

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7111 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET  
TAX MAP: ELECTION DISTRICT 5  
ZONING: MXD-3 PER ZB-4954 (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS (Nos. 135-141, 144-151 & 155-158) FOR THIS SITE DEVELOPMENT PLAN: 2.421 ACRES.  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS. 5-01-17, ZB-4954, PB-353, NP-0111, NP-03-02, P-03-01, P-03-10, P-04-01, P-05-02, F-04-42, S-06-16, P-07-02, ZB-10241, PB-310, F-12-30, SDF-12-01, SDF-12-11, SDF-12-51, SDF-12-52, F-11-002, P-12-001, F-12-020, F-12-021, F-13-001, F-14-033, F-14-110.
- 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 41EA & 46BC.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE 3.9 POUNDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDERS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 104 AND 100. OPEN SPACE LOTS 100 AND 111 WILL BE PROVIDED TO THE HOMEOWNERS ASSOCIATION. THE RECHARGE FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY N4S CONTRACT #24-4834-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, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE GARDEN 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-13-008.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 546 TO SATISFY 5-01-17 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 SHEETS 546.
- 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 4" CHIP COATINGS (1/2" MIN.)  
C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS  
D. STRUCTURES - CAPABLE OF SUPPORTING 25 GROSS TONS (125' LOADINGS)  
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, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 120.0(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, 5-01-17 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 133.2.2.A OF THE ZONING REGULATIONS AND THE APPROVED HLF 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" THAT'S IN THE GOVERNMENT FORD AT L. 8254 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 5-01-17, 5-06-16, PB-353, PB 310 AND ZB-4954.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-9938 AND THE DECISION AND ORDER FOR PB CASE NO. 333 (5-01-17) AND PB CASE NO. 370 AND 5-01-17.
- BUILDABLE LOTS 145-151 & 155-158 SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- BECAUSE THERE MAY BE LANDSCAPING 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-4954  
B. PROPOSED USE OF SITE: 15 SFD RESIDENTIAL DWELLINGS  
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4834-D)  
D. PARKING REQUIRED PER SEC. 133.0.D.2.a: 2 SPACES/UNIT x 15 = 30 SPACES  
PARKING PROVIDED: 30 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).  
E. RECREATION OPEN SPACE FOR THIS SDF IS ADDRESSED UNDER F-14-110 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION  
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 105,508 SF OR 2.421 AC.  
B. AREA OF THIS PLAN SUBMISSION: 2.41 ACRES (L.O.D.)  
C. AREA OF DISTURBANCE BY THIS SDF: 2.41 ACRES
- LOT DESIGNATION:  

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BDL	MAX. BUILDING HT.
MANOR	135, 145-151 & 155-158	4,000 SQUARE FEET	40 FEET	30 FEET (MEAN HT.)
VILLA	140, 141 & 144	5,400 SQUARE FEET	54 FEET	30 FEET (MEAN HT.)

MANOR AND VILLA LOTS ARE SFD
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT Nos 23252-23251  

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
MANOR	12' MIN.	6' MIN.*	20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
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.
- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT; (2) 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 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROAD) SHALL BE 30' APART.
- EXCEPTIONS TO SETBACK REQUIREMENTS, EXCEPT FOR THE FOLLOWING, SECTION 120.0(A) APPLIES:  
  - 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 ADJACENT TO 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 (WALL FOOTING 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 6 INCHES INTO ANY SETBACK.

# MAPLE LAWN FARMS

## SITE DEVELOPMENT PLAN

### GARDEN DISTRICT - AREA 2

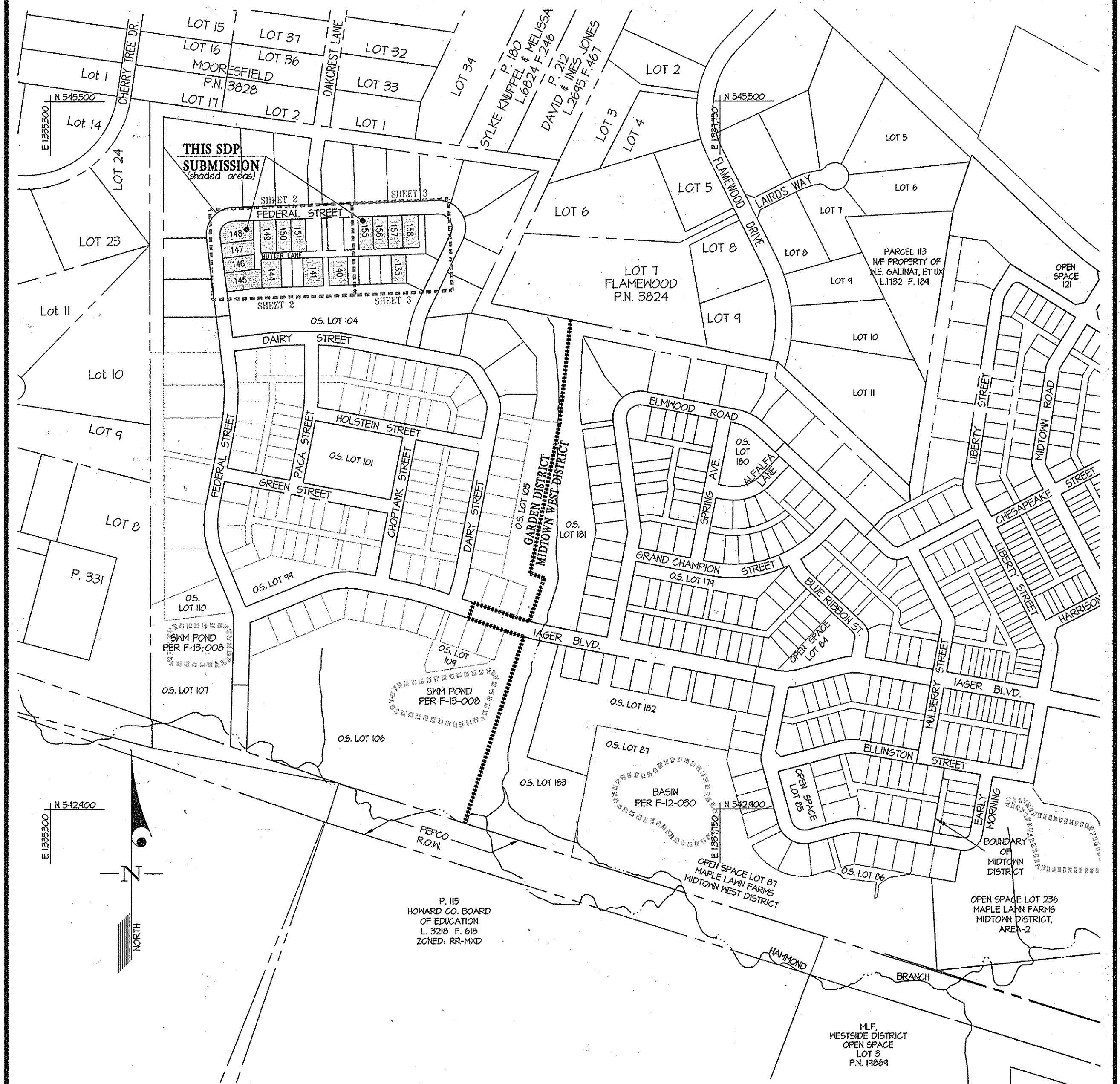
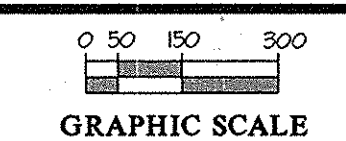
#### LOT Nos. 135, 140-141, 144-151 and 155-158

#### FIFTH ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND

**SITE OVERVIEW**

SCALE: 1" = 300'

