00
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	8.32	18.50 (55.6)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	3.76	5.50 (36.5)	0.53	0.53
NA	F-01-183	3.05	0.76	0.00	0.10	0.10
6b (WESTSIDE DISTRICT)	F-08-54F-08-55	40.60	10.15	26.65 (24.4)	3.17	4.16 (11.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.80	4.20	0.44 (2.7)	0.58	0.58
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	0.00
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (0.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.58 (0.5)	0.06	0.06
8d (MIDTOWN WEST DISTRICT)	F-12-24	30.22	7.56	13.94 (45.0)	1.06	1.24 (4.5)
NA	F-12-15	4.31	1.08	0.00 (0.0)	0.33	0.00 (0.0)
9a (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0)
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	8.52	13.94 (39.4)	1.14	5.05 (31.2)
9d (GARDEN DISTRICT, PARCEL W)	F-13-08	75.71	18.93	0.00 (0.0)	2.65	0.00 (0.0)
10a (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	3.87	3.14 (24.2)	0.54	0.00 (0.0)
10b (WESTSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10c (GARDEN DISTRICT, AREA 1)	F-14-33	0.00	0.00	23.86 (0.0)	0.00	8.44 (35.6)
11c (GARDEN DISTRICT, AREA 2)	F-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11b (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		444.43	113.23	180.72 (36.5)	11.32	30.31 (6.8)

• THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
 •• 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 ACREAGE).
 (1) 152 AC. = COMMUNITY CENTER (0.5, 125-5.01 AC.), 0.5, 126 (0.35 AC.) AND 0.5, 123 (1.16 AC.)
 (2) 0.24 AC. = PATHWAYS
 (3) 1.61 AC. = 0.5, LOT 213 (1.00 AC.) AND 0.5, LOT 214 (0.61 AC.)
 (4) 4.16 AC. = 0.5, LOT 4 (4.16 AC.)
 (5) 0.61 ACRES = 0.5, LOT 68 (0.61 AC.)
 (6) 1.24 ACRES = 0.5, LOT 85 (0.63 AC.) AND 0.5, LOT 84 (0.66 AC.)
 (7) 0.64 ACRES = 0.5, 115 (0.64 AC.)
 (8) 5.05 ACRES = 0.5, 119 (0.73 AC.), 0.5, 100 (0.74 AC.), 0.5, 102 (3.58)
 (9) 8.44 ACRES = 0.5, 94 (0.40 AC.), 0.5, 101 (1.75 AC.), 0.5, 104 (2.89) AND 0.5, 107 (2.41 AC.)
 OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ BUILDERS SHALL APPLY TO THE DEPT. OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDERS SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 5 YEARS OF ITS APPROVAL.

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS IN ACCORDANCE WITH THE APPLICABLE POLICY FOR MLF

LOT No.	BUILDER TO BE DETERMINED AT THIS SHEET	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
56	NVR Homes	0.231	\$2,250.00	\$100.00
57	NVR Homes	0.231	\$2,280.00	\$100.00
58	NVR Homes	0.241	\$2,840.00	\$100.00
59	NVR "	0.241	\$3,210.00	\$100.00
62	NVR "	0.261	\$2,250.00	\$100.00
71	NVR HOMES	0.251	\$2,430.00	\$100.00
77	NVR "	0.221	\$2,880.00	\$100.00
163	NVR "	0.221	\$2,880.00	\$100.00
166	NVR HOMES	0.241	\$2,250.00	\$100.00
167	NVR HOMES	0.211	\$2,250.00	\$100.00
168	NVR HOMES	0.231	\$2,440.00	\$100.00
171	NVR HOMES	0.241	\$2,880.00	\$100.00
TOTAL		2.821	\$31,500.00	\$1,200.00

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
56	1511 HOLSTEIN STREET	163	1635 FEDERAL STREET
57	1501	166	1641
58	1503	167	1651
59	1444 DAIRY STREET	168	1482 DAIRY STREET
62	1452 DAIRY STREET	171	1410 DAIRY STREET
71	1603 PACA STREET		
77	1615 PACA STREET		

PERMIT INFORMATION CHART

WATER CODE: E1	SEWER CODE: 746000
DEVELOPMENT NAME: MAPLE LAWN FARMS	DISTRICT/AREA: GARDEN DIST/ AREA 1,3
PLAT No. 22995-23004	LOTs: 56-80, 84, 88-90, 171, 175
23304-23307	GENSUS TRACT: 605102

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Walter J. Jaffe* 5-24-16
 Chief, Division of Land Development: *Kat Shuman* 5-24-16
 Chief, Development Engineering Division: *Chad* 5-20-16

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2016.
4/20/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTonsVILLE OFFICE PARK
 BURTonsVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALt: 410-880-1820 DC/VA: 301-980-2524 FAX: 301-421-4186

DATE	REVISION
April 2017	Add NVR Homes as the Builder for Lots 168 & 171
Nov. 2016	Add NVR Homes as the Builder for Lots 17, 163, 166, 167 & 168
Nov. 2016	Add NVR Homes as the Builder for Lots 57, 58 & 167
Nov. 2016	Add NVR Homes as the Builder for Lot 166

DATE	REVISION
	BY
	APP'R.

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

ELECTION DISTRICT No. 5

COVER SHEET
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREAS 1 and 3
 LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171
 (SFD RESIDENTIAL USE)
 PLAT No. 22995-23004 and 23304-23307
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 4" x 2"	ZONING: MXD-3	G. L. W. FILE No.: 16015
DATE: APRIL/2016	TAX MAP - GRID: 41-14&21	SHEET: 1 OF 7

SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- + PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- METER VAULT
- EX 87X 1/2" WATER HOUSE CONNECTION (4x4, DASHED LINE TYPE)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX 87S EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (6x6, SOLID LINE)
- EX 87D EXISTING STORM DRAIN
- 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)
- TOH = TOP OF FOUNDATION STEM MALL
- TOSH = TOP OF FOUNDATION STEM MALL
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- COMCAST EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING PAVING
- EXISTING CURB & GUTTER

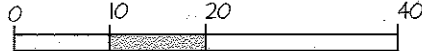
NOTES

1. ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
2. BRICK POINT ALL BUILDING CONSTRUCTION (UNLESS NOTED OTHERWISE).
3. ALL MH'S TO THE SUBJECT LOTS OF THIS SDF ARE 1/2" PER CONTRACT Nos. 24-4705-D & 24-4706-D AND THE WATER METER VAULTS ARE IN THE R.O.A.
4. SEE THE CHART ON SHEETS 2-3 FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
5. 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 74H FOLIO 242 THROUGH 366).
6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
7. ANY NECESSARY YARD DRAIN INLETS ARE 12" (MIN) LAST IN LINE DRAIN MODEL NO. 271240 (OR EQV.), CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (HDPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (68 MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 1/2" MIN. COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPRAIG BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
8. INGRESS/EGRESS FOR ALL LOTS ARE RESTRICTED TO THE ALLEY.
9. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
10. THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT IS IN THE COVENANT FOUND AT L. 8254 F. 305 & 306.
11. THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

WASTE MANAGEMENT NOTES

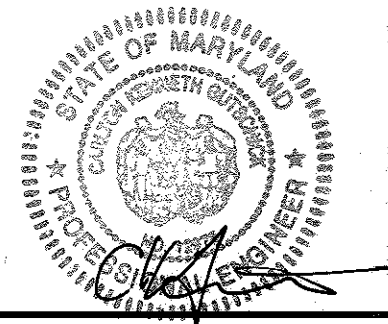
1. ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE ALLEYS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAIVERS HAVE BEEN EXECUTED.
2. TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE (LOT 168).
3. COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDING DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
4. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
5. 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.

