

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT 1-800-251-TTTT AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. 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-945M (APPROVED ON 02-09-01). UNDERLYING ZONING IS RR-DEO AND PER THE 2002/04 COMPREHENSIVE ZONING PLAN...

LOT DEVELOPMENT DATA

- 1. GENERAL SITE ANALYSIS DATA: A. PRESENT ZONING: MXD-3 PER ZB-945M. B. PROPOSED USE OF SITE: 30 SFD RESIDENTIAL DWELLINGS. C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4102-D, 24-4103-D & 24-4104-D). D. PARKING REQUIRED PER SEC. 1832.2(a): 30 SPACES/TWENTY (2) 17 1/2 SPACES. E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-16 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION: A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 202,360 SF OR 4.684 AC. B. AREA OF THIS PLAN SUBMISSION: 7.11 ACRES (L.O.D.). C. AREA OF DISTURBANCE BY THIS SDP: 7.11 ACRES.

Table with columns: LOT TYPE, LOT NUMBERS, MINIMUM LOT SIZE, MIN LOT WIDTH AT FRONT ERL, MAX. BUILDING HT. Rows include MANOR, VILLA, and MANOR LOT TYPE IS SFD.

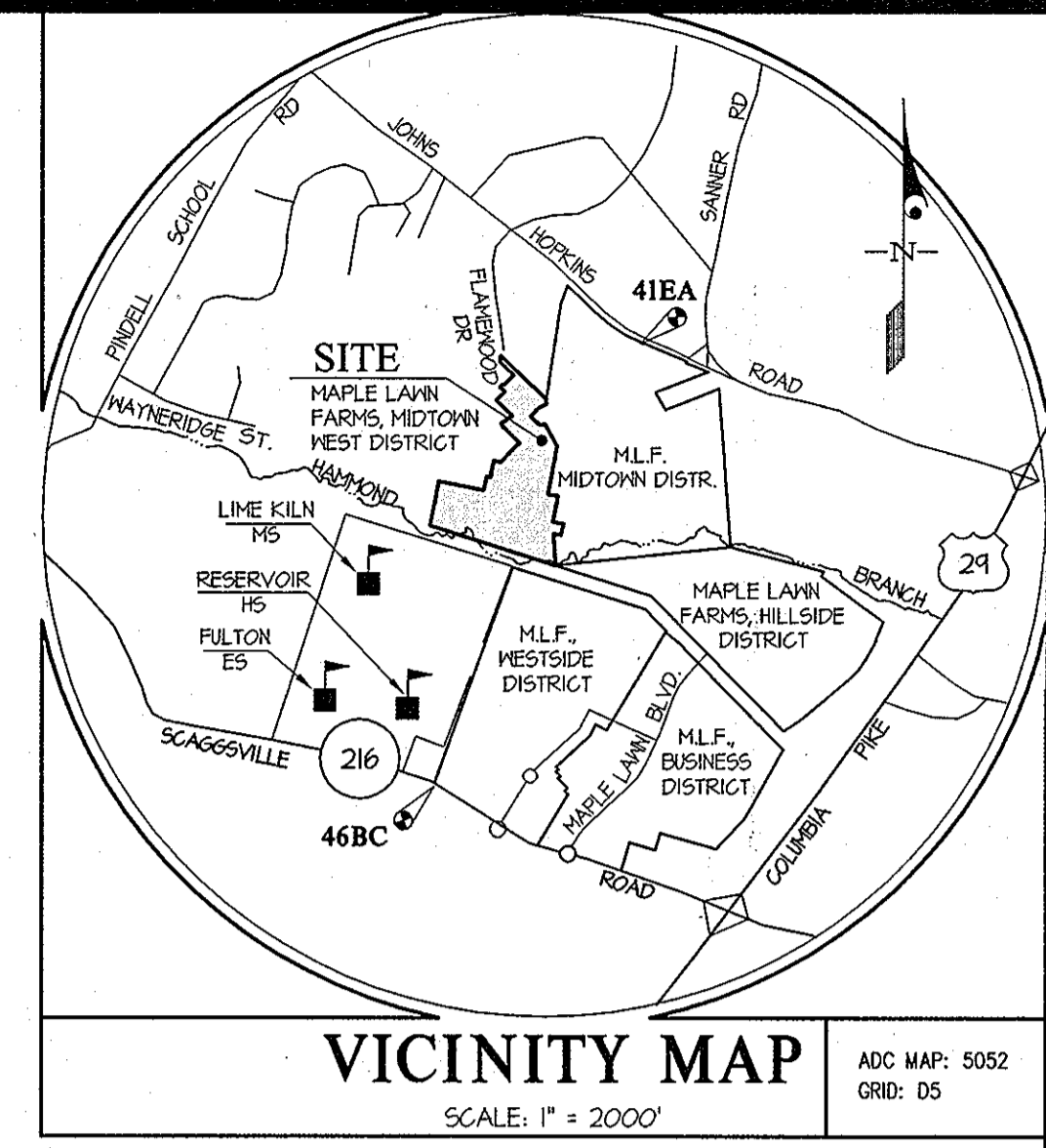
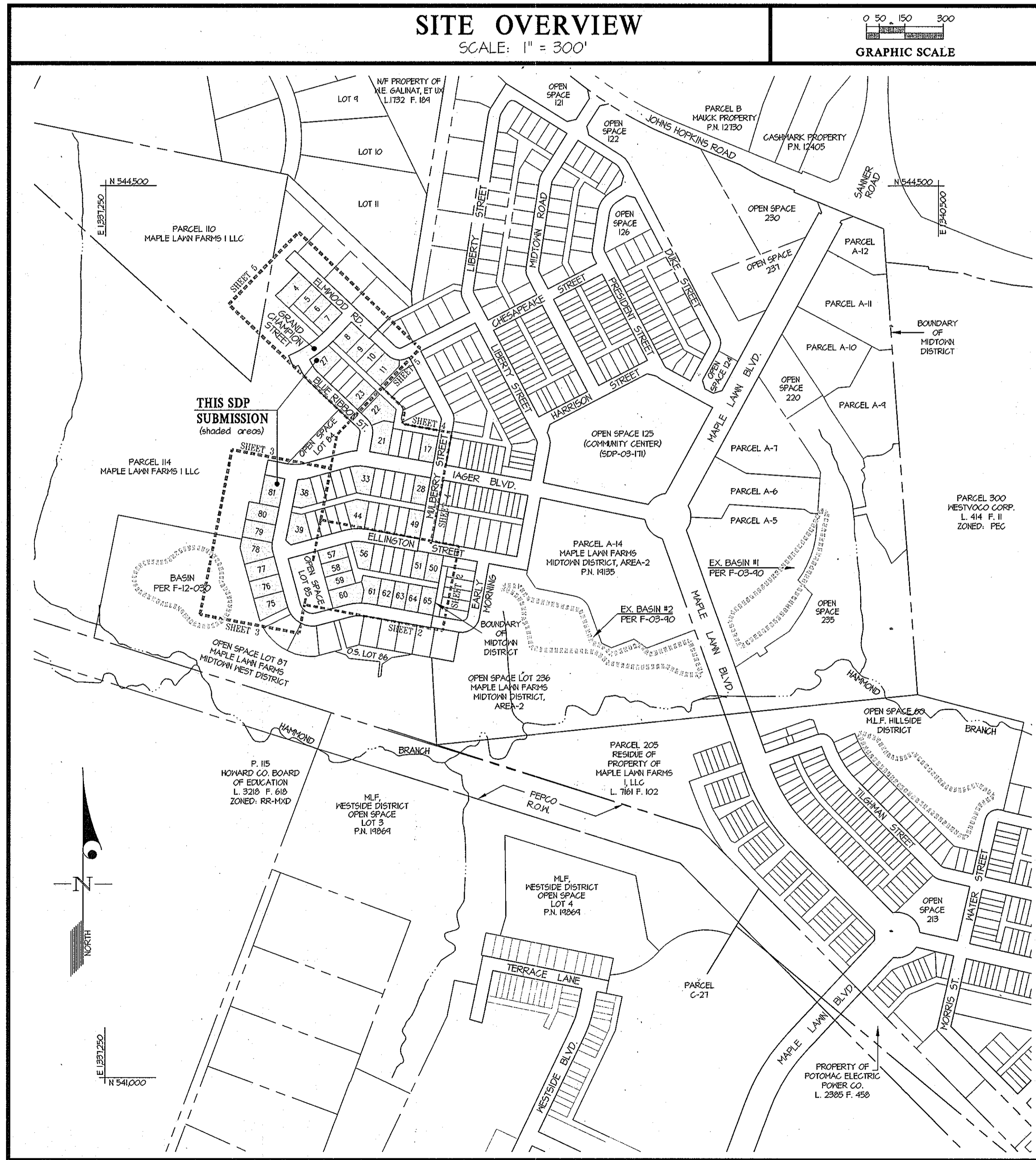
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature], Date: 8/23/12. Chief, Division of Land Development: [Signature], Date: 8/23/12. Chief, Development Engineering Division: [Signature], Date: 8/17/12.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475. EXPIRATION DATE: MAY 26, 2014. 7-30-12 [Signature]

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK, BURTONSVILLE, MARYLAND 20868. TEL: 301-421-4024. FAX: 301-421-4185.

Table with columns: PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC. BUILDER (CONTRACT PURCHASER): NVR INC.

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN MIDTOWN WEST DISTRICT - AREA 1 LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL NAD83 HORIZONTAL DATA & NVD83 VERTICAL DATA. 46BC ELEV. = 412.16. 41EA ELEV. = 401.05.

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS. Table with columns: PHASE NUMBER (AND NAME), APPROVED DPZ FILE NO., PHASE AREA GROSS ACRES, REQUIRED OPEN SPACE (25% OF GROSS AC.), OPEN SPACE PROVIDED IN AC. \*\*.

\* 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).

Table with columns: LOT GROUPS, DISTURBED AREA (AC.), LANDSCAPE SURETY AMOUNT, LANDSCAPE INSPECTION FEES PAID. Rows include 15-01 & 30-04, 57-65, 50-51, 56, 44, 41, and 4-11-21-23/17, 21, 28, 43.

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

SHEET INDEX. 1. COVER SHEET, 2. SITE DEVELOPMENT PLAN, 3. SITE DEVELOPMENT PLAN, 4. SITE DEVELOPMENT PLAN, 5. SITE DEVELOPMENT PLAN, 6. SITE DETAILS, 7. SEDIMENT CONTROL PLAN, 8. SEDIMENT CONTROL NOTES AND DETAILS, 9. LANDSCAPE PLAN, 10. LANDSCAPE PLAN, 11. LANDSCAPE DETAILS.

ADDRESS CHART. Table with columns: LOT No., STREET ADDRESS, LOT No., STREET ADDRESS. Rows include 4-11420, 4-11421, 4-11422, 4-11423, 4-11424, 4-11425, 4-11426, 4-11427, 4-11428, 4-11429, 4-11430, 4-11431, 4-11432, 4-11433, 4-11434, 4-11435, 4-11436, 4-11437, 4-11438, 4-11439, 4-11440, 4-11441, 4-11442, 4-11443, 4-11444, 4-11445, 4-11446, 4-11447, 4-11448, 4-11449, 4-11450.

PERMIT INFORMATION CHART. WATER CODE: E21. DEVELOPMENT NAME: MAPLE LAWN FARMS. DISTRICT/AREA: MIDTOWN WEST DISTRICT AREA 1. ZONE: MXD-3. TAX MAP: 41. GRID: 15 4 21. ELEC. DIST.: 5.

COVER SHEET. SCALE: AS SHOWN. ZONING: MXD-3. SHEET: 1 OF 11. DATE: July/2012. TAX MAP - GRID: 41-15&21. SHEET: 1 OF 11. HOWARD COUNTY, MARYLAND.

**SITE DEVELOPMENT PLAN LEGEND**

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- +0000' PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- EX 87X 1/2" WATER HOUSE CONNECTION (W.H., DASHED LINE TYP.)
- EX 87X WATER LINE (PUBLIC)
- EX 87X FIRE HYDRANT
- EX 87S EXISTING SEWER MAIN (DASHED LINE)
- EX 87S SEWER HOUSE CONNECTION (SH, SOLID LINE)
- EX 50 EXISTING STORM DRAIN
- EX 50 EXISTING LIGHT POLE
- BSE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- CONCRETE EQUIPMENT
- CONCRETE SIDEWALK PER NO. CO. DET. R-305
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT F.F.E. ELEVATION
- REV = REVERSED HOUSE ORIENTATION
- GAR = GARAGE (F-FRONT, B-BACK)
- TOP = TOP OF FOUNDATION
- NOB = WALK OUT BASEMENT
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- SB&D SAME BEARINGS AND DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE

**WASTE MANAGEMENT NOTES**

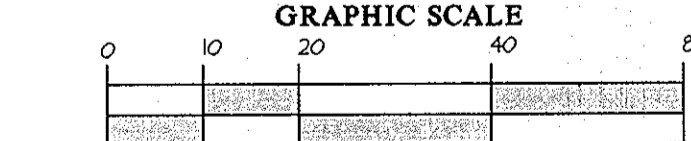
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURN WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE HAWKERS HAVE BEEN EXECUTED.
- TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE.
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNOBSTRUCTED ACCESS TO THE BULKHEAD DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
- THE REVERSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
- APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEY (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.

**NOTES**

- ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EXCEPT WHERE NOTED OTHERWISE.
- BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL WALKS TO THE SUBJECT LOTS OF THIS S.D.P. ARE 1/2" PER CONTRACT NO. 24-4113-D, 24-4102-D, 24-4103-D & 24-4104-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
- SEE THE CHART ON THIS SHEET FOR 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 7481 FOLIO 292 THROUGH 306).
- ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- ANY NECESSARY YARD DRAIN INLETS ARE 12" (N.Y.C. LIST IN LINE DRAIN MODEL NO. 212AS (N OR EOV)), CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN SIDES IN THE ALLEY USING 400# 12" D.I.P.P.E. 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 SIDES. PROVIDE 10' MIN. COVER OVER THE HOPE PIPES. ALL DOWN SPOTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
- INGRESS/EGRESS FOR ALL LOTS ARE RESTRICTED TO THE ALLEY.
- PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
- THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8254 F. 3034306.
- SEE SHEET # FOR GENERIC BOX AND ASSOCIATED HOUSE INFORMATION. THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

SEWER HOUSE CONNECTIONS				
MINIMUM CELLAR ELEVATIONS				
INVERT ELEVATION @ P.L.				
ELEVATION	LOT	PROP. LINE	M.C.E.	M.C.E.
56	403.51	403.41	403.41	403.79
57	400.41	403.24	403.24	407.10
58	345.01	343.13	343.13	343.13
59	344.27	341.91	341.91	341.91
60	342.63	342.44	342.44	342.44
61	342.44	344.54	344.54	344.54
62	341.15	344.54	344.54	344.54
63	341.32	344.16	344.16	344.16
64	340.15	343.75	343.75	343.75
65	340.21	343.43	343.43	343.43

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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2014.