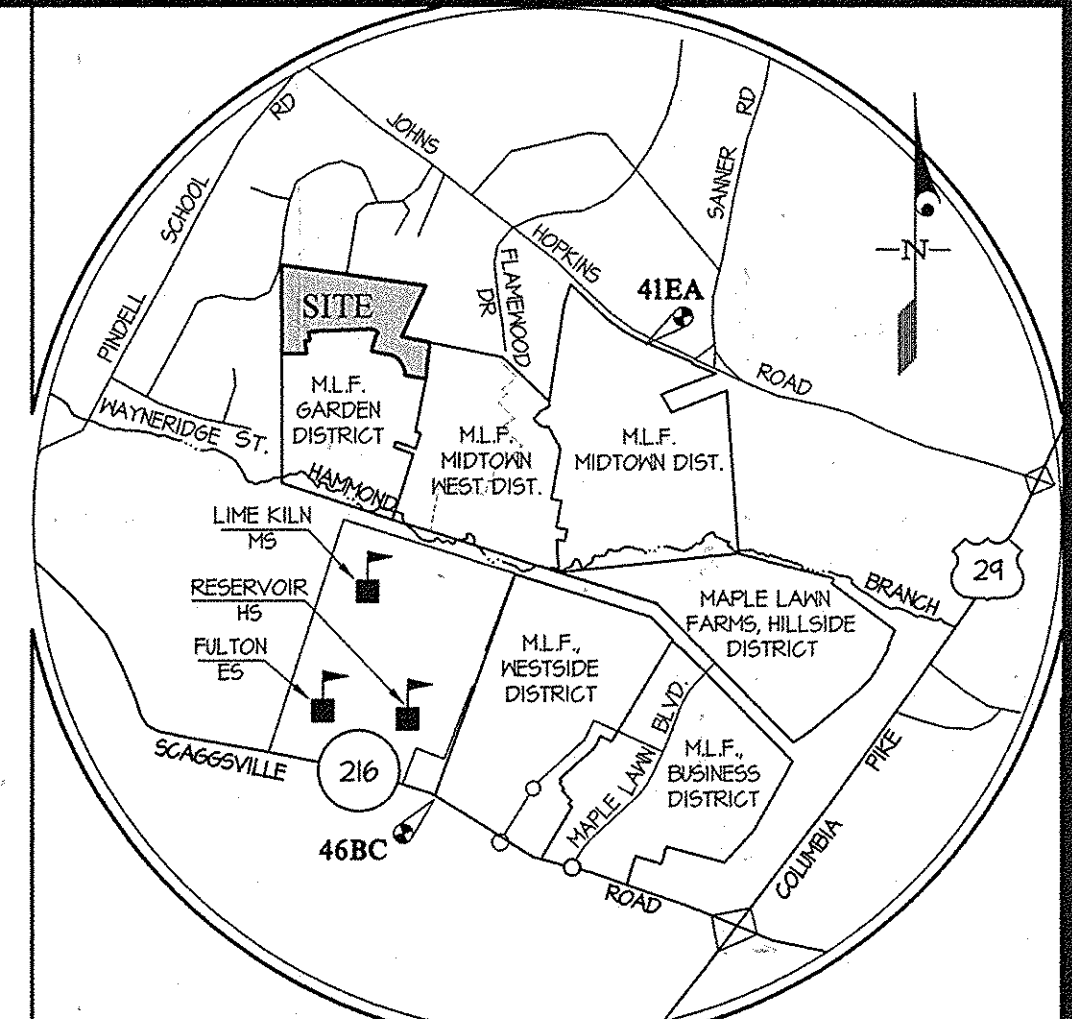


**HOWARD COUNTY CONTROL**

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

**46BC**  
ELEV. = 472.16  
N = 53402519 E = 139120571  
STANDARD DISC ON CONCRETE MONUMENT

**41EA**  
ELEV. = 407.05  
N = 54402501 E = 139421144  
STANDARD DISC ON CONCRETE MONUMENT



**VICINITY MAP**

SCALE: 1" = 2000'

**OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS**

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (% OF GROSS AC)	OPEN SPACE PROVIDED IN AC. (N)	REQUIRED ACTIVE OPEN SPACE IN AC. (**)	ACTIVE RECREATION O.S. PROVIDED IN AC. (N) (***)
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.98	18.11	21.5 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-10	37.43	13.10	15.75 (42.1)	1.31	7.52 (47.1%)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	1.04	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2)	F-05-112/113	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 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.21	5.50 (36.5)	0.53	
N/A	F-07-185	3.05	1.01	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-3)	F-11-21	0.00	0.00	0.20 (0.0)	0.58	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (100.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.56	0.04 (5.5)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-24	30.22	10.58	13.94 (45.0)	1.06	1.24 (9.5)
N/A	F-12-15	4.31	1.38	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 (100.0)
9b (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11.43	13.94 (39.4)	1.14	5.05 (31.2)
9c (GARDEN DISTRICT, PARCEL W)	F-13-06	75.74	26.53	0.00 (0.0)	2.65	0.00 (0.0)
10a (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	5.41	3.74 (24.2)	0.54	0.00 (0.0)
10b (WESTSIDE DISTRICT, AREA 1)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10c (GARDEN DISTRICT, AREA 1)	F-14-33	0.00	0.00	23.86 (0.0)	0.00	8.44 (35.6)
11c (GARDEN DISTRICT, AREA 2)	P-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11d (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
<b>TOTAL</b>		<b>444.43</b>	<b>133.23</b>	<b>180.72 (36.5)</b>	<b>17.32</b>	<b>30.31 (16.6)</b>

\* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.  
 \*\* 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.  
 \*\*\* THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).  
 ① 15.2 AC. = COMMUNITY CENTER (0.5, 1.25 - 5.01 AC.), 0.5, 1.26 (0.55 AC.) AND 0.5, 1.23 (1.86 AC.)  
 ② 0.24 AC. = PATHWAYS  
 ③ 1.61 AC. = 0.5, LOT 215 (1.00 AC.) AND 0.5, LOT 214 (0.61 AC.)  
 ④ 4.76 AC. = 0.5, LOT 4 (4.76 AC.)  
 ⑤ 0.61 ACRES = 0.5, LOT 68 (0.61 AC.)  
 ⑥ 1.24 ACRES = 0.5, LOT 85 (0.63 AC.) AND 0.5, LOT 84 (0.66 AC.)  
 ⑦ 0.64 ACRES = 0.5, 15 (0.64 AC.)  
 ⑧ 5.05 AREAS = 0.5, 114 (0.73 AC.), 0.5, 180 (0.74 AC.), 0.5, 182 (0.58)  
 ⑨ 8.44 AREAS = 0.5, 94 (0.90 AC.), 0.5, 101 (1.75 AC.), 0.5, 104 (2.85) AND 0.5, 107 (2.99 AC.)  
 OPEN SPACE LOTS 126 AND 129 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
135	11715 BUTTER LANE	151	11724 FEDERAL STREET
140	11725	155	11745
141	11724	156	11744
144	11735	157	11753
145	11605 FEDERAL STREET	159	11751
146	11684		
147	11643		
148	11647		
149	11723		
150	11725		

**PERMIT INFORMATION CHART**

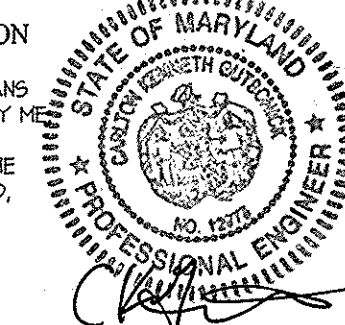
WATER CODE: E21	SEWER CODE: 7645000
DEVELOPMENT NAME: MAPLE LAWN FARMS	DISTRICT/AREA: GARDEN DIST./ AREA 2
PLAT No. 23003 & 23252-23251	LOTS: 135, 140-141, 144-151 & 155-158
ZONE: MXD-3	CENSUS TRACT: 605102
TAX MAP: 41	GRID: 15 & 21
GRID: 5	ELEC. DIST: 5

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN/SITE DETAILS
- SEPARATE CONTROL PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *William J. ...* Date: 5-17-16  
 Chief, Division of Land Development: *...* Date: 5-16-16  
 Chief, Development Engineering Division: *...* Date: 5-11-16

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. 12075, EXPIRATION DATE: MAY 26, 2016.  
 Signature: *4/20/16*



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3509 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2254 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 RESTERSTOWN ROAD, SUITE 300  
 BALTIMORE, MD 21046  
 PH: 410-484-8400  
 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):  
 NWR INC.  
 5729 PATUENT WOODS DR.  
 COLUMBIA, MD 21046  
 PH: 410-379-9556  
 ATTN: TIM NAUGHTON

COVER SHEET  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 135, 140-141, 144-151 and 155-158  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23003 and 23252-23251

ELECTION DISTRICT No. 5

SCALE: AS SHOWN  
 ZONING: MXD-3  
 TAX MAP - GRID: 41-14&21  
 DATE: APRIL 2016  
 SHEET: 1 OF 6  
 G. L. W. FILE No. 14050

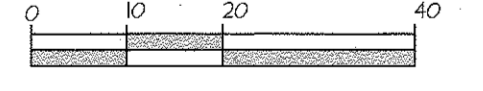
**SITE DEVELOPMENT PLAN LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (4" & 6" DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (5" & 6" SOLID LINE)
- EXISTING STORM DRAIN
- CONCRETE SIDEWALK PER NO. CO. DEF. R-9.05
- 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.N. = TOP OF FOUNDATION WALL
- K.O.B. = WALK OUT BASEMENT
- P.S. BRL = PRINCIPAL STRUCTURE BRL
- G.S. BRL = GARAGE STRUCTURE BRL
- SEPD = SAME BEARING AND DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- BSE TRANSFORMER PAD
- VERIZON EQUIPMENT (4 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 EASEMENT
  - BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
  - ALL INK'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT NOS. 24-4834-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
  - 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. 7411 FOLIO 292 THROUGH 366.
  - ALL BUILDINGS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
  - ANY NECESSARY YARD DRAIN INLETS ARE 12" (MINIMUM) IN-LINE DRAIN MODEL NO. 272AG (OR OR EQV.), CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-1/2 (ADPE, TYPE 3) PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (OR MANU) 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.
  - PRIVATE 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. 82591 F. 305 & 306
  - THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

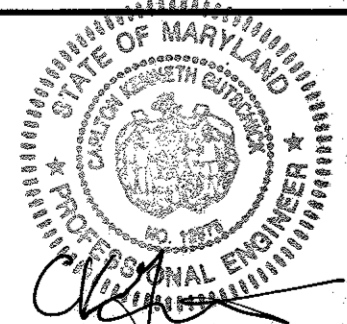
- WASTE MANAGEMENT NOTES:**
- ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAIVERS HAVE BEEN EXECUTED.
  - TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE (LOT 145).
  - COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEARED AND INHIBITED ACCESS. THE BUILDING 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.
  - APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCKS ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.