GRAPHIC SCALE



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, 2016.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

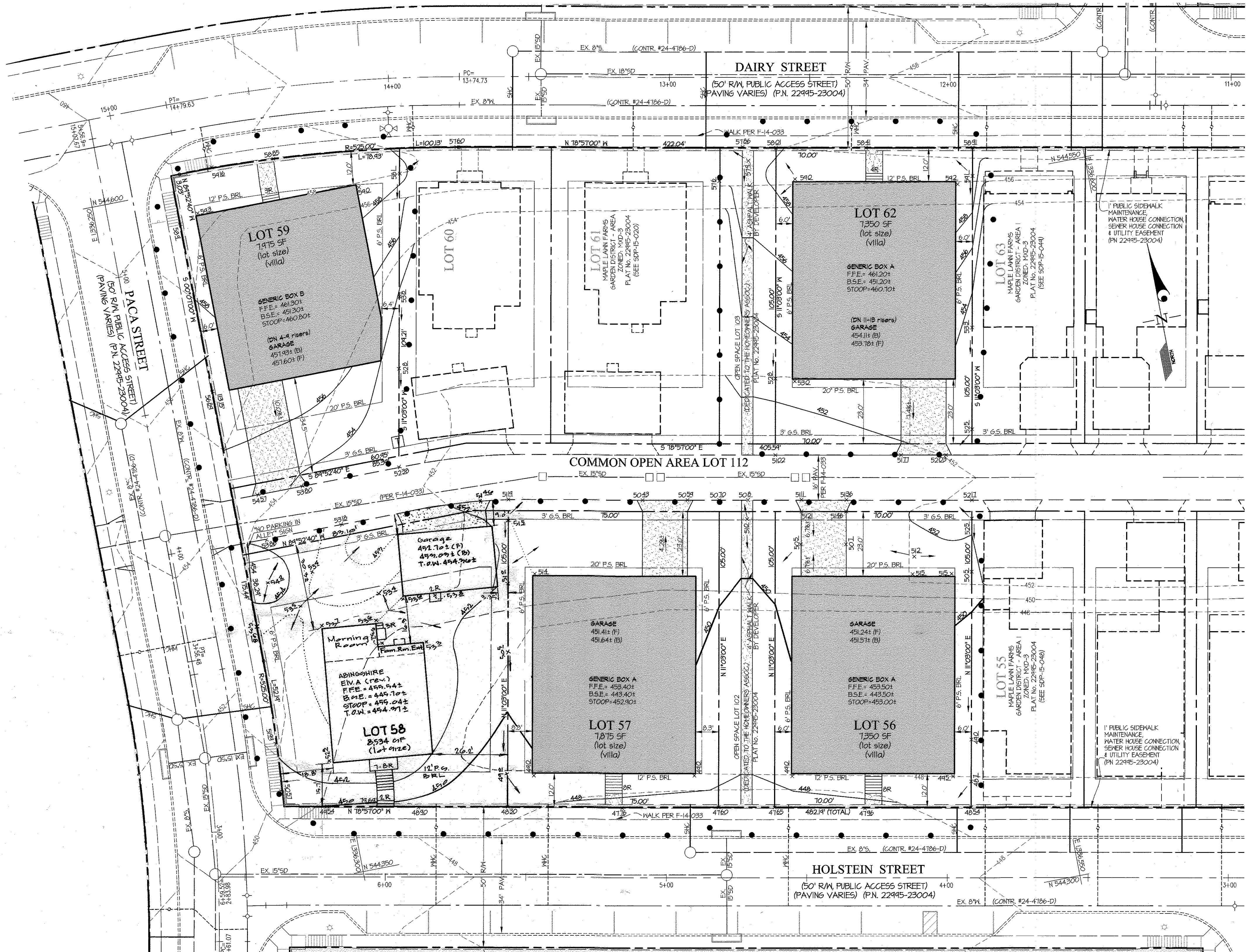
Director: *Walter J. J. [Signature]* 5-24-16 Date

Chief, Division of Land Development: *K. [Signature]* 5-24-16 Date

Chief, Development Engineering Division: *A. [Signature]* 5-20-16 Date

LOT	ELEVATION @ PROP. LINE	M.C.E.
56	431.04	441.62
57	431.90	442.70
58	431.34	444.00
59	441.16	445.44
62	444.21	448.83

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4"



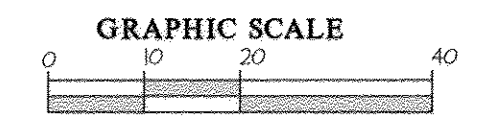
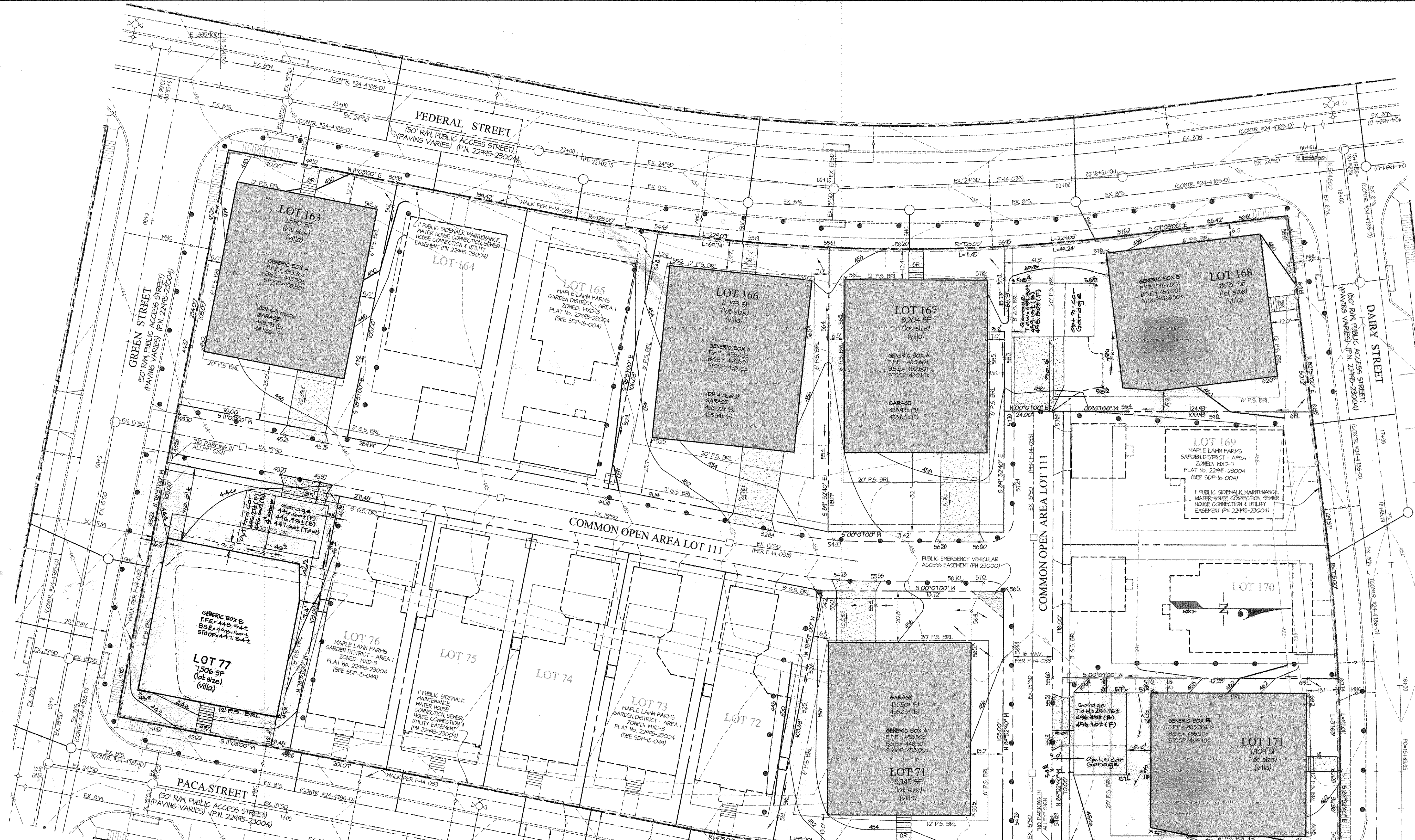
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	BY	APP'R.	REVISION
Nov. 2016	g.t.	k.l.p.	site Lot 58 with an Abingshire House & detached garage

PREPARED FOR:
 PROPERTY OWNER (DEVELOPER/SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-9400
 ATTN: MARK BENNETT

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREAS 1 and 3
 LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22995-23004 and 23304-23307
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
APRIL/2016	41-14&21	2 OF 7



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, 2016.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Natalia Joffe 5-24-16
 Director Date

Keith S. ... 5-24-16
 Chief, Division of Land Development Date

Chad ... 5-20-16
 Chief, Development Engineering Division Date



SEWER HOUSE CONNECTIONS
 MINIMUM CELLAR ELEVATIONS
 & INVERT ELEVATIONS & P.I.