7-30-12



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

Director: *Paula K. Long* Date: 8/23/12

Chief, Division of Land Development: *Victoria L. ...* Date: 8/23/12

Chief, Development Engineering Division: *...* Date: 8/10/12

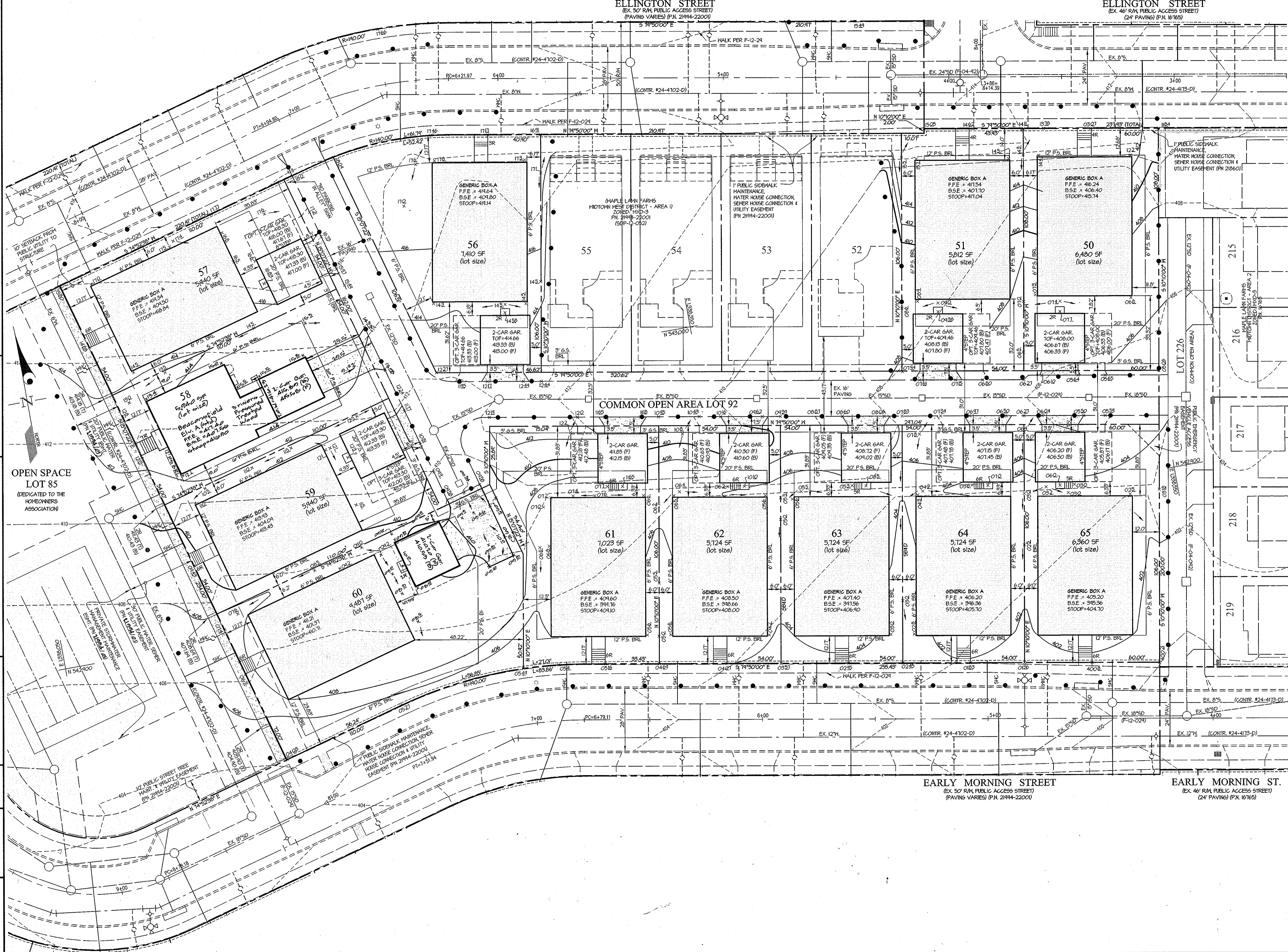
**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BAL: 410-889-1820 DC/VA: 301-889-2524 FAX: 301-421-4186



**OPEN SPACE LOT 85**  
(DEDICATED TO THE HOMEOWNERS ASSOCIATION)

**ELLINGTON STREET**  
(EX. 50' R/W, PUBLIC ACCESS STREET)  
(PAVING VARIES) (P.N. 21944-2200)

**ELLINGTON STREET**  
(EX. 46' R/W, PUBLIC ACCESS STREET)  
(24' PAVING) (P.N. 16165)

**EARLY MORNING STREET**  
(EX. 50' R/W, PUBLIC ACCESS STREET)  
(PAVING VARIES) (P.N. 21944-2200)

**EARLY MORNING ST.**  
(EX. 46' R/W, PUBLIC ACCESS STREET)  
(24' PAVING) (P.N. 16165)

L:\CAD\DRAWINGS\09000\11080\NVR\SDP\11080-SDP.dwg DES. MBT DRN. KLP CHK. MBT

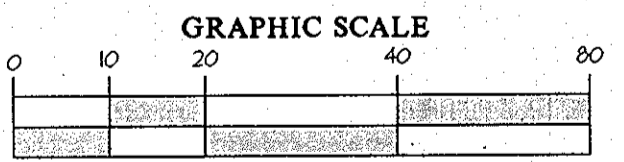
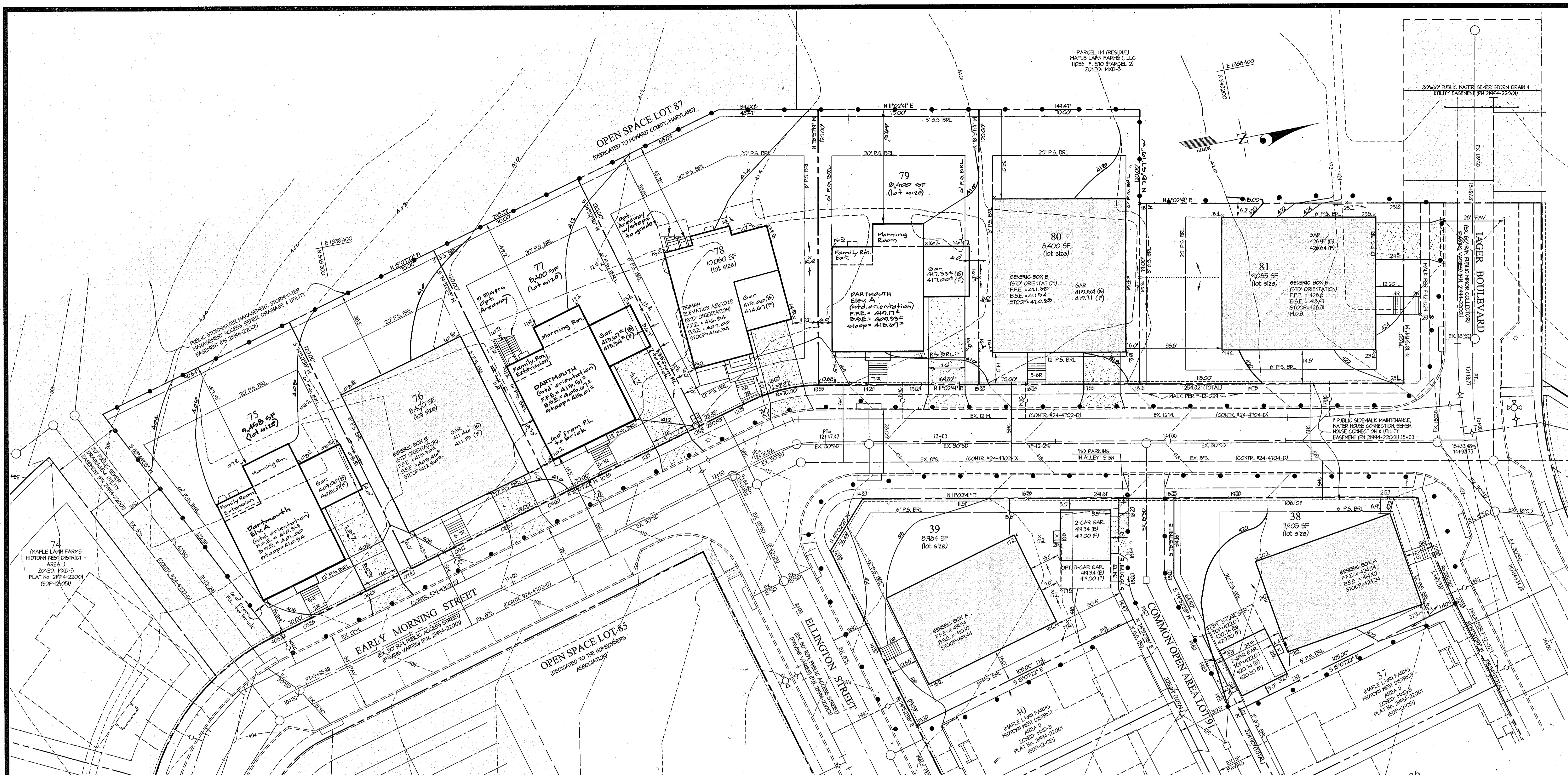
DATE	REVISION	BY	APPR.
8/10/12	Site Beecornfield attached garage on Lot 58	klp	
8/10/12	Retain Curbside on Lot 60 & rev. grading accordingly	klp	

**PREPARED FOR:**

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

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

SITE DEVELOPMENT PLAN		
<b>MAPLE LAWN FARMS</b>		
MIDTOWN WEST DISTRICT - AREA 1		
LOT Nos. 4-11, 17, 21-23, 27-28, 33, 38-39, 44, 49-51, 56-65 and 75-81		
(SFD RESIDENTIAL USE)		
PLAT Nos. 16764, 21856-21860 and 21994-22001		
ELECTION DISTRICT No. 5	SCALE: 1"=20'	ZONING: MXD-3
	DATE: July/2012	TAX MAP - GRID: 41-15&21
		G. L. W. FILE No. 11080
		SHEET 2 OF 11



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. 12175, EXPIRATION DATE: MAY 26, 2014.  
 7-30-12 *[Signature]*

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

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-0224 BAL: 410-380-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
7-18-12	Resite Lot 79 w/ Dartmouth	klp	
8-12-12	Show Dartmouth Elev A on Lot 75	klp	
12-4-12	Resite Lot 77 w/ Dartmouth; Rev grading Lots 75-81	klp	

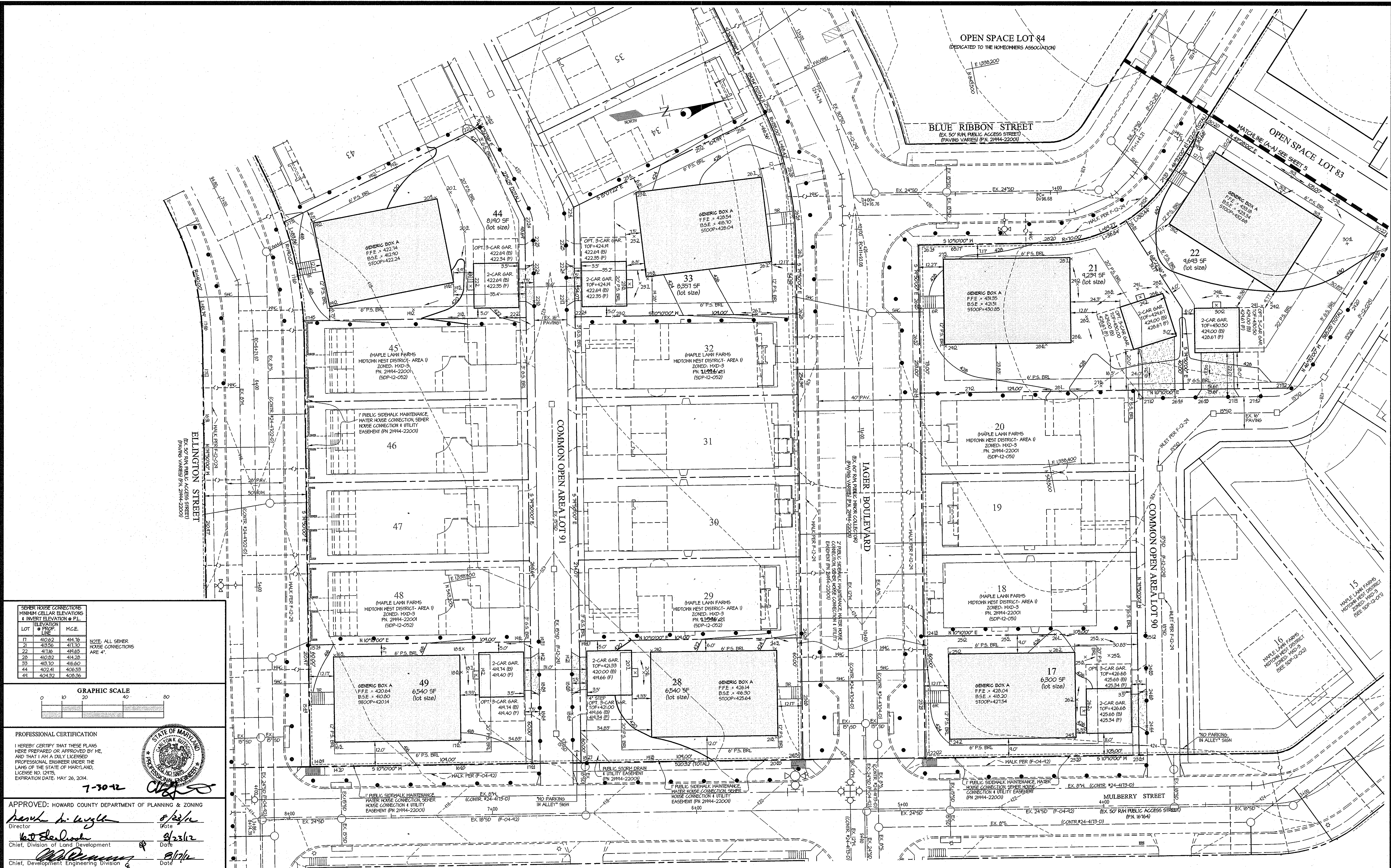
PREPARED FOR:  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21208  
 PR: 410-484-8400  
 ATN: MARK BENNETT  
 BUILDER (CONTRACT PURCHASER): NVR INC.  
 9720 PATUXENT WOODS DR.  
 COLUMBIA, MD 21046  
 PR: (410) 379-9956  
 ATN: TM NAUGHTON