**GRAPHIC SCALE**



**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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Matthew Zappala* 5-17-16  
 Date: 5-17-16  
 Chief, Division of Land Development: *Matthew Zappala* 5-16-16  
 Date: 5-16-16  
 Chief, Development Engineering Division: *Paul Robinson* 5-11-16  
 Date: 5-11-16

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

LOT	ELEVATION @ PROP. LINE	M.C.E.
140	450.84	see chart
141	450.81	463.24
144	450.02	460.04
145	451.20	456.42
146	452.13	456.74
147	453.06	457.68
148	453.84	459.28
149	460.29	465.24
150	461.61	466.77
151	463.33	468.25

**LOT 140 SEWER HOUSE CONNECTION**

LOT No.	SHC invert at property line.	Distance in feet from invert @ property line to remote corner of generic box	Slope of SHC from R/W to Sewer stack in basement (% and in/ft).	SHC invert at remote corner of generic box	Proposed BSE	Delta = BSE - invert at sewer stack (must be > 1.17' or 14" allowance for the 90° Bend Turn-up at Sanitary Stack through Basement Slab)
140	458.84	105	2.0	460.94	463.80	2.86

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 - BURTONTVILLE OFFICE PARK  
 BURTONTVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-890-1820 DC/WA: 301-989-2924 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):**  
 NVR INC.  
 9720 PATUXENT WOODS DR.  
 COLUMBIA, MD 21046  
 PH: 410-379-5936  
 ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT NOS. 135, 140-141, 144-151 AND 155-158  
 (SFD RESIDENTIAL USE)  
 PLAT NOS. 23003 AND 23252-23257

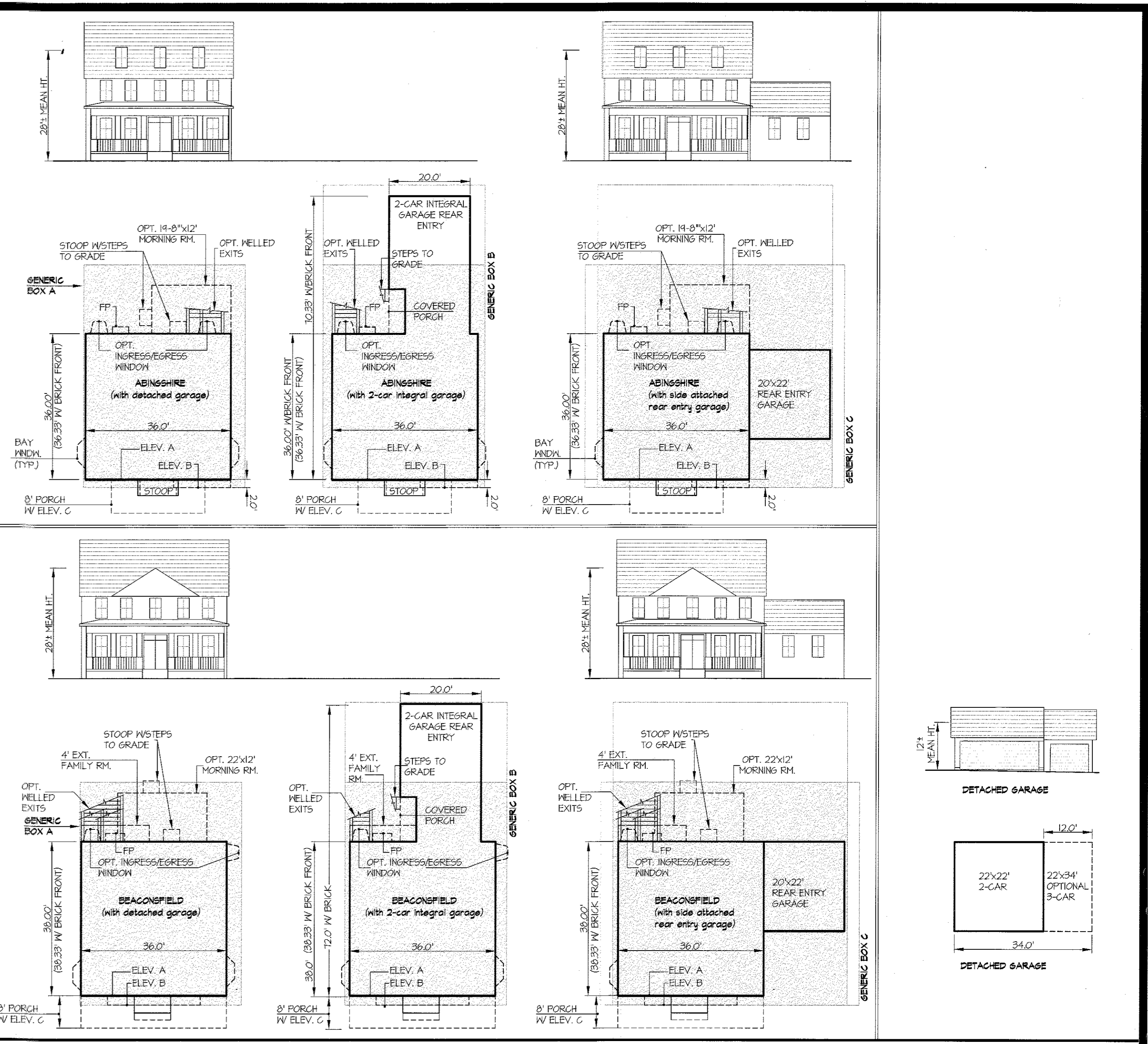
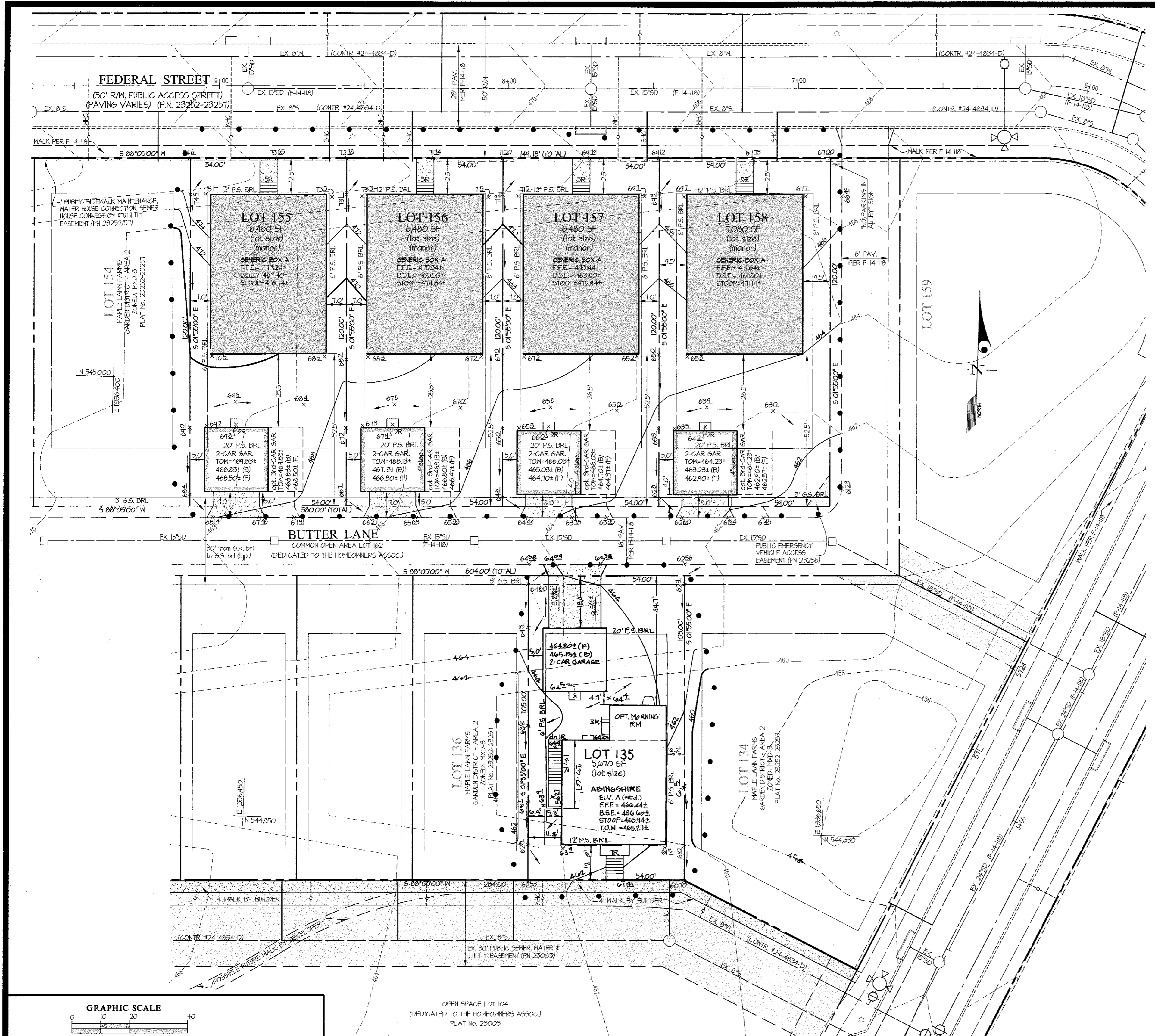
SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	14050
DATE	TAX MAP - GRID	SHEET
APRIL 2016	41-14&21	2 OF 6

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

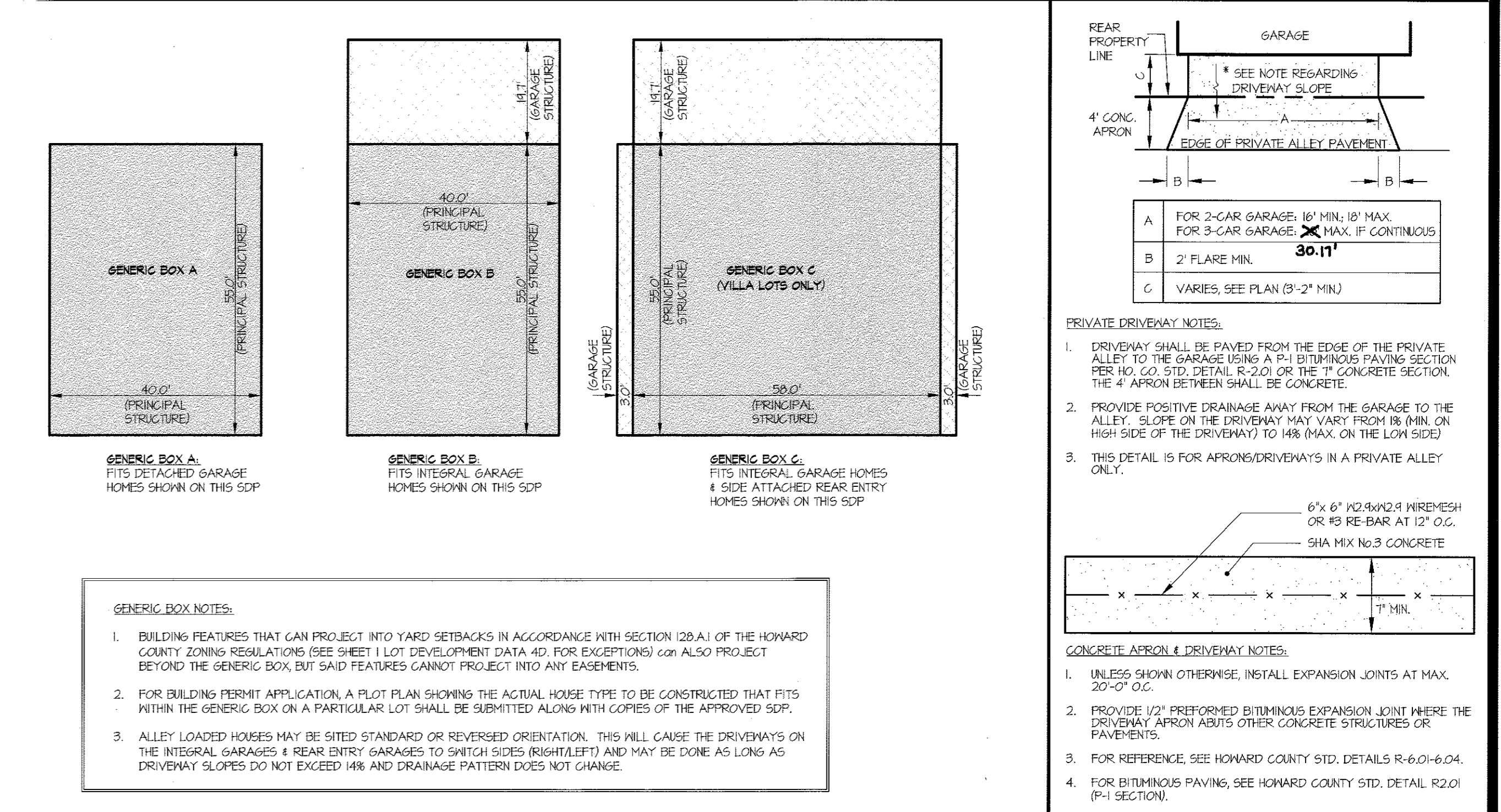
DATE	REVISION
11/20/2016	change the garage on Lot 147 with a 9 foot driveway
7/2/2016	Remove Lot 140 with detached garage
7/2/2016	Resite to lots 147 & 148 w/ detached garage

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

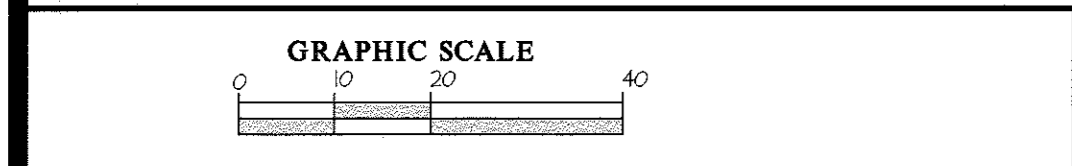


TYPICAL rear load HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1"=20'



TYPICAL GENERIC BOX DETAILS

PRIVATE DRIVEWAY and APRON DETAIL, NO SCALE



**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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Valley Joffin* 5-17-16  
 Chief, Division of Land Development: *Walter Dwork* 5-16-16  
 Chief, Development Engineering Division: *Chad Edelman* 5-11-16

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

LOT	ELEVATION @ PROP.	M.G.E.
135	450.14	455.69
136	461.21	466.22
137	460.32	465.24
138	451.53	462.44
139	456.04	460.96

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: 410-880-1820 DC/WA: 301-989-2524 OFF: 301-421-4186

DATE	REVISION	BY	APP'R.
5.16.16	Revised lot 135 with detached garage	[Signature]	[Signature]

PREPARED FOR:  
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC  
 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21046  
 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 2  
 LOT Nos. 135, 140-141, 144-151 and 155-158  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23003 and 23252-23257

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14050
DATE	TAX MAP - GRID	SHEET
APRIL 2016	41-14&21	3 OF 6

HOWARD COUNTY, MARYLAND

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. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... b. PERMANENT STABILIZATION... c. SOIL TESTS... d. APPLICATION OF AMENDMENTS OR TOPSOILS...

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...

C. SOIL AMENDMENTS (FERTILIZER AND LIMESTONE SPECIFICATIONS)

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIMESTONE AND FERTILIZER... 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION... 3. SOIL AMENDMENTS (FERTILIZER AND LIMESTONE SPECIFICATIONS)...

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 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 5-17-16. Chief, Division of Land Development: [Signature] Date: 5-16-16. Chief, Development Engineering Division: [Signature] Date: 5-11-16.

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-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

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

A. SEEDING

- 1. SPECIFICATIONS... a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED ACT... b. INCULCATORS... c. HYDROSEEDING... 2. APPLICATION... a. DRY SEEDING... b. DRILL OR OUTLICKER SEEDING... c. HYDROSEEDING...

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)... a. STRAW... b. WOOD CELLULOSE... 2. APPLICATION... a. APPLY MULCH TO ALL SEEDED AREAS... b. ANCHORING...

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 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 5-17-16. Chief, Division of Land Development: [Signature] Date: 5-16-16. Chief, Development Engineering Division: [Signature] Date: 5-11-16.

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-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: PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

A. SEED MIXTURES

Table with columns: No., Species, Application Rate (lb./ac), Seeding Dates, Seeding Depths, Fertilizer Rate (lb./1000 sq ft), Lime Rate (lb./1000 sq ft). Rows include Annual Ryegrass and Pearl Millet.

SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR PRE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED... 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE...

PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes Certified Tall Fescue Blend and Certified Kentucky Bluegrass Blend.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 5-17-16. Chief, Division of Land Development: [Signature] Date: 5-16-16. Chief, Development Engineering Division: [Signature] Date: 5-11-16.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

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

A. SEED MIXTURES

Table with columns: No., Species, Application Rate (lb./ac), Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes Kentucky Bluegrass Full Sun Mixture and Kentucky Bluegrass/Perennial Ryegrass Full Sun Mixture.

PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes Certified Kentucky Bluegrass Blend and Certified Kentucky Bluegrass/Perennial Ryegrass Blend.

- 1. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES... 2. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS... 3. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH... 4. CHOOSE CERTIFIED MATERIAL... 5. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY... 6. SITE ANALYSIS...

PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes Certified Tall Fescue Blend and Certified Kentucky Bluegrass Blend.

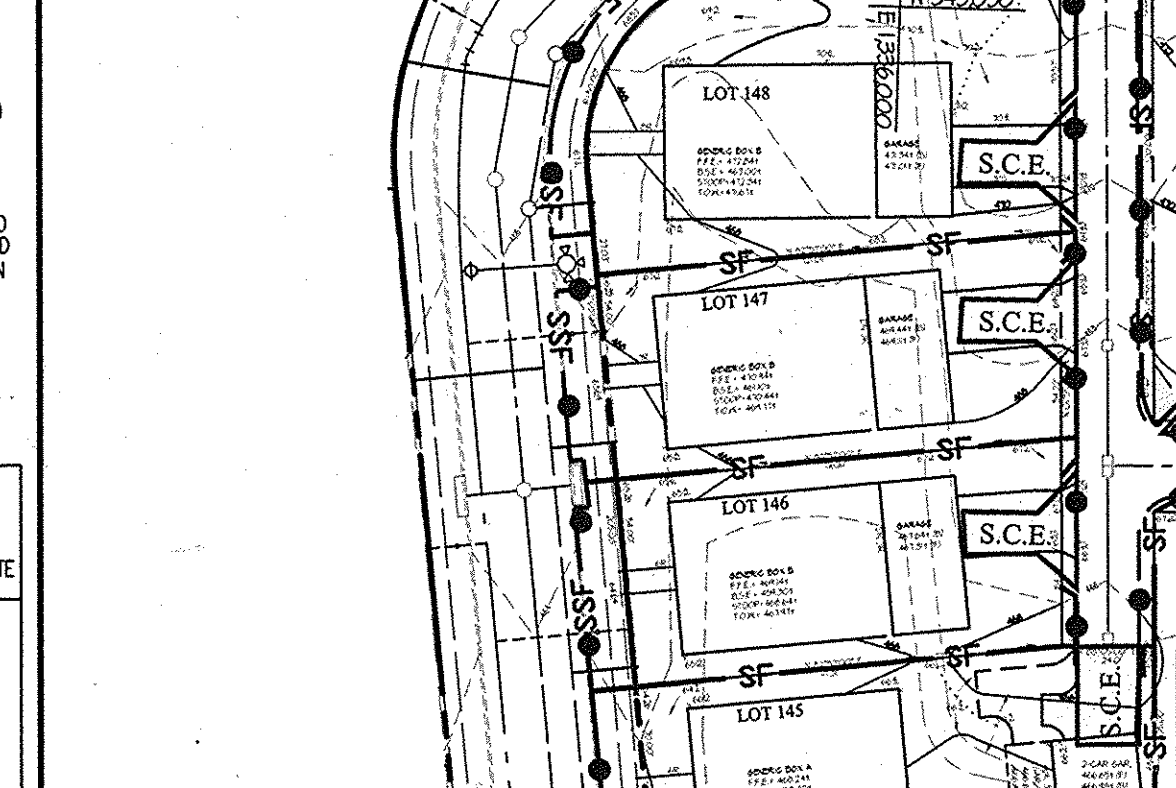
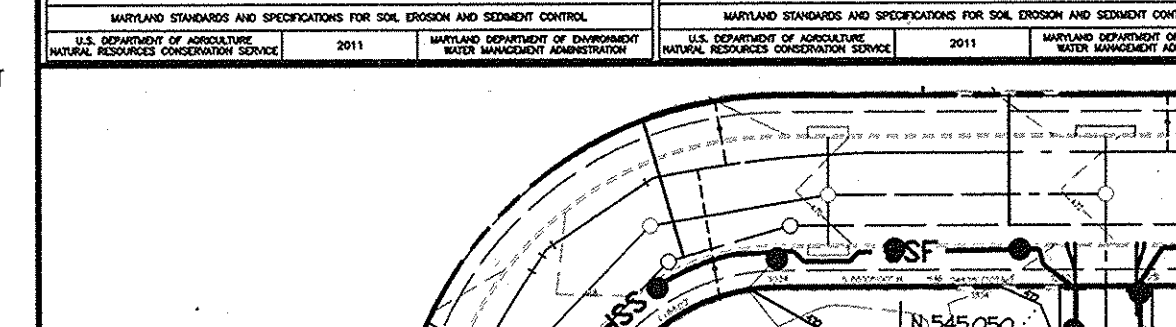
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 5-17-16. Chief, Division of Land Development: [Signature] Date: 5-16-16. Chief, Development Engineering Division: [Signature] Date: 5-11-16.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS. CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

GENERAL CRITERIA

- 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN... 2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL... 3. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED... 4. ACCESS TO THE STOCKPILE AREA FROM THE UPRIDGE SIDE... 5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USING A DIVERSION DEVICE... 6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT... 7. STOCKPILES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO... 8. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT...

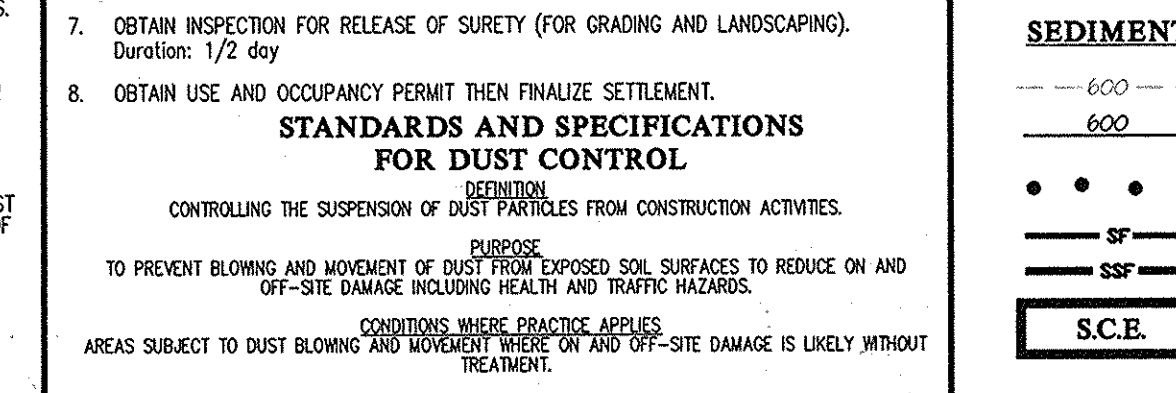


PERMANENT SEEDING SUMMARY

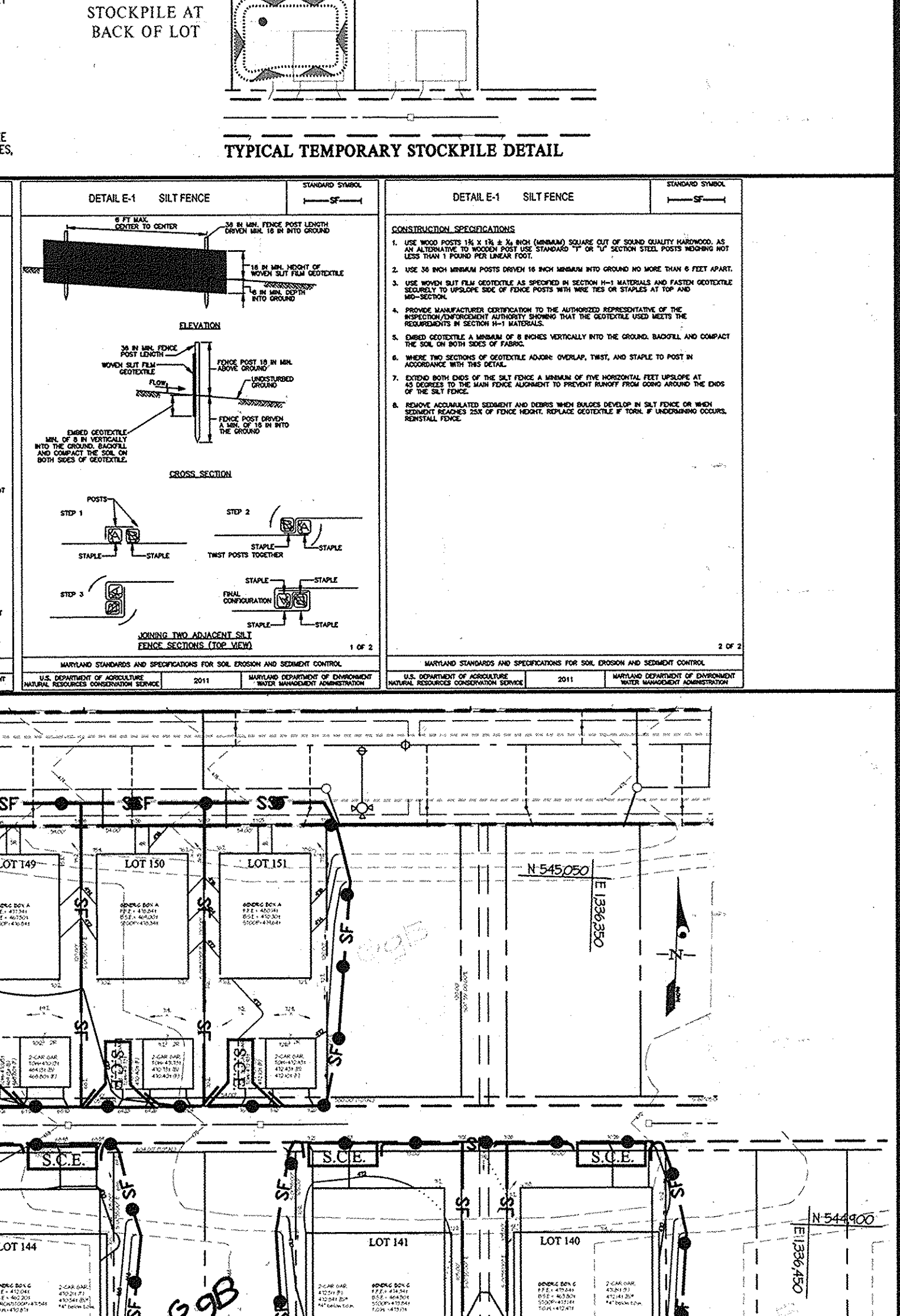
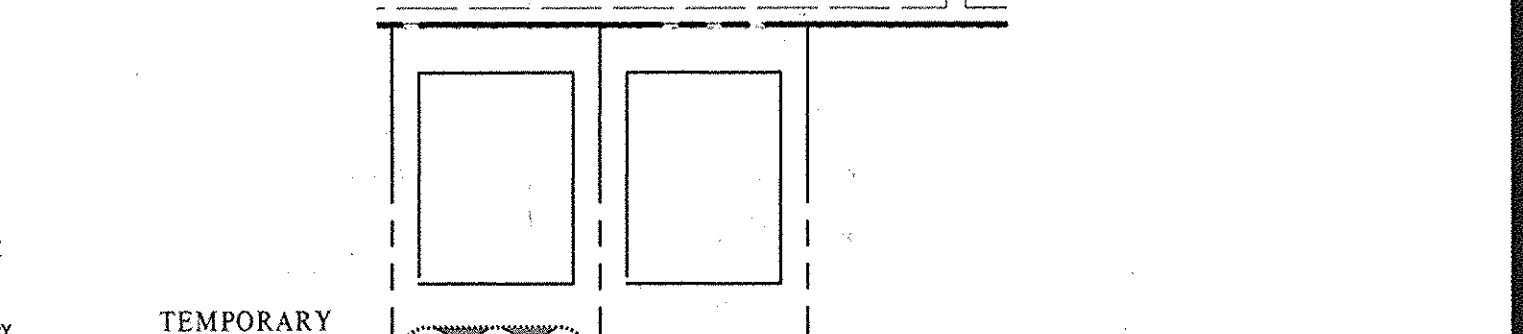
Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes Certified Tall Fescue Blend and Certified Kentucky Bluegrass Blend.

SEQUENCE OF CONSTRUCTION

- 1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEEDING INSPECTOR... 2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (S.C.E.), SILT FENCES (S.F.), SUPER SILT FENCES (S.S.F.) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES... 3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION... 4. SEDIMENT AND STABILIZATION IS TO BE PERFORMED IN THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES... 5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL... 6. ONCE AREA DRAWING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE SOD TO REMOVE THE SEDIMENT CONTROL ITEMS... 7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day. 8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.



SEDIMENT CONTROL PLAN. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DUST INCLUDING HEALTH AND TRAFFIC IZMAGES. AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

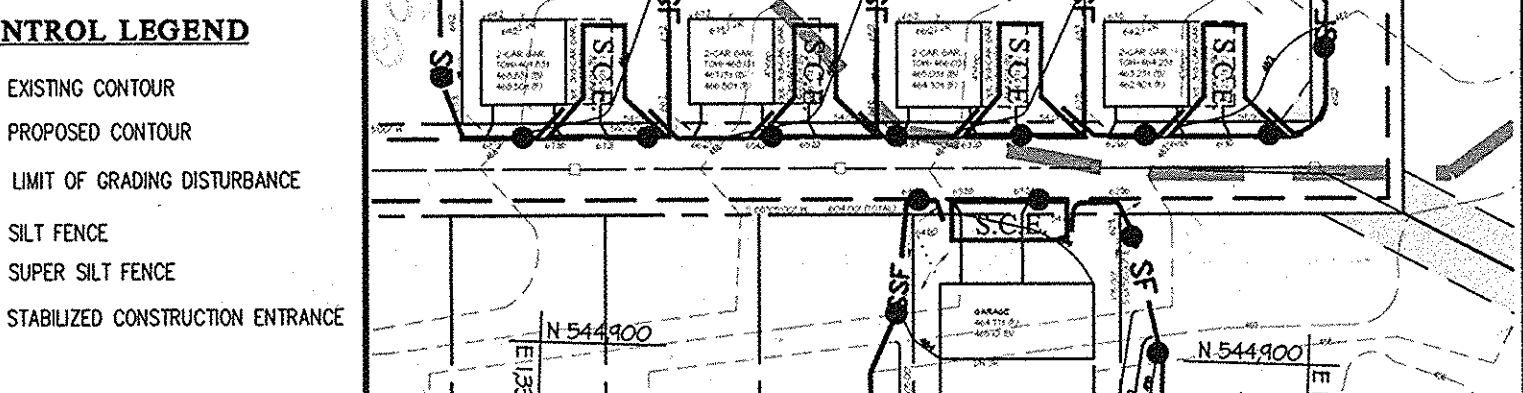


PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes Certified Tall Fescue Blend and Certified Kentucky Bluegrass Blend.

SEQUENCE OF CONSTRUCTION

- 1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 147 (SEE SHEET #1). 2. IF HOUSE CONSTRUCTION IS CONJUNCTURE WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-14-033. 3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION... 4. SEDIMENT AND STABILIZATION IS TO BE PERFORMED IN THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES... 5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL... 6. ONCE AREA DRAWING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE SOD TO REMOVE THE SEDIMENT CONTROL ITEMS... 7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day. 8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

