

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) 393-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS 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: ELECTION DISTRICT 5
 ZONING: MXD-3 PER ZB-4934 (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 10/06/03 COMPREHENSIVE ZONING PLAN, AREA OF BUILDABLE LOTS (MAX. 48'x50', 100'-101' and 174-177) FOR THIS SITE DEVELOPMENT PLAN. 1.665 ACRES.
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-H, ZB-4934, PB-353, HP-011H, HP-03-02, P-03-01, P-03-02, P-04-01, P-05-02, P-04-42, S-06-16, P-01-02, ZB-1029M, PB-310, F-12-30, SDP-12-02, SDP-12-11, SDP-12-31, SDP-12-32, P-H-002, F-12-002, F-12-020 AND F-12-024
 TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.M. SURVEY DONE IN MAY/2004.
 COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41E4 & 46B2.
 STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY AN EXISTING REGIONAL FACILITY CONSTRUCTED UNDER F-12-30. THE EXISTING FACILITY ON OPEN SPACE LOT 97 IS PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE MAPLE LAWN HOA. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED BY EXISTING FACILITIES LOCATED ON OPEN SPACE LOT 85 IN MIDTOWN WEST DISTRICT-AREA 1 (CONSTRUCTED UNDER F-12-30) AND OPEN SPACE LOT 182 IN MIDTOWN WEST DISTRICT-AREA 2 (CONSTRUCTED UNDER F-13-007).
 PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M4S CONTRACT #24-4104-D & #24-4141-D) AND THE WATER METERS IN OUTSIDE VAULTS.
 THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
 ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
 ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 THERE ARE NO GRAVE SITES, CEMETRIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
 THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-030 AND F-13-007.
 FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 5 TO SATISFY 5-01-HT DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE).
 FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 5 AND THE GRADING PERMIT CHART ON SHEET 1.
 DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AN ASPHALT FINISH (1/2" MIN)
 C. GEOMETRY - MAX. 12% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING)
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
 BAY WINDOWS, HINDON HELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 120.6(A) OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
 AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-HT APPROVAL PRIOR TO 11-05-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2.2 OF THE ZONING REGULATIONS AND THE APPROVED M4F DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURBS WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8294 F. 30543
 NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
 MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-HT, 5-06-16, PB-353, PB 310 AND ZB-4934.
 PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-4934 AND THE DECISION AND ORDER FOR PB CASE NO. 365 (5-01-HT) AND PB CASE NO. 378 (5-06-16).
 BUILDABLE LOTS 174-177 SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOSE CONNECTION AND SEWER HOUSE CONNECTION.
 BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

1. GENERAL SITE ANALYSIS DATA:
 A. PRESENT ZONING: MXD-3 PER ZB-4934
 B. PROPOSED USE OF SITE: 4 SFD RESIDENTIAL DWELLINGS
 C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4102-D, #24-4103 & #24-4104-D)
 D. PARKING PROVIDED PER SEC. 133.D.2.a: 2 SPACES/MIN x 1 = 18 SPACES
 E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-13-007 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION:
 A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 12,445 SF OR 0.285 AC.
 B. AREA OF THIS PLAN SUBMISSION: 1.851 ACRES (L.O.D.)
 C. AREA OF DISTURBANCE BY THIS SDP: 1.851 ACRES
3. LOT DESIGNATION:

| LOT TYPE | LOT NUMBERS | MINIMUM LOT SIZE | MIN. LOT WIDTH AT FRONT BRL. | MAX. BUILDING HT. |
|----------|--------------------------|-------------------|------------------------------|--------------------|
| VILLA | 93-95, 100-101 & 174-177 | 5,400 SQUARE FEET | 54 FEET | 30 FEET (EVEN HT.) |

* EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL.
4. STRUCTURE SETBACKS PER 5-06-16 AND PLAT Nos. 21944-22001 & 22348-22405:

| LOT TYPE | FRONT SETBACK | SIDE SETBACK | MINIMUM REAR SETBACKS |
|----------|---------------|--------------|--|
| VILLA | 12' MIN. | 6' MIN.** | 20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES. |

** THERE IS NO SIDE SETBACK (0') FOR A GARAGE.
 HABITABLE SPACE AND/OR OPEN ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.
5. A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING SHALL ENCLOSE OR ENCROACH ONTO THE ADJACENT LOT, (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 0'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
 B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE AND ARE SUBJECT TO SIDE YARD SETBACKS.
 C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE 30' APART.
 D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 120.6(A) APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAGES TO WITHIN 12' FOR ESTATES, PORCHES MAY ENCRACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAGES, AND VILLAGES TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAGES, TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE ANY EASEMENTS), NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

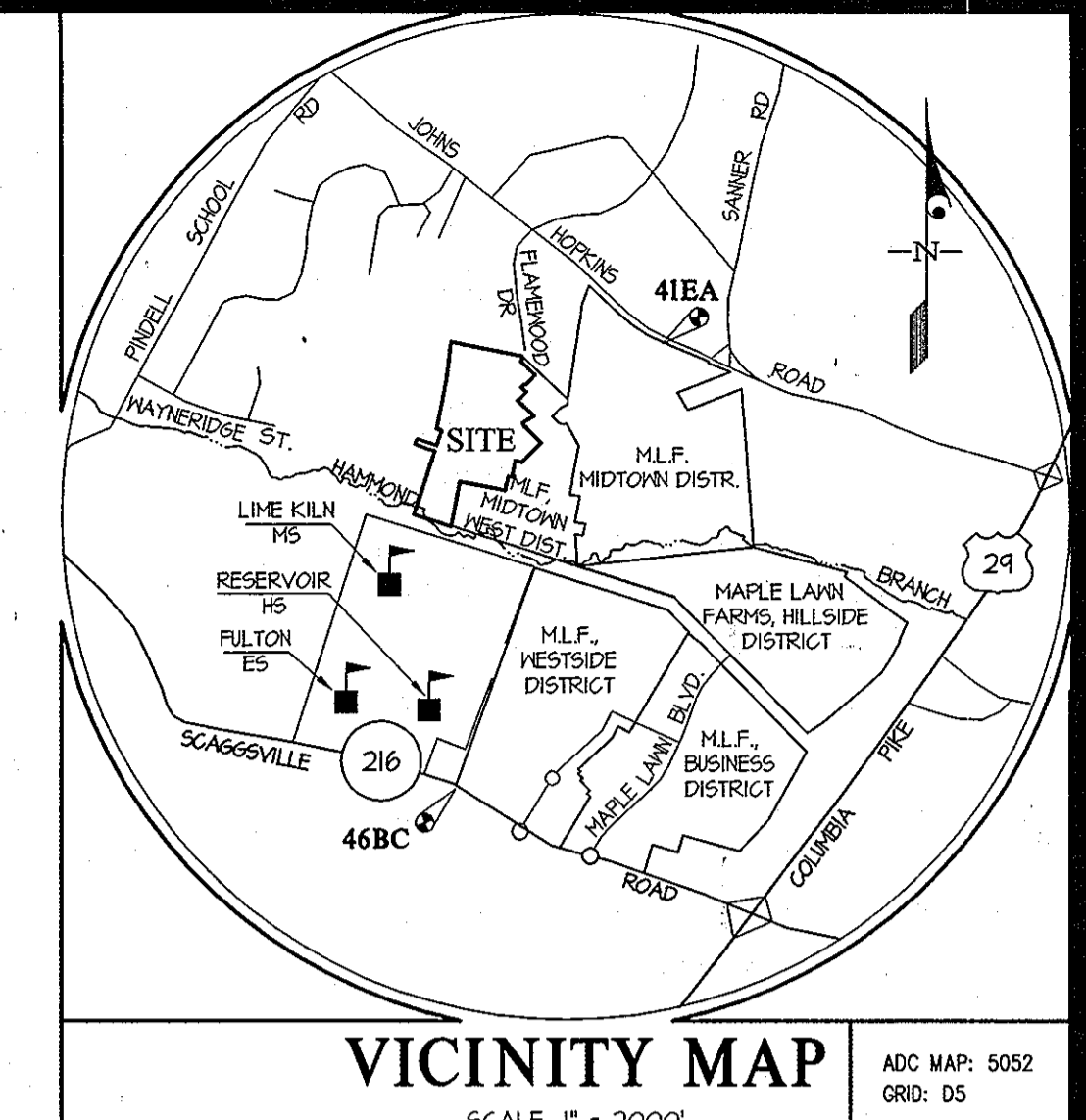
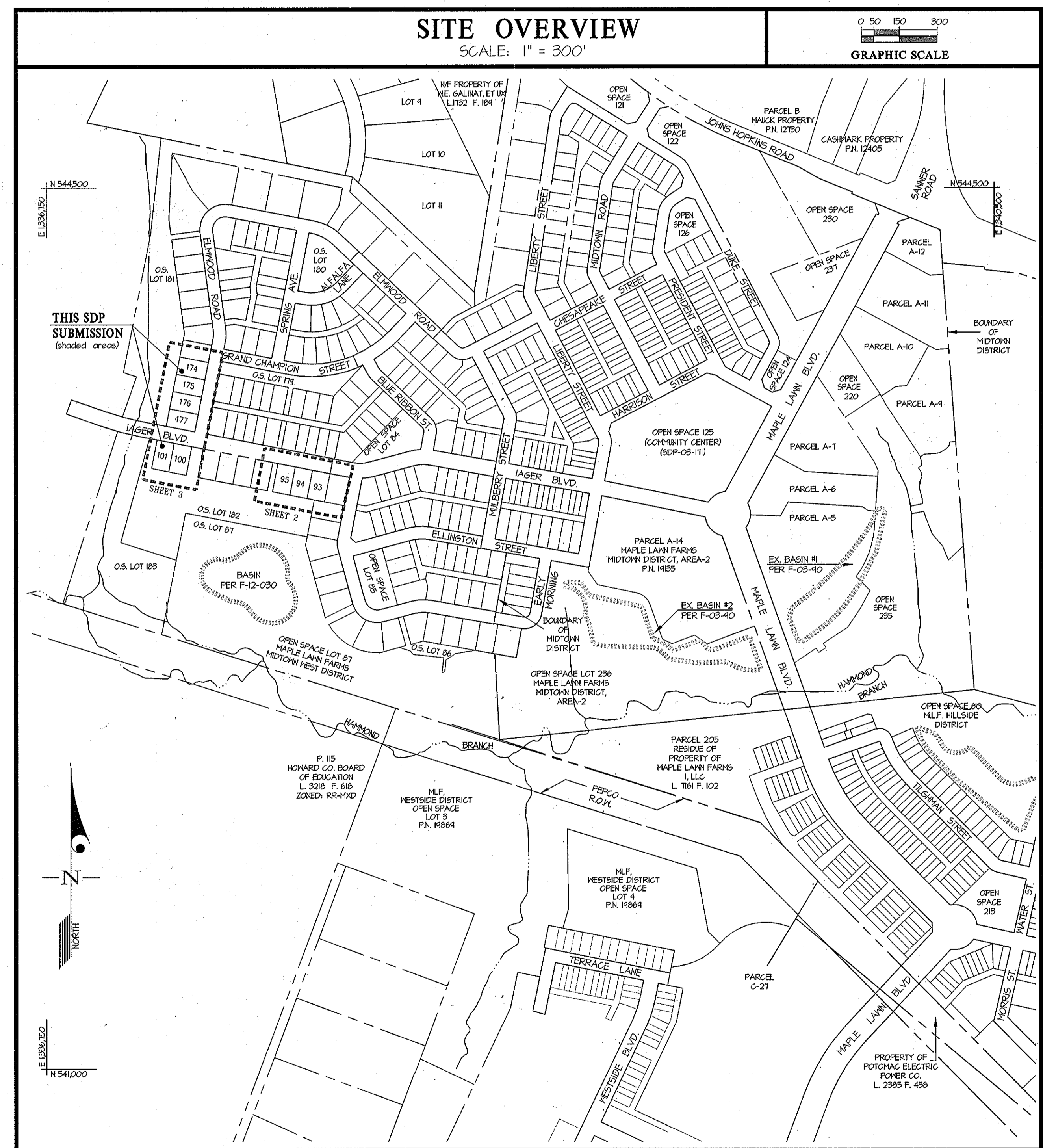
SITE DEVELOPMENT PLAN

MIDTOWN WEST DISTRICT - AREA 2

LOT Nos. 93-95, 100-101 and 174-177

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
 NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
 ELEV. = 472.6
 N = 530925.18 E = 1351205.71
 STANDARD DISC ON CONCRETE MONUMENT

41E4
 ELEV. = 407.05
 N = 544205.81 E = 1394217.44
 STANDARD DISC ON CONCRETE MONUMENT

| OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS | | | | | | |
|---|-----------------------|--------------------------|--|----------------------------------|--------------------------------------|--|
| PHASE NUMBER (AND NAME) | APPROVED DPZ FILE NO. | PHASE AREA GROSS ACREAGE | REQUIRED OPEN SPACE (50% OF GROSS AC.) | OPEN SPACE PROVIDED IN AC. (B) * | REQUIRED ACTIVE OPEN SPACE IN AC. ** | ACTIVE RECREATION O.S. PROVIDED IN AC. (B) *** |
| 1 (BUSINESS DISTRICT, AREA-1) | F-09-07 | 51.98 | 18.14 | 21.5 (40.7) | 1.82 | |
| 2 (MIDTOWN DISTRICT, AREA-1) | F-09-40 | 37.43 | 15.10 | 15.75 (42.1) | 1.31 | 1.52 (41.1) (1) |
| 3 (MIDTOWN DISTRICT, AREA-2) | F-04-42 | 58.20 | 20.58 | 22.85 (39.1) | 2.06 | |
| 4a (HILLSIDE DISTRICT, AREA-1) | F-05-61 | 15.47 | 5.41 | 6.70 (43.3) | 0.54 | 0.29 (4.3) (2) |
| 4b (MIDTOWN DISTRICT, AREA-3) | F-05-194 | 3.12 | 1.04 | 1.23 (39.4) | 0.11 | |
| 4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2) | F-05-127B3 | 3.00 | 1.05 | 0.00 | 0.11 | |
| 5a (HILLSIDE DISTRICT, AREA-1) | F-06-43 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 5b (HILLSIDE DISTRICT, AREA-3) | F-06-161 | 33.26 | 11.64 | 18.50 (55.6) | 1.16 | 1.61 (8.1) |
| 6a (HILLSIDE DISTRICT, AREA-4) | F-08-072 | 15.05 | 5.27 | 5.50 (36.5) | 0.53 | |
| N/A | F-07-183 | 3.05 | 1.02 | 0.00 | 0.10 | |
| 6b (HILLSIDE DISTRICT) | F-08-54F-08-55 | 40.60 | 11.71 | 26.65 (29.4) | 3.17 | 4.76 (11.9) (3) |
| 7 (HILLSIDE DISTRICT, AREA-5) | F-10-61 | 16.60 | 5.81 | 0.44 (5.7) | 0.59 | |
| 8a (HILLSIDE DISTRICT, AREA-5) | F-11-27 | 0.00 | 0.00 | 0.20 (0.0) | 0.00 | |
| 8b (HILLSIDE DISTRICT, AREA-2) | F-12-21 | 0.00 | 0.00 | 0.61 (0.0) | 0.00 | 0.61 (10.0) (4) |
| 8c (MIDTOWN WEST DISTRICT) | F-12-20 | 1.65 | 0.58 | 0.04 (5.5) | 0.06 | |
| 8d (MIDTOWN WEST DISTRICT) | F-12-24 | 30.22 | 10.58 | 13.54 (44.1) | 1.06 | 1.24 (15.5) (5) |
| N/A | F-12-25 | 4.31 | 1.44 | 0.00 (0.0) | 0.33 | 0.00 (0.0) |
| 9 (HILLSIDE DISTRICT, AREA-3) | F-13-03 | 0.00 | 0.00 | 0.64 (0.0) | 0.00 | 0.64 (10.0) |
| 9a (MIDTOWN WEST DISTRICT, AREA-2) | F-13-07 | 34.08 | 11.93 | 13.54 (39.1) | 1.14 | 5.05 (31.1) (6) |
| 9a (GARDEN DISTRICT) | F-13-08 | 15.74 | 26.53 | 0.00 (0.0) | 2.65 | 0.00 (0.0) |
| N/A | F-12-86 | 15.46 | 5.41 | 3.74 (24.2) | 0.54 | 0.00 (0.0) (7) |
| TOTAL | | 444.93 | 173.23 | 131.64 (30.7) | 17.32 | 21.87 (4.4) |

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.
 ** 50% 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) 0.29 AC. = PATHWAYS
 (3) 4.76 AC. = O.S. LOT 4 (4.76 AC.)
 (4) 0.61 ACRES = O.S. LOT 68 (0.61 AC.)
 (5) 1.24 ACRES = O.S. LOT 85 (0.63 AC.) and O.S. LOT 84 (0.66 AC.)
 (6) 0.64 ACRES = O.S. 115 (0.64 AC.)
 (7) 5.05 ACRES = O.S. 174 (0.35 AC.), O.S. 180 (0.74 AC.), O.S. 182 (3.56)
 (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 GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

| LOT GROUPS | DISTURBED AREA (AC.) | LANDSCAPE SURETY AMOUNT | LANDSCAPE INSPECTION FEES PAID |
|--------------------------|----------------------|-------------------------|--------------------------------|
| 93-95, 100-101 & 174-177 | 1.851 | \$20,010.00 | \$150.00 |
| TOTAL | 1.851 | \$ 20,010.00 | \$150.00 |

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS IN ACCORDANCE WITH THE APPLICABLE POLICY FOR M4F.
 WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPT. OF INSPECTIONS, LICENSING AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 5 YEARS OF ITS APPROVAL.

| ADDRESS CHART | | | |
|---------------|-----------------------|---------|-------------------|
| LOT No. | STREET ADDRESS | LOT No. | STREET ADDRESS |
| 43 | 11461 LAGER BOULEVARD | 174 | 1732 ELMWOOD ROAD |
| 44 | 11465 | 175 | 1736 |
| 45 | 11464 | 176 | 1800 |
| | | 177 | 1804 |
| 100 | 11441 LAGER BOULEVARD | | |
| 101 | 11445 LAGER BOULEVARD | | |

| SHEET INDEX | |
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| 1. | COVER SHEET |
| 2. | SITE DEVELOPMENT PLAN |
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| 4. | SEEDMENT CONTROL PLAN |
| 5. | LANDSCAPE PLAN |
| 6. | LANDSCAPE PLAN |

| PERMIT INFORMATION CHART | | | |
|------------------------------------|----------------------------|--|--------------------------------|
| WATER CODE: E21 | SEWER CODE: 1645000 | DISTRICT/AREA: MIDTOWN WEST DIST/ AREA 2 | LOTS: 93-95, 100-101 & 174-177 |
| DEVELOPMENT NAME: MAPLE LAWN FARMS | ZONE: MXD-3 | TAX MAP: 41 | GRD: 15 & 21 |
| PLAT: 21944-22001 & 22348-22405 | CENSUS TRACT: 6091.02 | ELEC. DIST.: 5 | |
| SCALE: AS SHOWN | ZONING: MXD-3 | G. L. W. FILE No.: 13031 | |
| DATE: SEPT. 2013 | TAX MAP - GRID: 41-21/46-3 | SHEET: 1 OF 6 | |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David A. Coughlin 10/30/13
Director Date

Walt S. Edwards 10-30-13
Chief, Division of Land Development Date

Paul Schmitt 10-28-13
Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION

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

[Signature] 9-25-13
Professional Engineer

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: 301-893-2524 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):
 WILLIAMS GROUP, LLC
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PH: 410-967-8800
 ATTN: BOB CORRETT

COVER SHEET
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 93-95, 100-101 and 174-177
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21944-22001 and 22348-22405

NOTES:

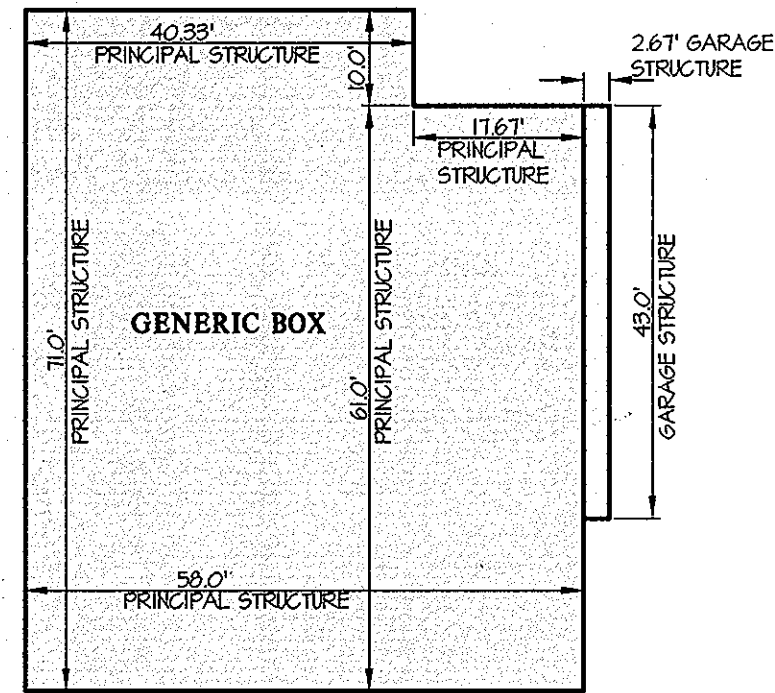
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK EXMT.
- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL 1/4" TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4704-D & 24-4714-D AND THE WATER METER VALVES ARE 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 7419 FOLIO 242 THROUGH 366).
- ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- ANY NECESSARY YARD DRAIN INLETS ARE 12" (N/LO) PLASTIC INLINE DRAIN MODEL NO. 27246 (N OR EGV). 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 (86 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.
- FRIVACY 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. 8254 F. 3054306.
- DRIVEWAY APRONS PER DPM R-6.01.
- FOR LOTS 174-176 NEW CURB CUT IS REQUIRED IF HOUSE TYPE 'C' IS BUILT.

WASTE MANAGEMENT NOTES:

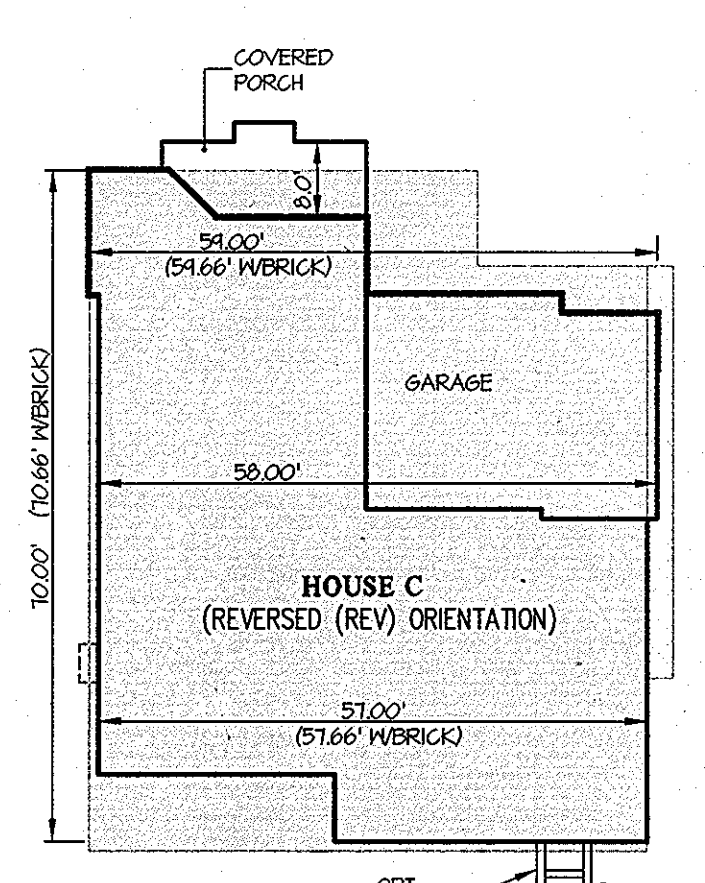
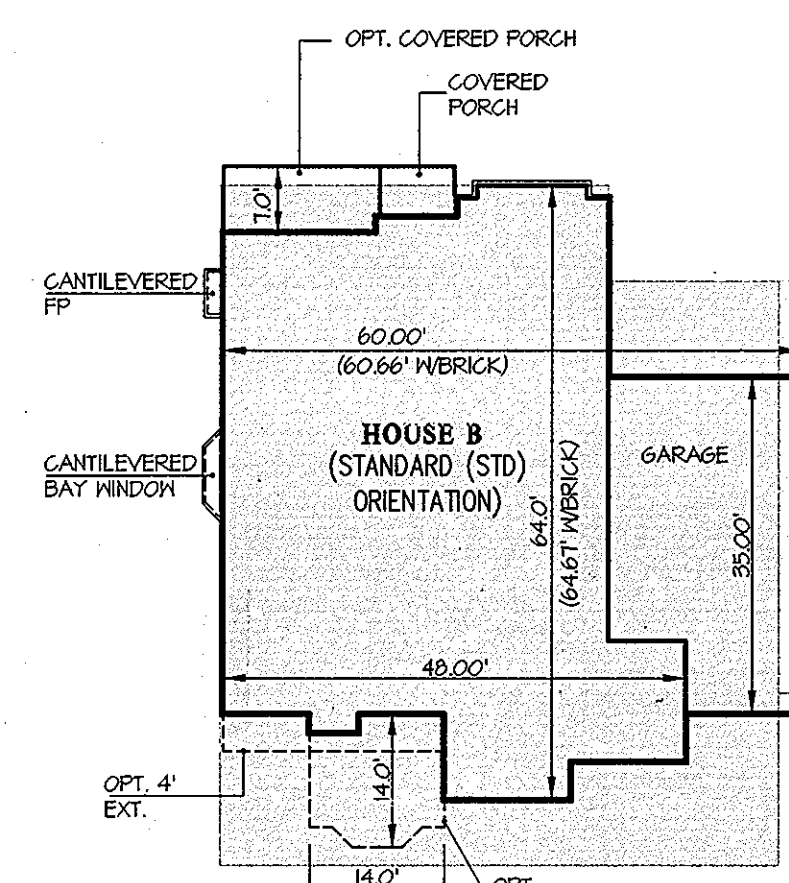
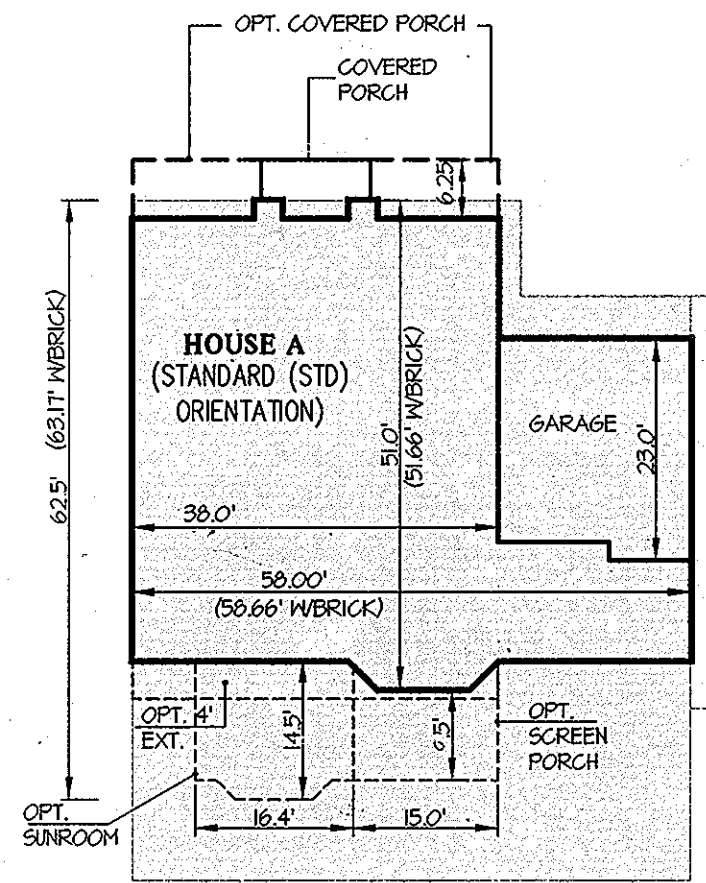
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNIMPED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
- THE REUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.

GENERIC BOX NOTES:

- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 120.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 4, FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
- FOR BUILDING PERMIT APPLICATION, A FLOT 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 GENERIC BOX SCALE: 1"=20'



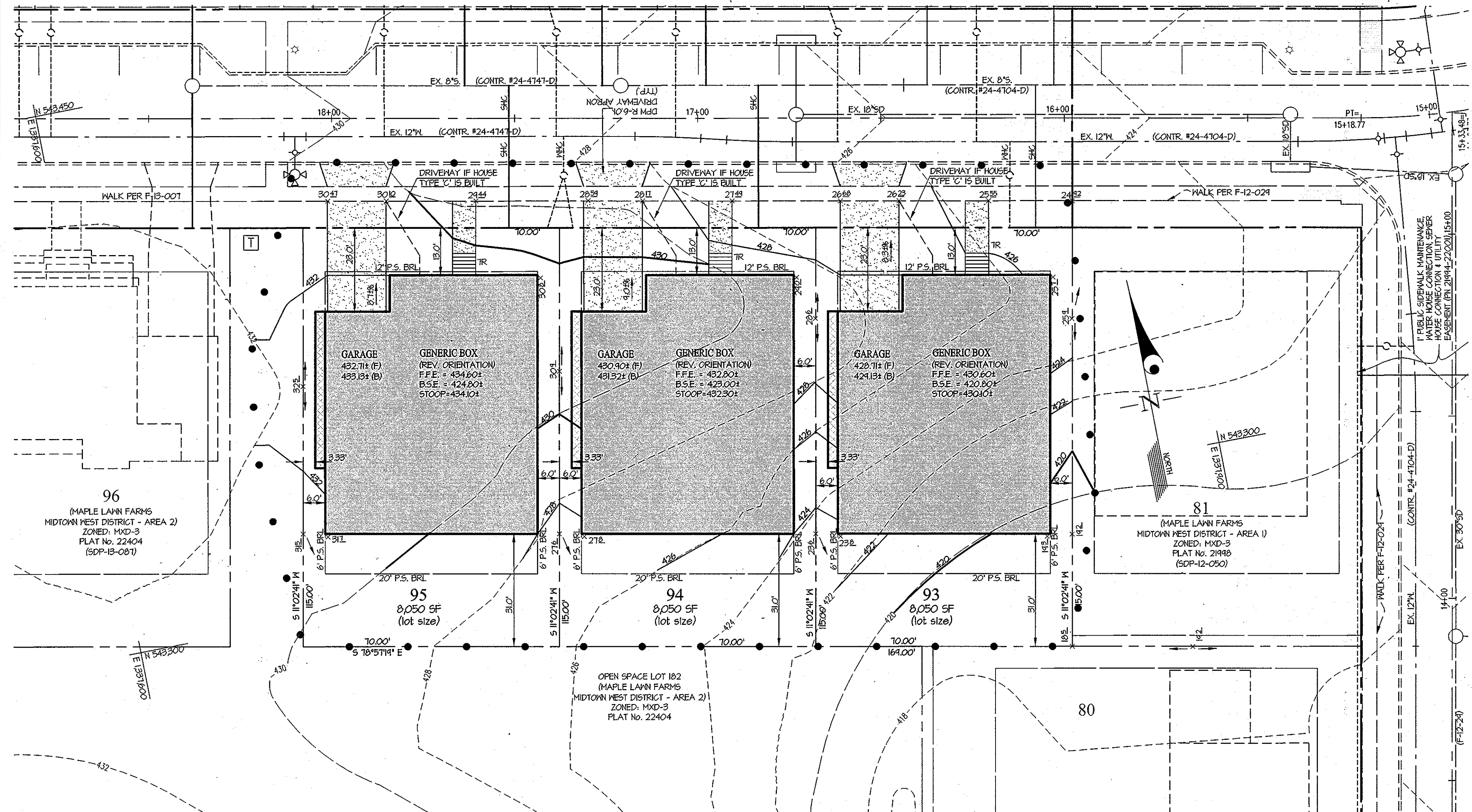
TYPICAL (VILLA) HOUSE FOOTPRINTS and ELEVATIONS SCALE: 1"=20'

SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- +0.000 PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (W/C, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX. 8" S. EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX. 50" EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (H1 & FP)
- COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER NO. CO. DET. R-3.05
- PROPOSED HOUSE
- F.F.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT F.F.E. ELEVATION
- REV. = REVERSED HOUSE ORIENTATION
- GAR. = GARAGE (F-FRONT, B-BACK)
- T.O.F. = TOP OF FOUNDATION
- M.O.B. = WALK OUT BASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- P.S. = PRINCIPAL STRUCTURE
- G.S. = GARAGE STRUCTURE
- S.B.L.R. SAME BEARINGS AND DISTANCE
- F.C.E. FOREST CONSERVATION EASEMENT
- 30d

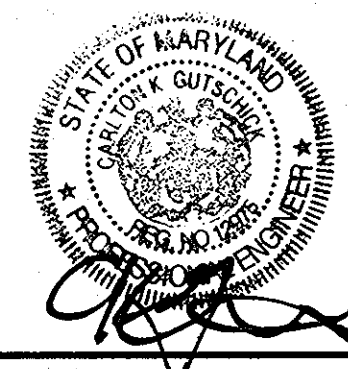
IAGER BOULEVARD
(EX. 60' R/W, PUBLIC MINOR COLLECTOR)
(PAVING VARIES) (P.N. 22398-22405)

IAGER BOULEVARD
(EX. 60' R/W, PUBLIC MINOR COLLECTOR)
(PAVING VARIES) (P.N. 21998)



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. 124175, EXPIRATION DATE: MAY 26, 2014.

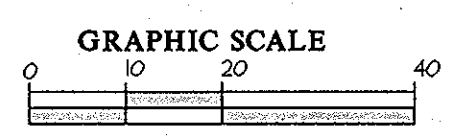


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark M. Lezly* Date: *10/30/13*
 Chief, Division of Land Development: *Walt Sheelwood* Date: *10-30-13*
 Chief, Development Engineering Division: *David E. ...* Date: *10-28-13*

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

| LOT | PROP. ELEVATION | M.C.E. |
|-----|-----------------|--------|
| 93 | 41.02 | 415.64 |
| 94 | 41.26 | 417.23 |
| 95 | 41.80 | 418.42 |

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4188

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):
 WILLIAMS GROUP, LLC
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PH: 410-397-8800
 ATTN: BOB CORRETT

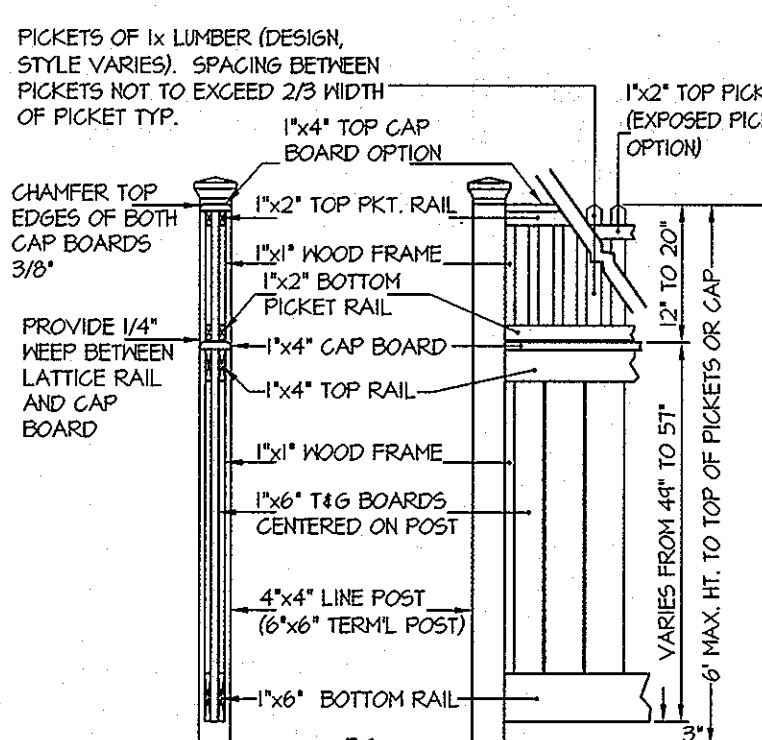
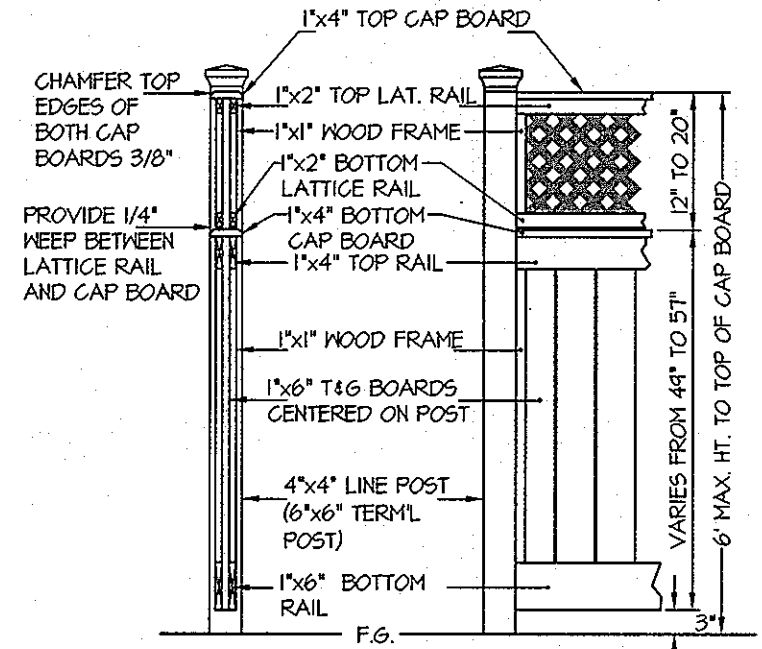
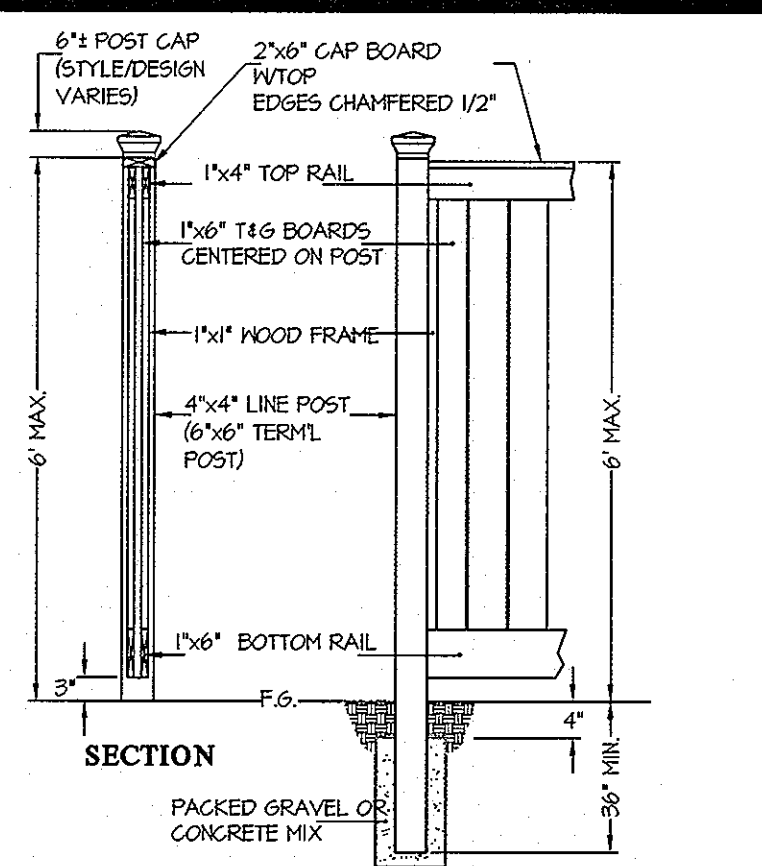
SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 93-95, 100-101 and 174-177
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22405

| | | |
|------------|----------------|-------------------|
| SCALE | ZONING | G. L. W. FILE No. |
| 1"=20' | MXD-3 | 13031 |
| DATE | TAX MAP - GRID | SHEET |
| SEPT. 2013 | 41-21/46-3 | 2 OF 6 |

| | | | |
|------|----------|----|-------|
| DATE | REVISION | BY | APPR. |
| | | | |

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



- FENCE NOTES:**
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK 5' MIN.
 - ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIEB 74H FOLIO 232 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 16-18) FOR OTHER FENCE AND PICKET STYLES FOR R/L.
 - FENCES SHALL BE MADE OF CEDAR, REDWOOD, PRESSURE 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 CORNERS, ENDS, ETC.) SHALL BE WIDER 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.

9-25-13 *Howard K. Unger*



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John P. Unger 7/6/2012
Director Date

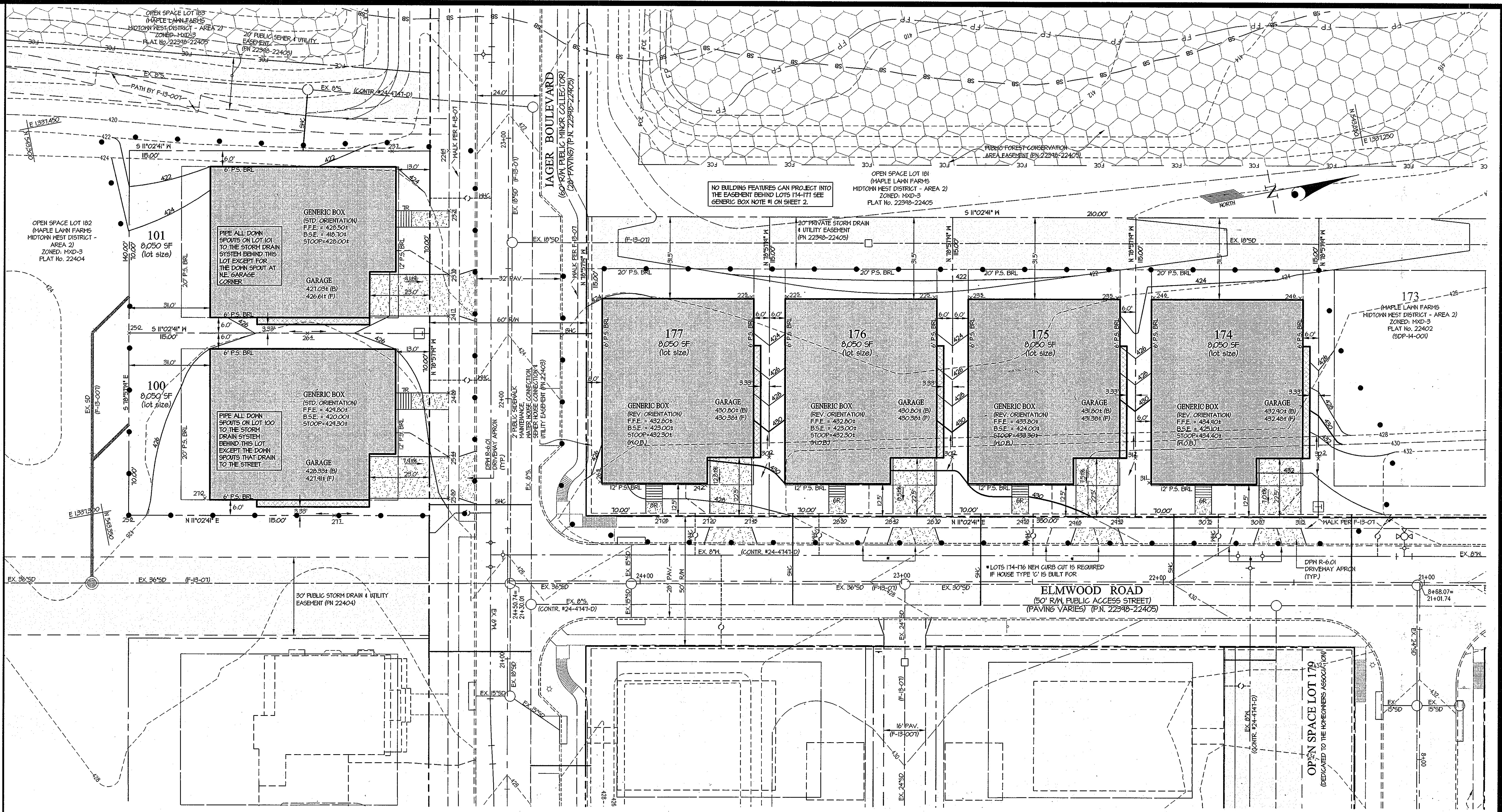
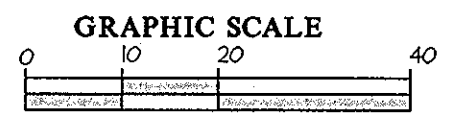
Kate Schuchman 10-30-13
Chief, Division of Land Development Date

Chris Edwards 10-28-13
Chief, Development Engineering Division Date

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

| LOT | ELEVATION @ PROP. LINE | M.C.E. |
|-----|------------------------|--------|
| 100 | 424.20 | 413.14 |
| 101 | 425.45 | 412.23 |
| 174 | 416.11 | 420.01 |
| 175 | 414.54 | 418.44 |
| 176 | 415.11 | 417.61 |
| 177 | 428.16 | 417.42 |

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 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: 410-484-8400
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):
WILLIAMSBURG GROUP, LLC
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PH: 410-997-8800
ATTN: BOB CORRETT

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOT Nos. 93-95, 100-101 and 174-177
(SFD RESIDENTIAL USE)
PLAT Nos. 21994-22001 and 22398-22405

ELECTION DISTRICT No. 5

| SCALE | ZONING | G. L. W. FILE NO. |
|------------|----------------|-------------------|
| 1"=20' | MXD-3 | 13031 |
| DATE | TAX MAP - GRID | SHEET |
| SEPT. 2013 | 41-21/46-3 | 3 OF 6 |

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

- 1. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... 2. PERMANENT STABILIZATION

- 3. TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION... 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

- 5. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 6. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 7. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 8. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 9. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 10/20/13

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

B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

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

CRITERIA: A. SEEDING

- 1. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... 2. PERMANENT STABILIZATION

- 3. TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION... 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

- 5. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 6. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 7. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 8. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 9. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

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.

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 COUNTY CONSERVATION DISTRICT.

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.

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

CRITERIA: A. SEEDING

- 1. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... 2. PERMANENT STABILIZATION

- 3. TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION... 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

- 5. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 6. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 7. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

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- 9. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

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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.

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

CRITERIA: A. SEED MIXTURES

- 1. GENERAL USE: SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.5 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2.

- 2. TURFGRASS MIXTURES: AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE HIGH LEVELS OF MAINTENANCE.

- 3. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE.

- 4. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES: BERTSMER BLVD. MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 6B, 6C).

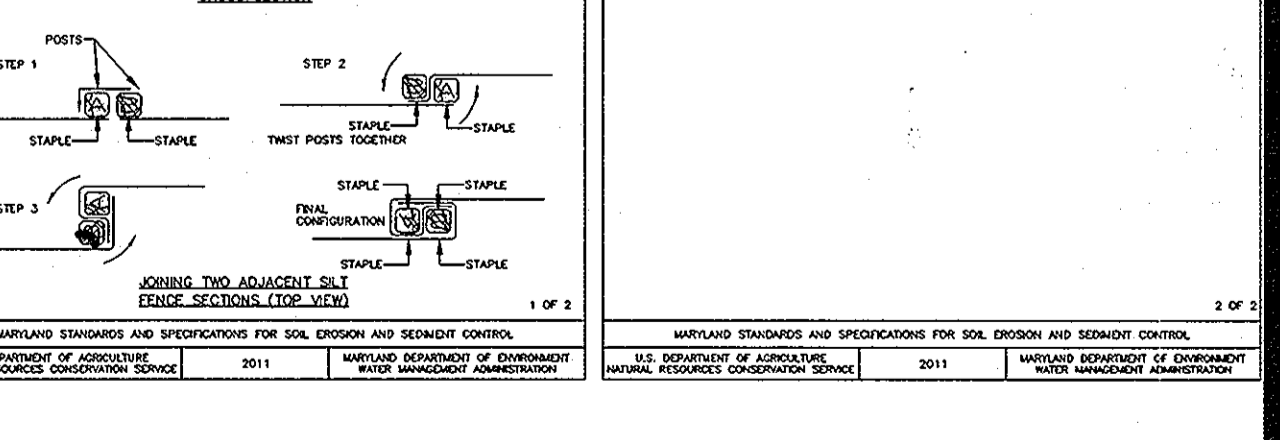
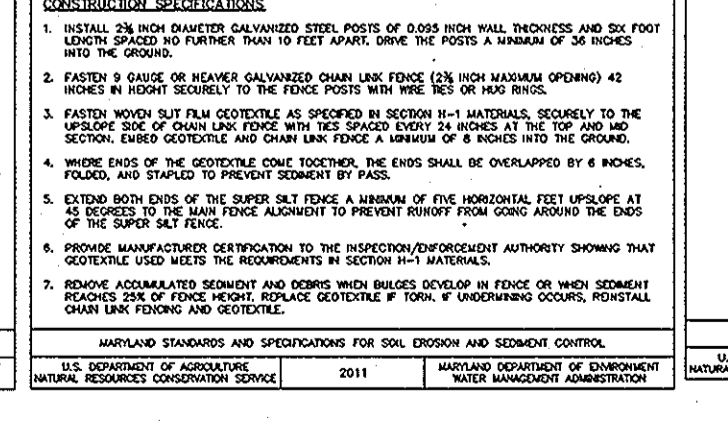
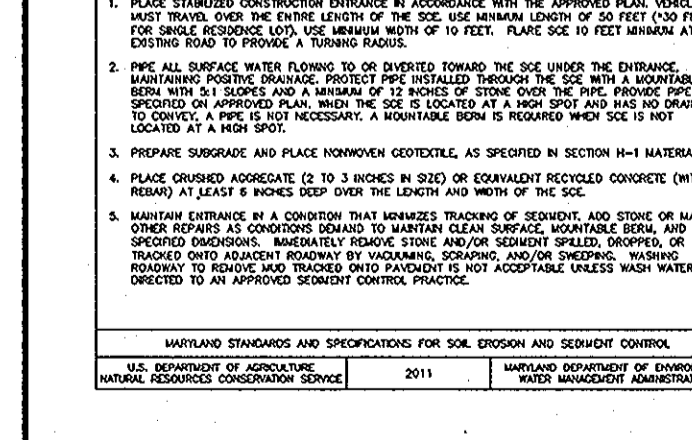
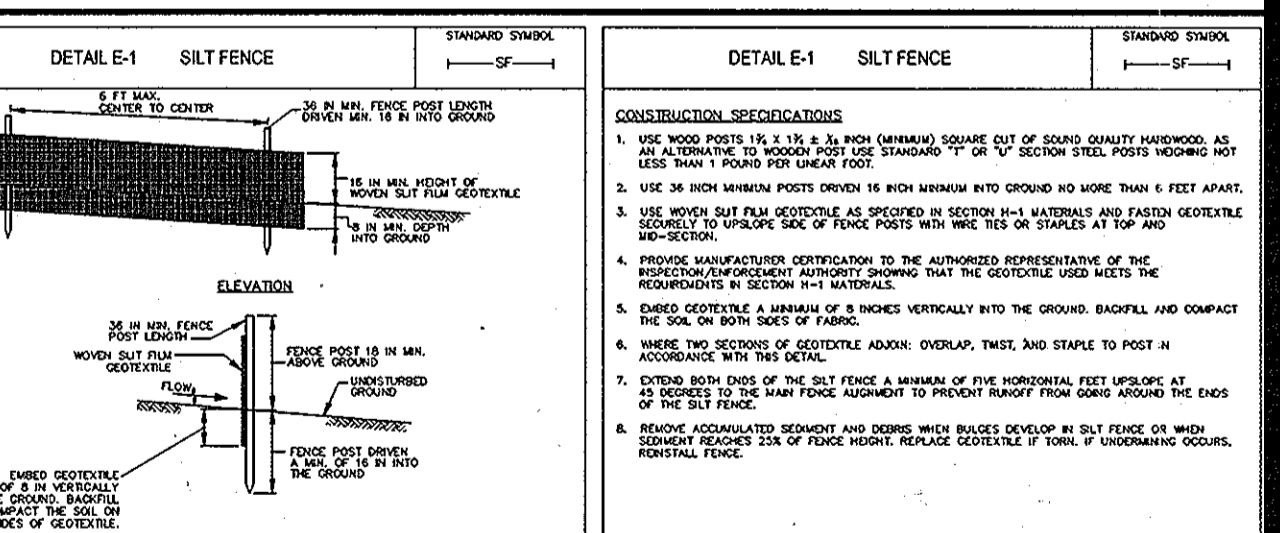
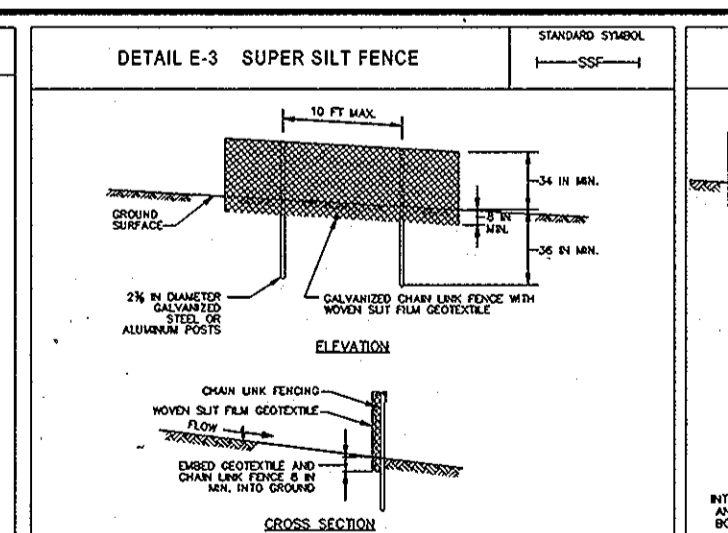
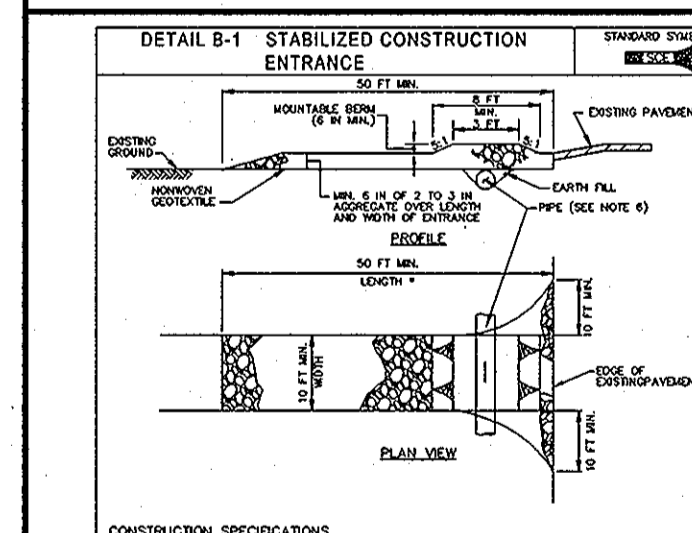
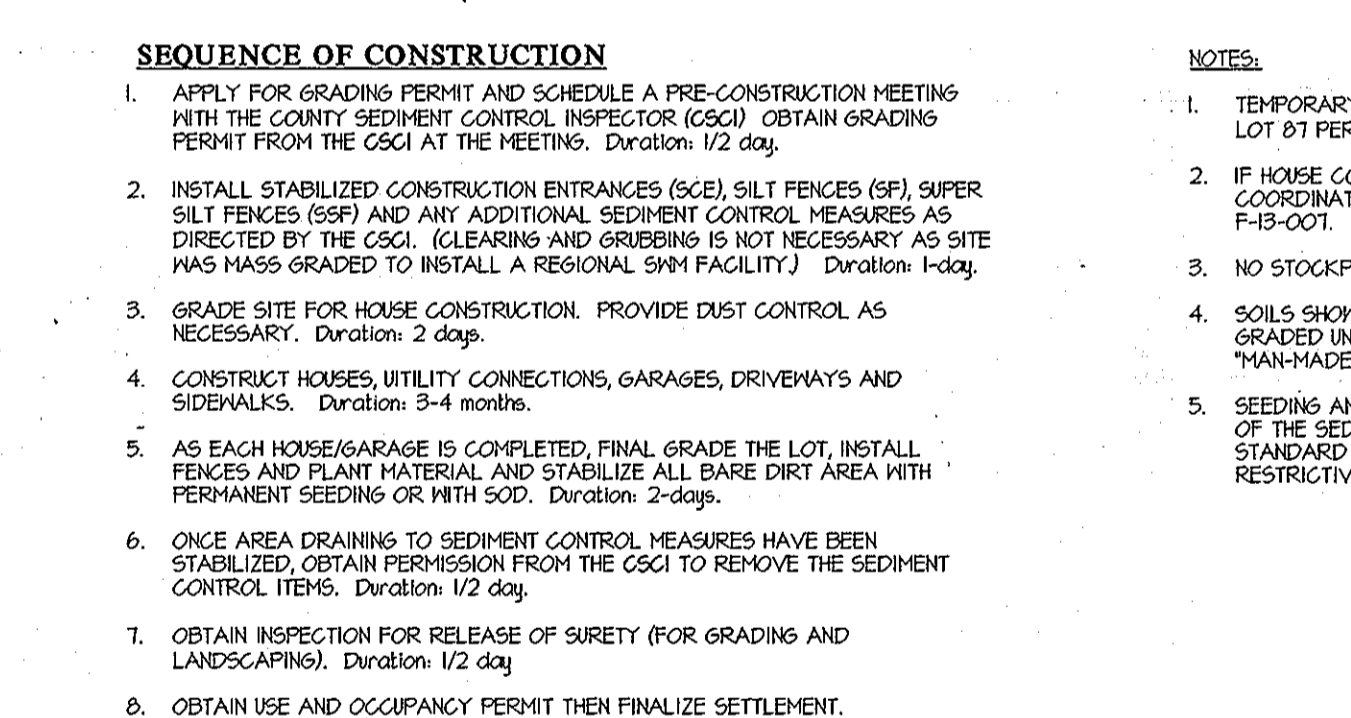
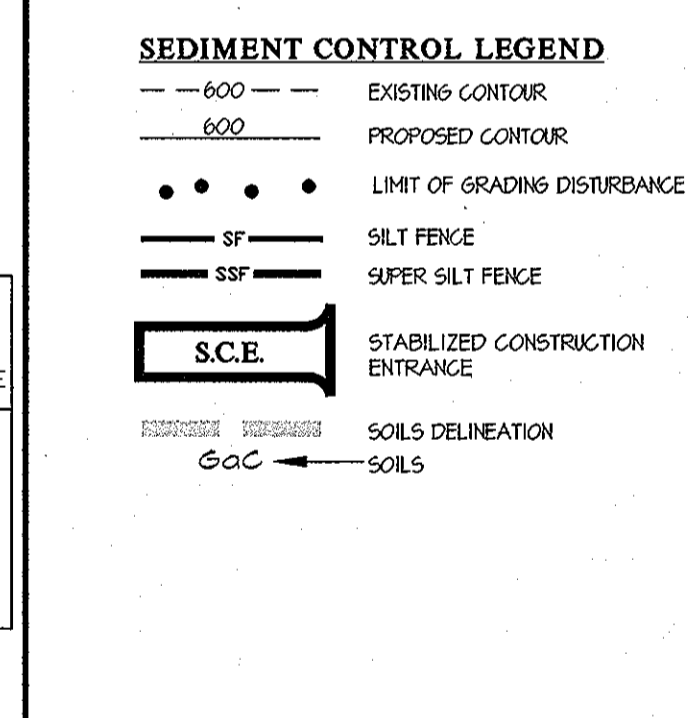
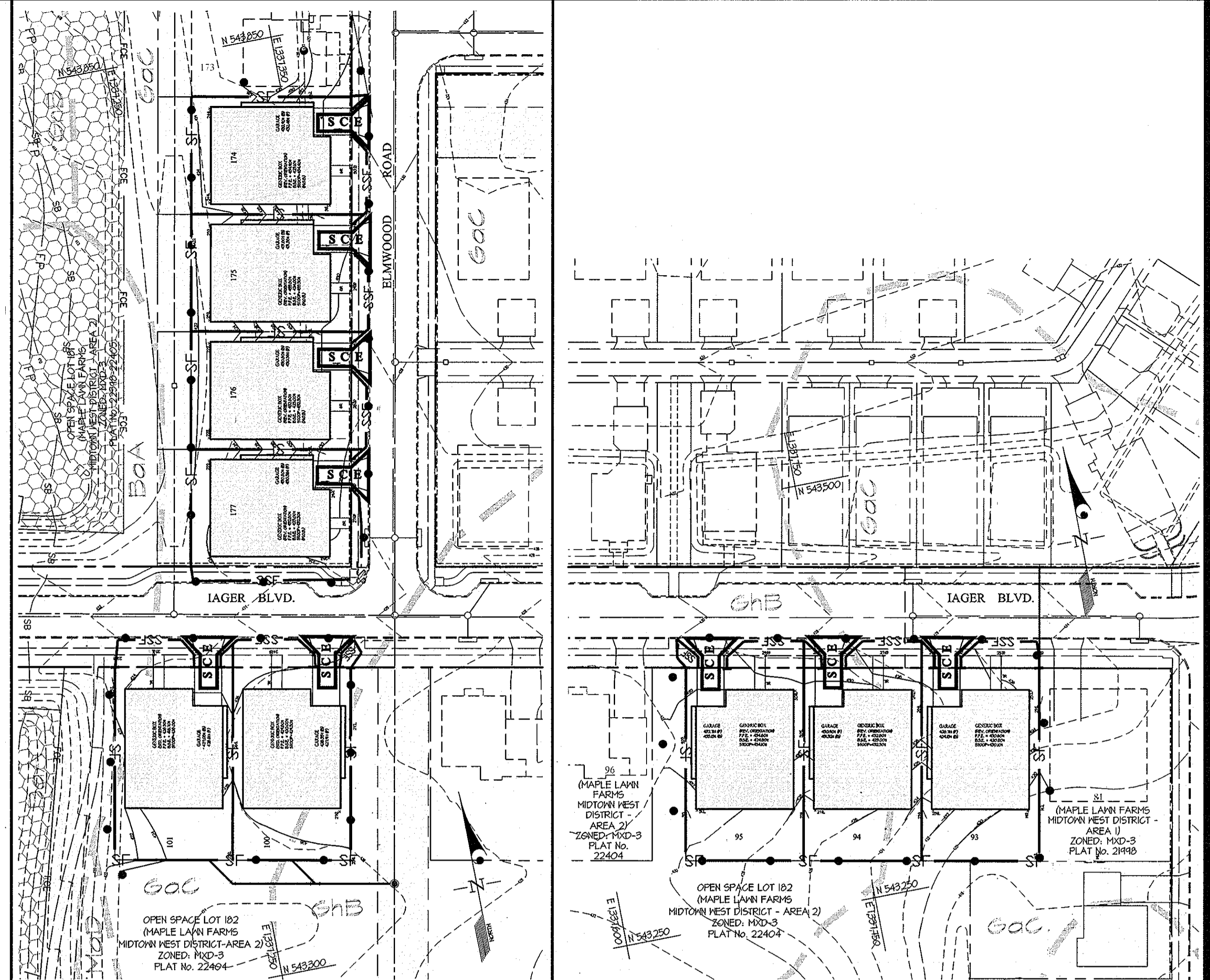
- 5. TALL FESCUE TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDING BED.

- 6. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

- 7. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 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.

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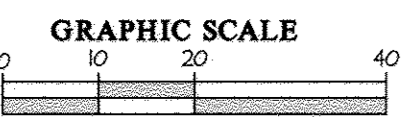
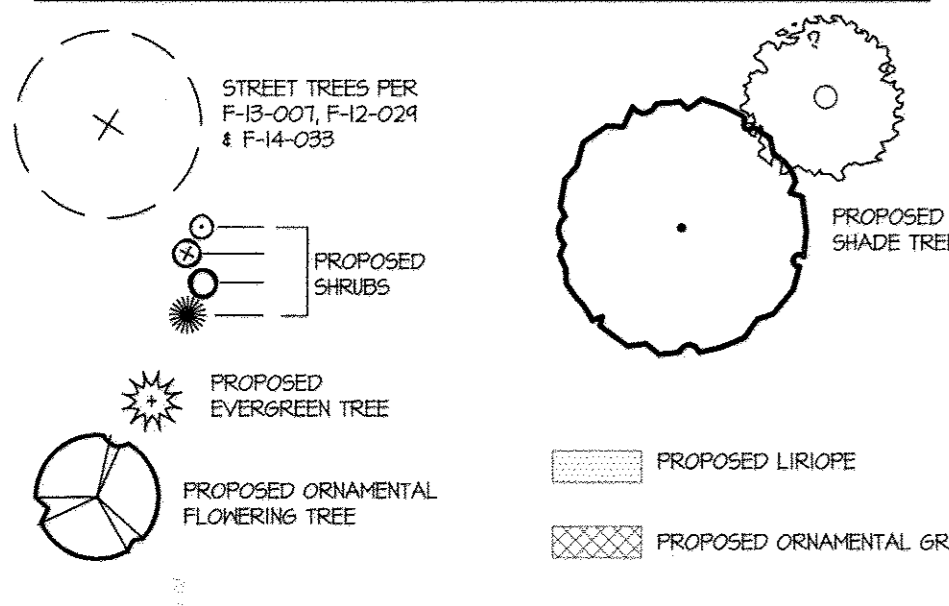
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY. PREPARED FOR: MAPLE LAWN FARMS, LLC. SEDIMENT CONTROL PLAN. MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 2. SCALE: 1"=50'. ZONING: MXD-3. SHEET: 4 OF 6.

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FB CASE NO. 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 SOGGED 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 4).
- 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 \$ 22,010.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 4TT SHRUBS AT \$30/SHRUB = \$ 14,310.00
 14 TREES AT \$300/TREE = \$ 5,100.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. 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 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 PLAN.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LEGEND



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 HLF 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: *[Signature]* DATE: 2-20-17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* DATE: 3-1-17
 Chief, Division of Land Development: *[Signature]* DATE: 3-01-17
 Chief, Development Engineering Division: *[Signature]* DATE: 2-27-17

PLANT LIST

| SYMBOL | QUANT. | SIZE | NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER | COMMENTS |
|----------|--------|--|--|--------------------------|
| (Symbol) | 1 | ALL SHADE TREES SHALL BE 2.5'-3' CAL. AND 12' MIN. HT. | SOPHORA JAPONICA/JAPANESE PANSODA TREE QUBERUS REXIA / NORTHERN RED OAK ACER X FREEMANNI 'ARMSTRONGS' / ARMSTRONGS MAPLE ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA | ALL B4B |
| (Symbol) | 16 | ALL SHADE TREES SHALL BE 2.5'-3' CAL. AND 12' MIN. HT. | ACER X FREEMANNI 'ARMSTRONGS' / ARMSTRONGS MAPLE ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA | ALL B4B |
| (Symbol) | 19 | ALL ORNAMENTAL FLOWERING TREES SHALL BE 1.5'-2' CAL. AND 8-10' HT. | CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE (MANCHEZ, TUSCARORA, MUSKOGEE) CORNUS KOUSA / KOUSA DOGWOOD | ALL B4B |
| (Symbol) | 14 | 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 B4B INTACT LEADER |
| (Symbol) | 84 | ALL 18" - 24" SPREAD | AZALEA VAR. 'MOTHERS DAY', 'GIRARDS ROSE', 'JOHANNA NANNINA DOMESTICA' / NANNINA (VAR. 'FIREPOWER', 'DOMESTICA') ILEX GRANATA 'SOFT TOUCH' / DWARF JAPANESE HOLLY 'SOFT TOUCH' JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR. 'EAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG' JUNIPERUS PROCEMBENS NANA / DWARF JAPANESE GARDEN JUNIPER ILEX GLABRA 'COMPACTA' / DWARF INKBERRY | ALL CONTAINERIZED |
| (Symbol) | 38 | ALL 24" - 30" SPREAD | AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'MIMO CRIMSON', 'MOTHERS DAY', 'GIRARDS ROSE', 'JOHANNA ILEX GRENATA 'HELLE' / DWARF JAPANESE HOLLY BUXIS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD CHAMAECIPRESSUS FISCHERII / GOLD MOON FALSE CYPRRESS DEBIZIA GRACILIS / SLENDER DEBIZIA | ALL CONTAINERIZED |
| (Symbol) | 15 | ALL 24" - 30" SPREAD & 2.5' - 3' HT. | MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULF TIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT, ALBUM, CAT, GRANDIFLORA, 'ENGLISH ROSEAM', 'ROSEUM ELEGANS', ALBA) TAKEUCHI GIBBERATA NANA / DWARF JAPANESE YEW VIBURNUM CALES / KOREAN SPICE VIBURNUM | ALL CONTAINERIZED |
| (Symbol) | 83 | ALL 3" - 4" HT. | ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') BUXIS MICROPHYLLA / WINTERGREEN BOXWOOD BUXIS 'GREEN VELVET' / GREEN VELVET BOXWOOD ILEX GRENATA 'STEEDS' / STEED HOLLY NANDINA DOMESTICA / NANDINA 'HEAVENLY BAMBOO' PRUNUS LAUROCEASUS 'OTTO LYMKEN' / OTTO LYMKEN CHERRY LAUREL PRUNUS LAUROCEASUS 'SCHIPKAENENSIS' / SCHIP LAUREL THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE TAKEUCHI GIBBERATA NANA / DWARF JAPANESE YEW | ALL CONTAINERIZED |
| (Symbol) | 46 | 1 GAL. | LIRIOPE MUSCARI VARIEGATED / VARIEGATED LILYTURF | ALL CONTAINERIZED |
| (Symbol) | 41 | 1 GAL. | PENINSETUM ALOPECUROIDES 'HAEMEL' / DWARF FOUNTAIN GRASS | ALL CONTAINERIZED |

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

| USE SITUATION | SIDE OF SFD ORIENTED TO ROADWAY |
|--|--|
| LANDSCAPE TYPE | SIDE YARD TREATMENT PER HOWARD COUNTY LANDSCAPE MANUAL (shade trees @ 1:50 & evergreens @ 1:40 OF BLDG. SIDE LENGTH) |
| PERIMETER LOCATION | LOT ITT |
| SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY | 71.0' * |
| CREDIT FOR EXISTING VEGETATION | N/A |
| CREDIT FOR WALL, FENCE OR BERM | N/A |
| NUMBER OF PLANTS REQUIRED | |
| SHADE TREES | 2 |
| EVERGREEN TREES | 2 |
| SHRUBS | N/A |
| NUMBER OF PLANTS PROVIDED | |
| SHADE TREES | PER SCHEDULE-C |
| EVERGREEN TREES | PER SCHEDULE-C |
| OTHER TREES @ 2:1 SUBSTITUTION | 0 |
| SHRUBS @ 1:1 SUBSTITUTION | 0 |
| SUBSTITUTION CREDITS | 0 |

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

STATE OF MARYLAND
 Notary Public
 David B. Tran
 933 LA JOLLA DRIVE
 BALTIMORE, MD 21208
 2-20-17

SCHEDULE - C RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS

| LOT | TYPE | LOT NO. | PLANTINGS REQUIRED | | | | | PLANTINGS PROVIDED | | | | | | DELTA (plant units needed if negative) | | | | |
|--------------------|------|---------|---|---|--|--------|-------------|--------------------|------------|---------------------|-------------|--------|------------|--|---------|-------|---------------------|-------|
| | | | FRONT YARD PLANTINGS: Shrubs at 1:4 of lot width at brl | SIDE & REAR YARD PLANTINGS: VILLA LOIS: 2 Shade trees per lot plus shrubs at 1:4 of side & rear bldg. lengths | TOTAL REQUIRED FOR FRONT, SIDE & REAR YARD PLANTINGS | | | SUBSTITUTIONS MADE | | | | | | | | | | |
| | | | LOT WIDTH SHRUBS | BLDG. LENGTH(S) | SHADE TREES | SHRUBS | SHADE TREES | SHRUBS | EVERGREENS | TOTAL (plant units) | SHADE TREES | SHRUBS | EVERGREENS | ORNAMENTALS | LIRIOPE | GRASS | TOTAL (plant units) | |
| VILLA | 93 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 1 | 20 | 1 | 3 | 0 | 0 | 50 | -20.9 |
| | 94 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 2 | 13 | 2 | 2 | 16 | 0 | 57 | -13.9 |
| | 95 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 2 | 28 | 1 | 3 | 6 | 3 | 71 | 0.1 |
| | 100 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 2 | 20 | 2 | 2 | 0 | 9 | 64.5 | -6.4 |
| | 101 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 0 | 39 | 1 | 1 | 9 | 11 | 56.8 | -14.2 |
| | 174 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 1 | 24 | 1 | 2 | 11 | 0 | 51.75 | -19.2 |
| | 175 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 2 | 20 | 2 | 2 | 0 | 9 | 64.5 | -6.4 |
| | 176 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | n/a | 71 | 2 | 20 | 2 | 2 | 0 | 9 | 64.5 | -6.4 |
| | *177 | 70.0' | 18 | (71'x0.66') 131.66' | 2 | 33 | 2 | 51 | *2 | 81 | 2 | 36 | 2 | 2 | 4 | 8 | 81.0 | 0.1 |
| TOTAL DELTA | | | | | | | | | | | | | | | | | -87.3 | |

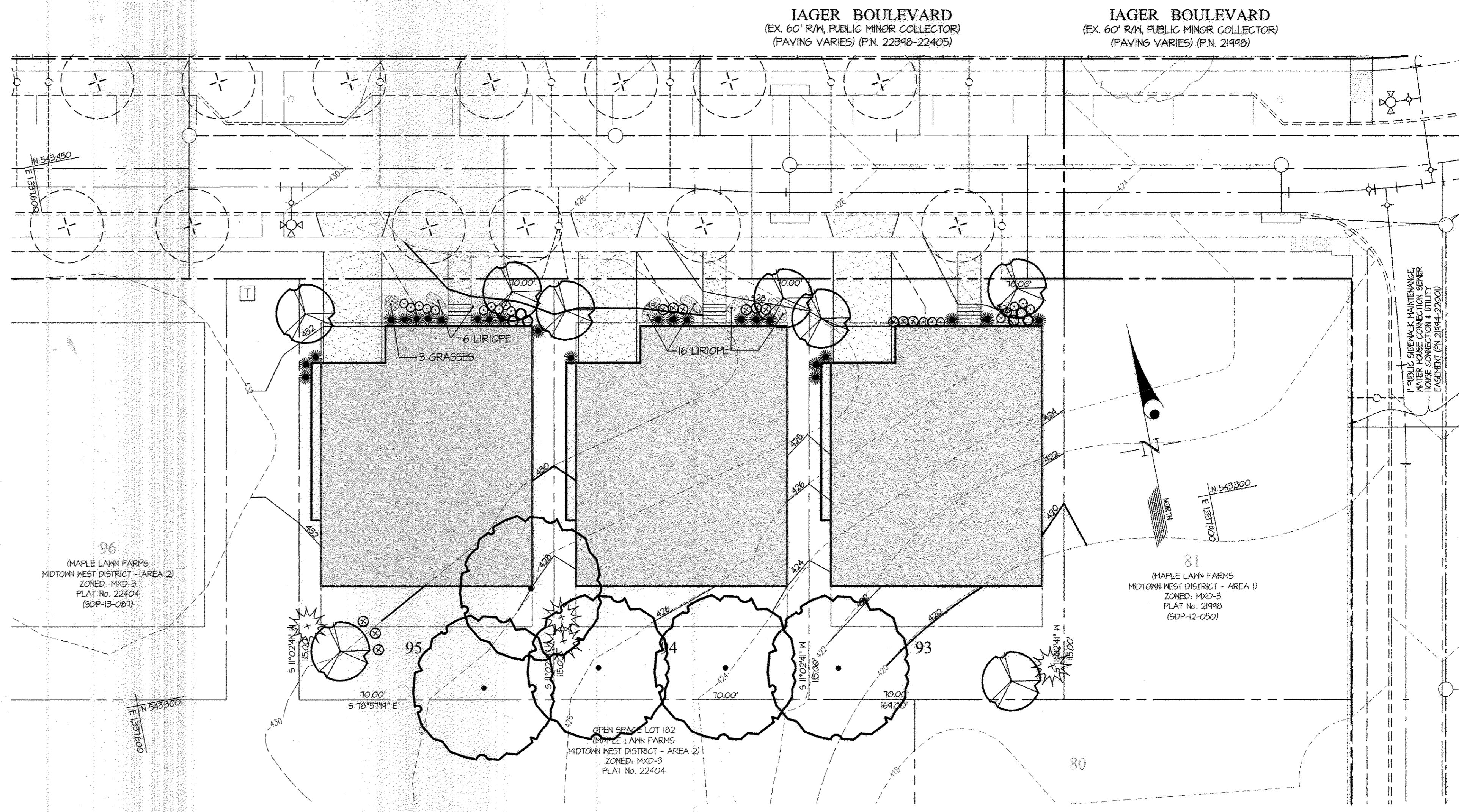
Note: LOT 177 is a CORNER LOT & must meet MLF criteria & Howard County Landscape Manual Schedule A. Plant quantities from Schedule-A are included & accounted with Schedule-C to simplify substitutions.

LANDSCAPE SURETY PER LOT

| BUILDER | LOT No. | PLANT QUANTITY | | | SURETY AMOUNT |
|-------------------------|---------|----------------|------|--------|---------------|
| | | SHADE | EVG. | SHRUBS | |
| WILLIAMSBURG GROUP, LLC | 93 | 2 | 0 | 51 | \$2,130.00 |
| | 94 | 2 | 0 | 51 | \$2,130.00 |
| | 95 | 2 | 0 | 51 | \$2,130.00 |
| | 100 | 2 | 0 | 51 | \$2,130.00 |
| | 101 | 2 | 0 | 51 | \$2,130.00 |
| | 114 | 2 | 0 | 51 | \$2,130.00 |
| | 115 | 2 | 0 | 51 | \$2,130.00 |
| | 116 | 2 | 0 | 51 | \$2,130.00 |
| | 177 | 2 | 2 | 51 | \$4,260.00 |
| | TOTAL | 18 | 2 | 454 | \$14,410.00 |

- COMMENTS:**
- SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:
 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE
 PER 5-06-16 (SHEET B) 4 SQUARE FEET OF GROUND COVER OR PERENNIALS MAY BE SUBSTITUTED FOR A SHRUB, FOR UP TO 25 REQUIRED NUMBER OF SHRUBS.
 -- 1 LIRIOPE COVERS 1 S.F. OR 1/4 OF A SHRUB OR 4 LIRIOPE FOR 1 SHRUB
 -- 1 GRASS CONTAINER COVERS 2 S.F. OR 1/2 OF A SHRUB OR 2 GRASSES FOR 1 SHRUB
 - PLANT UNITS (P.U.)
 1 shrub = 1 p.u.
 1 evgr. / orn. tree = 5 p.u.
 1 shade tree = 10 p.u.
 4 s.f. of ground cover or perennial = 1 p.u.
 Assumptions: 1 liriopse covers 1 s.f. or 1/4 p.u.
 1 grass container covers 2 s.f. or 1/2 p.u.
- PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

THE LANDSCAPE SURETY AMOUNT POSTED WITH THE GRADING PERMIT WAS \$20,010.00 WHICH IS MORE THAN SUFFICIENT TO COVER THE REVISED SURETY AMOUNT OF \$14,410.00 FOR REDLINE REVISION DONE IN JAN. 2017



THIS PLAN IS FOR PLANTING PURPOSES ONLY

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

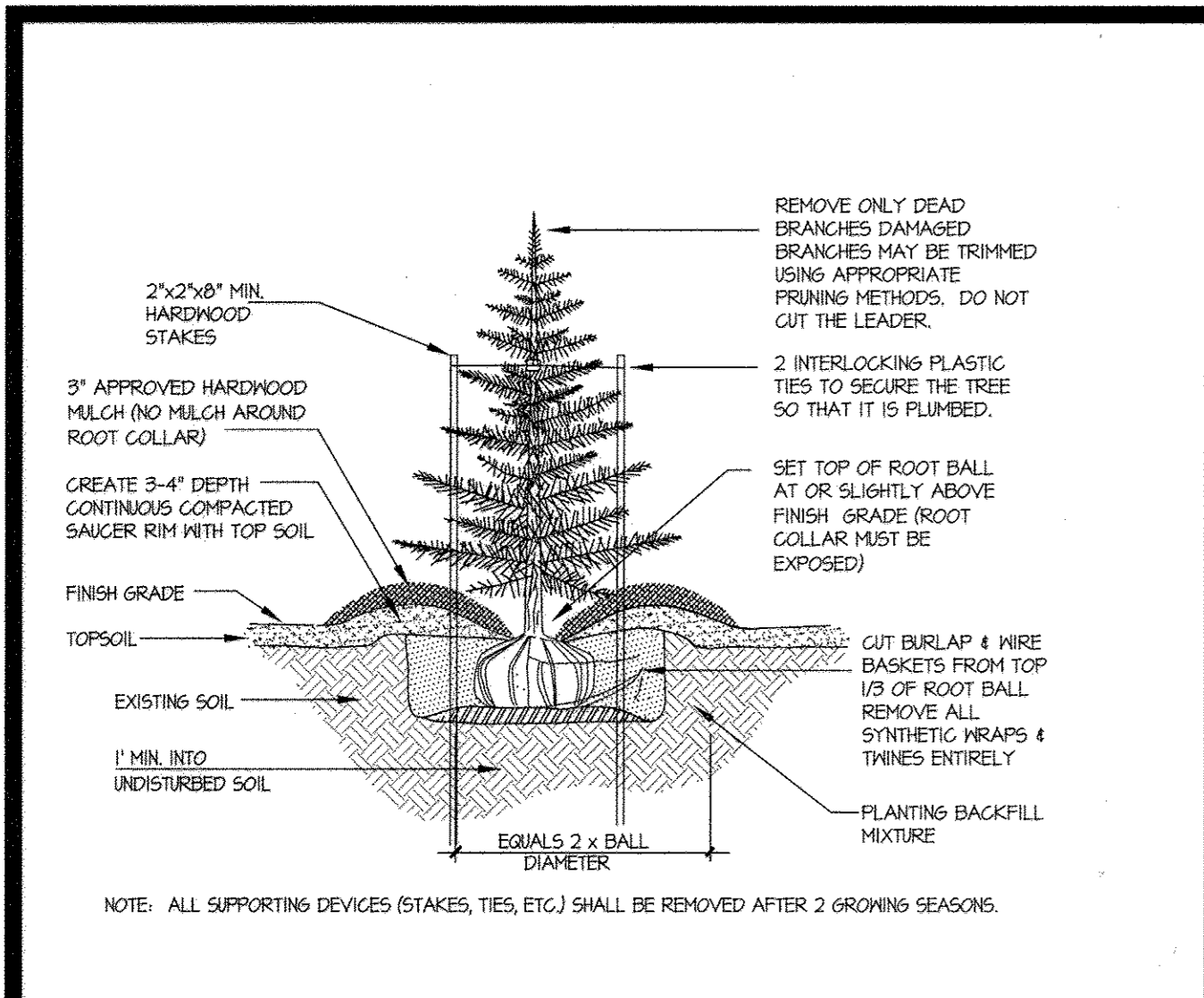
| DATE | REVISION | BY | APP'R. |
|--------|--|----|--------|
| 2/2017 | REPLACEMENT SHEET FOR REVISED LANDSCAPE & SURETY UPDATES | | |

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

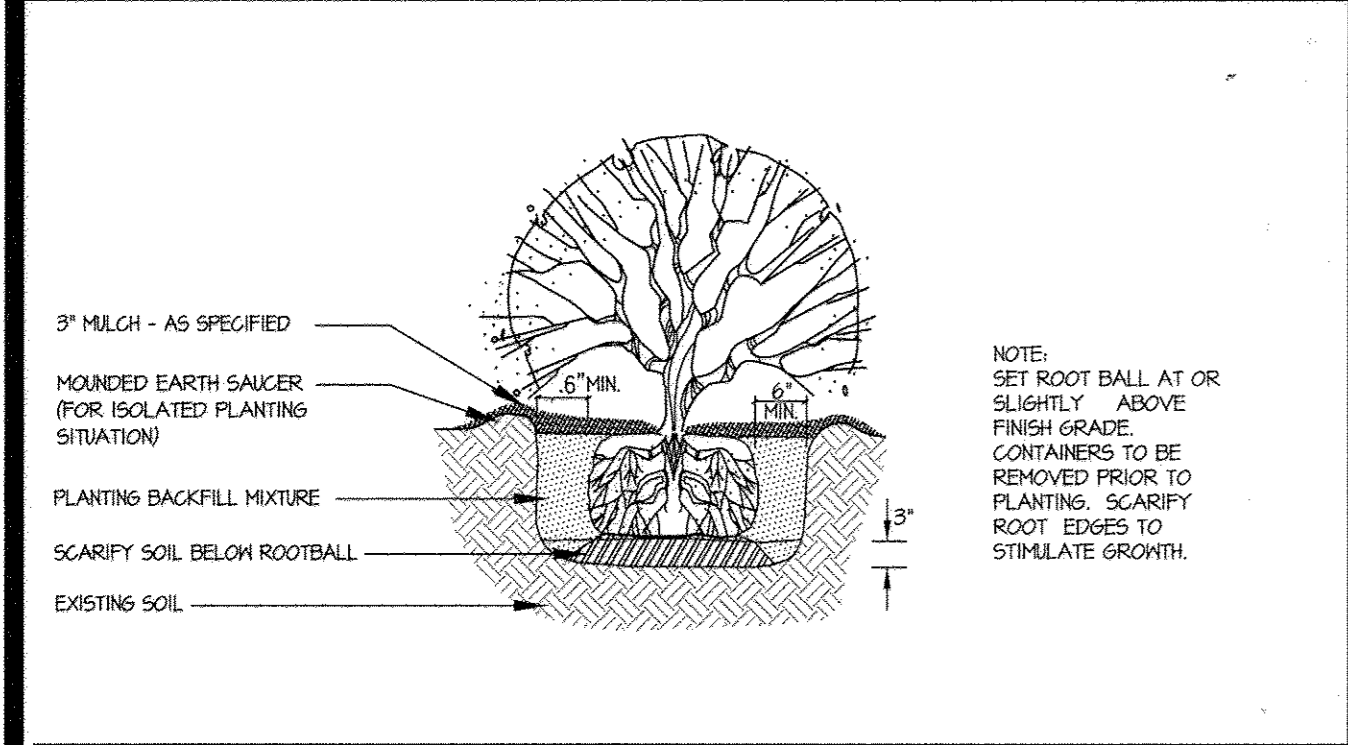
BUILDER (CONTRACT PURCHASER):
 WILLIAMSBURG GROUP, LLC
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PH: 410-997-8800
 ATTN: BOB CORBETT

(REVISED) LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOT Nos. 93-95, 100-101 and 174-177
 (SFD RESIDENTIAL USE)
 PLAT Nos. 21994-22001 and 22398-22045
 ELECTION DISTRICT No. 5

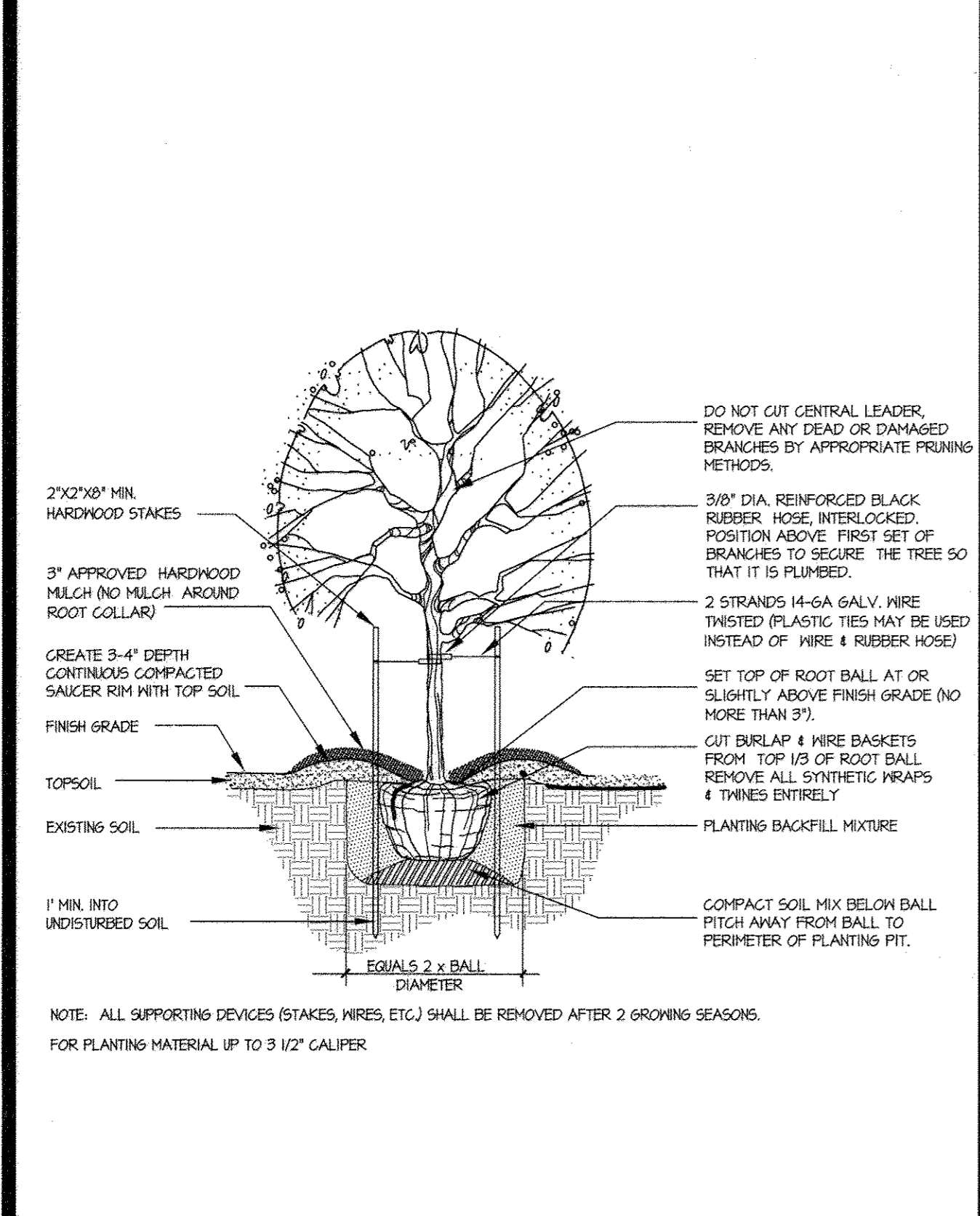
| SCALE | ZONING | G. L. W. FILE No. |
|------------|----------------|-------------------|
| 1"=20' | MXD-3 | 13031 |
| DATE | TAX MAP - GRID | SHEET |
| SEPT. 2013 | 41-21/46-3 | 5 OF 6 |



EVERGREEN TREE PLANTING DETAIL NO SCALE



SHRUB PLANTING DETAIL NO SCALE



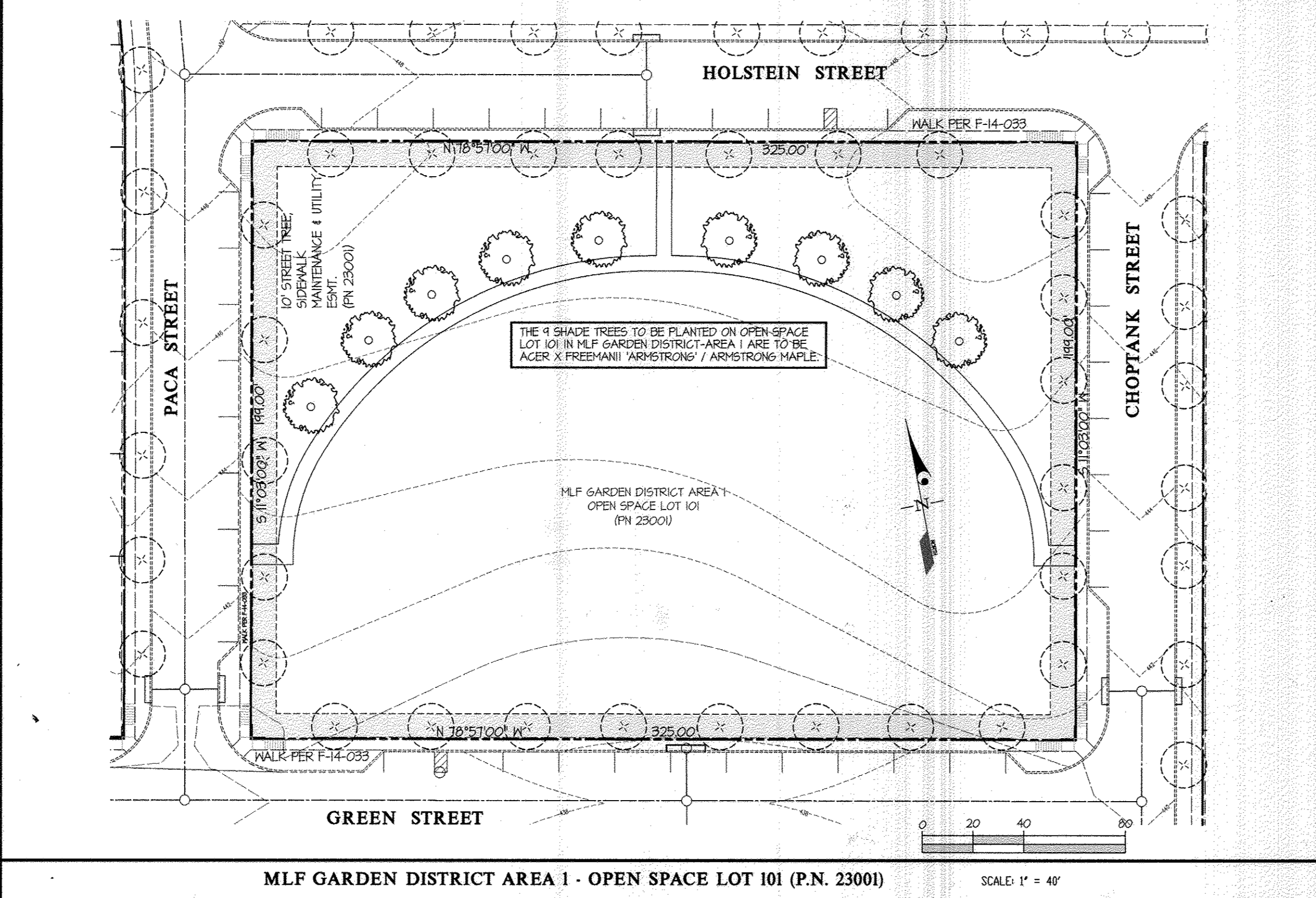
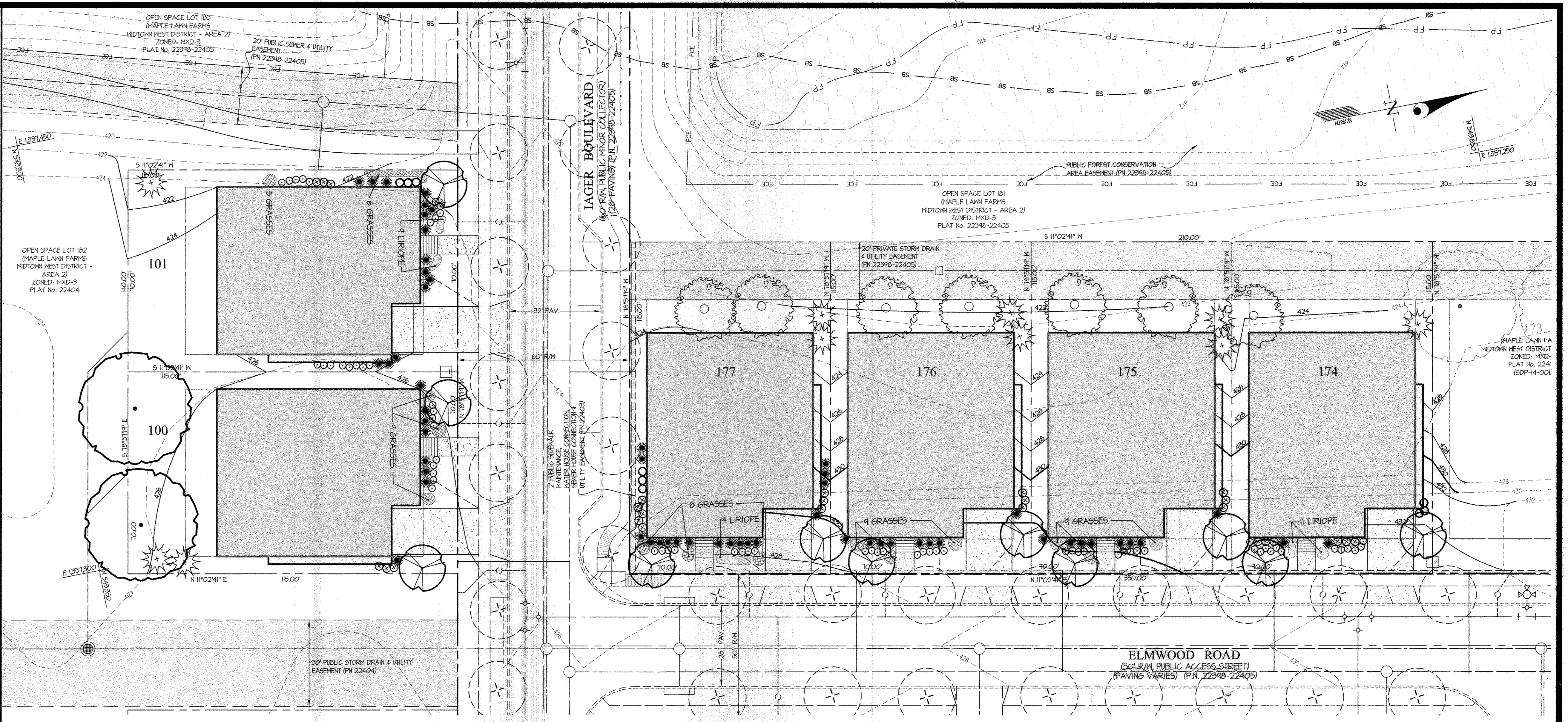
DECIDUOUS TREE PLANTING DETAIL NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valerie J. Jellie 3-1-17
Director Date

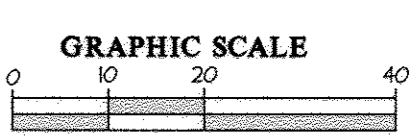
Vest S. Shalash 3-21-17
Chief, Division of Land Development Date

Chad E. ... 2-27-17
Chief, Development Engineering Division Date



STATE OF MARYLAND
Michael B. Tra...
LA JDSCAPE
2-20-17

THIS PLAN IS FOR PLANTING PURPOSES ONLY



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

| DATE | REVISION | BY | APP'R. |
|--------|---|----|--------|
| 2/2017 | REPLACEMENT SHEET FOR REVISED LANDSCAPE & UPDATE SURVEY | | |

PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8460
ATTN: MARK BENNETT

BUYER (CONTRACT PURCHASER): WILLAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PH: 410-997-8800
ATTN: BOB CORBETT

(REVISED) LANDSCAPE PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOT Nos. 93-95, 100-101 and 174-177
(SFD RESIDENTIAL USE)
PLAT Nos. 21994-22001 and 22398-22405

| SCALE | ZONING | G. L. W. FILE No. |
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| 1"=20' | MXD-3 | 13031 |
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| SEPT. 2013 | 41-21/46-3 | 6 OF 6 |