

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA CONTRACTS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 383-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&S UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET.
 - TAX MAP: 41
 - ELECTION DISTRICT: 4
 - ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS Nos. 118-124 & 129-156 FOR THIS SITE DEVELOPMENT PLAN: 2.111 ACRES.
 - FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: 5 01-1, 5 06-16, ZB-495M, ZB-1029M, PB-353, PB-378, WP-01-11, WP-03-02, WP-03-12, WP-03-12, WP-03-12, P-01-18, F-03-54, F-03-55, F-10-09, F-10-10, F-10-11, F-11-1, SFP-06-51, SFP-06-56, SFP-08-14, SFP-08-14, SFP-04-60, SFP-10-02, SFP-01-43, F-08-105, F-04-16, F-04-41, P-11-001, F-12-021, F-13-003 & F-14-015.
- 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 BUILDINGS UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & 61.1 M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46BC & 46BD.
- 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 EXISTING REGIONAL FACILITY CONSTRUCTED ON OPEN SPACE LOT 3 IN THE WESTSIDE DISTRICT UNDER F-08-055. THE EXISTING FACILITY ON OPEN SPACE LOT 3 IS PUBLICLY OWNED AND MAINTAINED. THE RECHARGE CAPACITY FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE LOT 66 IN THE WESTSIDE DISTRICT-AREA 2 AND CONSTRUCTED UNDER F-12-021.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT #24-4744-D & #24-4780-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST TEST FITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE WESTSIDE DISTRICT, OPEN SPACE, THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.2002 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION PLAN IS ATTACHED AS A PART OF THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4) TO SATISFY 5-01-T DEVELOPMENT CRITERIA AND SECTION 16.24 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 4 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 CHIP COATING (1-1/2" MIN)
 - C. GEOMETRY - MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HDS LOADS)
 - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR LOTS 118-124 & 129-156.
- BAY WINDOWS, HOOKS, HILLS, 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(F) OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-T APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 130.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLP DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVARIANT FOUND AT L. 9291.1, 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-T, 5-06-16, PB-353, PB 378 AND ZB-495M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-T) AND PB CASE NO. 378 AND 5-06-16.
- BUILDABLE LOTS 118-124 & 129-156 SHOWN HEREIN SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER USAGE CONNECTION AND SEWER HOSE 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

- GENERAL SITE ANALYSIS DATA
 - A. PRESENT ZONING: MXD-3 PER ZB-495M
 - B. PROPOSED USE OF SITE: 25 SFA RESIDENTIAL DWELLINGS
 - C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4744-D & #24-4780-D)
 - D. PARKING REQUIRED PER 56c.133 D.2.a: 2 SPACES/UNIT x 35 = TO SPACES
 - E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 42,054.1 SF OR 2.111 AC.
 - B. AREA OF THIS PLAN SUBMISSION: 2,531 ACRES (L.O.D.)
 - C. AREA OF DISTURBANCE BY THIS SDP: 2,531 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
TOWNHOME	118-124 & 129-156	N/A	N/A	50 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER F-12-021 AND PLAT Nos. 22044-22051

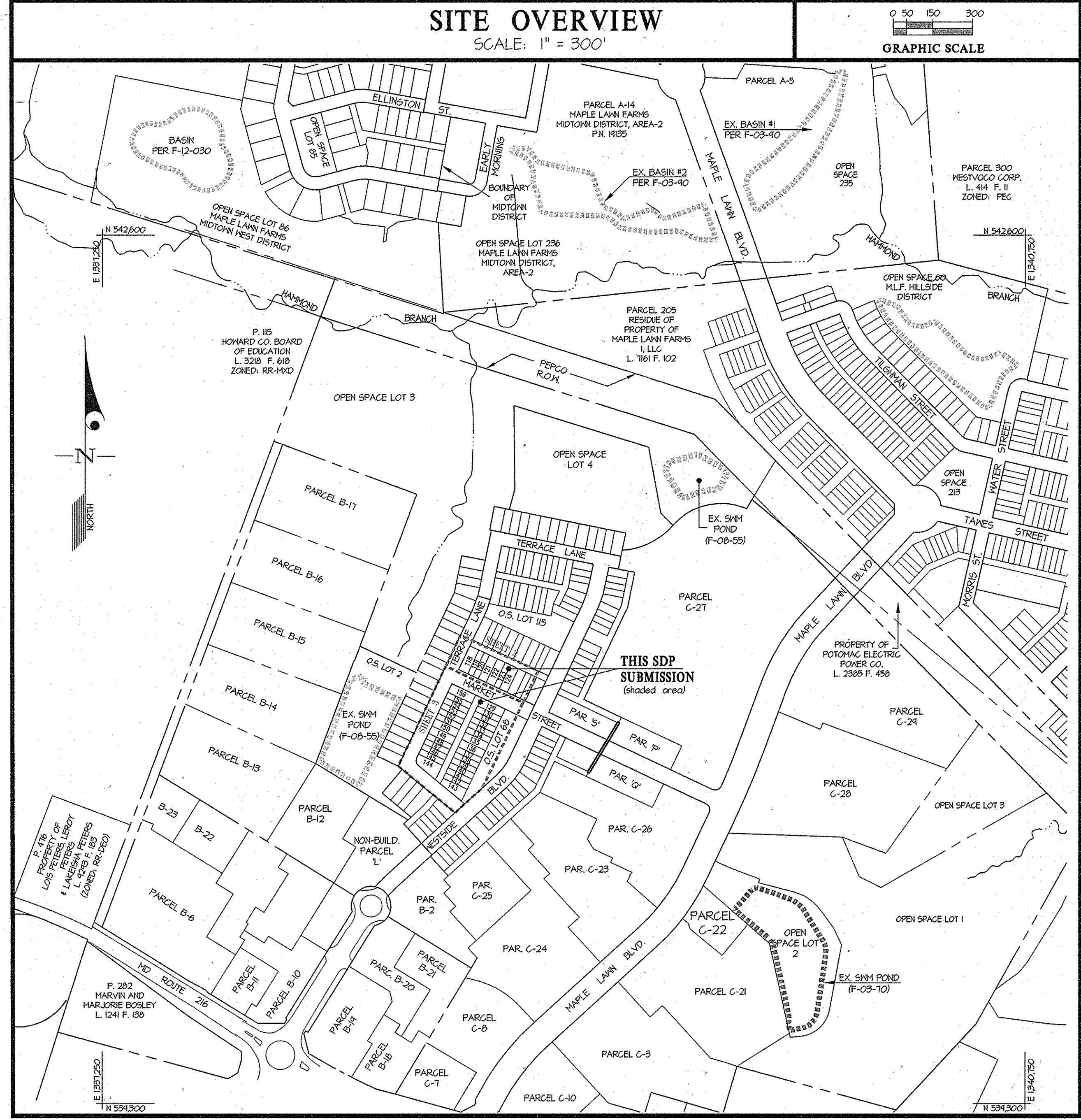
LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
TOWNHOME	0'	NONE	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

 - A. BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
 - B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
 - C. FACINGS ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE/R.O.W) SHALL BE 30' APART.
 - D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 120.6(A) APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE (SMALL FOOTINGS MUST BE OUTSIDE ANY EASEMENTS); NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.
 - MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.
 - E. HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 Date: **April 3, 2014**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Cagle* 4/9/14
 Chief, Division of Land Development: *Vicki Steinhilber* 6-09-14
 Chief, Development Engineering Division: *Chad Edinger* 6-4-14

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. 12175, EXPIRATION DATE: MAY 26, 2016.
5/9/14



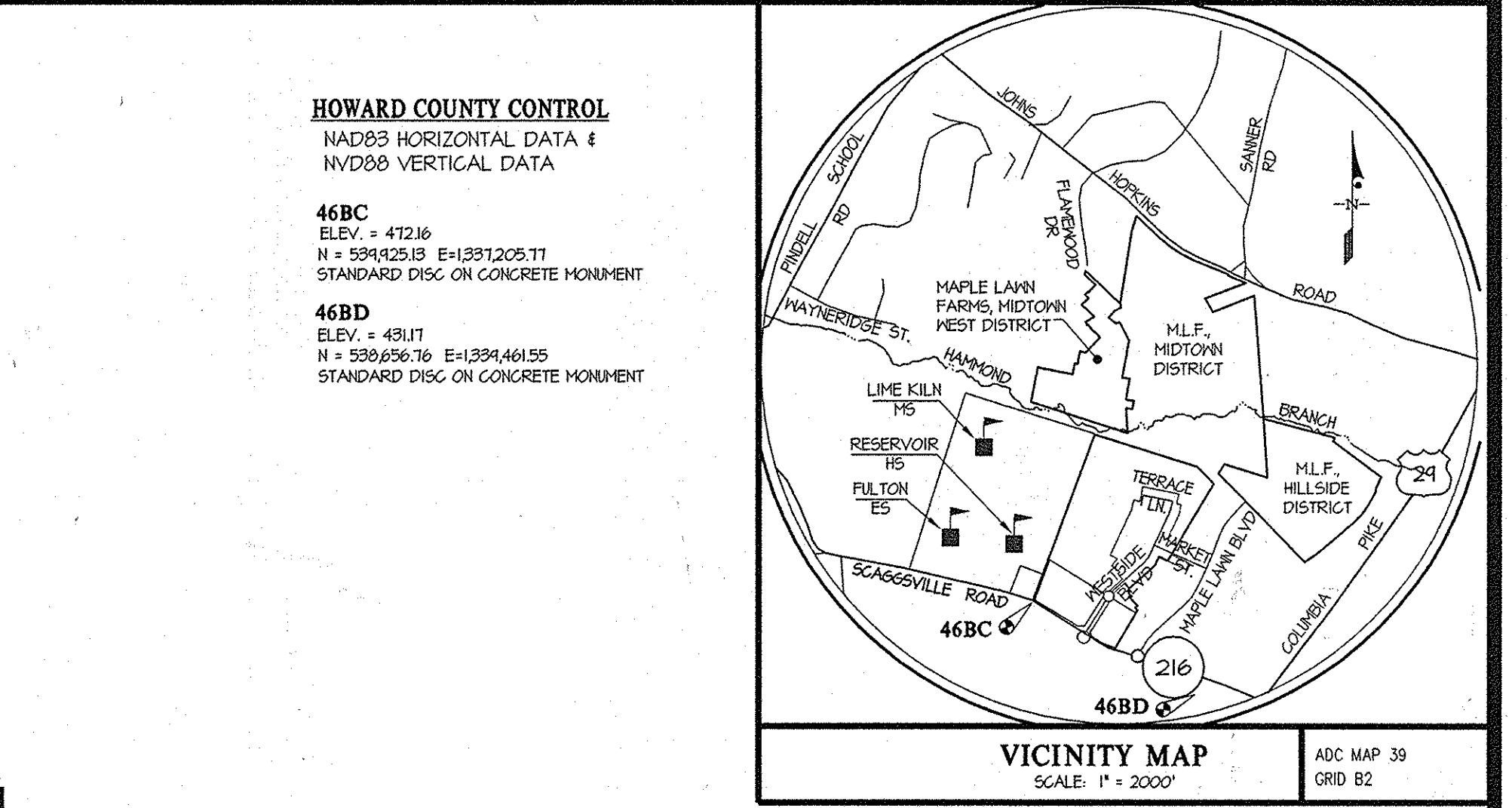
THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS, IN ACCORDANCE WITH APPLICABLE POLICY FOR MLF.

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
118-124	0.951 AC	\$ 1850.00	\$ 1000.00
129-143	1.054 AC	\$ 6870.00	\$ 1000.00
144-156	0.931 AC	\$ 3510.00	\$ 1000.00
TOTAL	2.936 AC	\$ 12,230.00	\$ 3000.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES 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 2 YEARS OF ITS APPROVAL.

PREPARED FOR: **MAPLE LAWN FARMS, LLC**
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: (410) 379-5556
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): **NVR INC.**
 9720 PATENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 681-8400
 ATTN: TIM NAUGHTON



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS/25 ACRES	REQUIRED OPEN SPACE (25% OF GROSS AC)	OPEN SPACE PROVIDED IN AC. (R) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (R) ***
1 (BUSINESS DISTRICT, AREA-1)	F-09-01	51.8	12.95	215 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-09-10	31.43	7.86	15.75 (42.1)	1.31	7.52 (41.7) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-12	58.20	14.55	22.85 (39.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-31	15.47	3.87	6.10 (43.3)	0.54	0.24 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-191	5.21	1.30	1.23 (23.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2)	F-05-1121B	3.00	0.75	0.00	0.11	
5a (HILLSIDE DISTRICT, AREA-1)	F-06-18	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	8.31	10.50 (31.6)	1.16	1.61 (8.7) ③
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	3.76	5.50 (36.5)	0.53	
WA	F-07-183	3.05	0.76	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54F-08-55	40.60	10.15	26.65 (24.4)	3.17	4.76 (17.4) ④
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.15	0.44 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (10.0) ⑤
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.04 (2.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-24	30.22	7.56	13.94 (45.0)	1.06	1.24 (4.5) ⑥
WA	F-12-15	4.37	1.09	0.00 (0.0)	0.33	0.00 (0.0)
9a (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (10.0) ⑦
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-01	34.08	8.52	13.94 (41.4)	1.14	5.05 (37.2) ⑧
10 (GARDEN DISTRICT)	F-13-08	75.74	18.94	0.00 (0.0)	2.65	0.00 (0.0)
11a (GARDEN DISTRICT) AREA 2	F-12-86	15.46	3.87	3.74 (24.2)	0.54	0.00 (0.0)
11b (GARDEN DISTRICT) AREA 4	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
11c (GARDEN DISTRICT) AREA 1	F-14-33	0.00	0.00	23.86 (0.0)	0.00	4.55 (40.0) ⑨
11d (GARDEN DISTRICT) AREA 2	P-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11e (GARDEN DISTRICT) AREA 5	F-14-49	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		494.83	115.23	180.12 (36.5)	17.92	31.43 (17.4)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.
 ** 10% OF THE OPEN SPACE PROVIDED MUST BE AVAILABLE FOR ACTIVE RECREATION.
 *** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).
 ① 752 AC. = COMMUNITY CENTER (0.5, 125 - 501 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 123 (1.96 AC.)
 ② 0.24 AC. = PATHWAYS
 ③ 1.61 AC. = 05 LOT 213 (1.00 AC.) AND 05 LOT214 (0.61 AC.)
 ④ 4.76 AC. = 05 LOT 4 (4.76 AC.)
 ⑤ 0.61 ACRES = 05 Lot 68 (0.61 AC.)
 ⑥ 1.24 ACRES = 05 Lot 85 (0.63 AC.) AND 05 Lot 84 (0.66 AC.)
 ⑦ 0.64 ACRES = 05 115 (0.64 AC.)
 ⑧ 5.05 AREAS = 05 119 (0.75 AC.), 05 180 (0.74 ac.), 05 182 (3.58)
 ⑨ 4.55 AREAS = 05 94 (0.90 AC.), 05 101 (0.75 ac.), 05 104 (2.85) AND 05 107 (2.44 AC.)
 OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