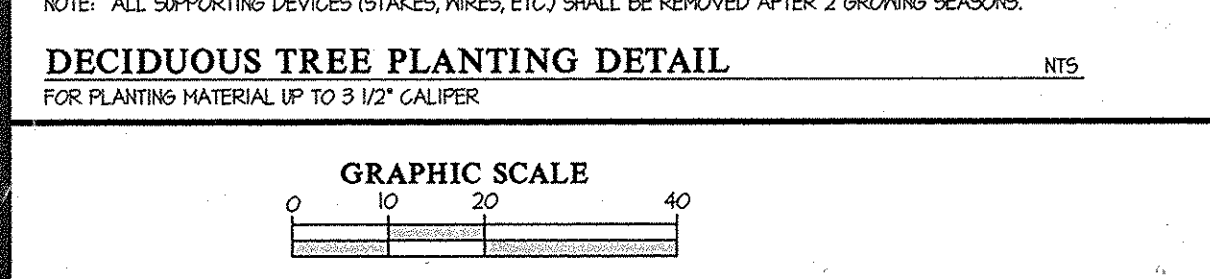
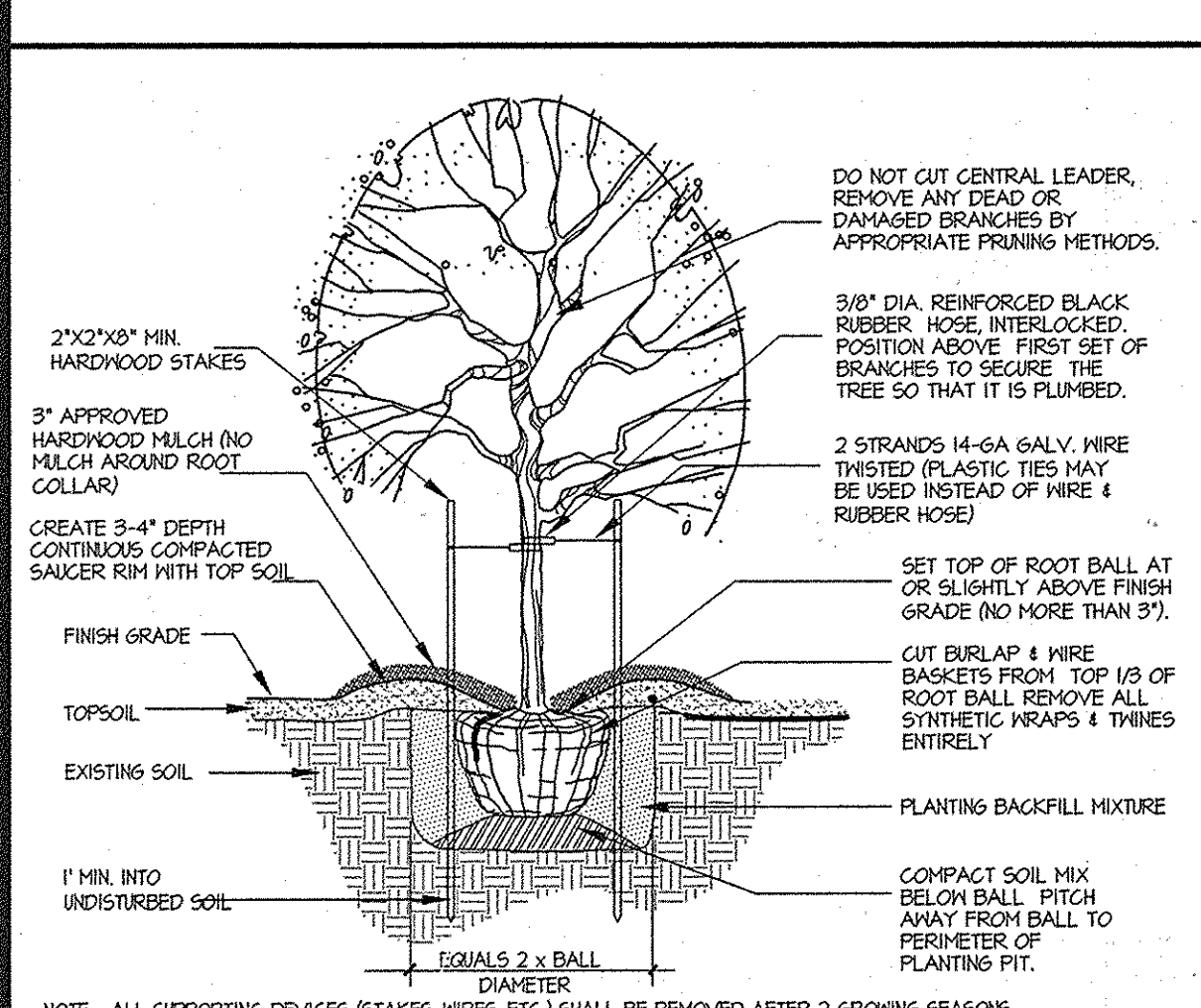
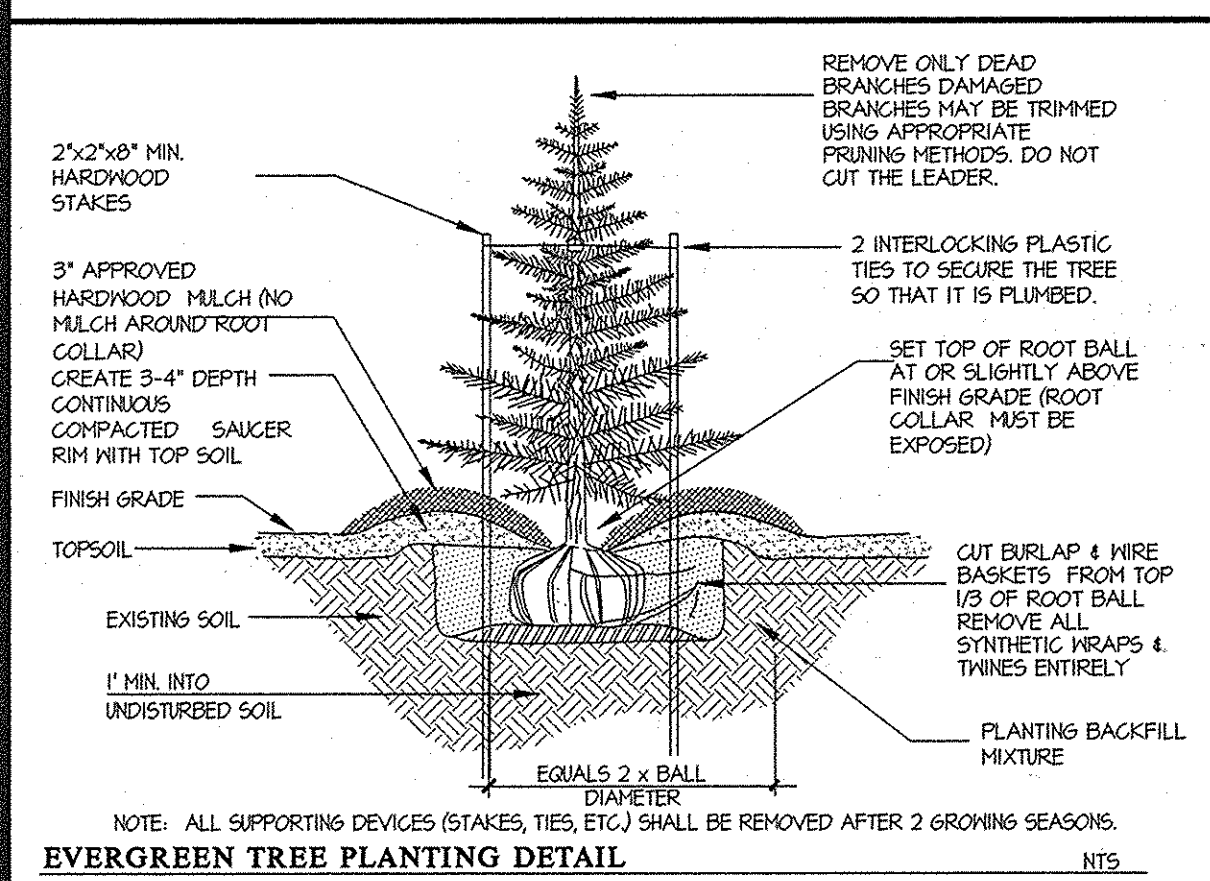
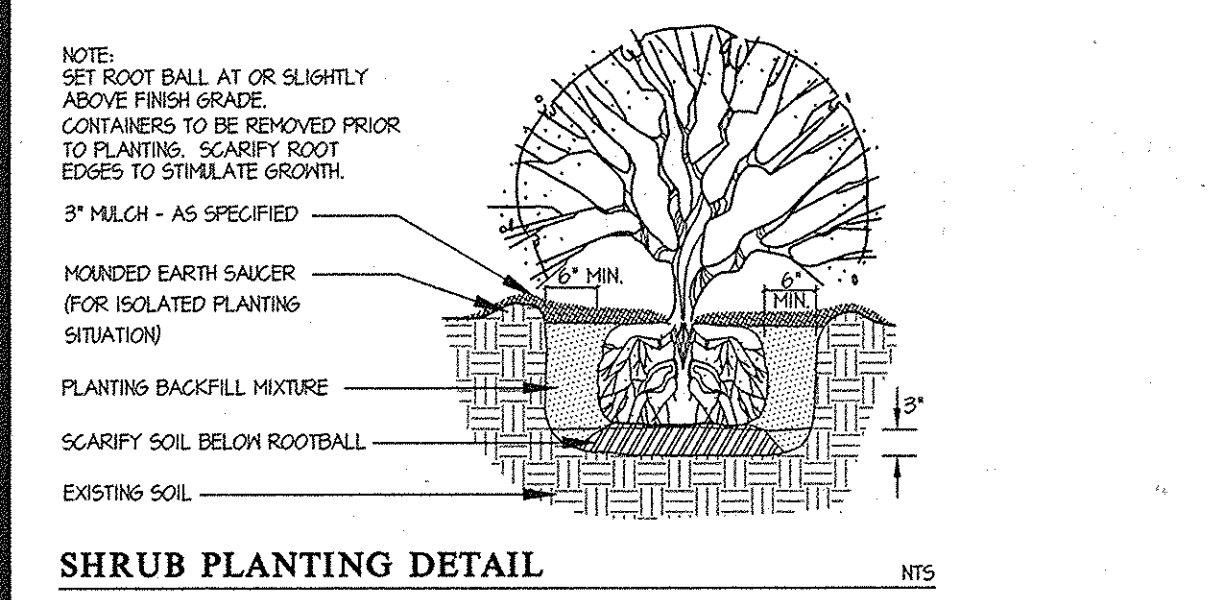


SEDIMENT CONTROL PLAN. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DUST INCLUDING HEALTH AND TRAFFIC IZMAGES. AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

Prepared for: GARDEN LAWN FARMS GARDEN DISTRICT - AREA 2. Prepared by: GLW GUTSCHICK LITTLE & WEBER, P.A. Includes scale, zoning (MXD-3), sheet number (14050), and date (APRIL 2016).





STATE OF MARYLAND  
 Michael B. Tran  
 ARCHITECT  
 933 LA JOLLA  
 BALTIMORE, MD 21208  
 4/29/16

**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 MLP 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: Michael B. Tran DATE: 4/29/16  
 APPROVED: Valerie Zeff 5-17-16  
 Director Date  
Walter Calabrese 5-16-16  
 Chief, Division of Land Development Date  
Chad Chubb 5-11-16  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol)	7	ALL SHADE TREES SHALL BE 2 1/2\"/>		
(Symbol)	20		ACER X FREEMANI 'ARMSTRONGS' / ARMSTRONGS MAPLE	
(Symbol)	1		TREE TO MATCH STREET TREES	
(Symbol)	32	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15\"/>		
(Symbol)	19	ALL EVERGREEN TREES SHALL BE 6-8\"/>		
(Symbol)	3	ALL 18\"/>		
(Symbol)	180	ALL 18\"/>		
(Symbol)	141	ALL 24\"/>		
(Symbol)	114	ALL 24\"/>		
(Symbol)	72	ALL 3\"/>		

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)										
LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BLDG.			REQUIRED SIDE & REAR YARD PLANTINGS: MANOR LOTS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS			PLANTINGS PROVIDED			COMMENTS
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHD. TREES REQUIRED	SHRUBS REQUIRED	SHD. TREE	SHRUBS	
MANORS	135	54.0'	14	14	121(54x58) (feet)	1	33	1	21	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS
VILLA	140	70.0'	19	19	121(70x58) (feet)	2	33	2	31	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS
	141	73.0'	19	19	121(73x58) (feet)	2	33	2	32	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS
	144	73.0'	19	19	121(73x58) (feet)	2	33	2	32	2 ORNAMENTALS FOR 10 SHRUBS, 2 EVERGREENS FOR 10 SHRUBS
MANORS	145	70.0'	18	18	121(70x58) (feet)	1	33	1	21	6 EVERGREENS FOR 30 SHRUBS, 1 SHADE TREE FOR 10 SHRUBS
	146	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	147	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	148	110.0'	28	28	121(110x58) (feet)	1	33	1	44	3 ORNAMENTALS FOR 15 SHRUBS, 4 EVERGREENS FOR 30 SHRUBS
	141	54.0'	14	14	121(54x58) (feet)	1	33	1	33	3 EVERGREENS FOR 15 SHRUBS, 1 SHADE TREE FOR 10 SHRUBS
	150	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	151	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	155	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	156	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	157	54.0'	14	14	121(54x58) (feet)	1	33	1	32	3 ORNAMENTALS FOR 15 SHRUBS
	158	54.0'	15	15	121(54x58) (feet)	1	33	1	32	3 EVERGREENS FOR 15 SHRUBS, 1 SHADE TREE FOR 10 SHRUBS

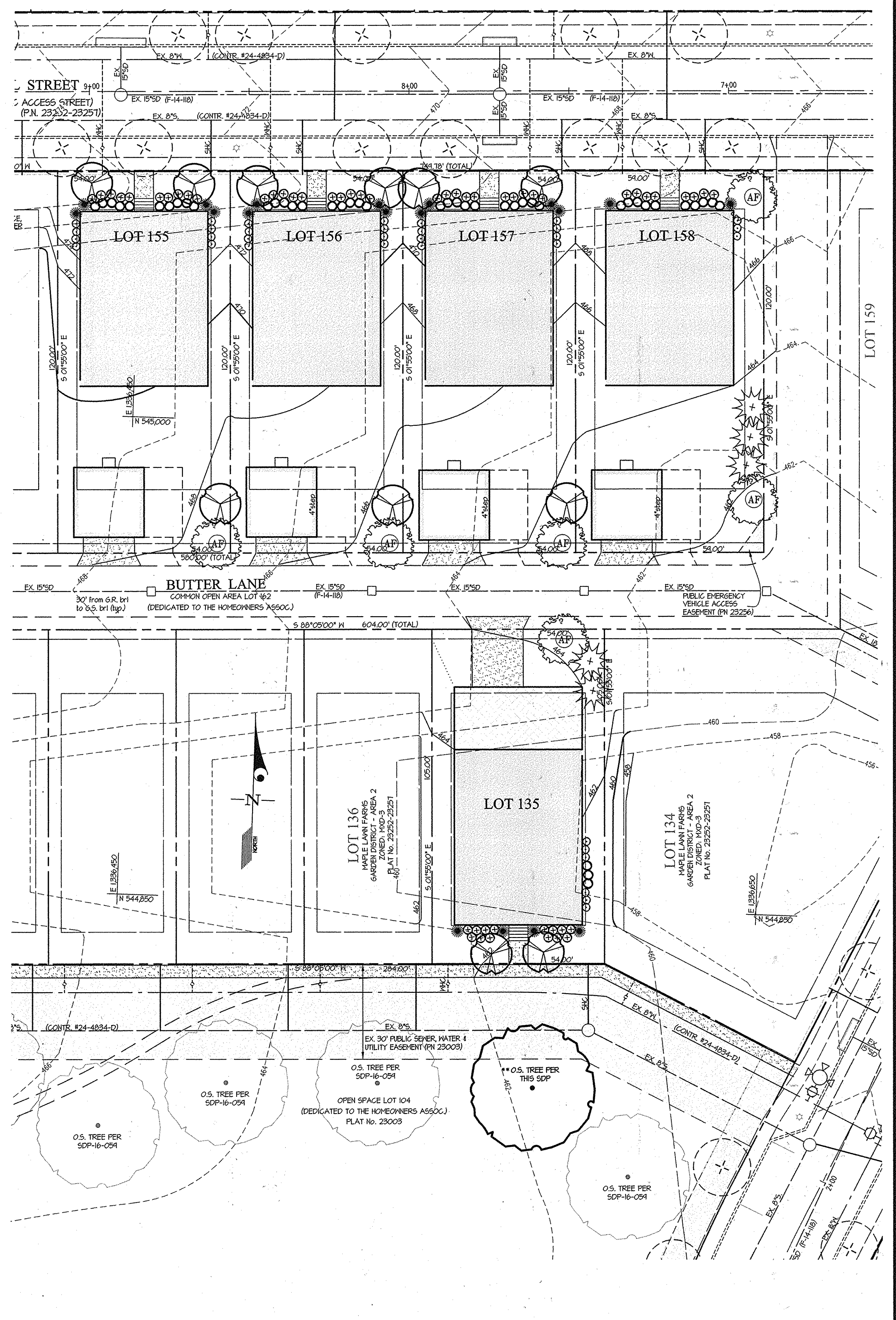
COMMENTS:  
 A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:  
 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE  
 B. PLANT MATERIALS FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.  
 C. PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.  
 D. LONGEST BUILDING LENGTH AND WIDTH USED IN SIDE/REAR YARD CALCULATIONS.  
 \* CORNER LOT

LANDSCAPE SURETY PER LOT				
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
NVR at MAPLE LAWN L.L.C.	** 135	2	41	\$2,010.00
	** 140	3	51	\$2,430.00
	** 141	3	52	\$2,460.00
	** 144	3	52	\$2,460.00
	145	1	51	\$1,830.00
	146	1	41	\$1,110.00
	147	1	41	\$1,110.00
	* 148	1	74	\$2,610.00
	149	1	48	\$1,740.00
	150	1	41	\$1,110.00
	151	1	41	\$1,110.00
	155	1	41	\$1,110.00
	156	1	41	\$1,110.00
	157	1	41	\$1,110.00
	158	1	48	\$1,740.00
TOTAL	22	751	\$24,930.00	

\*\* FOR RESIDENTIAL BUILDINGS TYPES FRONTING 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 ADJACENT OPEN SPACE AND NOT LESS THAN 40' ON CENTER. THE 1 SHADE TREES ARE SHOWN ON OPEN SPACE LOT 104 ENFRONTING LOTS 135, 140-141 & 144.  
 THE 1 TREES ARE BONDED (@ \$300/TREE) ON THE LOTS LISTED

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)	
USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MLP DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1/4 OF BLDG. SIDE LENGTH)
PERIMETER LOCATION	LOT 148
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	12.0' +
CREDIT FOR EXISTING VEGETATION	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A
NUMBER OF PLANTS REQUIRED	
SHADE TREES	N/A PER SCHEDULE-C
EVERGREEN TREES	0 PER SCHEDULE-C
SHRUBS	0 PER SCHEDULE-C
NUMBER OF PLANTS PROVIDED	
SHADE TREES	0 PER SCHEDULE-C
EVERGREEN TREES	0 PER SCHEDULE-C
OTHER TREES (@ 2:1 SUBSTITUTION)	0 PER SCHEDULE-C
SHRUBS (10:1 SUBSTITUTION)	0 PER SCHEDULE-C

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



**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

LANDSCAPE PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOT Nos. 135, 140-141, 144-151 and 155-158  
 (SFD RESIDENTIAL USE)  
 PLAT Nos. 23003 and 23252-23257

SCALE: 1"=20'  
 ZONING: MXD-3  
 DATE: APRIL 2016  
 TAX MAP - GRID: 41-14&21  
 SHEET: 6 OF 6

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

BUILDER (CONTRACT PURCHASER):  
 NVR INC.  
 9729 PATENTWOOD DR. COLUMBIA, MD 21048  
 PH: 410-379-9566 ATTN: TIM NAUGHTON

ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND