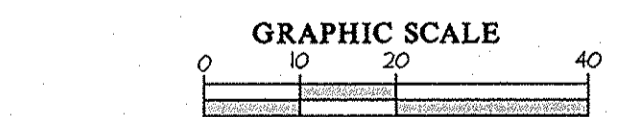


SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- +0000' PROPOSED SPOT ELEVATION
- • • • • LIMIT OF GRADING DISTURBANCE
- METER VAULT
- 1/2" WATER HOSE CONNECTION (1/4" DASHED LINE TYP)
- WATER LINE (BELIC)
- FIRE HYDRANT
- EX 875 EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (S.H.C. SOLID LINE)
- EX 50 EXISTING STORM DRAIN
- CONCRETE SIDEWALK PER NO. CO. DET. R-3.05
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT F.F.E. ELEVATION
- REV = REVERSED HOUSE ORIENTATION
- GAR = GARAGE (FRONT, BACK)
- TON = TOP OF FOUNDATION WALL
- M.O.B. = MALK OUT BASEMENT
- P.S. BRL PRINCIPAL STRUCTURE BRL
- G.S. BRL GARAGE STRUCTURE BRL
- SEAD SAME BEARING AND DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- BOE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- COMCAST EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING PAVING
- EXISTING CURB & GUTTER

- NOTES**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK AS SHOWN.
 - BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL MK'S TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT NOS. 24-4185-D & 24-4186-D AND THE WATER METER VAULTS ARE IN THE ROOM.
 - SEE THE CHART ON SHEETS 2-3 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 AT LIBER 14H FOLIO 242 THROUGH 266).
 - ALL BUILDING WALLS WITHIN 10' OF A BOE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" NYLOPLAST IN LINE DRAIN MODEL NO. 27246 (ON OR OFF). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING 4" DIA. HDPE TYPE 37 PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8" MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 1/2" 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 ALL LOTS ARE RESTRICTED TO THE ALLEY.
 - PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
 - THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8294 F. 305 & 306
 - THE STEPS AT THE FRONT LEAD MALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

- WASTE MANAGEMENT NOTES:**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAYS HAS BEEN EXECUTED.
 - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE (LOTS 155-57).
 - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR ACCESS. THE BUILDER/OWNER/ELDER 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.
 - APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 20' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.



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, 2016.

Howard A. Gutzick
11-12-14
Date

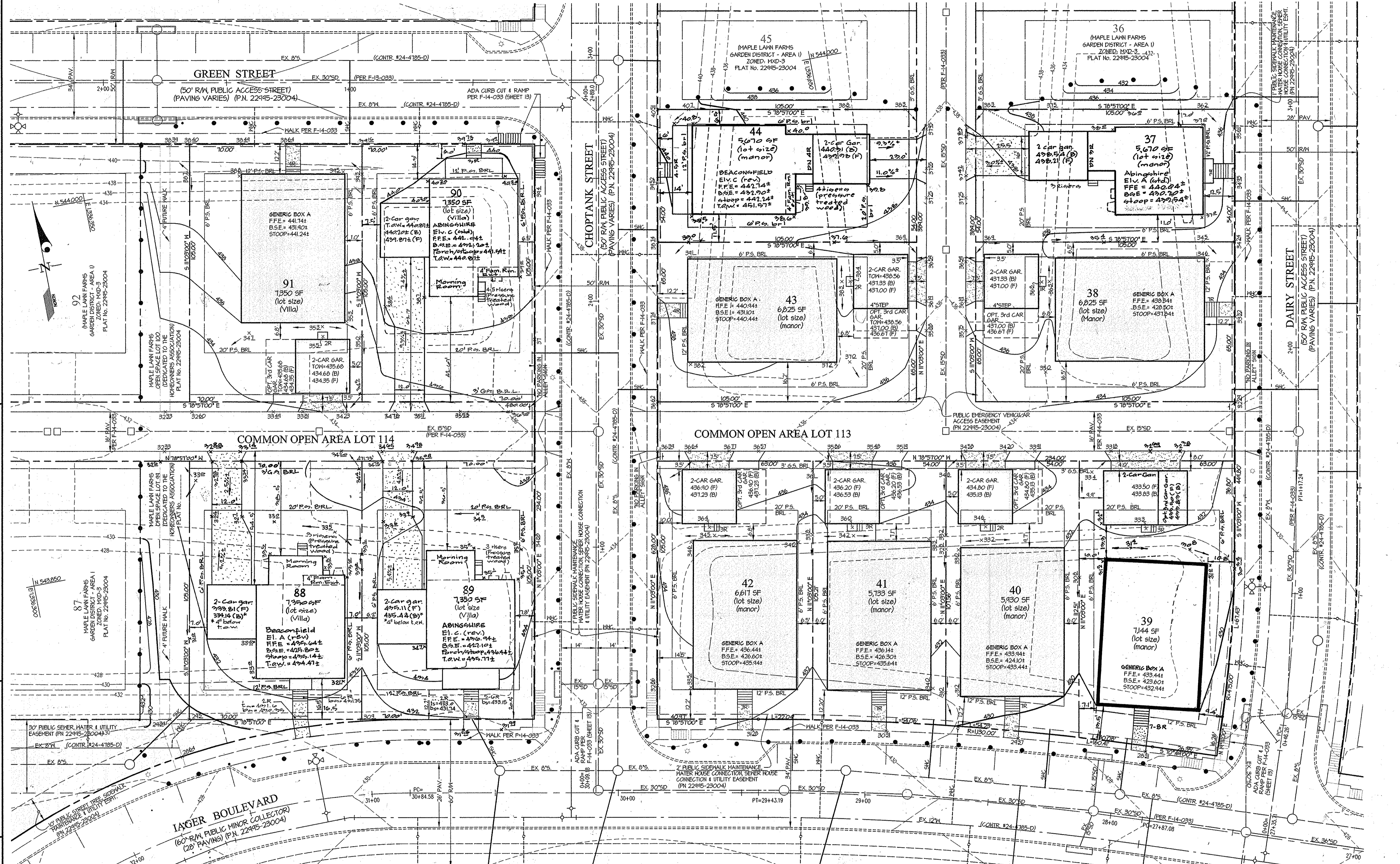
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John A. Gutzick 12/1/14
Director Date

