

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUMBING 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 1-800-257-7777 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-49EM (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (Nos. 115-121) FOR THIS SITE DEVELOPMENT PLAN: 5.774 ACRES.  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: S-01-11, ZB-49EM, PB-353, MP-01-11, P-03-02, P-03-01, P-03-40, P-04-01, P-05-02, P-04-42, S-06-16, P-01-02, ZB-1091M, PB-318, P-12-30, SDF-12-01, SDF-12-02, SDF-12-03, P-12-00, P-12-02, P-12-02A, P-13-001, P-14-033, P-14-118, SDF-16-041, SDF-16-044, SDF-16-054.
- 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 & 6 L.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41E4 & 46B2.
- STORMWATER MANAGEMENT: FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-00B. THE FACILITIES WILL BE P-3 PONDS 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 10A AND 10D. OPEN SPACE LOTS 10A AND 10D WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION. THE RECHARGE FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY THIS CONTRACT #24-4186-D & #24-4834-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. THIS CONTRACTOR MUST 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, CRYPTERIES, 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 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-00B.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 641 TO SATISFY 5-01-11 DEVELOPMENT CRITERIA AND SECTION 16124 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.
- 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 AND CHIP COATING (1/2" MIN);  
C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RADIUS;  
D. STRUCTURES (GULVERTS/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 AT THE CURB 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 120A.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 11-05-01, 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 MUF 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" THAT IS IN THE COVENANT BOOK AT L. 8294 F. 30543.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, 5-06-16, PB-353, PB 378 AND ZB-49EM.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-49EM AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11) AND PB CASE NO. 378 AND 5-06-16.
- BUILDABLE LOTS 115-121 SHOWN HEREIN SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER CONTROL AND SIDEWALK CONSTRUCTION.
- 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 INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

**LOT DEVELOPMENT DATA**

- GENERAL SITE ANALYSIS DATA
  - PRESENT ZONING: MXD-3 PER ZB-49EM
  - PROPOSED USE OF SITE: 7 SFD RESIDENTIAL DWELLINGS
  - PUBLIC WATER & SEWER: TO BE UTILIZED (F-13-00B)
  - PARKING REQUIRED PER SEC. 133.D.2.a: 2 SPACES/UNIT x 7 = 14 SPACES  
PARKING PROVIDED: 14 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
  - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-118 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
  - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 254,407.5 SF OR 5.774 AC.
  - AREA OF THIS PLAN SUBMISSION: 5.554 ACRES (L.O.D.)
  - AREA OF DISTURBANCE BY THIS SDP: 5.554 ACRES
- LOT DESIGNATION
 

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL.	MAX. BUILDING HT.
ESTATE	115-121	20,000 SQUARE FEET	120 FEET	30 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLAN Nos 23252-23251
 

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
ESTATE	20' MIN.	20' MIN.**	20' TO PRINCIPAL STRUCTURE, 20' FOR REAR (DETACH/HATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

\*\* THERE IS A 10' SIDE SETBACK FOR A GARAGE.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH ONTO THE ADJOINING LOT, (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN 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 120A.J APPLIES:
  - PORCHES MAY ENCRUCH 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 ENCRUCH 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 ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
  - STOOPS AND STEPS MAY ENCRUCH 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 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 ENCRUCH A MAXIMUM OF 6 INCHES INTO ANY SETBACK.

