

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITI AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:**
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 41
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-95M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-BEO
AREA OF BUILDABLE LOTS (Nos. 56-120) FOR THIS SITE DEVELOPMENT PLAN IS 3.13 ACRES
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.:
S-01-11, ZB-95M, PB-95S, NP-01-11, NP-05-02, P-05-01, F-05-40, SDP-04-82 AND SDP-04-12.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING 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 PLUN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-05-40.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA AND 46B.
- STORMWATER MANAGEMENT FOR BOTH QUALITY (AQ) AND QUANTITY (QP) HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-40 ON OPEN SPACE LOT 221. THE RECHARGE REQUIREMENT (REV) FOR THE PROPOSED DEVELOPMENT IS BEING SATISFIED BY THE UNDERGROUND FACILITY CONSTRUCTED UNDER F-05-40 ON OPEN SPACE LOT 125. THE POND WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M5 CONTRACT NOS. 24-4105-D). WATER METERS ARE LOCATED INSIDE THE SFA BUILDINGS.
- 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 (Nos. 1-20) SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE MIDTOWN 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 BY APPROVAL AND IMPLEMENTATION OF F-05-40.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 1 & 8 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 SHEET 8.
- 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 - 12/14' SERVING MORE THAN ONE RESIDENCE
B. SURFACE - 4" OF COMPACTED CRUSHER RUN BASE WITH 2" AND CHIP COATINGS (11/27/14)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (105 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL HEAVY USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY.
- 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 12B.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 13B.D.2.a) OF THE ZONING REGULATIONS AND THE APPROVED MLD 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.

MAPLE LAWN FARMS

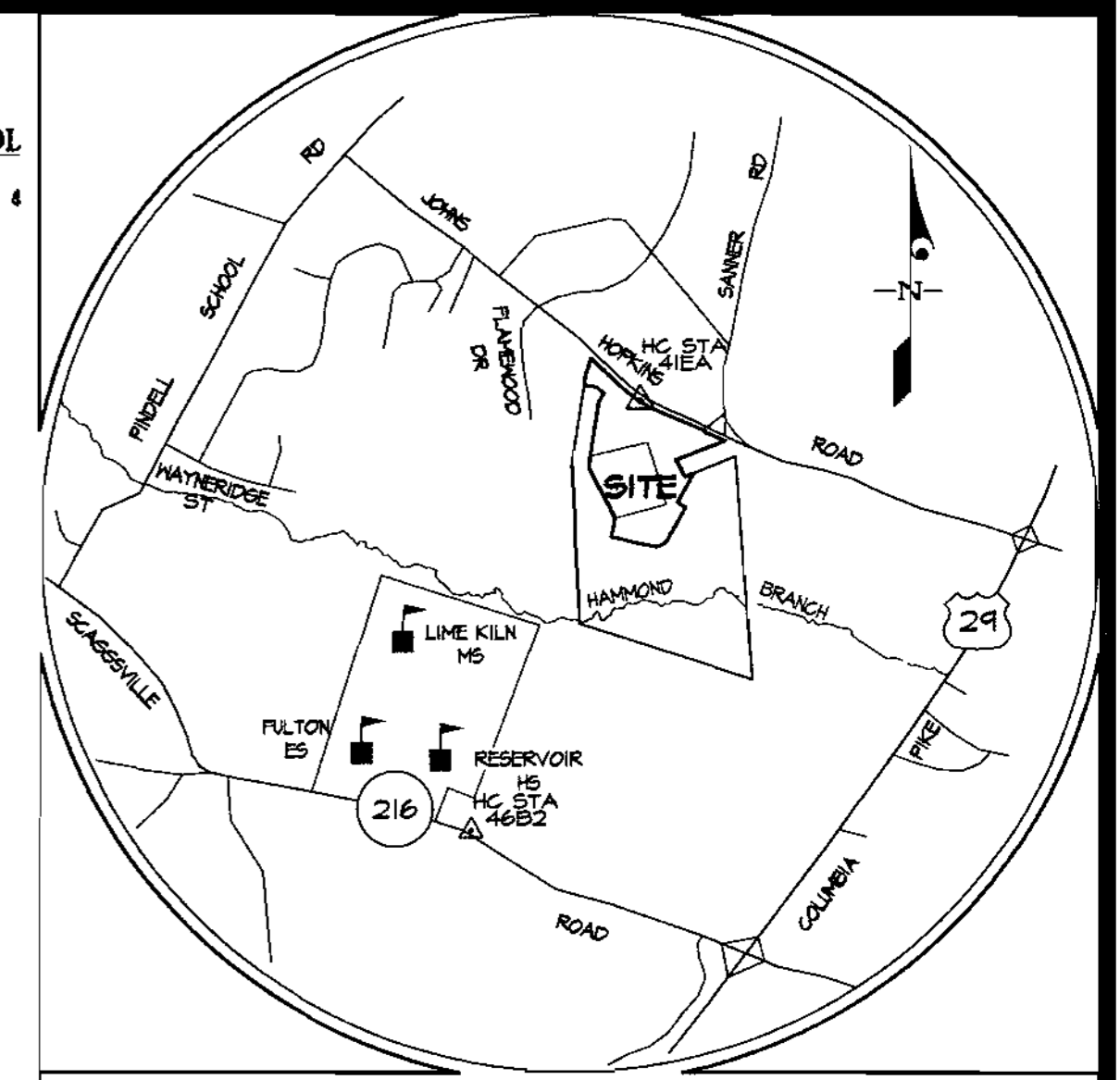
SITE DEVELOPMENT PLAN

MIDTOWN DISTRICT -- AREA 1: LOT Nos. 56 - 120

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA & NVD83 VERTICAL DATA
41EA N 544825.804
E 1394217.444
ELV.=407.093
46B2 N 534461.1271
E 1331216.484
ELV.=414.611



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES & DETAILS

OPEN SPACE PROVISION PER F-05-40:
TOTAL OPEN SPACE REQUIRED FOR AREA-1 = 35% OF MIDTOWN DISTRICT AREA-1 (51.43 x 0.35) OR 18.0 ACRE
TOTAL OPEN SPACE PROVIDED = 15.75 ACRES OR 42% OF MIDTOWN DISTRICT AREA-1 (51.43/31.43)
RECREATION OPEN SPACE REQUIRED = 1.5 ACRES OR 12% OF TOTAL OPEN SPACE REQUIRED (1.5/13.10)
RECREATION OPEN SPACE PROVIDED = 5.55 ACRES OR 42% OF TOTAL OPEN SPACE REQUIRED (5.55/13.10)

ADDRESS CHART

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
56	7611 PRESIDENT STREET	81	7611 MIDTOWN ROAD
57	7664	87	7664
58	7667	84	7667
59	7665	90	7665
60	7663	91	7663
61	7661	92	7661
62	7654	93	7660
63	7657	94	7662
64	7658	95	7664
65	7650	96	7666
66	7652	97	7668
67	7654	98	7670
68	7656	99	7672
69	7658	100	7674
70	7660	101	7676
71	7662	102	7678
72	7664	103	11521 HARRISON STREET
73	7666	104	11523
74	7668	105	11525
75	7670	106	11527
76	11501 HARRISON STREET	107	11529
77	11503	108	11531
78	11505	109	11533
79	11507	110	11535 LIBERTY STREET
80	11509	111	11537
81	11511 HARRISON STREET	112	11541
82	11513 HARRISON STREET	115	11584
83	7674 MIDTOWN ROAD	114	11561
84	7677	115	11595
85	7675	116	11563
86	7673	117	11561
		118	11574
		119	11571
		120	11575

MATER CODE: E 21	SEWER CODE: 7645000
DEVELOPMENT NAME: MAPLE LAWN FARMS MIDTOWN DISTRICT - AREA 1	DISTRICT/AREA: MIDTOWN/AREA-1
PLAT: 16085-16092	LOT: 56-120
ZONE: MXD-3	CENSUS TRACT: 6051.02
TAX MAP: 41	GRID: 1516 4 21
ELEC. DIST.: 5	

LOT DEVELOPMENT DATA

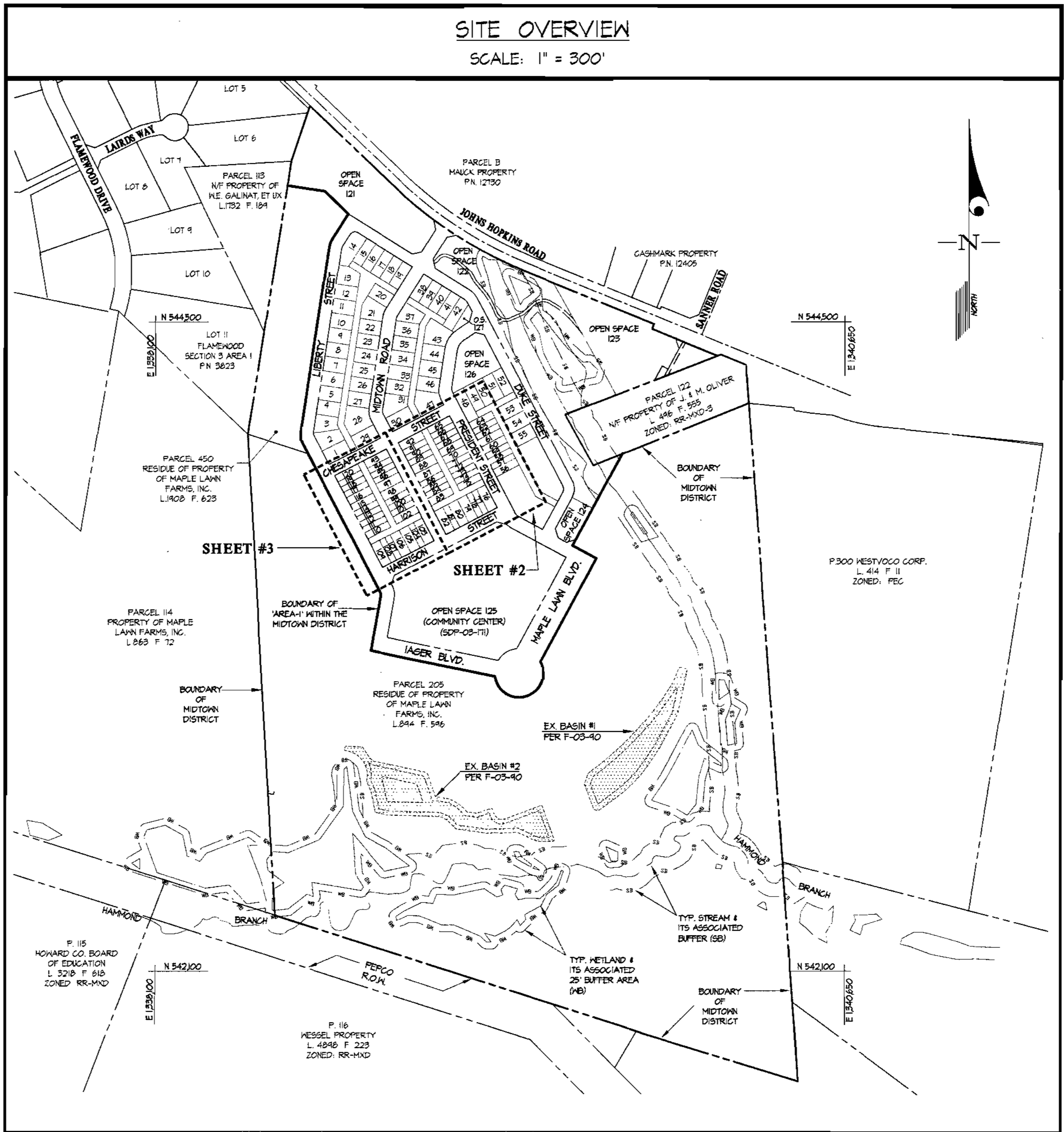
- GENERAL SITE ANALYSIS DATA**
 - PRESIDENT ZONING: MXD-3 PER ZB-95M
 - PROPOSED USE OF SITE: 85 SFA RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT 24-4105-D)
 - PARKING REQUIRED PER 56-120.2.a: 2 SPACES/UNIT x 65 = 130 SPACES
PARKING PROVIDED: 130 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE, EXCEPT FOR THE 3-CAR GARAGE ON LOTS 76, 82, 87, 93, 103 & 104. SEE NOTE 21 ABOVE REGARDING PARKING)
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-05-40 (SEE "PROVISION FOR RECREATION OPEN SPACE PER F-05-40" ON THIS SHEET).
- AREA TABULATION**
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 162,450 SF OR 3.73 AC.
 - AREA OF THIS PLAN SUBMISSION: 4.41 ACRES
 - AREA OF DISTURBANCE BY THIS SDP: 4.41 ACRES
- LOT DESIGNATION**

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM DRL
TOWNHOUSE	56-120	N/A	N/A
- STRUCTURE SETBACKS PER 5-01-11 AND PLAT 16086**

LOT TYPE	BLDG. HEIGHT*	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOUSE	50' MAX.	NONE	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

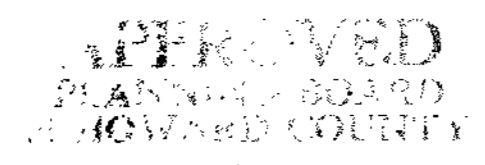
* MEASURE AT THE MIDDPOINT OF THE ROOF HEIGHT TO THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING.
** THERE IS NO SIDE SETBACK (S) FOR A GARAGE.

 - A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT, (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY 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 FRONT SETBACK REQUIREMENTS, SECTION 12B.A) 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 WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
 - STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark A. Coyle Director
Chris Hanan Chief, Division of Land Development
Chadman Chief, Development Engineering Division

DATE: 5/27/04



GLW GUTSCHICK 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. 410-860-1820 DC/VA. 301-989-2524 FAX: 301-421-4186

DES. MFT	DRN. R/P	CHK. MFT	DATE	REVISION	BY	APPR.

PREPARED FOR:
 DEVELOPER OF MAPLE LAWN FARMS:
 G & R MAPLE LAWN, INC.
 9291 REGISTERED ROAD, SUITE 410
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: CHARLES O'DONOVAN

ML MAPLE LAWN L.L.C. IS THE BUILDER/OWNER OF LOTS:
76-104

MILLER AND SMITH AT MAPLE LAWN L.L.C. IS THE BUILDER/OWNER OF LOTS:
56-75, AND 110-120.

COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 1: LOT Nos. 56 thru 120
 (SFA RESIDENTIAL USE)
 PLAT No. 16085 - 16092

PREPARED BY: MILLER AND SMITH AT MAPLE LAWN L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCKEAN, VIRGINIA 22102
 PH: (703) 821-2500
 c/o: COLLEEN DWILEY

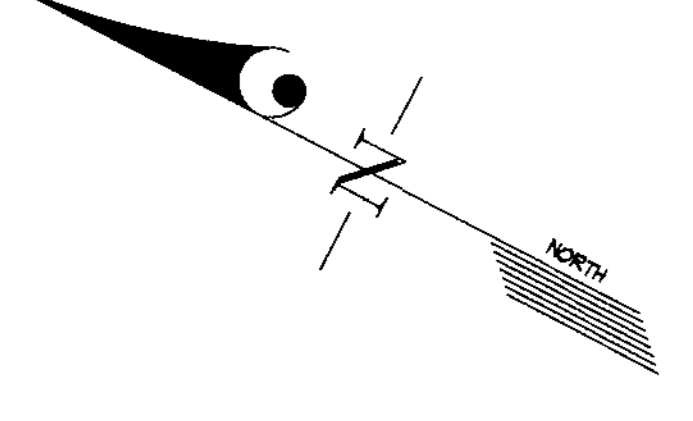
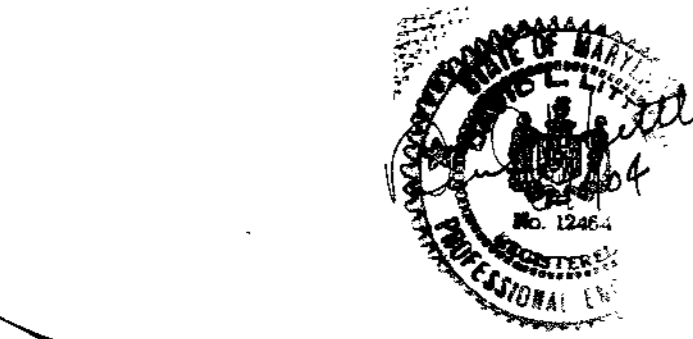
PREPARED BY: MILLER AND SMITH AT MAPLE LAWN L.L.C.
 1686 E. CLUE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-5511
 c/o: JOHN CORGAN

AS SHOWN	ZONING	G. L. W. FILE No.
DATE: 28/MAY/04	TAX MAP - GRID: 41	03-013
	ELEC. DIST.:	SHEET
		1 OF 9

HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN LEGEND

- 600 --- EXISTING CONTOUR
- - - 600 - - - PROPOSED CONTOUR
- +388.00' EXISTING SPOT ELEV. (HP/HIGH PT.)
- +388.00' PROPOSED SPOT ELEV. (HP/HIGH PT.)
- - - - - EXISTING CURB & GUTTER
- 1" --- 1" WATER HOUSE CONNECTION (TYP. DASHED LINE)
- 1" --- WATER LINE (PUBLIC)
- 1" --- EXISTING UTILITY LIGHT POLE
- 1" --- TRANSFORMER PAD
- 1" --- FENCE LINE
- 1" --- EXISTING STORM DRAIN
- 1" --- EXISTING SEWER MAIN (DASHED LINE)
- 1" --- SEWER HOUSE CONNECTION (SIC, SOLID LINE)
- 1" --- CONCRETE DRIVEWAY & SIDEWALK
- 1" --- TYP. YARD INLET
- 1" --- PROPOSED HOUSE
- 1" --- FFE = FINISHED FLOOR ELEVATION
- 1" --- FFE = FINISHED FLOOR ELEVATION
- 1" --- BSE = BASEMENT SLAB ELEVATION
- 1" --- GAR = GARAGE (F=FRONT, B=BACK)
- 1" --- SB & D --- SAME BEARING & DISTANCE
- 1" --- 6.5 BRL --- GARAGE STRUCTURE BRL
- 1" --- PFAPL --- PRIVACY FENCE ALONG PROPERTY LINE

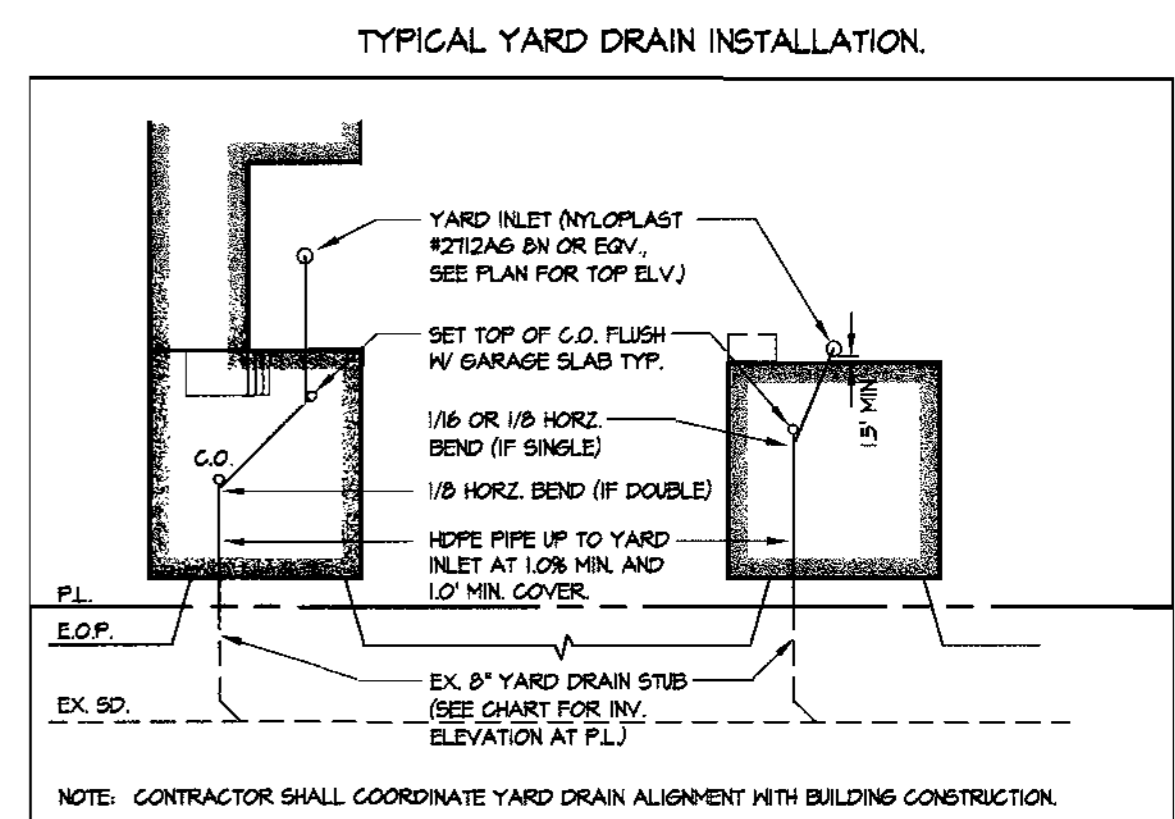
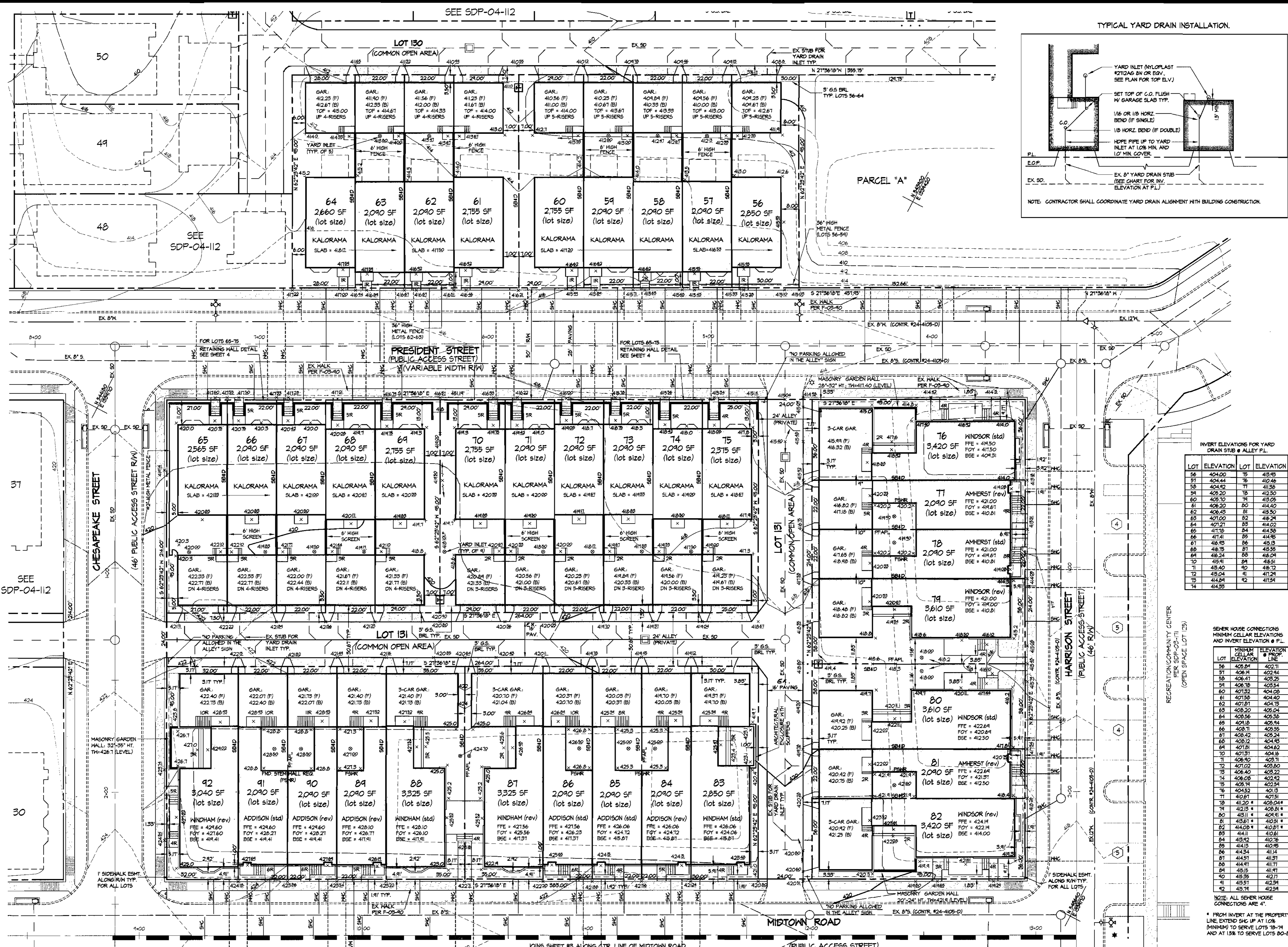


- NOTES:**
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL HWYS TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #24-4105-D. THE WATER METER FOR EACH HOUSE SHALL BE LOCATED INSIDE THE BUILDING.
 - SEE THE CHART ON THIS SHEET FOR SIG 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 1741 FOLIO 242 THROUGH 266).
 - ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 5 HOURS.
 - ALL YARD DRAIN INLETS ARE 12" (NYLOPLAST) IN LINE DRAIN MODEL NO. 2125G (ON OR EOV). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING 4" DN HOPE. TYPE 311 RIFES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 5/15/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *David L. Wagle* Date: 6/10/04
Chief, Division of Land Development: *Conrad Hammit* Date: 6/16/04
Chief, Development Engineering Division: *William M. ...* Date: 6/15/04

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TEL: 301-421-4024 FAX: 301-989-2524



INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.

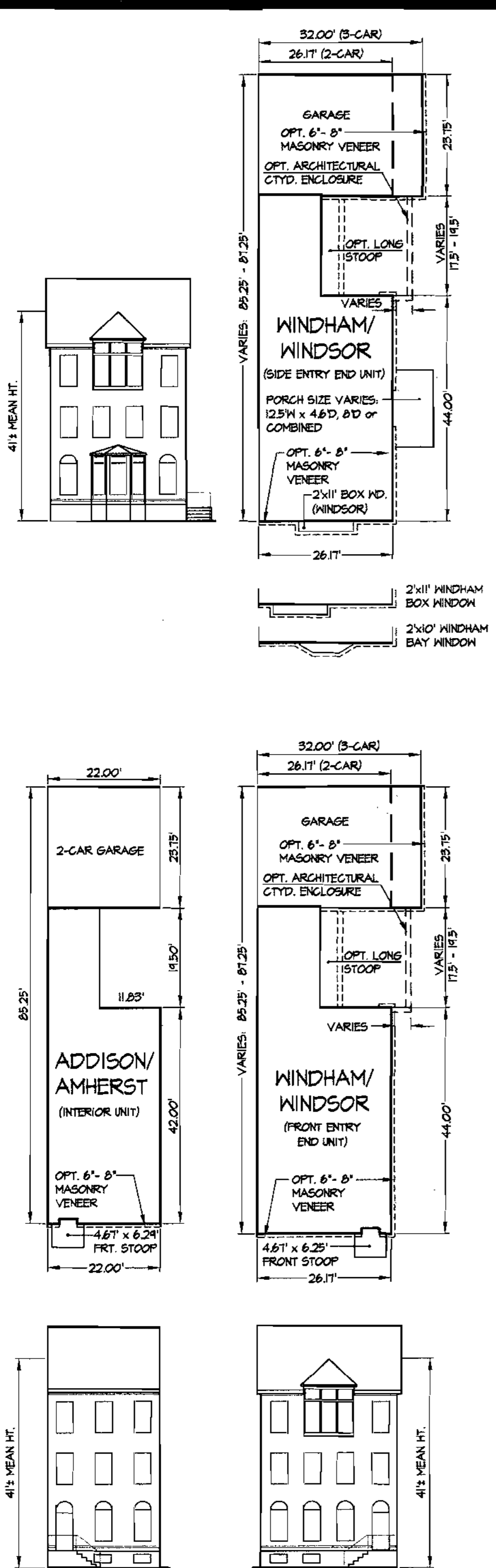
LOT	ELEVATION	LOT	ELEVATION
56	404.00	75	415.95
57	404.44	76	410.46
58	404.92	77	415.30
59	405.20	78	412.30
60	405.10	79	415.05
61	406.20	80	414.40
62	405.45	81	415.30
63	407.00	82	416.24
64	407.21	83	414.02
65	417.19	84	414.36
66	417.41	85	414.95
67	416.95	86	415.13
68	416.75	87	415.55
69	416.24	88	416.04
70	415.91	89	416.51
71	415.40	90	417.21
72	415.04	91	417.24
73	414.84	92	417.54
74	414.35		

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.

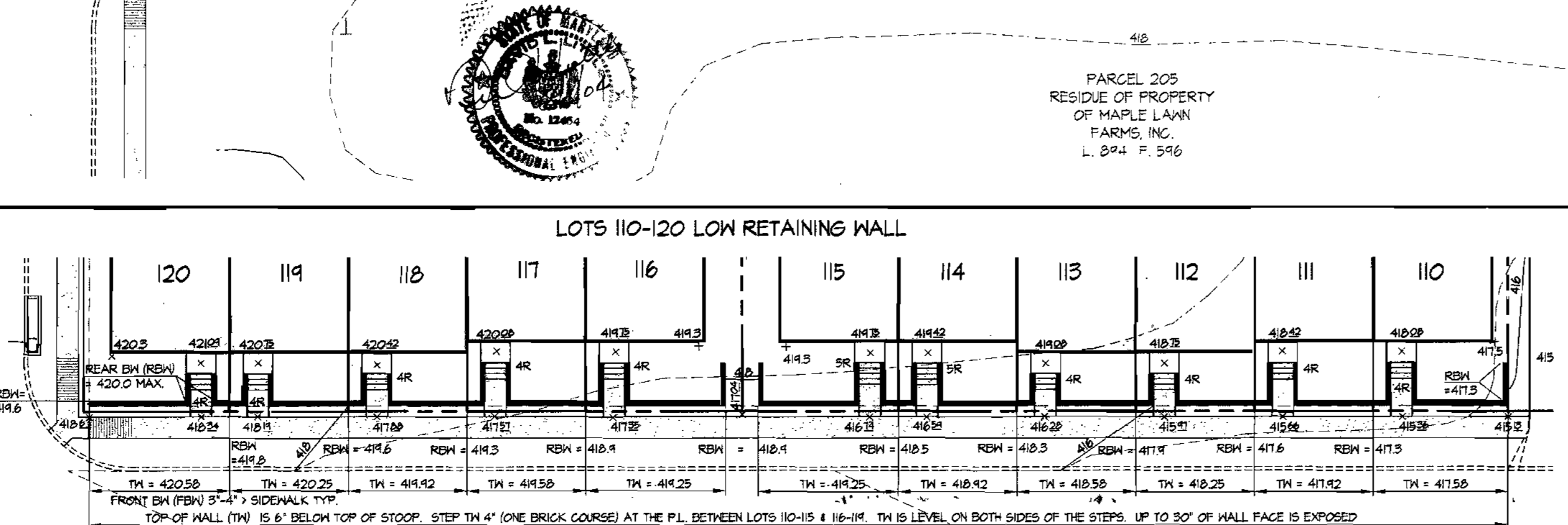
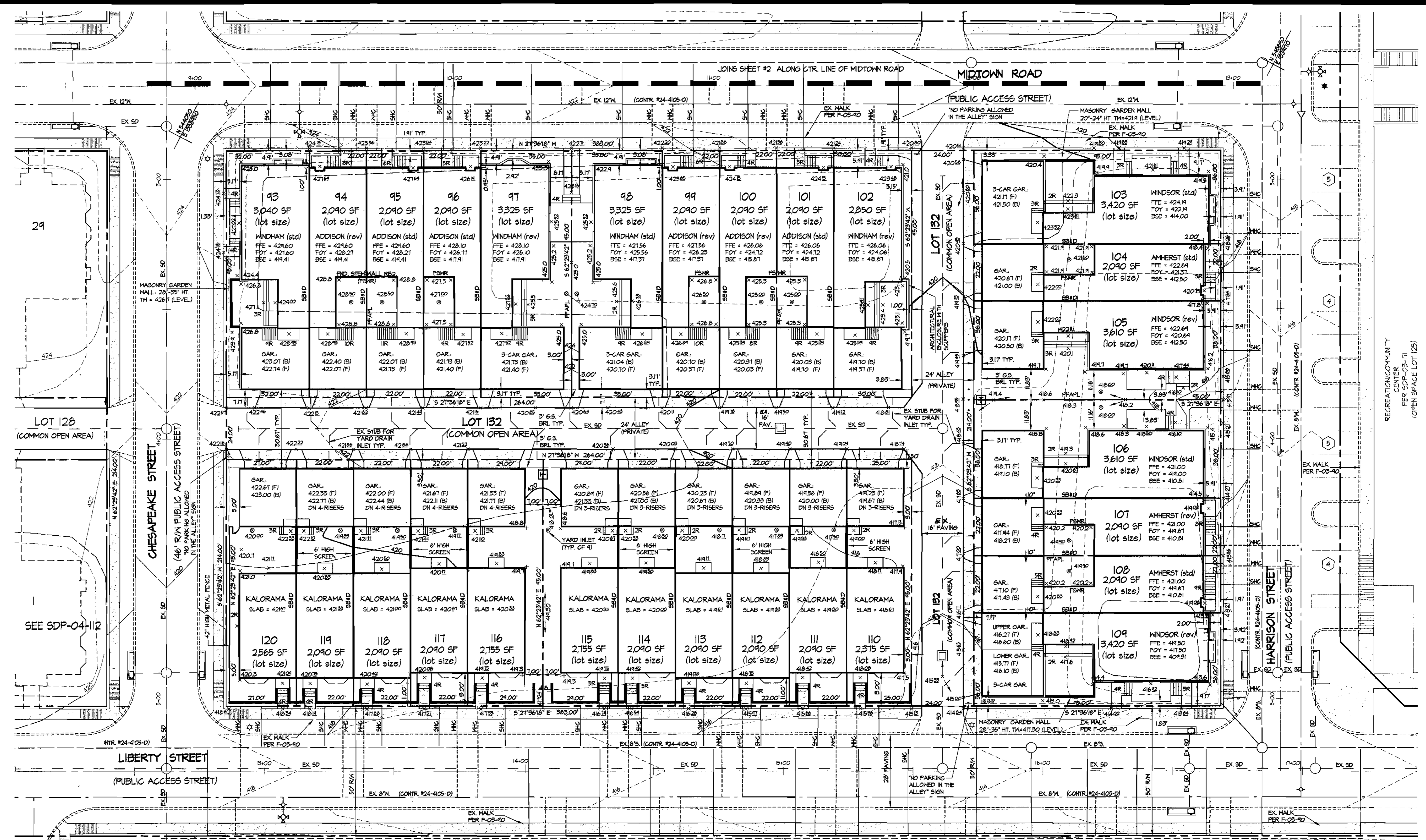
LOT	MINIMUM CELLAR ELEVATION	INVERT ELEVATION @ P.L.
56	405.84	402.71
57	406.41	402.46
58	406.47	402.25
59	406.78	402.34
60	407.12	404.58
61	407.59	402.30
62	407.81	404.13
63	408.20	405.04
64	408.32	404.85
65	408.18	402.34
66	408.71	402.34
67	408.42	405.24
68	408.12	404.85
69	407.81	404.62
70	407.51	404.18
71	406.90	402.80
72	407.02	402.80
73	406.40	402.22
74	406.08	402.42
75	405.74	402.54
76	404.53	401.5
77	410.81	407.51
78	411.20	408.04
79	412.13	409.81
80	415.11	409.81
81	415.61	410.51
82	414.08	410.21
83	414.54	411.4
84	415.42	410.76
85	414.15	410.45
86	414.34	411.4
87	414.51	411.71
88	414.91	411.71
89	415.19	411.91
90	415.39	412.11
91	415.51	412.54
92	415.74	412.54