SHEET INDEX

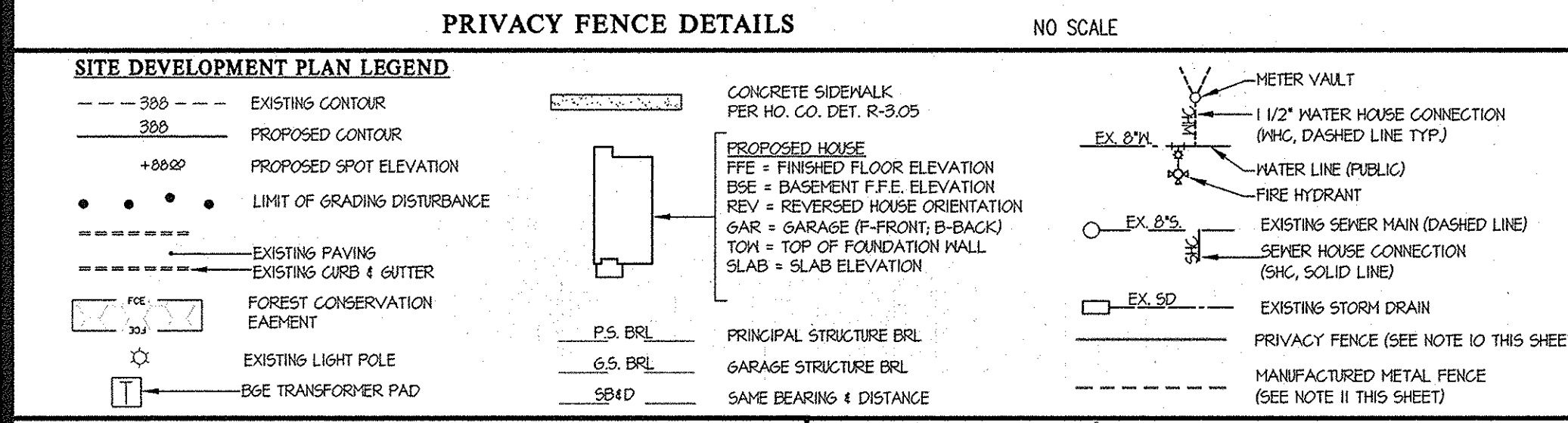
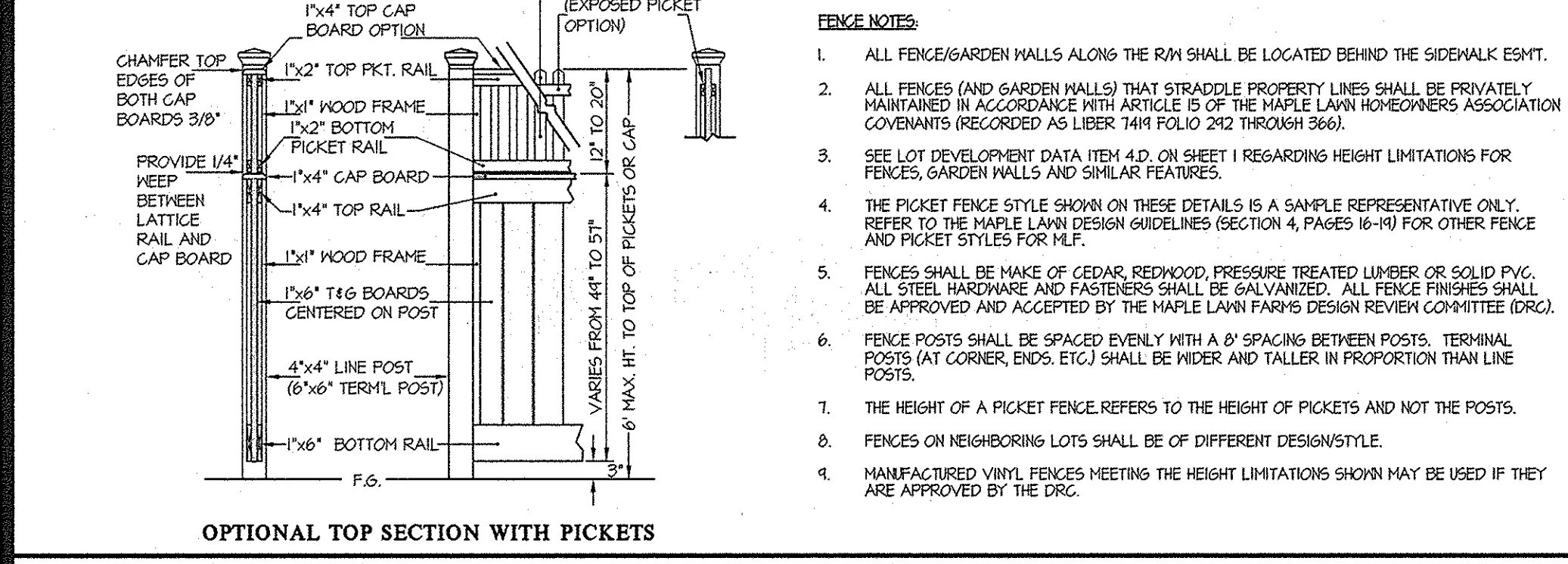
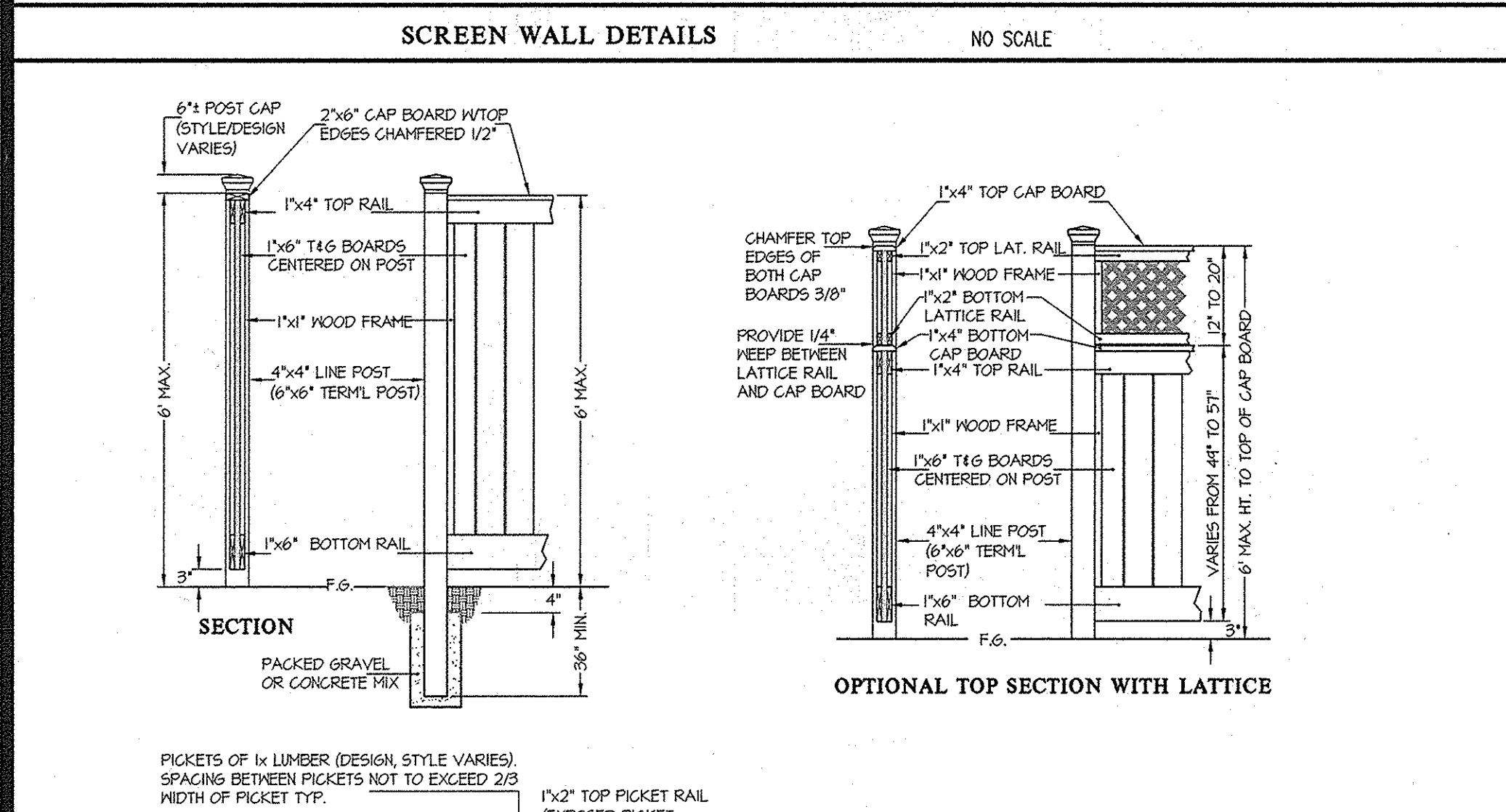
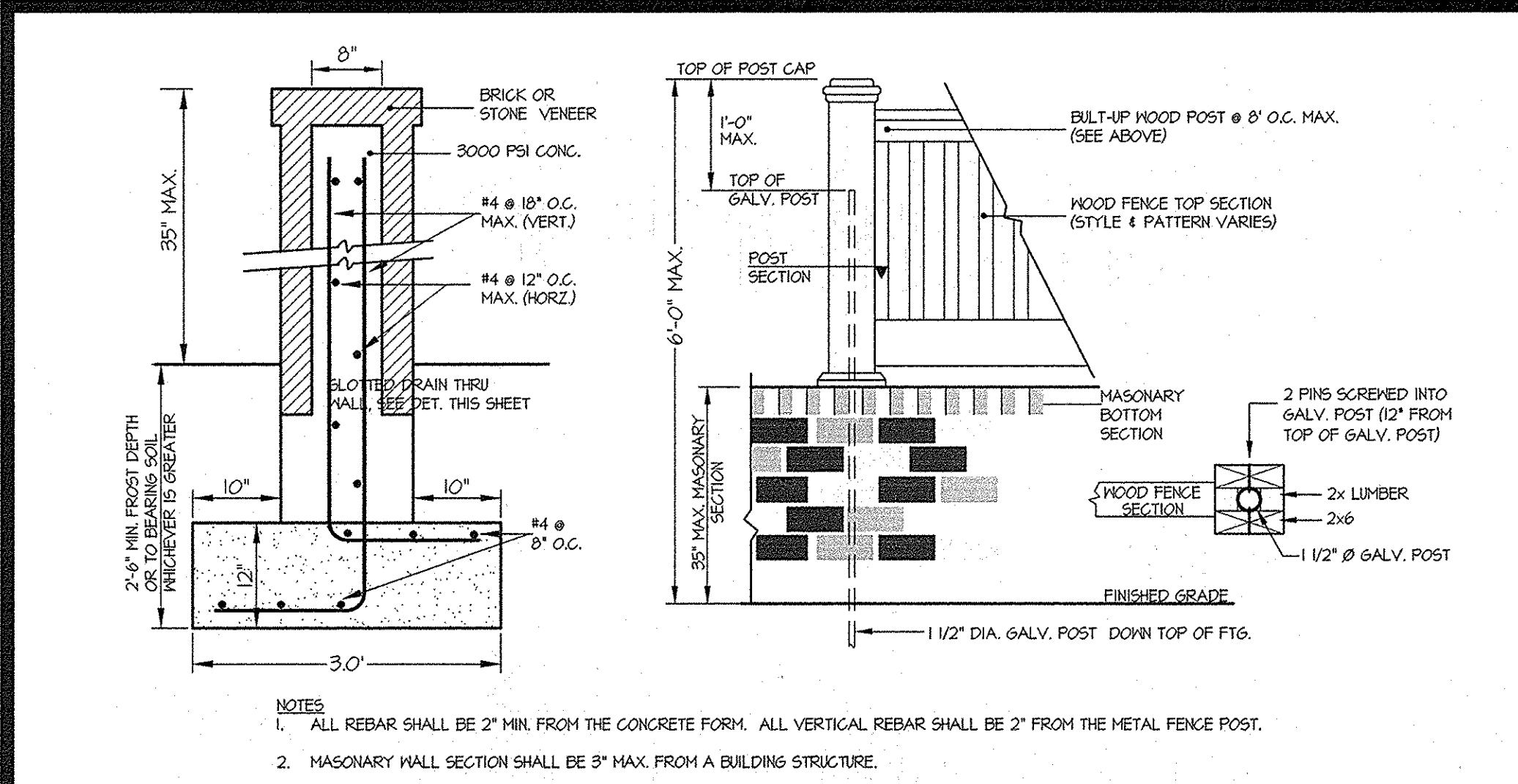
- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
118	11271 MARKET STREET	131	8120 WESTSIDE BOULEVARD
119	11273	138	8122
120	11275	139	8124
121	11277	140	8126
122	11281	141	8128
123	11283	142	8130
124	11285	143	8132
		144	11215 TERRACE LANE
		145	11213
		146	11211
129	8102 WESTSIDE BOULEVARD	147	11209
130	8104	148	11207
131	8106	149	11205
132	8108	150	11203
133	8110	151	11201
134	8112	152	11199
135	8114	153	11197
136	8116	154	11195
		155	11193
		156	11191

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:	DEVELOPMENT NAME:	DISTRICT/AREA:	LOTS:	CENSUS TRACT:
E2	765300	MAPLE LAWN FARMS	WESTSIDE DISTRICT/AREA 4	118-124 & 129-156	605602
PLAT:	ZONE:	TAX MAP:	GRID:	ELEC. DIST.:	
H1810, 22044/51, 22051/1	MXD-3	4144	2143	5	
SCALE:	ZONING:	G. L. W. FILE No.:			
AS SHOWN	MXD-3	11081			
DATE:	TAX MAP - GRID:	SHEET:			
MAY 2014	41-21/46-3	1 OF 6			



