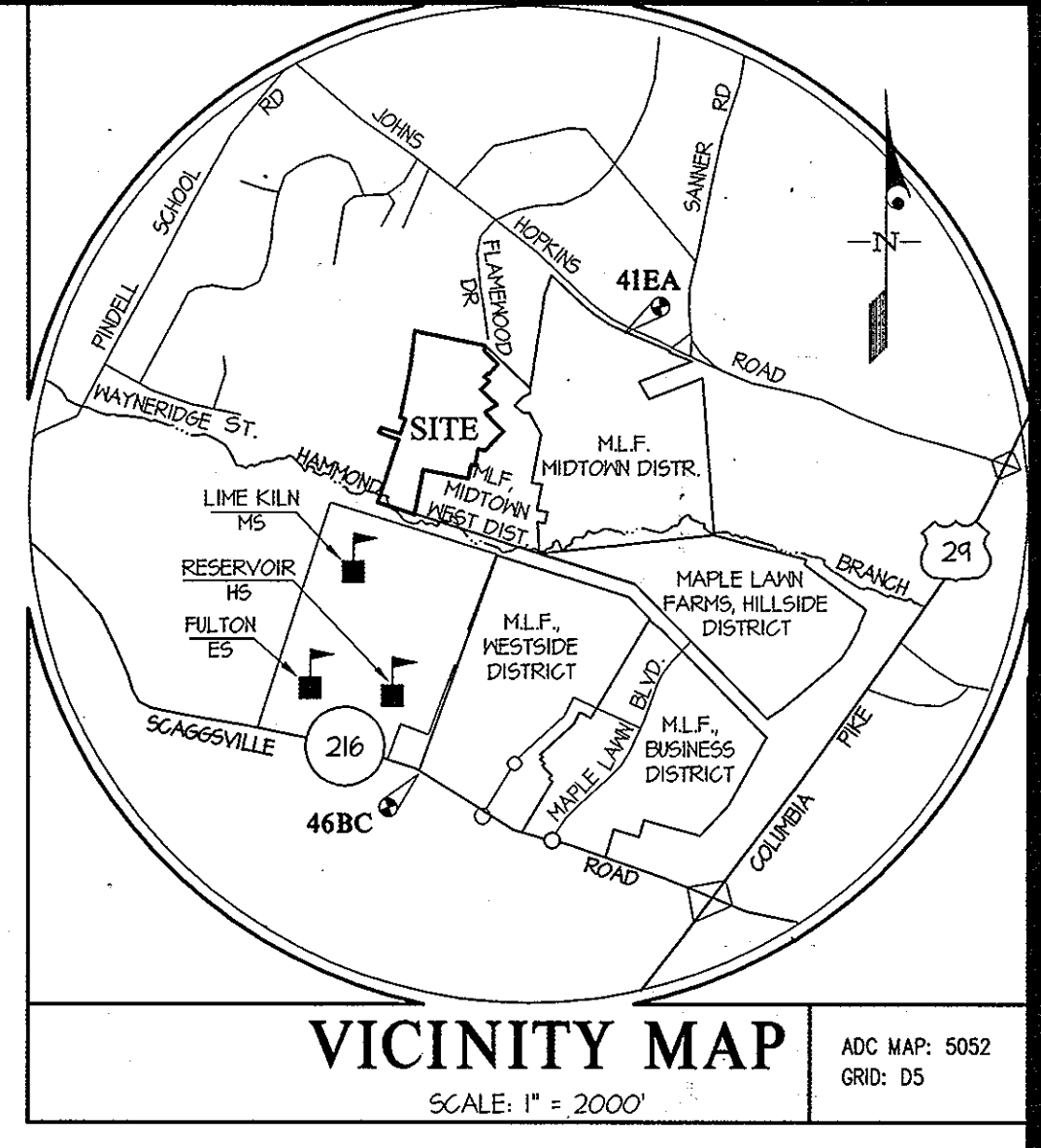


GENERAL NOTES

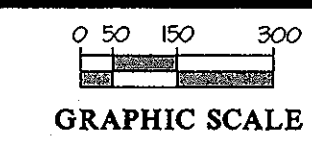
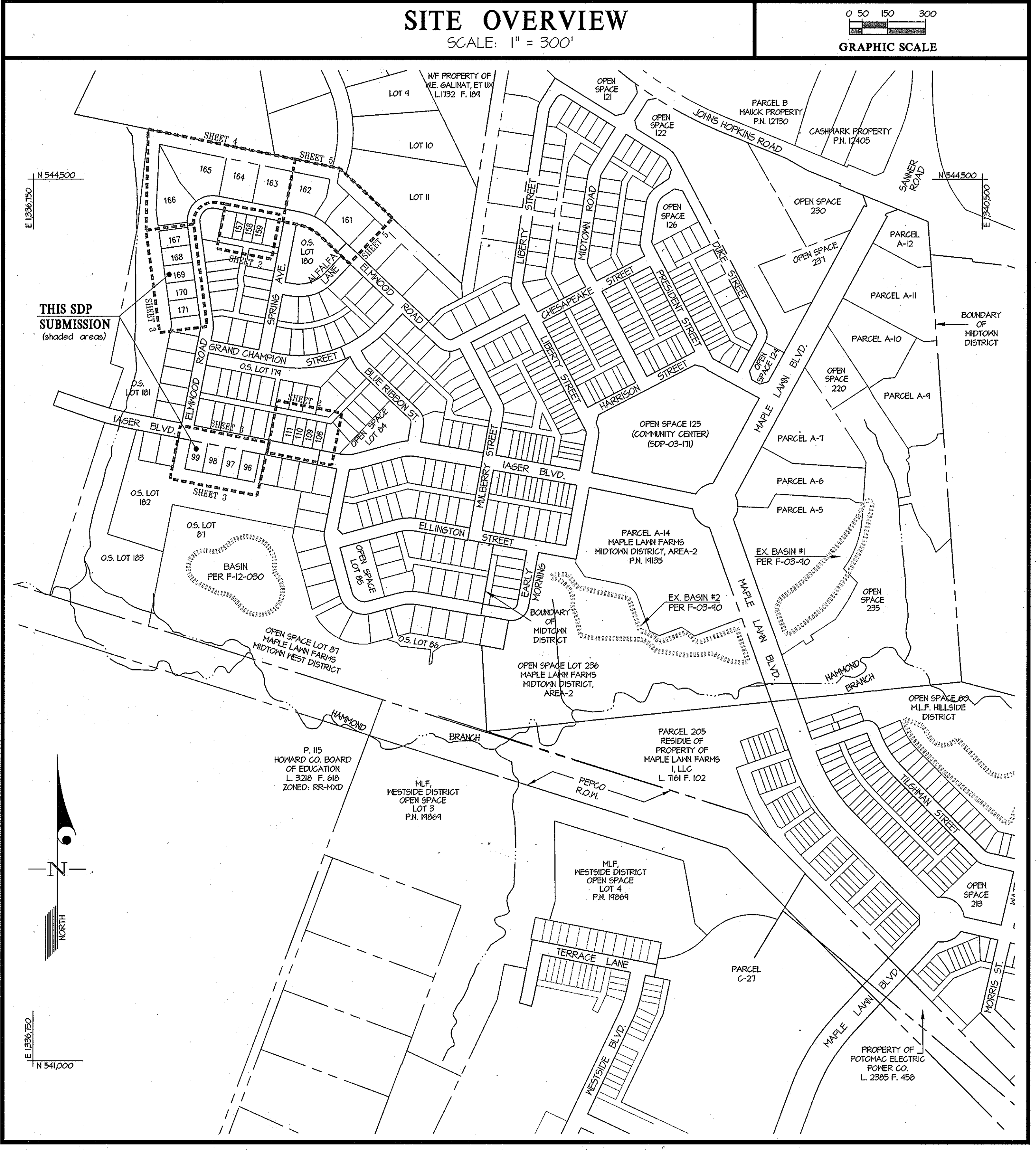
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "855 UTILITY" AT 1-800-257-7111 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-95M (APPROVED ON 02-08-04), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN...

MAPLE LAWN FARMS
SITE DEVELOPMENT PLAN
MIDTOWN WEST DISTRICT - AREA 2
LOT Nos. 96-99, 108-111, 157-159 and 161-171
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA &
NVD83 VERTICAL DATA
46BC
ELEV = 472.5
N = 539825.8 E 1391205.71
STANDARD DISC ON CONCRETE MONUMENT
41EA
ELEV = 401.05
N = 544825.81 E 1394217.44
STANDARD DISC ON CONCRETE MONUMENT



SITE OVERVIEW
SCALE: 1" = 300'



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS
Table with 6 columns: PHASE NUMBER (AND NAME), APPROVED DPZ FILE NO., PHASE AREA GROSS ACREAGE, REQUIRED OPEN SPACE (% OF GROSS AC.), OPEN SPACE PROVIDED IN AC. **, REQUIRED ACTIVE OPEN SPACE IN AC. **, ACTIVE RECREATION O.S. PROVIDED IN AC. (% ***)

LOT DEVELOPMENT DATA

- I. GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-95M
B. PROPOSED USE OF SITE: 22 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4102-D, 24-4104-D)
D. PARKING REQUIRED PER 2004 UIC 22.2, 2 SPACES PER 1.0 CAR SPACES.
PARKING PROVIDED: 44 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE, VILLA AND ESTATE LOTS ALSO HAVE DRIVEWAY PARKING FOR 2 CARS. SEE NOTE 2) ABOVE REGARDING PARKING.
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-16 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
II. AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 241,024 SF OR 5.671 AC.
B. AREA OF THIS PLAN SUBMISSION: 5.841 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 5.841 ACRES
III. LOT DESIGNATION
Table with columns: LOT TYPE, LOT NUMBERS, MINIMUM LOT SIZE, MIN. LOT WIDTH AT FRONT ERL, MAX. BUILDING HT.

- * THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
*** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).
(1) 1.52 AC. = COMMUNITY CENTER (O.S. 125 - 5.01 AC.), O.S. 126 (0.55 AC.) AND O.S. 230 (1.96 AC.)
(2) 0.21 AC. = PATHWAYS
(3) 4.16 AC. = O.S. LOT 4 (4.16 AC.)
(4) 0.61 ACRES = O.S. LOT 88 (0.61 AC.)
(5) 1.21 ACRES = O.S. LOT 85 (0.63 AC.) AND O.S. LOT 84 (0.66 AC.)
(6) 0.64 ACRES = O.S. 15 (0.64 AC.)
(7) 5.05 ACRES = O.S. 114 (0.73 AC.), O.S. 180 (0.74 AC.), O.S. 182 (3.58)
(8) 3.74 AC. = O.S. 3 (3.74 AC.)
OPEN SPACE LOTS 126 AND 230 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GAMER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS IN ACCORDANCE WITH THE APPLICABLE POLICY FOR MLF.
Table with columns: LOT GROUPS, DISTURBED AREA (AC.), LANDSCAPE SURETY AMOUNT, LANDSCAPE INSPECTION FEES PAID

ADDRESS CHART
Table with columns: LOT No., STREET ADDRESS, LOT No., STREET ADDRESS

SHEET INDEX

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

PERMIT INFORMATION CHART
Table with columns: WATER CODE, SEWER CODE, DEVELOPMENT NAME, DISTRICT/AREA, PLAT, ZONE, TAX MAP, GRID, ELEC. DIST., SCALE, ZONING, SHEET

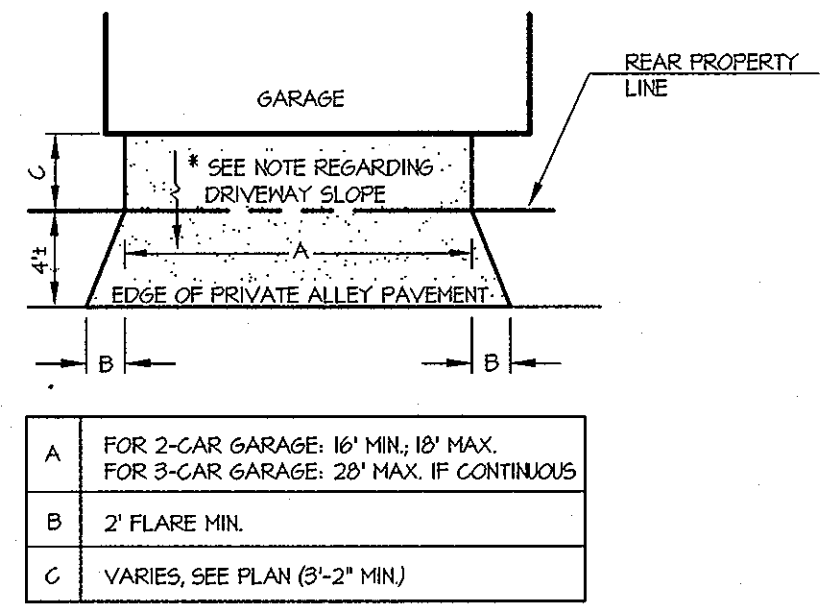
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Professional certification seal and signature block for the Director and Chief of Development Engineering Division.

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. 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
BUILDER (CONTRACT PURCHASER): MB MAPLE LAWN LLC.
COVER SHEET
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 96-99, 108-111, 157-159 and 161-171
(SFD RESIDENTIAL USE)
PLAT Nos. 21994-22001 and 22398-22405
HOWARD COUNTY, MARYLAND

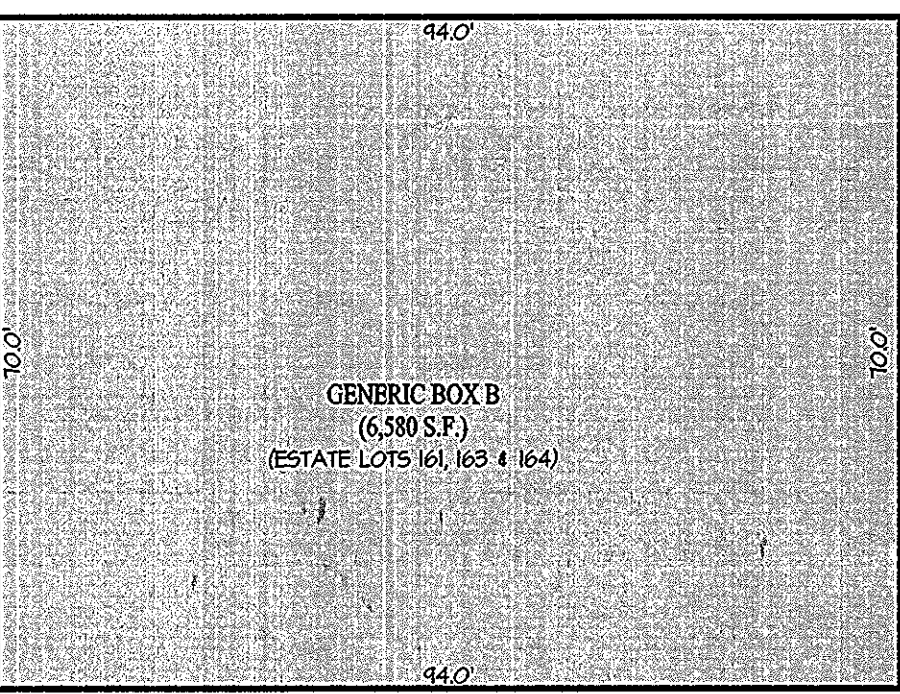
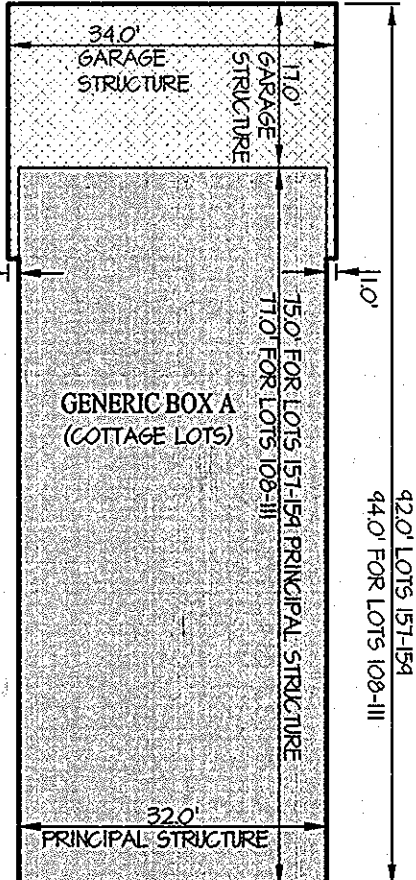
REVISION table with columns: NO., BY, APPR., DATE, REVISION.
G. L. W. FILE NO. 11082
DATE AUG/2013
TAX MAP - GRID 41-15&21
SHEET 1 OF 11

- NOTES:**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK EASEMENT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL PFC'S TO THE SUBJECT LOTS OF THIS SFP ARE 1/2" PER CONTRACT Nos. 24-4104-D & 24-4141-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 14H FOLIO 242 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A DGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST IN-LINE DRAIN MODEL NO. 27246 9N OR EQV.) CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (HDPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (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.
 - 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. 8259 F. 3054506.

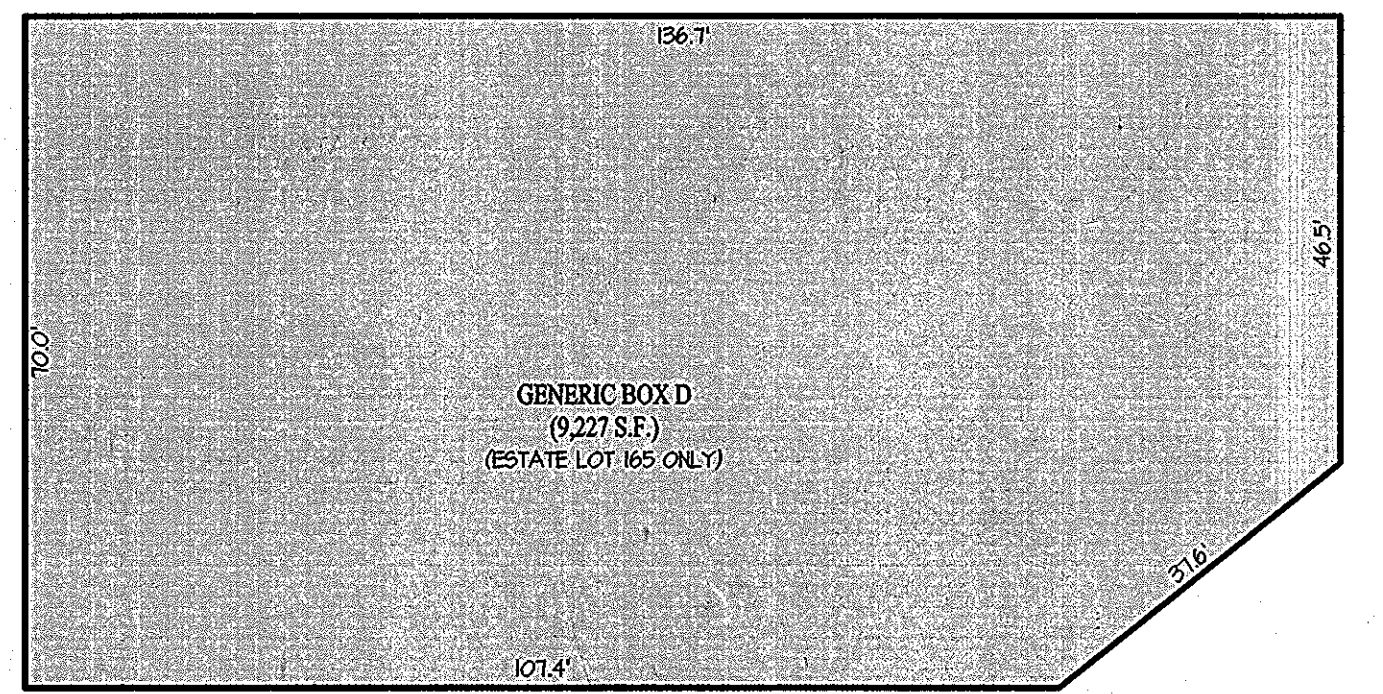
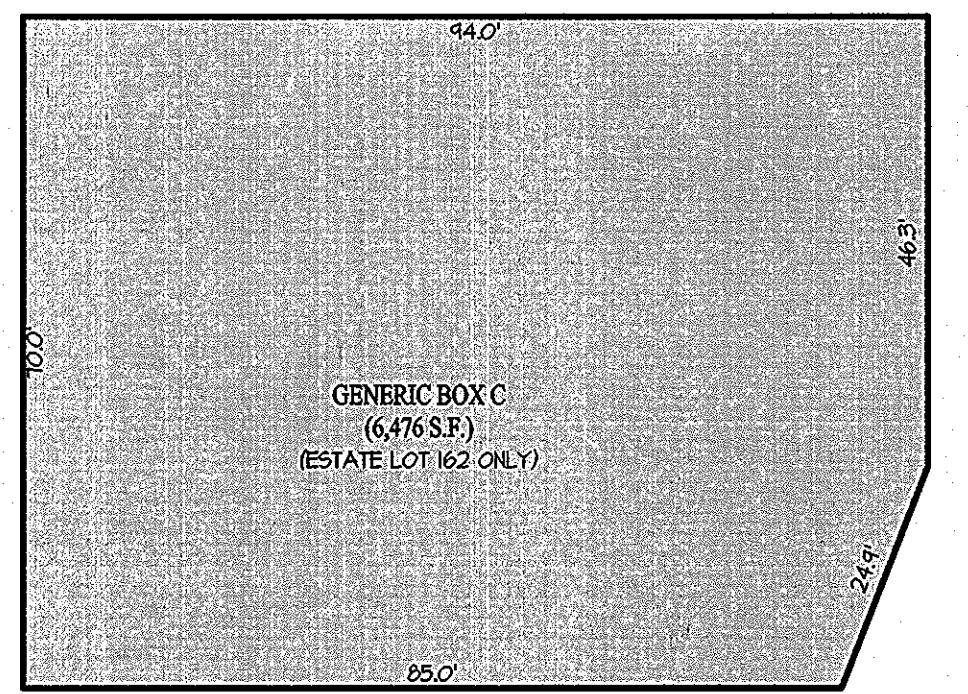


A	FOR 2-CAR GARAGE: 16' MIN. 18' MAX. FOR 3-CAR GARAGE: 20' MAX. IF CONTINUOUS
B	2' FLARE MIN.
C	VARIABLE, SEE PLAN (3'-2" MIN)

- 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 1/8" (MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 1/4" (MAX. ON THE LOW SIDE).
 - THIS DETAIL IS FOR APRONS/DRIVEWAYS IN A PRIVATE ALLEY ONLY. SEE NOTE ON PLAN FOR APRON IN THE PUBLIC RIGHT OF WAY.



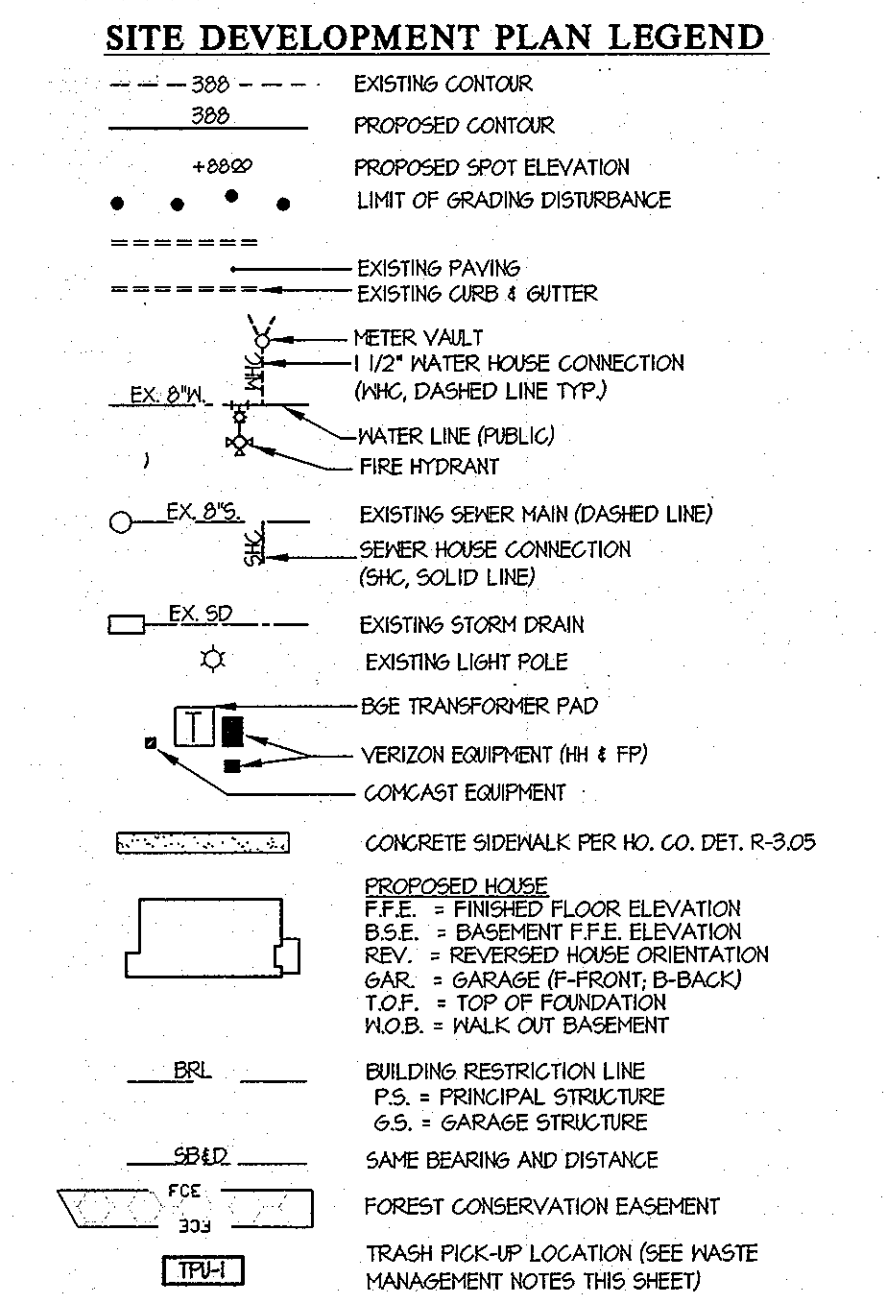
- NOTES:**
- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 12B.01 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA No. 4 FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
 - LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.
 - GENERIC BOX B (6,500 S.F.) IS ONLY 32.24% OF THE SMALLEST LOT (20,445 S.F., LOT 163); THEREFORE ESTATE HOME LOTS 161 & 164 SHOWN WOULD COVER LESS THAN 50%.
 - GENERIC BOX C (6,416 S.F.) IS ONLY 30.04% OF LOT 162 (21,466 S.F.)
 - GENERIC BOX D (4,227 S.F.) IS ONLY 21.44% OF LOT 165 (33,642 S.F.)
 - SEE THIS SHEET FOR COTTAGE LOTS ASSOCIATED HOUSE INFORMATION. THE STEPS ON THE COTTAGE LOTS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.
 - 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 SFP.



- WASTE MANAGEMENT NOTES:**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE AREA WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAYS HAVE BEEN EXECUTED.
 - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE (LOTS 151-154).
 - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNIMPEDED ACCESS. THE BUILDING ELEVATOR SHALL PROVIDE FOR COLLECTION UNTIL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
 - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
 - APPROPRIATE 'NO PARKING' SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER 'NO PARKING' SIGNS SHALL BE INSTALLED AS REQUIRED.
 - FOR LOTS 151-154 THE RESIDENTS OF THOSE LOTS SHALL GROUP TRASH AND RECYCLABLES AT THE LOCATION TRH ON COLLECTION DAY PICK UP.

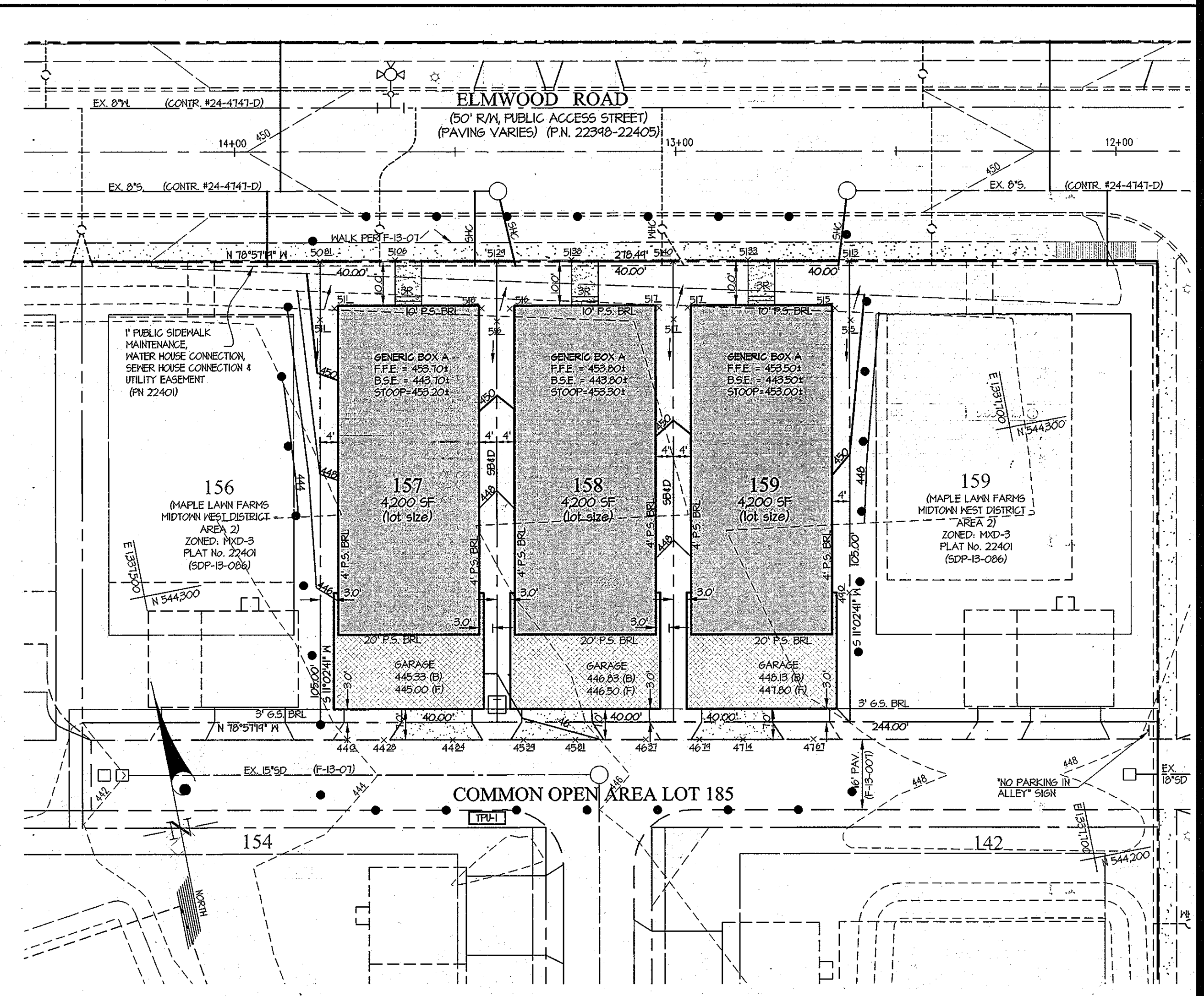
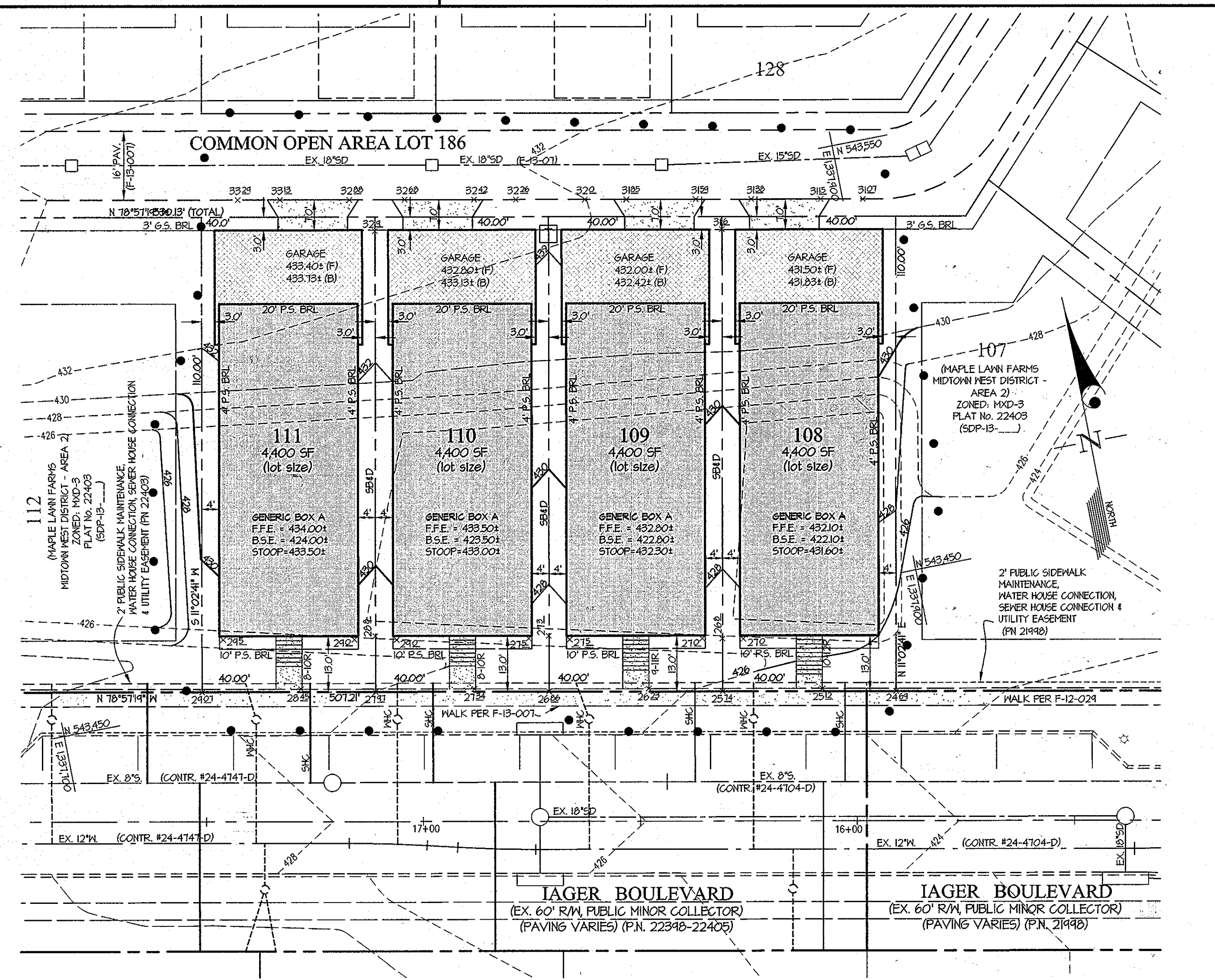
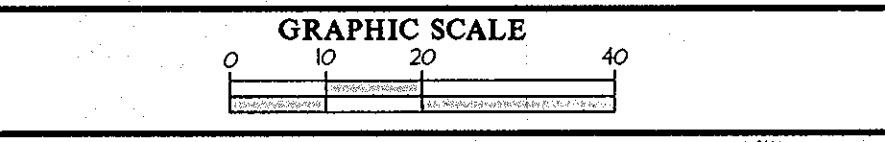
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

TYPICAL GENERIC BOX FOR ESTATE and COTTAGE LOTS SCALE: 1"=20'



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

LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.	NOTE
151	426.67	440.33	100	410.47	412.47	ALL SEWER
152	426.48	440.36	101	410.22	412.22	HOUSE
153	426.16	440.36	102	409.62	412.62	CONNECTIONS ARE 4"
			103	412.84	417.28	



PROFESSIONAL CERTIFICATION

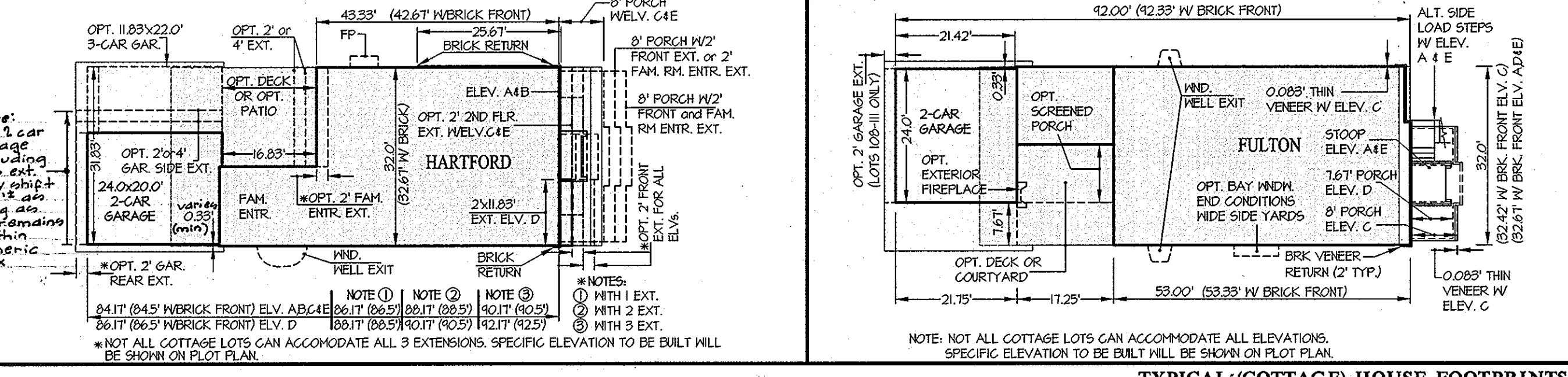
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

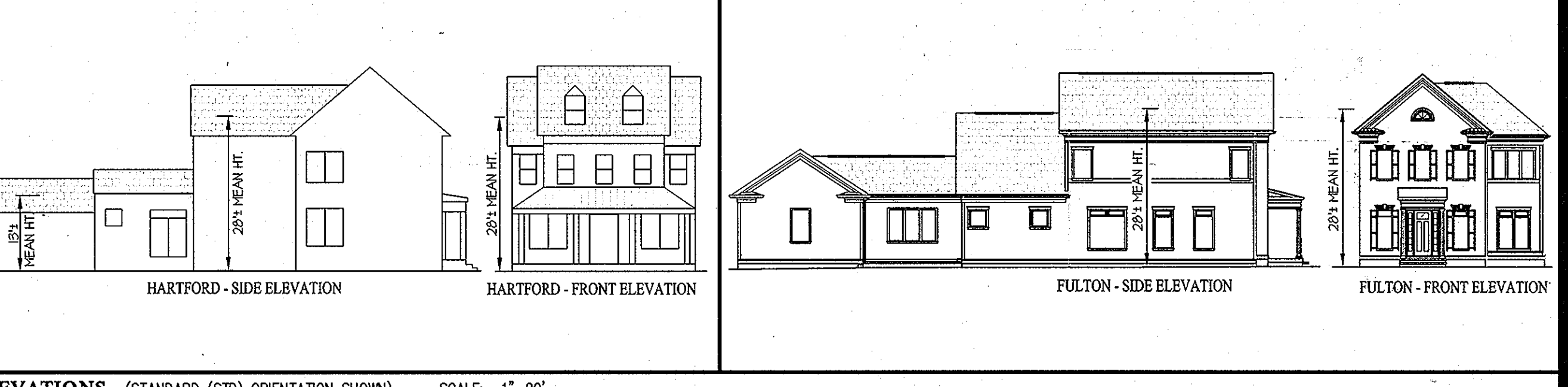
Director: *Paul H. Long* Date: *1/14/13*

Chief, Division of Land Development: *West Shadlock* Date: *10/02/13*

Chief, Development Engineering Division: *Bill Bennett* Date: *9/25/13*



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



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

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

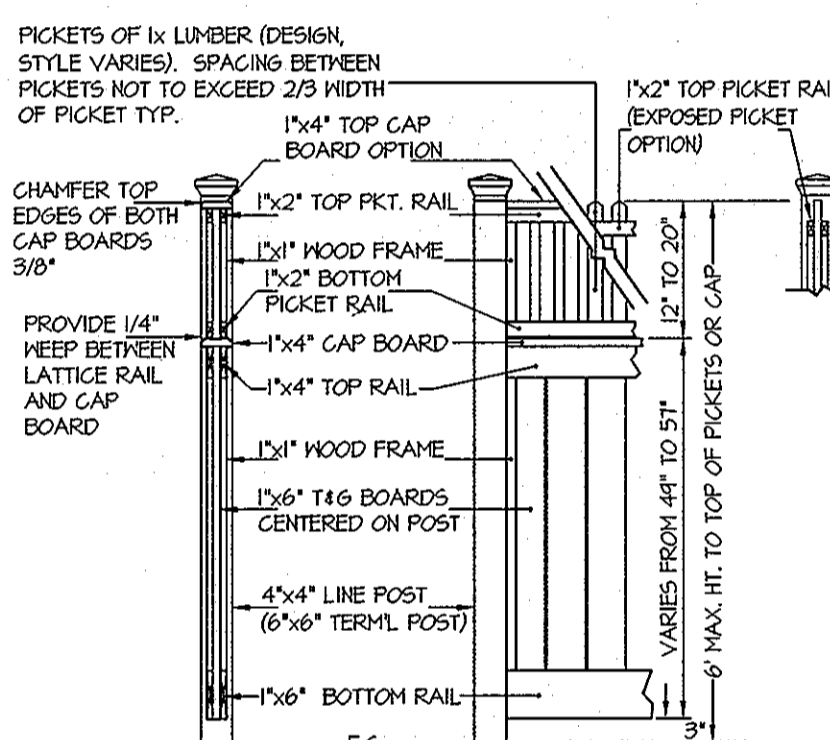
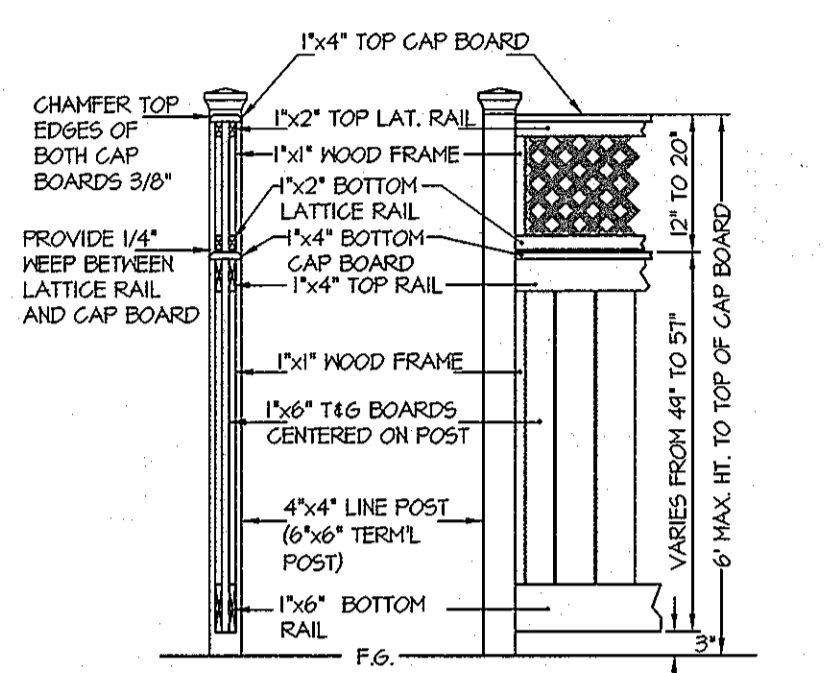
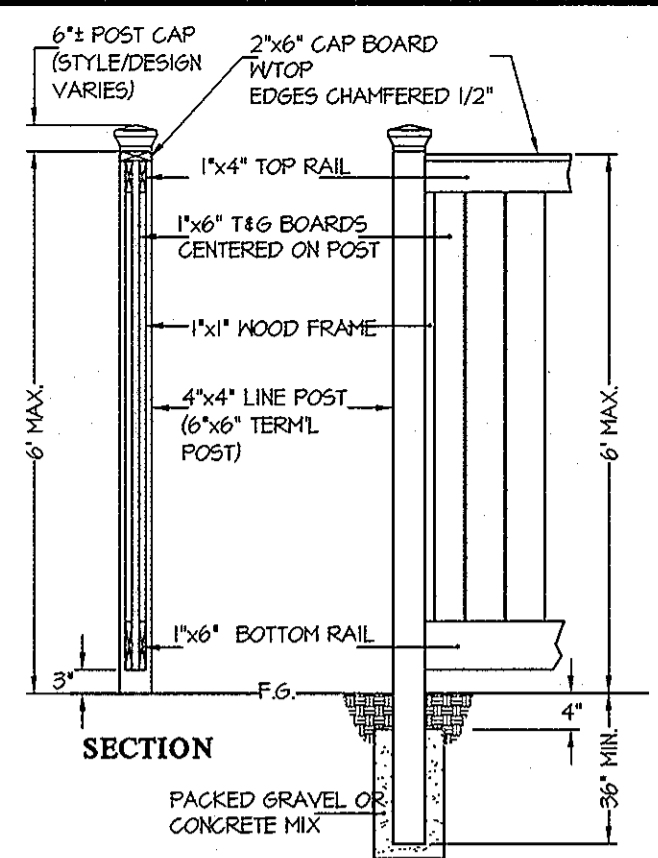
BUILDER (CONTRACT PURCHASER):
 MD MAPLE LAWN LLC
 1686 G. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 96-99, 108-111, 157-159 and 161-171
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	2 OF 11

HOWARD COUNTY, MARYLAND



- FENCE NOTES**
- ALL FENCES/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK EMT.
 - ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 1418 FOLIO 242 THROUGH 366).
 - SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 - THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR MLF.
 - FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DR/C).
 - FENCE POSTS SHALL BE SPACED EVENLY WITH A 6" SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC.) SHALL BE HIGHER AND TALLER IN PROPORTION THAN LINE POSTS.
 - THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 - FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 - MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DR/C.

OPTIONAL PRIVACY FENCE DETAILS SCALE: 1"=20'

PROFESSIONAL CERTIFICATION

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

8/21/13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

March D. Lingle 8/21/13
Director Date

Vest Paulson 8/21/13
Chief, Division of Land Development Date

John J. ... 8/21/13
Chief, Development Engineering Division Date

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

LOT	PROP. LINE	M.C.E.
96	416.54	421.16
97	416.04	420.66
98	402.91	407.93
99	412.45	417.07
167	427.94	431.64
168	426.43	430.13
169	423.88	427.60
170	422.27	426.97
171	420.51	424.27



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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

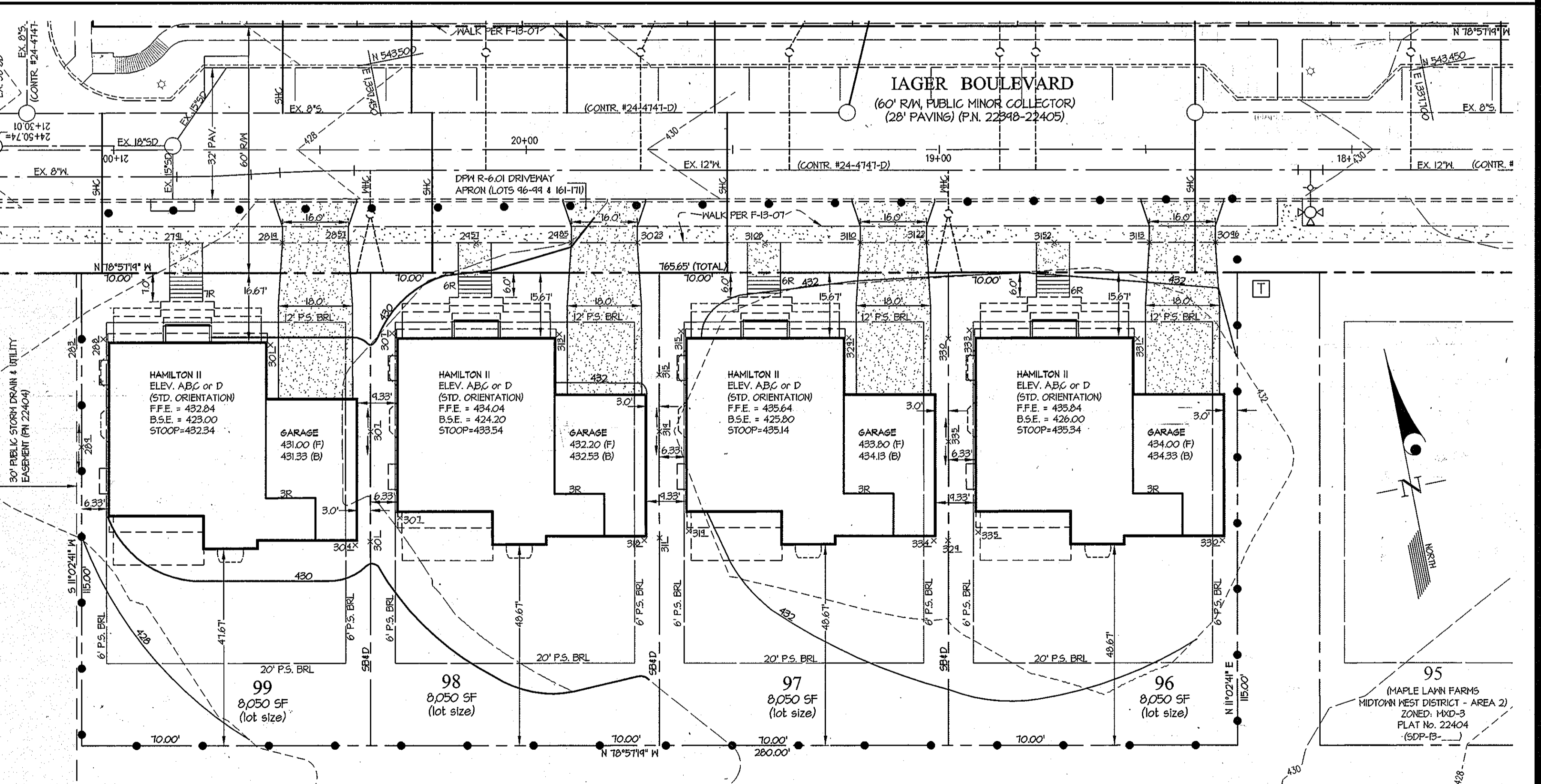
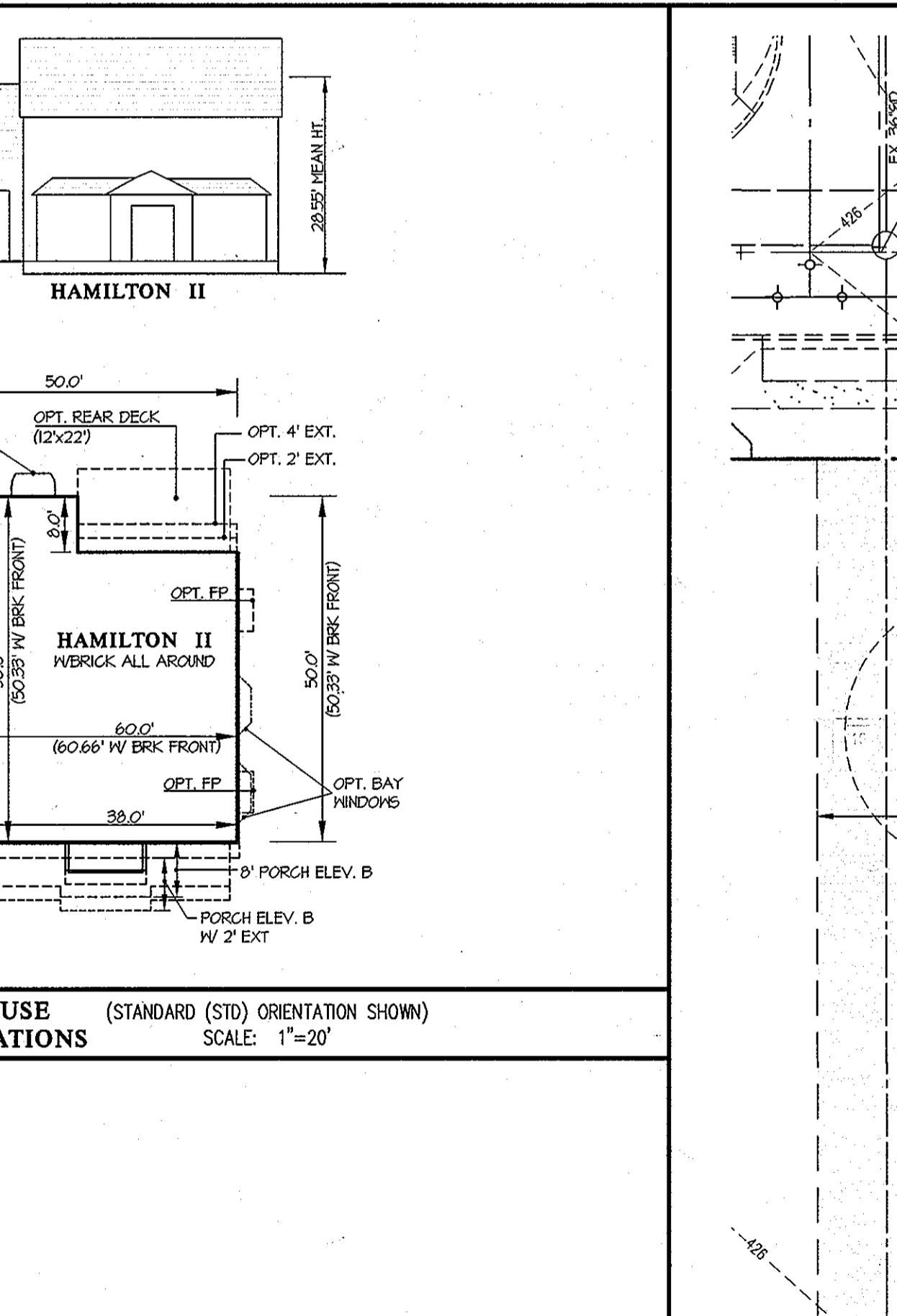
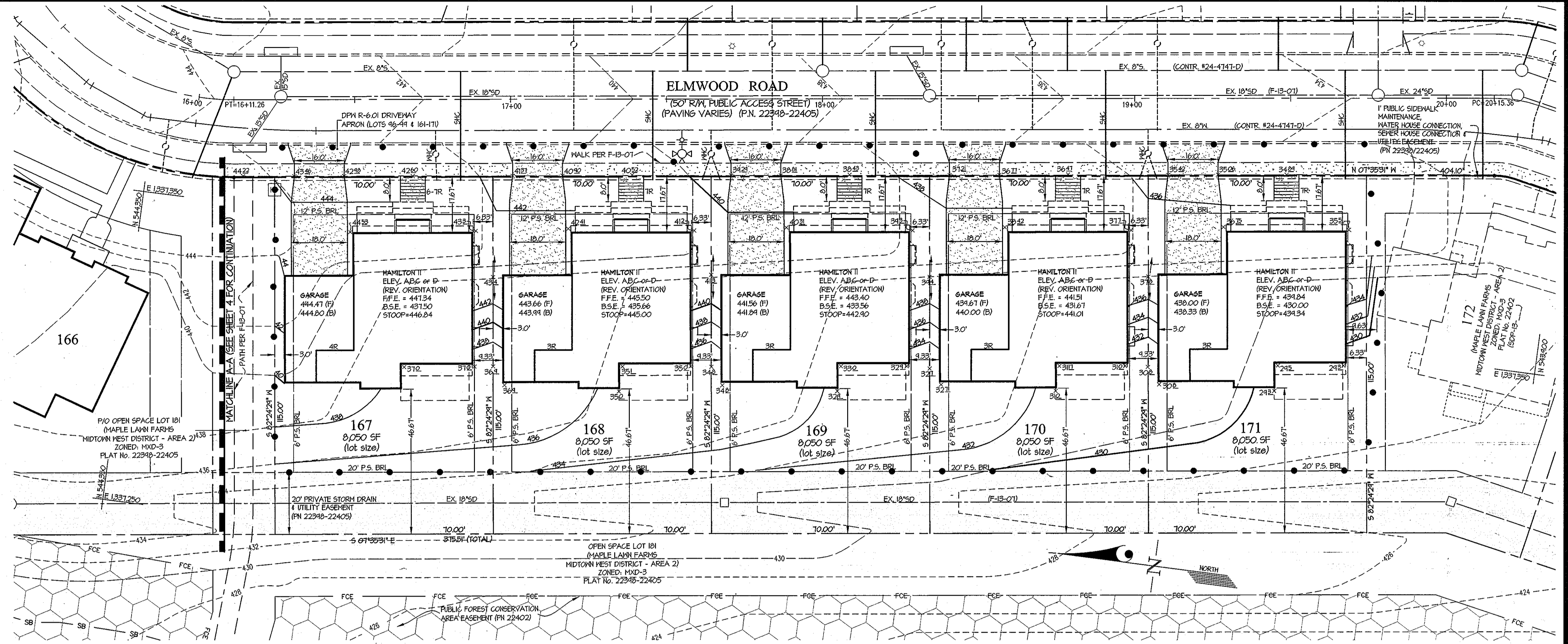
PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS 1, LLC
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BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

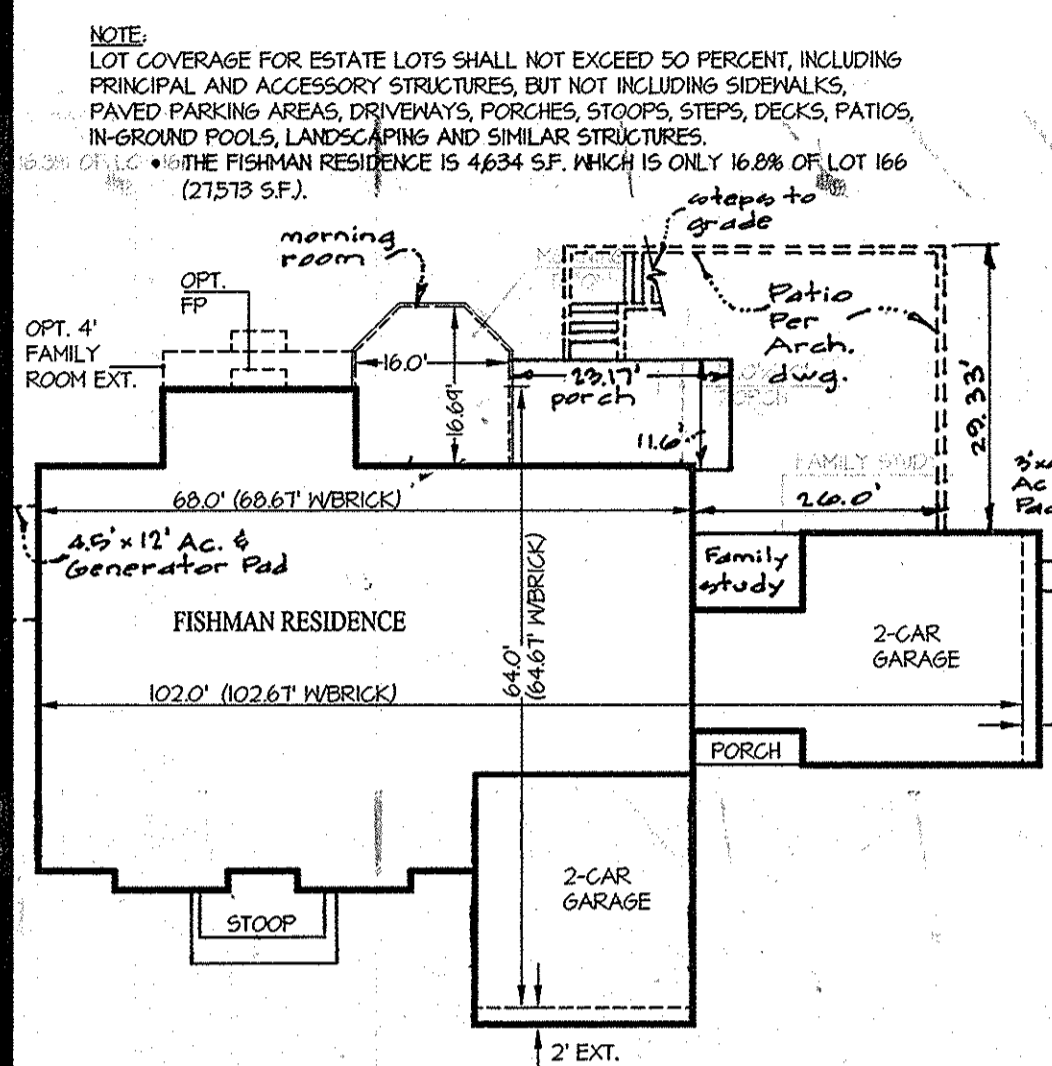
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MB MAPLE LAWN FARMS
1686 E. GLEN DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
c/o: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 96-99, 108-111, 157-159 and 161-171
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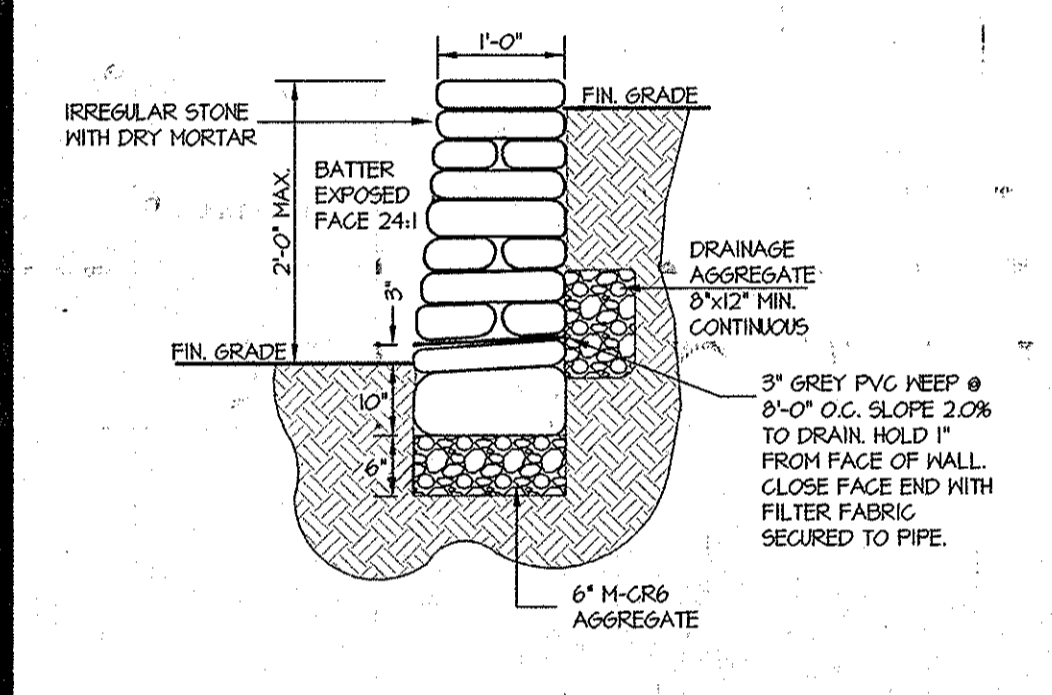
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	3 OF 11





LOT 166 HOUSE FOOTPRINT and ELEVATION SCALE: 1"=20'

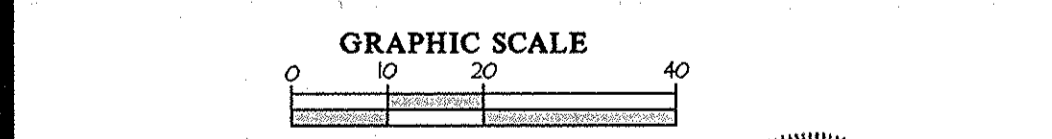


STONE GARDEN WALL NO SCALE

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

LOT	MIN. CELLAR ELEVATION @ P.I.	M.C.E.
163	435.84	440.64
164	435.41	440.21
165	433.01	437.83
166	430.01	434.91

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



PROFESSIONAL CERTIFICATION

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8/21/13 *Chadwick*

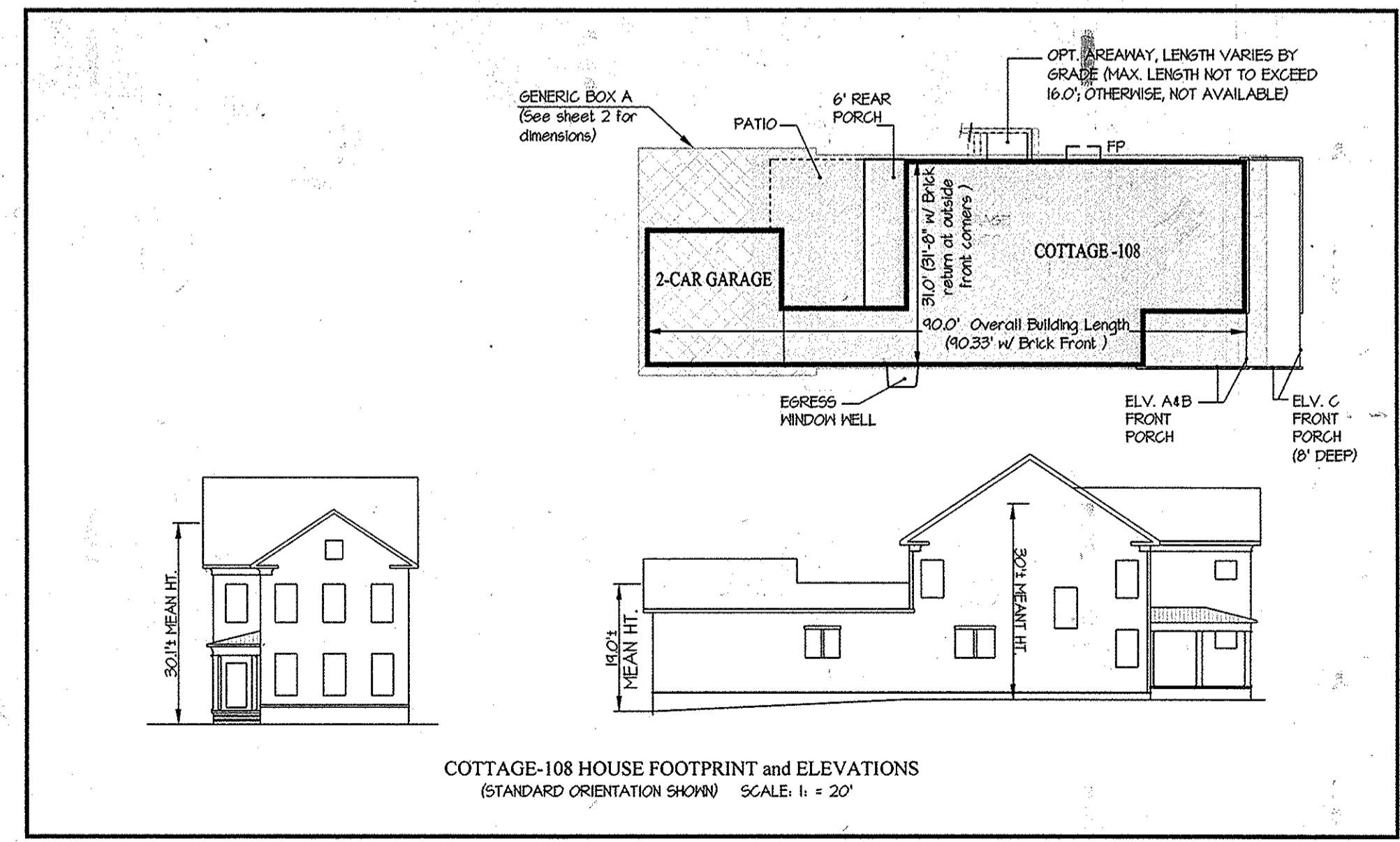
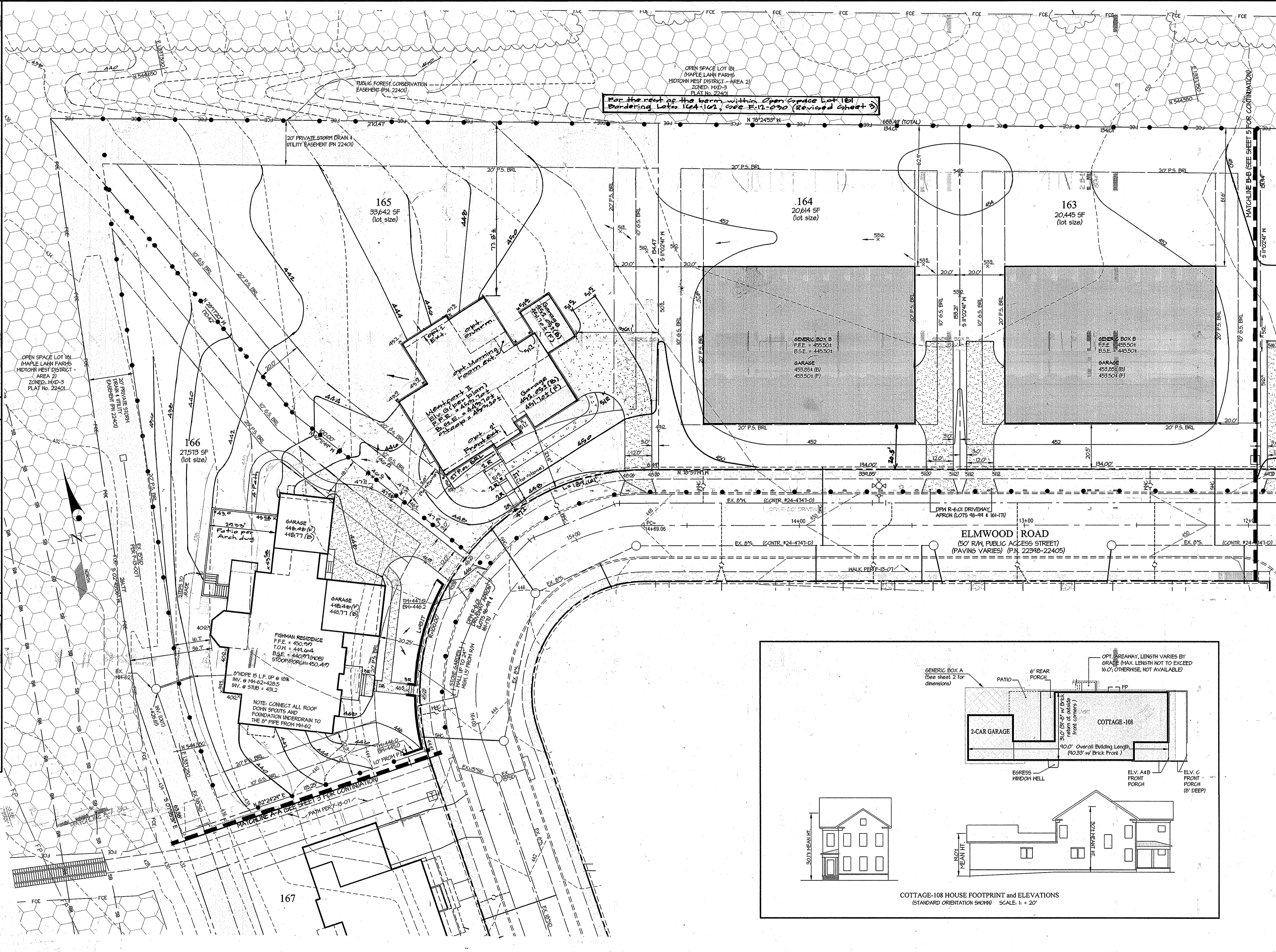
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul M. Goggin 10/1/13
Director Date

John DeLore 10/22/13
Chief, Division of Land Development Date

Chadwick 9/25/13
Chief, Development Engineering Division Date

GLW GUTSCHICK 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 FAX: 301-421-4186



COTTAGE-108 HOUSE FOOTPRINT and ELEVATIONS (STANDARD ORIENTATION SHOWN) SCALE: 1" = 20'

DATE	REVISION	BY	APPR.
3/10/16	Add house footprint & elevations for "Cottage-108"	KLP	
10/10/14	Rev. grading on Lot 165 to match as-built	KLP	
9/21/14	Rev. grading on Lot 166, tie new grades into Lot 165, added rear patio & rear porch	KLP	
2/23/14	Revise Lot 166 with westport II & revise grading	BT	

PREPARED FOR:
PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS, L.L.C.
1829 HESTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN L.L.C.
1638 E. GUIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
ATTN: JOHN CORGAN

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 96-99, 108-111, 157-159 and 161-171
(SFD RESIDENTIAL USE)
PLAT Nos. 21994-22001 and 22398-22405

SCALE: 1"=20'

ZONING: MXD-3

G. L. W. FILE No. 11082

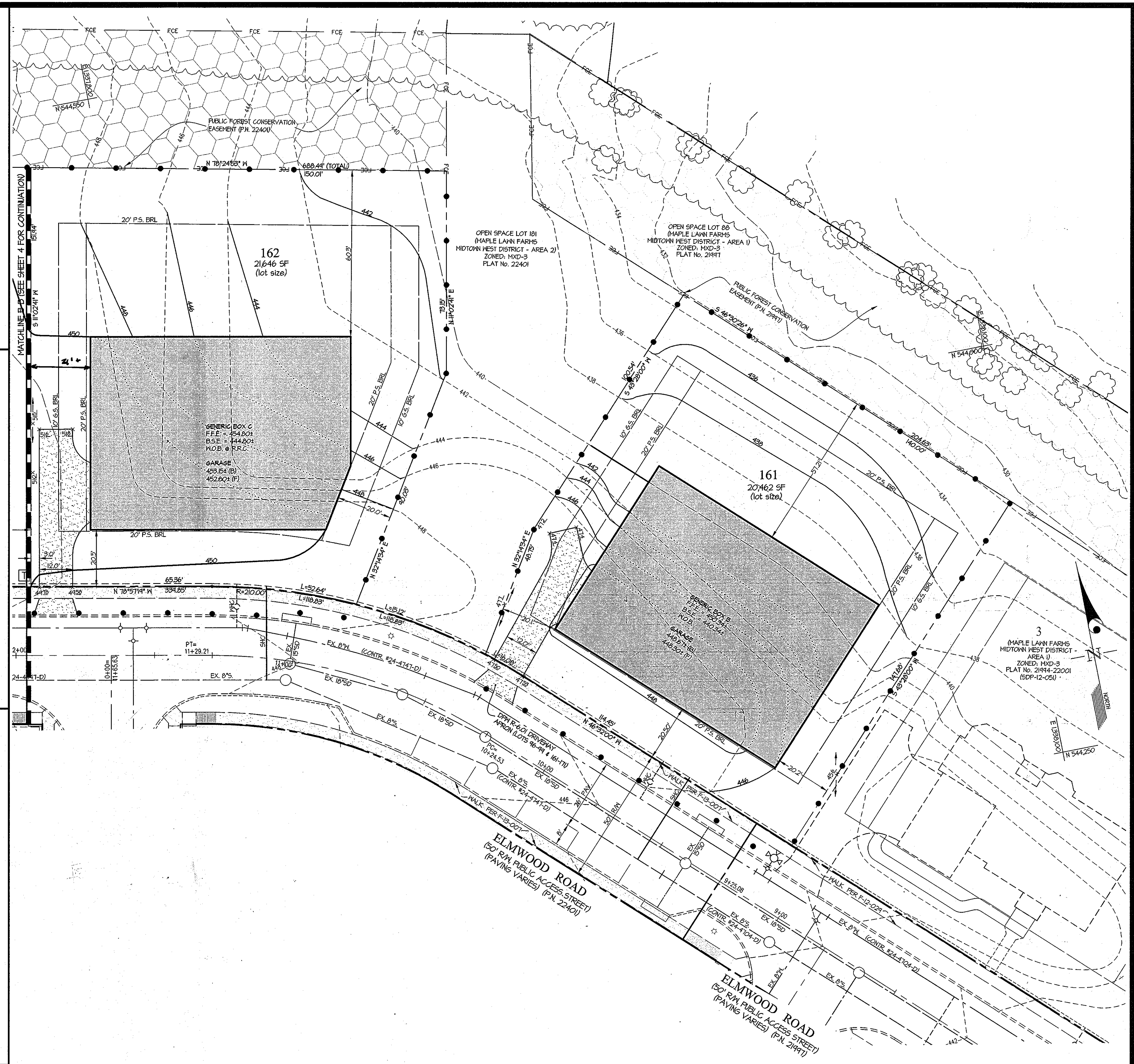
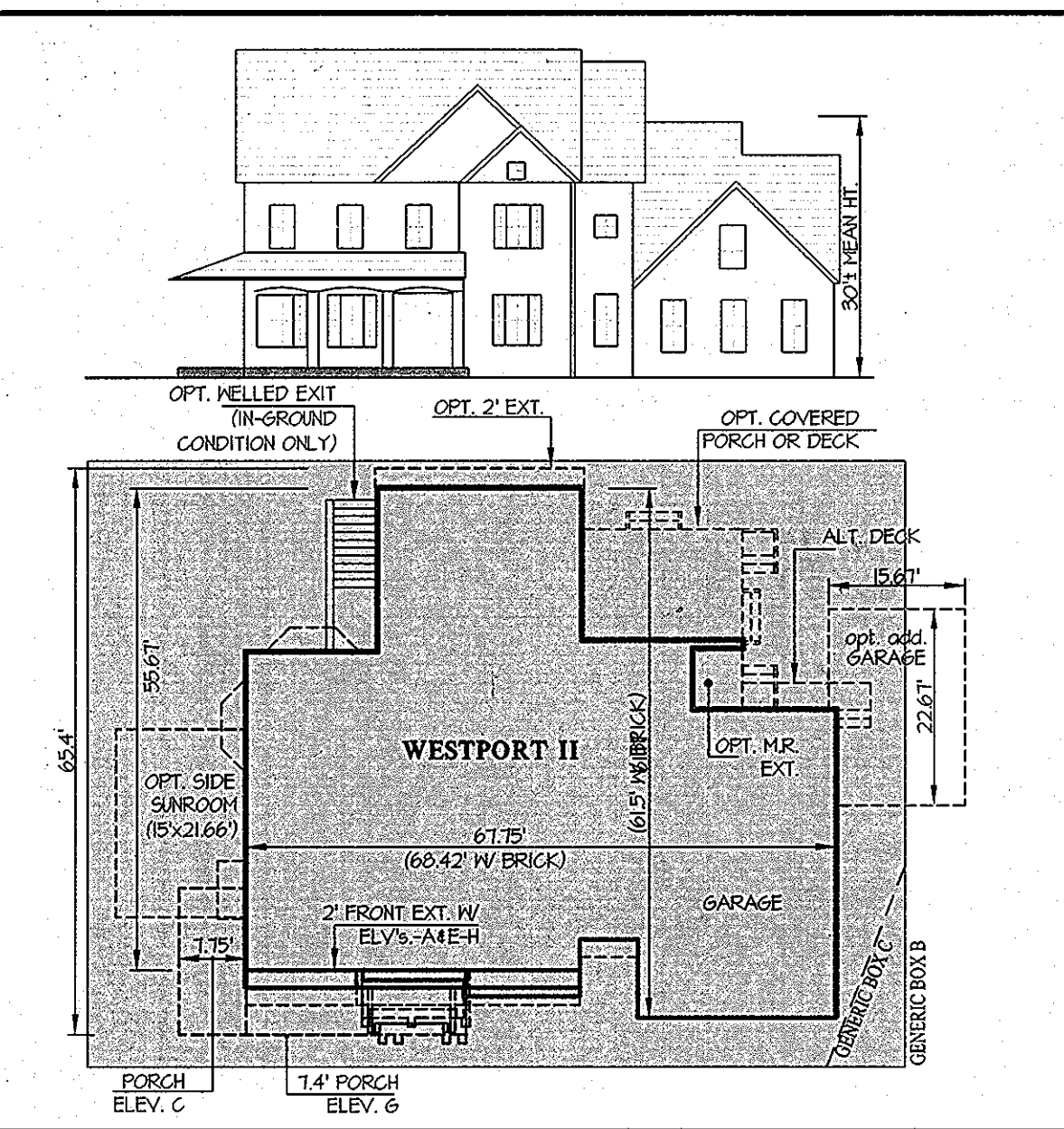
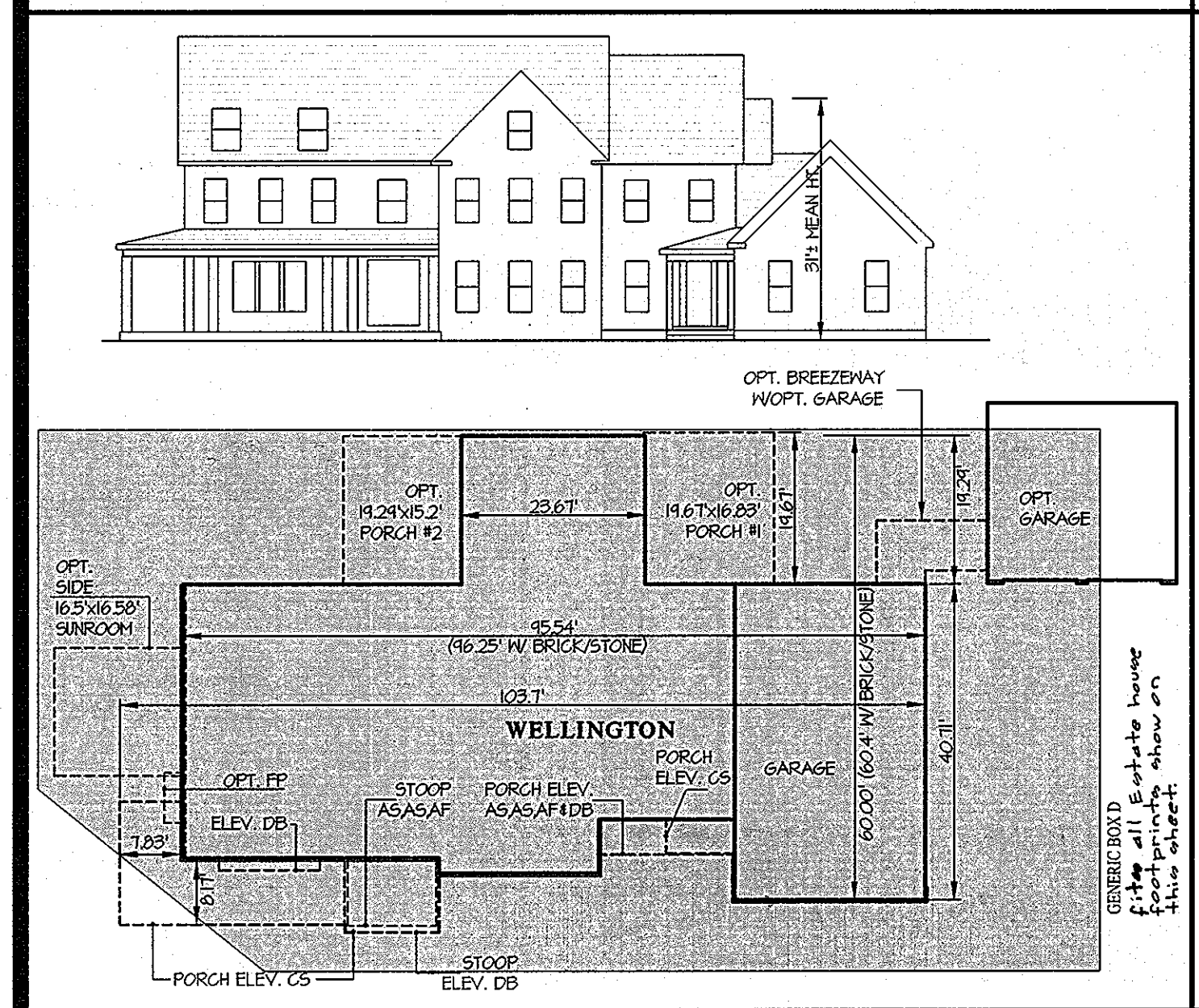
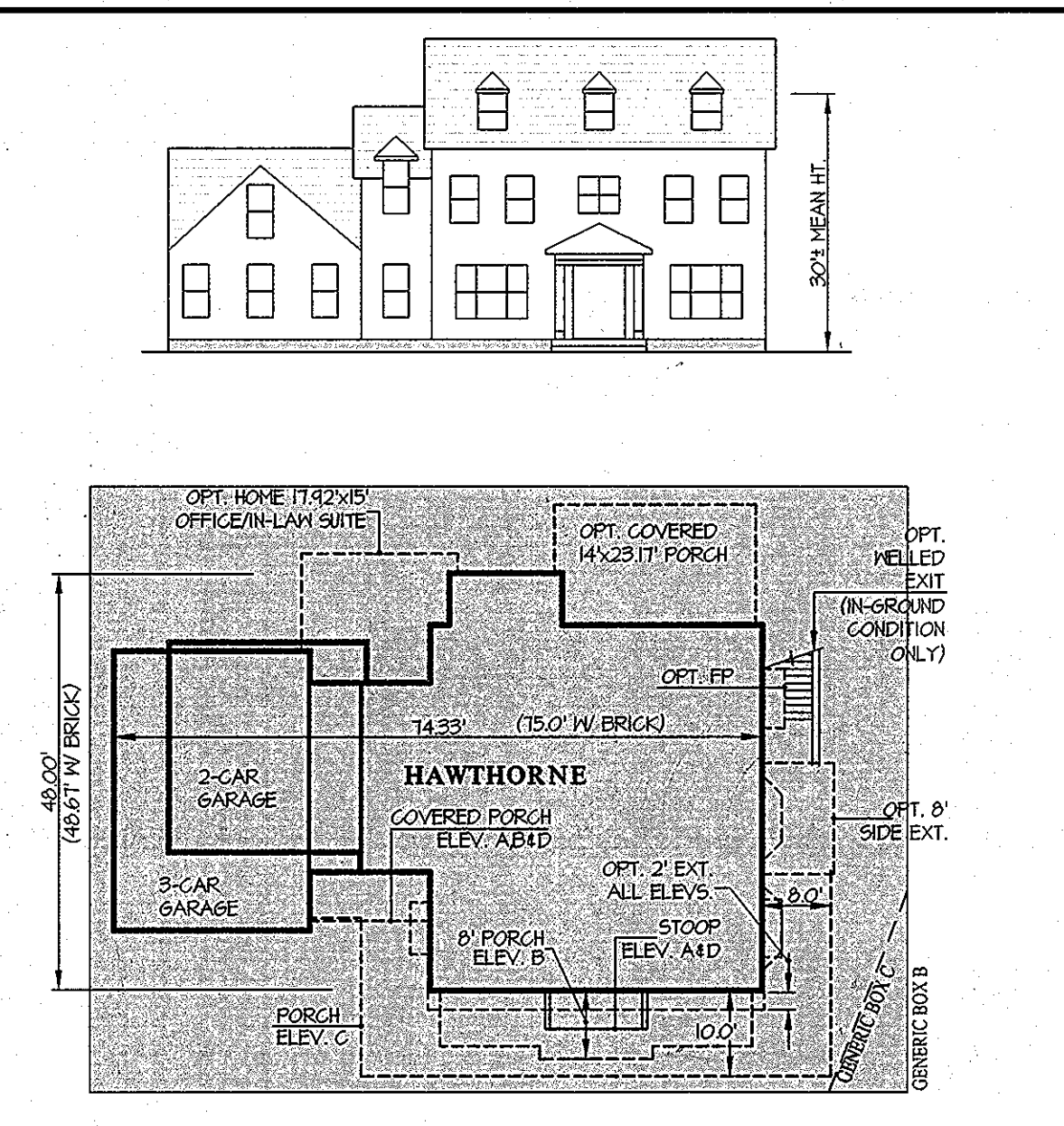
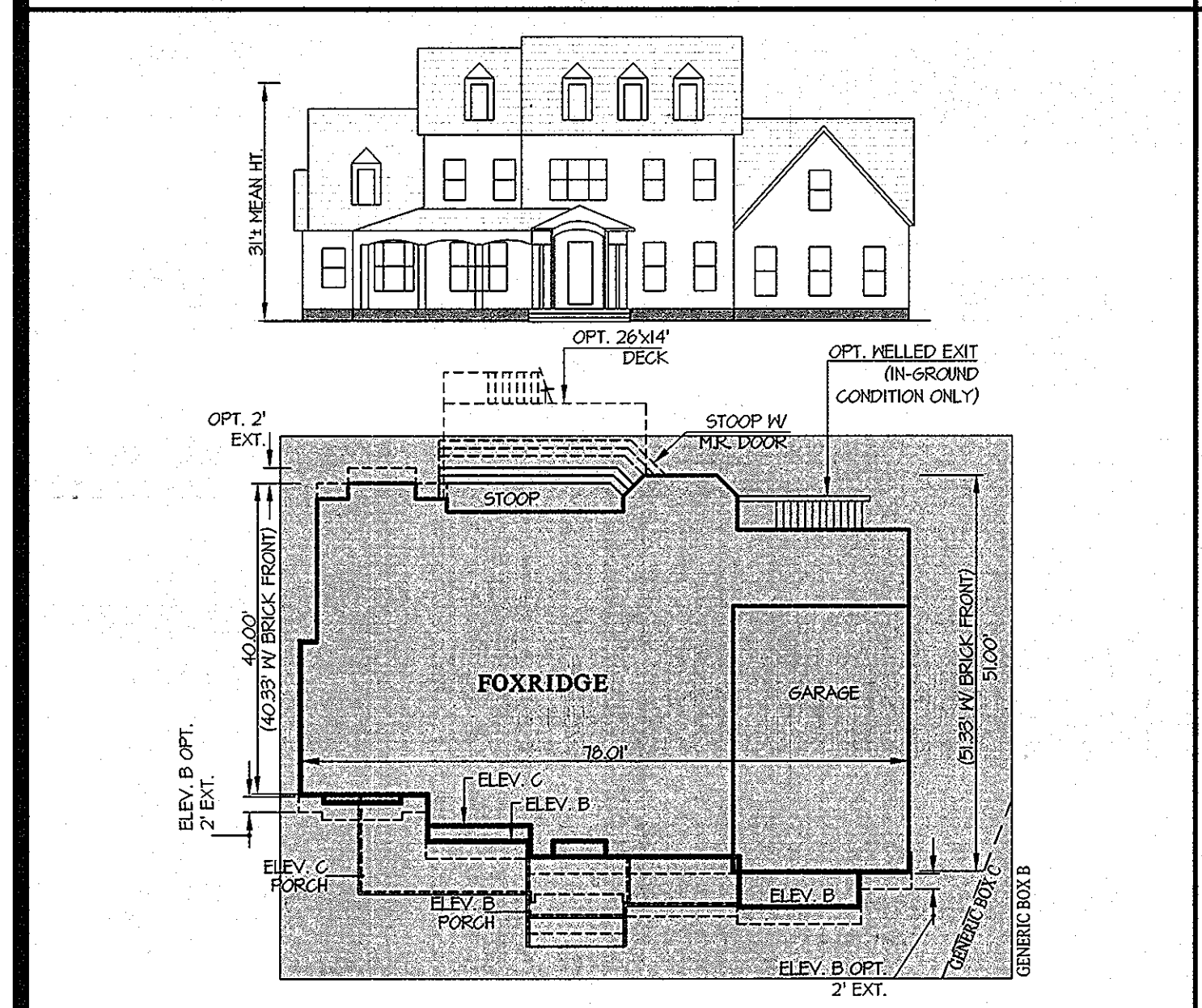
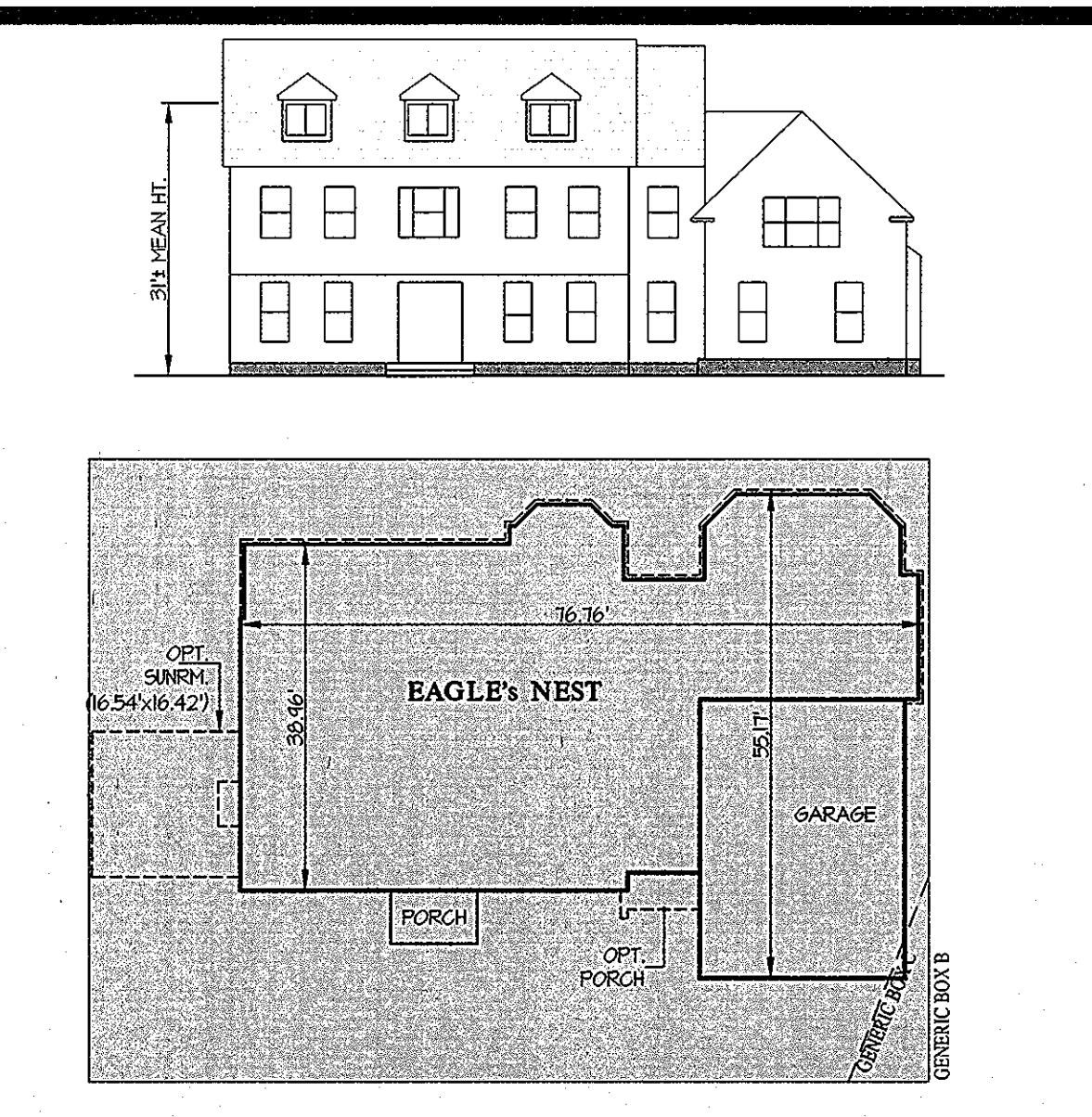
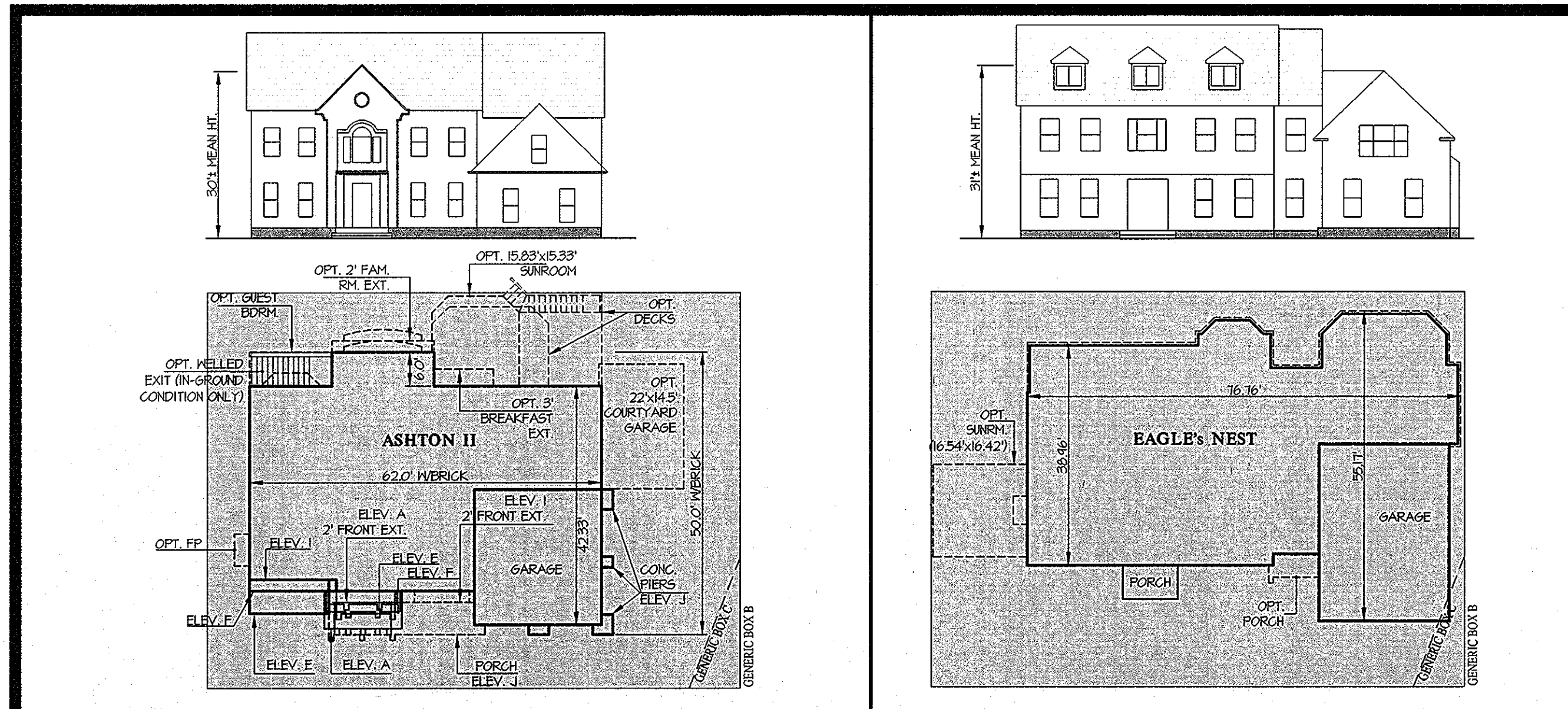
DATE: AUG/2013

TAX MAP - GRID: 41-15&21

SHEET: 4 OF 11

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



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

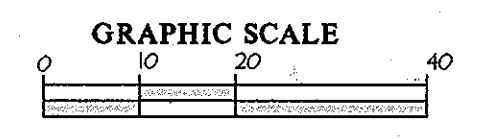
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark M. Agyle* 10/12/13
 Chief, Division of Land Development: *Robert L. ...* 10/22/13
 Chief, Development Engineering Division: *...* 9/25/13

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.
 8/21/13



LOT	ELEVATION @ P.C.	M.C.E.
161	433.42	430.24
162	434.82	430.62

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



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 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20865
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-959-2524 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 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): MB MAPLE LAWN LLC
 1686 E GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA I
 LOT Nos. 96-99, 108-111, 157-159 and 161-171
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	5 OF 11

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI 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 CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE WAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.) Duration: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, UTILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months.
5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL, AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: 2-days.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI 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 SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 01 PER F-12-030 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-024, F-12-30 AND F-13-001.
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".
5. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICH EVER IS MORE RESTRICTIVE.

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] SOILS DELINEATION
- [CSC] SOILS

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

John W. Roberts 9/3/13
HOWARD S.C.D. DATE

BUILDER'S CERTIFICATE
"I HEREBY 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."

Ralph Michels, Jr. 8/14/13
SIGNATURE OF DEVELOPER/BUILDER FOR LOT 16-94, 100-111, 157-051, 161-055 & 167-01 DATE

John P. ... 8/12/13
SIGNATURE OF OWNER/BUILDER FOR LOT 166 DATE

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

Chris ... 8/21/13
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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark J. ... 9/4/13
Director Date

John ... 10/02/13
Chief, Division of Land Development Date

Chris ... 9/25/13
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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2013\DRAWINGS\09011\1102 (M&B)\SWP (Area 2)\1102_06 SC (Area 2).dwg DES. MBT DRN. KLP CHK. MBT

DATE	REVISION	BY	APPR.

PREPARED FOR:

PROPERTY OWNER (SELLER):
MAPLE LAWN FARMS 1, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
MB MAPLE LAWN LLC
1686 E. CLIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
o/n: JOHN COGAN

SEDIMENT CONTROL PLAN

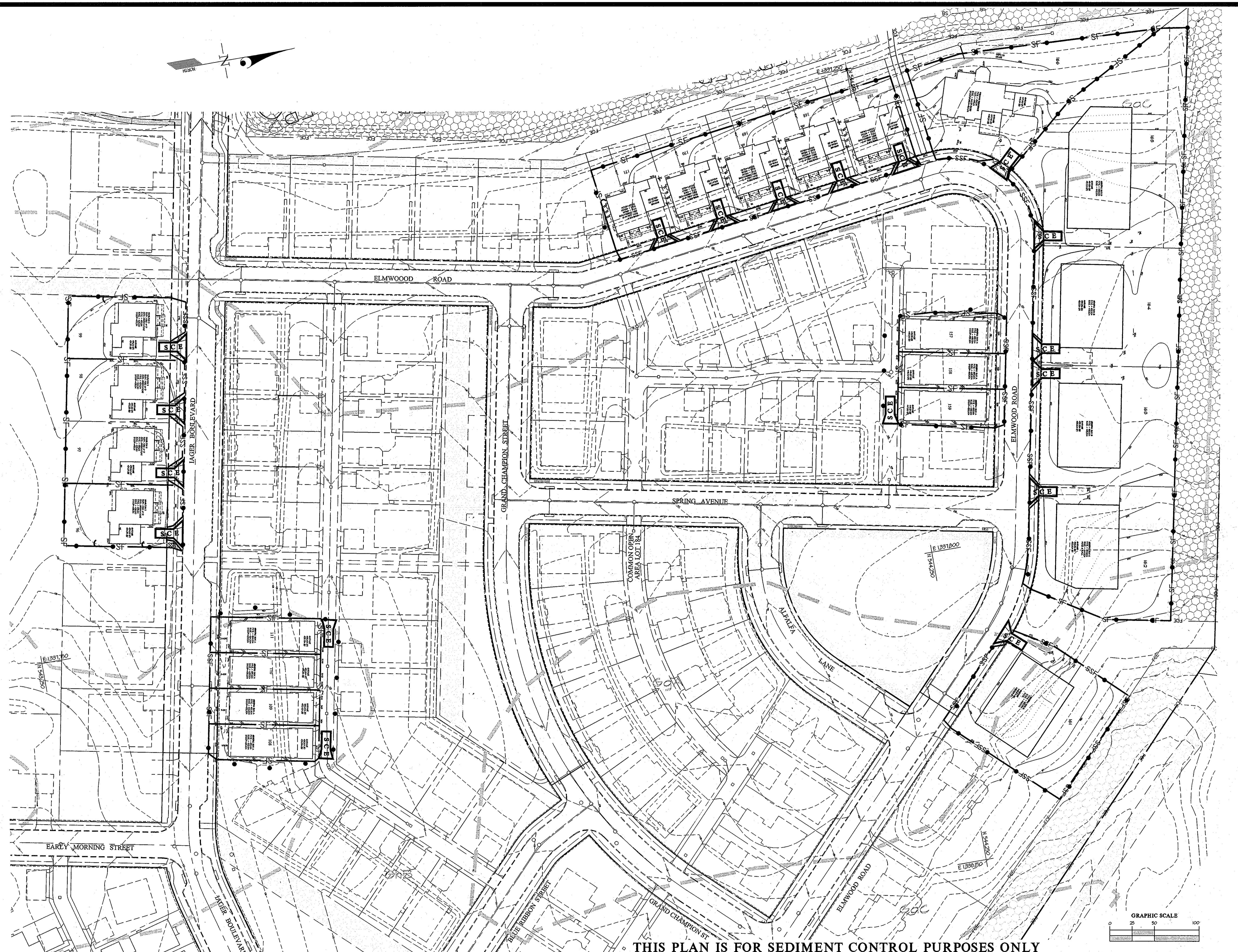
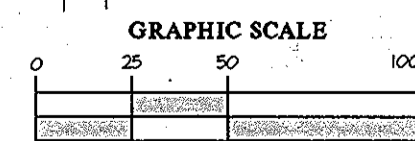
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOT Nos. 96-99, 108-111, 157-159 and 161-171
(SFD RESIDENTIAL USE)
PLAT Nos. 21994-22001 and 22398-22405

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	6 OF 11

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



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:

- A. SOIL PREPARATION
1. TEMPORARY STABILIZATION
a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...
b. PERMANENT STABILIZATION
i. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...
ii. SOIL PH BETWEEN 6.0 AND 7.0
iii. SOUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM)

- B. TOPSOILING
1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION...
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

- 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND...
b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNIADA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL...

- c. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...
2. FERTILIZERS MUST BE UNIFORM IN CHEMICAL ANALYSIS AND SUITABLE FOR ACCURATE APPLICATION...
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED...
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS...

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 9/3/13
Chief, Division of Land Development: [Signature] Date: 10/2/13
Chief, Development Engineering Division: [Signature] Date: 9/25/13

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURLINGTON, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4188

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. CRITERIA: TO THE SURFACE OF ALL PERIMETER CONTROL, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

- A. SEEDING
1. SPECIFICATIONS
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE LAW...
b. MULCH ALONE MAY BE APPLIED BEFORE THE END OF A SEEDING SEASON...
2. APPLICATION
a. DRY SEEDING THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS...
b. MULCHING
i. MULCH MATERIALS (IN ORDER OF PREFERENCE)
1. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...
ii. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...
iii. WCFM MULCHING MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS...
iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADJUVANTS TO FORM A HOMOGENEOUS SLURRY...
iv. WCFM MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER...
v. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC...
vi. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

- 2. APPLICATION
a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES...
c. WOOD CELLULOSE FIBER MULCH IS TO BE APPLIED AS A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...
3. ANCHORING
a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
b. MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMBEDDED DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...
c. SYNTHETIC BINDERS SUCH AS ACRYLIC ULR (AGRO-TACK), DCA-70, PERSOUL, TERRA TACK II, TERRA MANUFACTURER...
d. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...
4. SOD INSTALLATION
a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL...
b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT...
c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR...
d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING...
5. SOD MAINTENANCE
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST TO 2 INCHES...
b. AFTER THE FIRST WEEK, SO WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING...

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. 12975, EXPIRATION DATE: MAY 26, 2014.

ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] Date: 8/21/13

DESIGNER: DES. MDT DRN. KLP CHK. MDT DATE REVISION BY APPR.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CRITERIA: TO BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

TEMPORARY SEEDING SUMMARY table with columns: No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL PREVENTIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR DE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
a. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SOD TO MEDIAN SHOULDER, AND SLOPES GREATER THAN 3:1.
b. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

LOT ANALYSIS table with columns: LOTS (88-99, 108-111, 157-159, 161-165, 167-171, 168), AREA, TOTAL FILL, TOTAL FILL.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

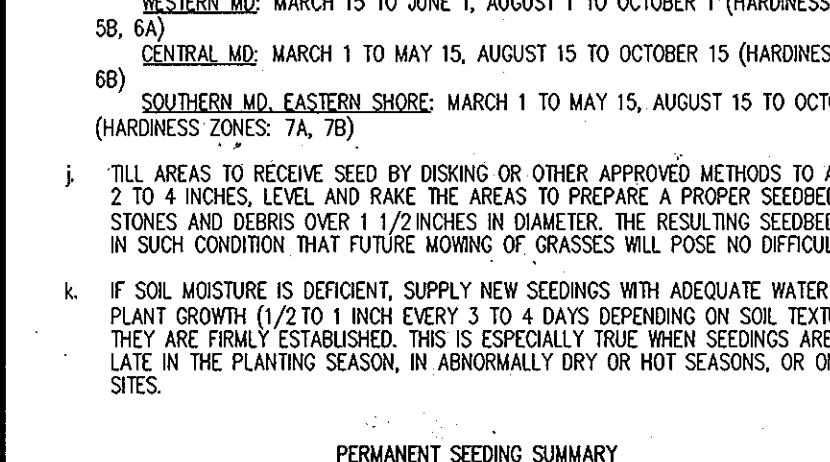
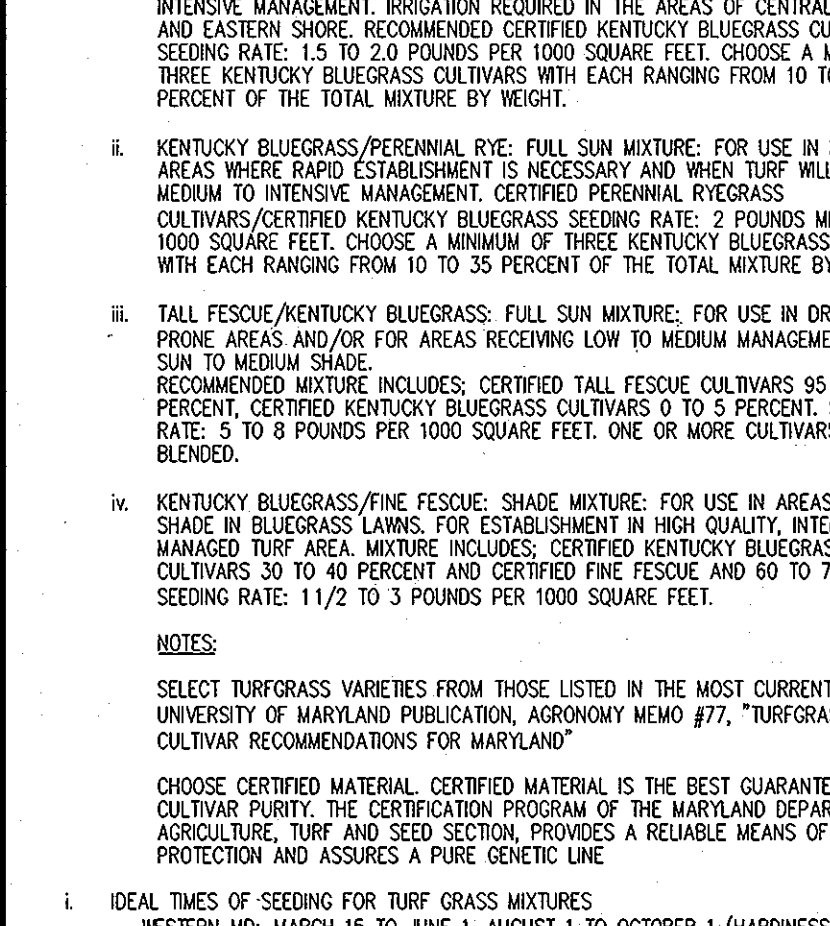
PURPOSE: TO PREVENT OFF-SITE DUST FROM CONSTRUCTION ACTIVITIES. CRITERIA: TO PREVENT FLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

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...
[Signature] Date: 8/14/13

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.5 FOR THE APPROPRIATE PLANT HARDNESS ZONE...
b. PERMANENT PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STEEP SLOPES, OR DROUGHT OR FLOOD SPECIAL PURPOSES...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...
b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PLANT HARDNESS ZONE...
c. KENTUCKY BLUEGRASS/FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT...
d. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE...
e. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS...
f. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES: WESTERN MD: MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15...
g. CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15...
h. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15...



PERMANENT SEEDING SUMMARY table with columns: No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

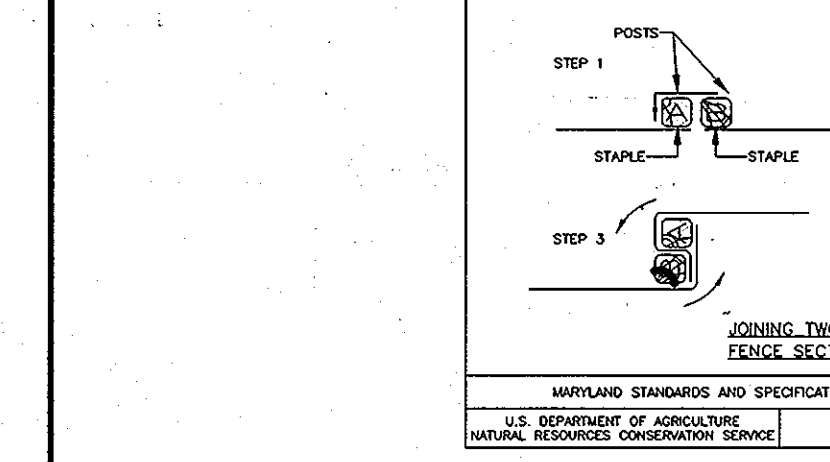
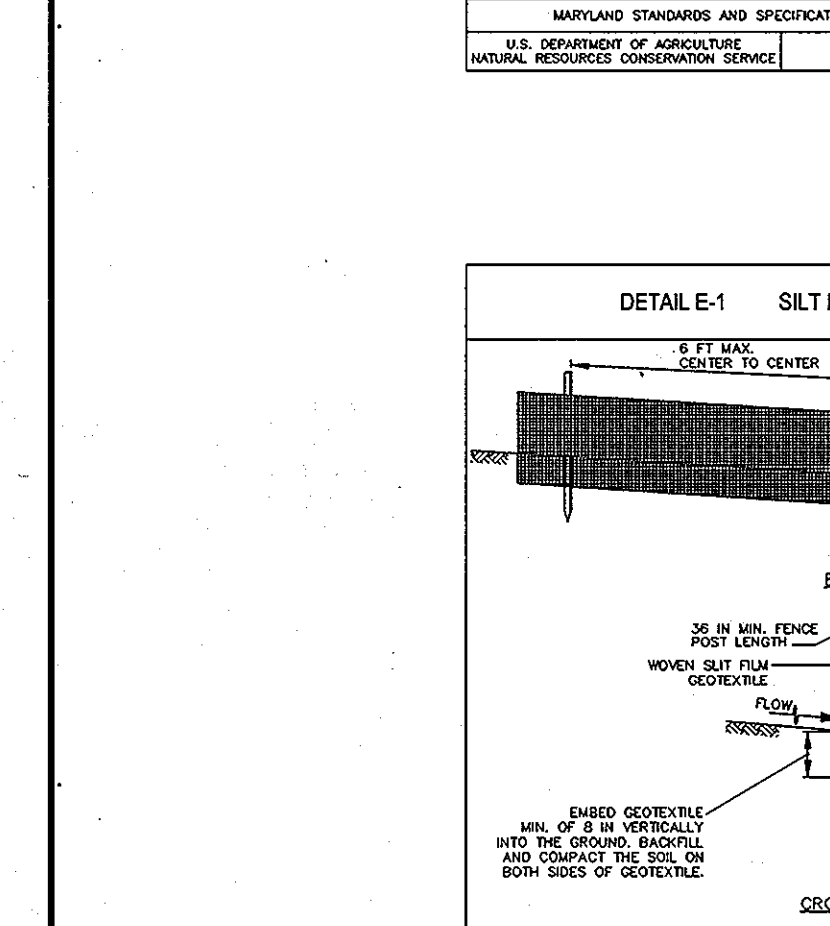
CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN...
2. MAINTAIN ENTRANCE IN CONDITION THAT PREVENTS TRAFFIC FROM ENTERING THROUGH THE ENTRANCE...
3. PREPARE SUBGRADE AND PLACE DOWNHOLE GEOTEXTILE...
4. PLACE COURSE APPROXIMATE TO 3 INCHES IN SIZE OR EQUIVALENT RECYCLED CONCRETE...
5. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF ONE FOOT HORIZONTAL FEET UPSTREAM AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT...
6. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM SLOPES BEFORE PLACING SOD...
7. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS...
8. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD...
9. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY NEIGHED AGAINST EACH OTHER...
10. SOD MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL...
11. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS...
12. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, L.L.C. 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-844-8400 ATTN: MARK BENNETT
BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS, L.L.C. 1829 REISTERSTOWN ROAD, SUITE 300 ROCKVILLE, MARYLAND 20850 PH: (301) 782-9511 x 2101 otn: JOHN CORGAN
ELECTION DISTRICT No. 5

B-4-6 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.6 FOR THE APPROPRIATE PLANT HARDNESS ZONE...
b. PERMANENT PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STEEP SLOPES, OR DROUGHT OR FLOOD SPECIAL PURPOSES...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...
b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PLANT HARDNESS ZONE...
c. KENTUCKY BLUEGRASS/FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT...
d. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE...
e. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS...
f. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES: WESTERN MD: MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15...
g. CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15...
h. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15...



PERMANENT SEEDING SUMMARY table with columns: No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

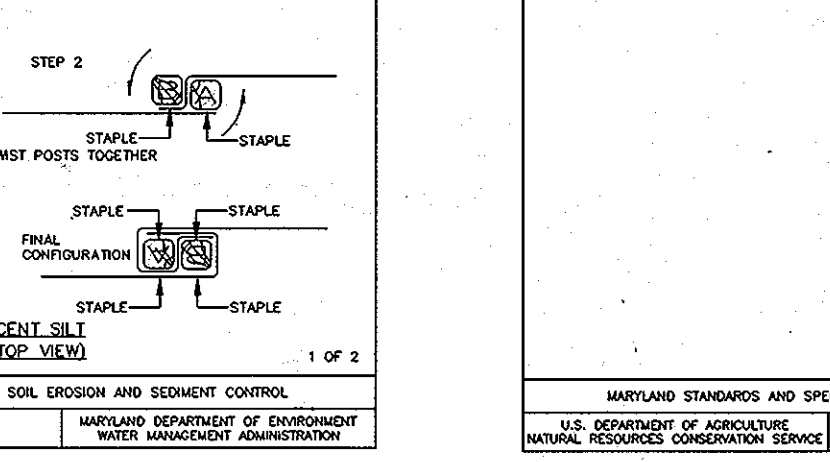
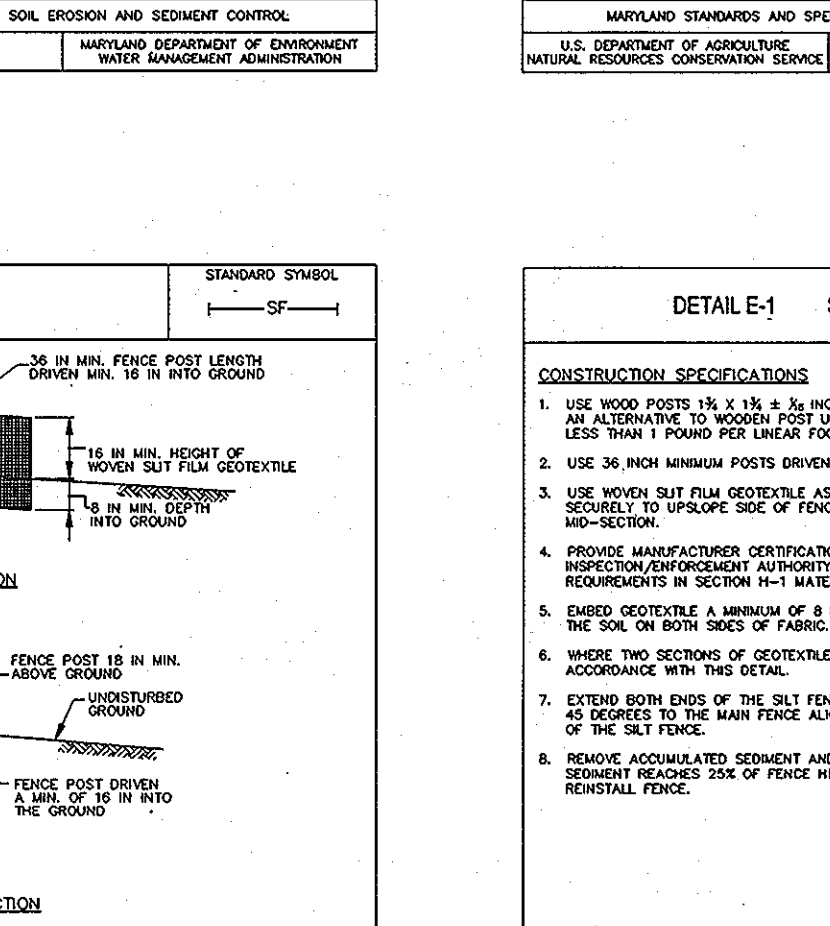
CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN...
2. MAINTAIN ENTRANCE IN CONDITION THAT PREVENTS TRAFFIC FROM ENTERING THROUGH THE ENTRANCE...
3. PREPARE SUBGRADE AND PLACE DOWNHOLE GEOTEXTILE...
4. PLACE COURSE APPROXIMATE TO 3 INCHES IN SIZE OR EQUIVALENT RECYCLED CONCRETE...
5. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF ONE FOOT HORIZONTAL FEET UPSTREAM AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT...
6. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM SLOPES BEFORE PLACING SOD...
7. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS...
8. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD...
9. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY NEIGHED AGAINST EACH OTHER...
10. SOD MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL...
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12. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

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BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS, L.L.C. 1829 REISTERSTOWN ROAD, SUITE 300 ROCKVILLE, MARYLAND 20850 PH: (301) 782-9511 x 2101 otn: JOHN CORGAN
ELECTION DISTRICT No. 5

B-4-7 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- A. SEED MIXTURES
1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.7 FOR THE APPROPRIATE PLANT HARDNESS ZONE...
b. PERMANENT PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STEEP SLOPES, OR DROUGHT OR FLOOD SPECIAL PURPOSES...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...
b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PLANT HARDNESS ZONE...
c. KENTUCKY BLUEGRASS/FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT...
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e. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS...
f. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES: WESTERN MD: MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15...
g. CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15...
h. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15...



PERMANENT SEEDING SUMMARY table with columns: No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN...
2. MAINTAIN ENTRANCE IN CONDITION THAT PREVENTS TRAFFIC FROM ENTERING THROUGH THE ENTRANCE...
3. PREPARE SUBGRADE AND PLACE DOWNHOLE GEOTEXTILE...
4. PLACE COURSE APPROXIMATE TO 3 INCHES IN SIZE OR EQUIVALENT RECYCLED CONCRETE...
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12. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, L.L.C. 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-844-8400 ATTN: MARK BENNETT
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ELECTION DISTRICT No. 5

THIS PLAN IS FOR SEDIMENT CONTROL NOTES AND DETAILS

Table with columns: SCALE (NO SCALE), ZONING (MXD-3), G. L. W. FILE No. (11082), DATE (AUG/2013), TAX MAP - GRID (41-15&21), SHEET (7 OF 11).