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".
* FROM INVERT AT THE PROPERTY LINE, EXTEND 5% UP AT 10% (MINIMUM) TO SERVE LOTS 78-79 AND AT 15% TO SERVE LOTS 80-82

<p>PREPARED FOR:</p> <p>BUILDER/LOT OWNER: MILLER AND SMITH OF MAPLE LAWN, LLC 8401 GREENSDORF DRIVE, SUITE 300 ROCKLEIGH, VIRGINIA 22102 PH: (703) 821-2501 ATTN: COLLEEN DWILEY</p>		<p>BUILDER/LOT OWNER: MB MAPLE LAWN LLC 1686 E. CLUE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 ATTN: JOHN COGAN</p>		<p>SITE DEVELOPMENT PLAN MAPLE LAWN FARMS MIDTOWN DISTRICT - AREA 1: LOT No. 56 thru 120 (SFA RESIDENTIAL USE) PLAT No. 16085 - 16092</p>		<p>SCALE: 1" = 20' DATE: 28/MAY/04</p>		<p>ZONING: MXD-3 TAX MAP - GRID: 41</p>		<p>G. L. W. FILE No.: 03-013 SHEET: 2 OF 9</p>	
<p>HOWARD COUNTY, MARYLAND</p>											



HOMES by MITCHELL & BEST TYP. FOOTPRINTS and ELEVATIONS
(STANDARD ORIENTATION SHOWN) SCALE: 1"=20'



LOTS 110-120 LOW RETAINING WALL

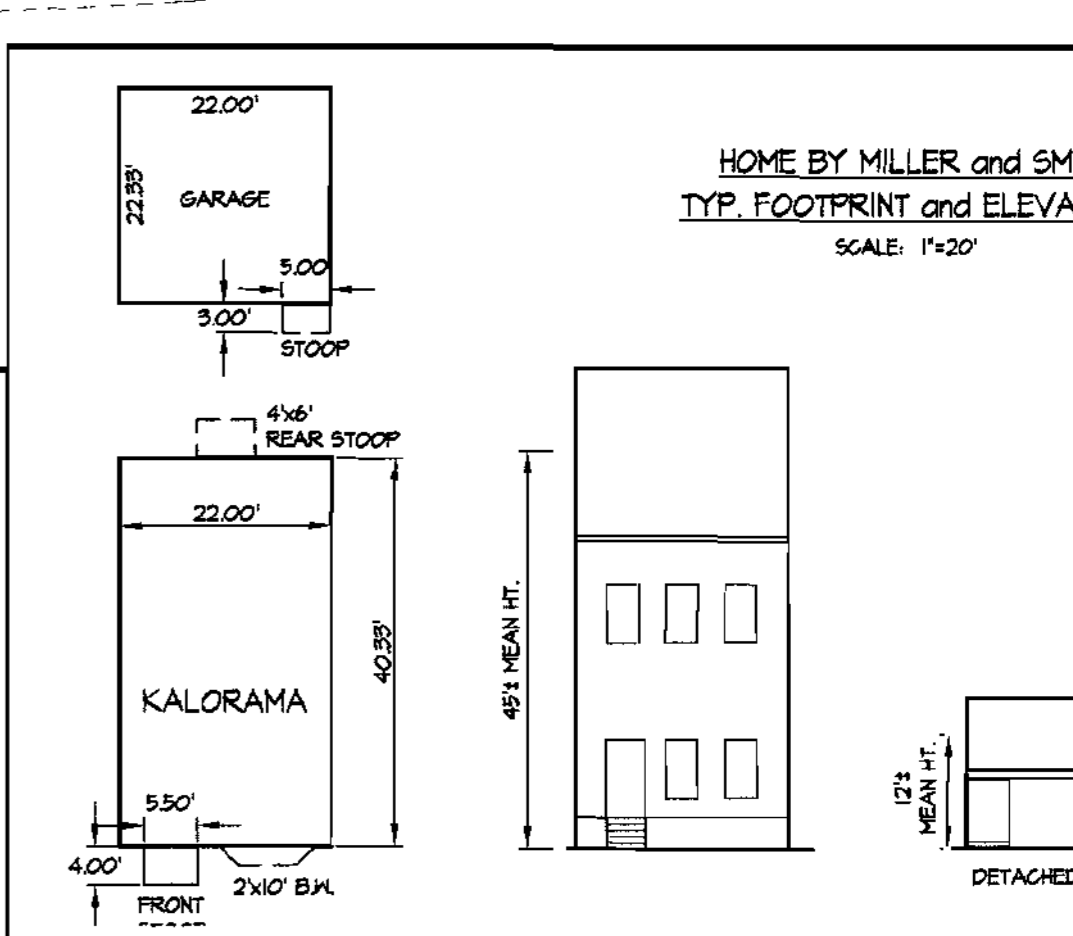
SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.

LOT	MINIMUM ELEVATION @ P.L.	MINIMUM ELEVATION @ P.L.
93	426.00	426.00
94	426.00	426.00
95	426.00	426.00
96	426.00	426.00
97	426.00	426.00
98	426.00	426.00
99	426.00	426.00
100	426.00	426.00
101	426.00	426.00
102	426.00	426.00
103	426.00	426.00
104	426.00	426.00
105	426.00	426.00
106	426.00	426.00
107	426.00	426.00
108	426.00	426.00
109	426.00	426.00
110	426.00	426.00
111	426.00	426.00
112	426.00	426.00
113	426.00	426.00
114	426.00	426.00
115	426.00	426.00
116	426.00	426.00
117	426.00	426.00
118	426.00	426.00
119	426.00	426.00
120	426.00	426.00

INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.

LOT	ELEVATION	LOT	ELEVATION
93	426.00	101	426.00
94	426.00	102	426.00
95	426.00	103	426.00
96	426.00	104	426.00
97	426.00	105	426.00
98	426.00	106	426.00
99	426.00	107	426.00
100	426.00	108	426.00
101	426.00	109	426.00
102	426.00	110	426.00
103	426.00	111	426.00
104	426.00	112	426.00
105	426.00	113	426.00
106	426.00	114	426.00
107	426.00	115	426.00
108	426.00	116	426.00
109	426.00	117	426.00
110	426.00	118	426.00
111	426.00	119	426.00
112	426.00	120	426.00

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



HOME BY MILLER and SMITH TYP. FOOTPRINT and ELEVATION SCALE: 1"=20'

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 5/27/04
1/2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Meredith A. Leagle* 6/12/04
 Chief, Division of Land Development: *Cecilia Hamstra* 6/16/04
 Chief, Development Engineering Division: *William J. ...* 6/15/04

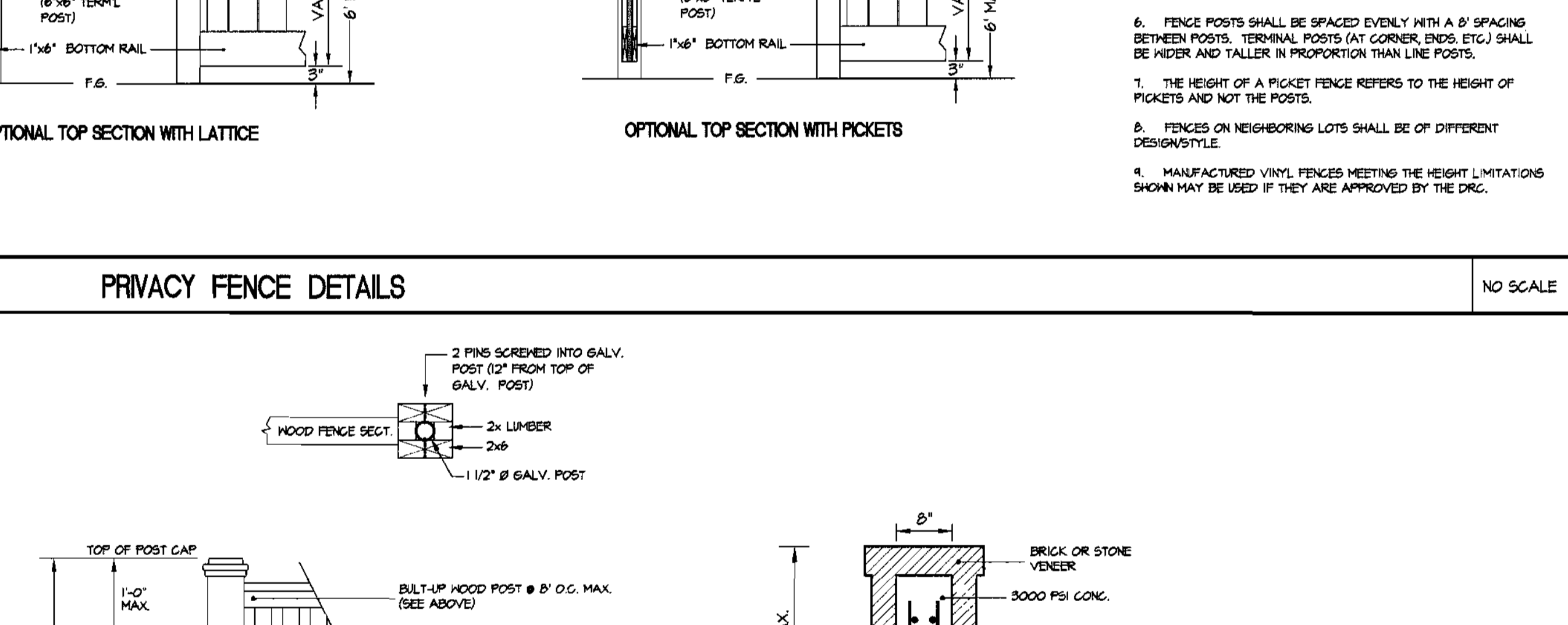
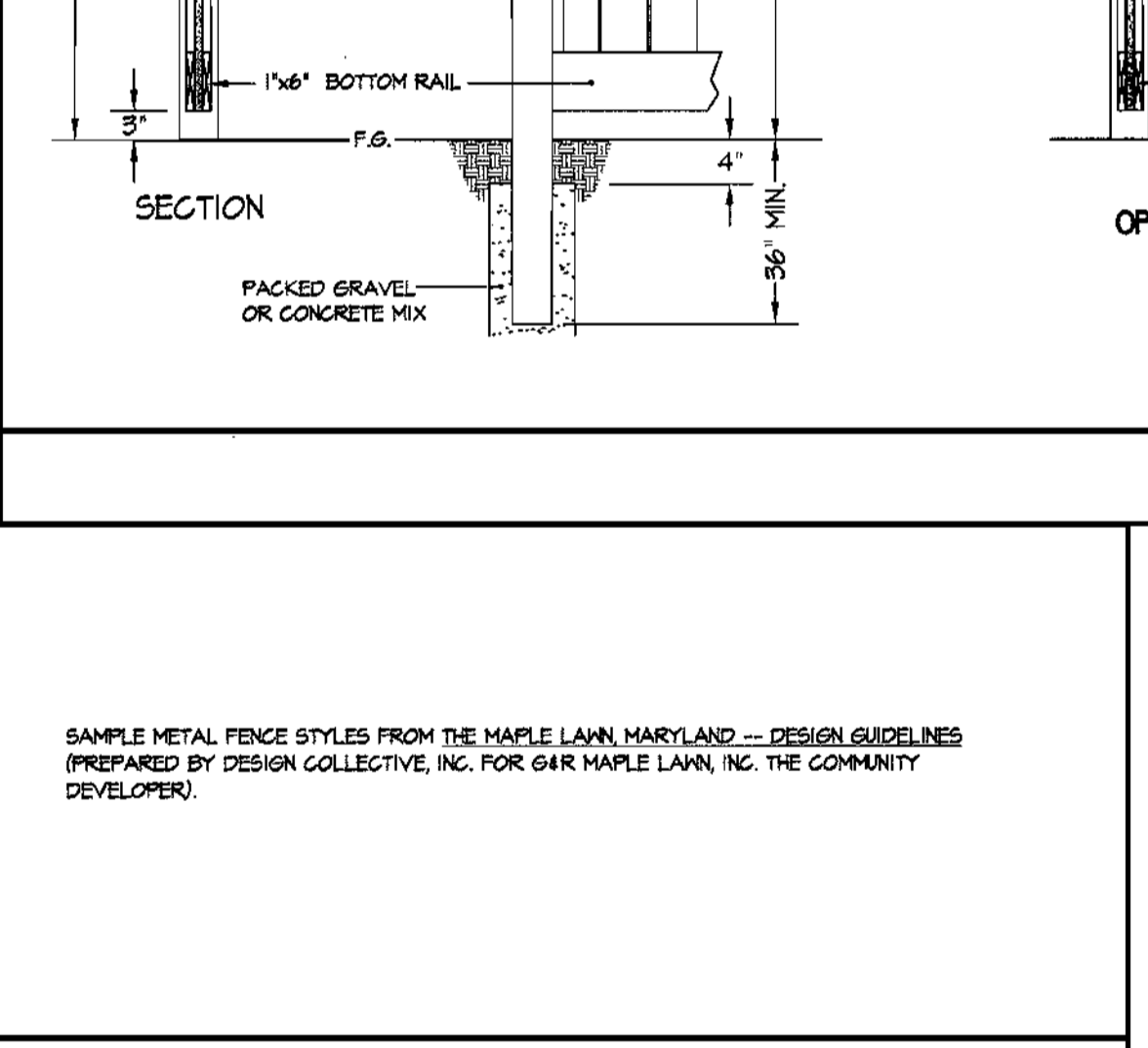
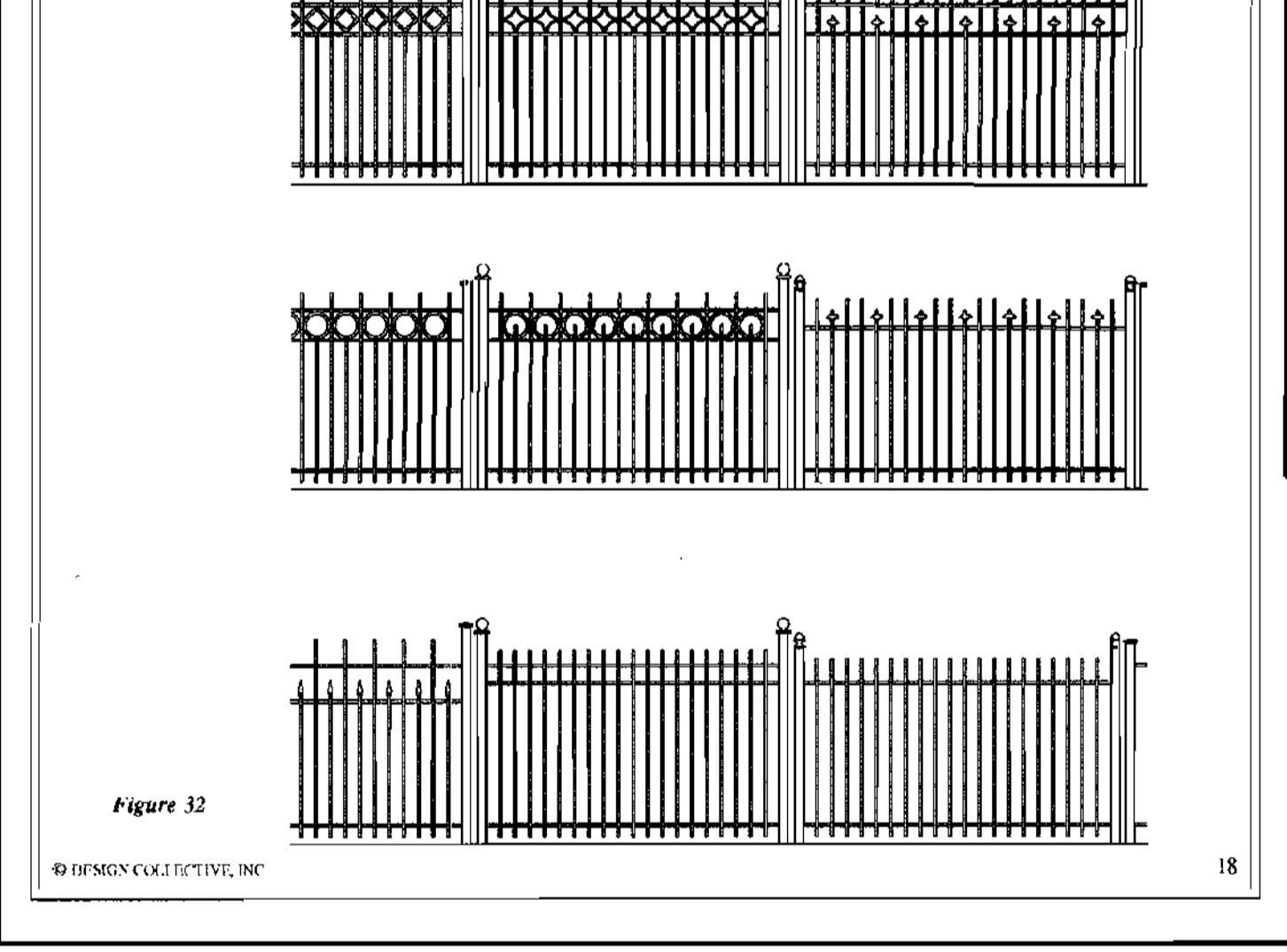
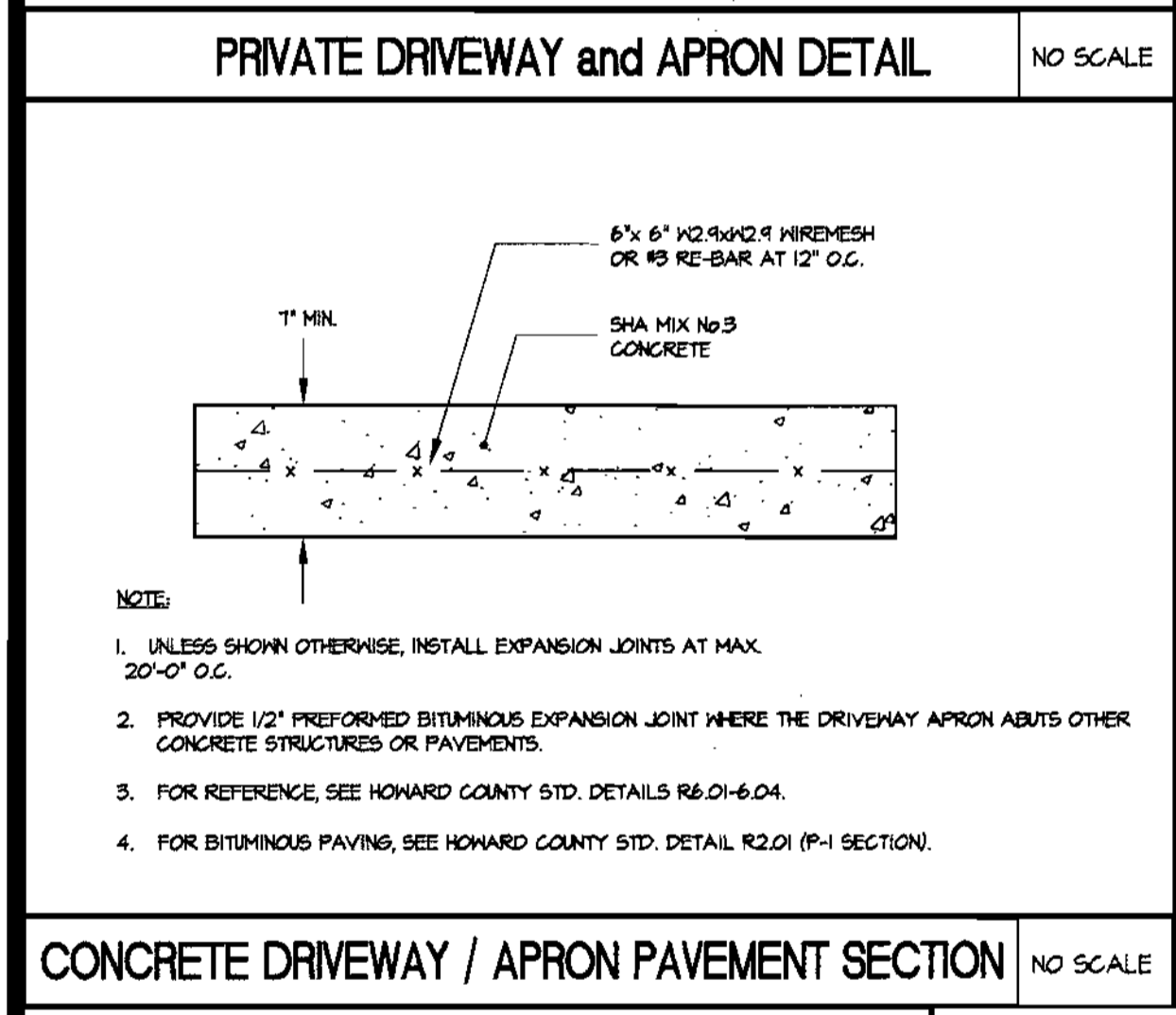
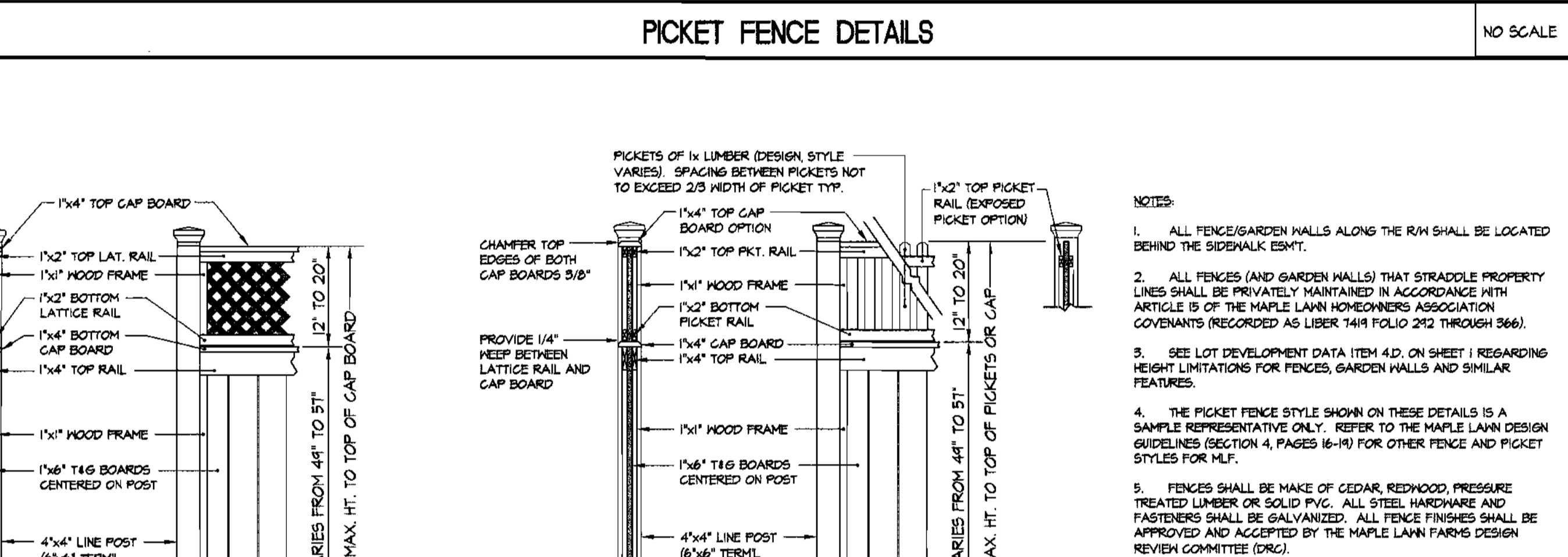
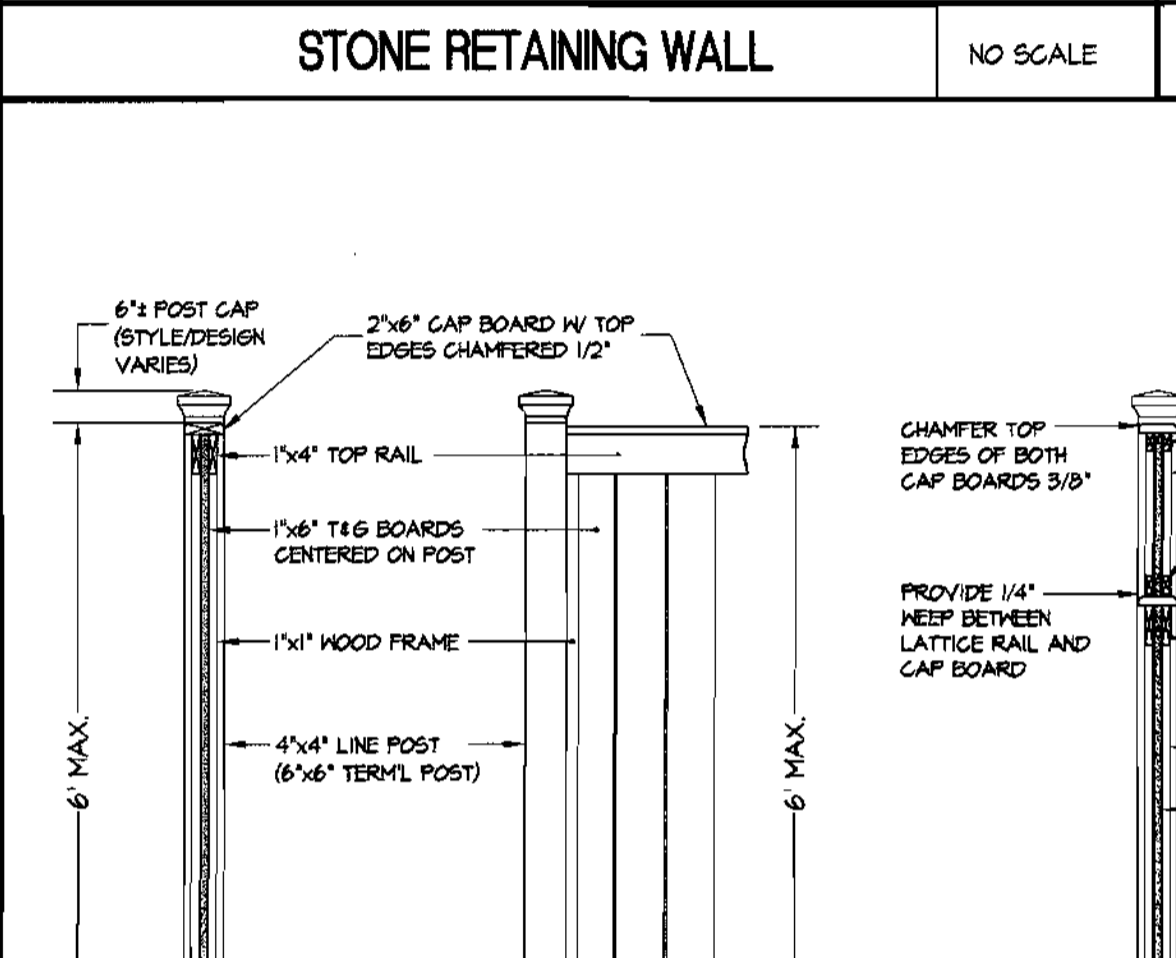
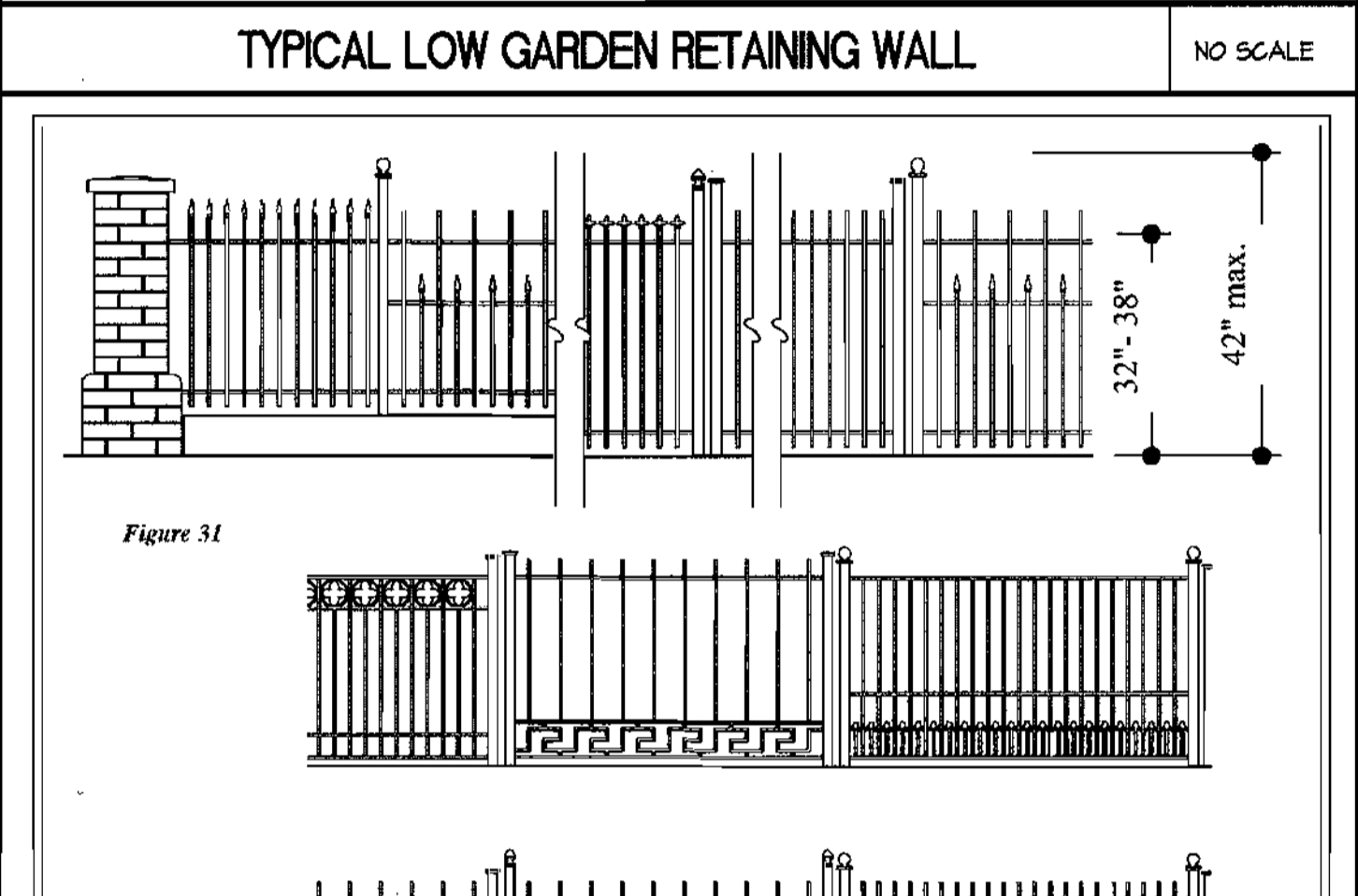
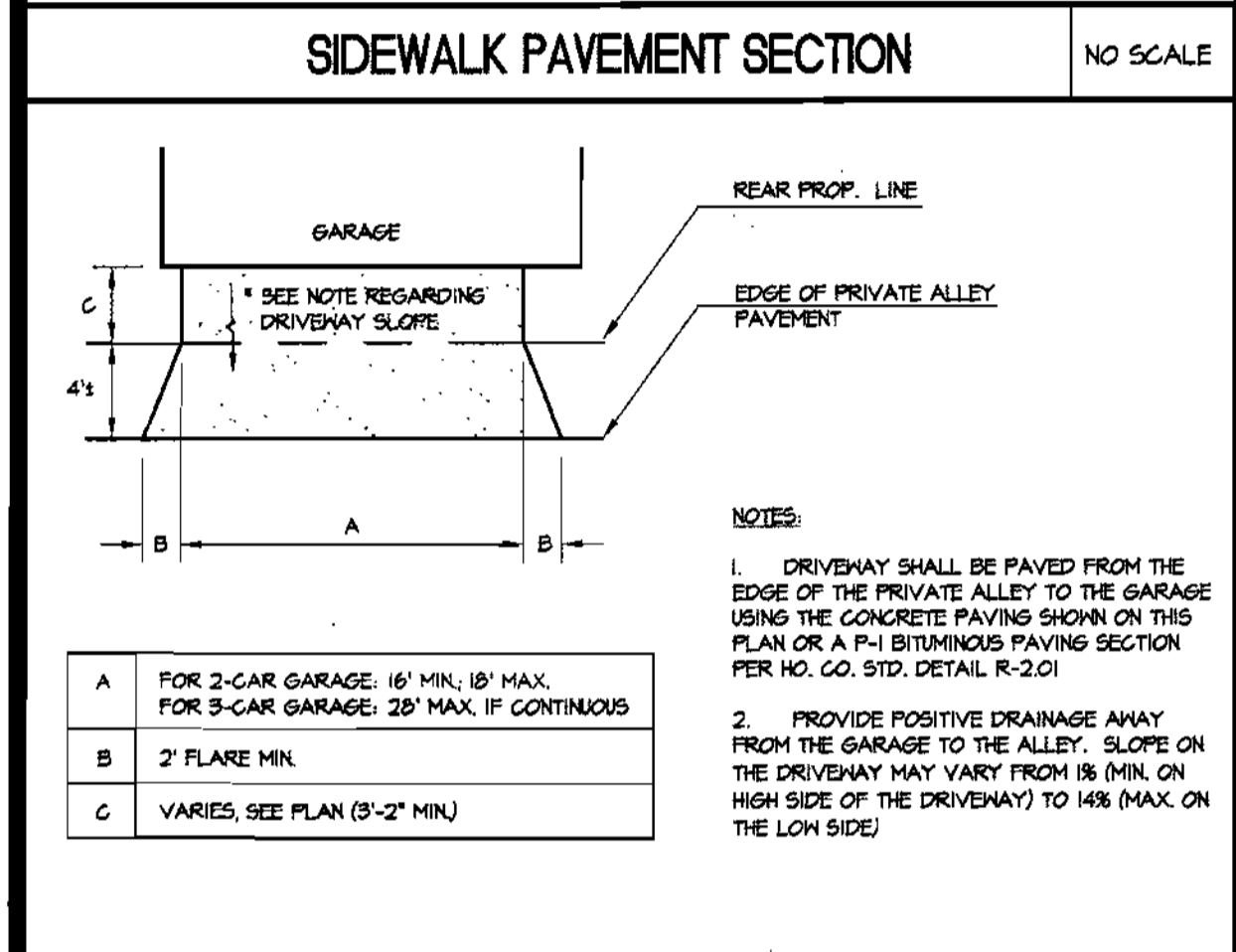
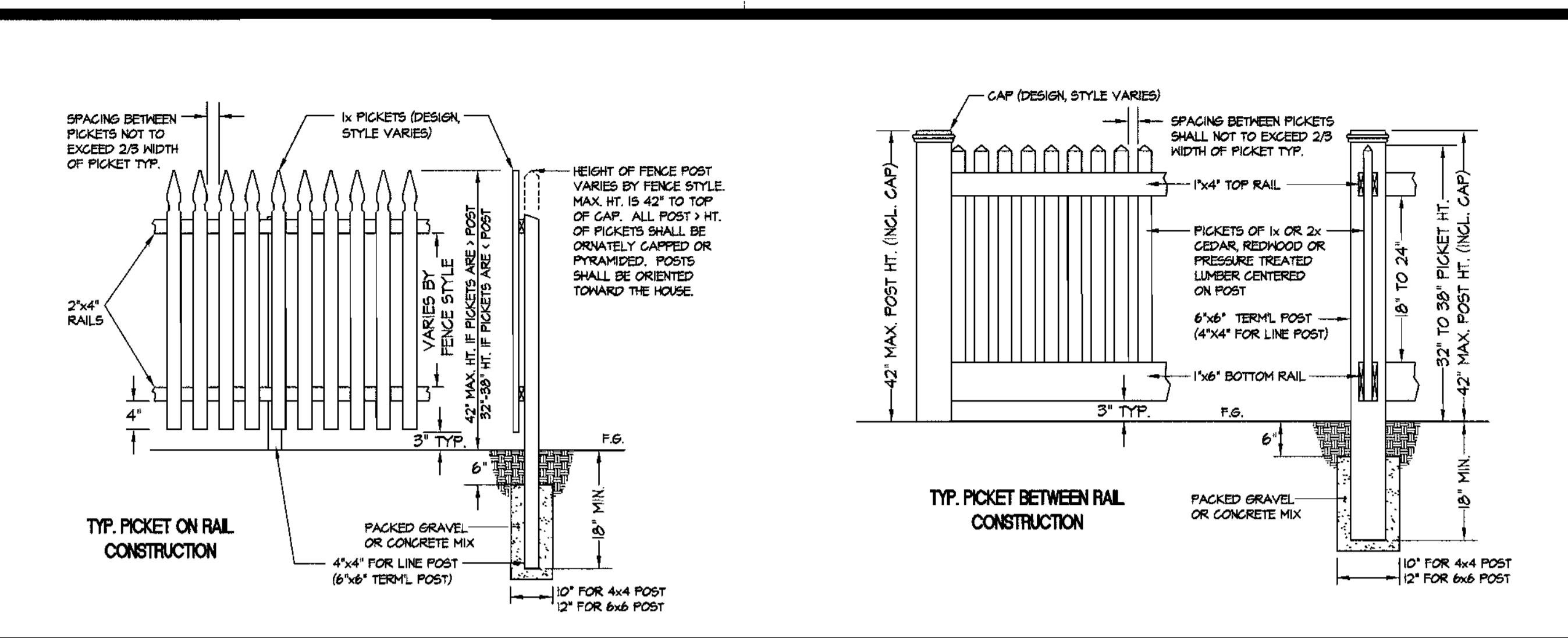
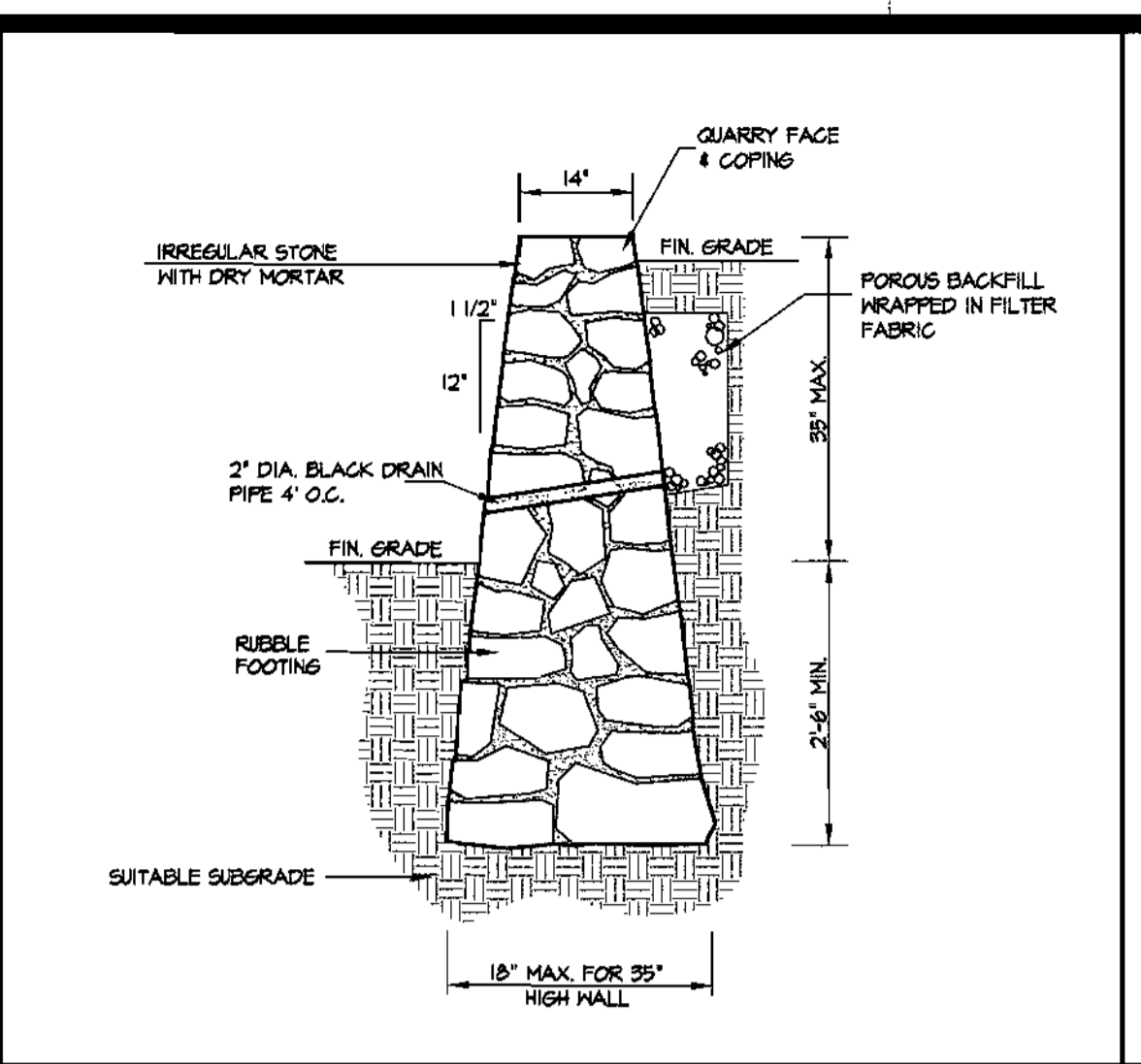
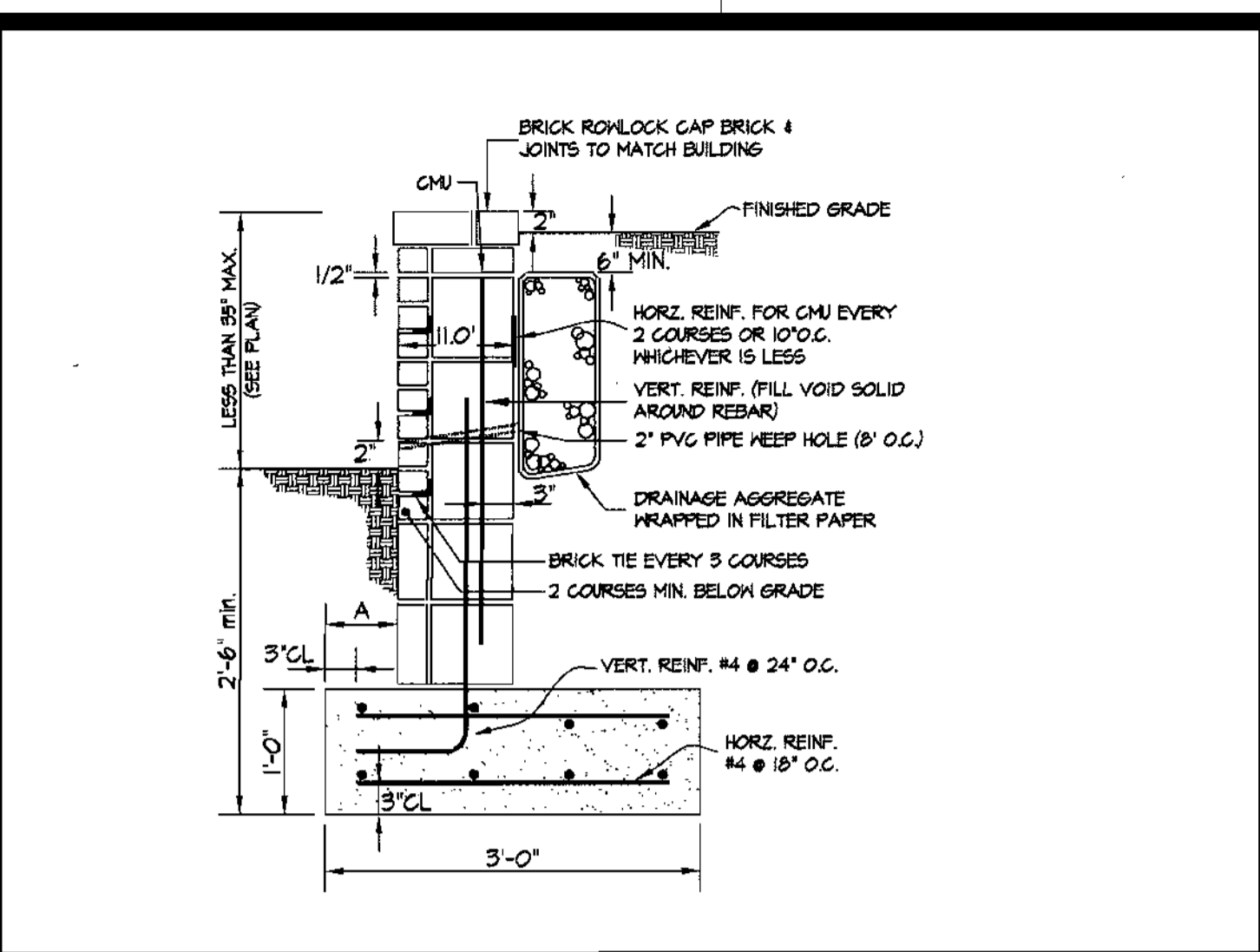
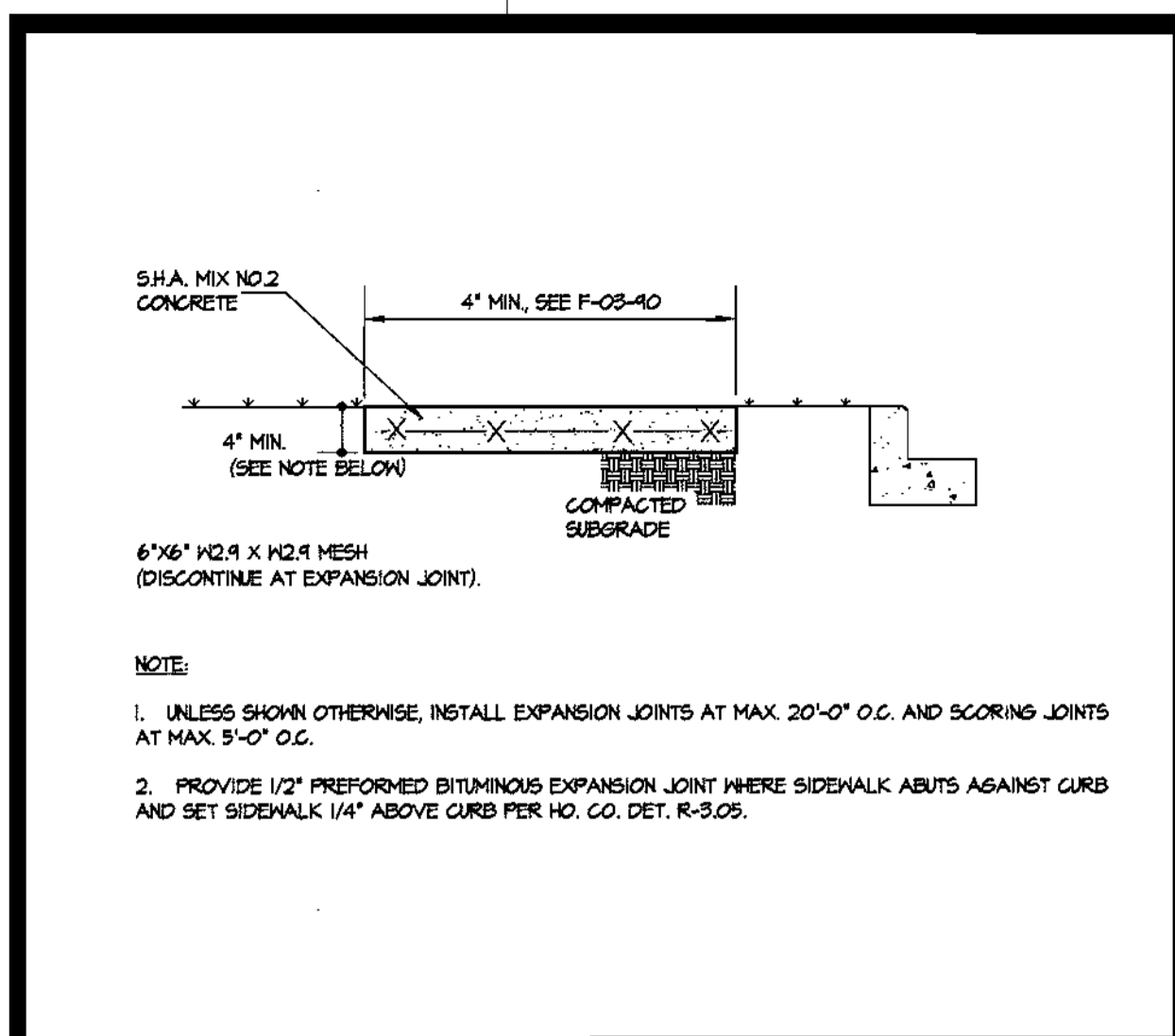
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1800 DC/VA: 301-589-2524 FAX 301-421-4186

PREPARED FOR:

BUILDER/LOT OWNER: MILLER and SMITH of MAPLE LAWN, L.L.C. 8401 GREENSBORO DRIVE, SUITE 300 MIDDLEBURY, VIRGINIA 22102 PH: (703) 821-9511 attn: COLLEEN DWELLEY	BUILDER/LOT OWNER: MILLER and SMITH of MAPLE LAWN, L.L.C. 1688 E. DUKE DRIVE ROCKVILLE, MARYLAND 20850 PH: (703) 821-9511 attn: JOHN CORGAN
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SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 1: LOT Nos. 56 thru 120
 (SFA RESIDENTIAL USE)
 PLAT No. 16085 - 16092

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	03-013
DATE	TAX MAP - GRID	SHEET
28/MAY/04	41	3 OF 9



APPROVED PLANNING BOARD of HOWARD COUNTY

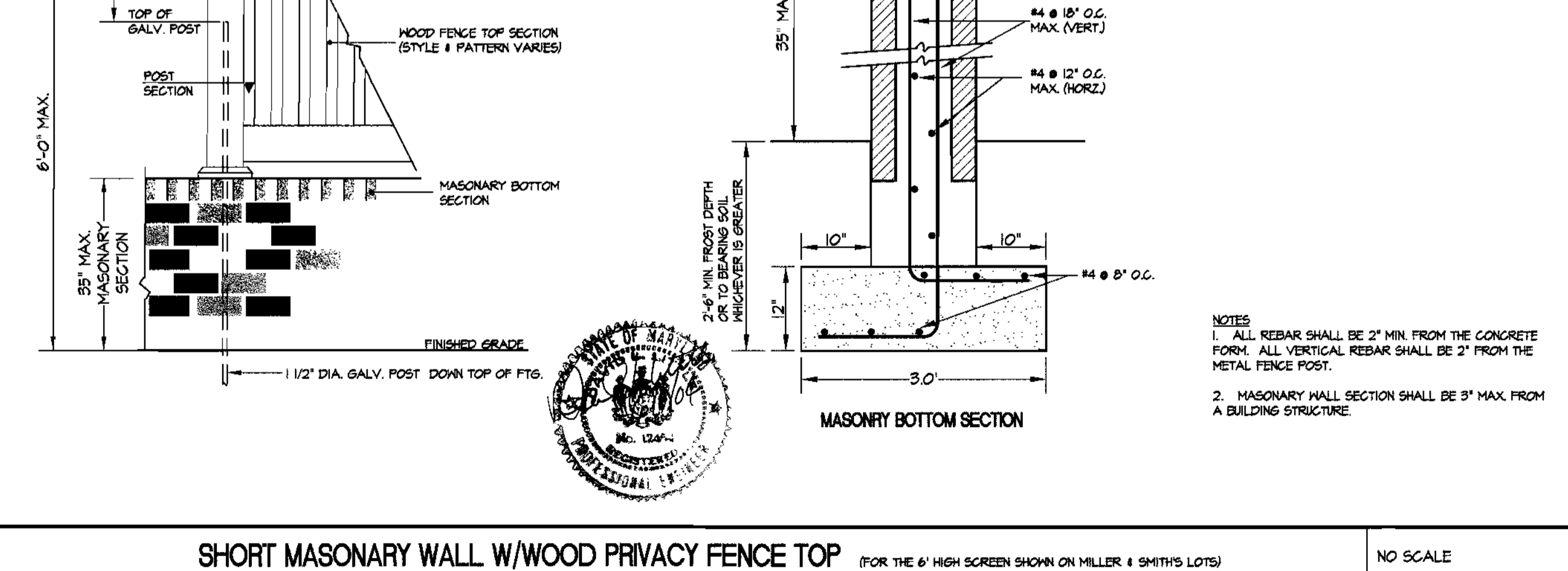
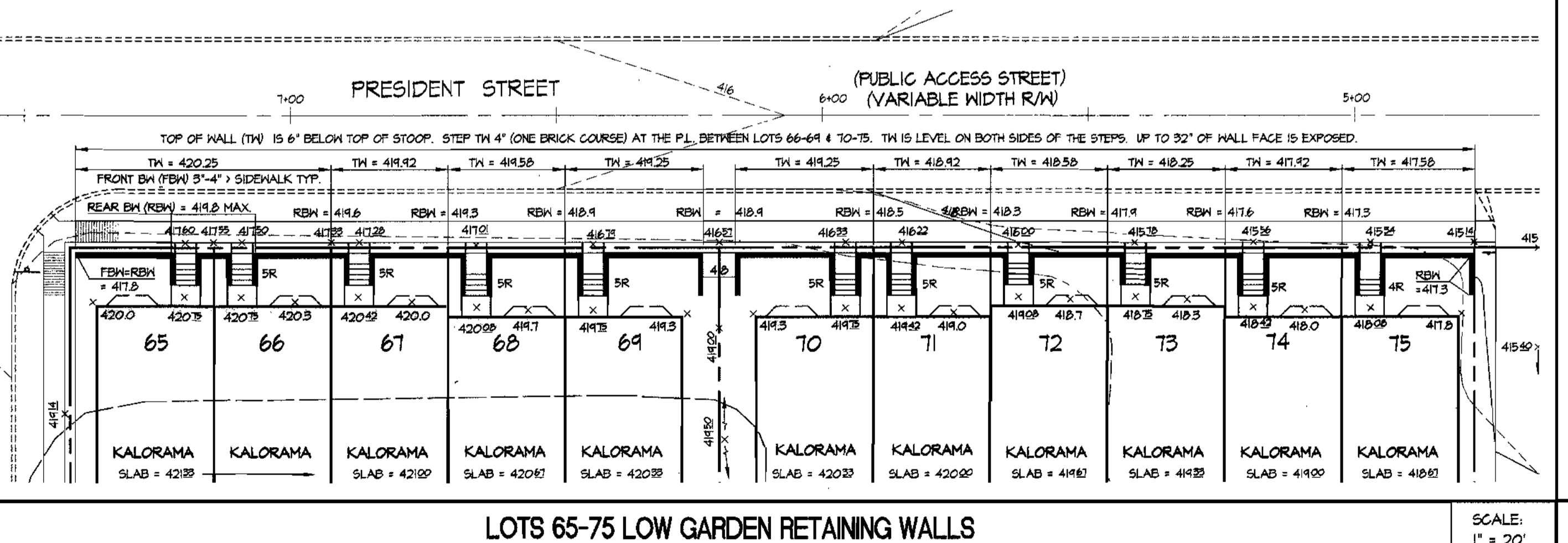
DATE: 5/2/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

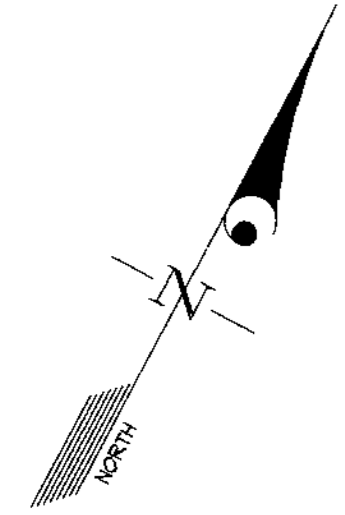
Director: Frank A. Leyley 6/17/04

Chief, Division of Land Development: Cindy Hamonts 6/16/04

Chief, Development Engineering Division: [Signature] 6/15/04



<p>GLW GUTSCHICK LITTLE & WEBER, P.A.</p> <p>CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS</p> <p>3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK</p> <p>BURTONSVILLE, MARYLAND 20886</p> <p>TEL: 301-421-4024 BALT. 410-886-1800 DC/VA. 301-959-2524 FAX 301-421-4186</p>	<p>PREPARED FOR:</p> <p>BUILDER/LOT OWNER: MILLER AND SMITH OF MAPLE LAWN, L.L.C. 8401 GREENSBORO DRIVE, SUITE 300 WHELAN, VIRGINIA 22102 PH: (703) 821-2500 attn: COLLEEN DWELLEY</p> <p>BUILDER/LOT OWNER: MB MAPLE LAWN L.L.C. 1685 E. GALE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 attn: JOHN CORGAN</p>	<p>ELECTION DISTRICT No. 5</p>
<p>DATE</p> <p>REVISION</p> <p>BY</p> <p>APPR.</p>	<p>DATE</p> <p>REVISION</p> <p>BY</p> <p>APPR.</p>	<p>DATE</p> <p>REVISION</p> <p>BY</p> <p>APPR.</p>



PARCEL 205
RESIDUE OF PROPERTY OF
MAPLE LAWN FARMS, INC.
L. 094 P. 516

1/4 SECTION
1/4 SECTION

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- +306.000' EXISTING SPOT ELEV.
- +306.000' PROPOSED SPOT ELEV. (± HIGH FT.)
- LOD LIMIT OF GRADING DISTURBANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE

**APPROVED
PLANNING BOARD
of HOWARD COUNTY**

DATE 5/27/04
Kr

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark A. Light 6/1/04
 Director Date
Andy Hamilton 6/1/04
 Chief, Division of Land Development Date
John B. [Signature] 6/15/04
 Chief, Development Engineering Division 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 A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Colleen Dwyelle 6/1/04
 MILLER & SMITH AT MAPLE LAWN, L.L.C. DATE
John B. [Signature] 6/1/04
 MB MAPLE LAWN, L.L.C. DATE

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND MONITORABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

John R. [Signature] 6/1/04
 PROFESSIONAL ENGINEER
 No. 1260
 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Myers 6/1/04
 NATIONAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. [Signature] 6/17/04
 HOWARD S.C.D. DATE

NOTES:

1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN PER F-03-40 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THIS PLAN WITH F-03-40.
3. MB MAPLE LAWN, L.L.C. IS THE BUILDER/OWNER OF LOTS 76-104. MILLER & SMITH AT MAPLE LAWN, L.L.C. IS THE BUILDER/OWNER OF LOTS 56-75 AND 110-120.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

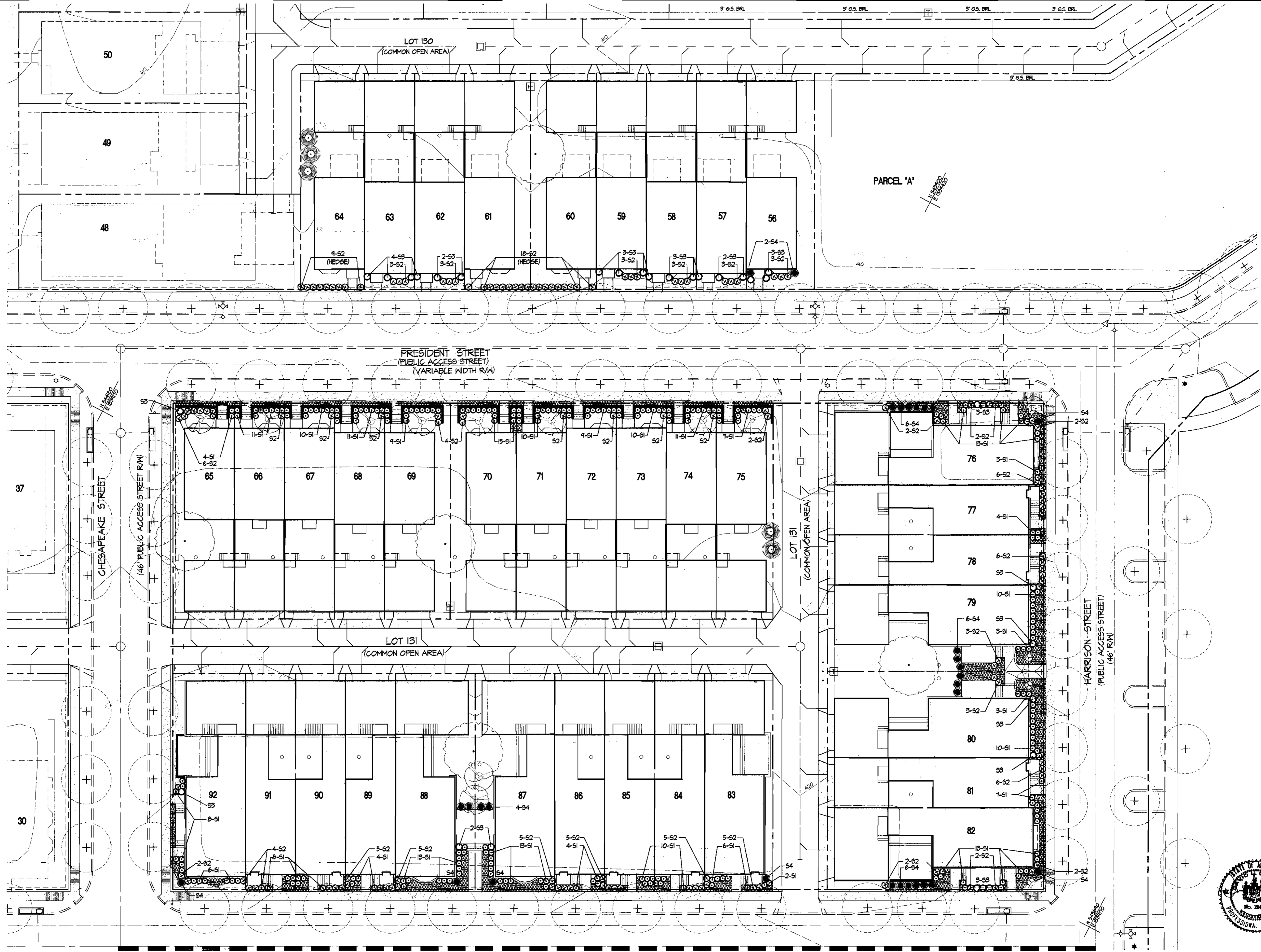
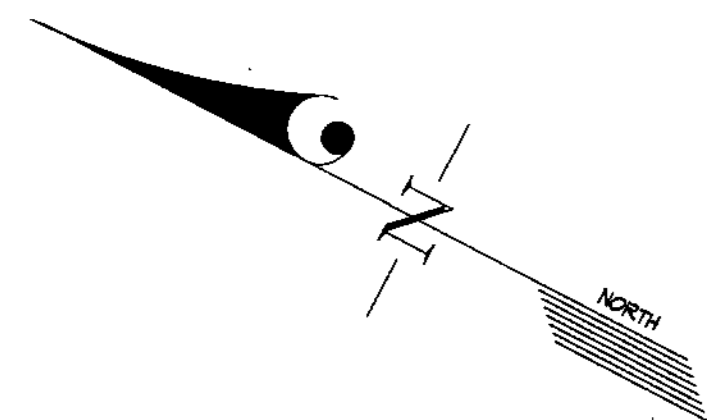
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REVISION	DATE	BY	APP'R

PREPARED FOR:
 BUILDER/LOT OWNER: MILLER & SMITH AT MAPLE LAWN, L.L.C. 8401 GREENSBORO DRIVE, SUITE 300 WELLSAN, VIRGINIA 22102 PH: (703) 821-2500 dttm: COLLEEN DWIELLEY
 BUILDER/LOT OWNER: MB MAPLE LAWN, L.L.C. 1685 E. GUEE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 dttm: JOHN CORGAN

SEDIMENT & EROSION CONTROL PLAN
MAPLE LAWN FARMS
 MIDDTOWN DISTRICT - AREA I: LOT Nos. 56 thru 120
 (SFA RESIDENTIAL USE)
 PLAT No. 16085 - 16092

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	MXD-3	03-013
DATE	TAX MAP - GRID	SHEET
28/MAY/04	41	5 OF 9



LEGEND

- F-03-40 STREET TREE
- S1 SHRUBS
- S2 SHRUBS
- S3 SHRUBS
- S4 SHRUBS
- OPTIONAL ORNAMENTAL FLOWERING TREE
- OPTIONAL EVERGREEN TREE
- OPTIONAL CANOPY SHADE TREE
- OPTIONAL FLOWER BED OF ANNUALS & PERENNIALS

FOR PLANTING PURPOSES ONLY!

**APPROVED
PLANNING BOARD
of HOWARD COUNTY**

DATE: 5/21/04

K2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Partha K. Singh 4/17/04
Director Date

Uday Harsh 4/16/04
Chief, Division of Land Development Date

Chakrabarti 6/15/04
Chief, Development Engineering Division Date

GLW GUTSCHICK 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: 301-599-2524 FAX: 301-421-4186

PREPARED FOR:

BUILDER/LOT OWNER:
MILLER and SMITH of MAPLE LAWN, L.L.C.
8401 GREENSBORO DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
PH: (703) 821-2500
c/o: COLLEEN DWELLEY

BUILDER/LOT OWNER:
MB MAPLE LAWN L.L.C.
1686 E. GLIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-5511
c/o: JOHN CURGAN

LANDSCAPE PLAN
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA I: LOT Nos. 56 thru 120
(SFA RESIDENTIAL USE)
PLAT No. 16085 - 16092

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	03-013
DATE	TAX MAP - GRID	SHEET
28/MAY/04	41	7 OF 9

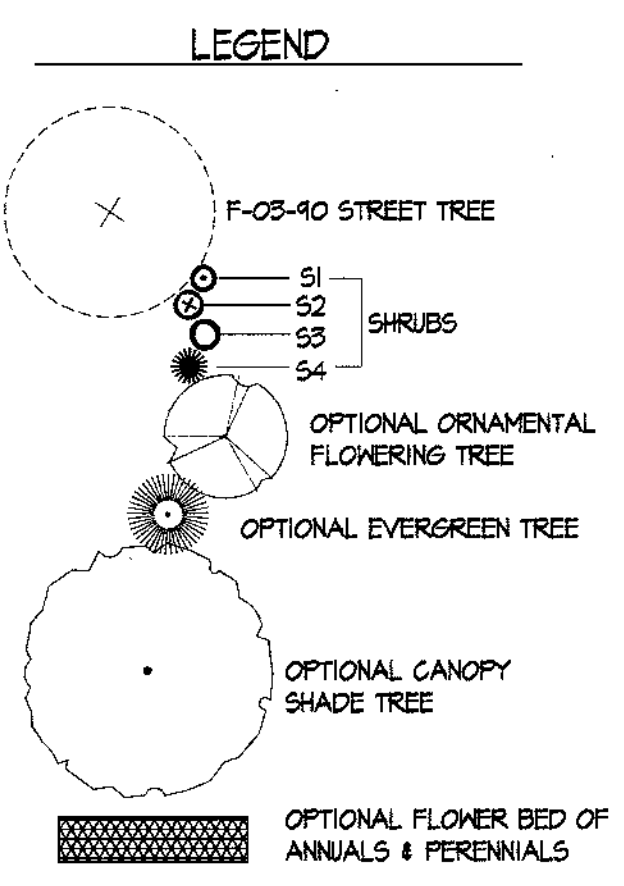
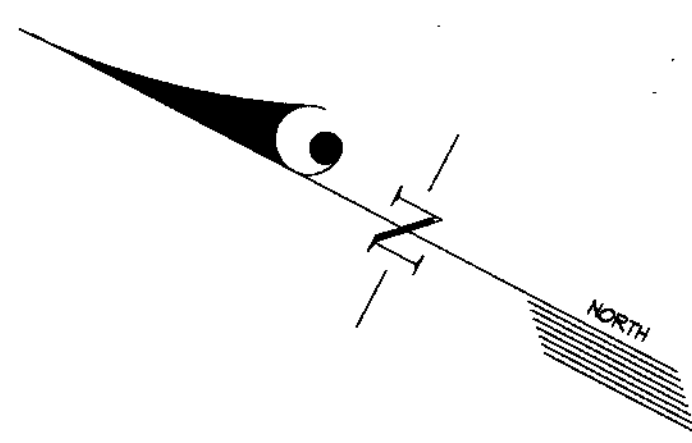
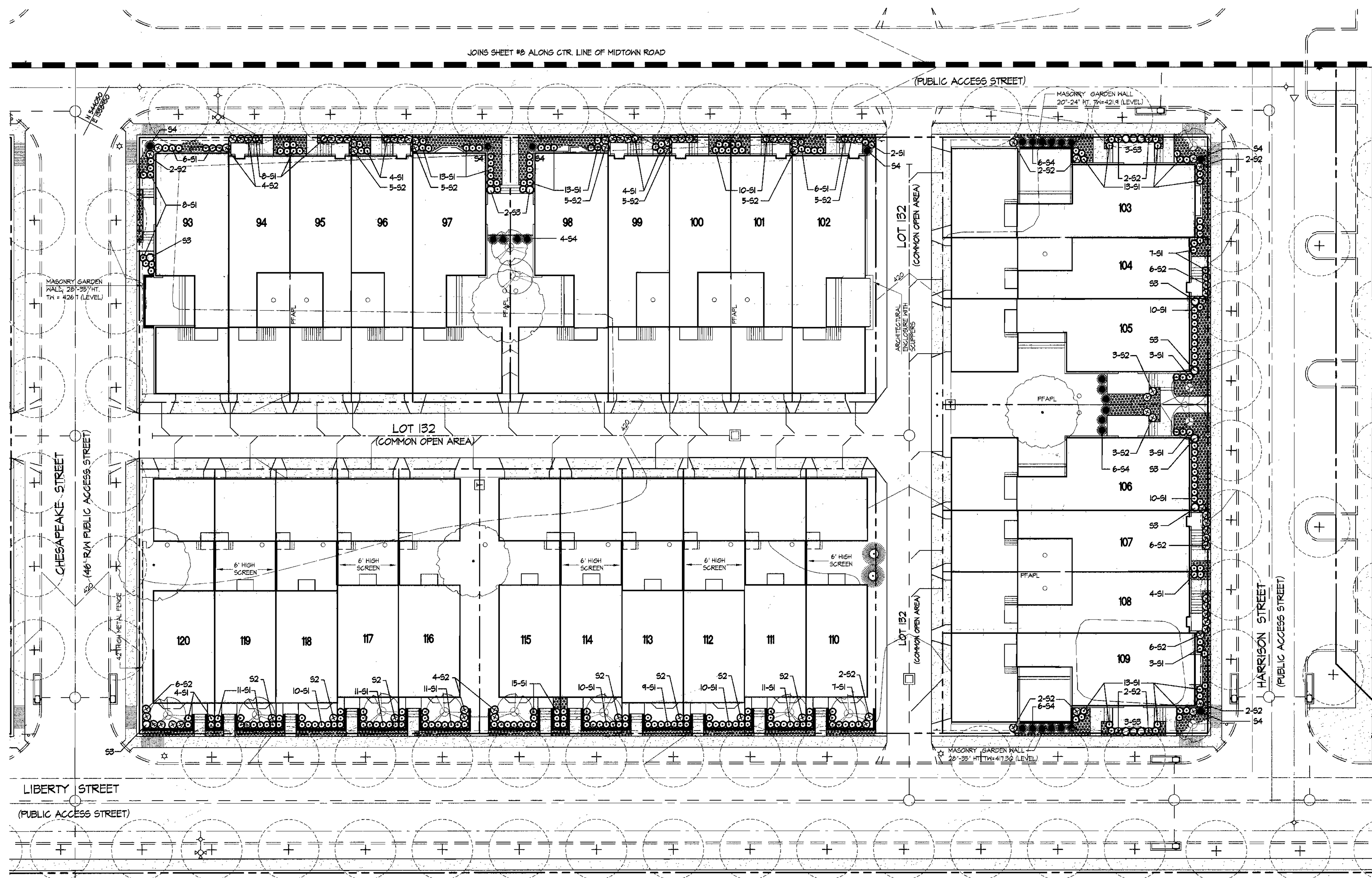


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DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



FOR PLANTING PURPOSES ONLY!

APPROVED
PLANNING BOARD
of HOWARD COUNTY
 DATE 5/27/04

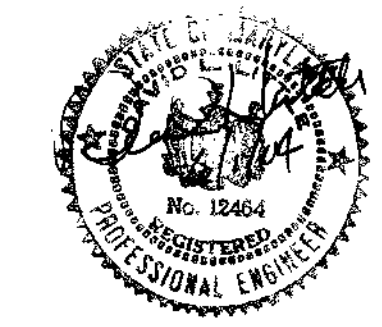
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Mark A. Leight Date: 6/17/04

Chief, Division of Land Development: David Hamrick Date: 6/16/04

Chief, Development Engineering Division: David Williams Date: 6/15/04

PARCEL 205
 RESIDUE OF PROPERTY
 OF MAPLE LAWN
 FARMS, INC.
 L. 244 F. 546



GLW GUTSCHICK 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

DES.	DRN.	KIP	CHK.	DATE	REVISION	BY	APPR.

PREPARED FOR:

BUILDER/LOT OWNER:
 MILLER and SMITH of MAPLE LAWN, L.L.C.
 8401 GREENSBORO DRIVE, SUITE 300
 MCLEAN, VIRGINIA 22102
 PH: (703) 821-2500
 attn: COLLEEN DWELLEY

BUILDER/LOT OWNER:
 MB MAPLE LAWN L.L.C.
 1686 E. GIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511
 attn: JOHN GORDAN

LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA I: LOT Nos. 56 thru 120
 (SFA RESIDENTIAL USE)
 PLAT No. 16085 - 16092

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	03-013
DATE	TAX MAP - GRID	SHEET
28/MAY/04	41	8 OF 9

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 S-OI-TI AND P2 CASE NO. 353.
- 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 PLAN 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 6).
- 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-1 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 \$13,710.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:

451 SHRUBS AT \$30/SHRUB = \$13,710.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

LANDSCAPE SURETY PER LOT

BUILDER	LOT NO.	SHRUBS REQUIRED	SURETY AMOUNT
MILLER & SMITH AT MAPLE LAWN, L.L.C.	56	8	\$ 240.00
	57	6	\$ 180.00
	58	6	\$ 180.00
	59	6	\$ 180.00
	60	8	\$ 240.00
	61	8	\$ 240.00
	62	6	\$ 180.00
	63	6	\$ 180.00
	64	7	\$ 210.00
	65	7	\$ 210.00
	66	6	\$ 180.00
	67	6	\$ 180.00
	68	6	\$ 180.00
	69	8	\$ 240.00
	70	8	\$ 240.00
	71	6	\$ 180.00
	72	6	\$ 180.00
	73	6	\$ 180.00
	74	6	\$ 180.00
	75	7	\$ 210.00
76	7	\$ 210.00	
77	6	\$ 180.00	
78	6	\$ 180.00	
79	6	\$ 180.00	
80	6	\$ 180.00	
81	6	\$ 180.00	
82	7	\$ 210.00	
83	6	\$ 180.00	
84	6	\$ 180.00	
85	6	\$ 180.00	
86	6	\$ 180.00	
87	6	\$ 180.00	
88	4	\$ 120.00	
89	4	\$ 120.00	
90	4	\$ 120.00	
91	4	\$ 120.00	
92	6	\$ 180.00	
93	6	\$ 180.00	
94	6	\$ 180.00	
95	6	\$ 180.00	
96	6	\$ 180.00	
97	4	\$ 120.00	
98	4	\$ 120.00	
99	4	\$ 120.00	
100	6	\$ 180.00	
101	6	\$ 180.00	
102	6	\$ 180.00	
103	4	\$ 120.00	
104	6	\$ 180.00	
105	10	\$ 300.00	
106	10	\$ 300.00	
107	4	\$ 120.00	
108	4	\$ 120.00	
109	6	\$ 180.00	
110	4	\$ 120.00	
111	4	\$ 120.00	
112	4	\$ 120.00	
113	4	\$ 120.00	
114	4	\$ 120.00	
115	4	\$ 120.00	
116	4	\$ 120.00	
117	4	\$ 120.00	
118	4	\$ 120.00	
119	4	\$ 120.00	
120	7	\$ 210.00	
TOTAL FOR MILLER & SMITH AT MAPLE LAWN, L.L.C.	205	\$ 6,150.00	
MB MAPLE LAWN, L.L.C.	76	4	\$ 120.00
	77	6	\$ 180.00
	78	6	\$ 180.00
	79	10	\$ 300.00
	80	10	\$ 300.00
	81	6	\$ 180.00
	82	4	\$ 120.00
	83	6	\$ 180.00
	84	6	\$ 180.00
	85	6	\$ 180.00
	86	6	\$ 180.00
	87	4	\$ 120.00
	88	4	\$ 120.00
	89	4	\$ 120.00
	90	6	\$ 180.00
	91	6	\$ 180.00
	92	6	\$ 180.00
	93	6	\$ 180.00
	94	6	\$ 180.00
	95	6	\$ 180.00
96	6	\$ 180.00	
97	4	\$ 120.00	
98	4	\$ 120.00	
99	4	\$ 120.00	
100	6	\$ 180.00	
101	6	\$ 180.00	
102	6	\$ 180.00	
103	4	\$ 120.00	
104	6	\$ 180.00	
105	10	\$ 300.00	
106	10	\$ 300.00	
107	4	\$ 120.00	
108	4	\$ 120.00	
109	6	\$ 180.00	
110	4	\$ 120.00	
111	4	\$ 120.00	
112	4	\$ 120.00	
113	4	\$ 120.00	
114	4	\$ 120.00	
115	4	\$ 120.00	
116	4	\$ 120.00	
117	4	\$ 120.00	
118	4	\$ 120.00	
119	4	\$ 120.00	
120	7	\$ 210.00	
TOTAL MB MAPLE LAWN, L.L.C.	252	\$ 7,560.00	

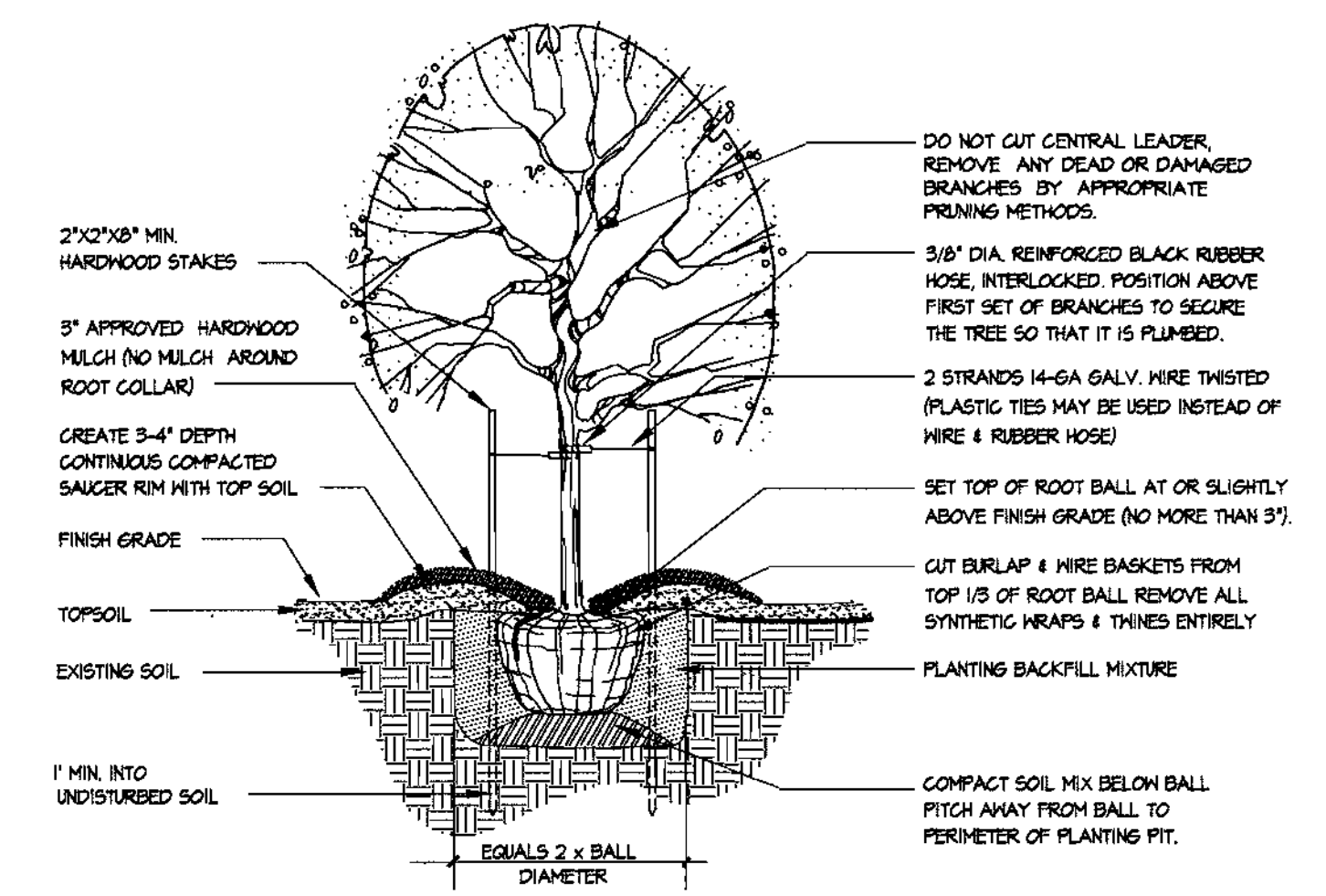
RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT NO.	REQUIRED PLANTINGS SHRUBS IN FRONT YARD AT 1:4 OF LOT WIDTH AT BRL (SHADE TREES ARE NOT REQUIRED). NO PLANTING IS REQUIRED IN THE SIDE OR REAR YARDS.		PLANTINGS PROVIDED	COMMENTS
	LOT WIDTH	SHRUBS REQUIRED		
56	30'	8	8	AB
57	22'	6	6	AB
58	22'	6	6	AB
59	22'	6	6	AB
60	24'	8	OVER 8	AB
61	24'	8	OVER 8	AB
62	22'	6	6	AB
63	22'	6	6	AB
64	28'	7	OVER 7	AB
65	21'	7	OVER 7	AB
66	22'	6	OVER 6	AB
67	22'	6	OVER 6	AB
68	22'	6	OVER 6	AB
69	24'	8	OVER 8	AB
70	24'	8	OVER 8	AB
71	22'	6	OVER 6	AB
72	22'	6	OVER 6	AB
73	22'	6	OVER 6	AB
74	22'	6	OVER 6	AB
75	25'	7	OVER 7	AB
76	36'	4	OVER 4	AB
77	22'	6	OVER 6	AB
78	22'	6	OVER 6	AB
79	38'	10	OVER 10	AB
80	38'	10	OVER 10	AB
81	22'	6	OVER 6	AB
82	36'	4	OVER 4	AB
83	30'	6	OVER 6	AB
84	22'	6	OVER 6	AB
85	22'	6	OVER 6	AB
86	22'	6	OVER 6	AB
87	38'	4	OVER 4	AB
88	38'	4	OVER 4	AB
89	38'	4	OVER 4	AB
90	22'	6	OVER 6	AB
91	22'	6	OVER 6	AB
92	32'	6	OVER 6	AB
93	32'	6	OVER 6	AB
94	22'	6	OVER 6	AB
95	22'	6	OVER 6	AB
96	22'	6	OVER 6	AB
97	38'	4	OVER 4	AB
98	38'	4	OVER 4	AB
99	22'	6	OVER 6	AB
100	22'	6	OVER 6	AB
101	22'	6	OVER 6	AB
102	30'	6	OVER 6	AB
103	36'	4	OVER 4	AB
104	22'	6	OVER 6	AB
105	38'	10	OVER 10	AB
106	38'	10	OVER 10	AB
107	22'	6	OVER 6	AB
108	22'	6	OVER 6	AB
109	36'	4	OVER 4	AB
110	25'	7	OVER 7	AB
111	22'	6	OVER 6	AB
112	22'	6	OVER 6	AB
113	22'	6	OVER 6	AB
114	22'	6	OVER 6	AB
115	24'	8	OVER 8	AB
116	24'	8	OVER 8	AB
117	22'	6	OVER 6	AB
118	22'	6	OVER 6	AB
119	22'	6	OVER 6	AB
120	21'	7	OVER 7	AB

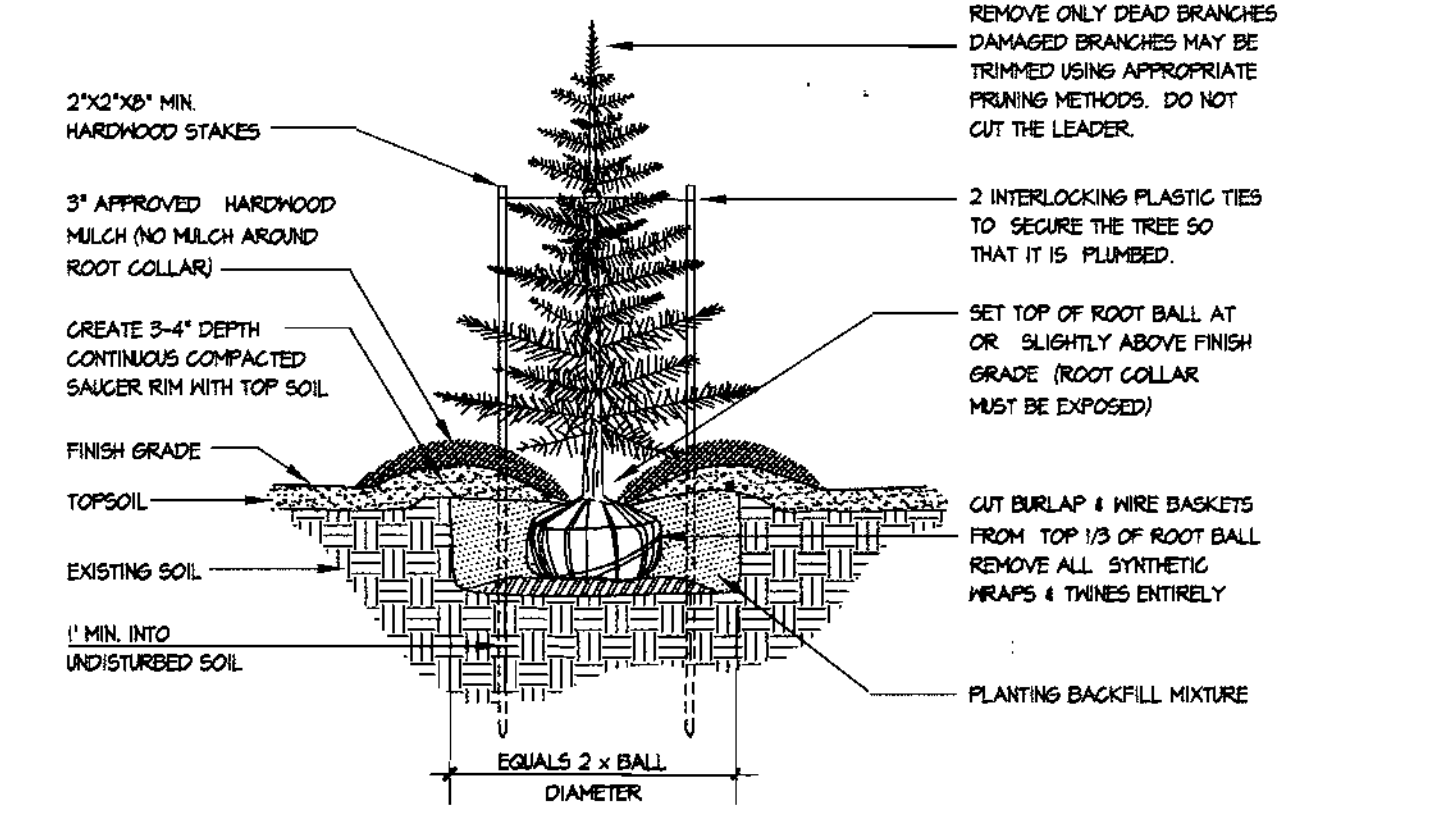
COMMENTS:
(A) ALL SHRUB QUANTITIES ABOVE THE NUMBER REQUIRED ARE OPTIONAL.
(B) OPTIONAL PLANT MATERIALS ARE VOLUNTARY AND NOT MANDATORY.

PLANT LIST

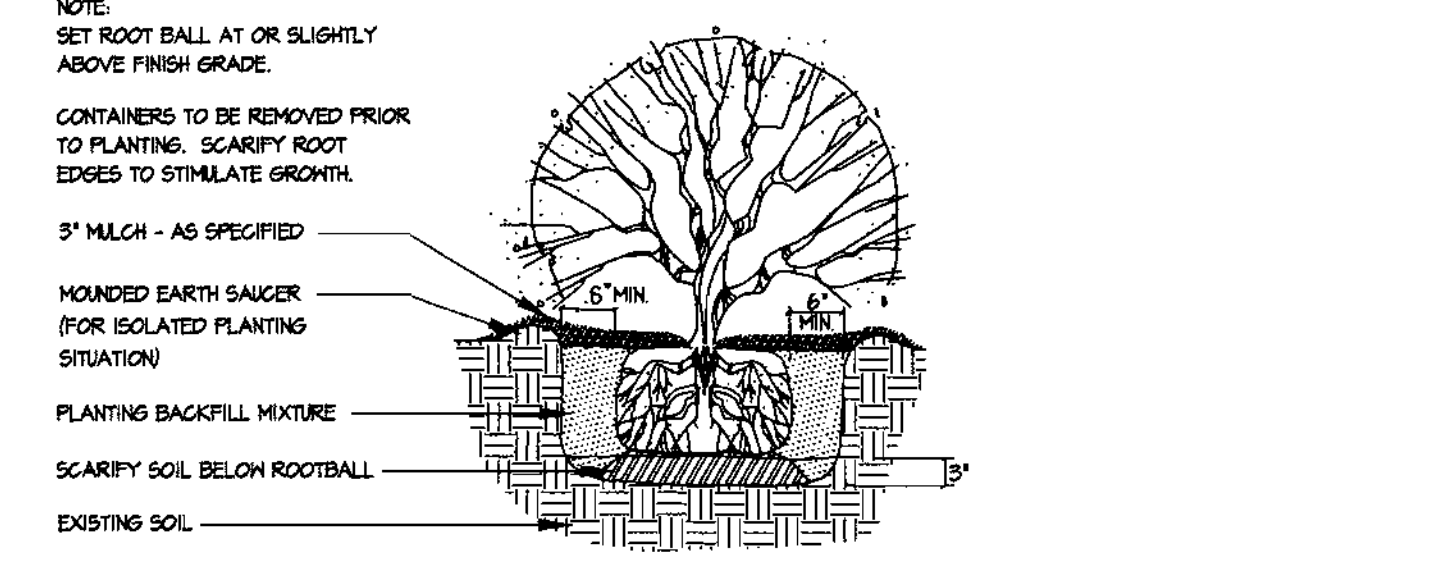
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
SHRUBS	444	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUMMO PINK' / 'SUMMO WHITE' / 'KAEMPO' / COTONEASTER DAMMERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER / COTONEASTER HORIZONTALIS / TOM THUMB / TOM THUMB COTONEASTER / JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BLAU HARBOR' / 'ANDORRA' / WILTON BLUE RUS' / JUNIPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
51	213	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELEHARE VALLEY WHITE' / 'HERSHEY RED' / HINO GRIMSON / BERBERIS 'HENDERII' / ATROPURPUREA GRIMSON PYGMY / GRIMSON PINKY BARBERRY / DEUTZIA GRACILIS / SLENDER DEUTZIA / ILEX CRENATA 'HELLE' / DWARF JAPANESE HOLLY / ILEX GLABRA COMPACTA / DWARF INKBERRY / MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY / SPIREA JAPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
52	46	ALL 24" - 30" SPREAD & 2 1/2' - 3' HT.	EUONYMUS ALATUS 'COMPACTA' / DWARF KINSEID EUONYMUS / EUONYMUS JAPANESE 'MAMMILLATA' / 'MAMMILLATA' EUONYMUS / MAHONIA BEALEI / LEATHERLEAF MAHONIA / OSMANTHUS HETEROPHYLLUS 'GULLTIDE' / SHEET HOLLY / RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, NOSEUM ELEGANS) / RHODODENDRON 'FLAM' / RHODODENDRON 'TAXUS CUSPIDATA NANA' / DWARF JAPANESE YEW / VIRIBURNUM CALESI / KOREAN SPICE VIRIBURNUM	ALL CONTAINERIZED
53	58	ALL 5' - 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 'HIGASHI' / HIGGS YEW / THALIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORETVAE	ALL CONTAINERIZED



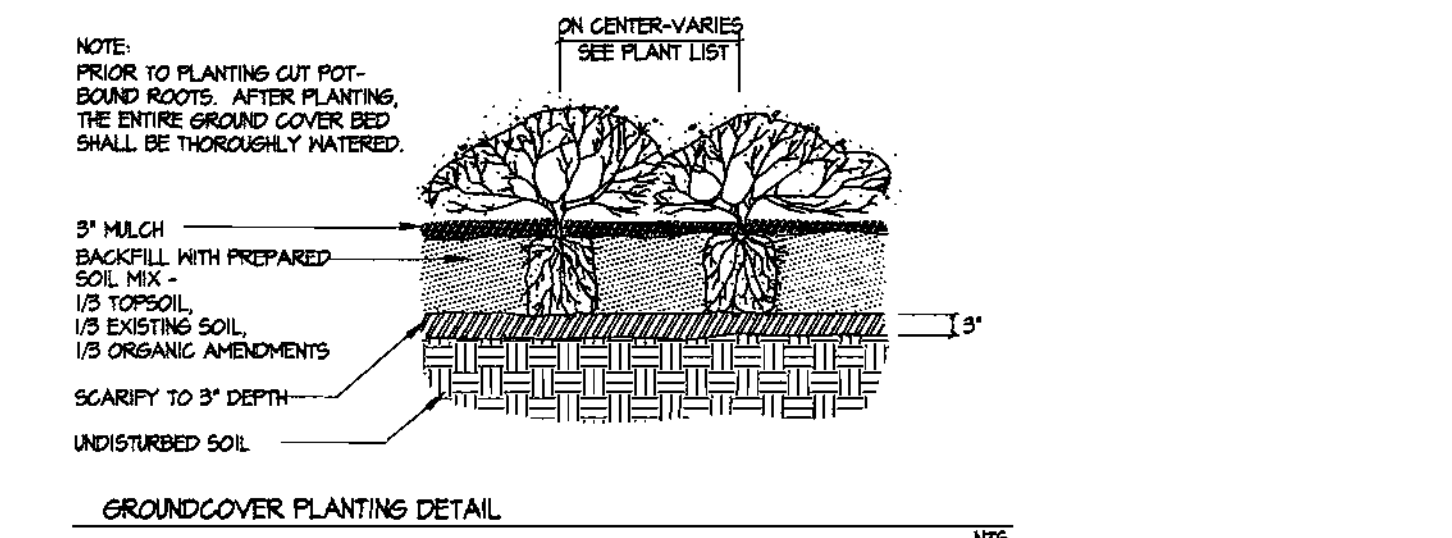
DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



GROUNDCOVER PLANTING DETAIL
NTS



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. 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.

Colleen Dwyelle 6/1/04
MILLER & SMITH OF MAPLE LAWN, L.L.C. DATE

John B. Gorman 6/1/04
MB MAPLE LAWN, L.L.C. DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 5/27/04
164

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: Mark A. Loyell 6/1/04
Chief, Division of Land Development: Cindy Hunt 6/1/04
Chief, Development Engineering Division: [Signature] 6/15/04

GLW GUTSCHICK 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	REVISION	BY	APPR.

PREPARED FOR:
BUILDER/LOT OWNER: MILLER & SMITH OF MAPLE LAWN, L.L.C.
6401 GREENSBORO DRIVE, SUITE 300
MULLEN, VIRGINIA 22102
PH: (703) 821-2500
dta: COLLEEN DWYELLE

BUILDER/LOT OWNER: MB MAPLE LAWN, L.L.C.
1686 E. CLUE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511
dta: JOHN CORGAN

LANDSCAPE NOTES & DETAILS
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 1: LOT Nos. 56 thru 120
(SEA RESIDENTIAL USE)
PLAT No. 16085 - 16092
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03-013
DATE	TAX MAP - GRID	SHEET
28/MAY/04	41	9 OF 9