LOT	PROP. LINE	M.C.E.
163	434.02	443.00
163	430.11	435.24
163	436.10	441.89
166	441.55	447.21
167	442.21	447.64
168	443.03	448.73
171	440.80	446.14

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4"

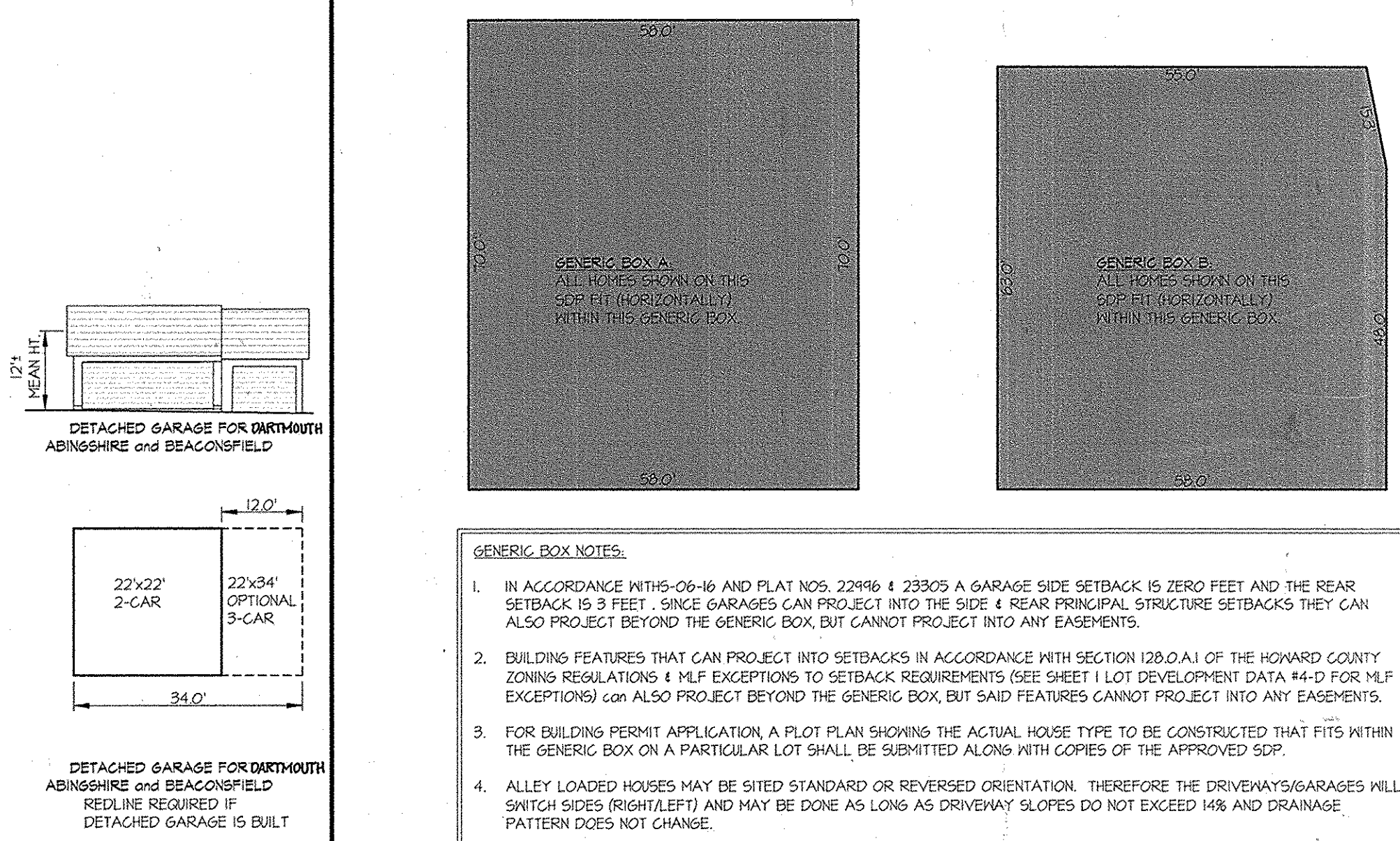
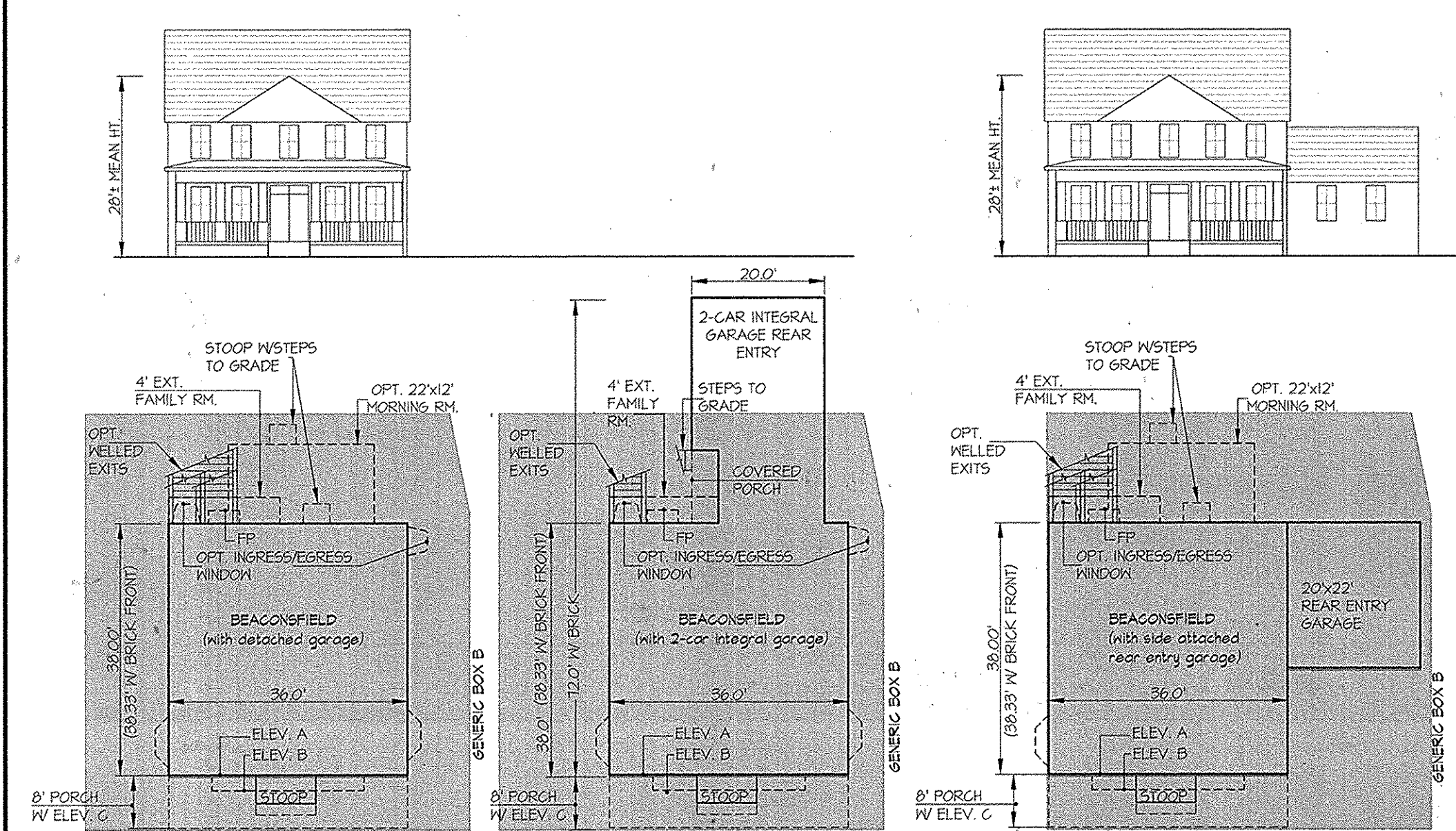
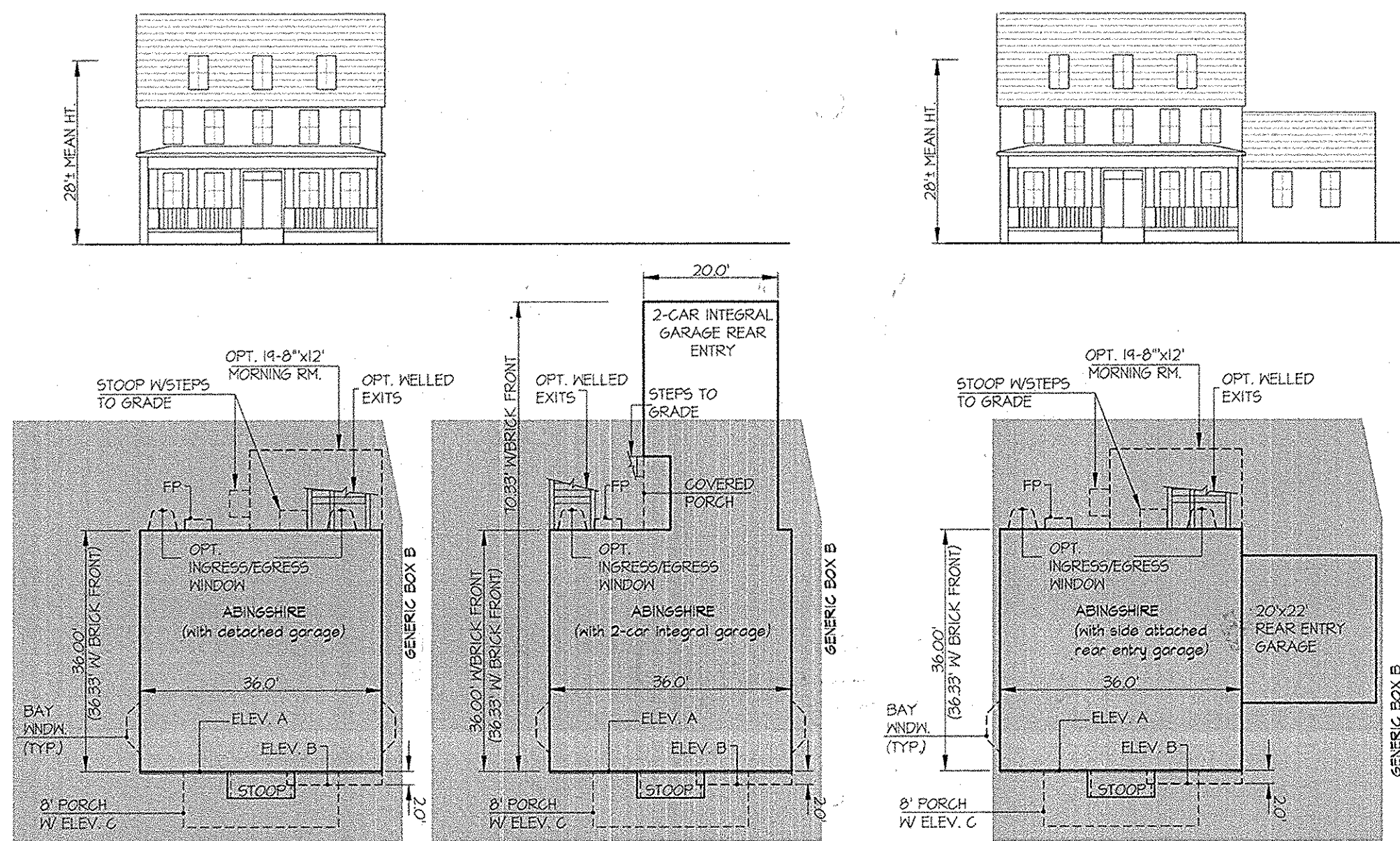
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DATE	REVISION	BY	APP'R.
4-24-17	Resite Lots 163 & 171 with detached Garages	gl	klm
11-20-16	Resite Lot 77 with detached garage & Generic box B	gl	klp

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

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SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
APRIL/2016	41-14&21	3 OF 7

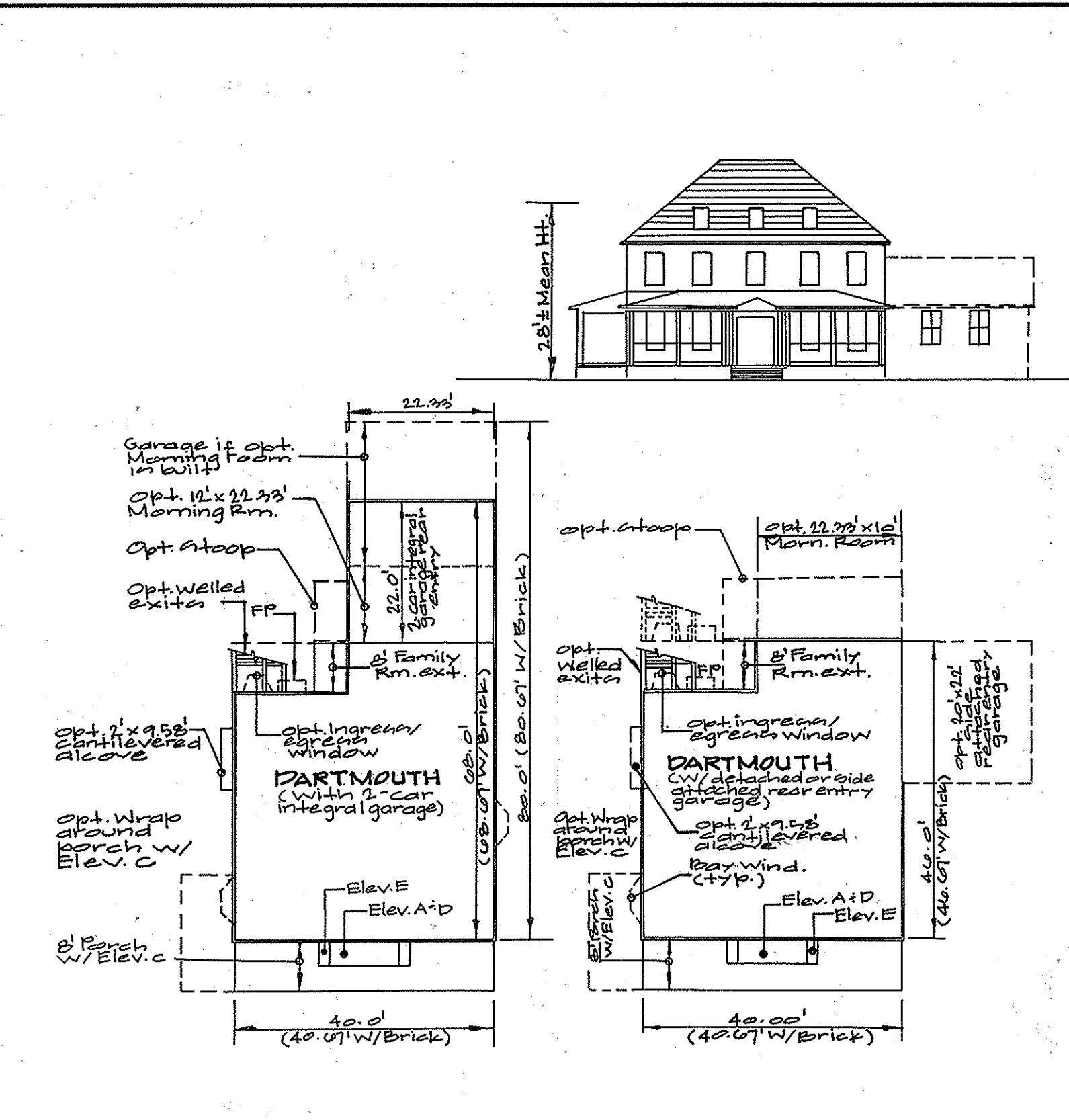
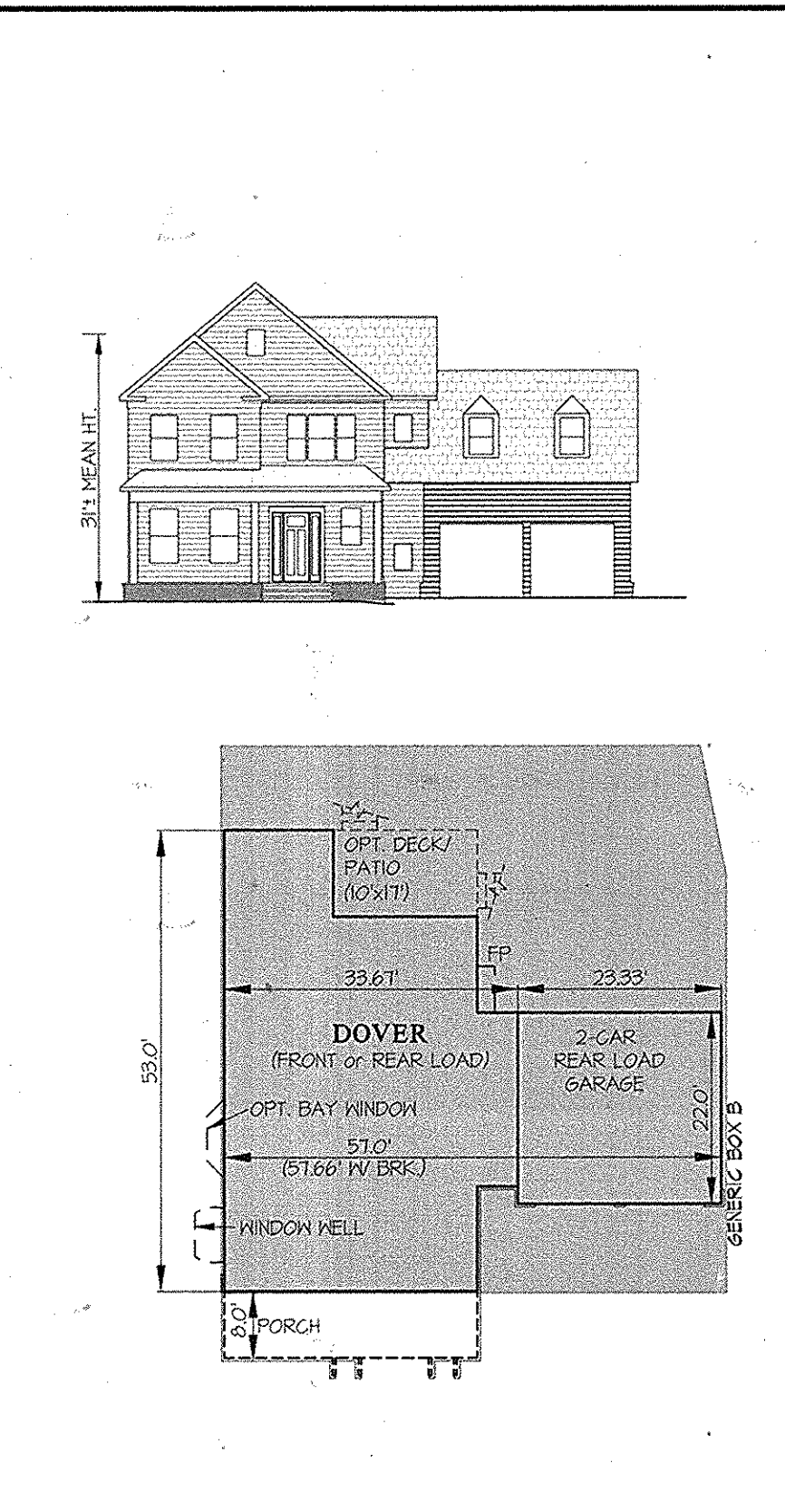
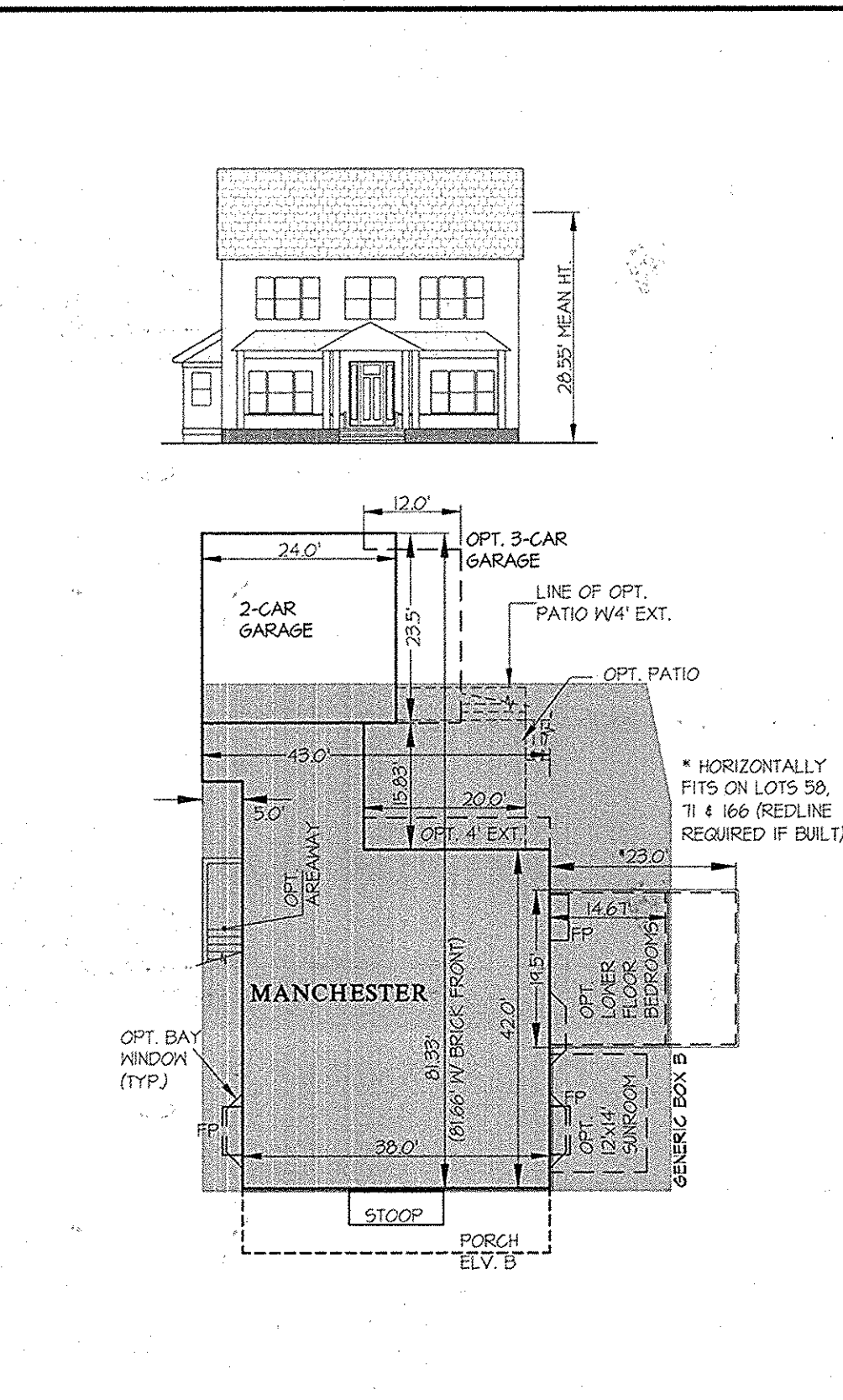
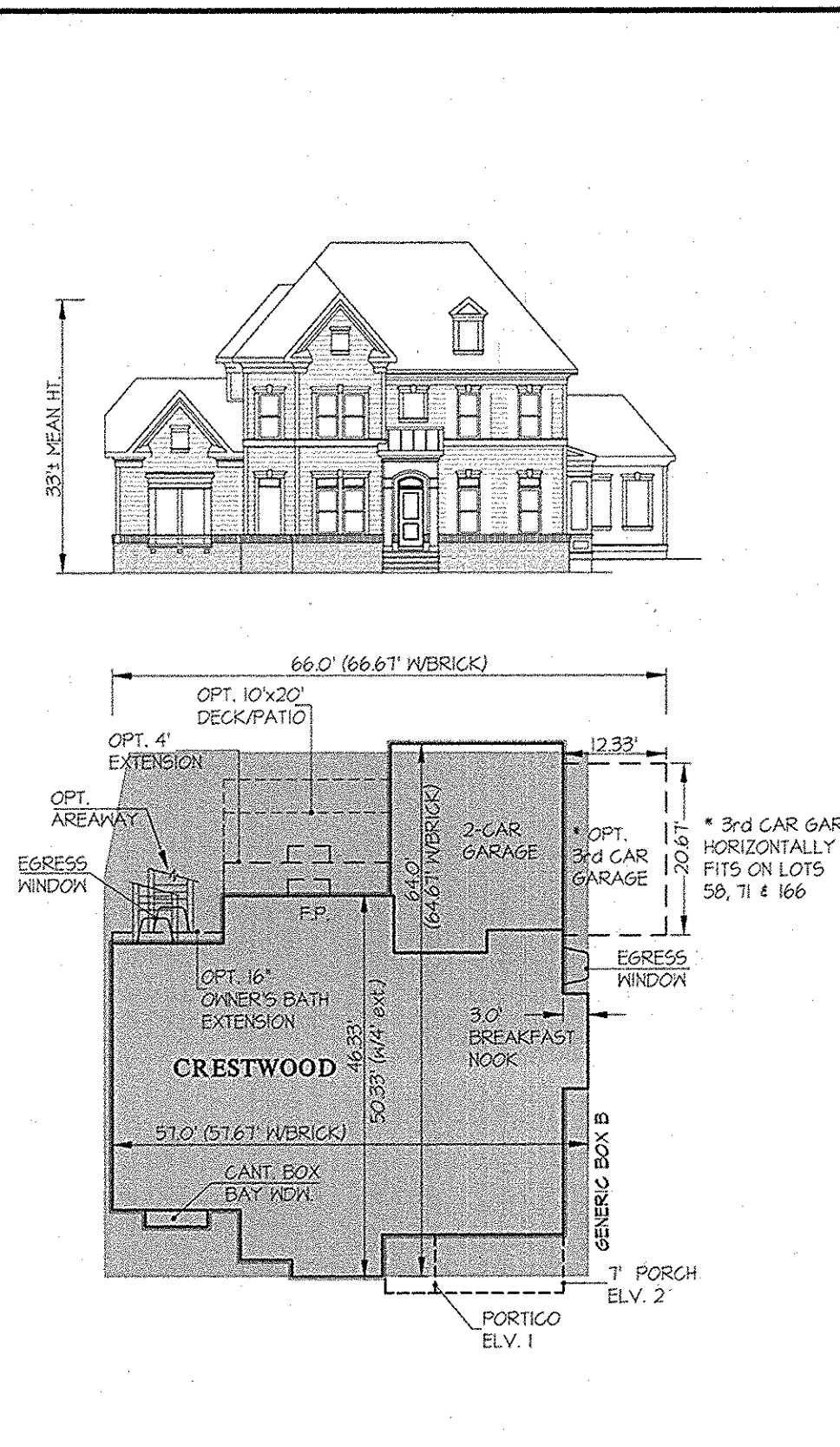


TYPICAL HOUSE FOOTPRINTS and ELEVATIONS

(STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

TYPICAL GENERIC BOX DETAILS

SCALE: 1"=20'



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS

(STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

GRAPHIC SCALE

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, 2016.

Valerie J. J. J. 5-24-16
Date

Walt S. Deane 5-24-16
Date

Chad Chason 5-20-16
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

CONCRETE APRON & DRIVEWAY NOTES:

- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
- PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ADJUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
- FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R-6.01-6.04.
- FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-I SECTION).