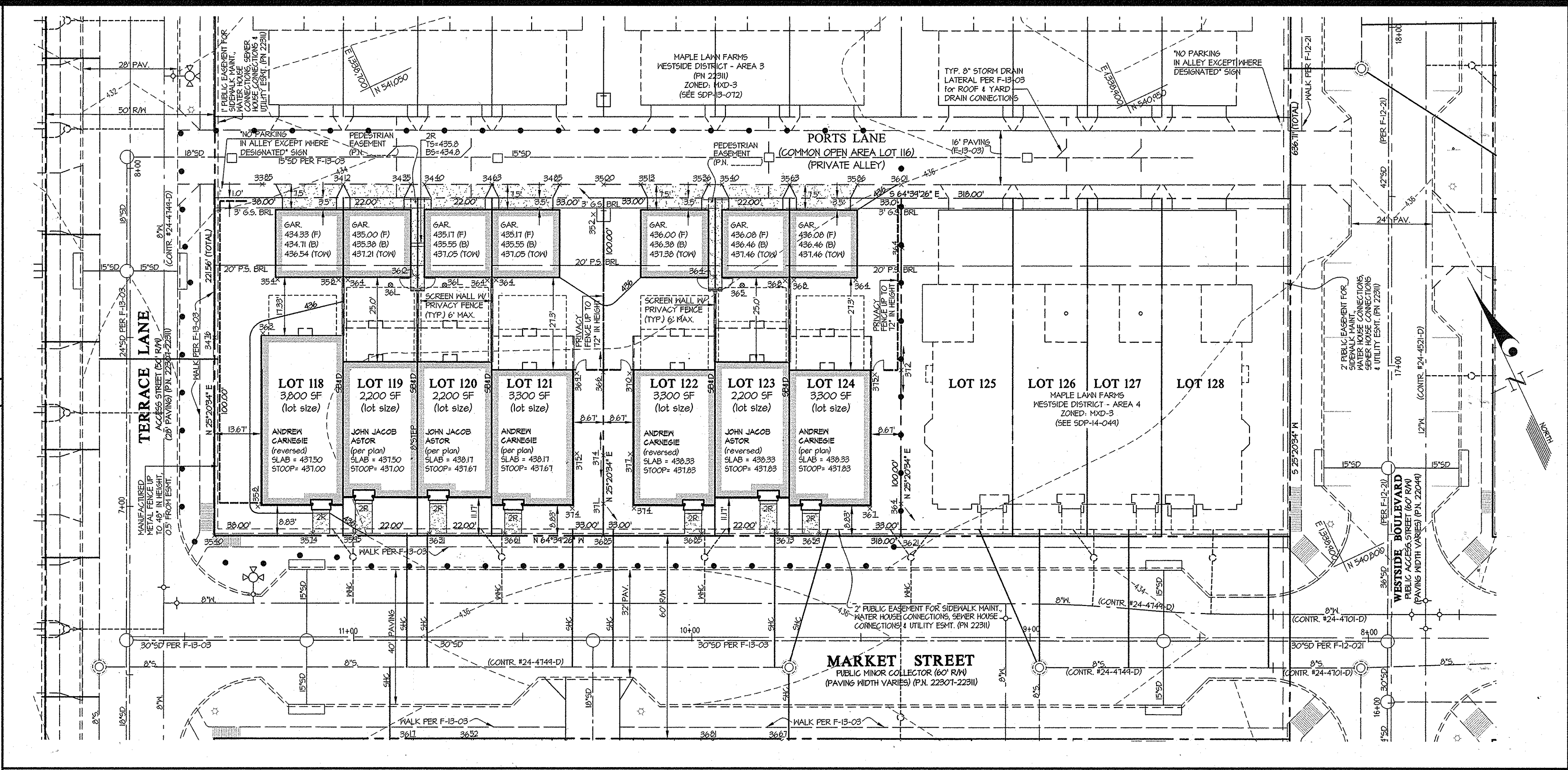
APPROVED PLANNING BOARD OF HOWARD COUNTY
 Date: April 3, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark L. McCoy* Date: 6/9/14
 Chief, Division of Land Development: *Keith Salovey* Date: 6-09-14
 Chief, Development Engineering Division: *Chad Clark* Date: 6-4-14

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. 12175, EXPIRATION DATE: MAY 26, 2014.
 S/9/14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-853-1800 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. mbt DRN. klp CHK. mbt



- NOTES:**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK ESMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL 1/4" TO THE LOTS COVERED BY THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4144-D & 24-4180-D AND THE WATER METER VALVES ARE IN THE R.O.M. OR PUBLIC WATER & UTILITY EASEMENT.
 - SEE THE CHART ON THIS SHEET FOR SHG 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 AS LIBER 7419 FOLIO 242 THROUGH 366).
 - ALL BUILDINGS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
 - 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. 0254 F. 305430.
 - PIPE ALL ROOF DOWN SPOUTS IN THE REAR COURTYARD AND CONNECT THEM TO THE 8" STORM DRAIN LATERAL IN THE ALLEY.
 - PRIVACY FENCING IN REAR AND SIDE YARDS SHALL BE A MAXIMUM OF 72" IN HEIGHT (INCLUDING ANY LATTICE OR SPACED PICKET PORTION IN FENCES), PER MAPLE LAWN DESIGN GUIDELINES, SECTION 4A, PAGES 15-17. ALSO, SEE PRIVACY FENCE DETAILS ON THIS SHEET.
 - MANUFACTURED METAL FENCING SHALL BE BETWEEN 32" AND 48" IN HEIGHT WITH PICKETS BETWEEN 32" AND 42" AND TERMINAL PICKETS UP TO 48" MAXIMUM AND 42" MAXIMUM ALONG PUBLIC RIGHT-OF-WAYS PER MAPLE LAWN DESIGN GUIDELINES, SECTION 4A, PAGES 15-17.

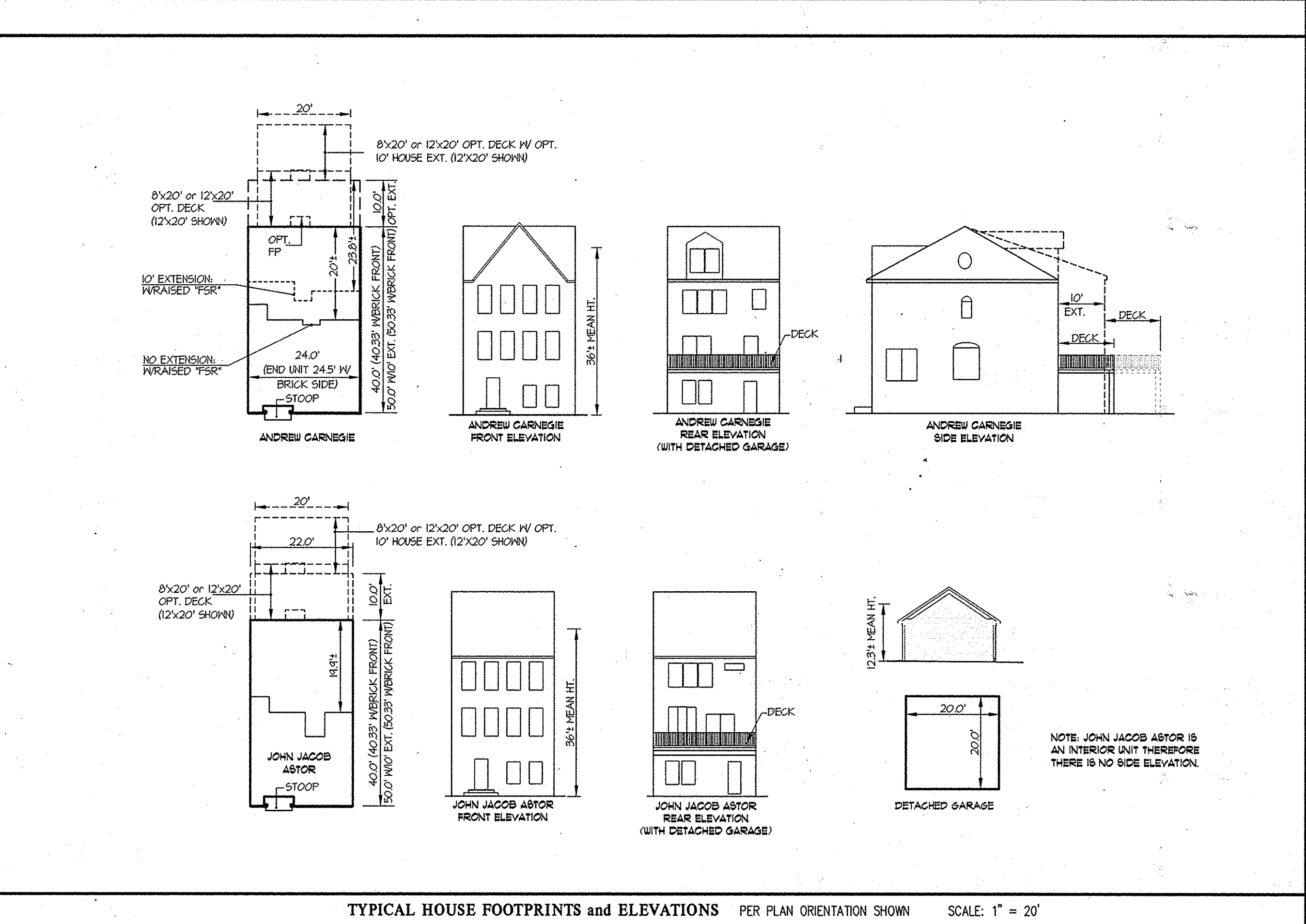
WASTE MANAGEMENT NOTES:

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

SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ R/W

LOT	ELEVATION @ R/W	M.C.E.
118	417.82	421.84
119	421.52	431.12
120	421.50	431.18
121	428.01	431.61
122	428.18	431.18
123	428.62	432.22
124	428.80	432.38

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 4
 LOT Nos. 118-124 and 129-156
 (SFA RESIDENTIAL USE)
 PLAT Nos. 19870, 22044-22051, 22307-22311 & 22812-22819

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1628 RESTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PARKVIEW WOODS DR. COLUMBIA, MD 21046 PH: (410) 379-5555 ATTN: TIM NAUGHTON

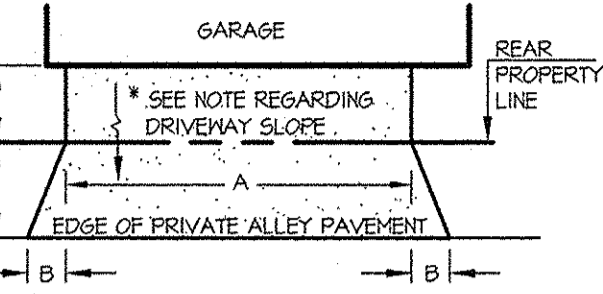
SCALE: 1" = 20'
 ZONING: MXD-3
 G. L. W. FILE No.: 11081
 DATE: MAY 2014
 TAX MAP - GRID: 41-21/46-3
 SHEET: 2 OF 6

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

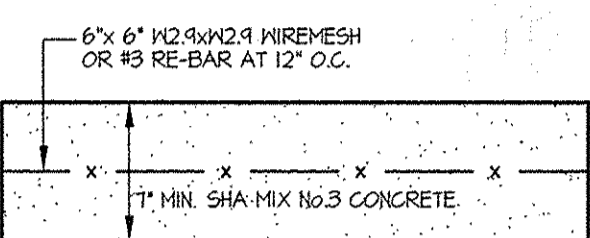
NOTES:

- DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING THE CONCRETE PAVING SHOWN ON THIS PLAN OR A P-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2.0.
- 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.

A	FOR 2-CAR GARAGE, 16' MIN.; 19' MAX. FOR 3-CAR GARAGE, 20' MAX. IF CONTINUOUS
B	2" FLARE MIN.
C	VARIABLES, SEE PLAN (3'-2" MIN.)



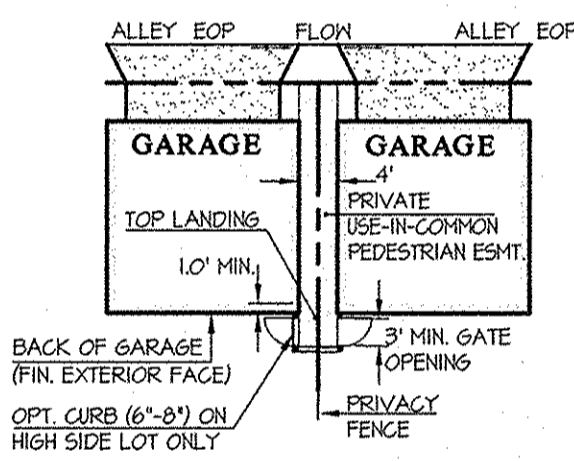
PRIVATE DRIVEWAY and APRON DETAIL NO SCALE



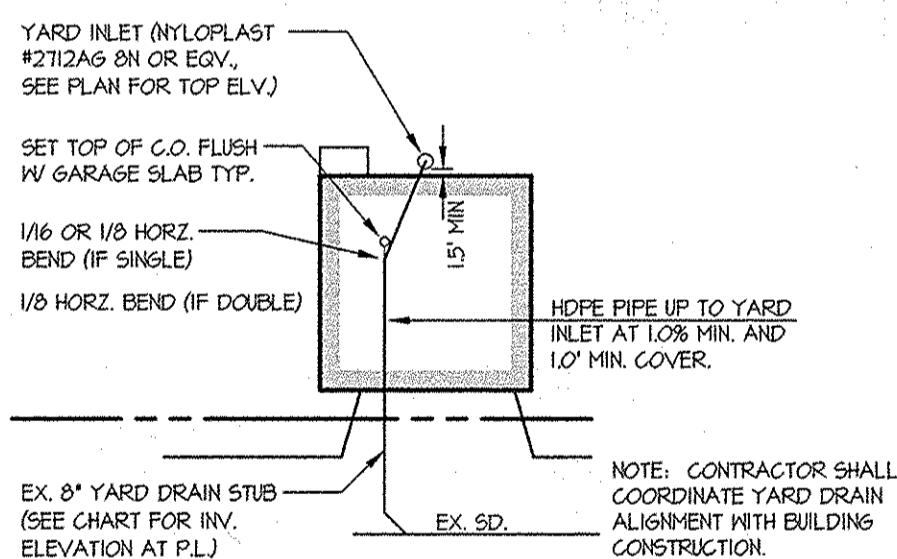
- NOTES:**
- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
 - PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
 - FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R6.01-6.04.
 - FOR BITUMINOUS PAVING, SEE HOWARD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

CONCRETE DRIVEWAY & APRON PAVEMENT SECTION NO SCALE

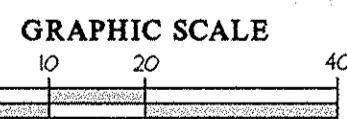
(LOTS 119-120, 122-123, 126-127.)



SHARED PEDESTRIAN ACCESS DETAIL SCALE: 1" = 20'



TYPICAL YARD DRAIN INSTALLATION NO SCALE

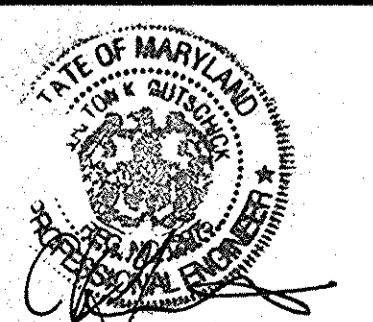


APPROVED
PLANNING BOARD OF HOWARD COUNTY
 Date: April 3, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark L. Long* Date: 6/9/14
 Chief, Division of Land Development: *Vicki Shaw* Date: 6-9-14
 Chief, Development Engineering Division: *Chad Clark* Date: 6-4-14

PROFESSIONAL CERTIFICATION

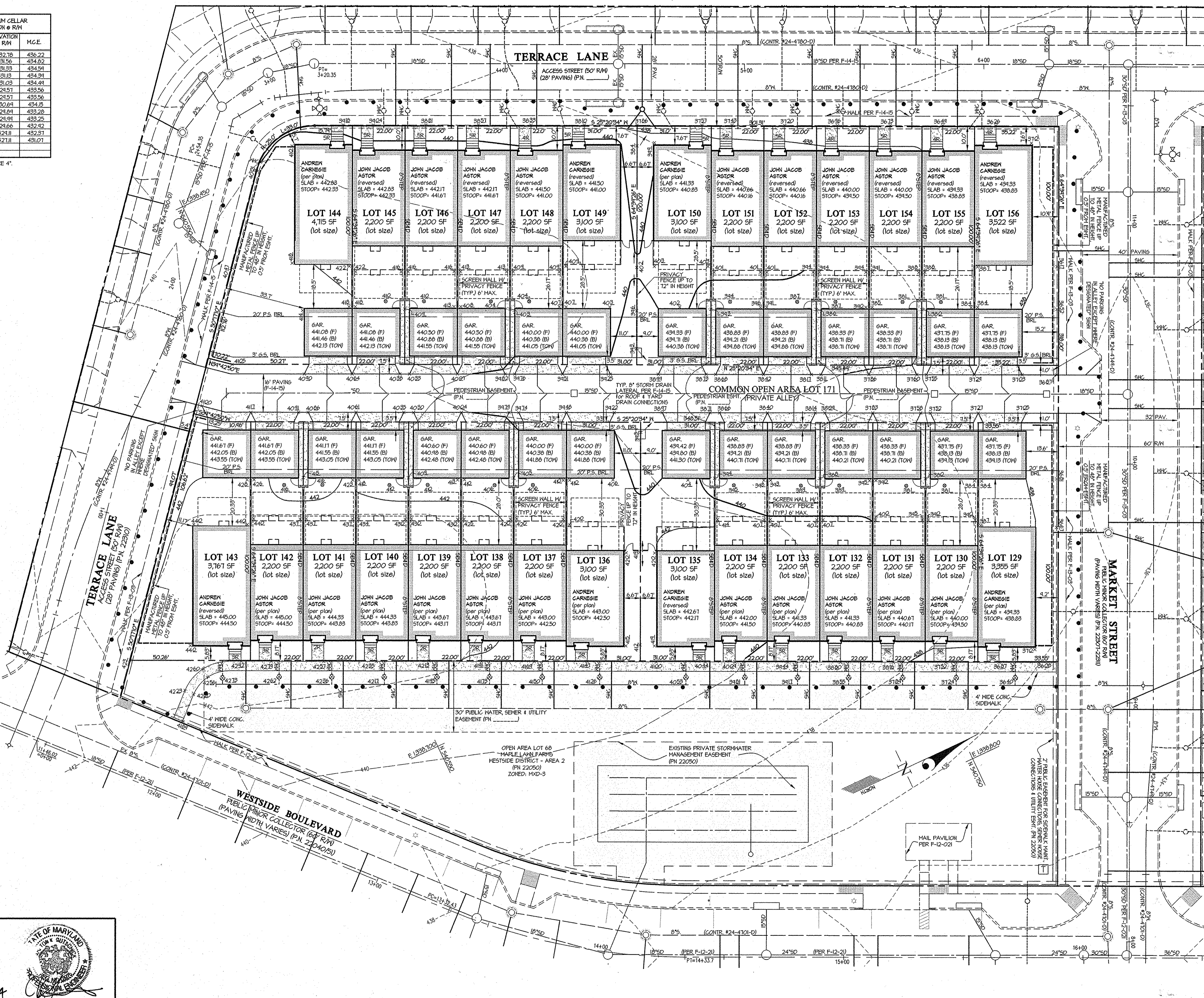
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12078, EXPIRATION DATE: MAY 26, 2016.
 5/9/14



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ R/W

LOT	ELEVATION @ R/W	M.C.E.	LOT	ELEVATION @ R/W	M.C.E.
124	428.42	432.38	144	432.78	436.22
150	424.11	432.27	145	431.56	434.82
151	424.63	433.33	146	431.33	434.54
152	430.21	433.71	147	431.19	434.34
153	430.52	434.22	148	431.03	434.44
154	430.36	434.66	149	424.51	433.56
155	431.34	435.04	150	424.51	433.56
156	432.16	435.26	151	430.84	434.15
157	432.65	436.35	152	424.81	433.29
158	433.11	436.81	153	424.94	433.29
159	433.55	437.25	154	424.66	432.92
140	433.88	437.64	155	424.11	432.37
141	434.44	438.14	156	427.11	431.07
142	434.86	438.56			
143	436.11	439.83			

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 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20686
 TEL: 301-421-4024 BALT. 410-850-1820 DC/VA 301-389-2524 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1629 RESTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21046 PH: 410-484-8400 ATTN: MARK BENNETT
 BUILDER (CONTRACT PURCHASER): NVR INC. 8720 PARKVIEW WOODS DR. COLUMBIA, MD 21046 PH: (410) 379-5856 ATTN: TIM NAUGHTON

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 4
 LOT Nos. 118-124 and 129-156
 (SFA RESIDENTIAL USE)

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
MAY 2014	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.

A. SOIL PREPARATION

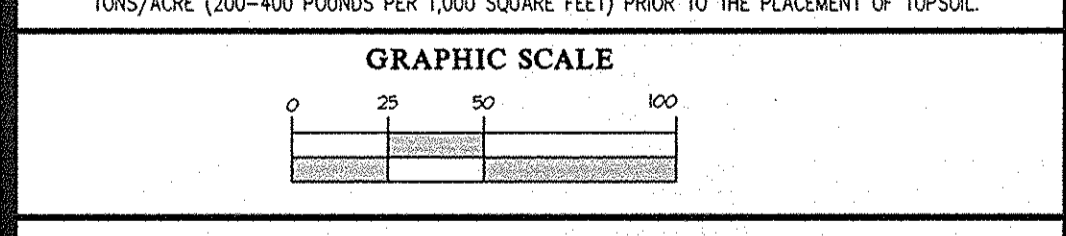
- 1. TEMPORARY STABILIZATION
a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...
b. PERMANENT STABILIZATION
i. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...
ii. SOIL PH BETWEEN 6.0 AND 7.0.
iii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
iv. SOIL CONTAINS LESS THAN 40 PERCENT CLAY...
v. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
vi. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
vii. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
viii. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN...
ix. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
x. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS...
xi. TOPSOIL PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION...

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:
a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH...
b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS...
c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH...
d. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

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...
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION...
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME) MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING...
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...



APPROVED PLANNING BOARD OF HOWARD COUNTY Date: April 3, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Director: [Signature] Date: 6-19-14 Chief, Division of Land Development: [Signature] Date: 6-4-14 Chief, Development Engineering Division: [Signature]

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3009 NATIONAL ROAD - 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

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

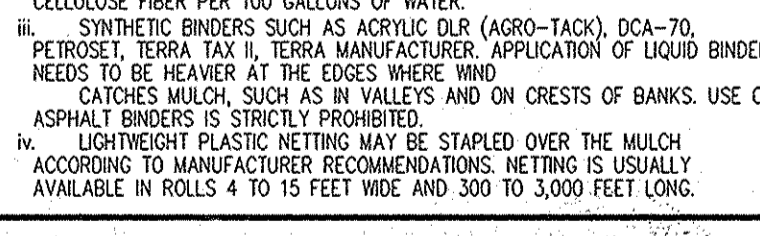
DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

- 1. SPECIFICATIONS
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...
b. MULCH ANCHORING MUST BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES...
c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER)...
2. APPLICATION
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS...
b. DRILL OR MULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL...
c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER...
3. MULCHING
a. MULCH MATERIALS (IN ORDER OF PREFERENCE)
i. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY...
ii. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...
b. APPLICATION
i. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING...
ii. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...
iii. WCFM MUST BE APPLIED AT A NET DRY WEIGHT OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER...
c. ANCHORING
i. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
ii. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...
iii. WOOD CELLULOSE FIBER MULCH MUST BE USED FOR ANCHORING STRAW...
iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...
4. PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY...
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...
2. APPLICATION
a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING...
b. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...
c. WCFM MUST BE APPLIED AT A NET DRY WEIGHT OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER...
3. ANCHORING
a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
b. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...
c. WOOD CELLULOSE FIBER MULCH MUST BE USED FOR ANCHORING STRAW...
d. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH...
4. PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.



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, 2016.

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

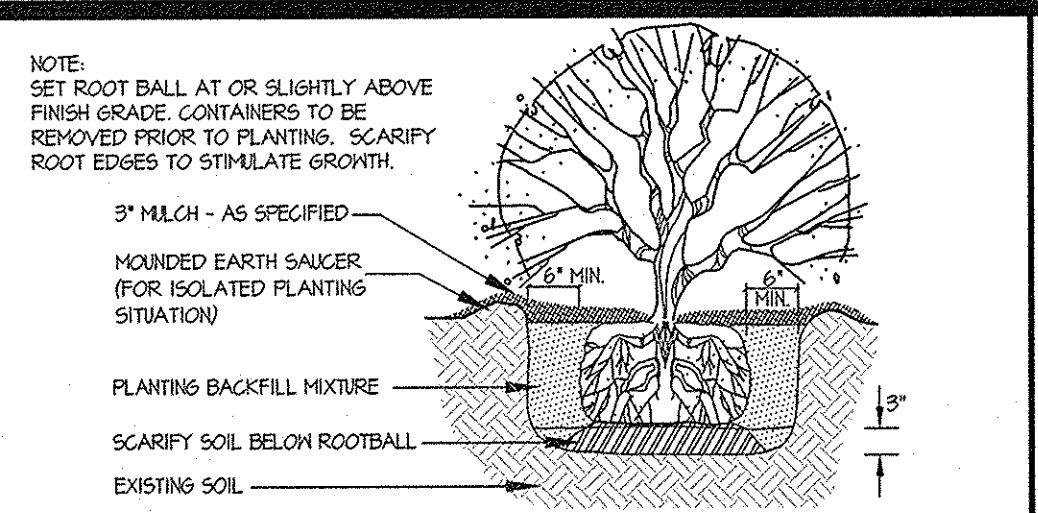
DATE: 5/9/14 REVISION: BY: APPR: DATE: 5/9/14

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

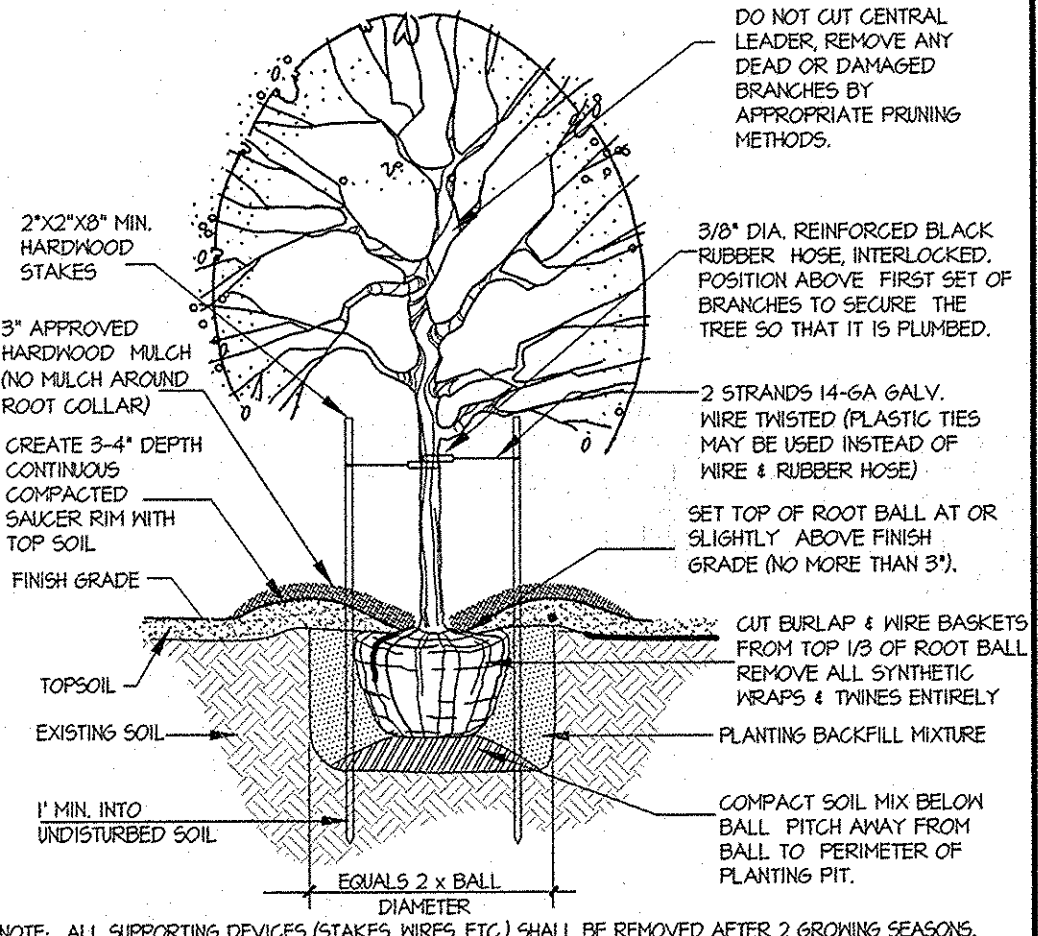
DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS... CONDITIONS WHERE PRACTICE APPLIES: TO AREAS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS... CRITERIA: 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1... 2. SEED MIXTURES MUST BE TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL... 3. MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3... 4. PERMANENT VEGETATION MUST BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL... TEMPORARY SEEDING SUMMARY: HARDNESS ZONE: 6b SEED MIXTURE: #6 SPECIES: ANNUAL Ryegrass, PEARL MILLET APPLICATION RATE: 40 lb/oc, 20 lb/oc SEEDING DATES: Mar. 1 to May 15, Aug. 1 to Oct. 15, May 16 to July 31 SEEDING DEPTHS: 0.5 INCHES FERTILIZER RATE: 436 lb/oc, 100 lb/oc, 1,000 lb/oc LIME RATE: 2 tons/oc, 500 lb/oc, 1,000 lb/oc

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 VEGETATIVE 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 RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
a. 3 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES AND ALL SLOPES...
b. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE...
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL'...
5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...
6. SITE ANALYSIS: TOTAL AREA OF SITE: 0.472 AC. AREA DISTURBED: 0.552 AC. AREA TO BE VEGETATIVELY STABILIZED: 0.272 AC. TOTAL CUT: 4164 CY. TOTAL FILL: 4164 CY. OFF-SITE WASTE/BORROW AREA LOCATION: NONE...
7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DATE OF DISTURBANCE...
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...
9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE SEDIMENTATION AGENCY SHALL BE REQUIRED...
10. TRENCHES FOR THE CONSTRUCTION OF UTILITIES ARE LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH WORK DAY...
11. ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION...
12. A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BECOME ONE SECTOR AT A TIME...
13. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
14. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
15. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
16. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
17. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
18. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
19. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
20. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
21. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
22. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
23. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
24. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
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28. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
29. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
30. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
31. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
32. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
33. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
34. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
35. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
36. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
37. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
38. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
39. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
40. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
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203. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
204. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
205. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
206. PERMANENT VEGETATION: PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL...
207. SEDIMENT CONTROL: SEDIMENT CONTROL STRUCTURES SHALL 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'...
208. MULCHING: MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
209. ANCHORING: ANCHORING SHALL BE PERFORMED IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...
210. PERMAN



SHRUB PLANTING DETAIL NTS

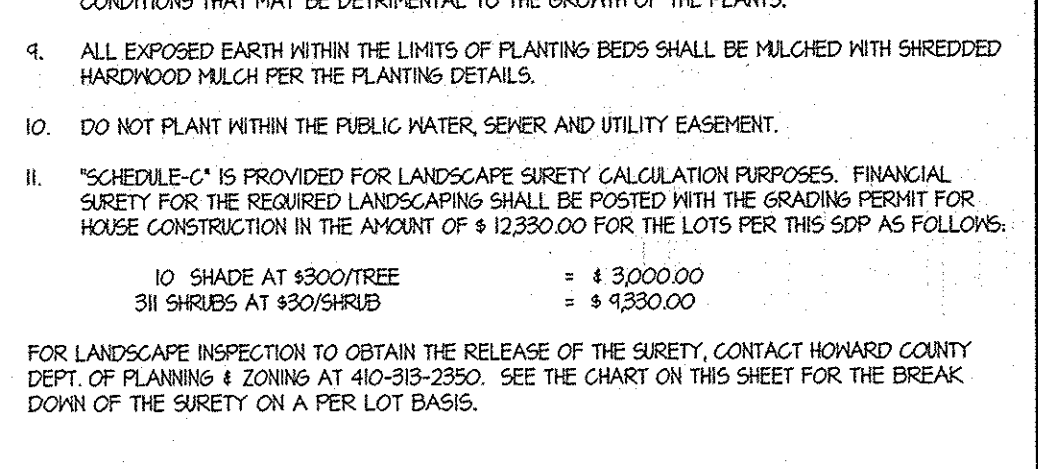


DECIDUOUS TREE PLANTING DETAIL NTS

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 60 DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4\"/>

PLANTING LEGEND



APPROVED PLANNING BOARD OF HOWARD COUNTY

Date: April 3, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

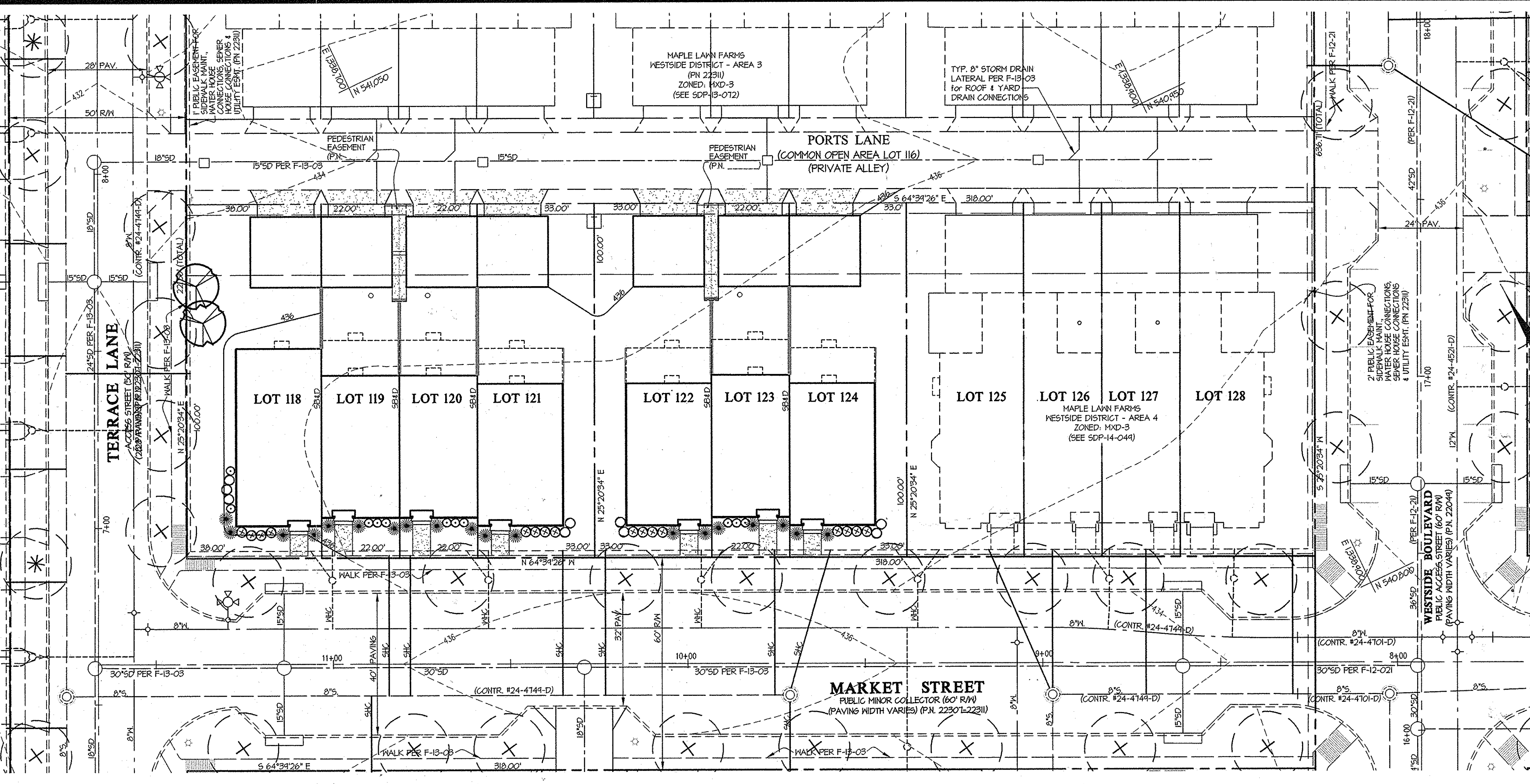
Director: *Mark M. Coyle* 4/9/14

Chief, Division of Land Development: *Keif Seidman* 6-09-14

Chief, Development Engineering Division: *Chad Conrad* 6-4-14

- 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 BERRS, 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.

STATE OF MARYLAND
Michael B. Tran
REPRESENTATIVE
933 LANDSCAPE
APR 14



PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	14	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1.5\"/>		
	41	ALL 24\"/>		
	31	ALL 24\"/>		
	84	ALL 3\"/>		

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)										
LOT	TYPE	NO.	LOT WIDTH	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BRL (NO SHADE TREES ARE REQUIRED)		REQUIRED PLANTINGS ON SIDE OF SFA BUILDINGS ORIENTED TO PUBLIC ROADWAYS, PROVIDE 1/4 OF SIDE BLDG. LENGTH		PLANTINGS PROVIDED		COMMENTS
				SHRUBS REQUIRED	SHRUBS	SHRUBS	SHRUBS	SHD. TREE	OTHERS (AS SUBSTITUTIONS)	
118	townhome	10	38.0'	10	50.33'	13	n/a	13	2 ORNAMENTAL FOR 10 SHRUBS	
119		6	22.0'	6	n/a	n/a	n/a	6		
120		8	22.0'	8	n/a	n/a	n/a	8		
121		8	33.0'	8	n/a	n/a	n/a	8		
122		8	33.0'	8	n/a	n/a	n/a	8		
123		8	22.0'	8	n/a	n/a	n/a	8		
124		8	33.0'	8	n/a	n/a	n/a	8		
124		2	33.33'	2	50.33'	13	n/a	11	2 ORNAMENTAL FOR 10 SHRUBS	
130		6	22.0'	6	n/a	n/a	n/a	6		
131		6	22.0'	6	n/a	n/a	n/a	6		
132		6	22.0'	6	n/a	n/a	n/a	6		
133		6	22.0'	6	n/a	n/a	n/a	6		
134		6	22.0'	6	n/a	n/a	n/a	6		
135		6	31.0'	6	n/a	n/a	n/a	6		
136		6	31.0'	6	n/a	n/a	n/a	6		
137		6	22.0'	6	n/a	n/a	n/a	6		
138		6	22.0'	6	n/a	n/a	n/a	6		
139		6	22.0'	6	n/a	n/a	n/a	6		
140		6	22.0'	6	n/a	n/a	n/a	6		
141		6	22.0'	6	n/a	n/a	n/a	6		
142		6	22.0'	6	n/a	n/a	n/a	6		
143		10	50.26'	10	50.33'	13	n/a	16	2 ORNAMENTAL FOR 10 SHRUBS	
144		12	48.34'	12	50.33'	13	n/a	15	2 ORNAMENTAL FOR 10 SHRUBS	
145		6	22.0'	6	n/a	n/a	n/a	6		
146		6	22.0'	6	n/a	n/a	n/a	6		
147		6	22.0'	6	n/a	n/a	n/a	6		
148		6	22.0'	6	n/a	n/a	n/a	6		
149		6	31.0'	6	n/a	n/a	n/a	6		
150		6	31.0'	6	n/a	n/a	n/a	6		
151		6	22.0'	6	n/a	n/a	n/a	6		
152		6	22.0'	6	n/a	n/a	n/a	6		
153		6	22.0'	6	n/a	n/a	n/a	6		
154		6	22.0'	6	n/a	n/a	n/a	6		
155		6	22.0'	6	n/a	n/a	n/a	6		
156		4	35.22'	4	50.33'	13	n/a	12	2 ORNAMENTAL FOR 10 SHRUBS	

LANDSCAPE SURETY PER LOT				
BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT	
		'OPEN SPACE TREES' * SEE NOTE	SHRUBS	
NVR AT MAPLE LAWN L.L.C.	118	n/a	23	\$ 610.00
	119	n/a	6	\$ 150.00
	120	n/a	6	\$ 150.00
	121	n/a	8	\$ 240.00
	122	n/a	8	\$ 240.00
	123	n/a	6	\$ 150.00
	124	n/a	8	\$ 240.00
	124	n/a	21	\$ 630.00
	130	n/a	6	\$ 150.00
	131	1 Shade	6	\$ 480.00
	132	1 Shade	6	\$ 480.00
	133	1 Shade	6	\$ 480.00
	134	1 Shade	6	\$ 480.00
	135	1 ornamental	6	\$ 300.00
	136	1 ornamental	6	\$ 300.00
	137	1 Shade	6	\$ 480.00
138	1 Shade	6	\$ 480.00	
139	1 Shade	6	\$ 480.00	
140	1 Shade	6	\$ 480.00	
141	1 ornamental	6	\$ 300.00	
142	1 ornamental	6	\$ 300.00	
143	n/a	26	\$ 780.00	
144	n/a	25	\$ 750.00	
145	n/a	6	\$ 180.00	
146	n/a	6	\$ 180.00	
147	n/a	6	\$ 180.00	
148	n/a	6	\$ 180.00	
149	n/a	8	\$ 240.00	
150	n/a	8	\$ 240.00	
151	n/a	6	\$ 180.00	
152	n/a	6	\$ 180.00	
153	n/a	6	\$ 180.00	
154	n/a	6	\$ 180.00	
155	n/a	6	\$ 180.00	
156	n/a	22	\$ 660.00	
TOTAL		* SEE NOTE	311	\$ 12,330.00

* FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THOROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE 8 SHADE TREES SHALL MATCH THE STREET TREES ALONG WESTSIDE BLVD AND THE 4 ORNAMENTAL TREES (2 ON THE OPEN SPACE LOT AND 2 ON LOTS 135 & 136) SHALL BE AS SHOWN.

THE 8 SHADE TREES ARE BOND @ \$4300/TREE
THE 4 ORNAMENTAL TREES ARE BOND @ \$450/TREE

SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:
1 SHADE TREE = 2 ORNAMENTALS
A TOTAL OF 10 'SHADE TREES' ARE PROVIDED FOR THE REQUIRED QUANTITY OF 10 FOR 388 TOTAL LINEAR FEET OF LOT FRONTAGE ON OPEN GREENS.

THIS PLAN IS FOR PLANTING PURPOSES ONLY

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

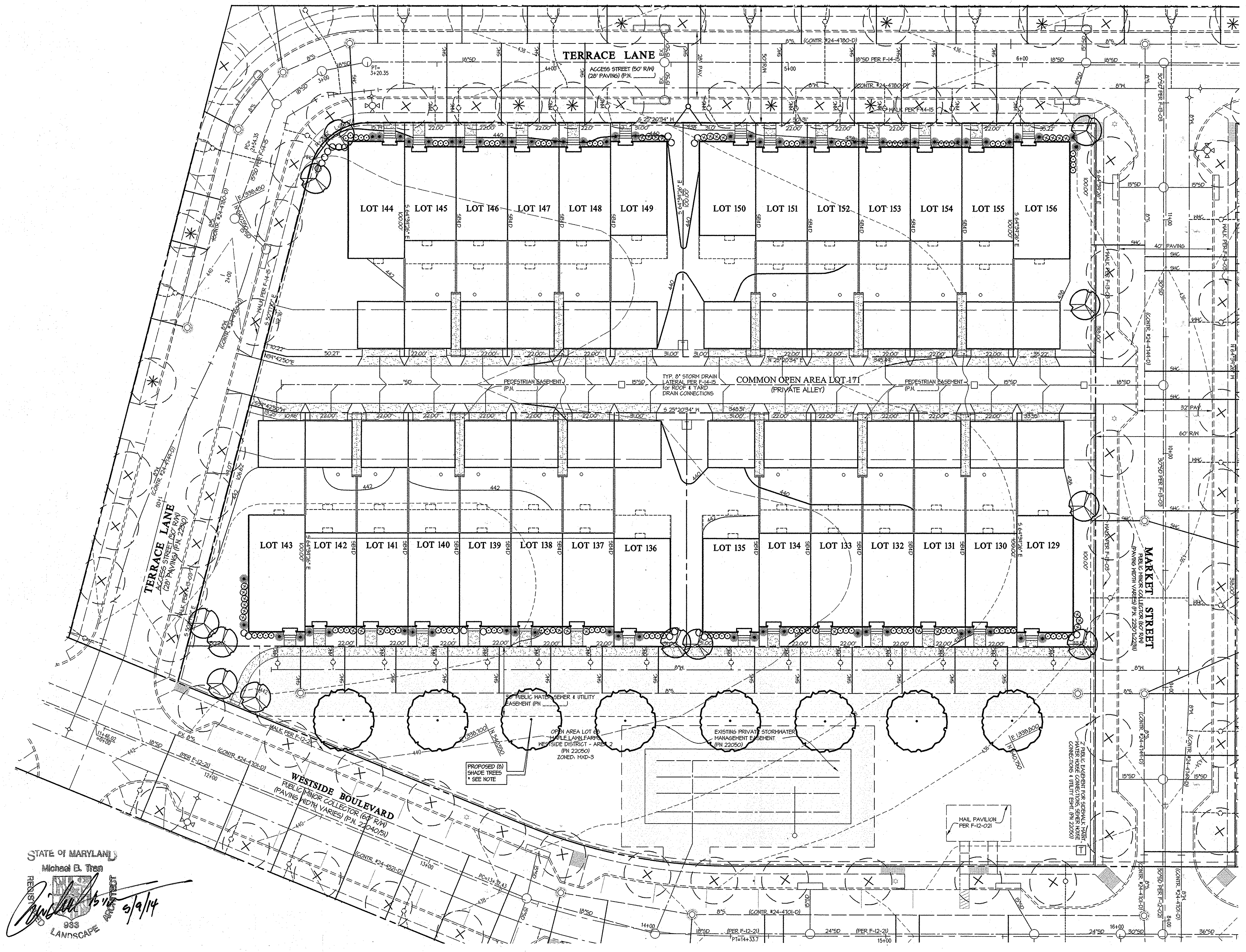
DATE	REVISION	BY	APPR.

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

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

LANDSCAPE PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 4
LOT Nos. 118-124 and 129-156
(SFA RESIDENTIAL USE)
PLAT Nos. 19870, 22044-22051, 22307-22311 & 22816-22919

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
MAY 2014	41-21/46-3	5 OF 6



DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16J24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *[Signature]* DATE: 5/8/14

GRAPHIC SCALE: 0 10 20 40

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 Date: April 3, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 5/9/14
 Director
[Signature] 6-09-14
 Chief, Division of Land Development
[Signature] 6-4-14
 Chief, Development Engineering Division

STATE OF MARYLAND
 Michael E. Tran
 983
 LANDSCAPE ARCHITECT
 5/9/14

GLW GUTSCHICK LITTLE & WEBER, P.A.
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 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 370-5558
 ATTN: TIM NAUGHTON

LANDSCAPE PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 4
 LOT Nos. 118-124 and 129-156
 (SFA RESIDENTIAL USE)
 PLAT Nos. 19870, 22044-22051, 22307-22311 & 22914-22919
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
MAY 2014	41-21/46-3	6 OF 6