# MAPLE LAWN FARMS

## SITE DEVELOPMENT PLAN

### GARDEN DISTRICT - AREA 2

#### LOT Nos. 115-121

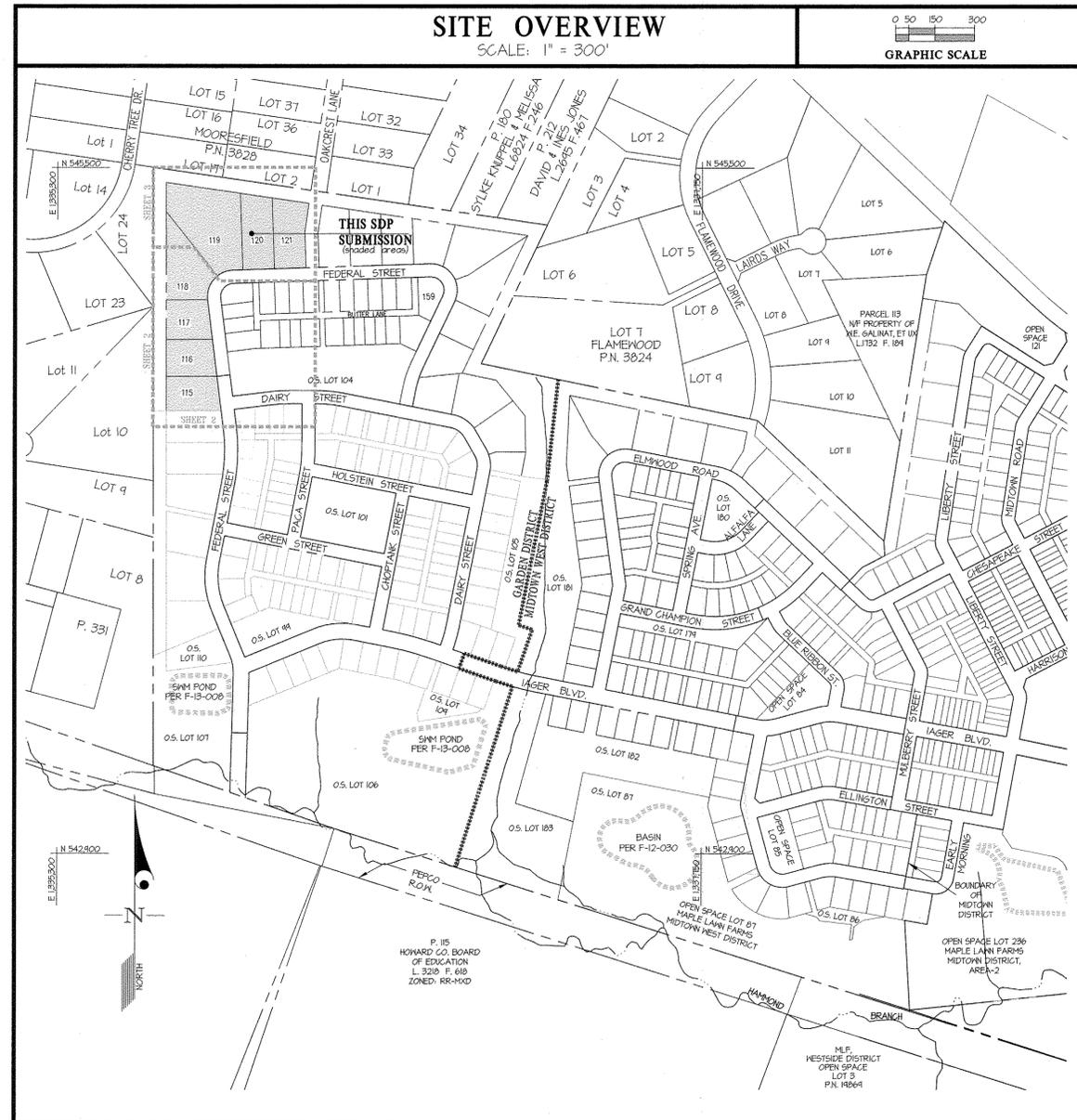
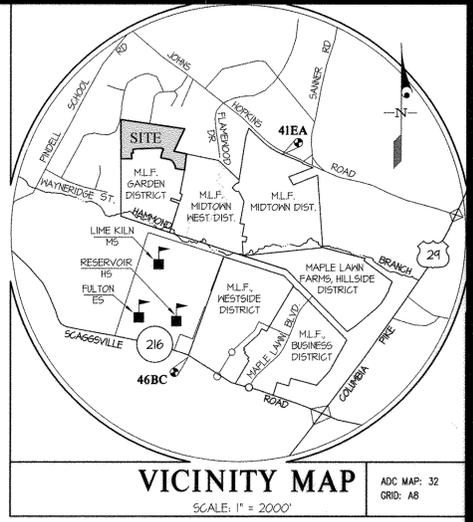
#### FIFTH ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND

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

**46BC**  
ELEV. = 412.66  
N = 394429.19 E = 1391205.77  
STANDARD DISC. ON CONCRETE MONUMENT

**41EA**  
ELEV. = 407.05  
N = 544925.81 E = 1394314.44  
STANDARD DISC. ON CONCRETE MONUMENT



PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (B) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (C) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.48	18.14	21.15 (40.7)	1.02	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	11.00	15.75 (42.1)	1.31	1.52 (47.7)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.20	20.36	22.85 (39.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	5.41	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	1.04	1.23 (34.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE 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 (55.6)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	1.07	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	40.60	14.21	26.65 (24.4)	3.17	4.76 (17.1)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-27	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (0.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.09 (5.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-21	30.22	10.58	15.94 (49.0)	1.06	1.24 (4.5)
N/A	F-12-15	4.31	1.51	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-13-01	34.08	11.93	15.94 (34.4)	1.14	5.05 (31.2)
9c (GARDEN DISTRICT, PARCEL 1W)	F-13-08	15.71	5.50	0.00 (0.0)	2.65	0.00 (0.0)
10a (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	5.41	3.74 (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-14-18	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11d (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
<b>TOTAL</b>		<b>484.43</b>	<b>173.23</b>	<b>180.72 (36.5)</b>	<b>17.32</b>	<b>30.37 (6.8)</b>

\* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACRES.  
\*\* 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.  
\*\*\* THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).  
① 1.52 AC. = COMMUNITY CENTER (0.5, 1.25 - 5.01 AC.), 0.5, 1.26 (0.55 AC.) AND 0.5, 1.23 (1.96 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 4.76 AC. = 0.5, LOT 4 (4.76 AC.)  
⑤ 0.67 ACRES = 0.5, LOT 6b (0.67 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, 174 (0.73 AC.), 0.5, 180 (0.74 ac.), 0.5, 182 (3.58)  
⑨ 8.44 ACRES = 0.5, 94 (0.40 AC.), 0.5, 101 (0.75 ac.), 0.5, 104 (2.85) AND 0.5, 107 (2.49 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 M.L.F.

LOT No.	BUILDER TO BE DETERMINED AT THIS SHEET	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
115	MITCHELL & BEST	0.561	\$2,510.00	\$100.00
116		0.561	\$2,750.00	\$100.00
117		0.552	\$2,910.00	\$100.00
118		0.761	\$3,450.00	\$100.00
119		1.571	\$3,390.00	\$100.00
120		0.801	\$3,420.00	\$100.00
121		0.761	\$3,420.00	\$100.00
<b>TOTAL</b>		<b>5.554</b>	<b>\$24,750.00</b>	<b>\$700.00</b>

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
115	11670 FEDERAL STREET		
116	11680		
117	11700		
118	11710		
119	11720		
120	11730		
121	11740		

WATER CODE:	SEWER CODE:	DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS:	CENSUS TRACT:
E21	7615000	MAPLE LAWN FARMS	GARDEN DIST./ AREA 2	115-121	6051.02
PLAN No.	ZONE	TAX MAP	GRID	ELEC. DIST.	
23252-23251	MXD-3	41	15 4 21	5	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William J. Kelly* 7-19-16  
Director Date

*Kat Seligson* 7-19-16  
Chief, Division of Land Development Date

*Chad Johnson* 7-14-16  
Chief, Department of Engineering Division 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, 2018.

6/16/16 *Chad Johnson*

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- SEDPIMENT CONTROL PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:

- MICHAEL HARRIS HOMES, 1420 SPRING HILL ROAD, SUITE 550, MCLEAN, VIRGINIA 22102, CONTACT: HOWARD KATZ @ PHONE: 703-848-1600
- MITCHELL & BEST, 1606 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20855, CONTACT: ROBERT MITCHELL @ PHONE: 301-762-1911
- WVS HOMES, 3100 PATENT MOUNTAIN DRIVE, COLUMBIA, MARYLAND 21046, CONTACT: TTY NAUGHTON @ PHONE: 410-371-9564
- WILLIAMSBURG GROUP, 5485 HARRIS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044, CONTACT: BOB CORBETT @ PHONE: 410-911-8000

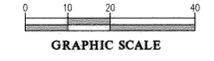
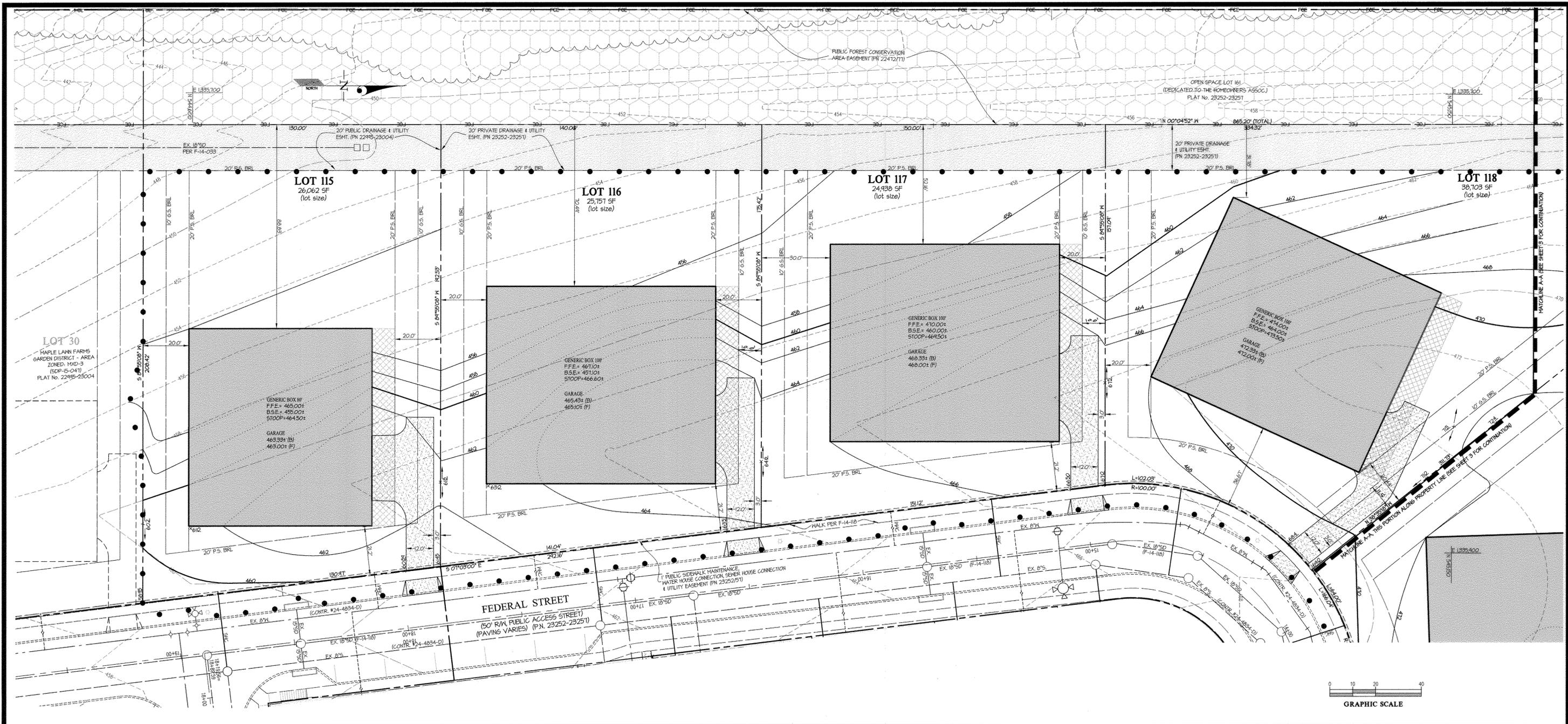
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-888-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	1 OF 7