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

LOT	PROP. LINE	M.C.E.
36	405.50	408.91
37	391.46	403.50
75	380.60	383.78
76	343.44	346.80
77	346.14	402.16
78	348.01	403.63
79	348.64	404.26
80	422.03	403.63
81	405.60	403.15

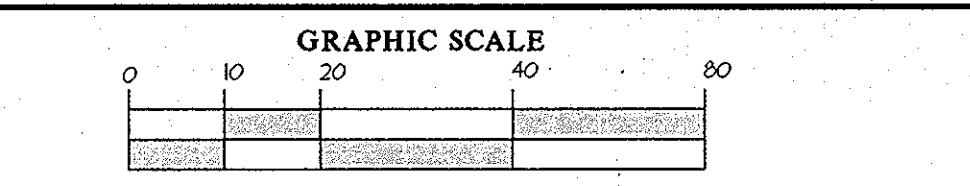
NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	T-X MAP - GRID	SHEET
July/2012	41-15&21	3 OF 11



LOT	ELEVATION @ 1" = 20'	M.G.E.
17	410.62	414.76
21	413.56	411.02
22	411.16	414.65
28	410.82	414.28
33	418.70	416.60
44	402.41	408.53
49	424.92	428.94

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7-3012 *[Signature]*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* Director Date 8/23/12

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

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

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

DATE	REVISION	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21048  
 PH: 410-484-8400  
 ATTN: MARK BENNETT

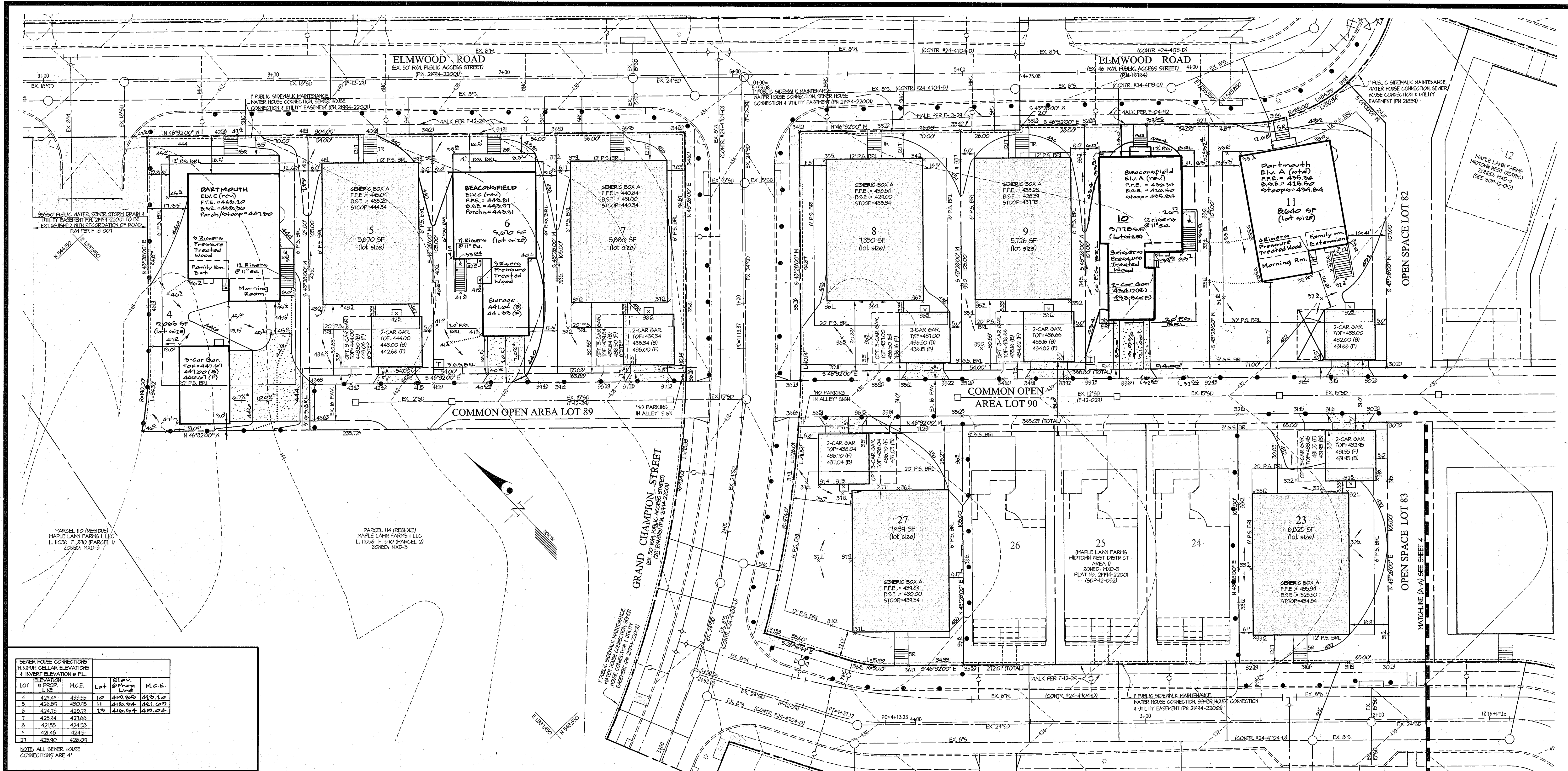
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 9720 PATUXENT WOODS DR.  
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 PH: 410-379-5956  
 ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**

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

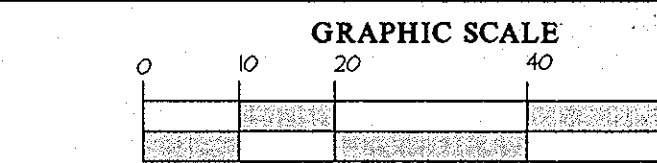
ELECTION DISTRICT No. 5

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



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.L.	LOT	ELEVATION @ P.P.C. LINE	M.C.E.	LOT	ELEV. @ P.P.C. LINE	M.C.E.
	4	423.41	433.55	10	410.30	419.10
	5	426.81	430.95	11	418.31	421.00
	6	424.13	428.18	13	416.54	419.04
	7	423.94	421.66			
	8	421.55	424.50			
	9	421.46	424.51			
	27	425.32	426.04			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



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 7-30-12 *Chet...*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark...* Director Date 8/23/12  
*Chet...* Chief, Division of Land Development Date 8/10/12

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BIRTONVILLE OFFICE PARK  
 BIRTONVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

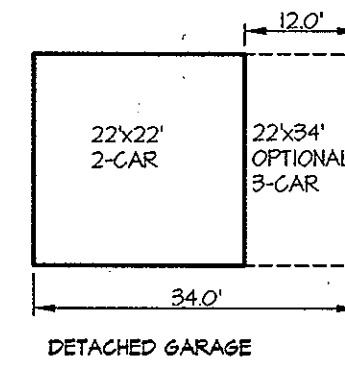
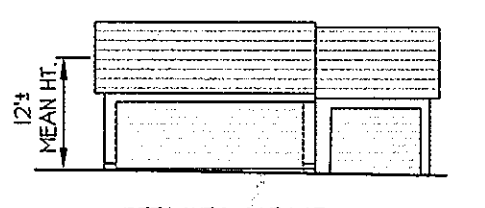
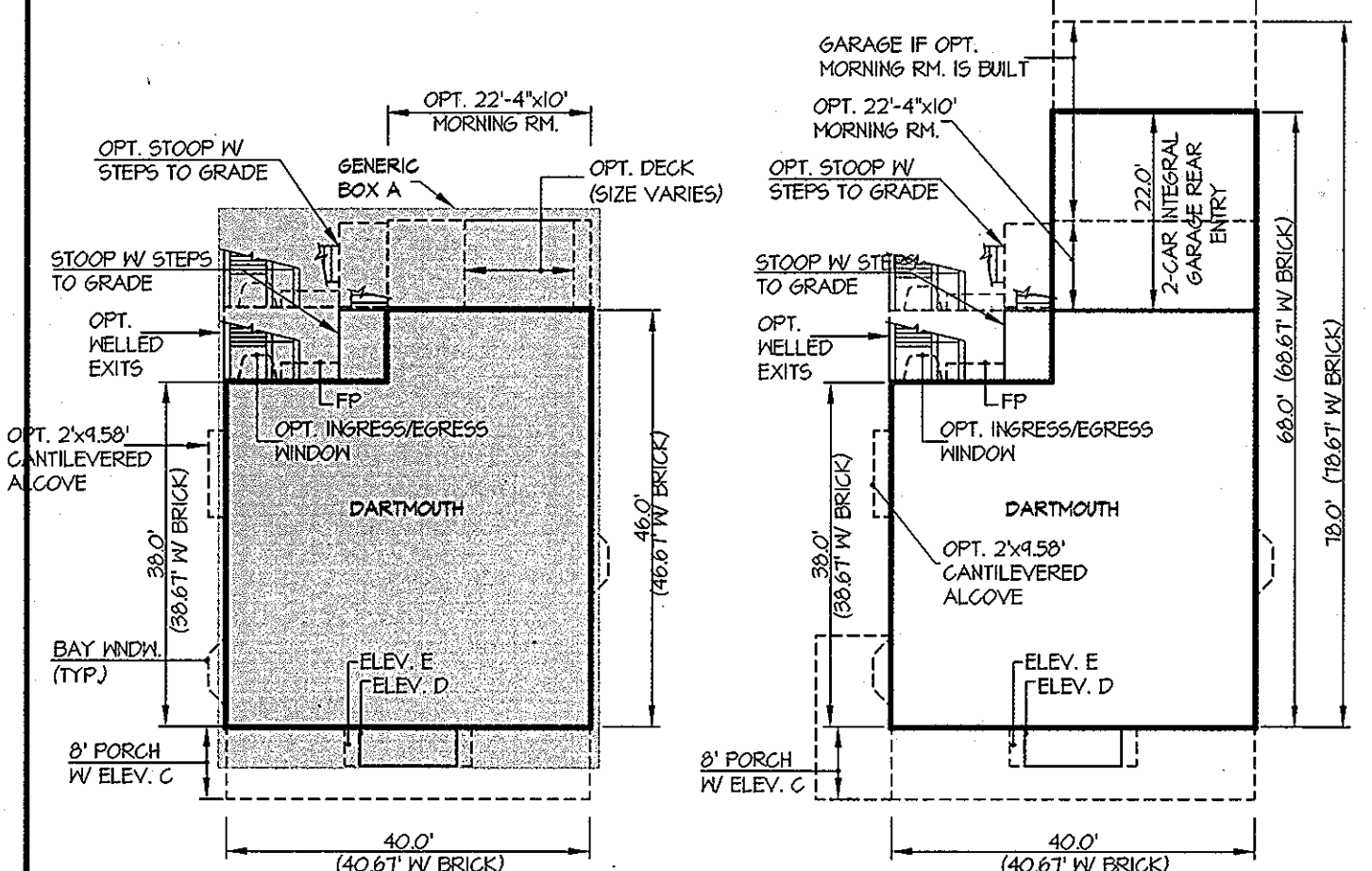
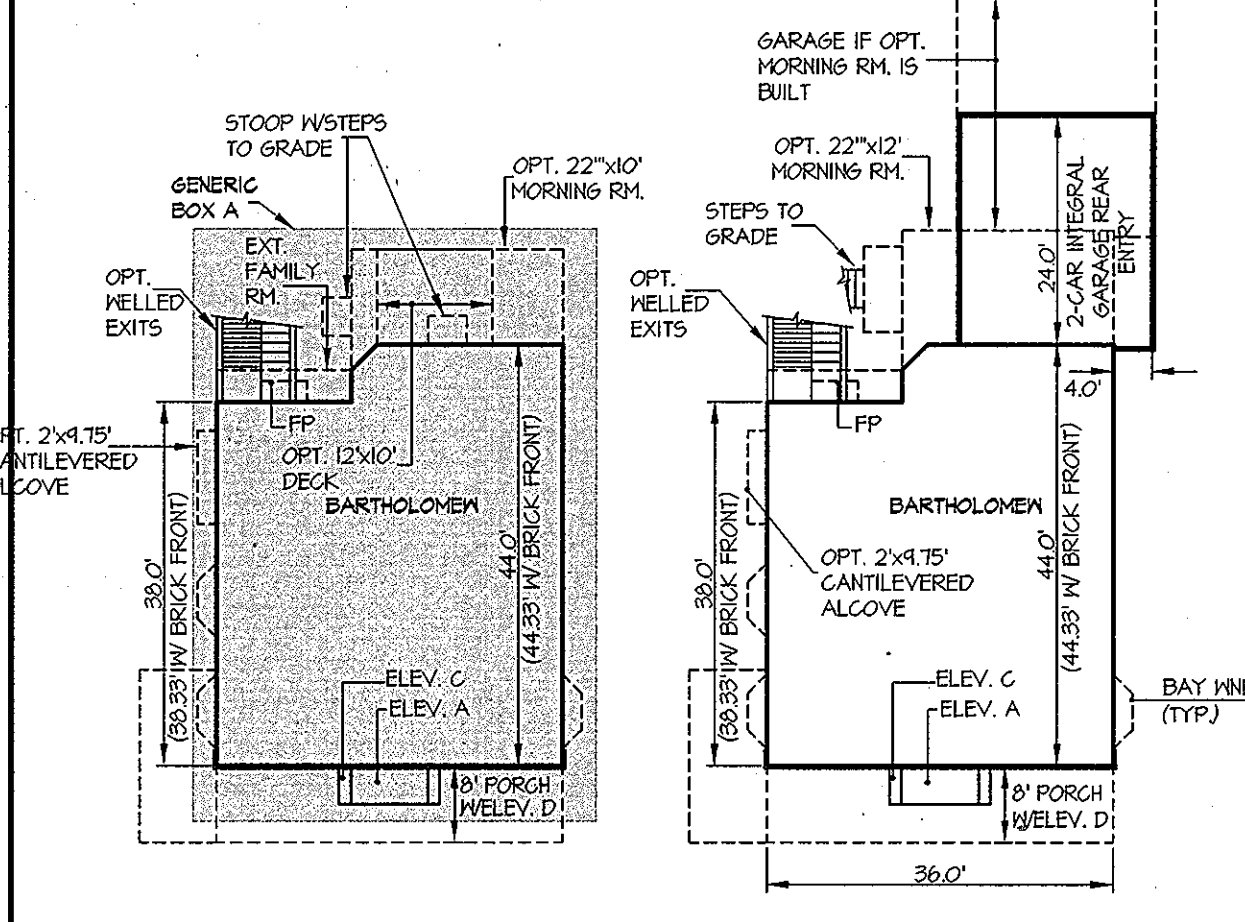
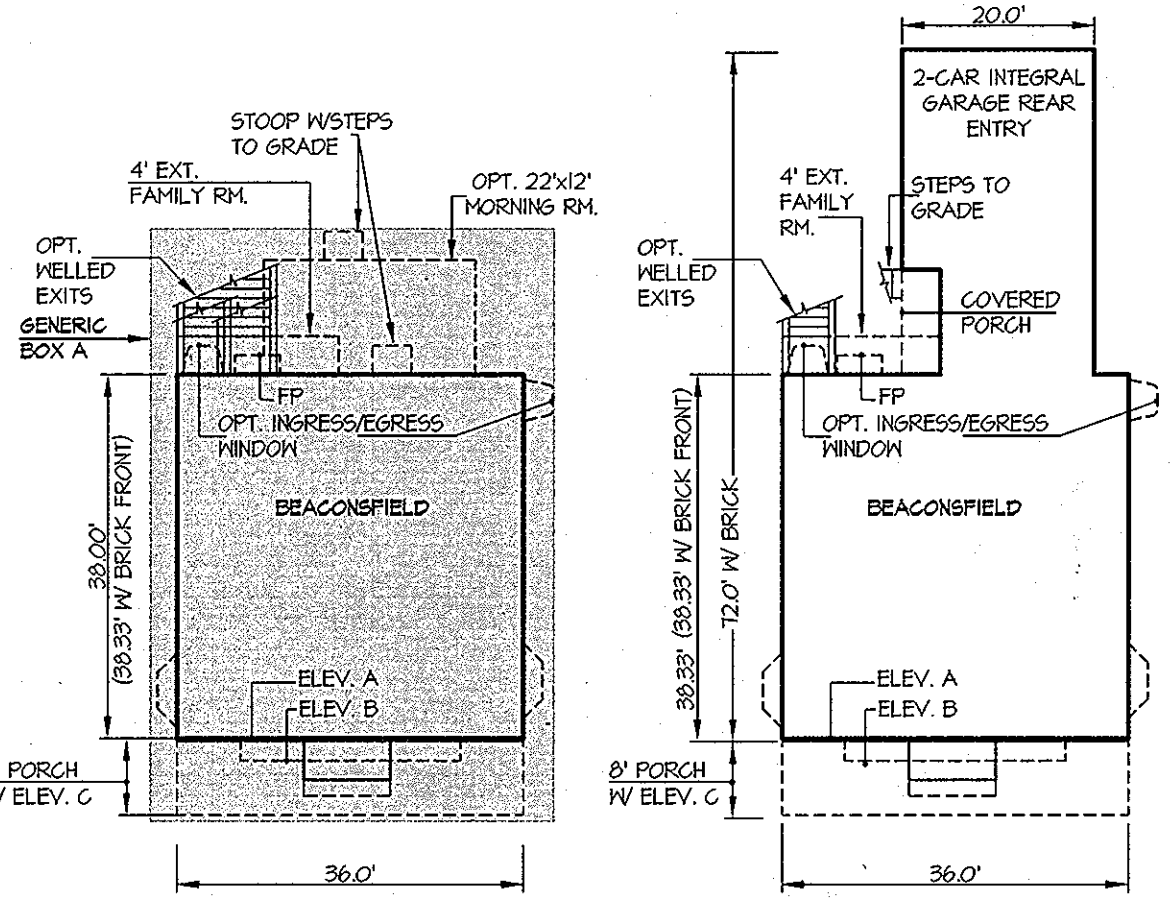
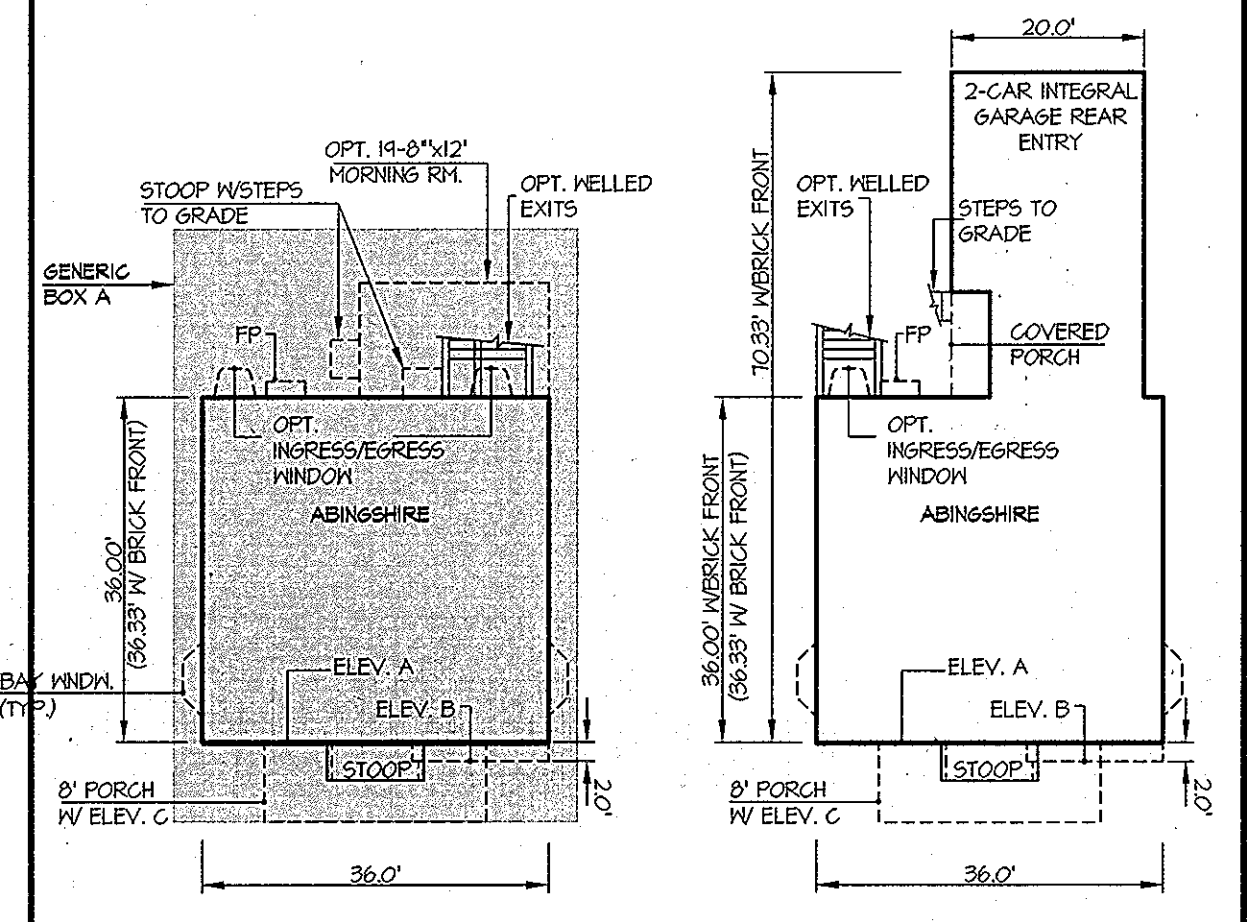
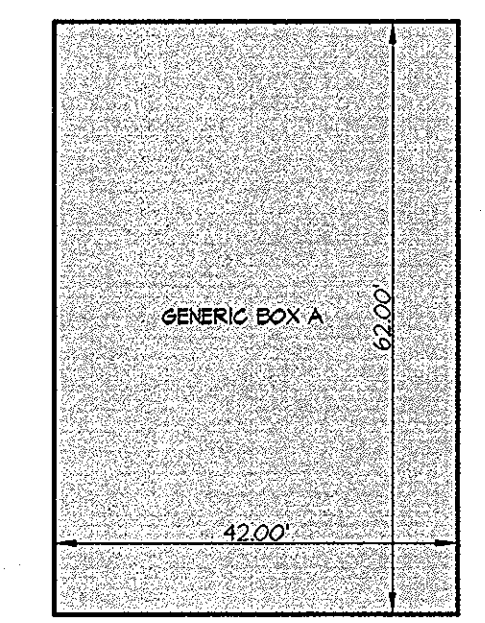
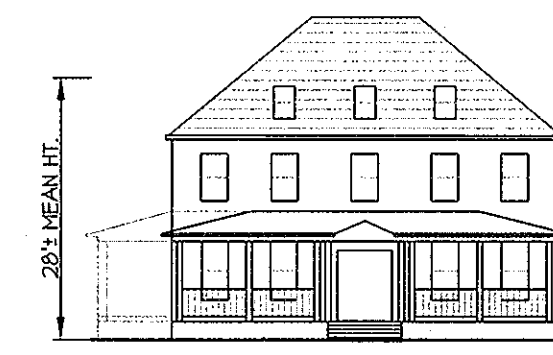
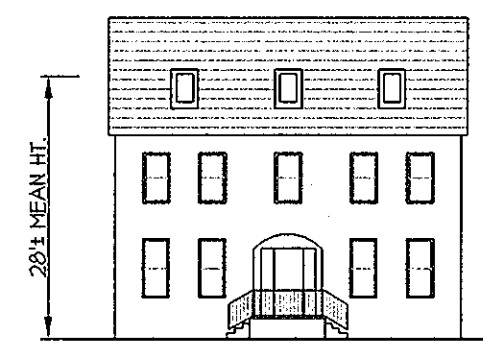
DATE	REVISION	BY	APP'R.
4-10-12	Flip Beaconsfield Lot 10	WJ3	
4-10-12	Show Lot 10 with a Beaconsfield attached garage	KLP	
1-16-12	Lot 4 w/ Dartmouth shifted outside generic box & attached garage; Lot 6 w/ Beaconsfield attached garage	KLP	
11-4-10	Resite Lot 11 w/ Dartmouth	KLP	

PREPARED FOR:  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT  
 BUILDER (CONTRACT PURCHASER): NVR INC.  
 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 373-5656 ATTN: TIM NAUGHTON