Walter S. ... 11-20-14
Chief, Division of Land Development Date

... 11/27/14
Chief, Development Engineering Division Date

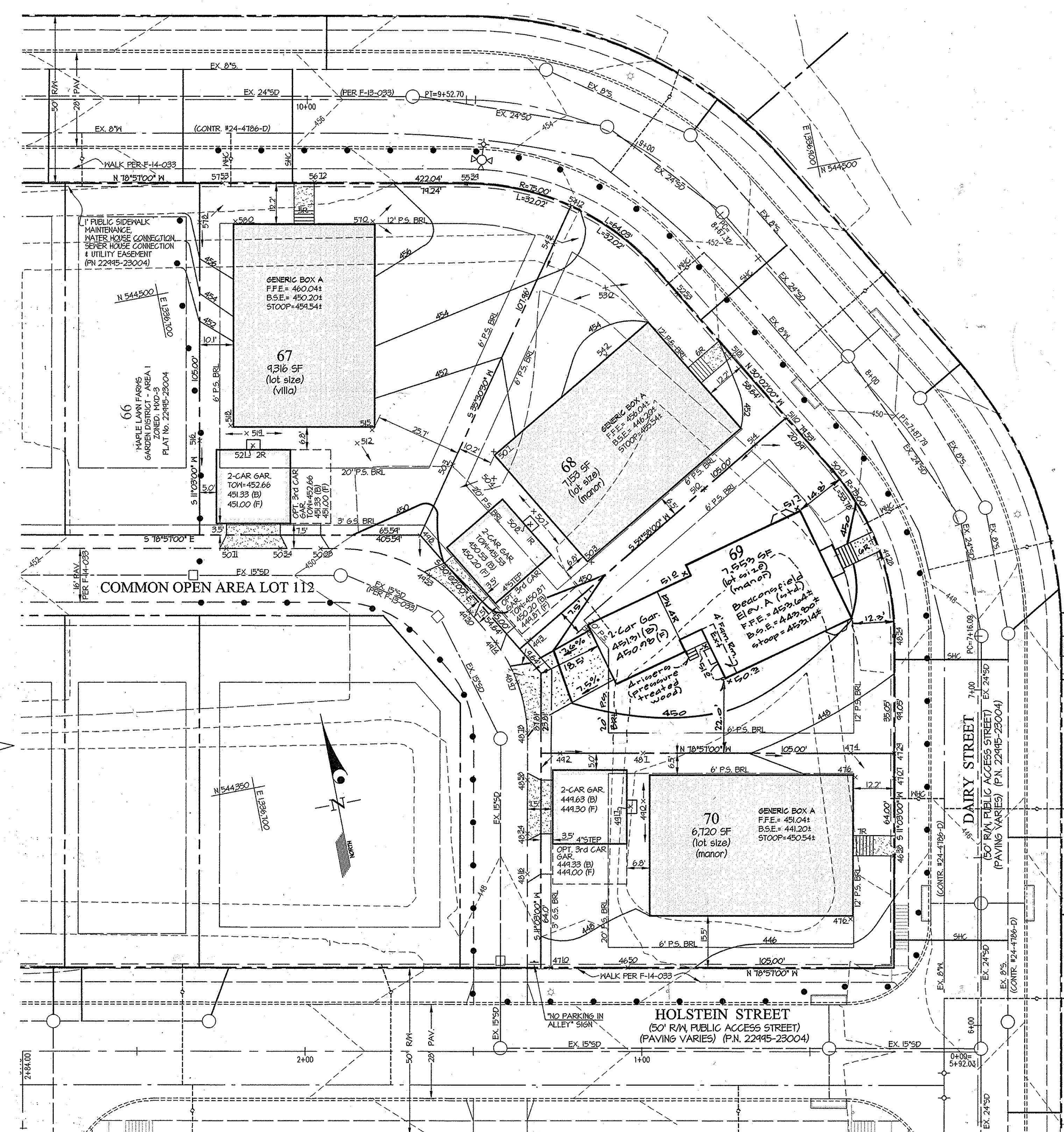
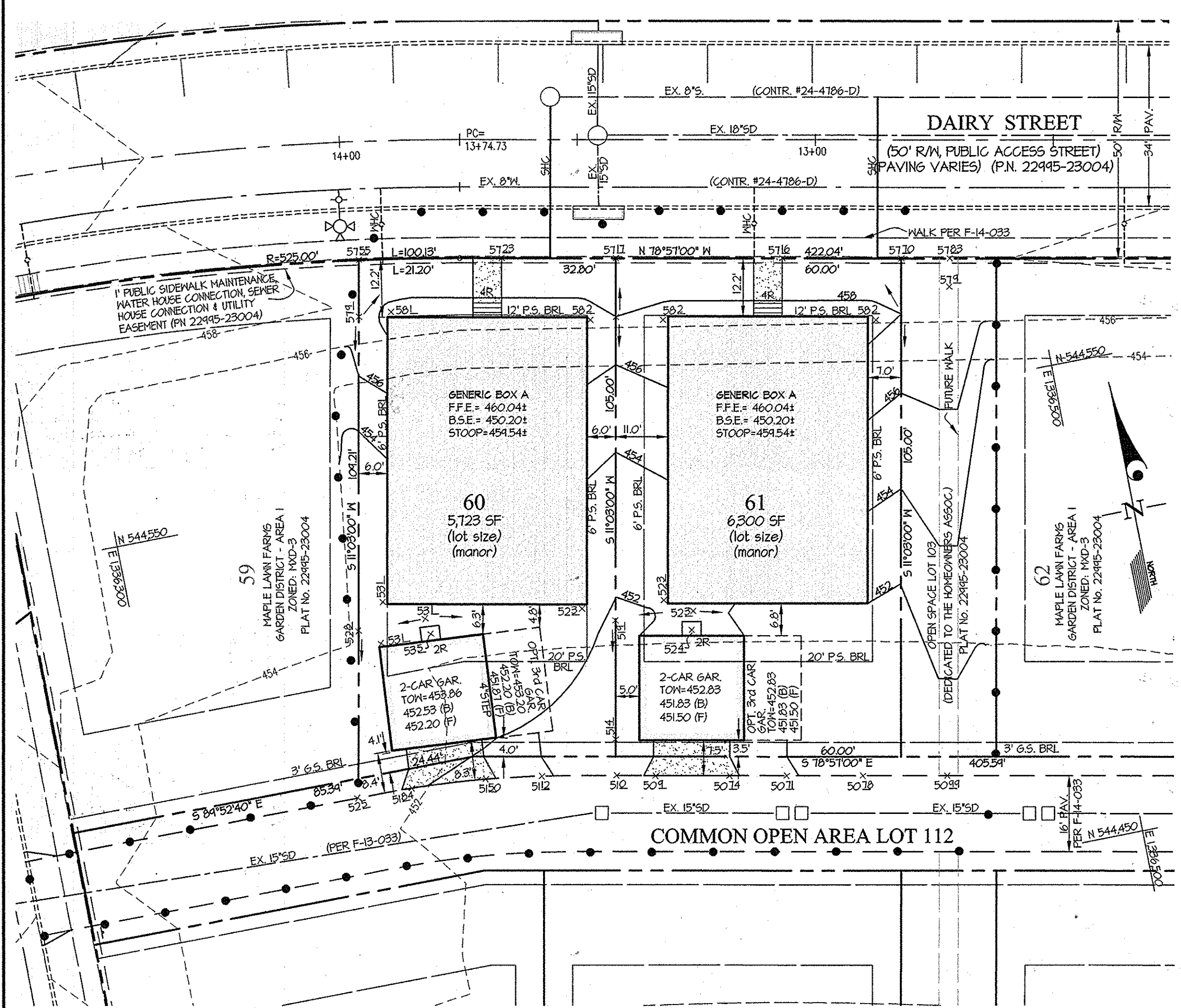
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186



LOT	ELEVATION @ PROP. LINE	M.C.E.	LOT	ELEVATION @ PROP. LINE	M.C.E.
37	421.88	426.20	38	420.00	420.48
38	420.34	424.86	39	419.44	419.88
39	417.04	421.61	40	421.43	422.11
40	417.44	421.90	41	424.35	425.63
41	417.47	417.81			
42	418.05	418.47			
43	421.37	421.64			
44	422.34	422.66			

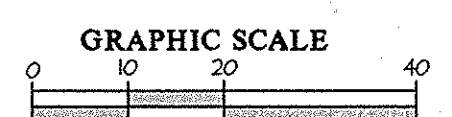
NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

<p>1/11/2014 Resite Lot 38-40 with rear entry attached garage house</p> <p>1-22-2014 Resite Lot 39 with generic box</p> <p>3-11-2015 Resite Lot 44 with Beaconsfield Attached Garage</p>	<p>DATE</p> <p>REVISION</p>	<p>BY</p> <p>APP'R</p>	<p>PREPARED FOR:</p> <p>PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT</p> <p>BUILDER (CONTRACT PURCHASER): NVR, INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 378-5856 ATTN: TIM NAUGHTON</p>	<p>SITE DEVELOPMENT PLAN</p> <p>MAPLE LAWN FARMS</p> <p>GARDEN DISTRICT - AREA I LOT Nos. 37-44, 60-61, 67-70 and 88-91 (SFD RESIDENTIAL USE) PLAT Nos. 22995-23004</p>	<p>SCALE 1"=20'</p> <p>DATE NOV/2014</p> <p>ZONING MXD-3</p> <p>TAX MAP - & GRID 41-14&-81D</p> <p>G. L. W. FILE No. 14050</p> <p>SHEET 2 OF 7</p> <p>HOWARD COUNTY, MARYLAND</p>
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LOT	#	PROP. LINE	M.C.E.
60	445.84	450.10	
61	445.16	444.50	
61	441.50	445.82	
68	438.50	442.82	
69	435.50	439.82	
70	432.48	431.50	

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE: MAY 26, 2016.