PRIVATE DRIVEWAY NOTES:

- DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A P-I BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.01 OR THE T CONCRETE SECTION. THE 4" APRON BETWEEN SHALL BE CONCRETE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1/8" PER FOOT ON HIGH SIDE OF THE DRIVEWAY TO 1/4" (MAX. ON THE LOW SIDE).
- NO PARKING IS PERMITTED WITHIN THE PRIVATE ALLEYS.
- THIS DETAIL IS FOR APRONS/DRIVEWAYS IN A PRIVATE ALLEY ONLY.

GLWGUTSCHICK LITTLE & WEBER, P.A.
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
June 2016	Add the Dartmouth house footprint & elevation	jt	klp

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

SITE DETAILS

MAPLE LAWN FARMS
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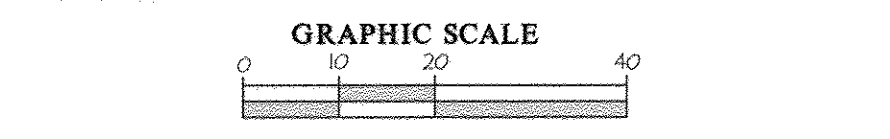
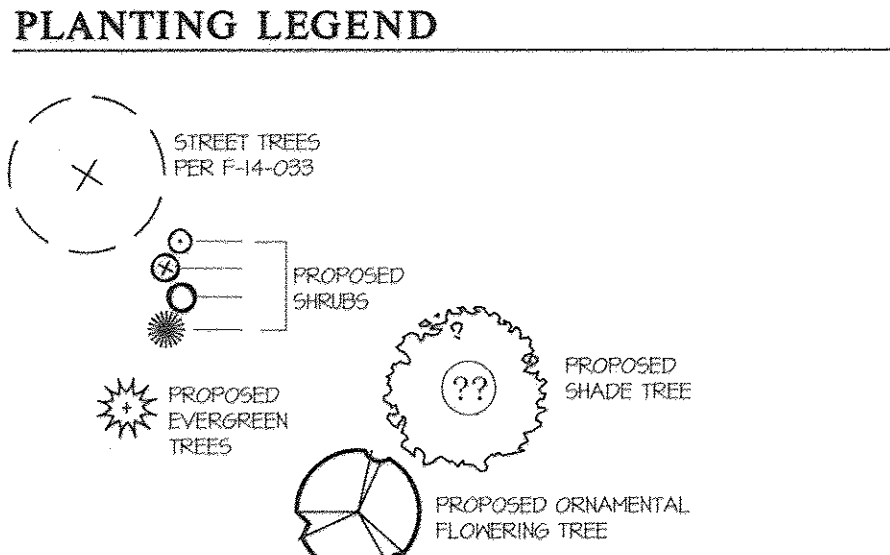
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
APRIL/2016	41-14&21	4 OF 7

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FB CASE NO. 31B.
- 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.M. 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 \$ 3500.00 FOR THE LOTS PER THIS SCHEDULE C AS FOLLOWS:
 810 SHRUBS AT \$300.00/SHRUB \$ 243,000.00
 24 TREES AT \$300.00/TREE \$ 7,200.00
 FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-285-2350. 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 PLANTING 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 THE 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.



STATE OF MARYLAND
 Michael E. Tran
 4-20-16

DEVELOPER'S/BULDER'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 M.L.F. 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.

M.A.B.H.S. v. Pa. 4/20/16
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Walter Joffe* 5-24-16
 Date

Chief, Division of Land Development: *Kathleen* 5-24-16
 Date

Chief, Development Engineering Division: *Phil Chiles* 5-20-16
 Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
				ALL B&B
AA	14	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12' MIN. HT.	ACER X FREEMANNI 'ARMSTRONG' / ARMSTRONG MAPLE	
QR	11		QUERCUS ROBUR X Q. ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	
	20	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA / SAUCEUR MAGNOLIA BETULA NIGRA / YEW BIRCH LAGERSTROEMIA INDICA / GRAPE HYDRILE 'TONTO'	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
	21	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
	295	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER HORIZONTALIS CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS TOM THUMB / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUS' JUNIPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JUNIPER LONGICARA NITIDA 'TRILONI' / EDHEE GOLD (TM) HONEYBUCKLE PFF5234	ALL CONTAINERIZED
	95	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' ILEX CRONATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INDEBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SAKONOMOY' / SAZANWOOD SPIREA BUXIS SEMPERVIRENS 'SUFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
	135	ALL 24" - 30" SPREAD & 25' - 3' HT.	ELIOMYRS KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN ELIOMYRS MAHONIA BEALEI / LEATHERLEAF MAHONIA GRANATHEUS HETEROPHYLLUS 'SUEITUE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON 'PLUM' P.M. RHODODENDRON TAXUS CUPRESSATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
	114	ALL 3' - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. 'CARDINAL', 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' TAXUS MEDIA 'HICKSII' / HICKS YEW TAXUS CUPRESSATA 'FLUSHING YEW' TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE BUXIS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY					
LANDSCAPE TYPE	SIDE YARD TREATMENT PER M.L.F. DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1:4 OF BLDG. SIDE LENGTH)					
PERIMETER LOCATION	LOT 58	LOT 59	LOT 77	LOT 163	LOT 166	LOT 171
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	81.33'	81.33'	81.33'	81.33'	81.33'	81.33'
CREDIT FOR EXISTING VEGETATION	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
NUMBER OF PLANTS REQUIRED	PER SCHEDULE-C					
SHADE TREES	N/A	N/A	N/A	N/A	N/A	N/A
EVERGREEN TREES	21	21	21	21	21	21
SHRUBS	21	21	21	21	21	21
NUMBER OF PLANTS PROVIDED	PER SCHEDULE-C					
SHADE TREES	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0
OTHER TREES @ 2:1 SUBSTITUTION	0	0	0	0	0	0
SHRUBS @ 1:1 SUBSTITUTION	0	0	0	0	0	0

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

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS (SHRUBS AT 1:4 OF LOT WIDTH AT BLDG.)			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
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (5)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
VILLA	56	70.0'	18	18	81.33'(side)+66'(rear) 148'	37	2	45	2 EVERGREENS FOR 10 SHRUBS	AC4D
	57	75.0'	14	14	81.33'(side)+66'(rear) 148'	37	2	36	2 EVERGREENS FOR 10 SHRUBS, 1 SHADE TREE FOR 10 SHRUBS	ABC4D
	58	78.64'	20	20	81.33'(side)+66'(rear) 148'	37	2	53	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC4D
	59	81.96'	31	31	81.33'(side)+66'(rear) 148'	37	2	54	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC4D
	62	10.0'	18	18	81.33'(side)+66'(rear) 148'	37	2	45	2 EVERGREENS FOR 10 SHRUBS	AC4D
	71	93.5'	24	24	81.33'(side)+66'(rear) 148'	37	2	36	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC4D
	77	71.48'	18	18	81.33'(side)+66'(rear) 148'	37	2	60	3 ORNAMENTALS FOR 15 SHRUBS	ABC4D
	163	10.0'	18	18	81.33'(side)+66'(rear) 148'	37	2	61	3 ORNAMENTALS FOR 15 SHRUBS	ABC4D
	166	64.74'	18	18	81.33'(side)+66'(rear) 148'	37	2	45	2 ORNAMENTALS FOR 10 SHRUBS	AC4D
	167	71.45'	18	18	81.33'(side)+66'(rear) 148'	37	2	45	2 ORNAMENTALS FOR 10 SHRUBS	AC4D
	168	80.12'	20	20	81.33'(side)+66'(rear) 148'	37	2	48	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC4D
	171	10.0'	18	18	81.33'(side)+66'(rear) 148'	37	2	51	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC4D

LANDSCAPE SURETY PER LOT

BUILDER (TO BE DETERMINED AT PERMIT / LOT PLAN STAGE)	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
NVR Homes	56	2	55	\$2,250.00
NVR Homes	57	2	56	\$2,280.00
NVR Homes	58	2	78	\$2,440.00
NVR	59	2	81	\$3,210.00
NVR	62	2	55	\$2,250.00
NVR	71	2	61	\$2,430.00
NVR	77	2	76	\$2,880.00
NVR	163	2	76	\$2,880.00
NVR Homes	166	2	55	\$2,250.00
NVR Homes	167	2	55	\$2,250.00
NVR Homes	168	2	78	\$2,440.00
NVR Homes	171	2	76	\$2,880.00
TOTAL	24	810		\$315,000.00

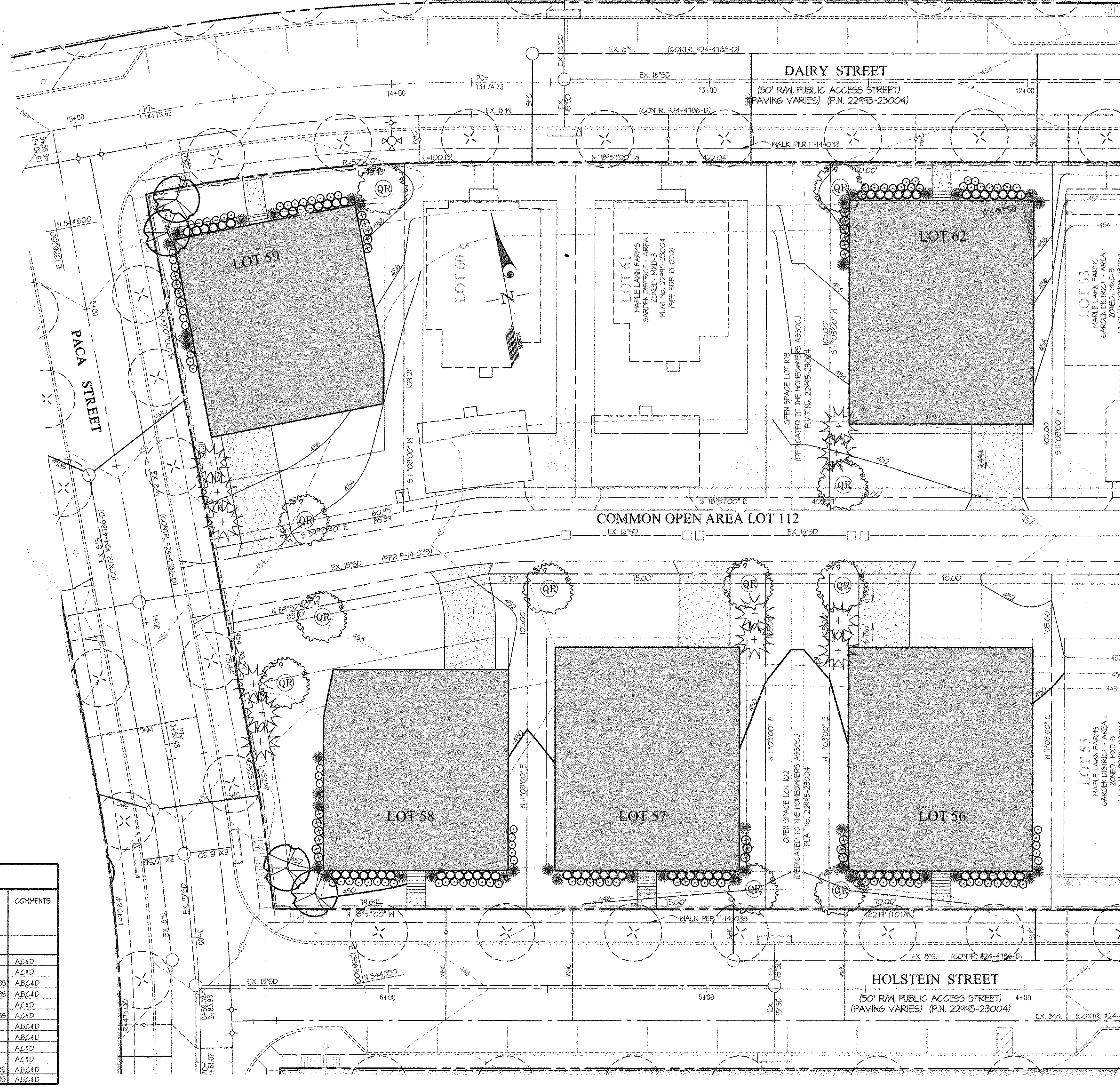
COMMENTS:

- 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
- PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
- PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.
- LONGEST BUILDING LENGTH AND WIDTH USED IN SIDE/REAR YARD CALCULATIONS.

* CORNER LOT
 NOTE: SHRUBS EVERGREENS & TREES SHOWN ARE CONCEPTUAL AND LOCATION OF SHRUBS, EVERGREENS & TREES MAY VARY. SHRUBS MUST BE PLANTED NEAR FOUNDATION OF HOUSE THAT IS BUILT!

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:

- MITCHELL AND BEST, 1886 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-9511
- NVR HOMES, 1120 PATIENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-376-9565
- WILLIAMSBURG GROUP, 5485 HARRPERS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORBETT @ PHONE: 410-941-8800



THIS PLAN IS FOR PLANTING PURPOSES ONLY

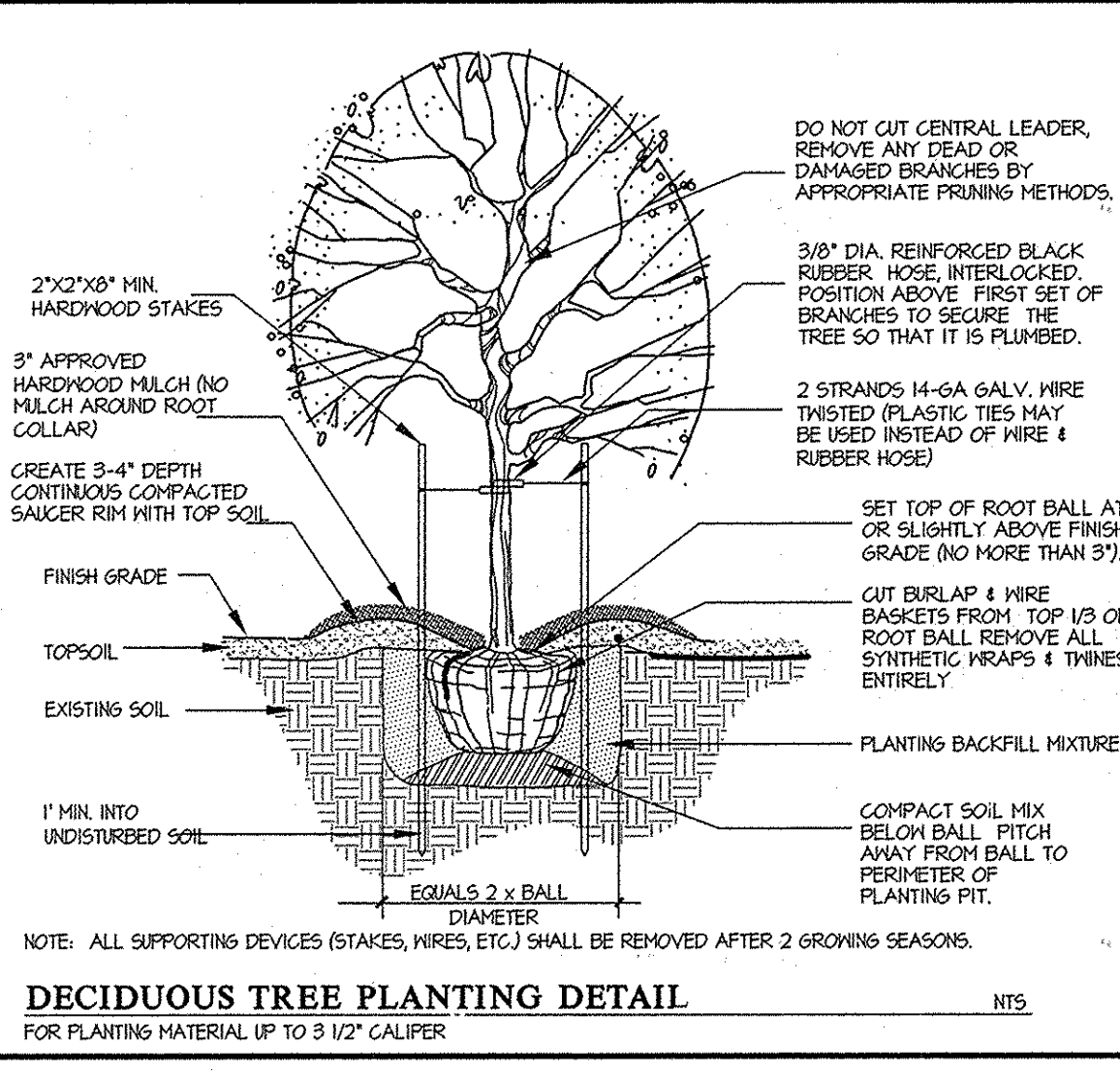
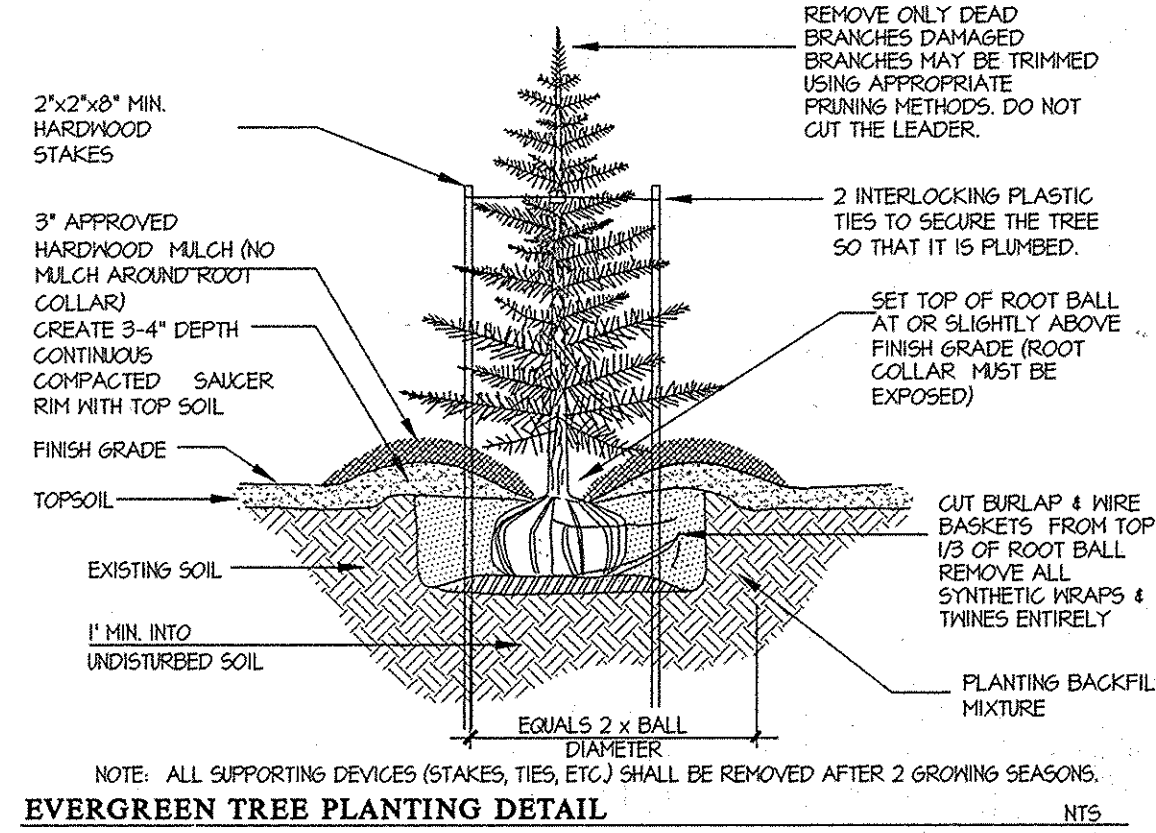
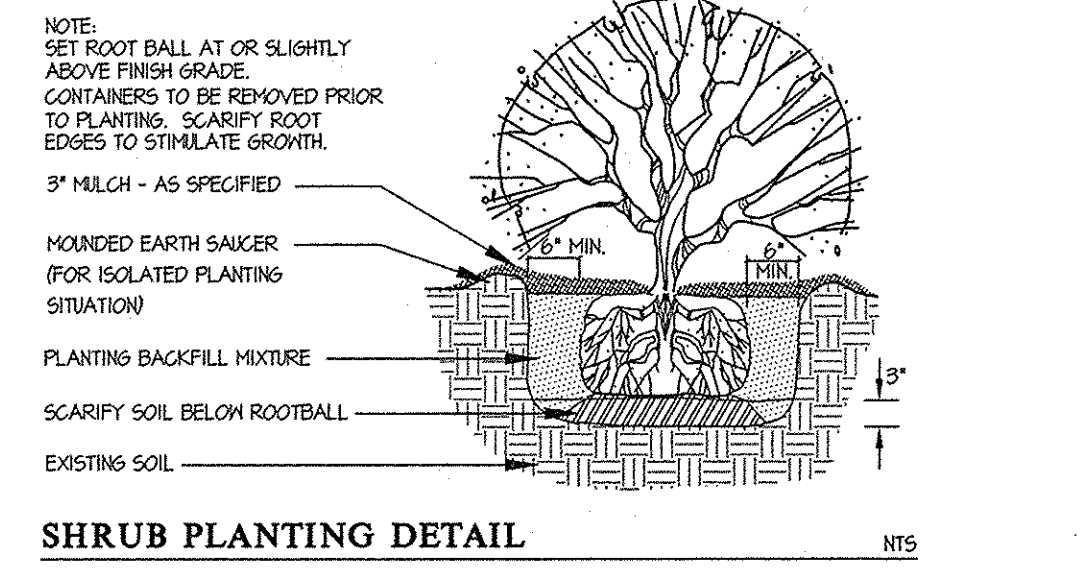
PREPARED FOR: **LANDSCAPE PLAN**

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

SCALE: 1"=20'
 ZONING: MXD-3
 G. L. W. FILE No.: 16015

DATE: APRIL/2016
 TAX MAP - GRID: 41-14&21
 SHEET: 6 OF 7

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND



STATE OF MARYLAND
 Michael E. Tran
 4/20/16
 833
 LA 1000

DEVELOPERS/BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I 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: Michael E. Tran DATE: 4/20/16

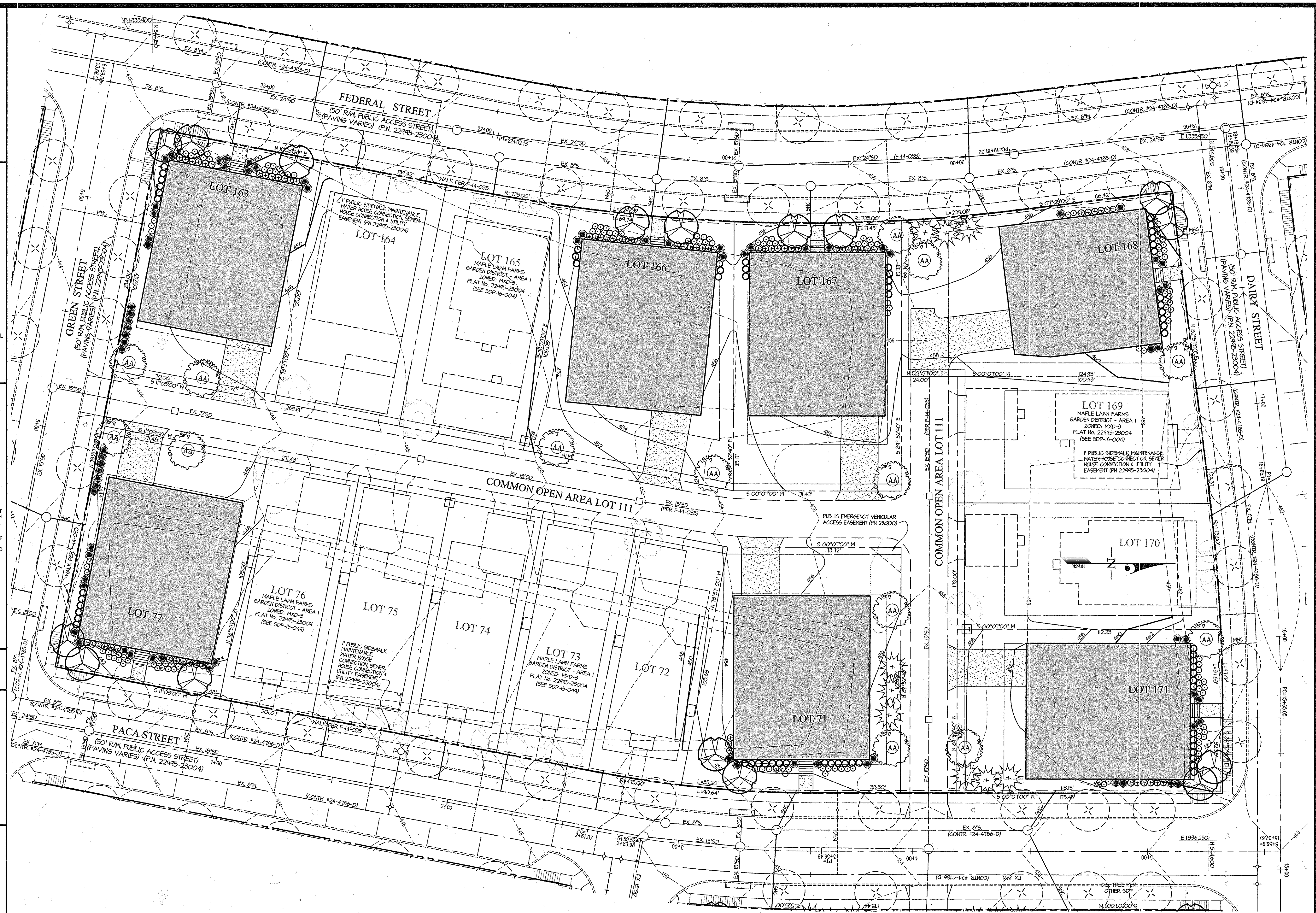
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

N. Kelly 5-24-16
 Director Date

Robt. Steinhilber 5-24-16
 Chief, Division of Land Development Date

Chad 5-20-16
 Chief, Development Engineering Division Date

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 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186



THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREAS 1 and 3
 LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171
 (3FD RESIDENTIAL USES)
 PLAT Nos. 22995-23004 and 23304-23307

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
APRIL/2016	41-14&21	7 OF 7