HOWARD COUNTY, MARYLAND  
ELECTION DISTRICT No. 5



LOT	SEWER HOUSE CONNECTION MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ PL	LINE/BOX	M.C.E.
115	448.63	448.21	
116	450.14	450.82	
117	452.64	453.31	
118	454.36	455.06	

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

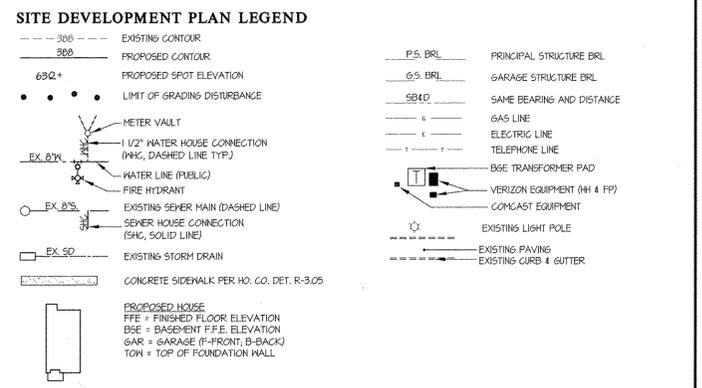
**PROFESSIONAL CERTIFICATION**

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

7/16/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *N. Williams* 7-19-16  
 Chief, Division of Land Development: *K. St. Louis* 7-19-16  
 Chief, Development Engineering Division: *C. E. Williams* 7-14-16



**NOTES**

- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL W/M'S TO THE SUBJECT LOTS OF THIS S.O.P. ARE 1 1/2" PER CONTRACT NOS. 24-4834-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
- SEE THE CHART ON SHEETS 2-3 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 148 FOLIO 242 THROUGH 366).
- ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- ANY NECESSARY YARD DRAIN INLETS ARE 12" (N/LO) LAST IN LINE DRAIN MODEL NO. 27124G 8N OR 8GV. 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 (8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 12" MIN. COVERS OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE 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" THATS IN THE COVENANT FOUND AT L. 8294 F. 305 4 306
- FOR DRIVEWAY APRON IN THE PUBLIC RIGHT-OF-WAY SEE DETAIL R-6.01.

**WASTE MANAGEMENT NOTES**

- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNIMPEDED 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.

HOUSE TYPE	HOUSE FIT (comments)	GENERIC BOX 80' HOUSE FIT				GENERIC BOX 90' HOUSE FIT				GENERIC BOX 100' HOUSE FIT			
		Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	Opt. Side Attached Garage
Ashton 2	YES			YES	YES			YES	YES			YES	YES
Westport 2	YES			NO	YES			YES (b)	YES			YES	YES
Wellington (Mitchell & Best)	NO												NO
Clifton Park 2	YES	YES	YES		NO								YES
Monticello 2	YES	NO	YES		NO								NO
Eagles Nest	YES							NO					YES
Foxridge	YES												YES
Hawthorne (Mitchell & Best)	YES (a)												YES
Georgetown	YES	YES (b)		YES				YES					YES
Hawthorne (Williamsburg Group)	YES												YES
Rutledge	YES	NO	YES										YES (c)
Wellington (Williamsburg Group)	YES	YES (b)	YES		NO								YES
Canterbury	YES (b)												YES
Devonshire	YES												YES
Emerson	YES		YES					YES					YES

**Comments:**

- If the 3-car garage is built than the 8' side extension does not fit. Also, there is not a lot of room to turn into the 3-car garage on Lots 119-121.
- Not a lot of room to turn into garage
- Does not fit both side conservatory &/or optional garage

**NOTES (for generic box house fit chart):**

- The houses and options have been checked for horizontal fit only. Field conditions & side load garage maneuverability may preclude the house on a lot even though it fits within the generic box.
- If an optional extension shown on sheet 4 is not noted above and house fits within Generic Box, then the optional extension fits.

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 115-121  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257

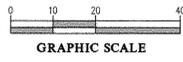
ELECTION DISTRICT No. 5

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

HOWARD COUNTY, MARYLAND

LOT	ELEVATION # FROM LINE/ROCK	M.C.E.
118	456.53	463.85
120	458.95	465.67
121	462.12	469.78

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2018.  
 6/16/16  
**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Walter J. Miller* 7-19-16  
 Chief, Division of Land Development: *Kevin R. DeLoach* 7-19-16  
 Chief, Development Engineering Division: *Chad E. ...* 7-14-16

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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 PH: 410-484-8400  
 ATTN: MARK BENNETT

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 115-121  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23252-23257  
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SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	3 OF 7



**B-4-2 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:

- 1. SOIL PREPARATION
a. TEMPORARY STABILIZATION
i. SEEDING OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOW OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR LEAVED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
ii. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
iii. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

- 2. PERMANENT STABILIZATION
a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
i. SOIL PH BETWEEN 6.0 AND 7.0.
ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRANULATED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOESSLIKE SOILS ARE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

- b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
c. 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.
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bu. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

- bt. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. MAKE LAWN AREAS WITH LARGE AREAS OF SOIL WITH LARGE STONES AND BRACKLES 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 CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE, SITE CONDITIONS WILL NOT PERMIT CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE.

- bu. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
bv. 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.
bw. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

- bv. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. MAKE LAWN AREAS WITH LARGE AREAS OF SOIL WITH LARGE STONES AND BRACKLES 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 CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE, SITE CONDITIONS WILL NOT PERMIT CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE.

- bw. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
bx. 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.
by. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

- bx. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. MAKE LAWN AREAS WITH LARGE AREAS OF SOIL WITH LARGE STONES AND BRACKLES 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 CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE, SITE CONDITIONS WILL NOT PERMIT CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE.

- by. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
bz. 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.
ca. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

- ca. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. MAKE LAWN AREAS WITH LARGE AREAS OF SOIL WITH LARGE STONES AND BRACKLES 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 CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE, SITE CONDITIONS WILL NOT PERMIT CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE.

**B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING**

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA:

- 1. SEEDING
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO TESTING BY A RECOGNIZED SEED LABORATORY. SEED LOTS MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B-4 REGARDING THE QUALITY OF SEED. SEED MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE AND SEEDING RATE. SEED LOTS MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWES.

- b. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER AND FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDRATED. NOTE: THIS IS VERY IMPORTANT TO KEEP IN MIND AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
c. SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

- 2. APPLICATION
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B-1, PERMANENT SEEDING TABLE B-3, OR SITE-SPECIFIC SEEDING MIXTURES.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A HEAVY ROLLER TO PROVIDE GOOD SOIL TO SOIL CONTACT.
b. DRILL OR CULIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
i. CULIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDS MUST BE FIRMLY AFTER PLANTING.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
iii. HYDRATED: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) BEING APPLIED AT THE TIME OF SEEDING. THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE TOTAL OF SOLUBLE PHOSPHORUS; AND K2O (POTASSIUM), 200 POUNDS PER ACRE.

- iv. LIME: USE ONLY GOOD AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
v. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
vi. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

- 3. MULCHING
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT STEELY, STAWY, CAKED, OR OTHERWISE EXCESSIVE. NOTE: USE ONLY STRAW FROM CLEAN, HEALTHY AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE FIBER MULCH AS MANUFACTURED BY THE UNITED STATES FEDERAL STATE.

- i. WCFM IS TO BE DIED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE WHICH PROVIDES APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WCFM MATERIALS WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GRADING COVER ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATIONS THAT WILL BE PHYTO-TOXIC.
v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER APPROXIMATELY 10 MILLIMETERS; DIAMETER APPROXIMATELY 1 MILLIMETER; PH RANGE OF 4.0 TO 8.5; ASH CONTENT OF 1.5 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

- 6. SOOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

- 7. GENERAL SPECIFICATIONS
a. CLASS OF TURFGRASS SOOD MUST BE MARYLAND STATE CERTIFIED. SOOD LABELS MUST BE MADE AVAILABLE TO THE FIELD FOREMAN AND INSPECTOR.
b. SOOD MUST BE MACHINE CUT AT A UNIFORM SOOD THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH. THE FIRST ROW OF SOOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT Voids WHICH WOULD CAUSE AIR DRYING OF THE JOINTS.
c. IF NECESSARY, LAY SOOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. ROLL AND TAMP PEG OR OTHERWISE SECURE THE SOOD TO PREVENT SLIPAGE ON SLOPES. ENSURE SOOD CONTACT EXISTS BETWEEN SOOD ROOTS AND THE UNDERLYING SOIL SURFACE.
d. WATER THE SOOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOOD PAD AND SOIL SURFACE BELOW THE SOOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND BRIGGAINING FOR ANY PIECE OF SOOD WITHIN EIGHT HOURS.

- 8. SOOD MAINTENANCE
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
b. AFTER THE FIRST WEEK, SOOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
c. DO NOT MOW UNTIL THE SOOD IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

- 9. TO ESTABLISH VEGETATIVE COVER UP TO 10 MONTHS.

- 10. TO USE FAST-GROWING TURFGRASS WHICH PROVIDES COVER ON DISTURBED SOILS.

- 11. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION PERIODS, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

- 12. TEMPORARY SEEDING SUMMARY
a. HARDNESS ZONE: 6b
b. SEED MIXTURE: #9 (Tall Fescue / Kentucky Bluegrass)

Table with 5 columns: No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

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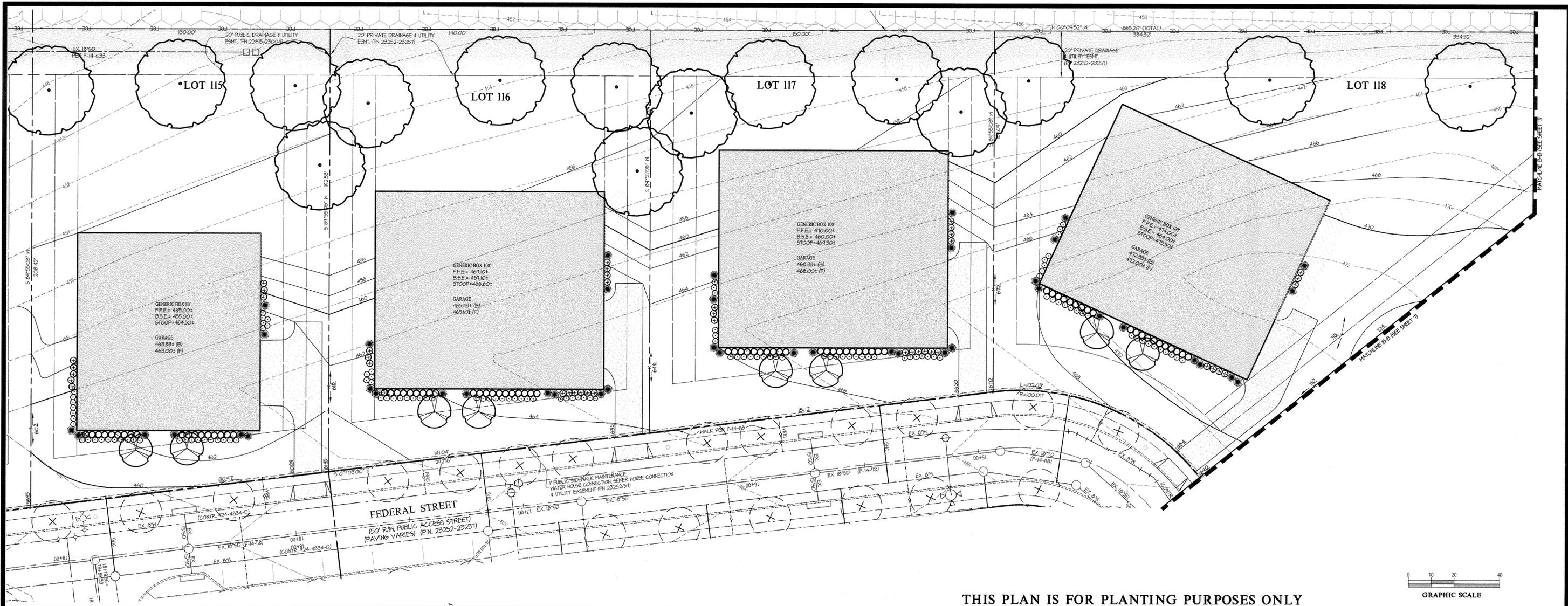
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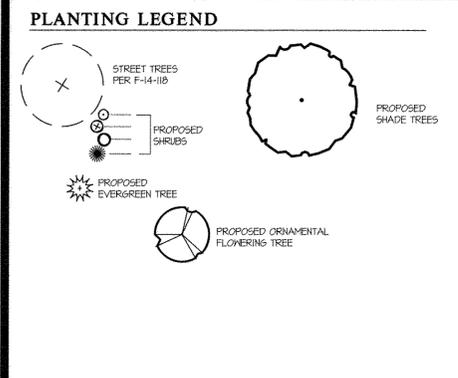
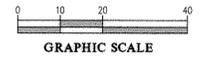
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iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATIONS THAT WILL BE PHYTO-TOXIC.



THIS PLAN IS FOR PLANTING PURPOSES ONLY



### LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FB CASE NO. 310.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, (ON SHEET NO.) 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 \$ 24,750.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:  
545 SHRUBS AT \$30/SHRUB = \$ 16,350.00  
20 TREES AT \$300.00/TREE = \$ 6,400.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2250. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

### PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	20	ALL SHADE TREES SHALL BE 2 1/2"-3" CAL. AND 12' MIN. HT.	SCORPORA JAPONICA/JAPANESE PASADOTA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / WILLOW OAK TILIA CORDATA 'GREENSPICE' / GREENSPICE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
	14	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1 1/2"-2" CAL. AND 8-10' HT.	AMELANCHER CANADENSIS / SHADBLOW SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE 'TANTO'	ALL B&B. SERVICELEADER SHALL BE TREE FORM
	5	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. CONTACT LEADER
	116	ALL 18" - 24" SPREAD	AZALEA VAR. 'GUMBO PINK', 'GUMBO WHITE', 'KAEMPO' COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUG' JUNIPERUS PROCESSIONANS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONICERA NITIDA 'BRILLOW' / EDGEE GOLD (TM) HONEYSUCKLE PPS234	ALL CONTAINERIZED
	19	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CREMATA 'NELLIE' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONTRACTA' / DWARF INKBERY MAGNOLIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
	127	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	EUCONYMUS KIAETSCHOVICUS 'MANHATTAN' / MANHATTAN EUCONYMUS MAGNOLIA BEALEI / LEATHERLEAF MAGNOLIA OSMANTHUS HETEROPHYLLUS 'SALFIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBEM. CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'PINKY' / PINKY RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALLESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
	76	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' OR 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HIGGSII' / HIGGS YEW TAXUS CUSPIDATA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE BUXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

### 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: 4 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS		PLANTINGS PROVIDED			COMMENTS		
	TYPE	NO.	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHADE TREES REQUIRED	SHRUBS REQUIRED	SHD. TREE		SHRUBS	OTHERS (AS SUBSTITUTIONS)
ESTATES	115	130.97'	33	186' (side) x 140' (rear) 116'	4	44	4	67	2 ORNAMENTALS FOR 10 SHRUBS	A & B
	116	141.04'	36	186' (side) x 110' (rear) 116'	4	44	4	75	2 ORNAMENTALS FOR 10 SHRUBS	A & B
	117	151.12'	39	186' (side) x 110' (rear) 116'	4	44	4	77	2 ORNAMENTALS FOR 10 SHRUBS	A & B
	118	162.02'	28	186' (side) x 110' (rear) 116'	4	44	4	65	2 ORNAMENTALS FOR 10 SHRUBS	A & B
	119	121.78'	26	186' (side) x 110' (rear) 116'	4	47	4	63	2 ORNAMENTALS FOR 10 SHRUBS	A & B
	120	120.00'	30	186' (side) x 110' (rear) 116'	4	44	4	64	2 ORNAMENTALS FOR 10 SHRUBS	A & B
	121	120.00'	30	186' (side) x 110' (rear) 116'	4	44	4	44	2 ORNAMENTALS & 3 EVERGREENS FOR 25	A & B

COMMENTS:  
A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:  
1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE  
B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

### DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE HLP LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: M.H. Bennett DATE: 6/16/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Nalini Zylkin Date: 7-19-16  
Chief, Division of Land Development: Ket Senechal Date: 7-19-16  
Chief, Development Engineering Division: Phil Anderson Date: 7.14.16

NOTES:  
1. 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.  
2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIES, 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.

### LANDSCAPE SURETY PER LOT

BUILDER (TO BE DETERMINED AT PERMIT PLOT PLAN STAGE)	LOT NO.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
MITCHELL & BEST	115	4	77	\$3,510.00
	116	4	85	\$3,750.00
	117	4	87	\$3,810.00
	118	4	75	\$3,450.00
	119	4	73	\$3,240.00
	120	4	74	\$3,420.00
	121	4	74	\$3,420.00
TOTAL		28	545	\$24,750.00

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:  
1. MICHAEL HARRIS HOMES, 1420 SPRING HILL ROAD, SUITE 550, MCLEAN, VIRGINIA 22102. CONTACT: HOWARD KATZ @ PHONE: 703-048-1600  
2. MITCHELL and BEST, 1636 E. GADE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-162-7511  
3. NVR HOMES, 8720 PATIENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-574-5936  
4. WILLIAMSBURG GROUP, 5485 HARRIS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORBETT @ PHONE: 410-371-8800

STATE OF MARYLAND  
Michael E. Thon  
LA JDSCAPE ARCHITECTS  
933  
6/16/16

**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/WA: 301-989-2524 FAX: 301-421-4186

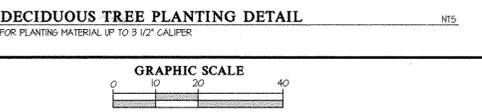
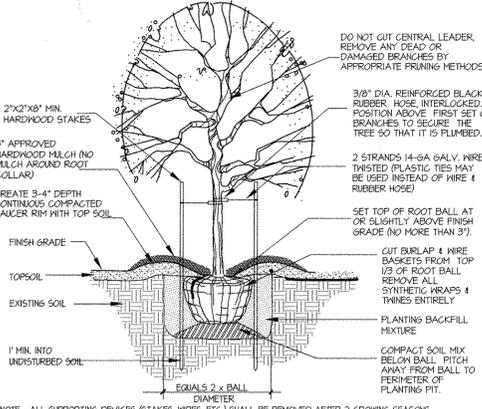
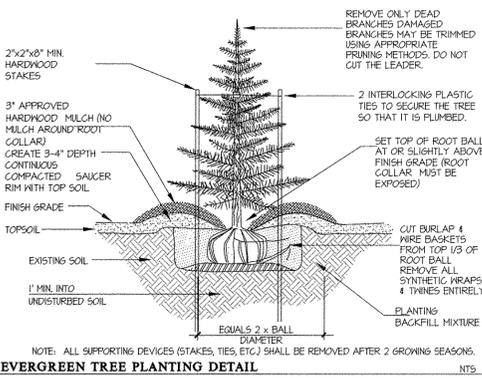
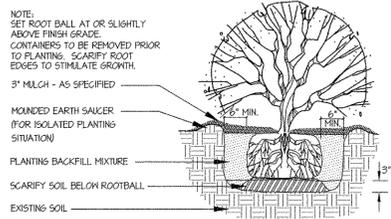
DATE	REVISION	BY	APPR.

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

LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 2  
LOT Nos. 115-121  
(SFD RESIDENTIAL USE)  
PLAT No. 23252-23257

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	6 OF 7

HOWARD COUNTY, MARYLAND



STATE OF MARYLAND  
 Michael E. Tran  
 933 LA JOLLA DRIVE  
 BALTIMORE, MD 21208  
 6.16.16

**DEVELOPER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE MFL LANDSCAPE DESIGN CRITERIA. I WILL 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: *M. O. B. H. S.* DATE: 6.16.16

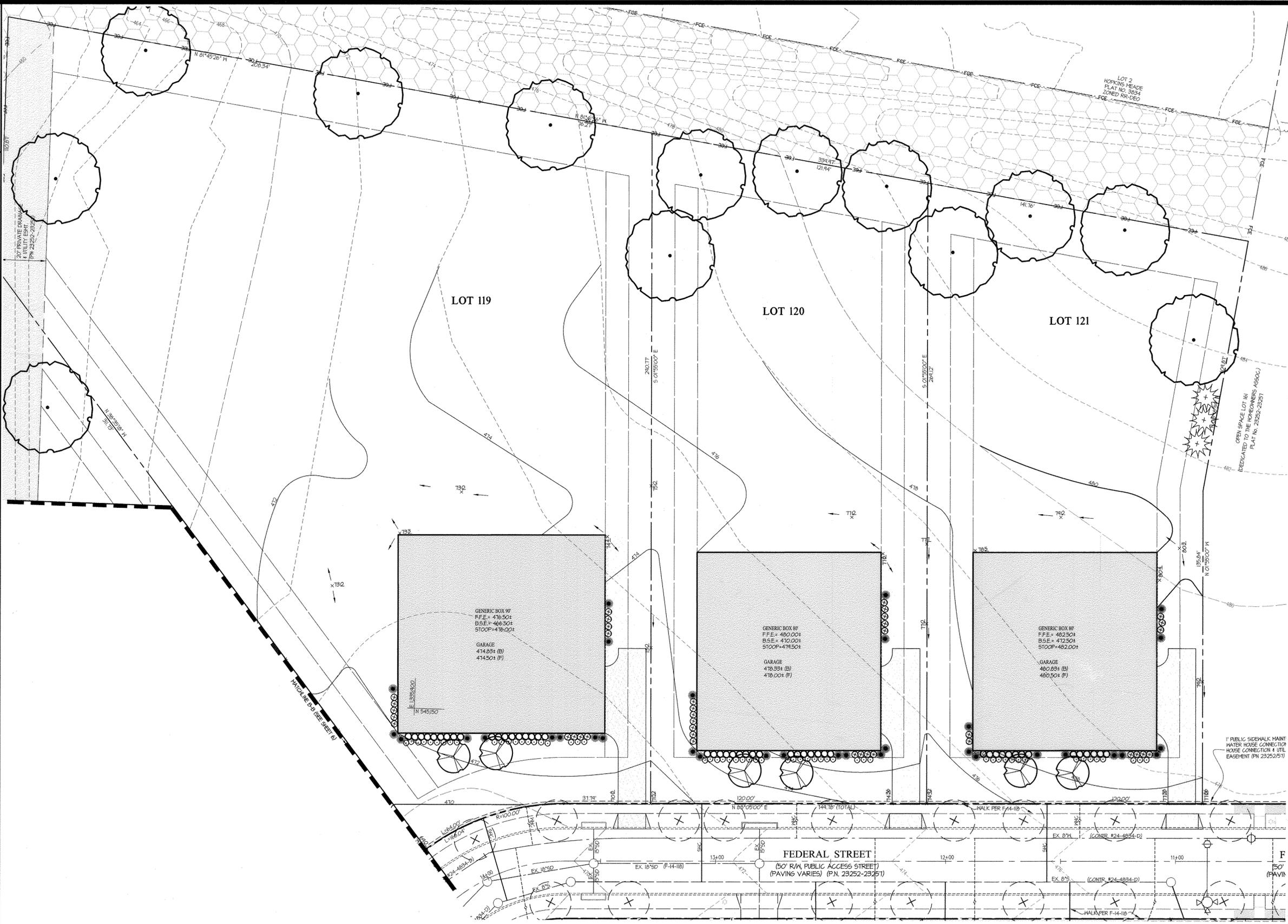
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*N. Williams* 7-19-16  
 Director Date

*West* 7-19-16  
 Chief, Division of Land Development Date

*Chad* 7-14-16  
 Chief, Development Engineering Division Date

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

PREPARED FOR: PROPERTY OWNER (DEVELOPER/SELLER): MAPLE LAWN FARMS I, LLC 1929 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT	LANDSCAPE PLAN <b>MAPLE LAWN FARMS</b> GARDEN DISTRICT - AREA 2 LOT Nos. 115-121 (SPD RESIDENTIAL USE) PLAT Nos. 23252-23257	SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 16015
ELECTION DISTRICT No. 5	HOWARD COUNTY, MARYLAND	DATE JUNE/2016	TAX MAP - GRID 41-14&21	SHEET 7 OF 7