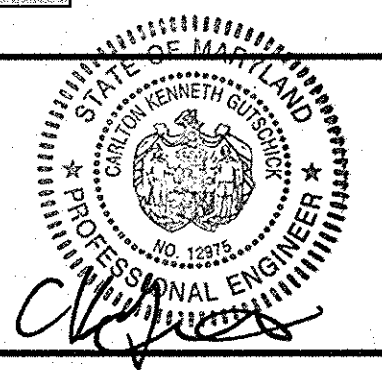
11-12-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Marsha M. Cappella* 11/11/14

Chief, Division of Land Development: *Walter L. Lusk* 11/26/14

Chief, Development Engineering Division: *Andrew* 11/25/14



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 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.
01-21-2015	Revise Lot 60 with a Bedconfield attached garage	klp	

PREPARED FOR:

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

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

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1

LOT Nos. 3744, 60-61, 67-70 and 88-91 (SFD RESIDENTIAL USE)

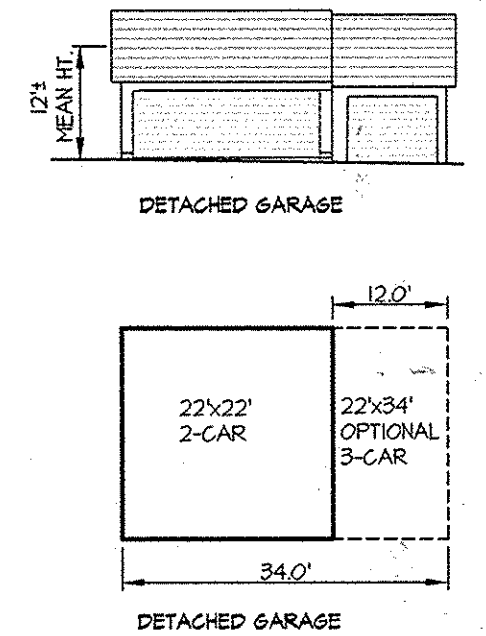
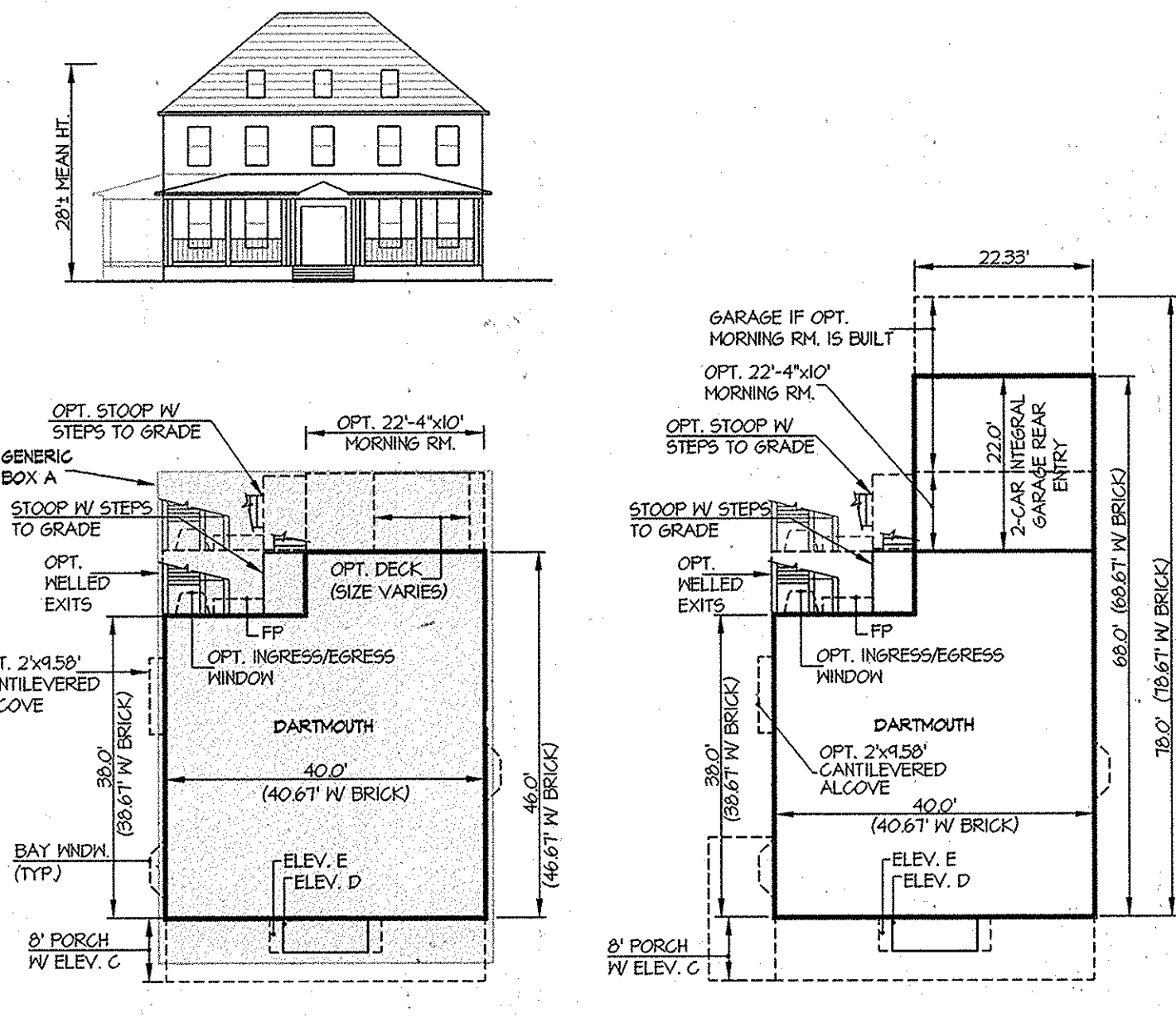
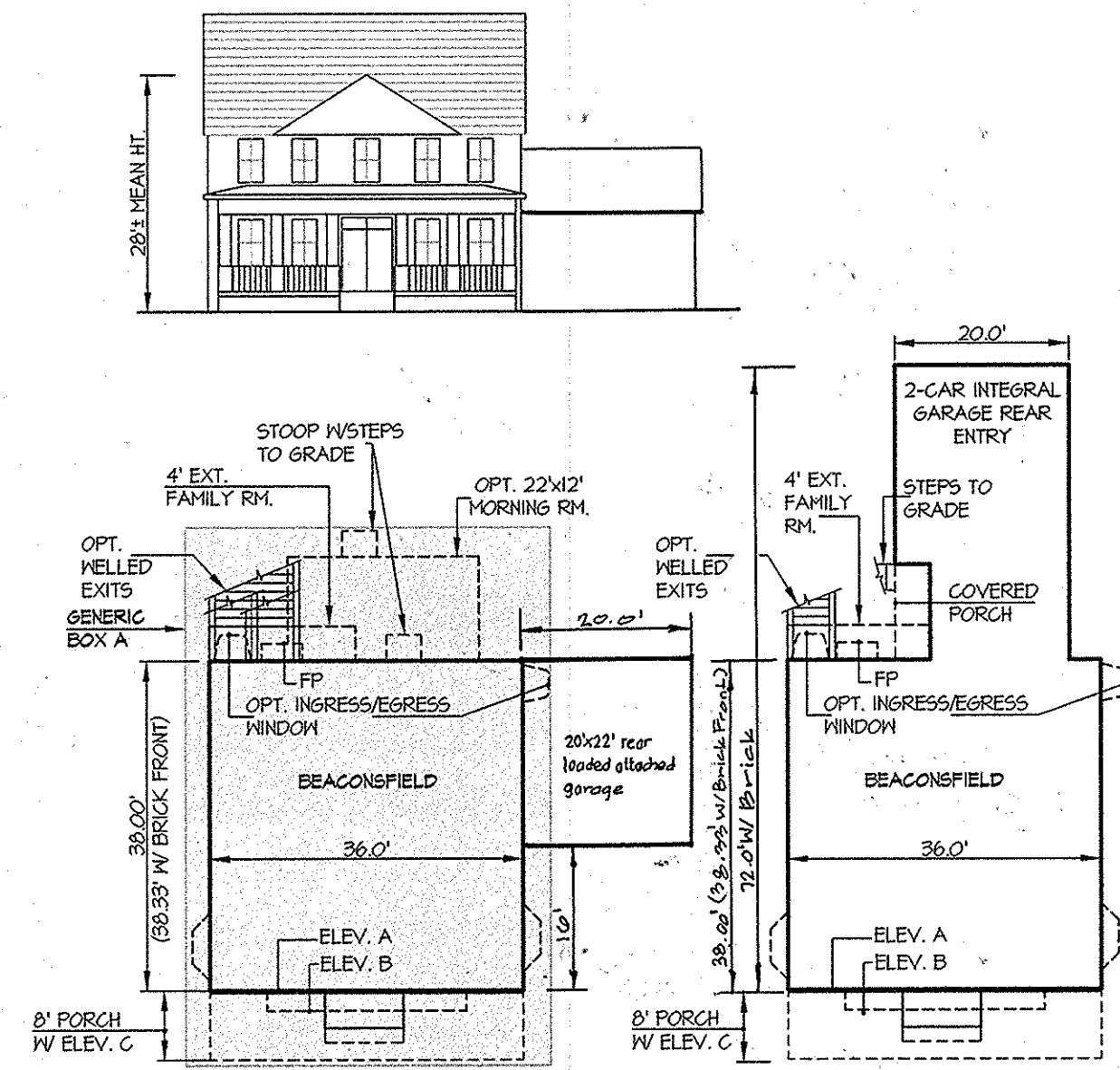
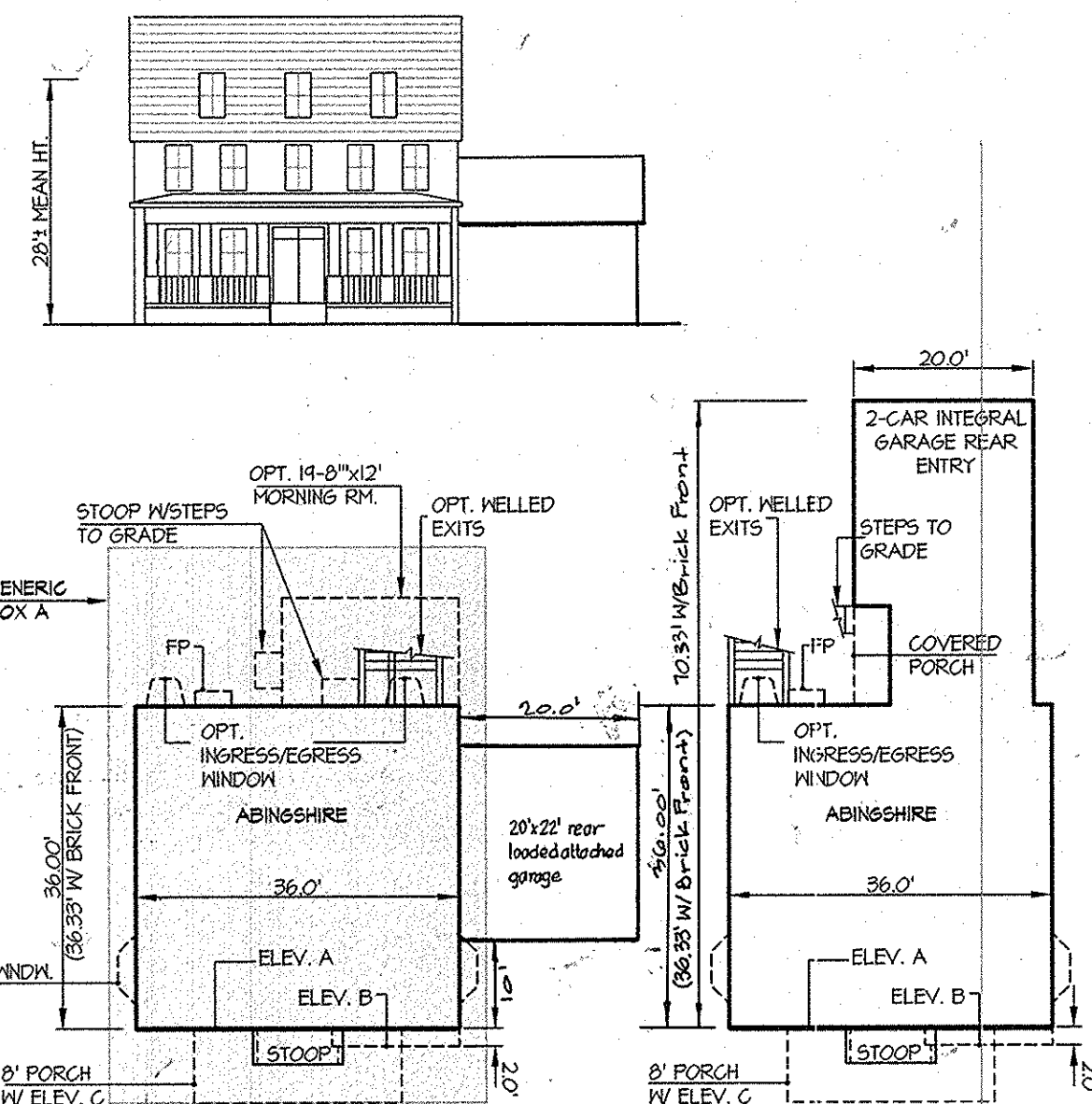
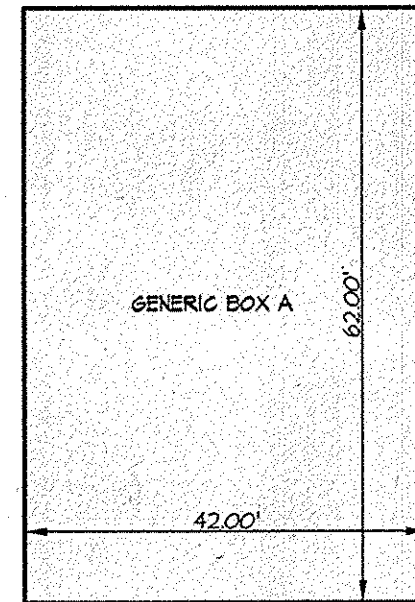
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5

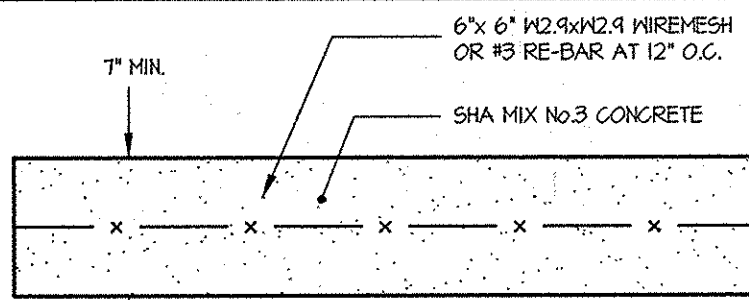
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14050
DATE	TAX MAP - GRID	SHEET
NOV/2014	41-14&21	3 OF 7

NOTES:

- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 128A.1 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 4D FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS.
- FOR BUILDING PERMIT APPLICATION A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.



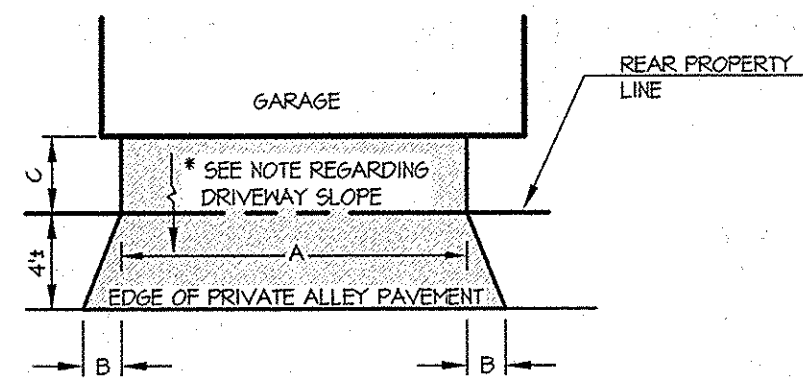
TYPICAL rear load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'



NOTES:

- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
- PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ADJUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
- FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R-6.01-6.04.
- FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1 SECTION).

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE



A	FOR 2-CAR GARAGE: 16' MIN; 18' MAX. FOR 3-CAR GARAGE: 28' MAX. IF CONTINUOUS
B	2' FLARE MIN.
C	VARIES, SEE PLAN (3'-2" MIN)

NOTES:

- DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A P-1 BITUMINOUS PAVING SECTION PER HQ. CO. STD. DETAIL R-2.01
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1% MIN. ON HIGH SIDE OF THE DRIVEWAY TO 14% (MAX. ON THE LOW SIDE)

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

GRAPHIC SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Maureen M. Coyle* 12/1/14
 Chief, Division of Land Development: *Jeffrey Leach* 11-26-14
 Chief, Development Engineering Division: *[Signature]* 11/05/14

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DILIGENT PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2016.



11-12-14

GLW GUTSCHICK LITTLE & WEBER, P.A.

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

L:\CAD\GRANDIS\2201\4650 (N46) SDP (AREA 1)\4650_02-04 SDP (area 1).dwg DES. MBT DRN. KLP CHK. MBT

DATE	1/15/16	REVISION	Add rear entry attached garage to the Abingshire and the Beaconsfield
BY	JL	APPR.	LJP

PREPARED FOR:

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

BUILDER (CONTRACT PURCHASER): NVR, INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MD 21046
 PH: (410) 378-5955
 ATTN: TIM NAUGHTON

SITE DETAILS

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOT Nos. 37-44, 60-61, 67-70 and 88-91
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

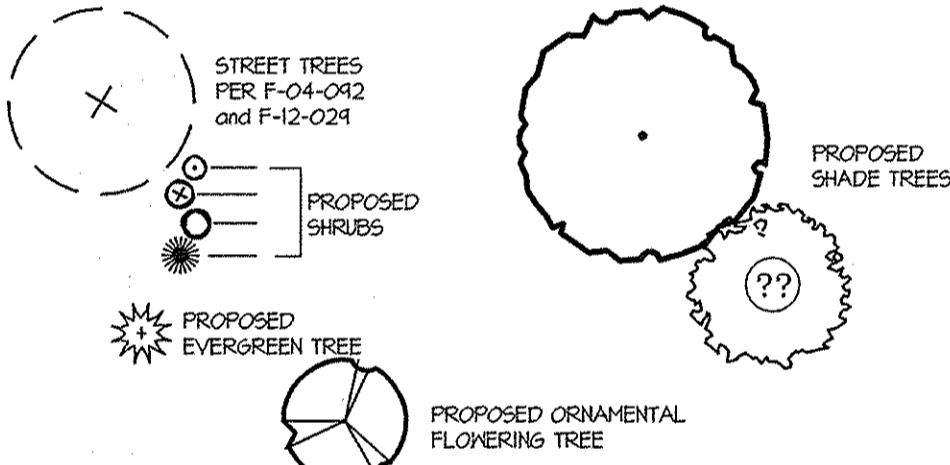
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14050
DATE	TAX MAP - GRID	SHEET
NOV/2014	41-14&21	4 OF 7

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 GOVERNANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FC CASE NO. 578.
- 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&P 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 SODDERED 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 5).
- 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 \$ 37,410.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 91 SHRUBS AT \$300/SHRUB = \$ 27,000.00
 25 TREES AT \$1500.00/TREE = \$ 37,500.00
 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 CONFORM WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PLANTING LEGEND



GRAPHIC SCALE



STATE OF MARYLAND

Michael B. Tran

Michael B. Tran
 933 LANDSCAPE ARCHITECT
 11.11.14

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 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: 11/11/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* DATE: 12/1/14

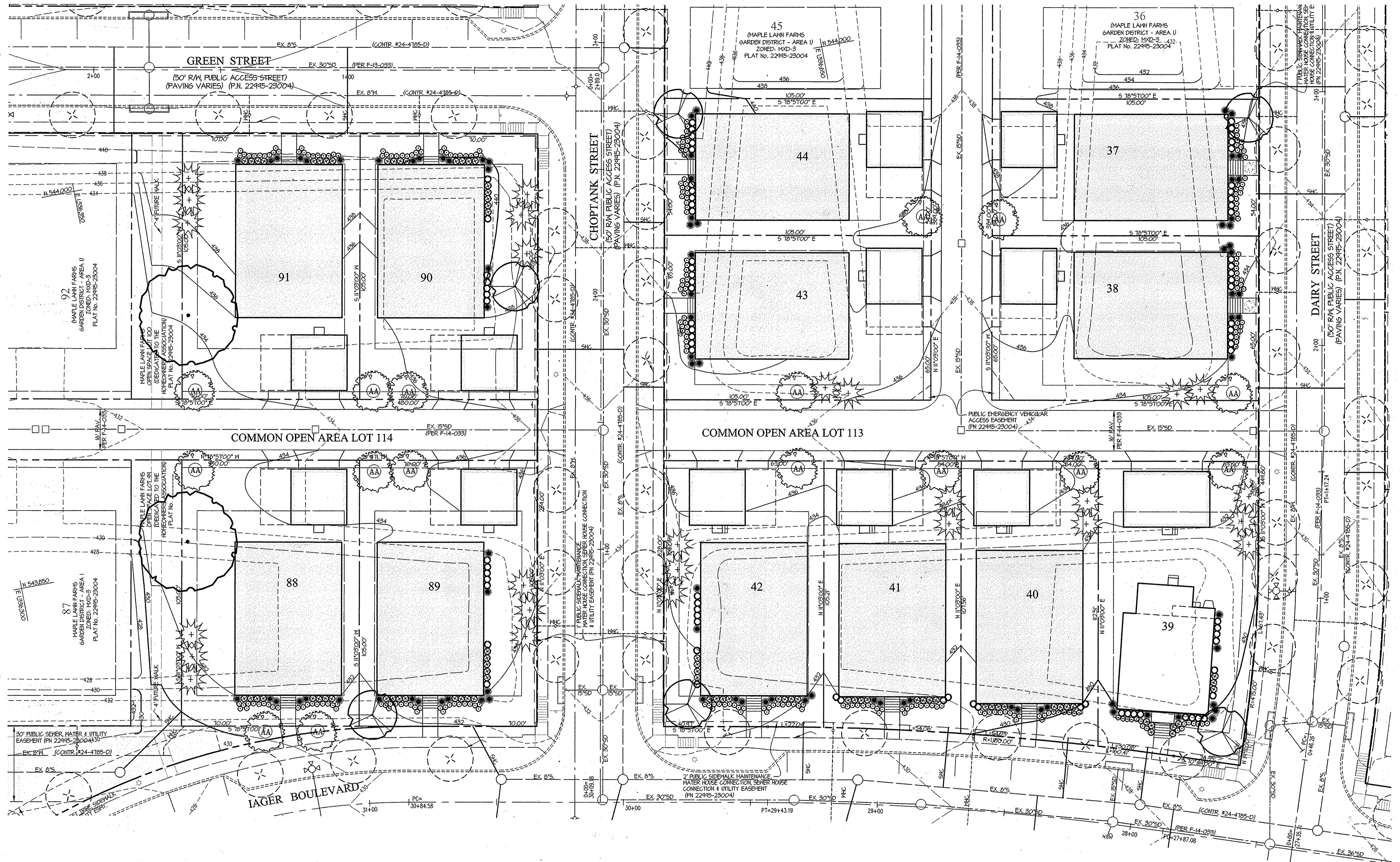
Chief, Division of Land Development: *[Signature]* DATE: 11-26-14

Chief, Development Engineering Division: *[Signature]* DATE: 11/26/14

GLWGUTSCHICK LITTLE & WEBER, P.A.

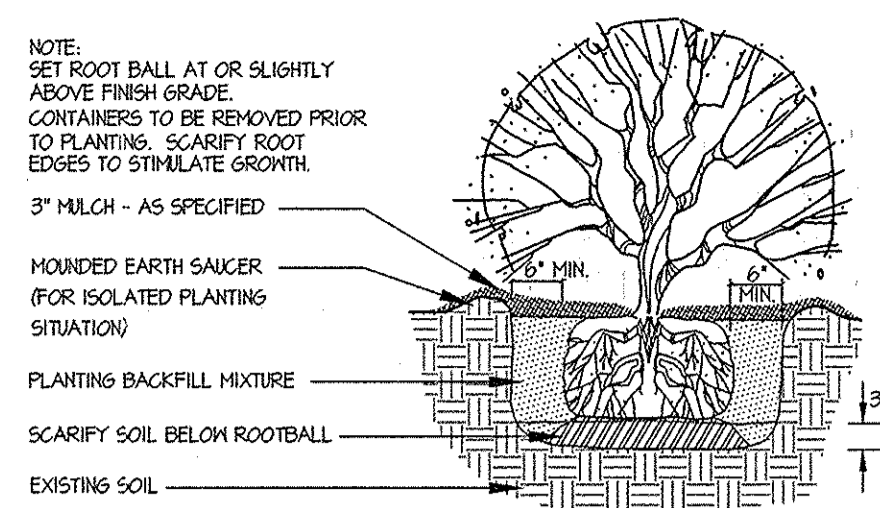
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALS: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\1400\BRANNIS\14050\DWG\SDP (AREA 1)\14050_07 LS (Area 1).dwg DES. MBT DRN. KLP CHK. MBT

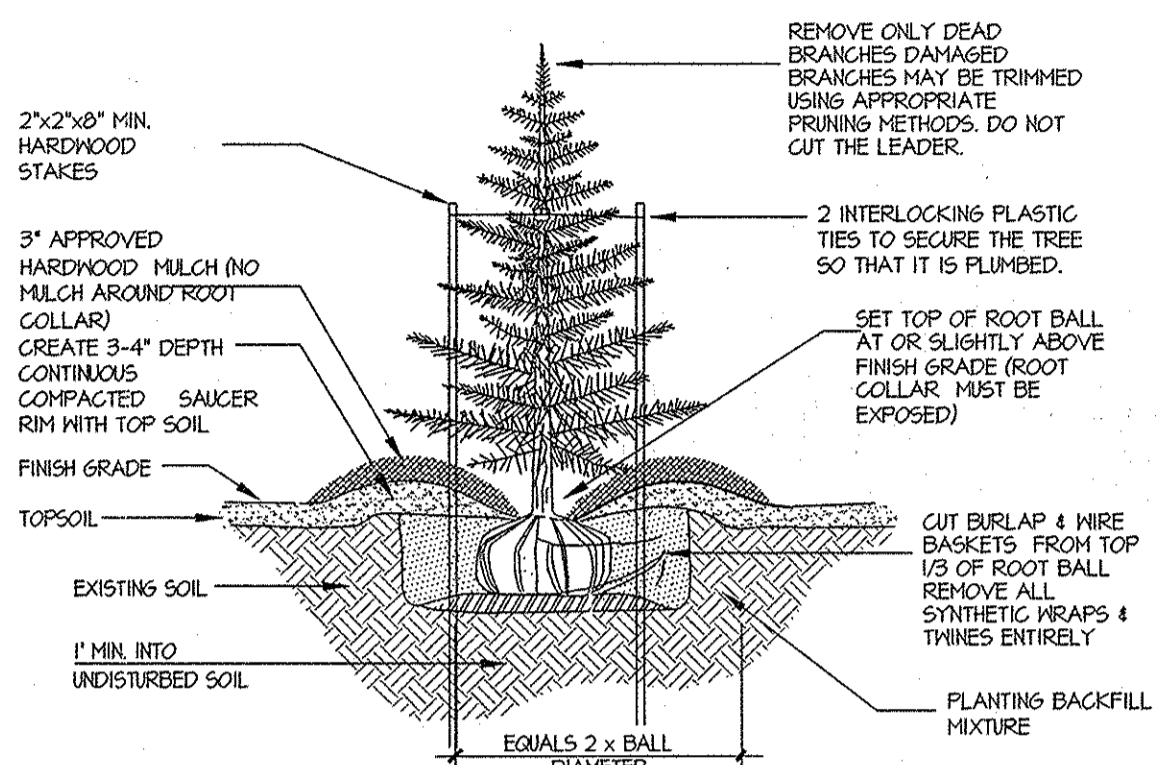


THIS PLAN IS FOR PLANTING PURPOSES ONLY

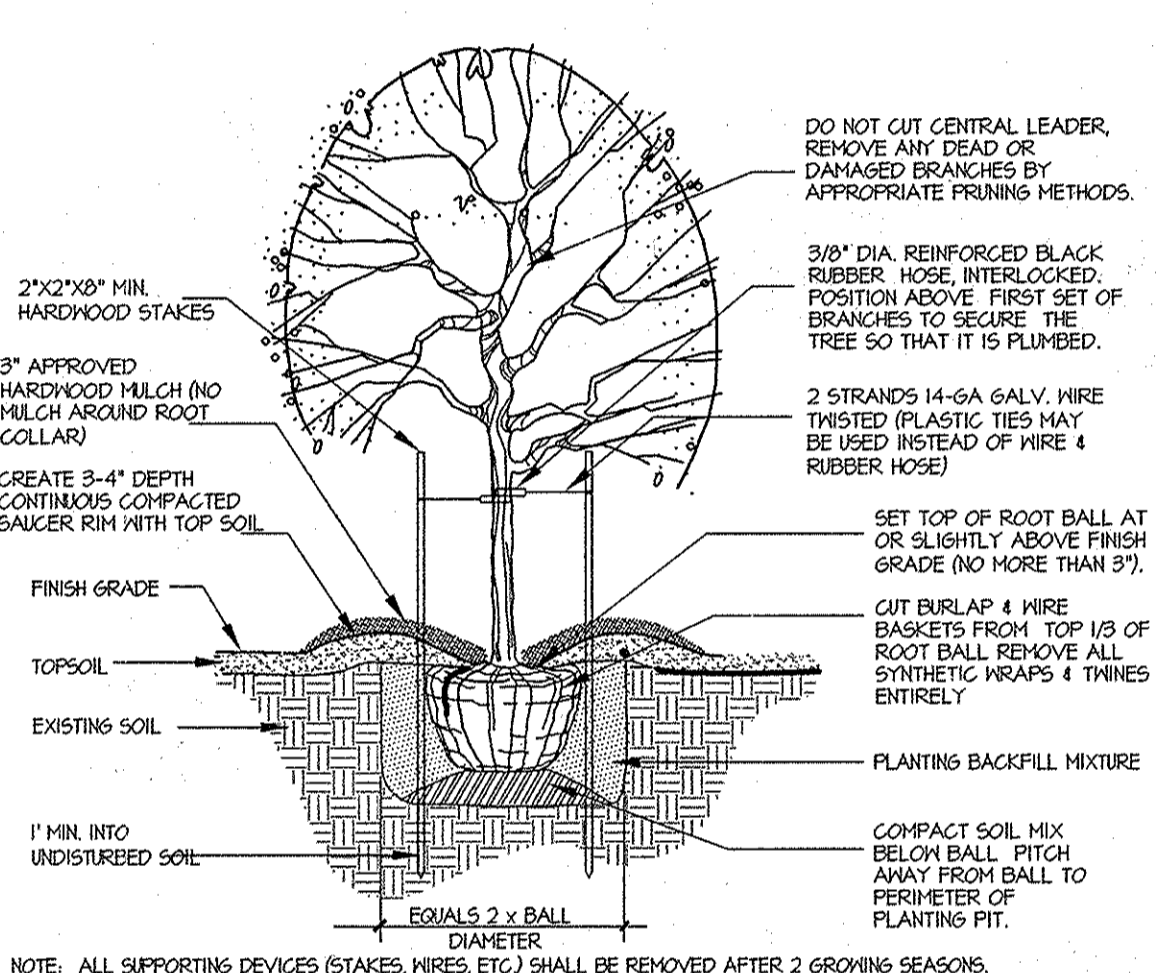
PREPARED FOR: PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410)-484-8400 ATTN: MARK BENNETT		BUILDER (CONTRACT PURCHASER): NVR, INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 379-5956 ATTN: TM NAUGHTON		LANDSCAPE PLAN MAPLE LAWN FARMS GARDEN DISTRICT - AREA I LOT Nos. 37-44, 60-61, 67-70 and 88-91 (SFD RESIDENTIAL USE) PLAT Nos. 22495-23004		SCALE 1"=20'	ZONING MXD-3	G. L. W. FILE No. 14050
DATE NOV/2014		TAX MAP - GRID 41-14&21-		SHEET 6 OF 7		HOWARD COUNTY, MARYLAND		



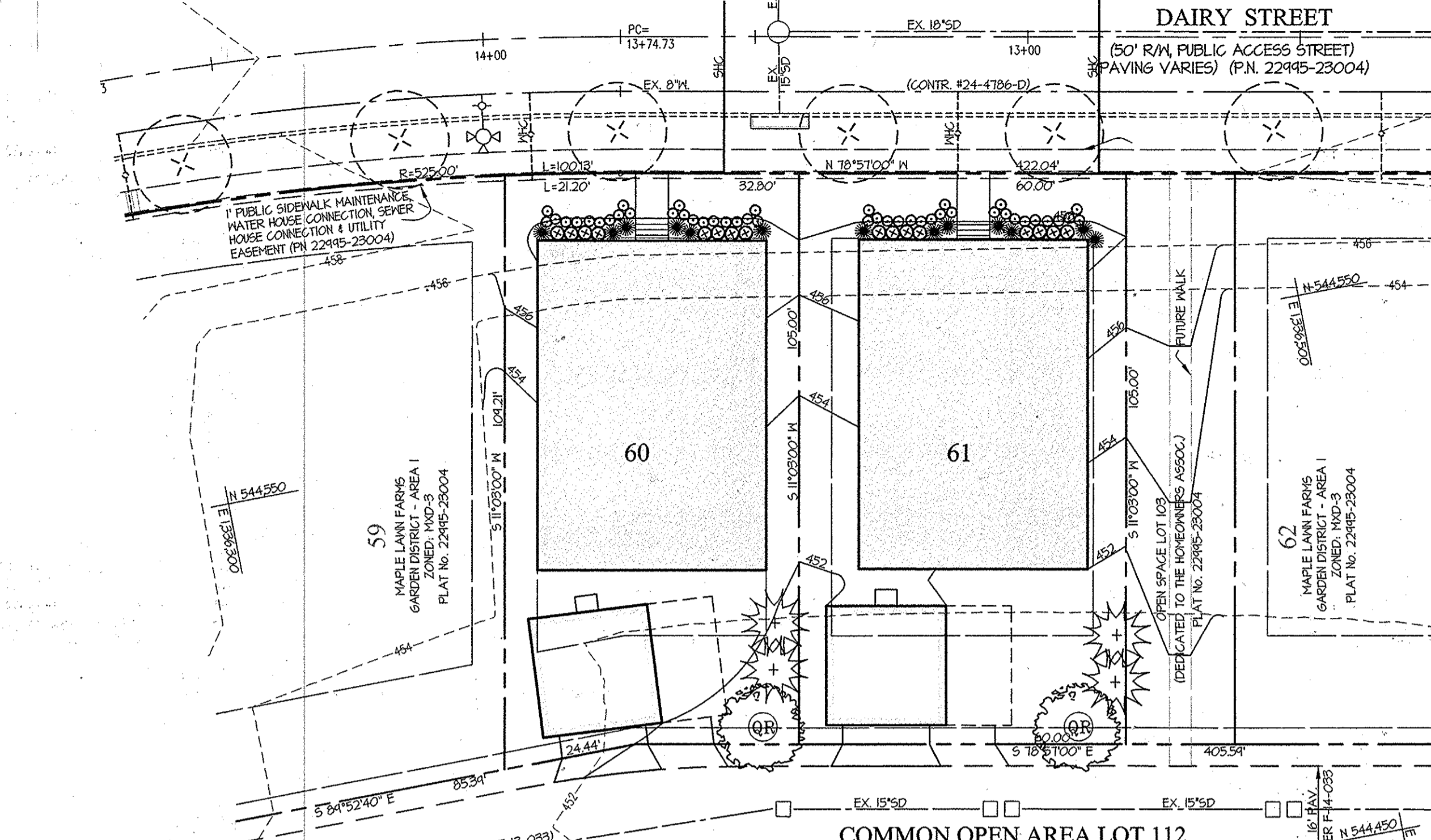
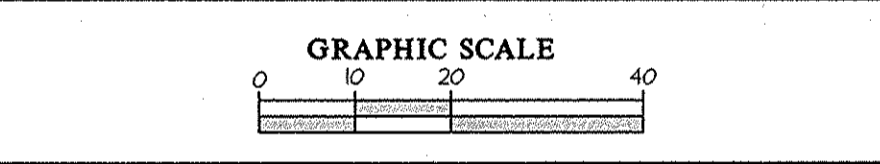
SHRUB PLANTING DETAIL NTS



EVERGREEN TREE PLANTING DETAIL NTS

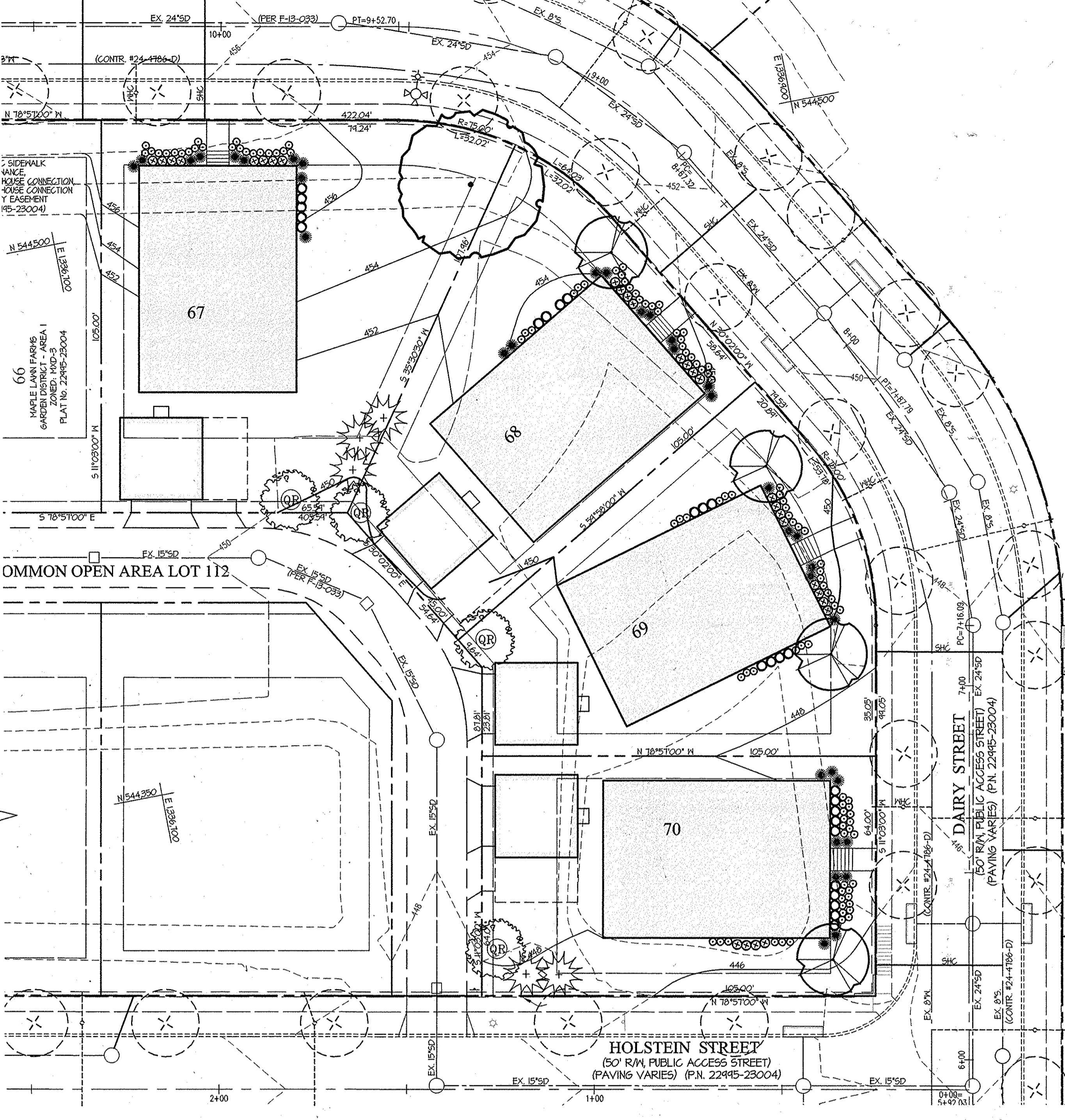


DECIDUOUS TREE PLANTING DETAIL NTS



PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol)	3	ALL SHADE TREES SHALL BE 20'-30' CAL AND 12' MIN. HT.	SOPHORA JAPONICA / JAPANESE PAGODA TREE CLADRASIS KENTUCKIA / AMERICAN YELLOWWOOD	ALL B4B
(Symbol)	16	ALL SHADE TREES SHALL BE 20'-30' CAL AND 12' MIN. HT.	ACER X FREEMANI 'ARMSTRONG' / ARMSTRONG MAPLE	ALL B4B
(Symbol)	6	ALL SHADE TREES SHALL BE 15'-20' CAL AND 10'-12' HT.	QUERCUS ROBUR X Q. ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	ALL B4B
(Symbol)	10	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-20' CAL AND 10'-12' HT.	AMELANGHER CANADENSIS / SHADBLOW SERVICEBERRY GRATAEUS VIRIDIS / WINTER KING / WINTER KING HAZELHORNIE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LASESTROBILIA INDICA / GRAPE MYRTLE 'TONTU'	ALL B4B. SERVICEBERRY SHALL BE TREE FORM
(Symbol)	35	ALL EVERGREEN TREES SHALL BE 6'-8' HT.	ILEX X NELLE R. STEVENS / NELLE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE	ALL B4B. INTACT LEADER
(Symbol)	404	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNRO PRINCE' / SUNRO PRINCE 'KASHIRO' COTONEASTER DAMPNIERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIFERUS HORIZONTALIS VAR. 'JUNIFER VAR. 'EAR HARVEY' / ANDORRA', 'WILTON BLUE RUS' JUNIFERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIFER LONICERA NITIDA 'BRILONI' / EDGEMEE GOLD (TM) HONEYUCKLE PP2524	ALL CONTAINERIZED
(Symbol)	123	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY' WHITE, 'HERSHEY RED', 'HINO CRIMSON' DEUTZIA GRACILIS / FLEISHER DEUTZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INEBERRY MANKONA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
(Symbol)	104	ALL 24" - 30" SPREAD / 25' - 3' HT.	EVONYMUS KATUSCHOVICUS 'MANHATTAN' / MANHATTAN EVONYMUS MANKONA BEALEI / LEATHERLEAF MANKONA OSMANTHUS HETEROPHYLLUS 'SALTYDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON PLAWY / F.M. RHODODENDRON TAXUS QUISQUIDIATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CAULES / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Symbol)	136	ALL 3' - 4' HT.	ILEX VERTICILLATA VARY / WINTERBERRY HOLLY VARY (CARDINAL, 'LIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIFERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIFER TAXUS MEDIA 'HICKSII' / HICKS YEW TAXUS QUISQUIDIATA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE BUXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY				
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MFL DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1/4 OF BLDG. SIDE LENGTH)				
	LOT 31	LOT 42	LOT 70	LOT 84	LOT 90
PERIMETER LOCATION					
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	88.33'	88.33'	88.33'	88.33'	88.33'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED					
SHADE TREES			PER SCHEDULE-C		
EVERGREEN TREES	N/A	N/A	N/A	N/A	N/A
SHRUBS	22	22	22	22	22
NUMBER OF PLANTS PROVIDED					
SHADE TREES			PER SCHEDULE-C		
EVERGREEN TREES	0	0	0	0	0
OTHER TREES (≠ 21 SUBSTITUTION)	0	0	0	0	0
SHRUBS (≠ 1 SUBSTITUTION)			SEE SCHEDULE-C		

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BRL		REQUIRED SIDE & REAR YARD PLANTINGS: MANOR LOTS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS. VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS		PLANTINGS PROVIDED	COMMENTS
	TYPE	NO.	SHRUBS REQUIRED	SHRUBS REQUIRED		
MANORS	37	54.0'	14	32	1 ORNAMENTAL FOR 5 SHRUBS	
	38	65.0'	16	32	2 EVERGREENS FOR 10 SHRUBS	
	** 39	56.43'	14	32	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	40	54.25'	14	32	2 EVERGREENS FOR 10 SHRUBS	
	41	54.06'	14	32	2 EVERGREENS FOR 10 SHRUBS	
	** 42	63.0'	16	32	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	43	65.0'	16	32	2 EVERGREENS FOR 10 SHRUBS	
	44	54.0'	14	32	1 ORNAMENTAL FOR 5 SHRUBS	
	60	54.0'	14	32	2 EVERGREENS FOR 10 SHRUBS	
	61	60.0'	15	32	2 EVERGREENS FOR 10 SHRUBS	
VILLA	67	111.26'	23	32	3 EVERGREENS FOR 15 SHRUBS	
	68	90.66'	23	32	1 ORNAMENTAL FOR 5 SHRUBS	
MANORS	64	104.12'	21	32	1 ORNAMENTAL FOR 5 SHRUBS	
	** 70	64.0'	14	32	1 ORNAMENTAL FOR 5 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS	
	80	70.0'	18	32	3 EVERGREENS FOR 15 SHRUBS	
	** 84	70.0'	18	32	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
VILLAS	** 90	70.0'	18	32	1 ORNAMENTAL FOR 5 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	
	** 91	70.0'	18	32	3 EVERGREENS FOR 15 SHRUBS	
	** 92	70.0'	18	32	3 EVERGREENS FOR 15 SHRUBS	

LANDSCAPE SURETY PER LOT

BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
NVR OF MAPLE LAWN L.L.C.	37	1	46	\$1680.00
	38	1	46	\$1740.00
	39	1	68	\$2340.00
	40	1	46	\$1680.00
	41	1	46	\$1680.00
	42	1	70	\$2400.00
	43	1	46	\$1740.00
	44	1	46	\$1680.00
	60	1	46	\$1680.00
	61	1	47	\$1700.00
	67	2	60	\$2400.00
68	1	55	\$1830.00	
64	1	54	\$2070.00	
70	1	68	\$2340.00	
80	2	50	\$2100.00	
** 84	4	72	\$3360.00	
90	2	77	\$2760.00	
91	2	50	\$2100.00	
TOTAL		.25	947	\$37,410.00

STATE OF MARYLAND
Michael B. Tran
11-11-14
933 LANDSCAPE ARCHITECT

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] 12/1/14
Chief, Division of Land Development: [Signature] 11-26-14
Chief, Development Engineering Division: [Signature] 11/25/14

THIS PLAN IS FOR PLANTING PURPOSES ONLY

PREPARED FOR: LANDSCAPE PLAN
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS, L.L.C. 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT
BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PATUKENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 373-5856 ATTN: TIM NAUGHTON

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOT Nos. 37-44, 60-61, 67-70 and 88-91
(STD. RESIDENTIAL USE)
PLAT Nos. 22995-23004

SCALE: 1"=20'
ZONING: MXD-3
G. L. W. FILE No.: 14050
DATE: NOV/2014
TAX MAP - GRID: 41-14&21
SHEET: 7 OF 7