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

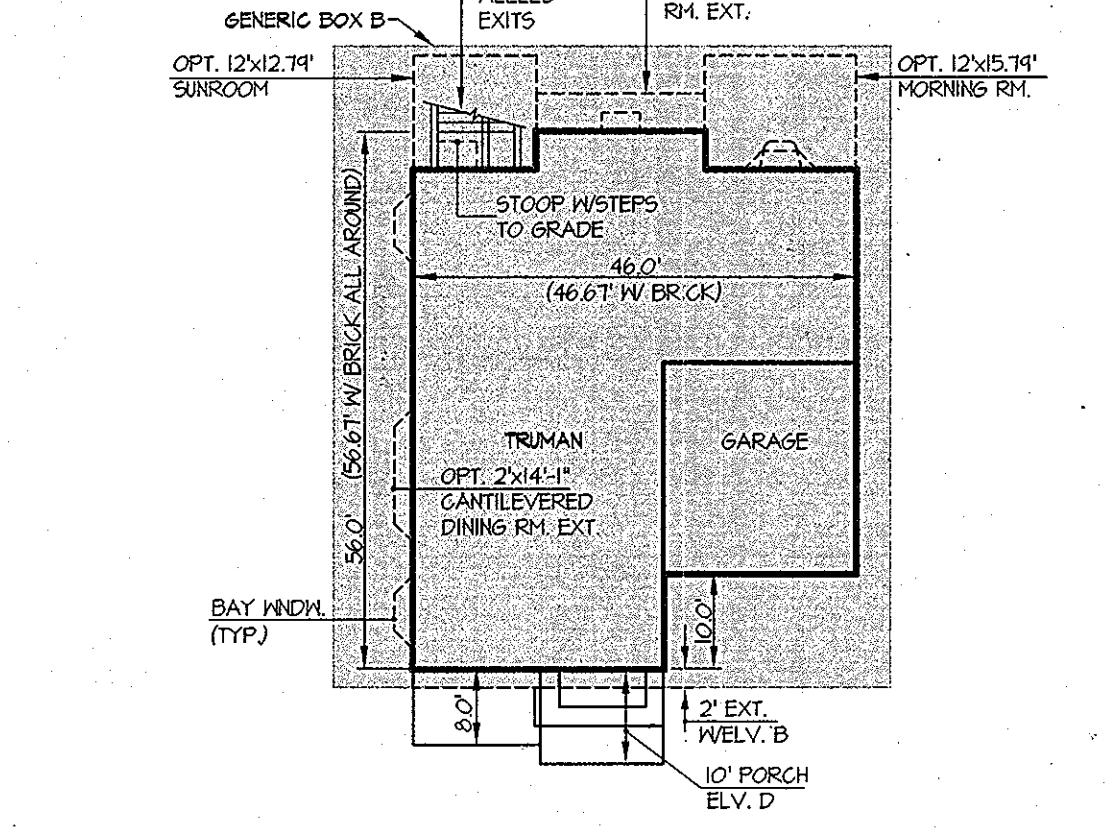
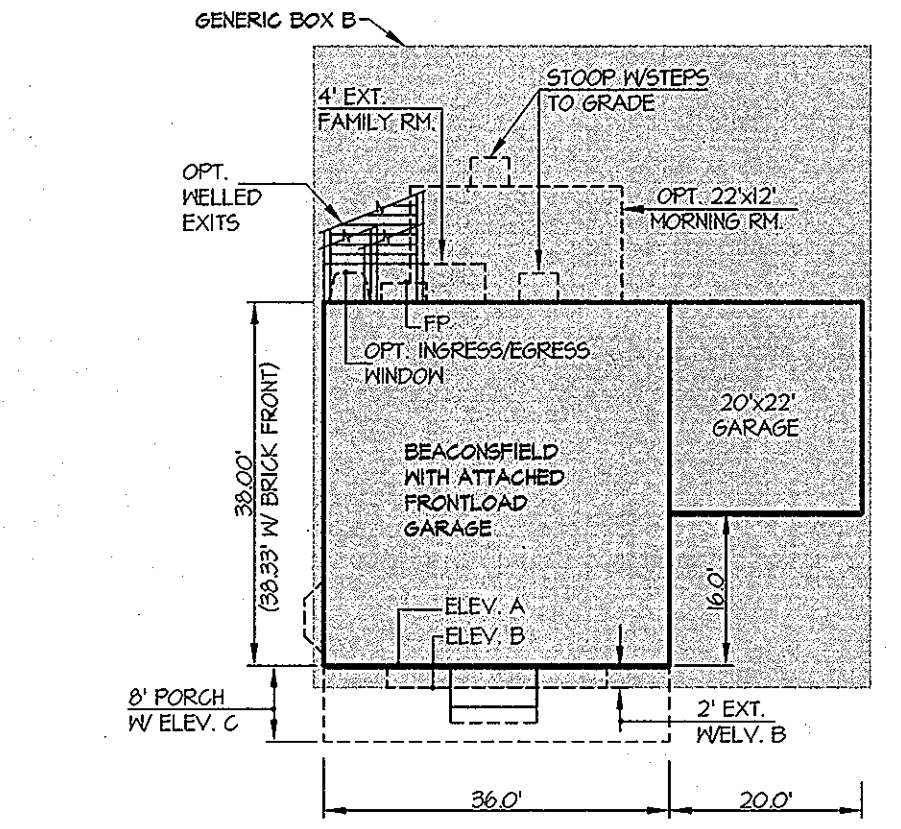
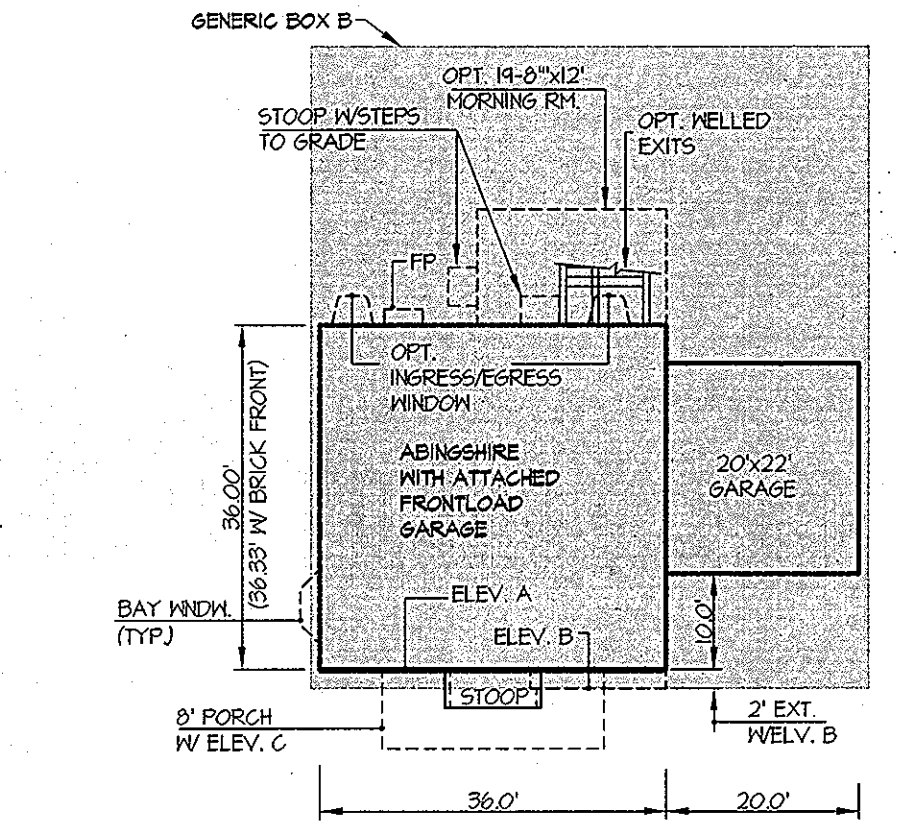
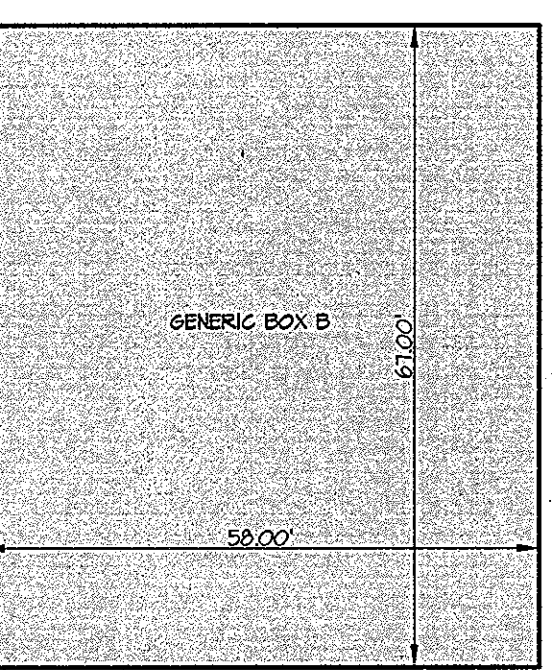
SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	5 OF 11

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

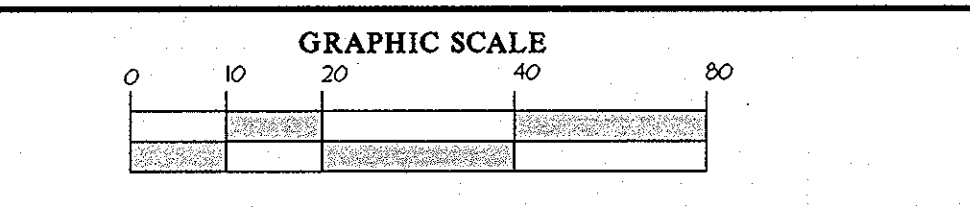


TYPICAL rear load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'

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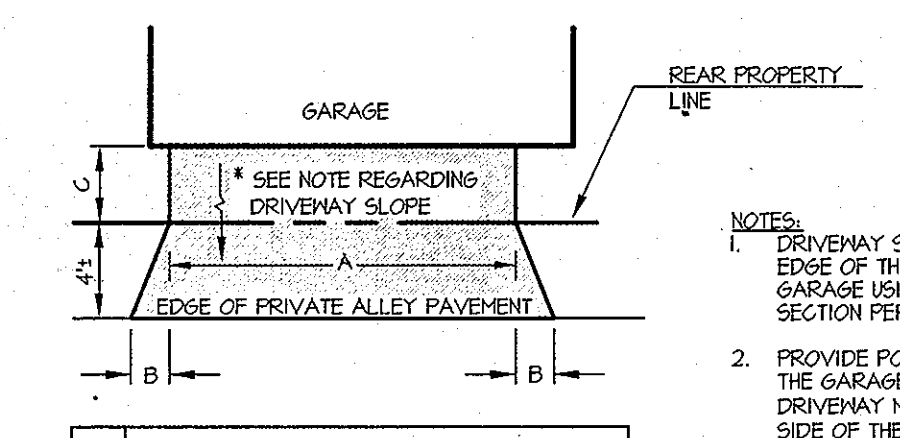
TYPICAL front load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'



PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2014.

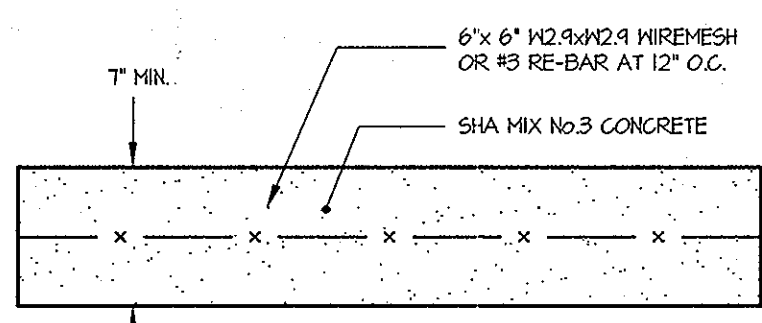
7-30-12 *[Signature]*

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



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

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



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

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

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

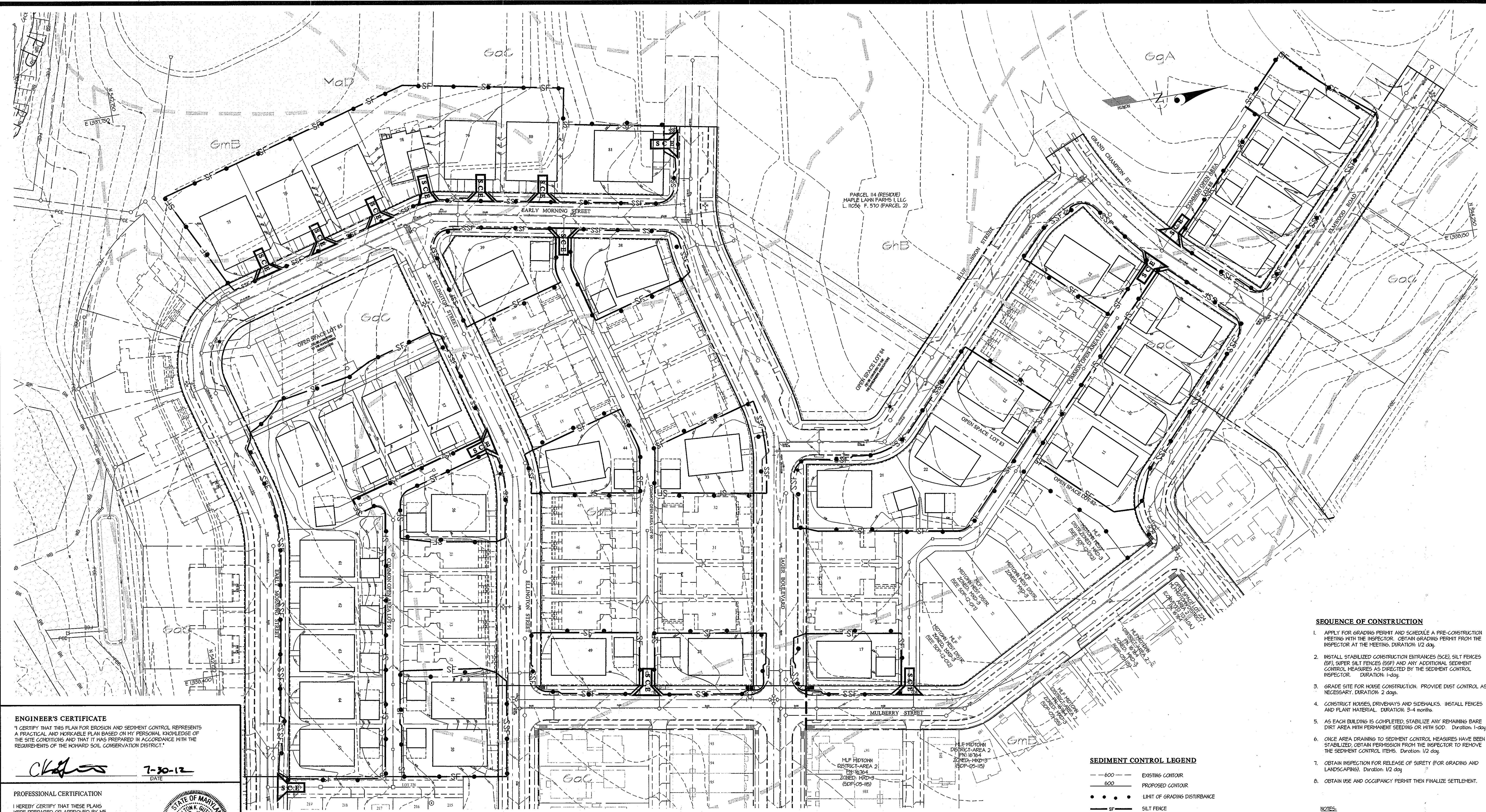
DATE	REVISION	BY	APP'R.

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

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

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

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



**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*Chris A. ...* 7-30-12  
 DATE

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2014.  
 7-30-12

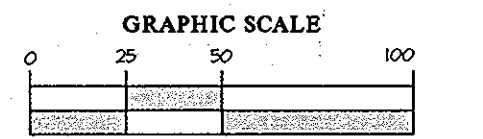
**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY**

**BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.  
*John R. ...* 8/31/12  
 SIGNATURE OF DEVELOPER/BUILDER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. ...* 8/9/12  
 HSCD SCDR DATE

- SEDIMENT CONTROL LEGEND**
- 600 --- EXISTING CONTOUR
  - 600 --- PROPOSED CONTOUR
  - ● ● ● ● LIMIT OF GRADING DISTURBANCE
  - SF — SILT FENCE
  - SSF — SUPER SILT FENCE
  - [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
  - SOILS DELINEATION
  - GOC SOILS