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 9-06-16 AND FC 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. 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 SOLOPED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 1).
- 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 SHREDED 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 \$40,710.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 891 SHRUBS AT \$30.00/SHRUB = \$ 26,610.00
 47 TREES AT \$300.00/TREE = \$ 14,100.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-318-2290. 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
	23	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12' MIN. HT.	SOPHORA JAPONICA/JAPANESE PAGODA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOSA / HILLTOP OAK TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B4B
	34	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANCHIER CANADENSIS/ SHADELOW SERVICEBERRY CRATAEGUS VIGORS 'WINTER KING' / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOUL-ANGELINA/ SAUCEY MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / GRAPE MYRTLE 'TONTO'	ALL B4B. SERVICEBERRY SHALL BE TREE FORM
	46	EVERGREEN TREES SHALL BE 6'-8" HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRINGS GROVE' / SPRINGS GROVE ARBORVITAE	ALL B4B. INTACT LEADER ALL B4B. INTACT LEADER
	346	ALL 18" - 24" SPREAD	AZALEA VAR. 'SAMPLO PINK', 'SAMPLO WHITE', 'KAERHO' COTONEASTER DIAMENSI LOCAL BEAUTY LOCAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'DWAR HARBOUR', 'ANDORRA', 'WILTON BLUE ROSE' JUNIPERUS PROCEMBENSIS NANA / DWARF JAPANESE GARDEN JUNIPER LONICERA NITIDA 'BRILION' / ED-MEE GOLD (TM) HONEYSUCKLE PPI5234	ALL CONTAINERIZED
	172	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DELTZIA GRACILIS/ SLENDER DEWITZIA ILEX CREMATA 'HELLET' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF IN-BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPONICA 'SNOWBIRD' / SNOWBIRD SPIREA BUXIS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
	144	ALL 24" - 30" SPREAD & 2'5" - 3' HT.	BUONNYMUS KJAUSCHOVICUS 'MANHATTAN' / MANHATTAN BUONNYMUS MAHONIA BEALEI / LEATHRLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SUE FIFE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALEM. CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON FLYING P/ M RHODODENDRON TAXUS CUSPIDATA NANA / DWARF JAPANESE YEW VIBURNUM CALESII / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
	64	ALL 9" - 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 'MELISSA' / MEXICAN YEW TAXUS CUSPIDATA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE BUXIS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

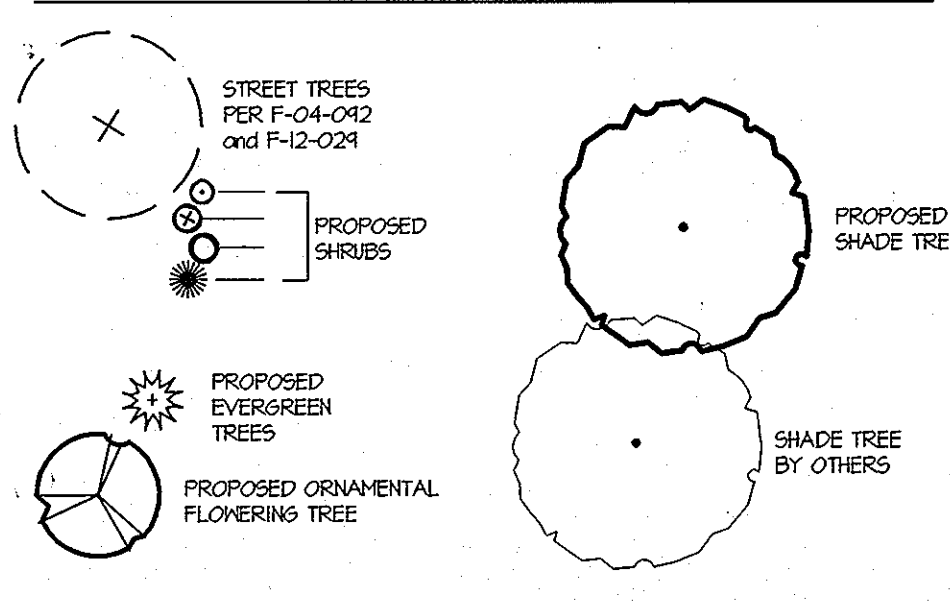
- NOTES:**
- AT THE TIME OF PLANT INSTALLATION ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT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



THIS PLAN IS FOR PLANTING PURPOSES ONLY

PLANTING LEGEND



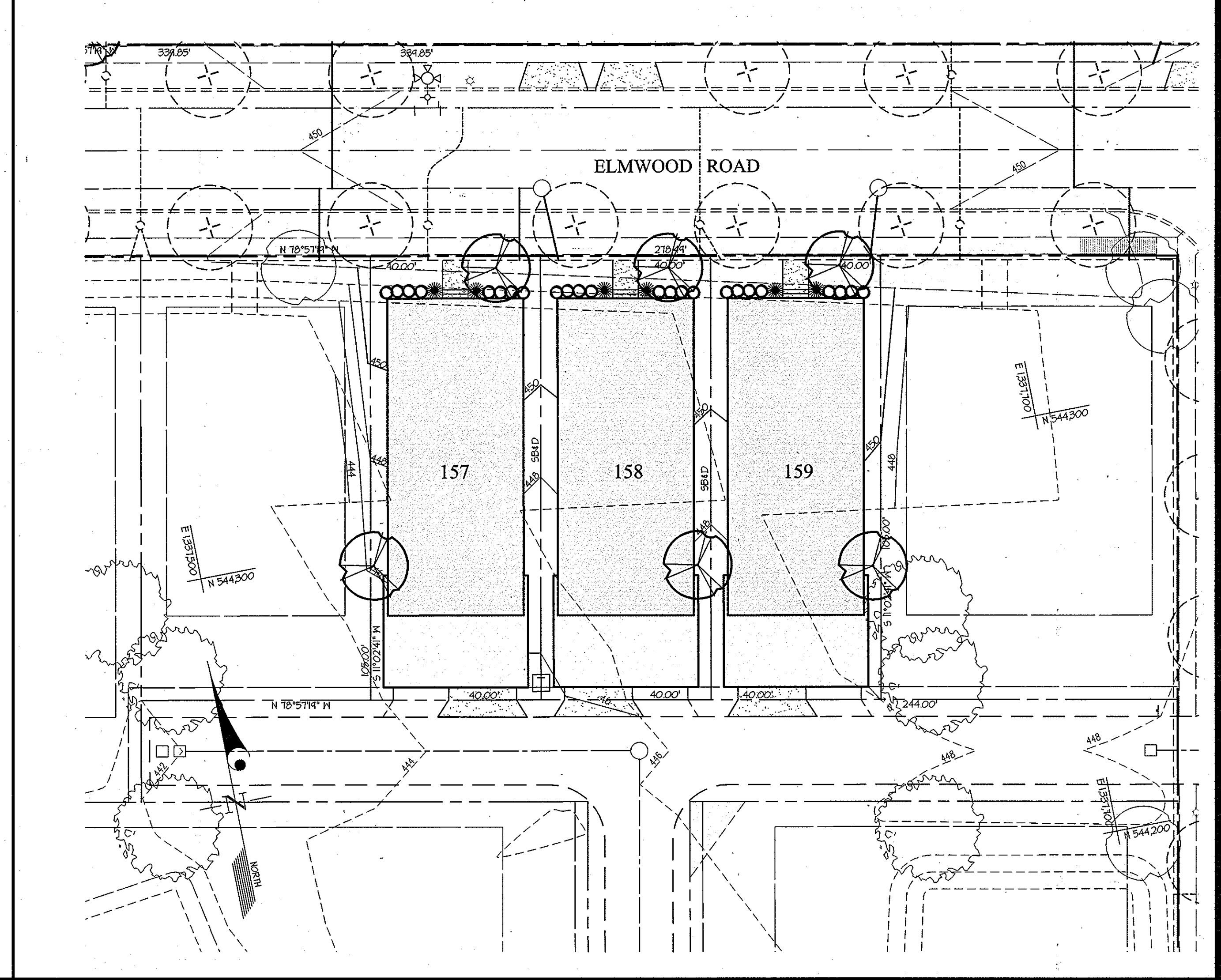
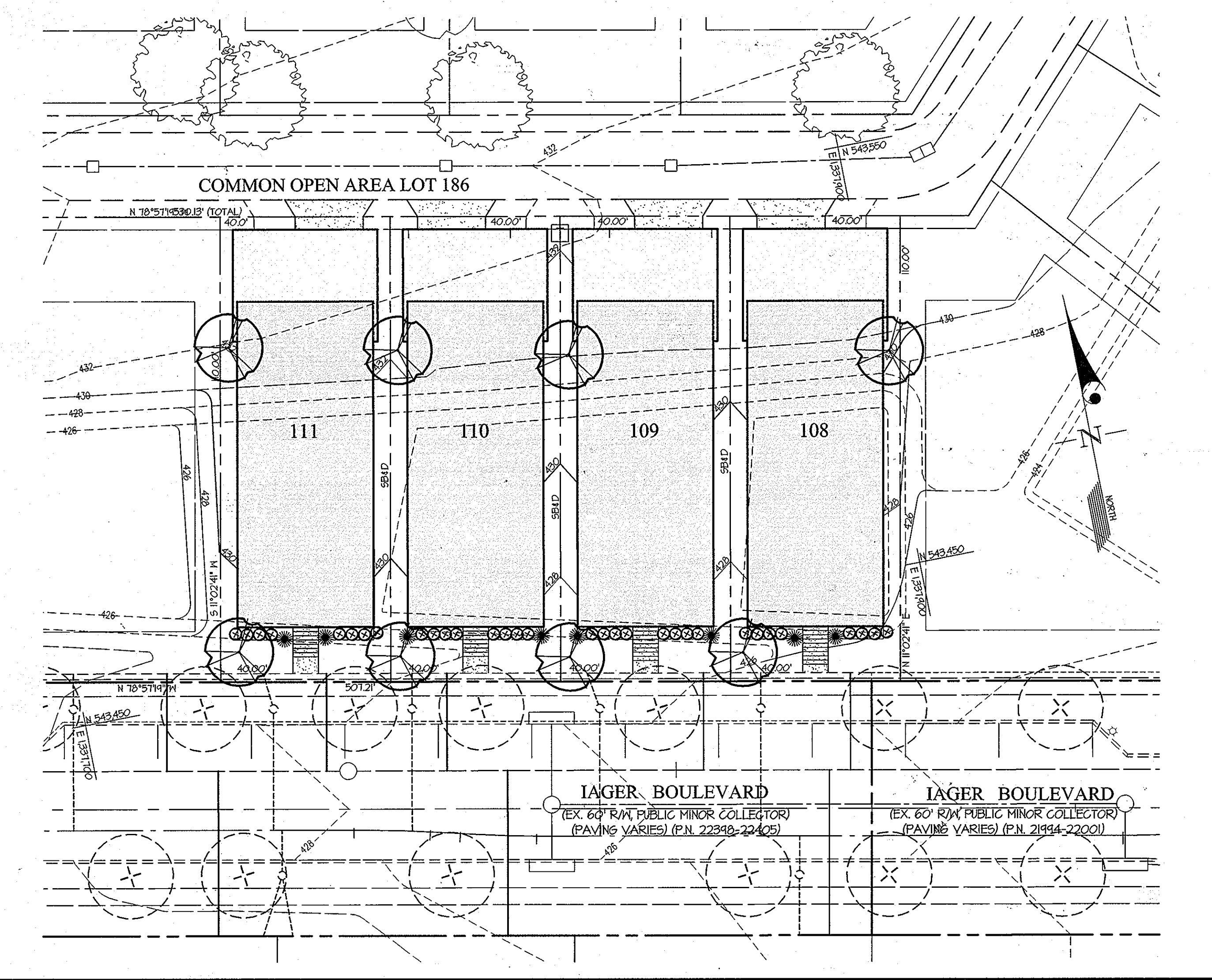
STATE OF MARYLAND
 Michael B. Tran
 ARCHITECT
 LANDSCAPE ARCHITECT

DEVELOPER'S/BUILDER'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 M.L.F. LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature of Developer/Builder for Lot 108-111: *Rachel Mills, Jr.* DATE: 8/14/13
 Signature of Developer/Builder for Lot 157: *[Signature]* DATE: 8/12/13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* DATE: 10/2/13
 Chief, Division of Land Development: *[Signature]* DATE: 10/02/13
 Chief, Development Engineering Division: *[Signature]* DATE: 9/25/13

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20865
 TEL: 301-421-4024 FAX: 301-421-4024
 BAL: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4188

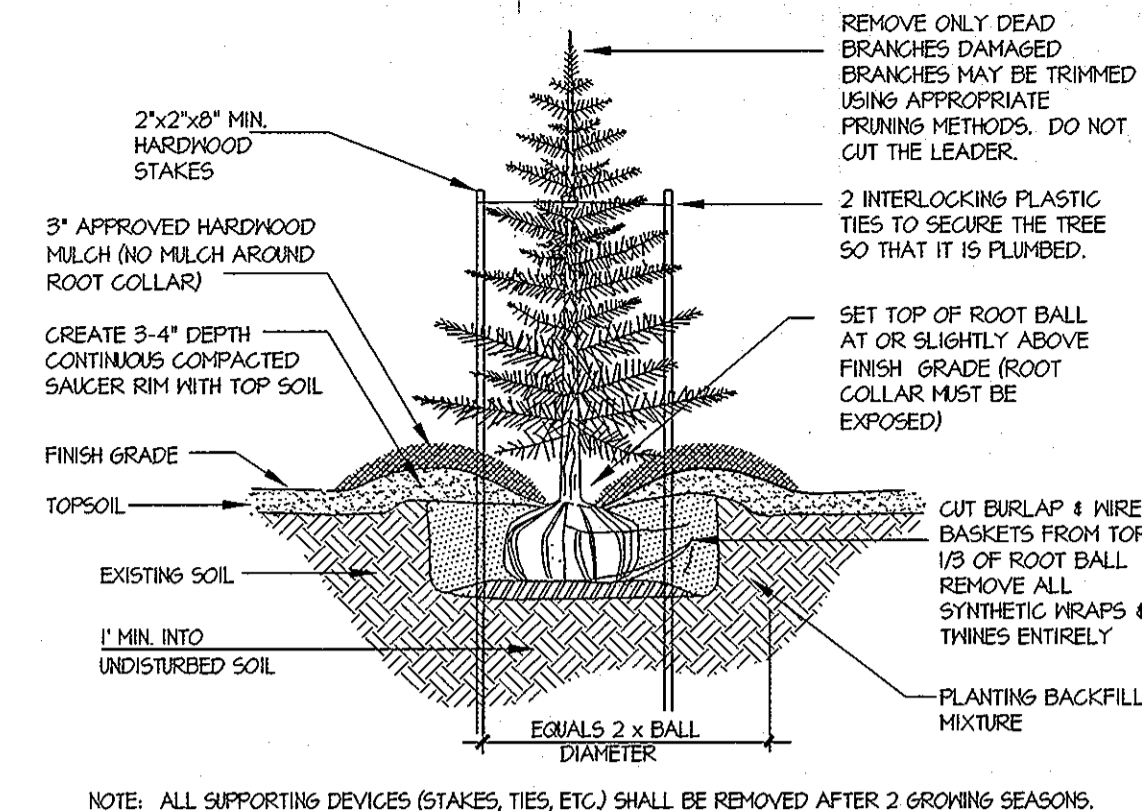


PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

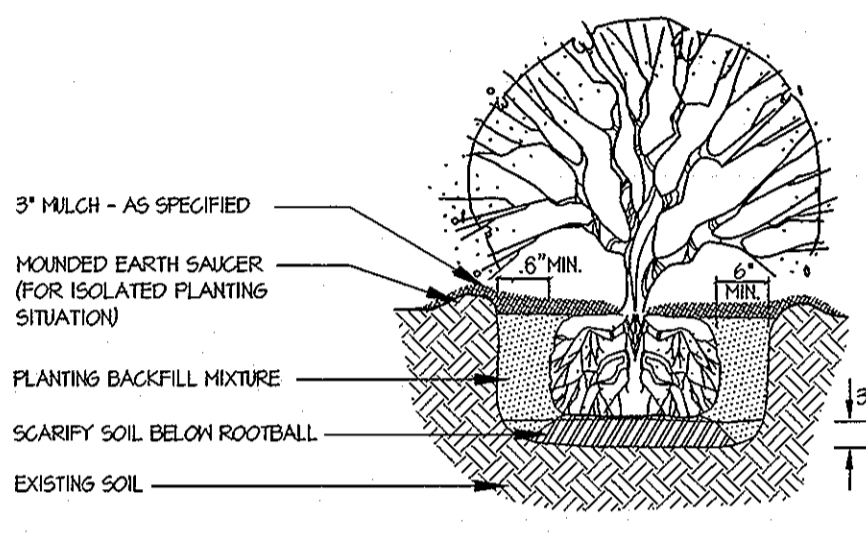
BUILDER (CONTRACT PURCHASER):
 MB MAPLE LAWN LLC
 1585 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 otn: JOHN CORGAN

LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 96-99, 108-111, 157-159 and 161-171
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

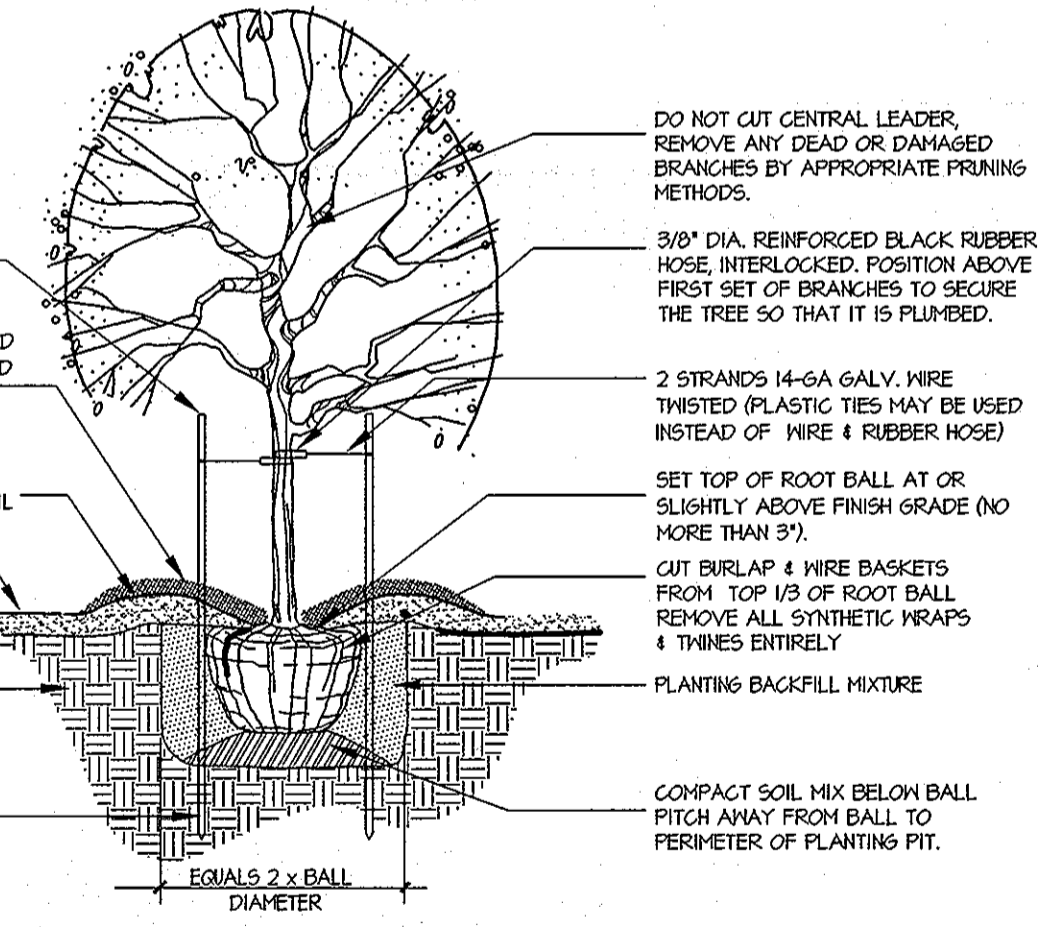
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	8 OF 11



EVERGREEN TREE PLANTING DETAIL NO SCALE

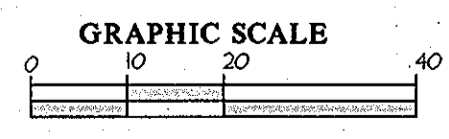


SHRUB PLANTING DETAIL NO SCALE

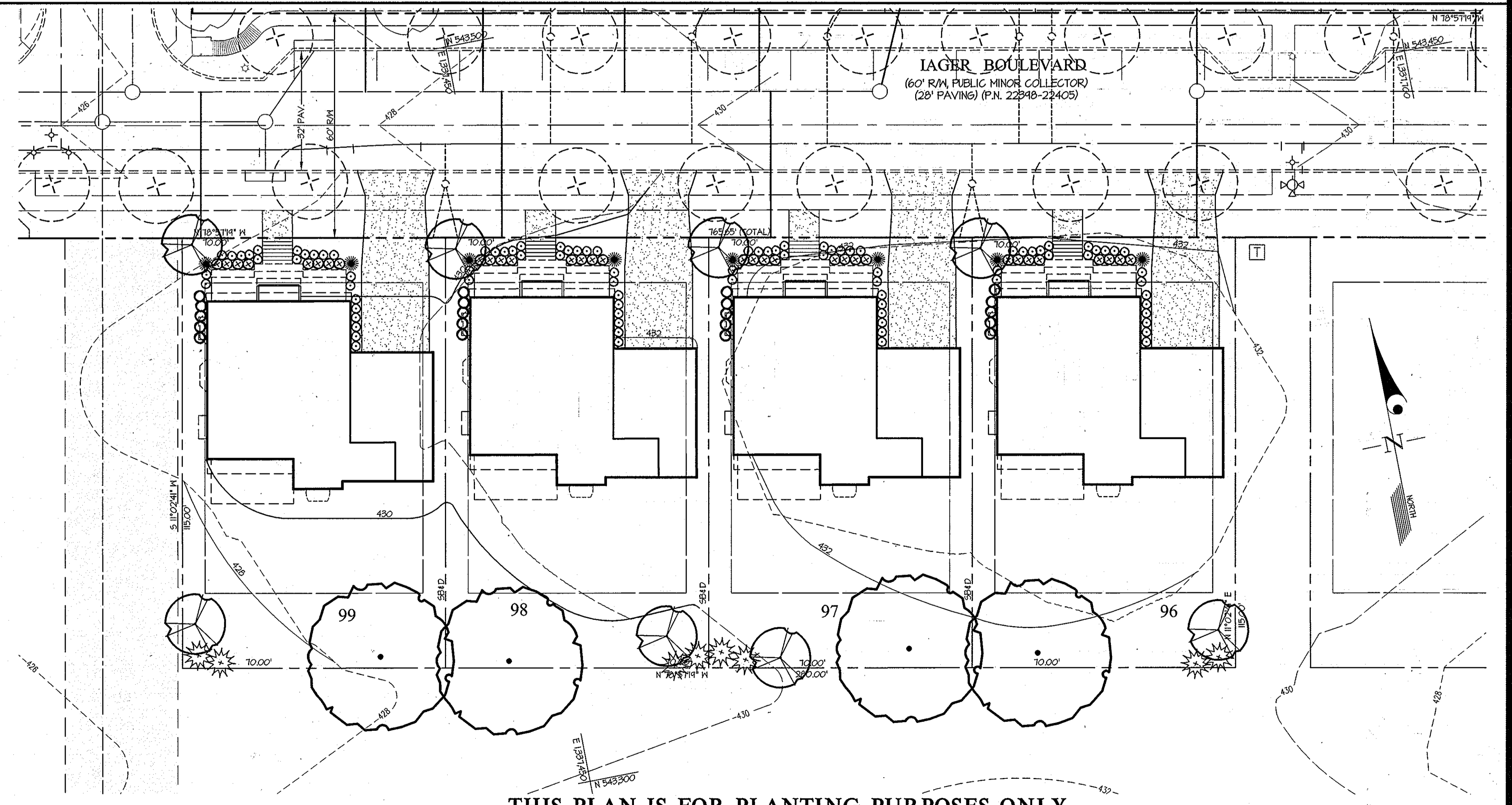
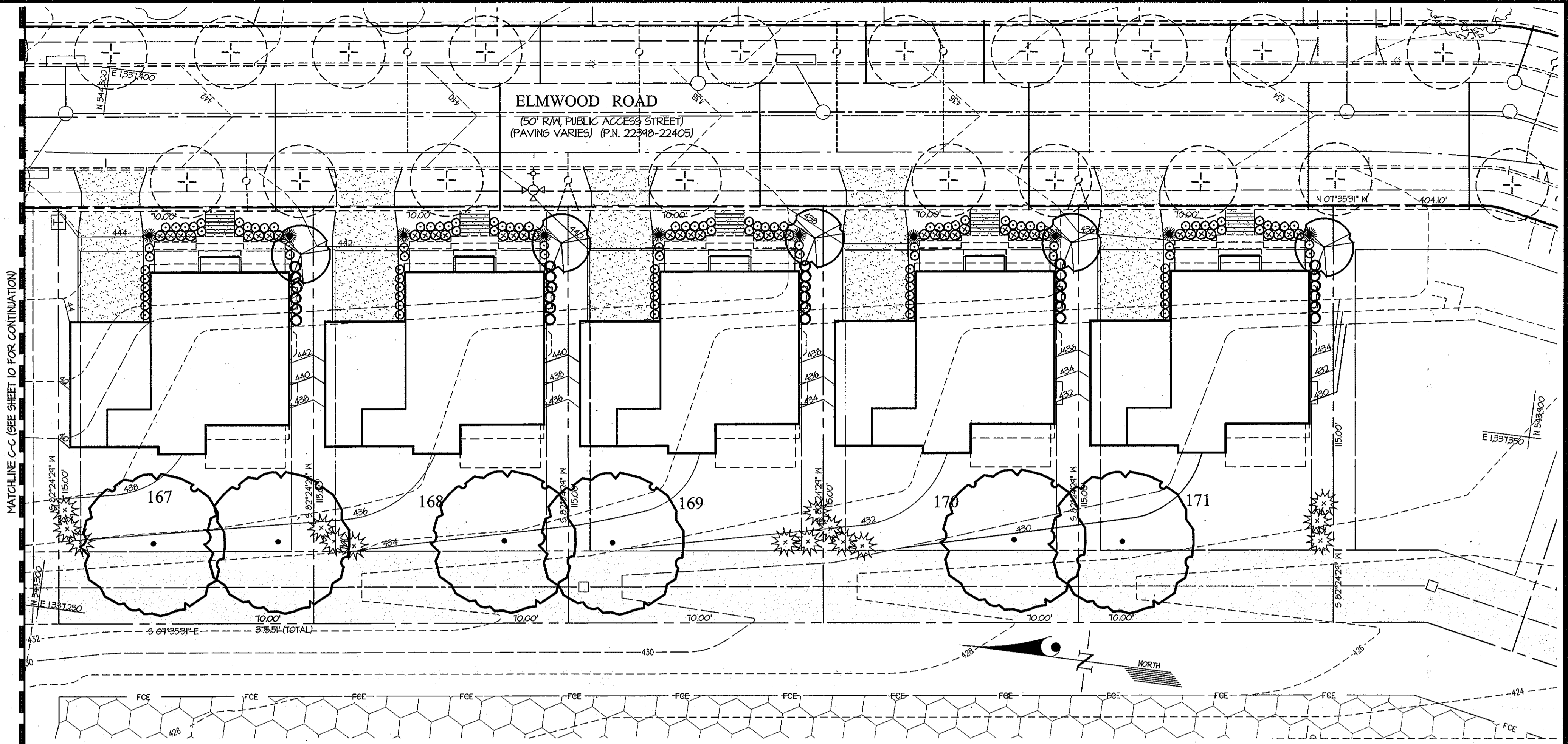


DECIDUOUS TREE PLANTING DETAIL NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark J. Laugel* 10/2/12
 Chief, Division of Land Development: *Victor DeLuca* 10/2/12
 Chief, Development Engineering Division: *Michael B. Tran* 9/25/13



STATE OF MARYLAND
 Michael B. Tran
 ARCHITECT
 933 LANDSCAPE ARCHITECT
 8-10-12



THIS PLAN IS FOR PLANTING PURPOSES ONLY

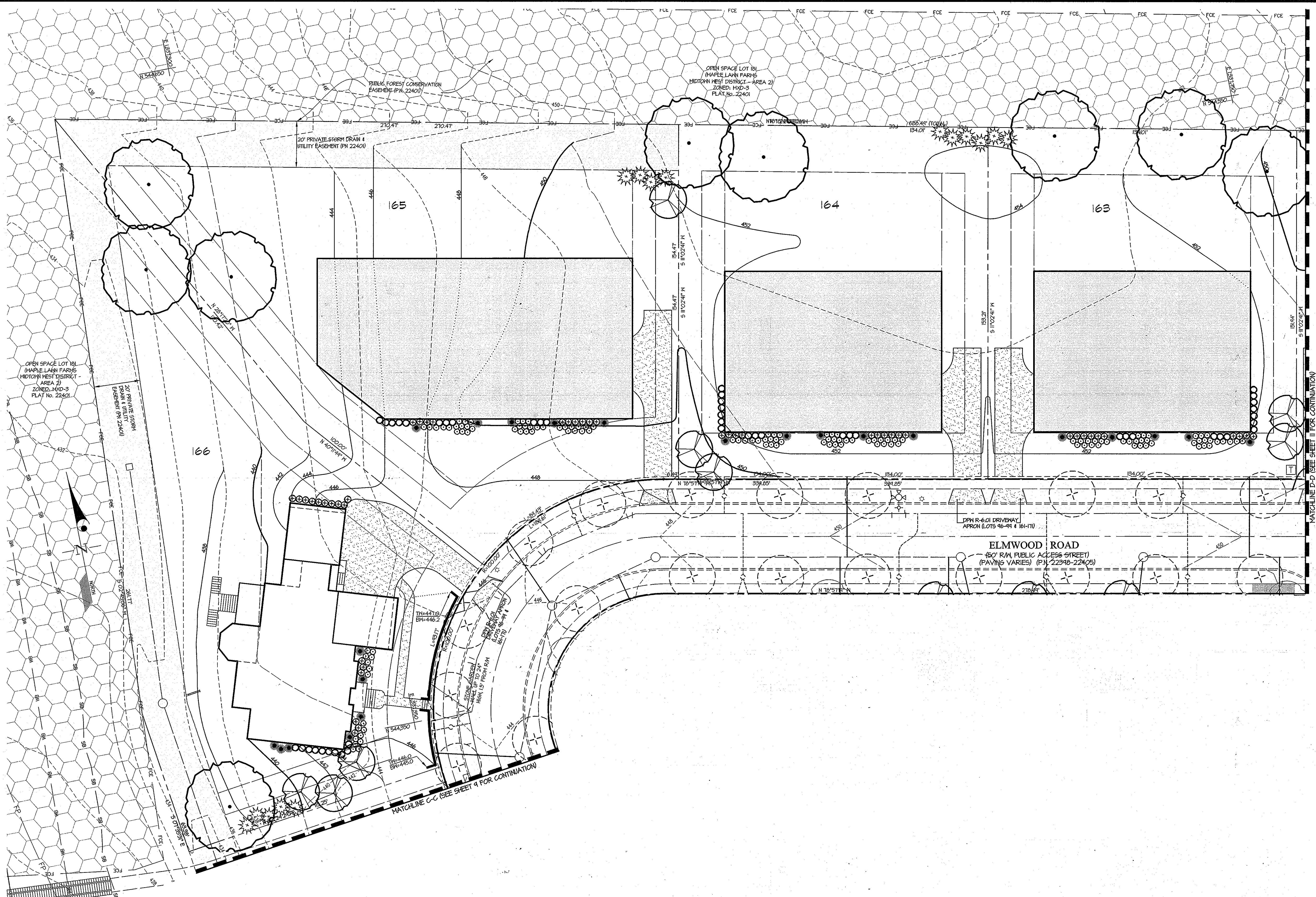
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DATE	REVISION	BY	APPR.

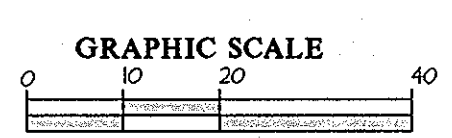
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 ATTN: MARK BENNETT
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 ROCKVILLE, MARYLAND 20850
 PHE: (301) 762-9511 x 2101
 etn.: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 96-99, 108-111, 157-159 and 161-171
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	9 OF 11



STATE OF MARYLAND
 Michael B. Tran
 REGISTERED ARCHITECT
 983 LANDSCAPE ARCHITECT
 8/20/13



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark McCoy* Date: 10/2/13
 Chief, Division of Land Development
 Chief, Development Engineering Division: *Chad Williams* Date: 9/25/13

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT
 BUILDER (CONTRACT PURCHASER): MB MAPLE LAWN L.L.C.
 1686 E. GIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 ETLN: JOHN CORGAN

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOT Nos. 96-99, 108-111, 157-159 and 161-171
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11082
DATE	TAX MAP - GRID	SHEET
AUG/2013	41-15&21	10 OF 11

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DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT ERL			REQUIRED SIDE & REAR YARD PLANTINGS: ESTATE LOTS: 4 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS * COTTAGE LOTS: 1 SHADE TREE PER LOT, NO SHRUBS REQUIRED ** 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)	SHD. TREES REQUIRED	SHRUBS REQUIRED	SHD. TREE	SHRUBS	
VILLAS	46	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	2 EVERGREENS FOR 1 TREE, 2 ORNAMENTAL FOR 10 SHRUBS
	47	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	2 EVERGREENS FOR 1 TREE, 2 ORNAMENTAL FOR 10 SHRUBS
	48	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	2 EVERGREENS FOR 1 TREE, 2 ORNAMENTAL FOR 10 SHRUBS
	49	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	2 EVERGREENS FOR 1 TREE, 2 ORNAMENTAL FOR 10 SHRUBS
COTTAGE	108	40.0'	10	10	N/A	1	N/A	0	10	2 ORNAMENTALS FOR 1 TREE
	104	40.0'	10	10	N/A	1	N/A	0	10	2 ORNAMENTALS FOR 1 TREE
	110	40.0'	10	10	N/A	1	N/A	0	10	2 ORNAMENTALS FOR 1 TREE
	111	40.0'	10	10	N/A	1	N/A	0	10	2 ORNAMENTALS FOR 1 TREE
	151	40.0'	10	10	N/A	1	N/A	0	10	2 ORNAMENTALS FOR 1 TREE
	158	40.0'	10	10	N/A	1	N/A	0	10	2 ORNAMENTALS FOR 1 TREE
ESTATES	161	132.58'	33	33	65.4' (side) x 103.7' (rear)	4	42	2	65	4 EVERGREENS FOR 2 TREES, 2 ORNAMENTALS FOR 10 SHRUBS
	162	118.0'	30	30	65.4' (side) x 103.7' (rear)	4	42	2	62	4 EVERGREENS FOR 2 TREES, 2 ORNAMENTALS FOR 10 SHRUBS
	163	134.0'	33	33	65.4' (side) x 103.7' (rear)	4	42	2	65	4 EVERGREENS FOR 2 TREES, 2 ORNAMENTALS FOR 10 SHRUBS
	164	134.0'	33	33	65.4' (side) x 103.7' (rear)	4	42	2	65	4 EVERGREENS FOR 2 TREES, 2 ORNAMENTALS FOR 10 SHRUBS
ESTATE	165	412.47'	24	24	65.4' (side) x 112.4' (rear)	4	44	2	65	4 EVERGREENS FOR 2 TREES, 1 ORNAMENTAL FOR 5 SHRUBS
	166	493.71'	23	23	141' (side) x 104' (rear)	4	45	2	48	5 EVGS. FOR 2 TREES & 5 SHRUBS, 3 ORNAMENTALS FOR 10 SHRUBS
	167	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	3 EVERGREENS FOR 1 TREE & 5 SHRUBS, 1 ORNAMENTAL FOR 5 SHRUBS
VILLAS	168	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	3 EVERGREENS FOR 1 TREE & 5 SHRUBS, 1 ORNAMENTAL FOR 5 SHRUBS
	170	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	3 EVERGREENS FOR 1 TREE & 5 SHRUBS, 1 ORNAMENTAL FOR 5 SHRUBS
	171	70.0'	18	18	60' (side) x 60' (rear)	2	30	1	30	3 EVERGREENS FOR 1 TREE & 5 SHRUBS, 1 ORNAMENTAL FOR 5 SHRUBS

* ESTATE LOTS 161-164: THE LONGEST BLDG. LENGTHS ARE USED FOR THE CALCULATIONS, WHICH ARE: THE WELLINGTON HOUSE TYPE (NO OPTIONAL SIDE SUNROOM) FOR THE REAR LENGTH (103.7') AND THE WESTPORT II HOUSE TYPE SIDE LENGTH (65.4').

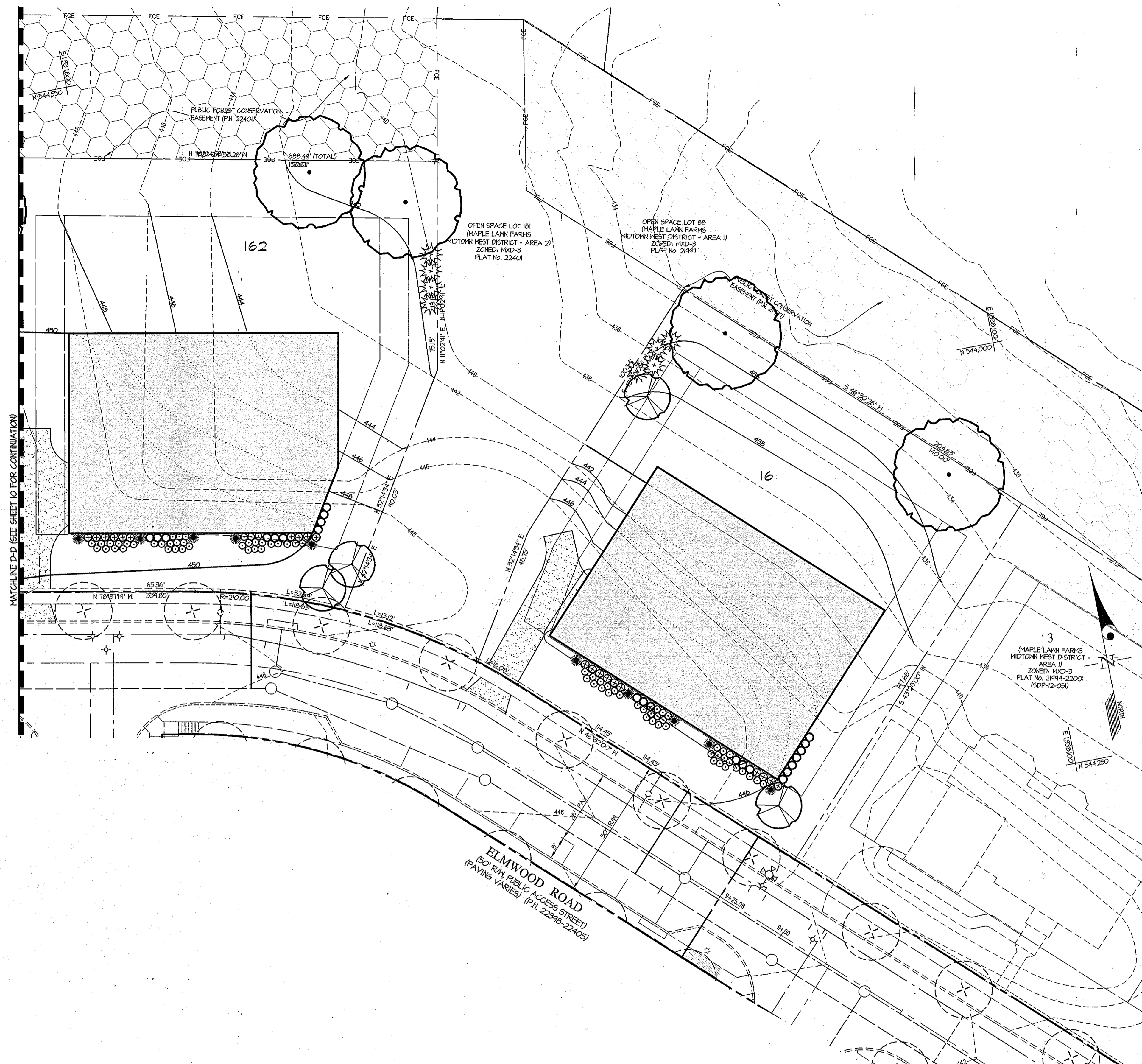
ESTATE LOT 165: THE LONGEST BLDG. LENGTHS ARE USED FOR THE CALCULATIONS, WHICH ARE: THE WELLINGTON HOUSE TYPE (WITH OPTIONAL SIDE SUNROOM) FOR THE REAR LENGTH (112.4') AND THE WESTPORT II HOUSE TYPE SIDE LENGTH (65.4').

** COTTAGE LOTS: ON CORNER LOTS, PROVIDE 1/4 OF SIDE BLDG. LENGTH

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

LANDSCAPE SURETY PER LOT

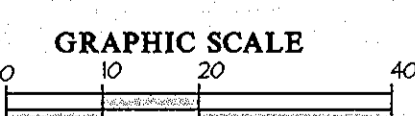
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
MB of MAPLE LAVN L.L.C.	46	2	48	\$2,040.00
	47	2	48	\$2,040.00
	48	2	48	\$2,040.00
	49	2	48	\$2,040.00
	108	1	10	\$600.00
	104	1	10	\$600.00
	110	1	10	\$600.00
	111	1	10	\$600.00
	151	1	10	\$600.00
	158	1	10	\$600.00
	159	1	10	\$600.00
	161	4	75	\$3,450.00
	162	4	72	\$3,360.00
	163	4	75	\$3,450.00
164	4	75	\$3,450.00	
OWNER: STEVE FISHER	165	4	68	\$3,240.00
	166	4	68	\$3,240.00
MB of MAPLE LAVN L.L.C.	167	2	48	\$2,040.00
	168	2	48	\$2,040.00
	170	2	48	\$2,040.00
	171	2	48	\$2,040.00
TOTAL		47	881	\$40,710.00



THIS PLAN IS FOR PLANTING PURPOSES ONLY

STATE OF MARYLAND
Michael E. Tran
ARCHITECTS
6-20-13
LANDSCAPE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 10/2/13
Chief, Division of Land Development: [Signature] Date: 10/02/13
Chief, Development Engineering Division: [Signature] Date: 9/5/13



GLWGUTSCHICK LITTLE & WEBER, P.A.
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