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



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

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

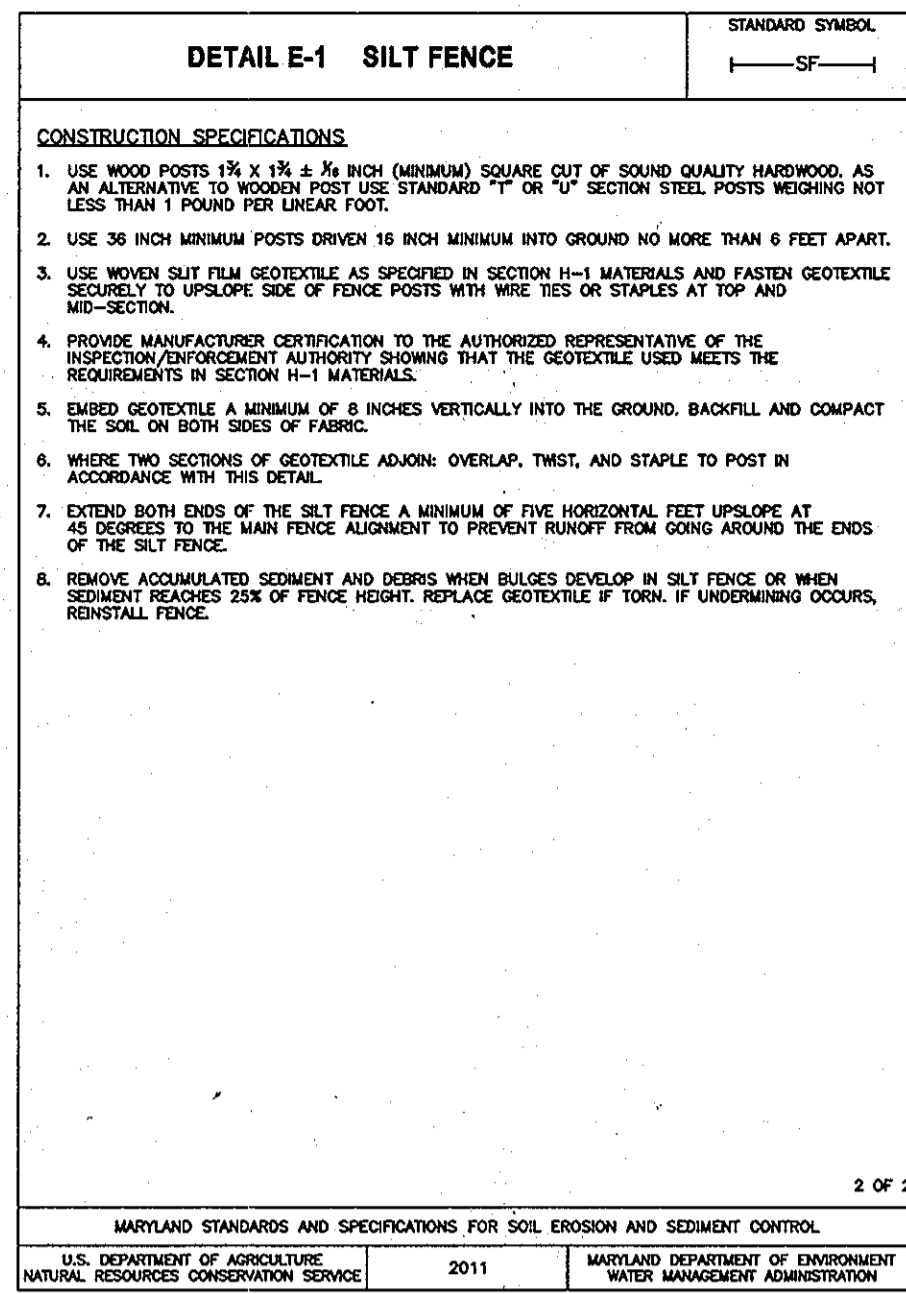
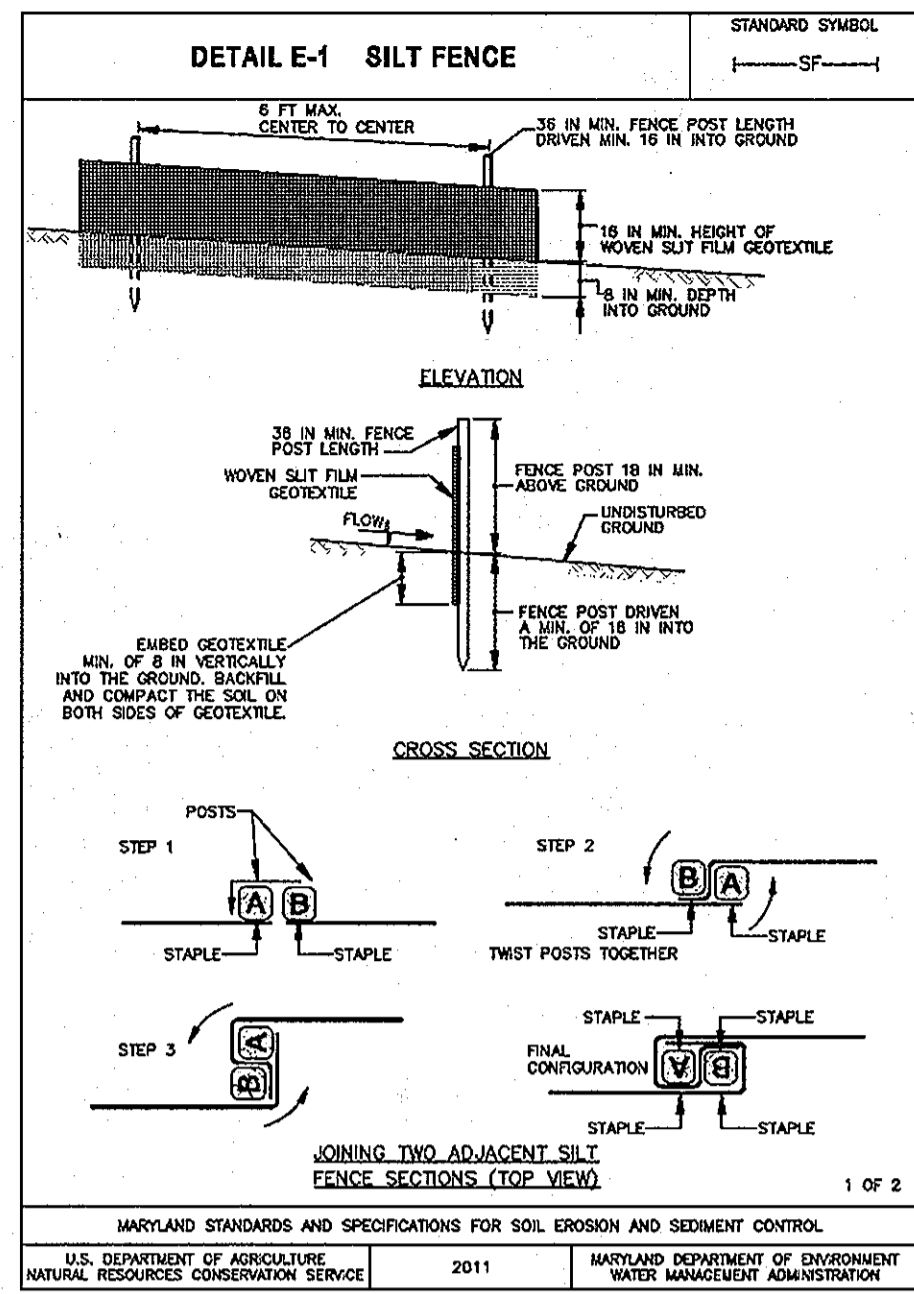
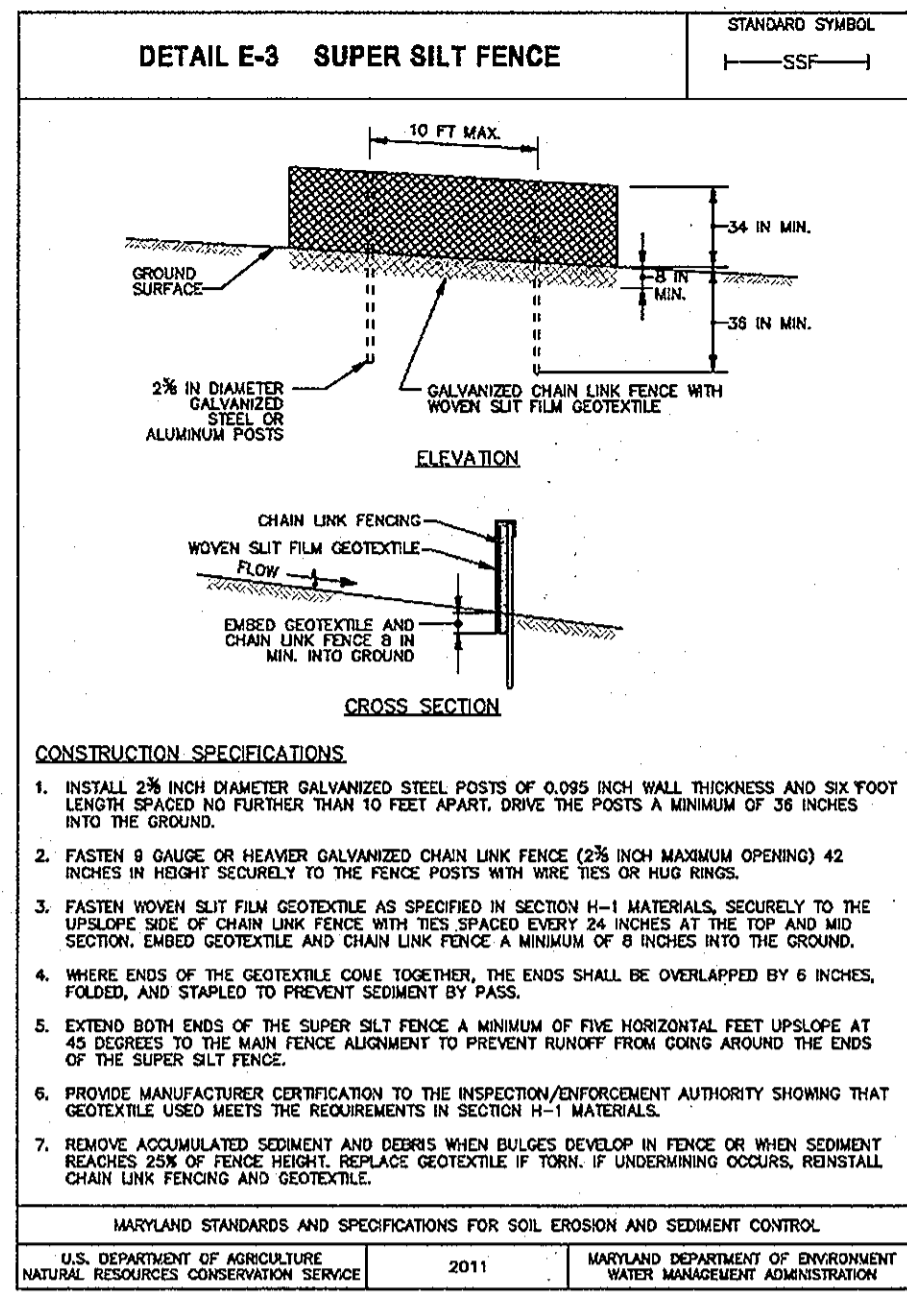
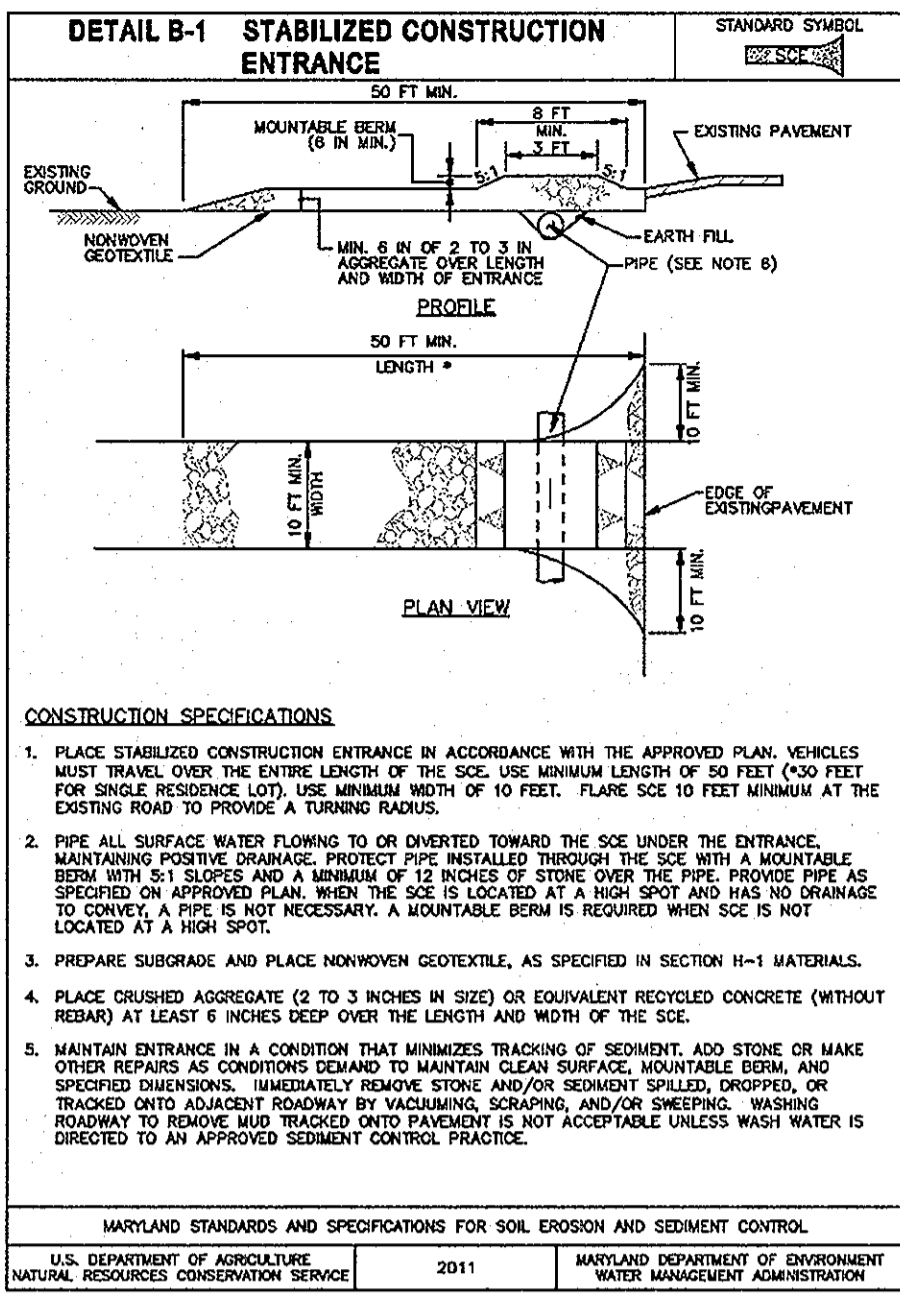
DATE	REVISION	BY	APPR.

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

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

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

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



STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS. Includes sections for Sediment Control Notes, Permanent Seeding Notes, and Temporary Seeding Notes, detailing requirements for soil erosion and sediment control.

Table with 4 columns: TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, and TOTAL CUT. Rows include 'TOTAL FILL' and 'OFF-SITE WASTE/BORROW AREA LOCATION'.

H.6 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL. Definition: Controlling the emission of dust particles from construction activities. Purpose: To prevent blowing and movement of dust from exposed soil surfaces to routes on and off-site during including back and traffic hoses.

CONSTRUCTION SPECIFICATIONS for silt fences. 1. INSTALL 2 1/2 IN. DIAMETER GALVANIZED STEEL POSTS OF 6.00 MIN WALL THICKNESS AND 30 FT LONG... 2. FASTEN 2 GALVANIZED CHAIN LINK FENCE (2 IN MIN MAXIMUM OPENING) 42 INCHES IN HORIZONTAL TO THE FENCE POSTS WITH WIRE TIES OR HOOK RINGS...

CONSTRUCTION SPECIFICATIONS for silt fences. 1. USE WOVEN POSTS 1/2 IN. BY 3/8 IN. MINIMUM SQUARE CUT OF SOUND QUALITY HARDWOOD AS AN ALTERNATE TO WOVEN POSTS... 2. USE 3/8 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART...

CONSTRUCTION SPECIFICATIONS for silt fences. 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (50 FEET FOR SINGLE RESIDUAL LOTS)... 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE...

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 8/13/12. Chief, Division of Land Development: [Signature] Date: 8/23/12.

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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: 301-989-2524 FAX: 301-421-4186

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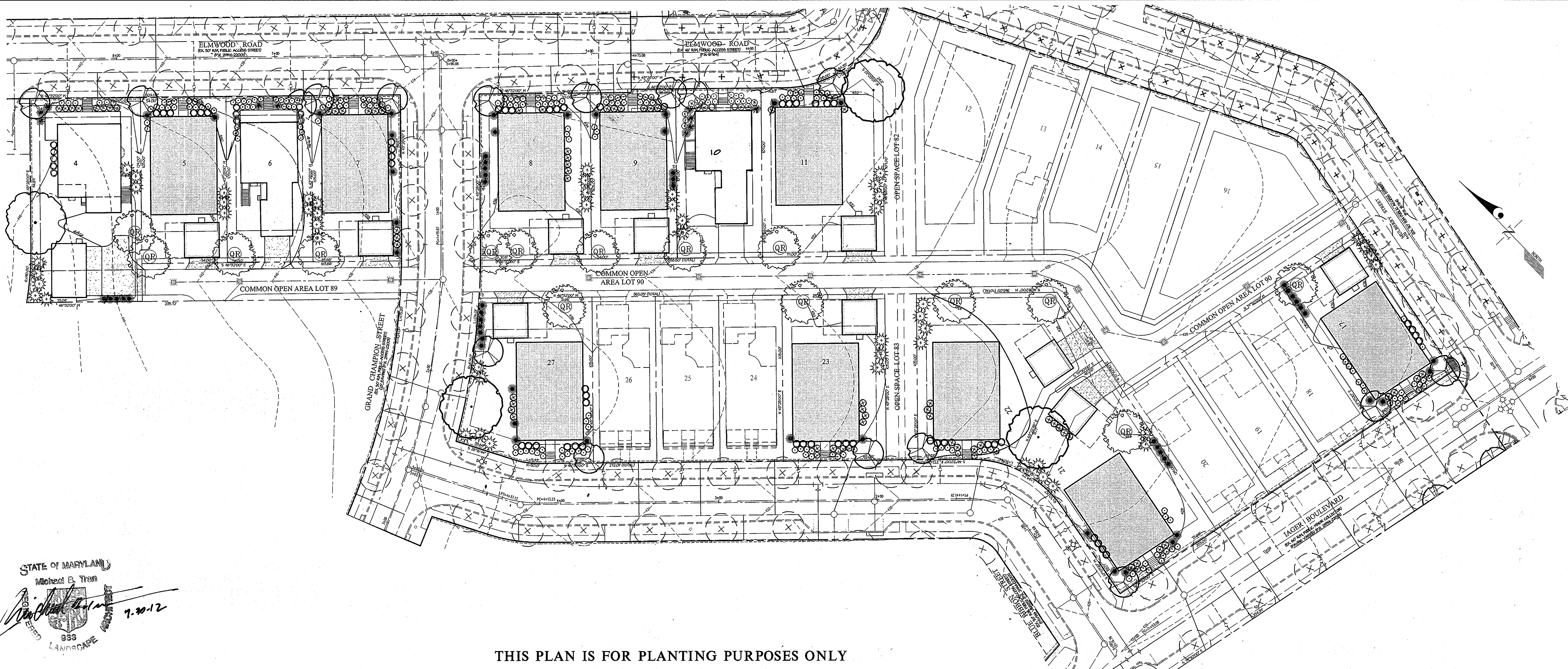
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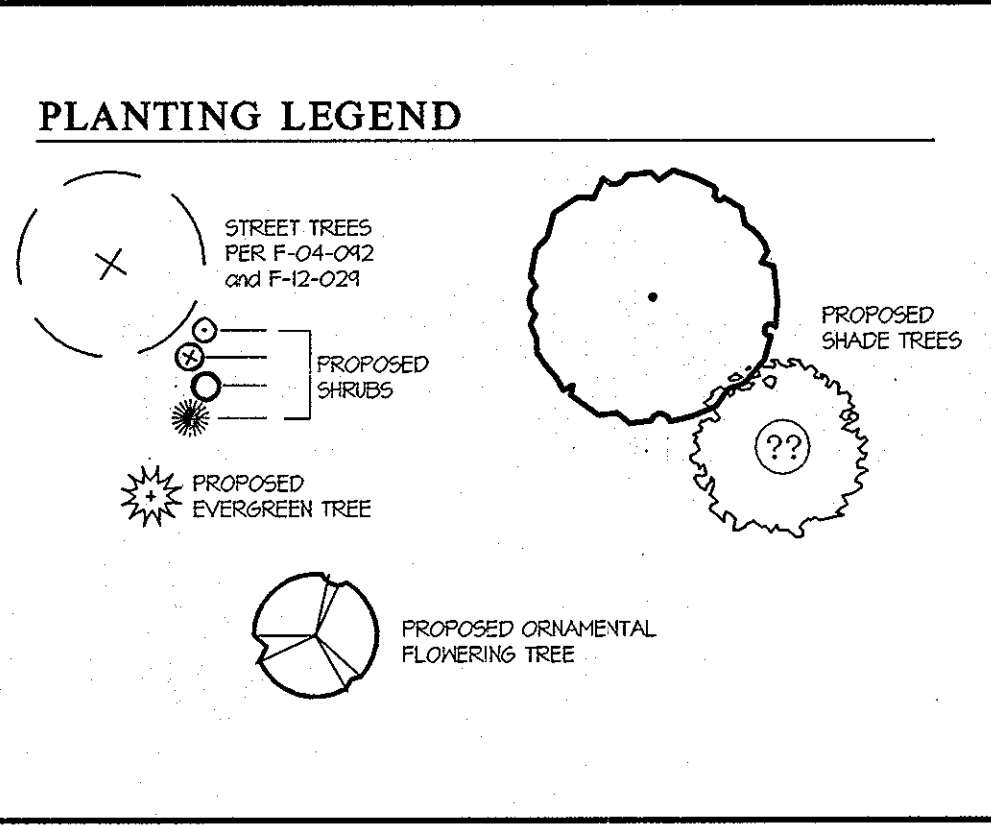
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STATE OF MARYLAND  
 Michael E. Tran  
 933  
 LANDSCAPE  
 7.30.12

THIS PLAN IS FOR PLANTING PURPOSES ONLY



PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(X)	25	ALL SHADE TREES SHALL BE 2.5'-3" CAL. AND 12' MIN. HT.	SOPHORA JAPONICA/JAPANESE PASODIA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / NILLOW OAK TILIA CORDATA 'GREEN SPIRE' / GREEN SPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
(S)	14	ALL SHADE TREES SHALL BE 2.5'-3" CAL. AND 12' MIN. HT.	ACER X FRENCHMANI 'ARMSTRONGS' / ARMSTRONGS MAPLE GINCKGO BILOBA 'PRINZTOD' PRINCETON SENTRY	ALL B&B
(E)	15	ALL SHADE TREES SHALL BE 2.5'-3" CAL. AND 12' MIN. HT.	QUERCUS ROBUR X Q. ALBA 'CRIMSON SPICE' / CRIMSON SPIRE OAK	ALL B&B
(F)	53	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANCHIER CANADENSIS/SHADELON SERVICEBERRY CRATAEGUS VIRDIS WINTER KING/ WINTER KING HAWTHORNE CERIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LARSSTROEBIA INDICA / GRAPE MYSTLE 'TONIO'	ALL B&B SERVICEBERRY SHALL BE TREE FORM
(E)	121	ALL EVERGREEN TREES SHALL BE 6'-8" HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE	ALL B&B INTACT LEADER
(O)	612	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNPO PINK' / SUNPO WHITE, 'KAEMPO' COTONEASTER DANHERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTON BLUE RUS' JUNIPERUS PROSPERA VAR. / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
(O)	180	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'MIMO CRIMSON' DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CORNATA 'WELLEY' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONFACIA' / DWARF INK BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
(O)	192	ALL 24" - 30" SPREAD & 25' - 3' HT.	BIONYMIS KIAUSCHOVICZUS 'MANHATTAN' / MANHATTAN BIONYMIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANthus HETEROPHYLLUS 'SALFIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALEXM, CAT. GRANDIFLORA, 'ENGLISH ROSEBUD', 'ROSEBUD ELEGANS') RHODODENDRON P.M./ P.M. RHODODENDRON TAUIS CUSPIDATA NANKI / DWARF JAPANESE YEM VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(S)	243	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'TILLIE POINT' / TILLIE POINT JUNIPER TAUIS MEDIA 'HICKSII' / HICKS YEM TAUIS CUSPIDATA 'FLUSHING' / FLUSHING YEM TAUIS MEDIA 'VIRIDIS' / VIRIDIS YEM THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16J24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 9-06-16 AND FB CASE NO. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE 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 0).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- 'SCHEDULE-C' IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 210,000 FOR THE LOTS PER THIS SHEET AS FOLLOWS:  
 2117 SHRUBS AT \$30/SHRUB = \$ 63,510.00  
 54 TREES AT \$1000/TREE = \$ 54,000.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-385-2350. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

**NOTES**

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL CONFORM WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND 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.

**GRAPHIC SCALE**

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

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3609 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-869-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	DESCRIPTION	BY	APP'R
8-10-12	Show Lot 10 w/ proposed field attached garage & rev. landscaping accordingly	klp	
11-16-12	Lot 4 w/ deck, porch & related garage; Lot 10 w/ proposed field attached gar.; rev. landscaping accordingly	klp	
	REVISION		

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

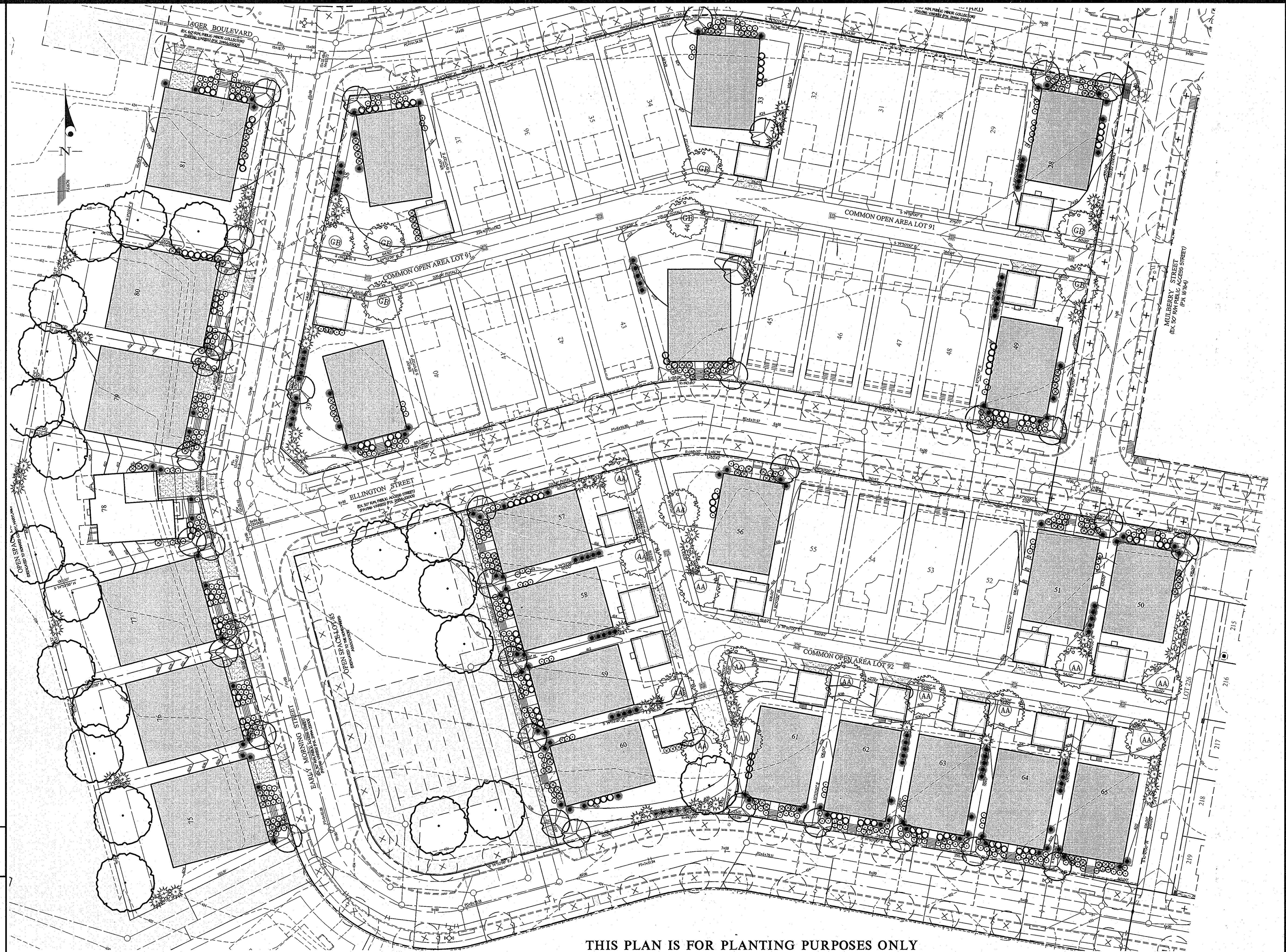
**BUILDER (CONTRACT PURCHASER):**  
 NVR INC.  
 9720 PATUENT WOODS DR.  
 COLUMBIA, MD 21046  
 PH: (410) 379-5956  
 ATTN: TIM NAUGHTON

ELECTION DISTRICT No. 5

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

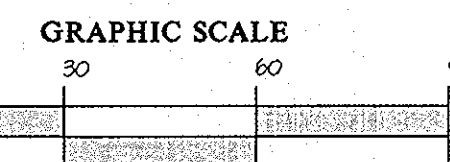
SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	9 OF 11

HOWARD COUNTY, MARYLAND



STATE OF MARYLAND  
Michael B. Trinn

*[Signature]*  
7.20.12



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Goggin* 8/23/12  
 Director Date  
*Vetso Lush* 8/23/12  
 Chief, Division of Land Development Date  
*[Signature]* 8/17/12  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-989-1820 DC/VA: 301-989-2524 FAX: 301-421-4185

THIS PLAN IS FOR PLANTING PURPOSES ONLY

DATE	REVISION	BY	APP'R
8-10-2012	Re-site garage on Lot 60 and rev. landscaping accordingly	KLP	

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

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

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

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
July/2012	41-15&21	10 OF 11

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)										
LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL			REQUIRED SIDE & REAR YARD PLANTINGS: MANOR LOTS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1:4 OF SIDE & REAR BLDG. LENGTHS			PLANTINGS PROVIDED			COMMENTS
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
VILLA	**4	10.0'	18	(88.33*36.0') 125'	32	2	27	1 ORNAMENTAL FOR 5 SHRUBS, 8 EVERGREENS FOR 40 SHRUBS		
MANORS	5	54.0'	14	(88.33*36.0') 125'	32	1	26	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS		
	6	54.0'	14	(88.33*36.0') 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
	**7	56.0'	14	(88.33*36.0') 125'	32	1	38	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
VILLA	**8	10.0'	18	(88.33*36.0') 125'	32	2	42	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
MANORS	9	54.0'	14	(88.33*36.0') 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
	10	54.0'	14	(88.33*36.0') 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
VILLA	11	54.0'	14	(88.33*36.0') 125'	32	2	24	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS		
MANOR	**17	62.0'	15	(88.33*36.0') 125'	32	1	34	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
VILLA	**21	15.0'	18	(88.33*36.0') 125'	32	2	38	1 ORNAMENTAL FOR 5 SHRUBS, 6 EVERGREENS FOR 30 SHRUBS		
	22	63.12'	16	(88.33*36.0') 125'	32	2	23	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
MANOR	23	65.0'	16	(88.33*36.0') 125'	32	1	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS		
VILLA	**21	88.86'	23	(88.33*36.0') 125'	32	2	42	2 ORNAMENTALS FOR 10 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS		
MANORS	**28	60.0'	15	(88.33*36.0') 125'	32	1	44	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS		
	33	100.45'	25	(88.33*36.0') 125'	32	1	27	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
**38	44.6'	15	(88.33*36.0') 125'	32	1	31	1 ORN FOR 3 SHRUBS, 3 EVGS. FOR 15 SHRUBS, 1 TREE FOR 10 SHRUBS			
**38	85.33'	22	(88.33*36.0') 125'	32	1	46	1 ORNAMENTAL FOR 5 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS			
44	83.86'	21	(88.33*36.0') 125'	32	1	28	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS			
**44	60.0'	15	(88.33*36.0') 125'	32	1	44	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS			
50	60.0'	15	(88.33*36.0') 125'	32	1	22	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS			
51	54.0'	14	(88.33*36.0') 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS			
56	45.52'	24	(88.33*36.0') 125'	32	1	21	1 ORN FOR 5 SHRUBS, 4 EVGS. FOR 20 SHRUBS, 1 TREE FOR 10 SHRUBS			
**51	54.0'	14	(88.33*36.0') 125'	32	1	43	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS			
59	54.0'	14	(88.33*36.0') 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS			
54	54.0'	14	(88.33*36.0') 125'	32	1	31	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS			
VILLAS	**60	12.0'	18	(88.33*36.0') 125'	32	2	37	2 ORNAMENTAL FOR 10 SHRUBS, 5 EVERGREENS FOR 25 SHRUBS		
	61	60.44'	15	(88.33*36.0') 125'	32	2	22	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
MANORS	62	54.0'	14	(88.33*36.0') 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS		
	63	54.0'	14	(88.33*36.0') 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS		
	64	54.0'	14	(88.33*36.0') 125'	32	1	36	1 ORNAMENTAL FOR 5 SHRUBS, 1 EVERGREEN FOR 5 SHRUBS		
	65	60.0'	15	(88.33*36.0') 125'	32	1	22	1 ORNAMENTAL FOR 5 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS		
VILLAS	75	10.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS		
	76	10.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
	77	10.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
	78	55.52'	14	(TRUMAN-14.0'+47.0') 121'	30	2	24	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS		
	79	10.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
	80	10.0'	18	(TRUMAN-14.0'+47.0') 121'	30	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS		
**81	74.0'	20	(TRUMAN-14.0'+47.0') 121'	30	2	34	2 ORNAMENTALS FOR 10 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS			

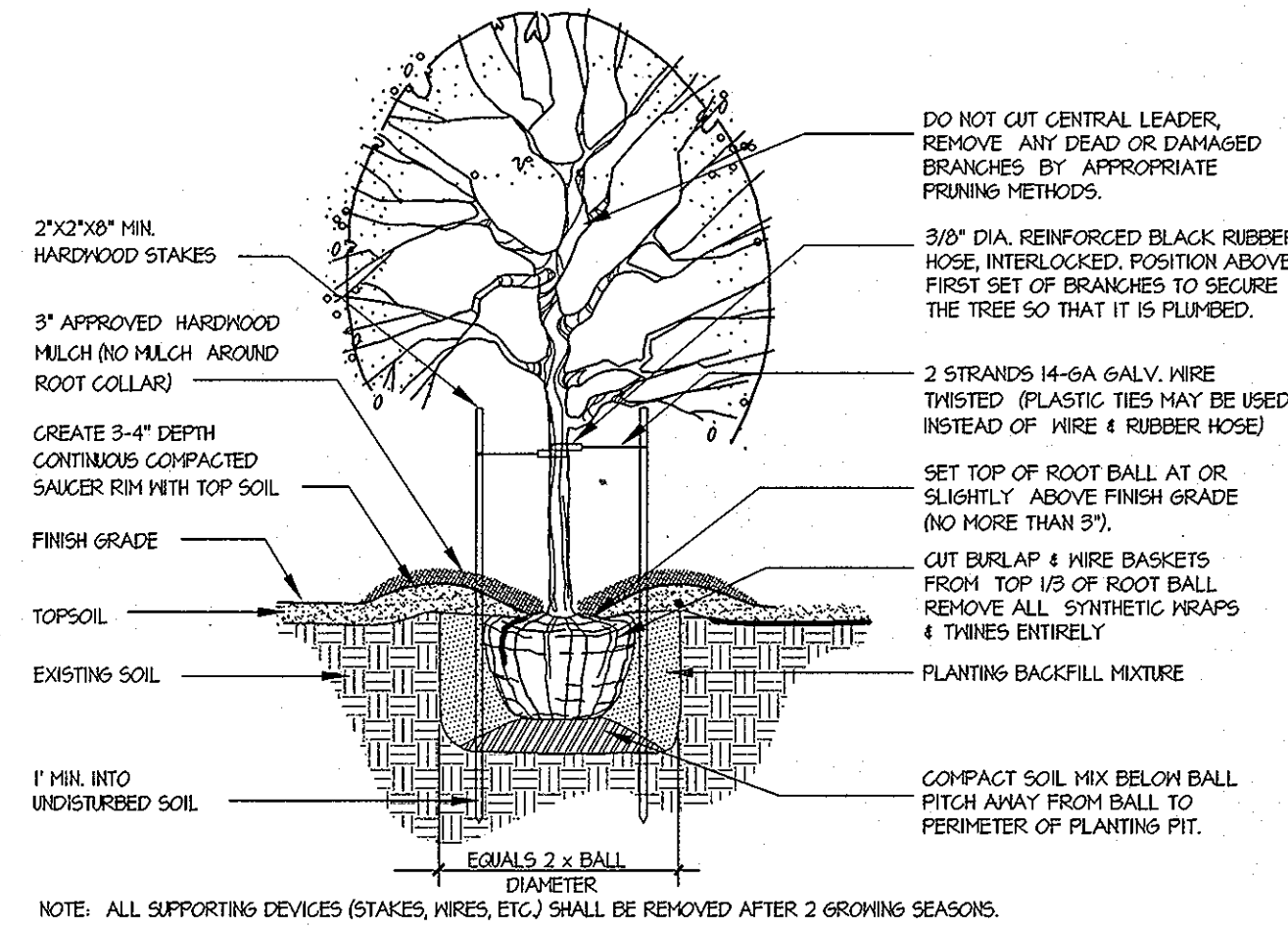
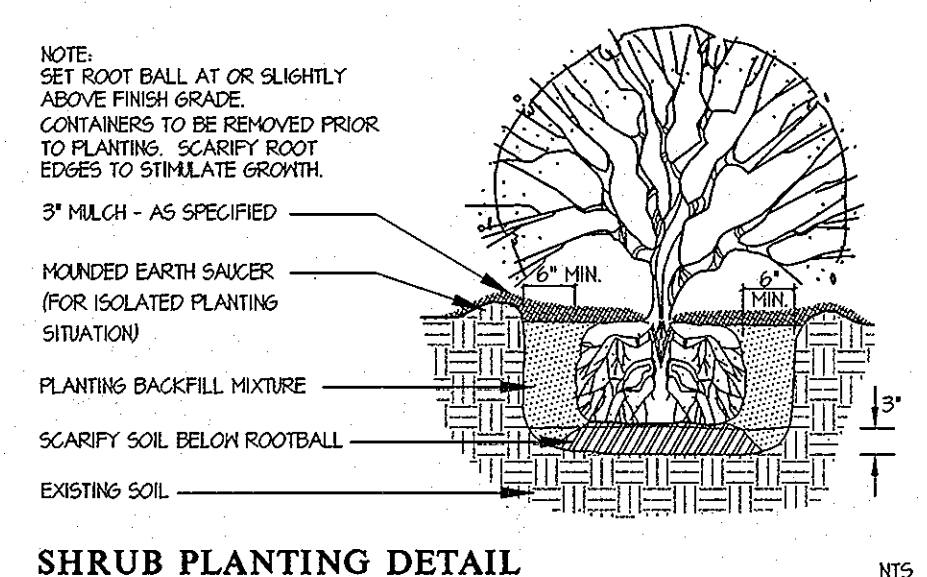
LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
NVR of MAPLE LAWN L.L.C.	4	2	72	\$2,160.00
	5	1	46	\$1,680.00
	6	1	46	\$1,680.00
	7	1	68	\$2,340.00
	8	2	72	\$2,160.00
	9	1	46	\$1,680.00
	10	1	46	\$1,680.00
	11	2	44	\$2,070.00
	11	1	64	\$2,310.00
	21	2	13	\$2,190.00
	22	2	49	\$2,040.00
	23	1	48	\$1,740.00
	27	2	77	\$2,410.00
	28	1	64	\$2,310.00
	33	1	57	\$2,070.00
	38	1	63	\$2,310.00
	**51	3	68	\$2,550.00
	**59	2	46	\$1,680.00
	**51	2	46	\$1,680.00
	**60	4	72	\$3,360.00
	61	2	47	\$2,070.00
62	1	46	\$1,680.00	
63	1	46	\$1,680.00	
64	1	46	\$1,680.00	
65	1	47	\$1,710.00	
75	2	48	\$2,040.00	
76	2	48	\$2,040.00	
77	2	48	\$2,040.00	
78	2	44	\$1,920.00	
79	2	49	\$2,040.00	
80	2	49	\$2,040.00	
80	2	49	\$2,040.00	
81	2	64	\$2,520.00	
TOTAL	54	217	\$8,210.00	

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

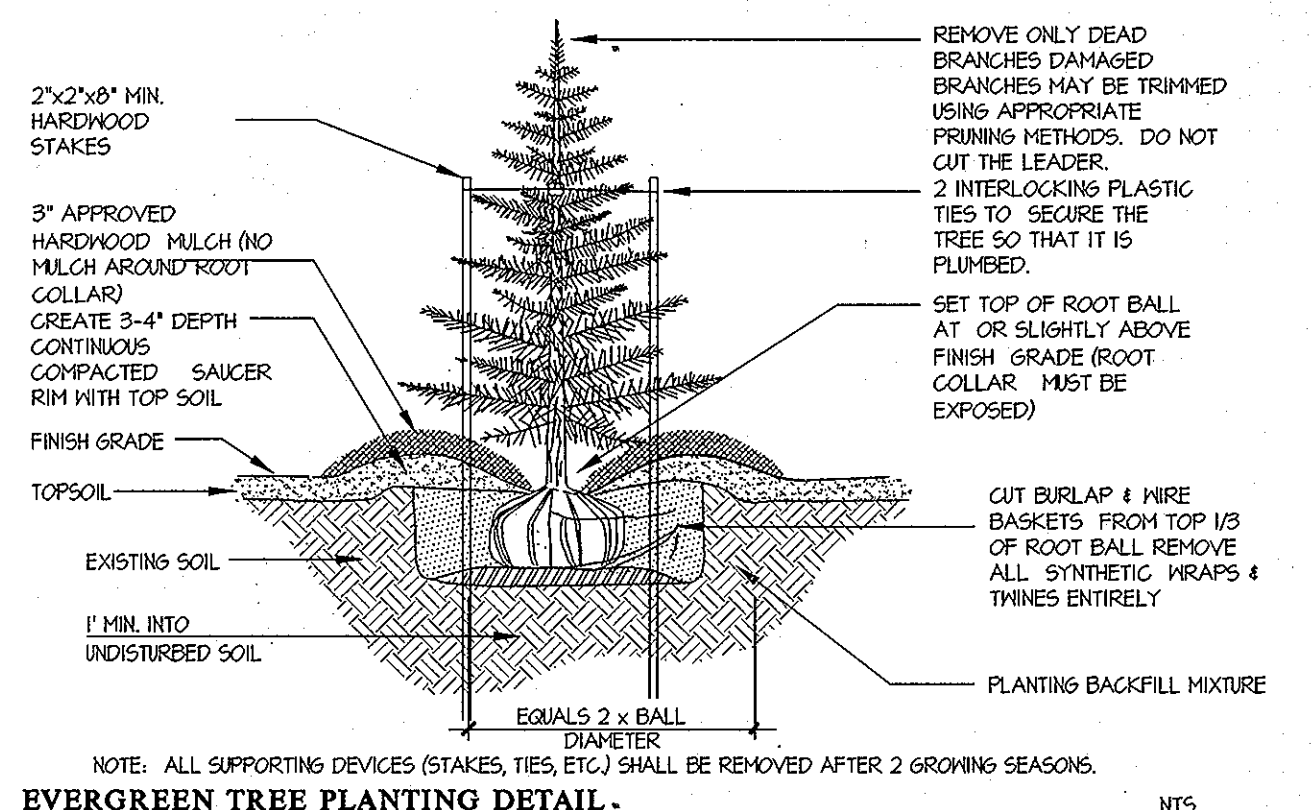
\* THE OPTIONAL EXTENDED BUILDING FEATURES ARE INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.

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

COMMENTS:  
 A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:  
 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE  
 B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.  
 C. PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.  
 \*\* CORNER LOT



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



EVERGREEN TREE PLANTING DETAIL. NTS.

STATE OF MARYLAND  
 Michael B. Tran  
 LANDSCAPE ARCHITECT  
 7.30.12

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Mark A. Lough* DATE: 8/28/12  
 Chief, Division of Land Development: *Neil DeLuca* DATE: 8/23/12  
 Chief, Development Engineering Division: *Michael B. Tran* DATE: 8/10/12

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

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

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

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

SCALE: NO SCALE  
 ZONING: MXD-3  
 G. L. W. FILE No.: 11080  
 TAX MAP - GRID: 41-15&21  
 SHEET: 11 OF 11  
 DATE: July/2012  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND