

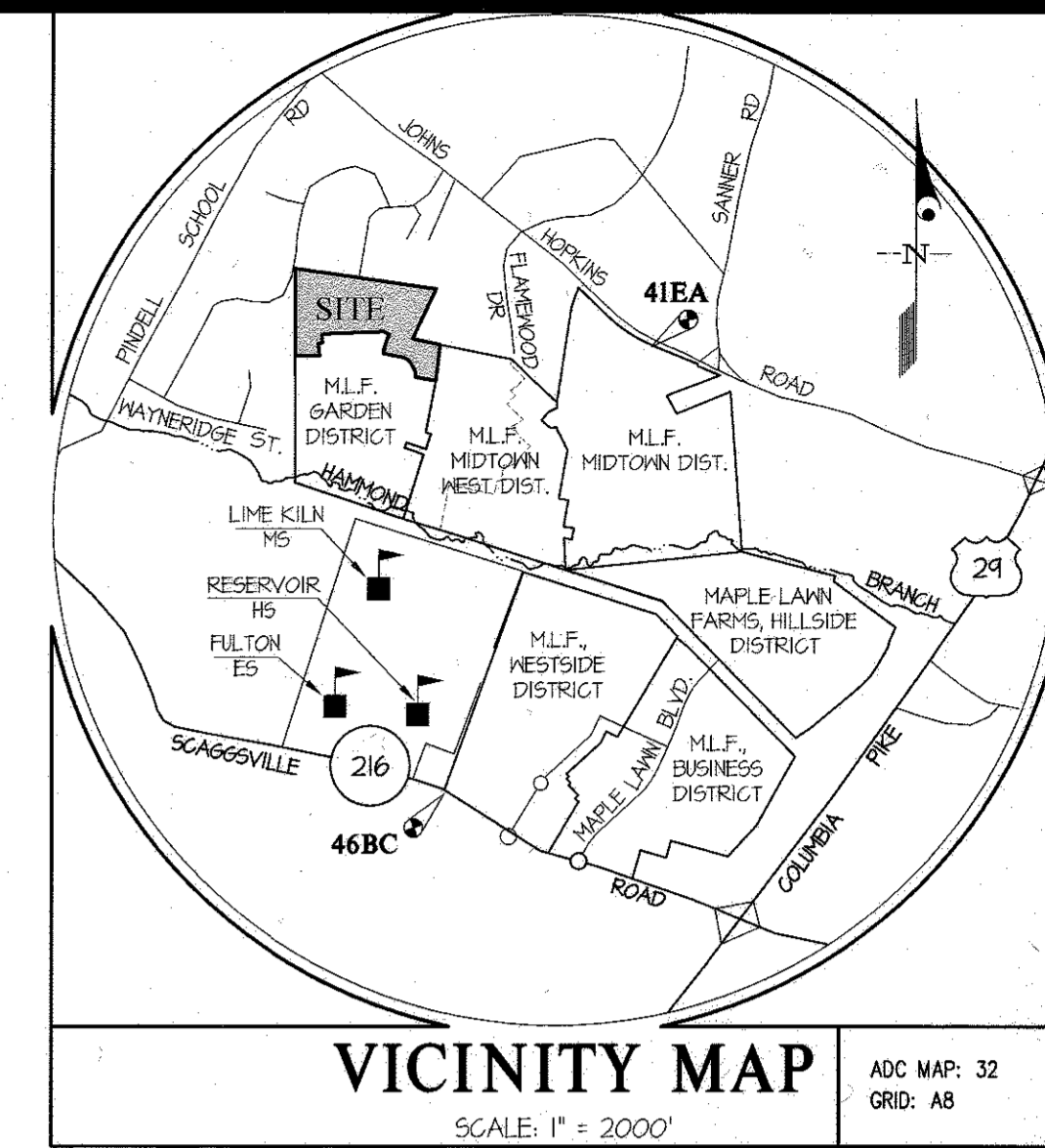
GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND: LOCATION: SEE ZONING MAP IN THE TOP RIGHT CORNER OF THIS SHEET. TAX MAP: 4. ELECTION DISTRICT: 3. ZONING: MXD-3 PER ZB-41EM (APPROVED ON 02-09-01). UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN...

MAPLE LAWN FARMS
SITE DEVELOPMENT PLAN
GARDEN DISTRICT - AREA 2
LOT Nos. 115-121
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

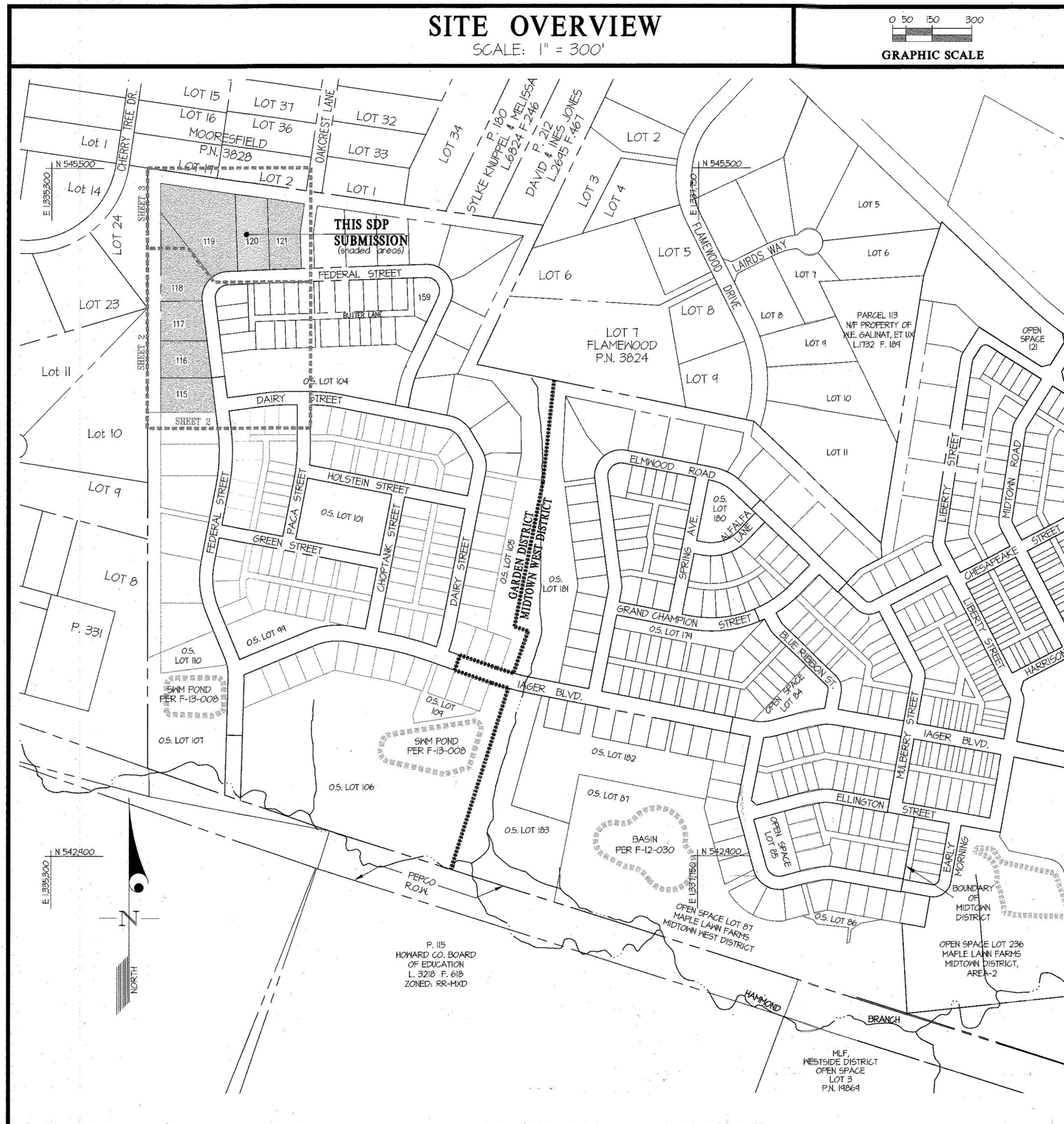
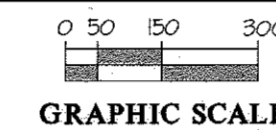
HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA 4
NVD88 VERTICAL DATA

46BC
ELEV. = 412.16
N = 594425.91 E = 1331205.71
STANDARD DISC. ON CONCRETE MONUMENT
41EA
ELEV. = 401.05
N = 544825.91 E = 1394217.44
STANDARD DISC. ON CONCRETE MONUMENT



SITE OVERVIEW

SCALE: 1" = 300'



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

Table with columns: PHASE NUMBER (AND NAME), APPROVED DEP FILE NO., PHASE AREA GROSS ACRES, REQUIRED OPEN SPACE (30% OF GROSS AC.), OPEN SPACE PROVIDED IN AC. (B), REQUIRED ACTIVE OPEN SPACE IN AC. (C), ACTIVE RECREATION O.S. PROVIDED IN AC. (D). Rows include various district areas like Business District, Hillside District, etc.

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.
** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACRES).
① 153 AC. = COMMUNITY CENTER (0.5 125 - 5.01 AC.), 0.5 126 (0.55 AC.) AND 0.5 123 (1.46 AC.)
② 0.24 AC. = PATHWAYS
③ 1.61 AC. = 0.5 LOT 218 (1.00 AC.) AND 0.5 LOT 214 (0.61 AC.)
④ 4.16 AC. = 0.5 LOT 4 (4.16 AC.)
⑤ 0.67 ACRES = 0.5 LOT 68 (0.67 AC.)
⑥ 1.24 ACRES = 0.5 LOT 85 (0.63 AC.) AND 0.5 LOT 84 (0.61 AC.)
⑦ 0.64 ACRES = 0.5 115 (0.64 AC.)
⑧ 5.05 ACRES = 0.5 118 (0.73 AC.), 0.5 180 (0.74 AC.), 0.5 182 (3.58)
⑨ 8.44 ACRES = 0.5 99 (0.40 AC.), 0.5 101 (1.75 AC.), 0.5 104 (2.25) AND 0.5 107 (2.94 AC.)
OPEN SPACE LOTS 126 AND 128 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

LOT DEVELOPMENT DATA

- 1. GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-41EM
B. PROPOSED USE OF SITE: 1 SDP RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (#24-4834-D)
D. PARKING PROVIDED PER SEC 133.02.2(a): 2 SPACES/UNIT x 7 = 14 SPACES
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-18 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 251,401 SF OR 5.71 TS AC.
B. AREA OF THIS PLAN SUBMISSION: 5,554 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 5,554 ACRES
3. LOT DESIGNATION
LOT TYPE LOT NUMBERS MINIMUM LOT SIZE MIN. LOT WIDTH AT FRONT BLD. MAX. BUILDING HT.
ESTATE 115-121 20,000 SQUARE FEET 120 FEET 30 FEET (MEAN HT)
4. STRUCTURE SETBACKS PER 5-06-16 AND PLAT Nos 23252-23257
LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS
ESTATE 20' MIN. 20' MIN.** 20' TO PRINCIPAL STRUCTURE, 20' FOR REAR (DETACHED/TWO-CAR GARAGE OR TO ACCESSORY STRUCTURES.
** THERE IS A 10' SIDE SETBACK FOR A GARAGE.
A. 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 INTO THE ADJACENT 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.
B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.M.) SHALL BE 30' APART.
D. EXCEPTIONS TO SETBACK REQUIREMENTS, EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 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 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.

Table with columns: LOT No., BUILDER TO BE DETERMINED AT PLAT PLAN STAGE, DISTURBED AREA (AC.), LANDSCAPE SURETY AMOUNT, LANDSCAPE INSPECTION FEES PAID. Rows include lots 115, 116, 117, 118, 119, 120, 121.

ADDRESS CHART

Table with columns: LOT No., STREET ADDRESS. Rows include lots 115-121 and their corresponding street addresses.

PERMIT INFORMATION CHART

Table with columns: WATER CODE, SEWER CODE, DEVELOPMENT NAME, DISTRICT/AREA, LOTS, CENSUS TRACT, PLAT No., ZONE, TAX MAP, GRID, ELEC. DIST.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 7-19-16
Chief, Division of Land Development: [Signature] Date: 7-19-16
Chief, Development Engineering Division: [Signature] Date: 7-14-16

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE: MAY 26, 2018.
6/16/16 [Signature]

SHEET INDEX
1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN
4. SITE DETAILS
5. SEDIMENT CONTROL PLAN
6. LANDSCAPE PLAN
7. LANDSCAPE PLAN

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:
1. MITCHELL AND BEST, 1686 E. GULDE DRIVE, ROCKVILLE, MARYLAND 20855, CONTACT: ROBERT MITCHELL @ PHONE: 301-762-4511

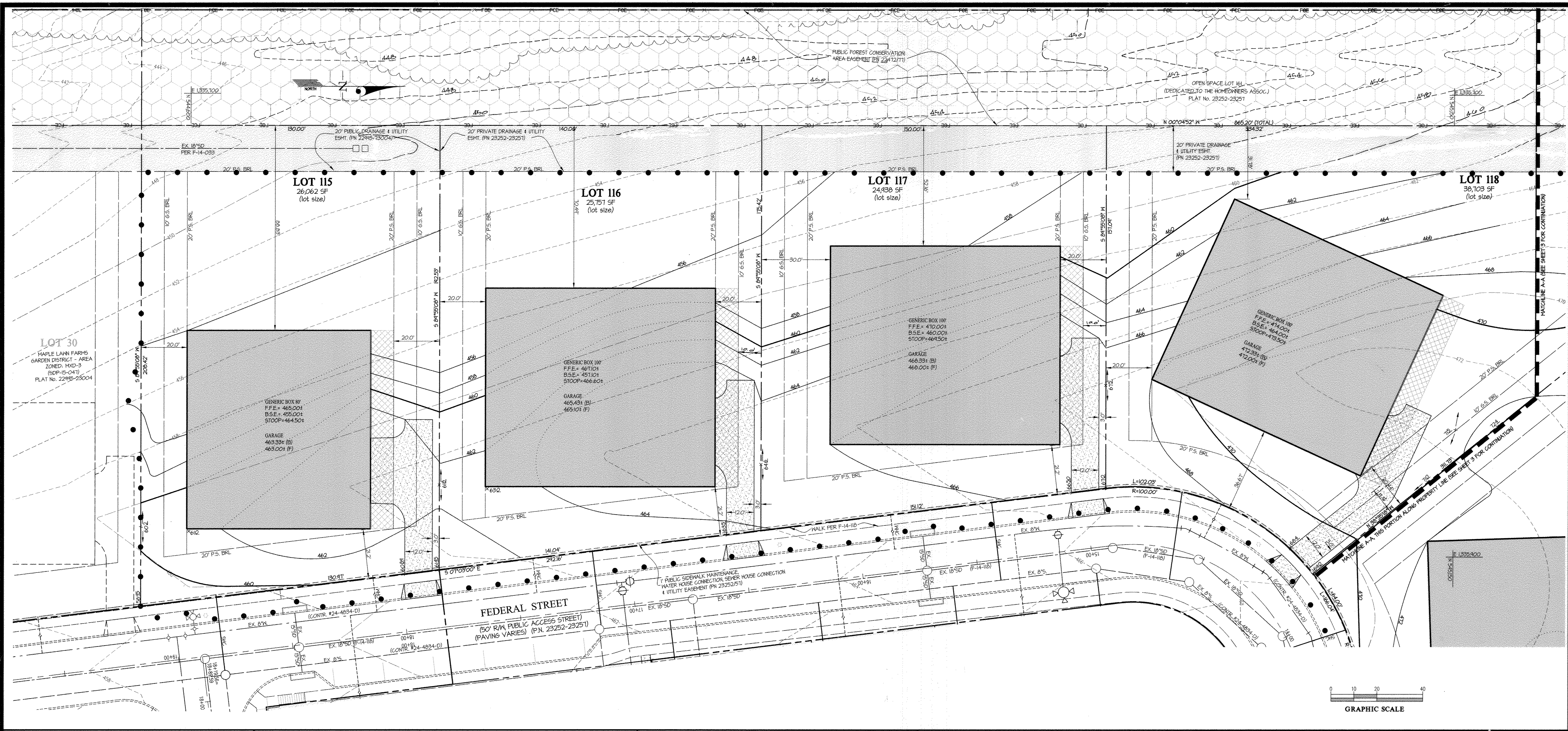
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

Table with columns: DATE, REVISION, BY, APPR. Rows include dates and initials for revisions.

PREPARED FOR:
PROPERTY OWNER (DEVELOPER/SELLER):
MAPLE LAWN FARMS I, LLC
1609 REGISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 115-121
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257
ELECTION DISTRICT No. 5

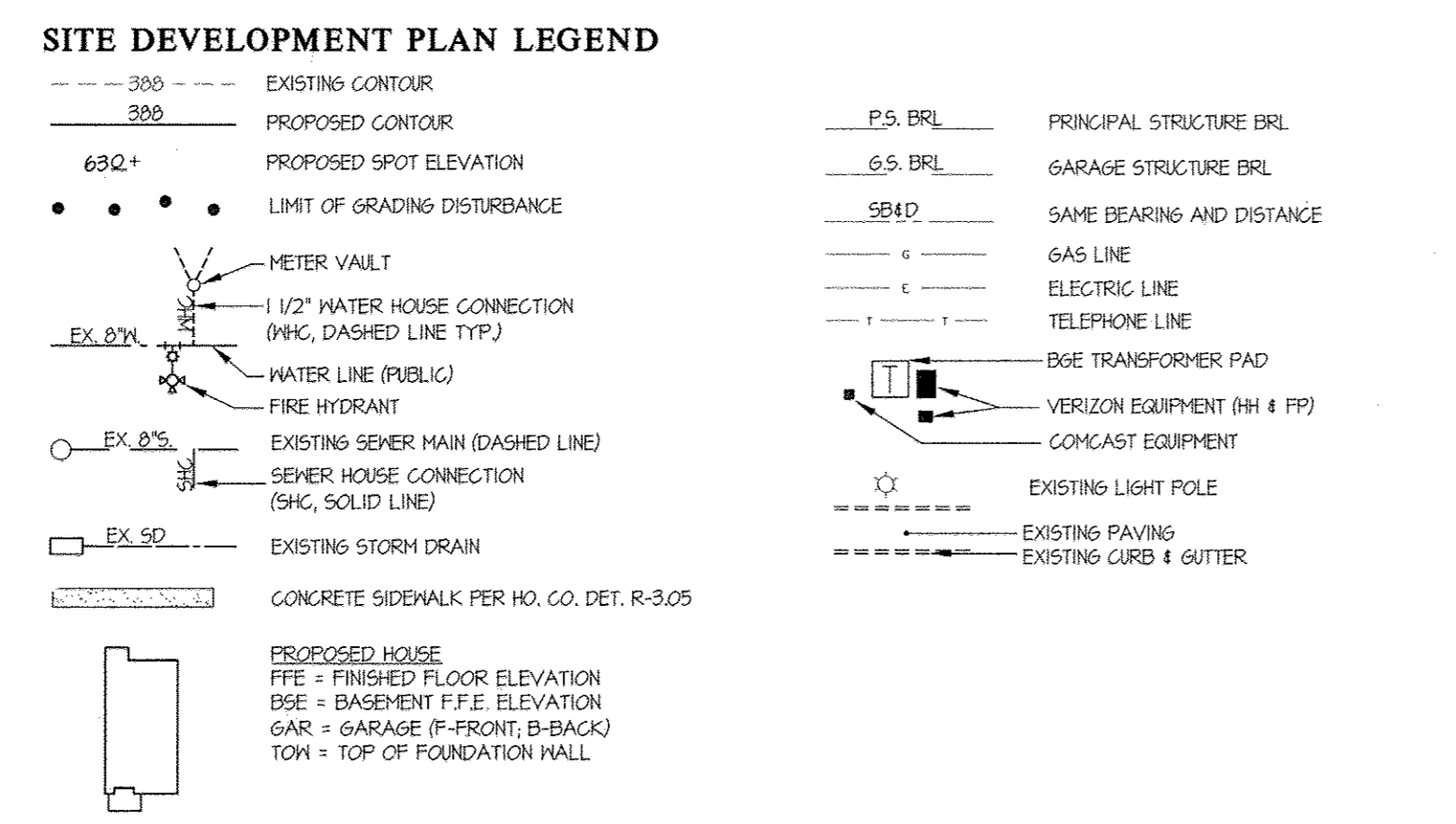
SCALE: AS SHOWN
ZONING: MXD-3
G. L. W. FILE No.: 16015
DATE: JUNE/2016
TAX MAP - GRID: 41-14&21
SHEET: 1 OF 7
HOWARD COUNTY, MARYLAND



SEWER HOUSE CONNECTIONS	MINIMUM CELLAR ELEVATIONS	INVERT ELEVATION @ P.I.
LOT	PROP. LINE/BOX	M.G.E.
115	448.63	448.27
116	450.14	450.82
117	452.64	453.31
118	454.36	455.06

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, 2018.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *W. J. [Signature]* 7-19-16
 Chief, Division of Land Development: *Ch. [Signature]* 7-19-16
 Chief, Development Engineering Division: *Ch. [Signature]* 7-14-16



- NOTES**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL INAC'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.M.
 - SEE THE CHART ON SHEETS 2-3 FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 749 FOLIO 242 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST) INLINE DRAIN MODEL NO. 27246 8N OR 8DV) CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY (USING ADS N-12 (HOPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION. PROVIDE POSITIVE DRAIN (8% MIN) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE 10' MIN COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
 - INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
 - PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
 - THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 8254 F. 305 & 306
 - FOR DRIVEWAY APRON IN THE PUBLIC RIGHT-OF-WAY SEE DPM DETAIL R-6.01.
- 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.

HOUSE TYPE	GENERIC BOX 80' HOUSE FIT				GENERIC BOX 90' HOUSE FIT				GENERIC BOX 100' HOUSE FIT			
	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom	HOUSE FIT (comments)	Opt. Conservatory	Opt. Morning Room	Opt. Sunroom
Westport 2	YES			NO	YES			NO	YES			NO
Wellington (Mitchell & Best)	NO				NO			YES (b)	YES			YES
Clinton Park 2	YES	YES	YES	NO	YES	YES	YES	NO	YES	YES	YES	YES
Monticello 2	YES	NO	YES	NO	YES	YES (b)	YES	NO	YES	YES	YES	NO
Eagles Nest	YES			NO	YES			NO	YES			YES
Foxridge	YES				YES				YES			
Hawthorne (Mitchell & Best)	YES (a)				YES				YES			
Seagraves	YES	YES (d)		YES	YES	YES	YES		YES	YES	YES	YES
Hawthorne (Williamsburg Group)	YES				YES				YES			
Rutledge	YES	NO	YES		YES	YES	YES		YES	YES	YES	
Wellington (Williamsburg Group)	YES	NO	YES	NO	YES			NO	YES	YES	YES	YES (c)
Canterbury	YES (b)				YES				YES			
Devonshire	YES				YES	YES	YES		YES	YES	YES	YES
Empire	YES	YES	YES		YES	YES	YES		YES	YES	YES	YES

Comments:

- If the 3-car garage is built than the 8' side extension does not fit. Also, there is not a lot of room to turn into the 3-car garage on lots 119-121.
- Not a lot of room to turn into garage.
- Does not fit both side conservatory &/or optional garage.

NOTES (for generic box house fit chart):

- The houses and options have been checked for horizontal fit only. Field conditions & side load garage maneuverability may preclude the house on a lot even though it fits within the generic box.
- If an optional extension shown on sheet 4 is not noted above and house fits within Generic Box, then the optional extension fits.

The Hamilton II, The Berkley and Ashbrooke with all extensions fit within all 3 generic boxes (GB 80', GB 90', GB 100').

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

DATE	REVISION	BY	APPR.
2.21.2017	Update top at back of lots 115-121 to reflect as-built conditions	gt	KLP
Jan 25-17	Add the Hamilton II house	gt	KLP
Jan 17	Add the Berkley & Ashbrooke houses	gt	KLP

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

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 115-121
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	2 OF 7

HOWARD COUNTY, MARYLAND

LOT	ELEVATION @ 100' LINE/COM	M.C.E.
111	456.53	463.85
120	450.45	463.61
121	482.72	484.78

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. 12915, EXPIRATION DATE: MAY 26, 2018.
 6/16/16 *Cliff*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Waldo Joffe* 7-19-16
 Chief, Division of Land Development: *Keith Stalder* 7-19-16
 Chief, Development Engineering Division: *Cliff* 7-14-16

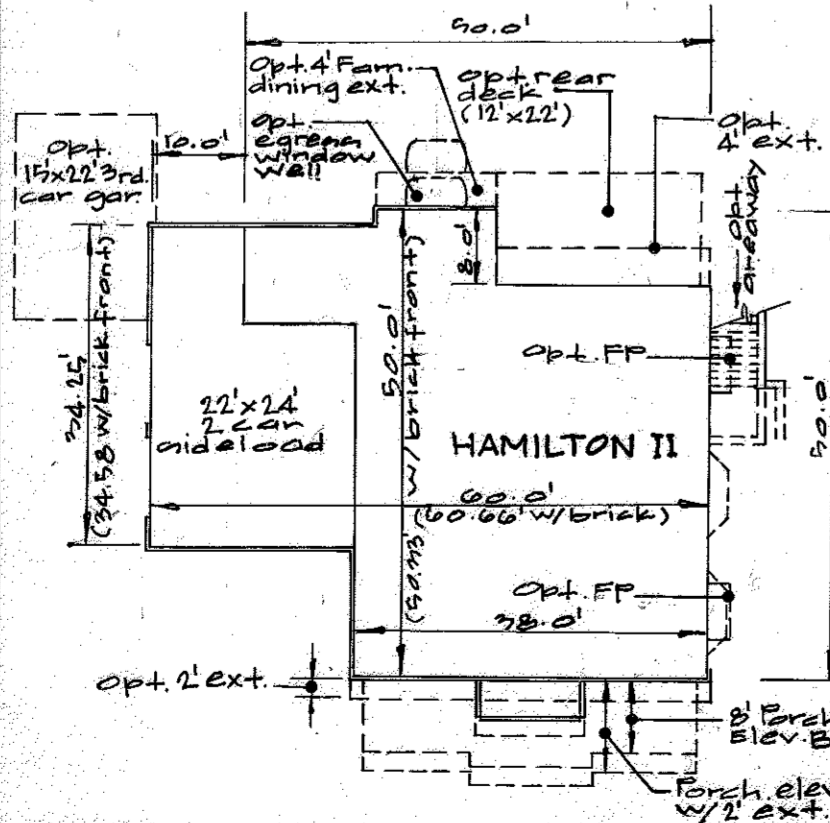
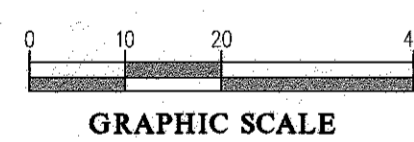
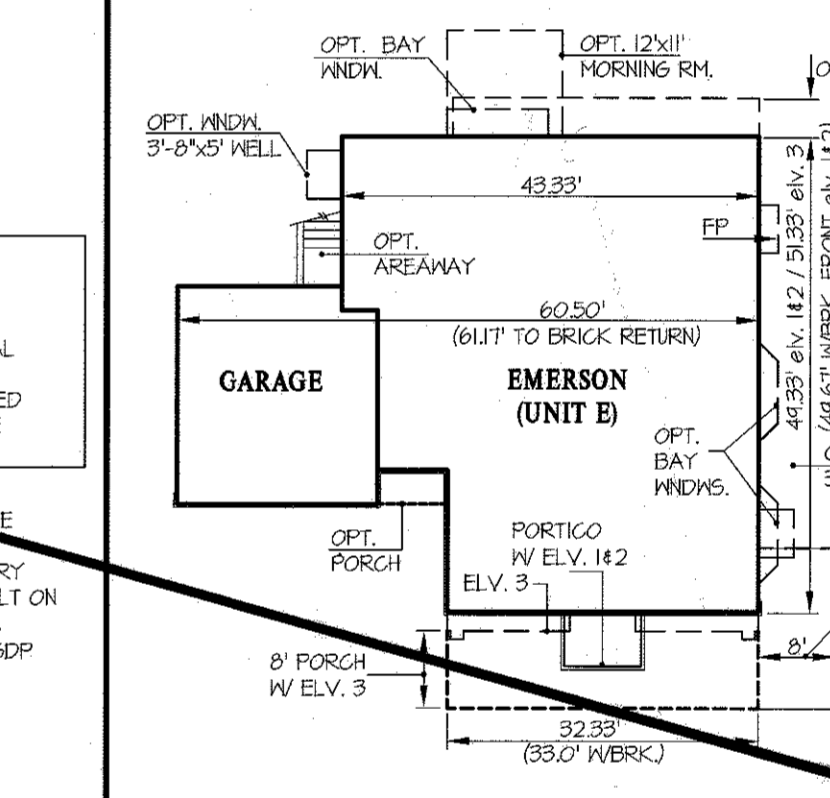
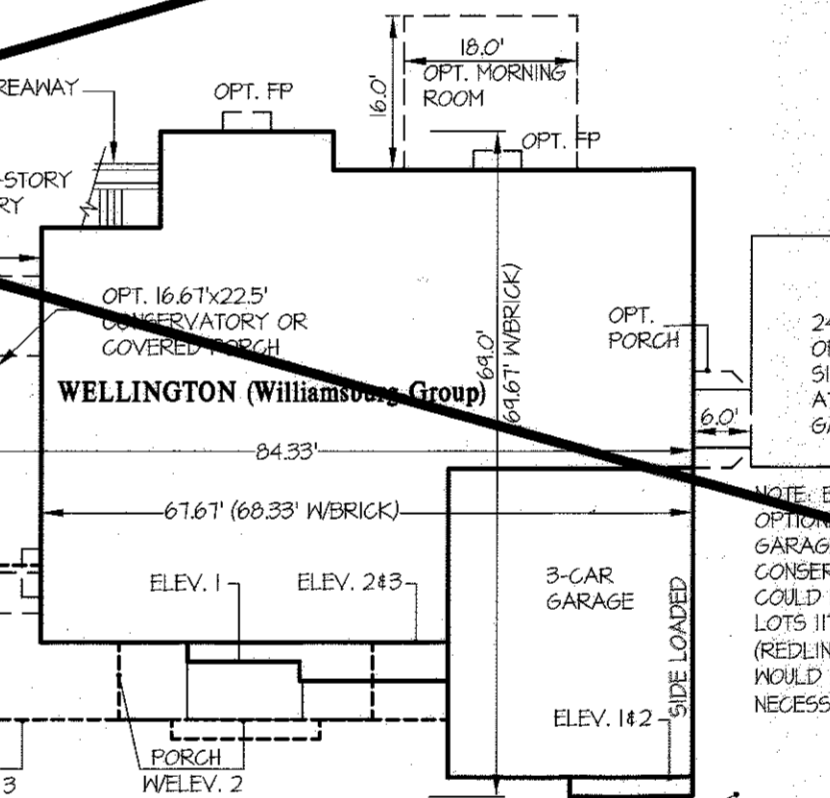
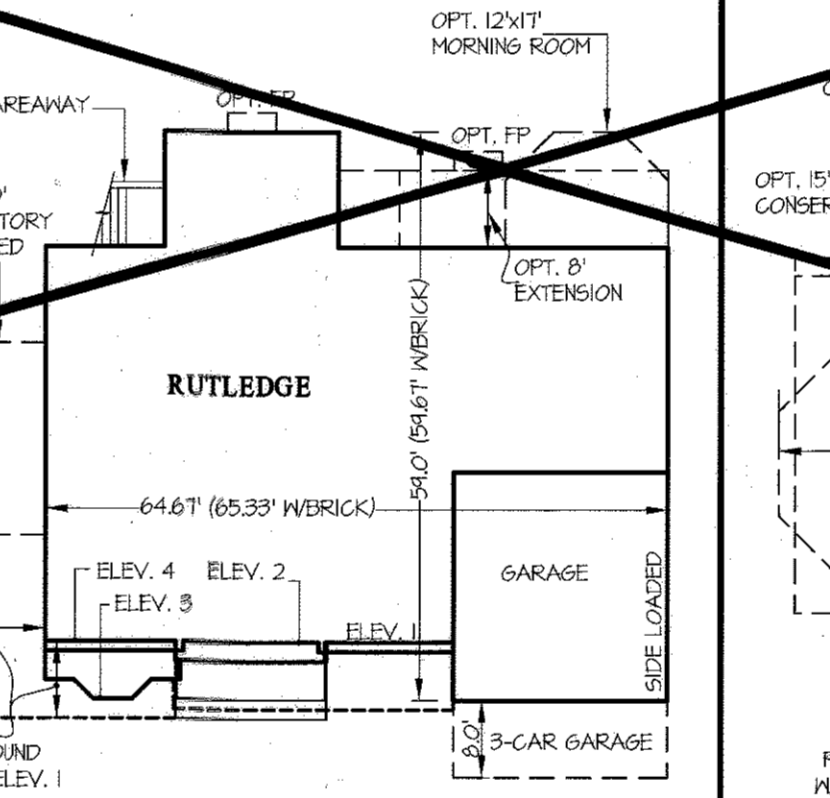
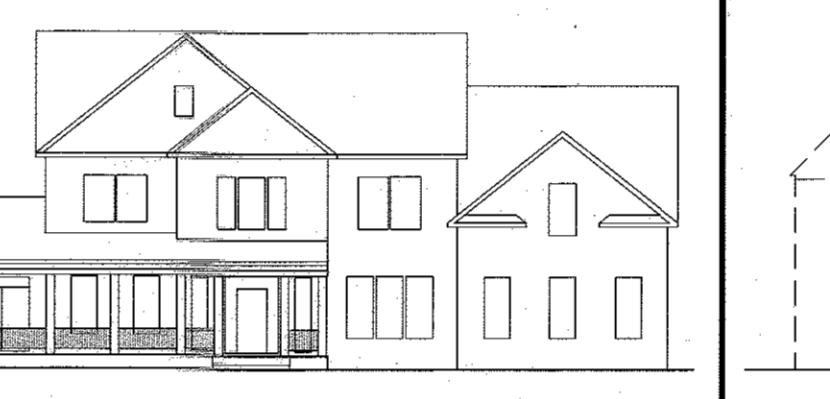
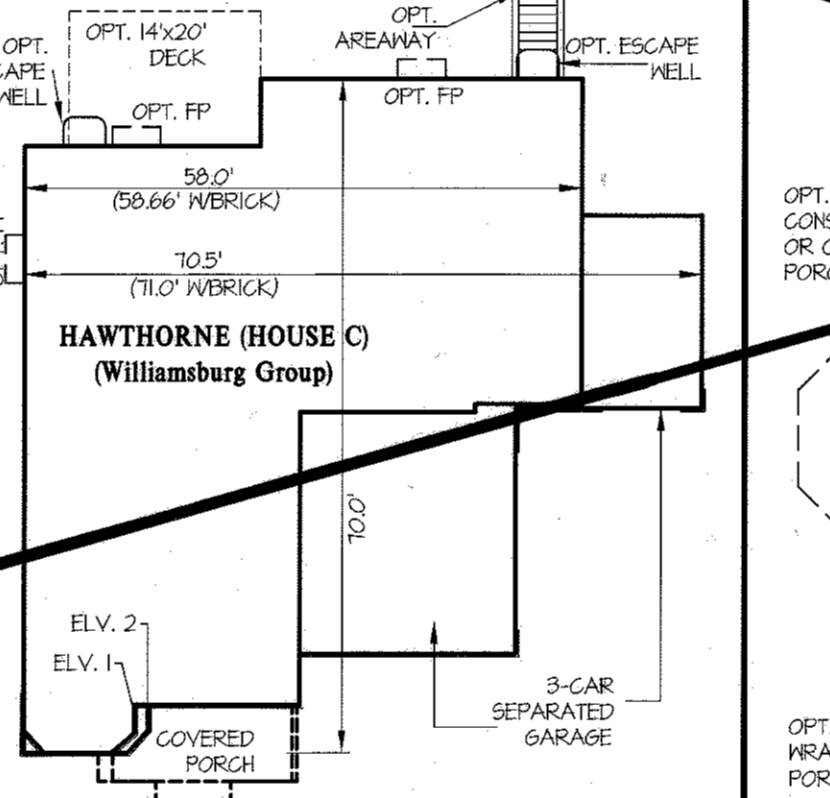
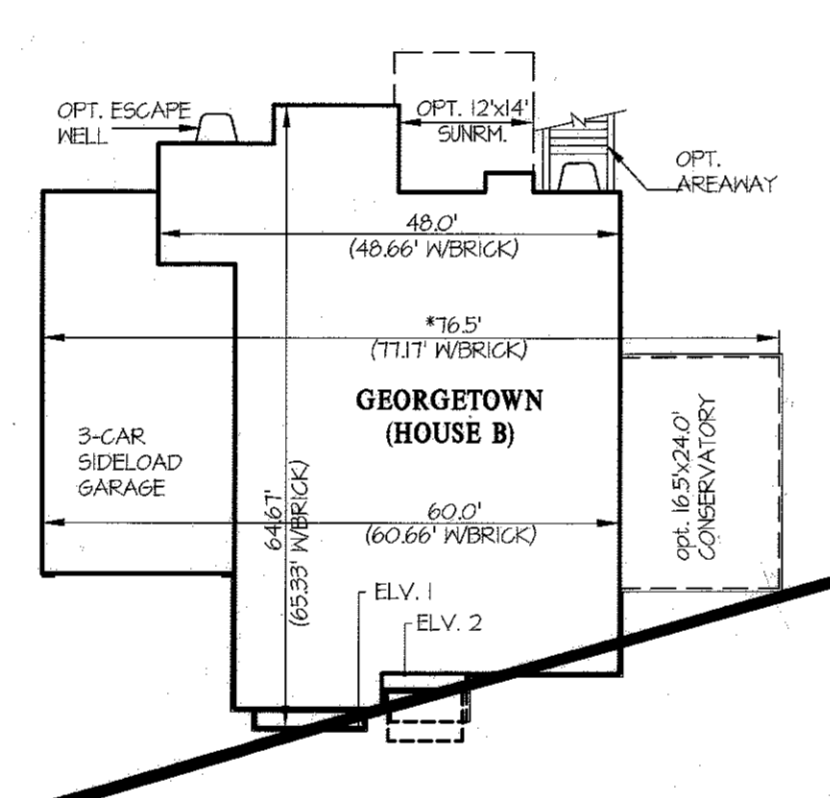
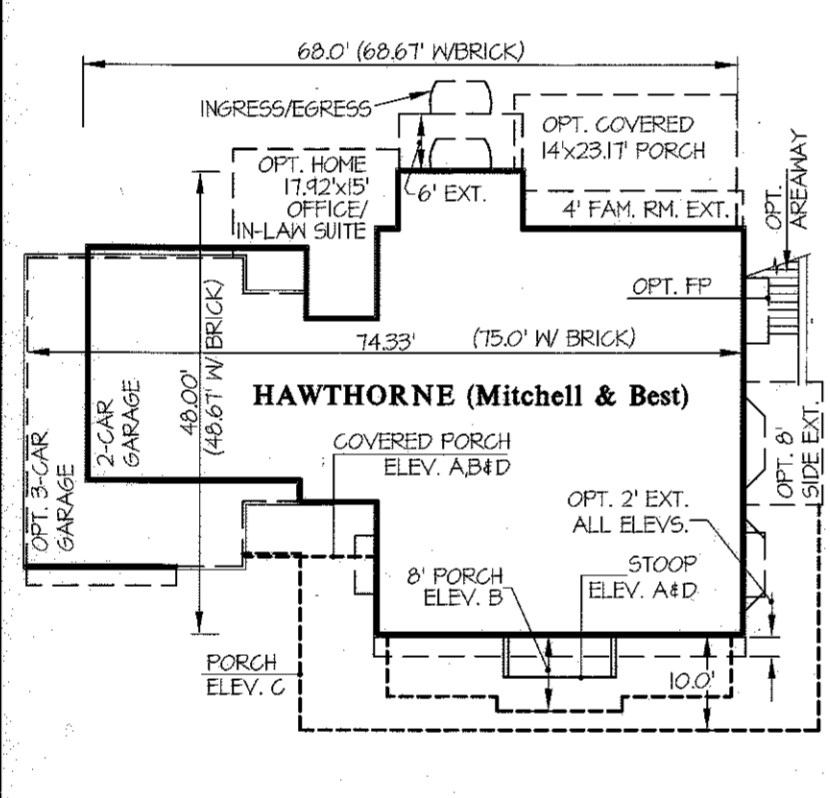
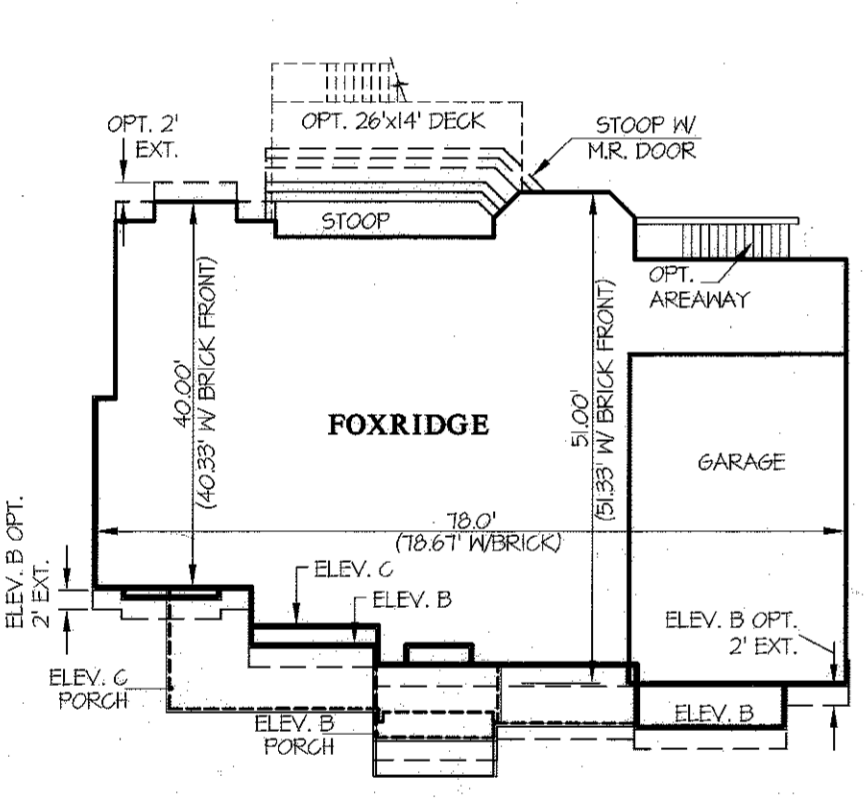
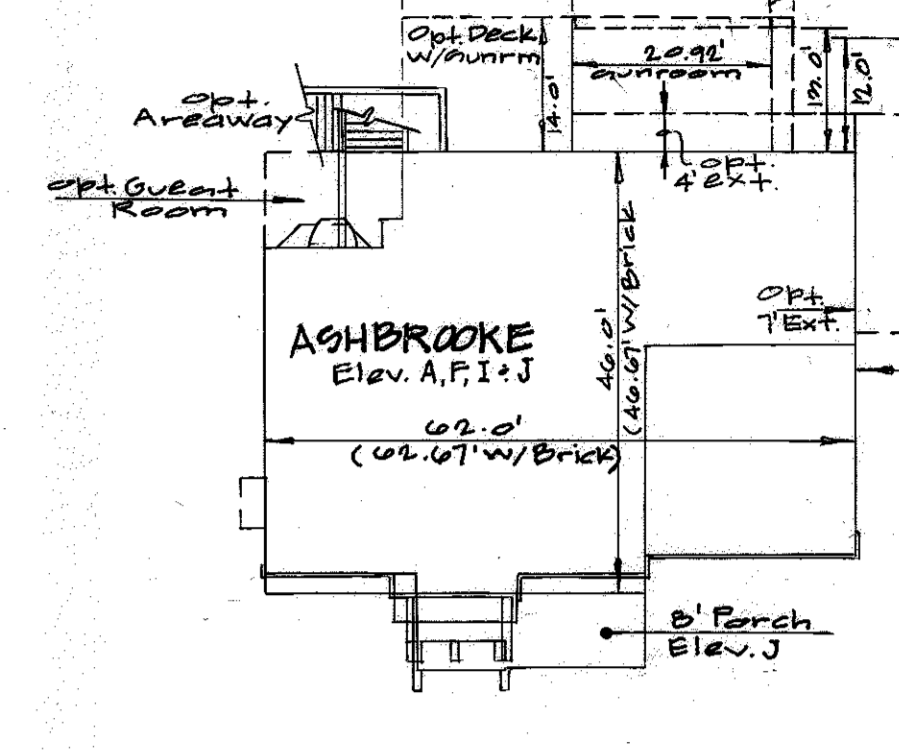
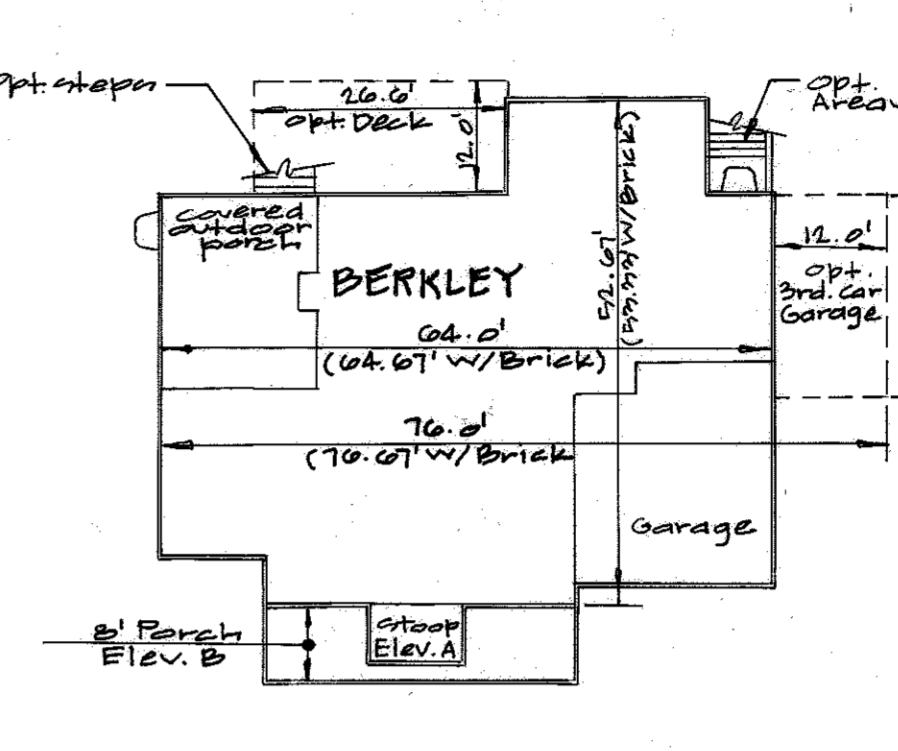
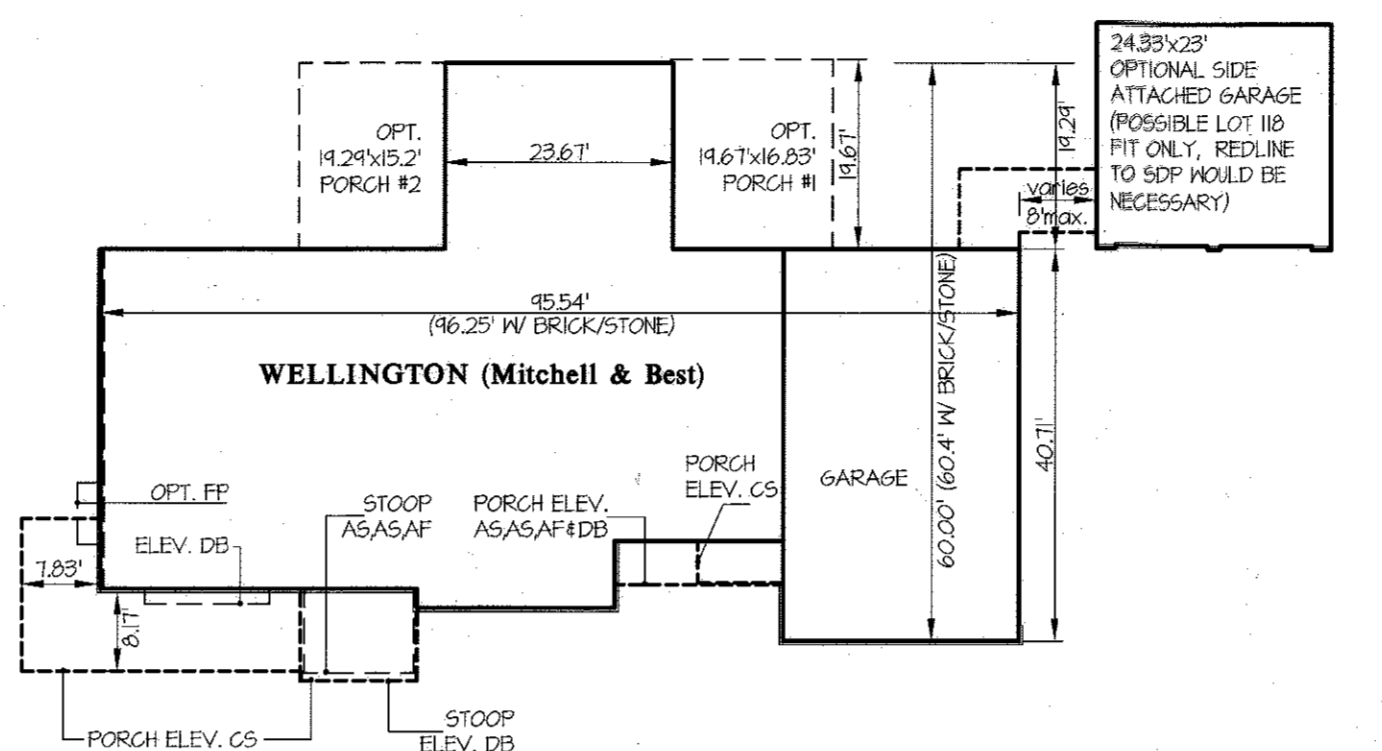
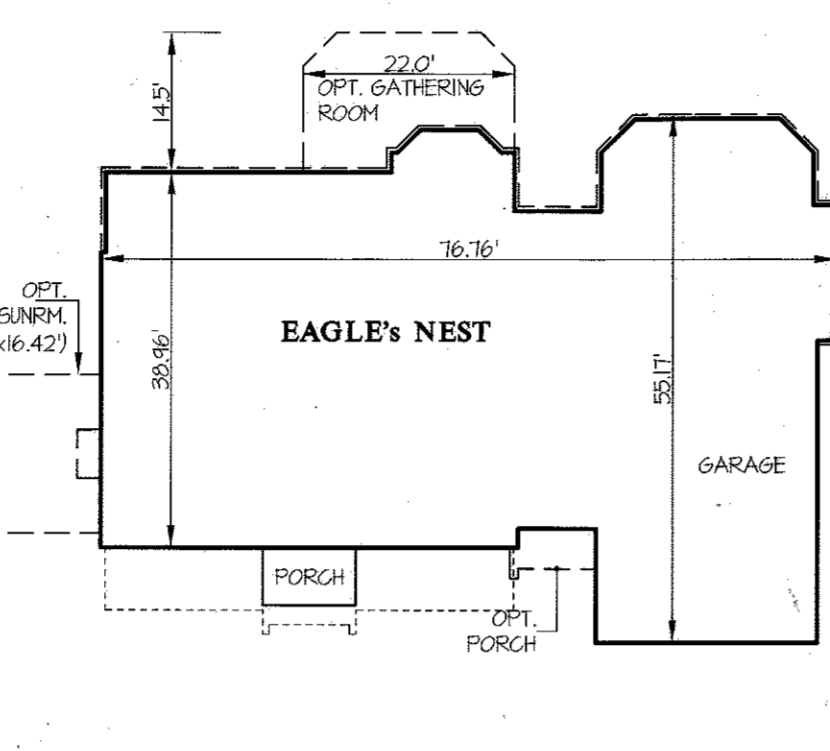
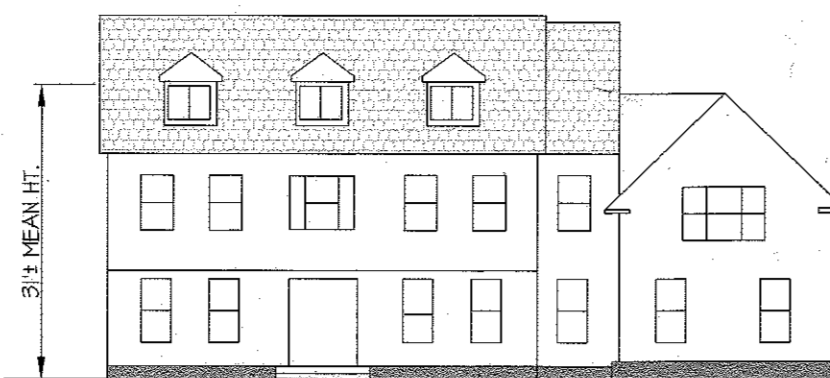
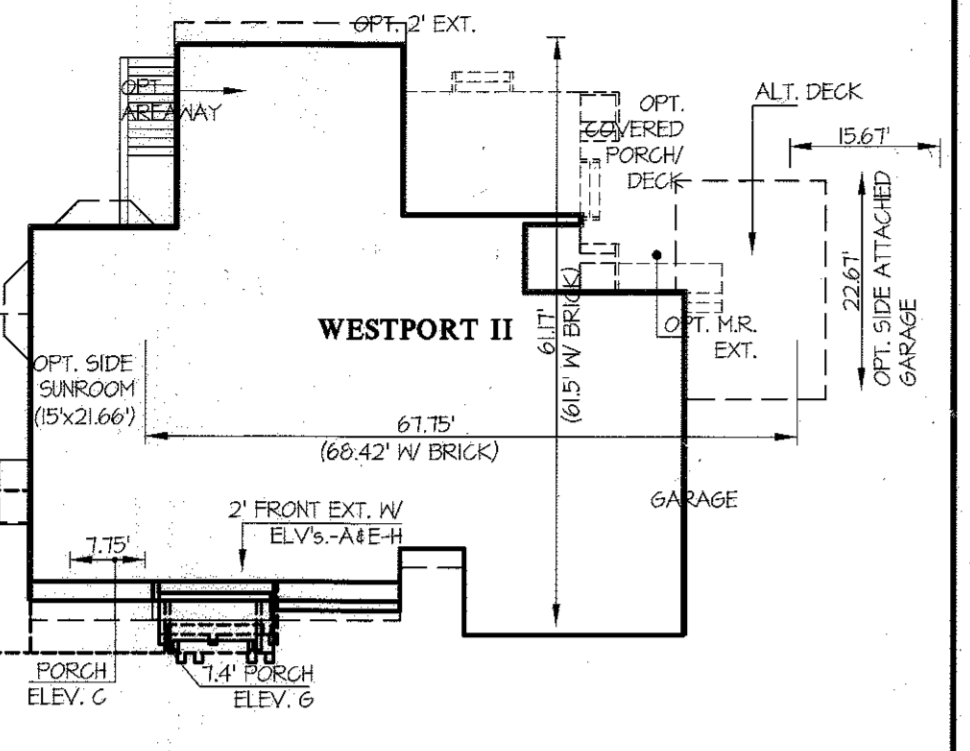
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BALTIMORE, MD 21288
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12.22.17	Update topo at back of lots 115-121 to reflect as-built conditions	JL	KLP
Dec 2016	Add garden wall on Lot 120	JL	KLP

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

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 115-121
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	3 OF 7



NOTES:
1. ALL HOUSE FOOTPRINTS SHOWN ARE STANDARD ORIENTATION.
2. FOR GENERIC BOX HOUSE FIT SEE MATRICES ON SHEET 2.

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, 2018.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Valerie J. J. J.* Date: 7-19-16
Chief, Division of Land Development: *Kat Shalomon* Date: 7-19-16
Chief, Development Engineering Division: *Chad Chilton* Date: 7-14-16

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

DATE	REVISION	BY	APPR.
Nov 6-17	Update Ashbrooke House	gt	klp
Jan 25-17	Add the Hamilton house	gt	klp
Jan 2017	Add Berkley and Ashbrooke houses	gt	klp

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

SITE DETAILS
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 115-121
(SFD RESIDENTIAL USE)
PLAT No. 23252-23257
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	4 OF 7

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.

- 1. SOIL PREPARATION
a. TEMPORARY STABILIZATION
i. SEEDING
ii. MULCHING
b. PERMANENT STABILIZATION
i. TOPSOILING
ii. SOIL AMENDMENTS

- 2. SOIL PREPARATION
a. TEMPORARY STABILIZATION
i. SEEDING
ii. MULCHING
b. PERMANENT STABILIZATION
i. TOPSOILING
ii. SOIL AMENDMENTS

- 3. SOIL AMENDMENTS
a. TOPSOILING
b. SOIL AMENDMENTS

- 4. SOIL AMENDMENTS
a. TOPSOILING
b. SOIL AMENDMENTS

- 5. SOIL AMENDMENTS
a. TOPSOILING
b. SOIL AMENDMENTS

- 6. SOIL AMENDMENTS
a. TOPSOILING
b. SOIL AMENDMENTS

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

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: N. J. ... 7-19-16
Chief, Division of Land Development: K. S. ... 7-19-16
Chief, Development Engineering Division: ... 7-14-16

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.

- 1. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 2. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 3. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 4. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 5. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 6. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

DEFINITION: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: N. J. ... 7-19-16
Chief, Division of Land Development: K. S. ... 7-19-16
Chief, Development Engineering Division: ... 7-14-16

B-4-4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE: TO ESTABLISH PERMANENT VEGETATION TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

- 1. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 2. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 3. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 4. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

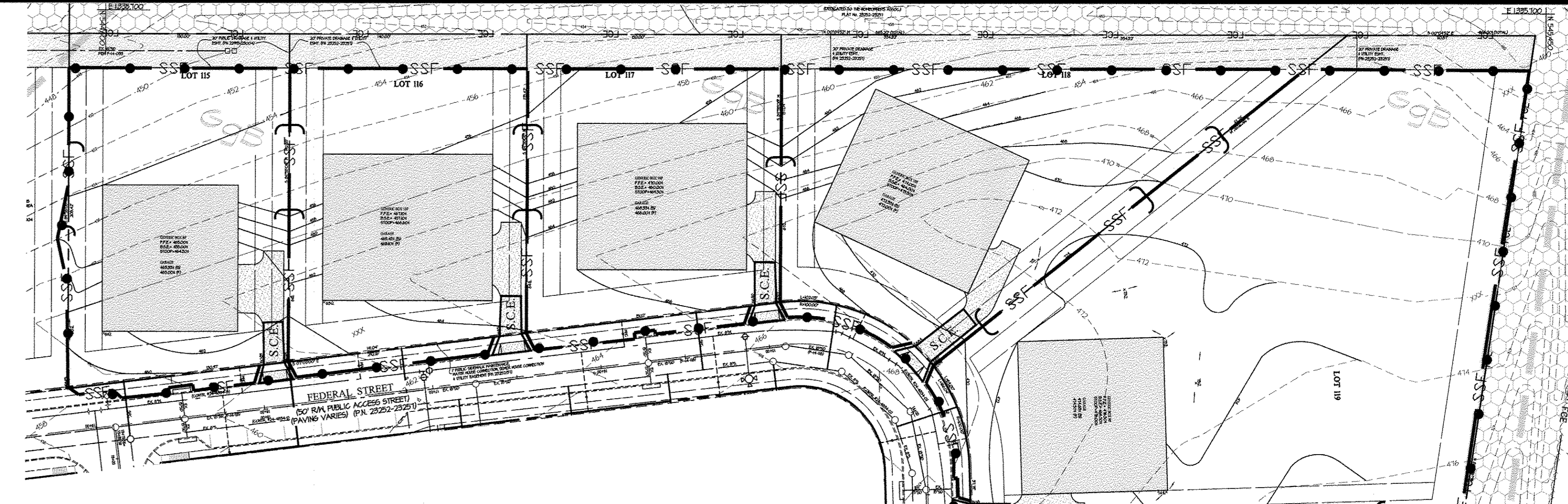
- 5. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

- 6. SEEDING
a. GENERAL
i. SPECIES
ii. MIXTURES
b. MULCHING
i. TYPES
ii. APPLICATION

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

DEFINITION: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: N. J. ... 7-19-16
Chief, Division of Land Development: K. S. ... 7-19-16
Chief, Development Engineering Division: ... 7-14-16



SEDIMENT CONTROL NOTES
1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE PERMITS HAVE BEEN OBTAINED.

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 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMITS CONTROL, DRES, SWALES, DITCHES, PROJECT SLOPES, AND ALL SLOPES STEEPER THAN 1:2 HORIZONTAL TO VERTICAL (3:1) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS TO THE PERMITS CONTROL EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

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 FOR TOPSOIL (Sec. 4-4.2), PERMANENT SEEDING (Sec. 4-4.3), TEMPORARY SEEDING (Sec. 4-4.4), MULCHING (Sec. 4-4.5), AND PERMANENT STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN.

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 CID.

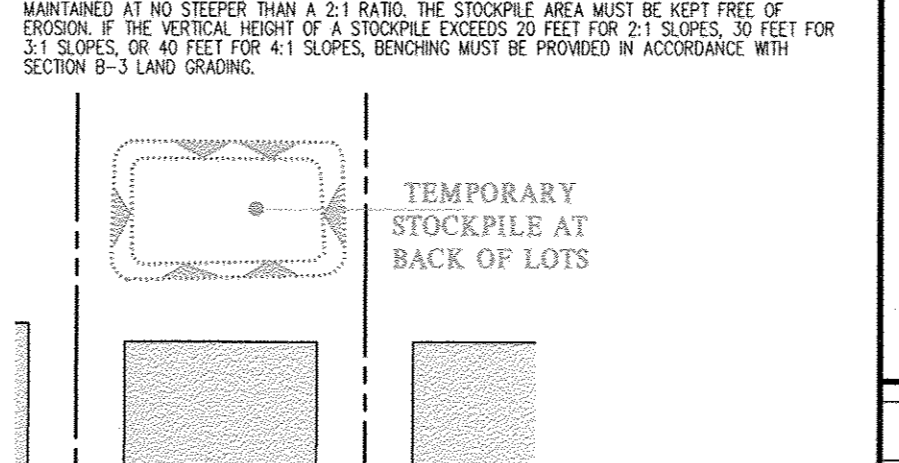
6. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE RESULTS OF EACH INSPECTION MUST BE REPORTED TO THE CID. THIS REPORT IS MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
- INSPECTION TIME (ROUTINE, PRE-STORE EVENT, DURING RAIN EVENT)
- NAME AND TITLE OF INSPECTOR
- WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
- BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR PREVIOUS ACTIVITIES
- EVIDENCE OF SEDIMENT DISCHARGES
- IDENTIFICATION OF PLAN DEFICIENCIES
- IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
- IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
- COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
- PHOTOGRAPHS
- MAINTENANCE/SAMPLING
- MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
- OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

7. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

8. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAS BEEN STABILIZED, OBTAIN PERMISSION FROM THE CID TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA
A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

- 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 AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 4-4.1 AND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST BE MANAGED BY USE OF A DIVERSION CHANNEL OR SEDIMENT TRAP TO PREVENT EROSION OF THE UNDERLYING SOIL.
4. CLEAR WATER RUNNING INTO THE STOCKPILE AREA MUST BE MANAGED BY USE OF A DIVERSION CHANNEL OR SEDIMENT TRAP TO PREVENT EROSION OF THE UNDERLYING SOIL.
5. PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS FOR ALL PERMITS SEDIMENT CONTROL STRUCTURES, DRES, PERMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

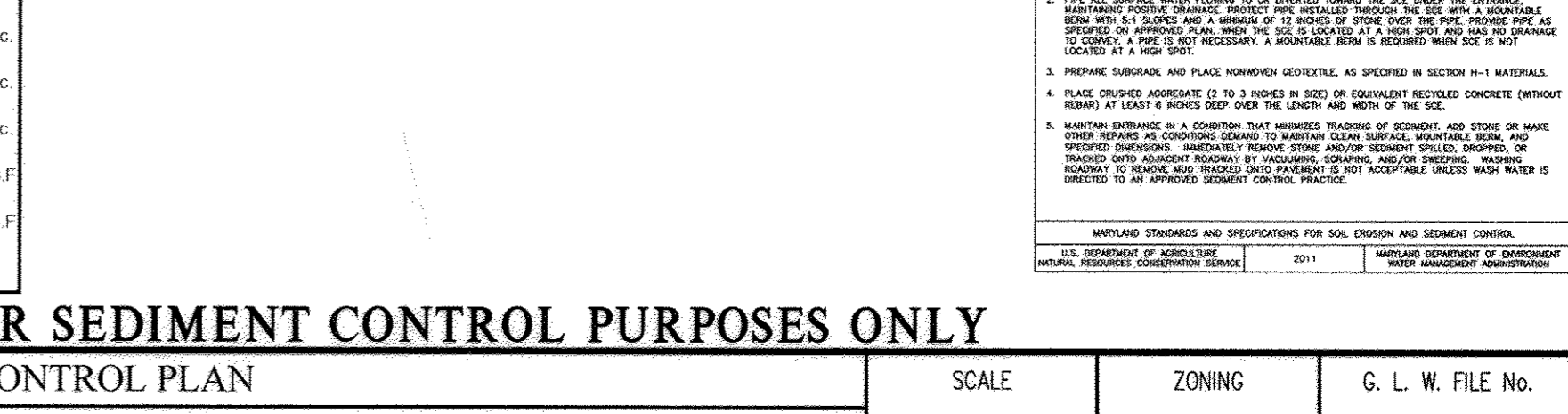
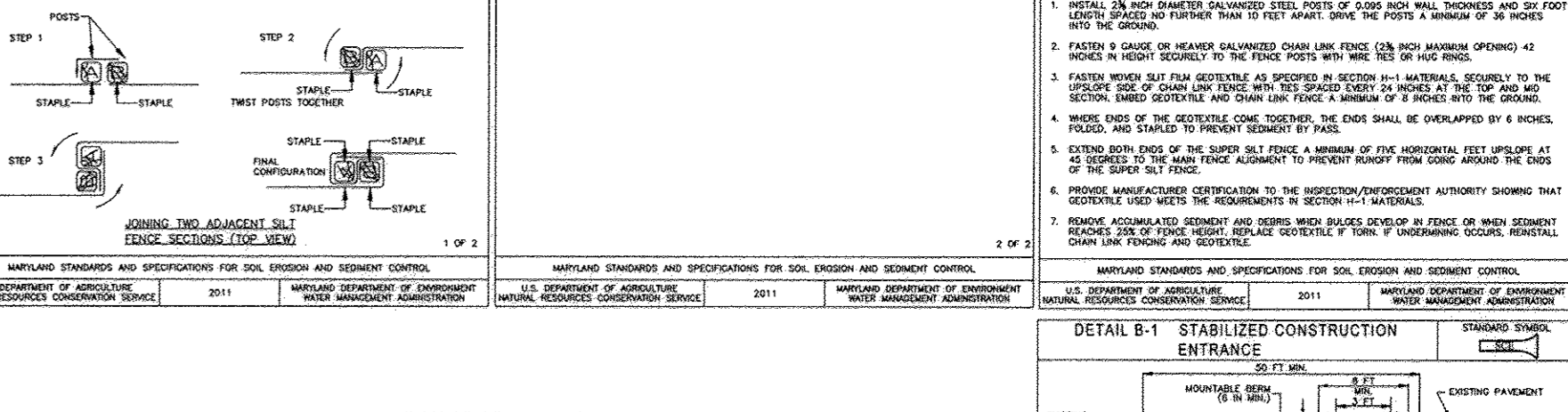
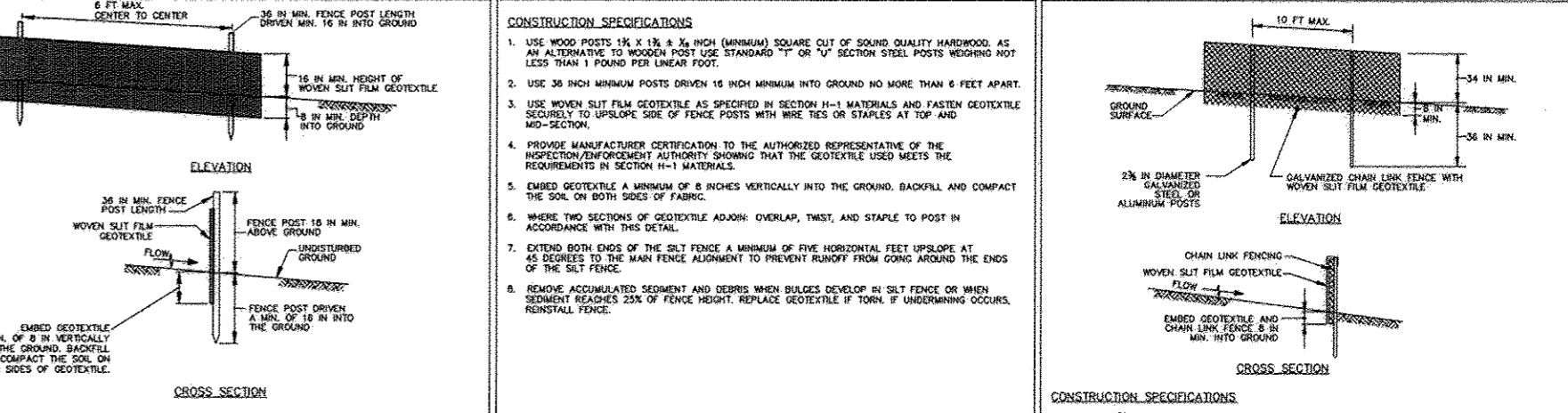
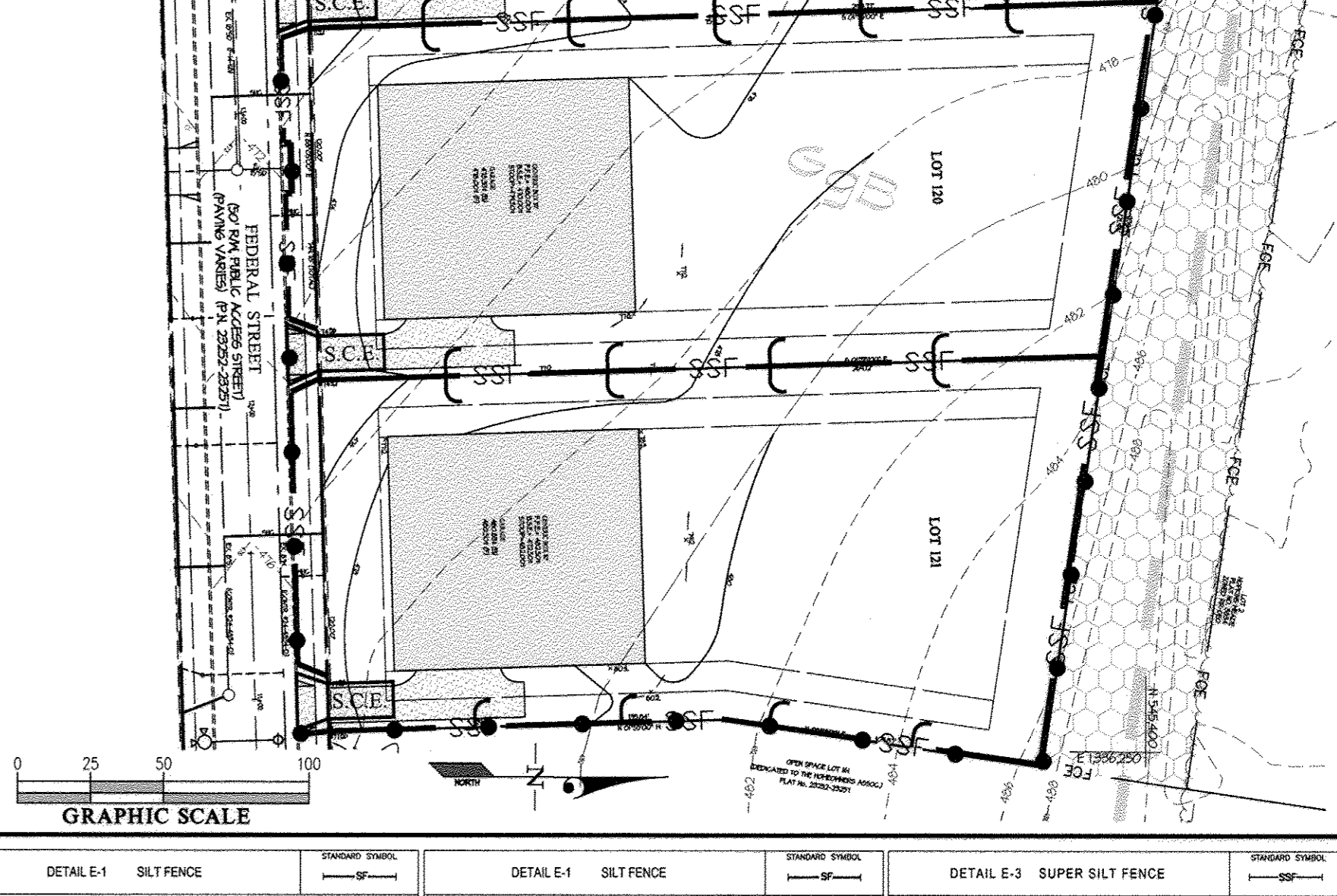


TEMPORARY STOCKPILE DETAIL (typical)
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI)
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS THIS WAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.)
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.

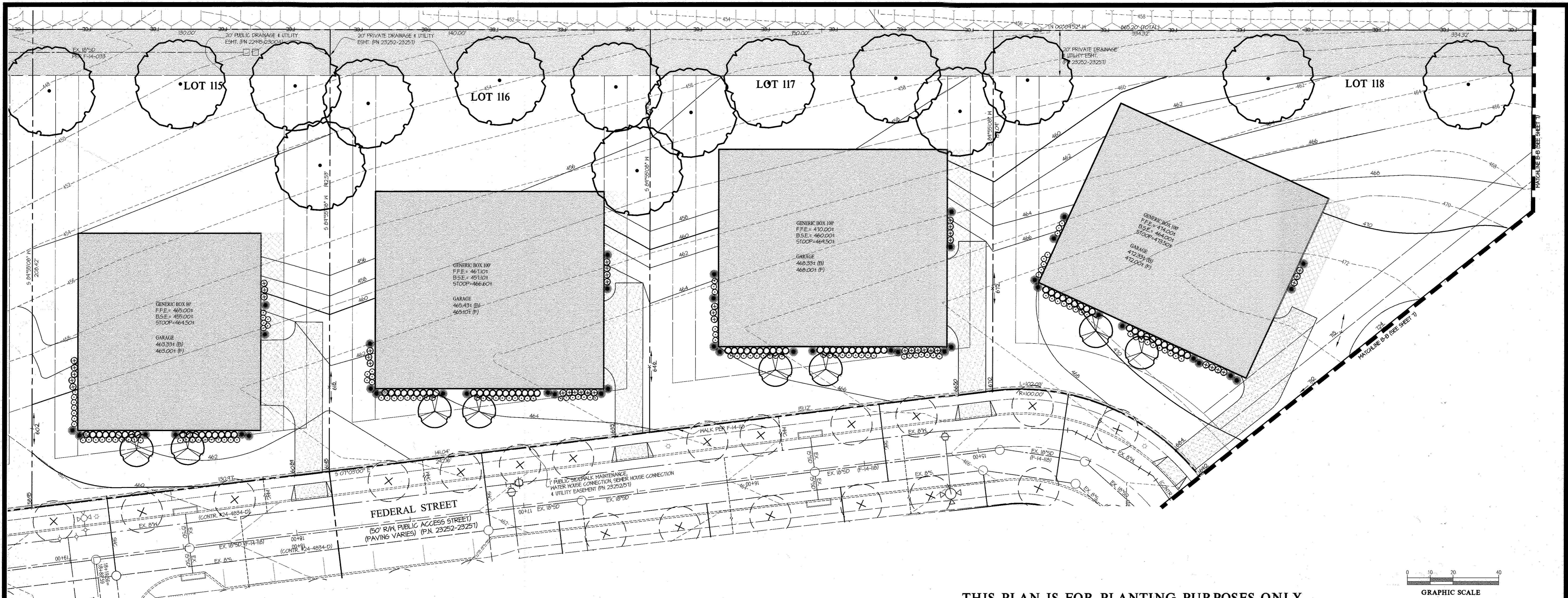
SEQUENCE OF CONSTRUCTION
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI)
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS THIS WAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.)
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.

Table with 2 columns: SITE ANALYSIS (per lot) and TOTAL. Rows include: TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, OFF-SITE WASTE/BORROW AREA LOCATION.

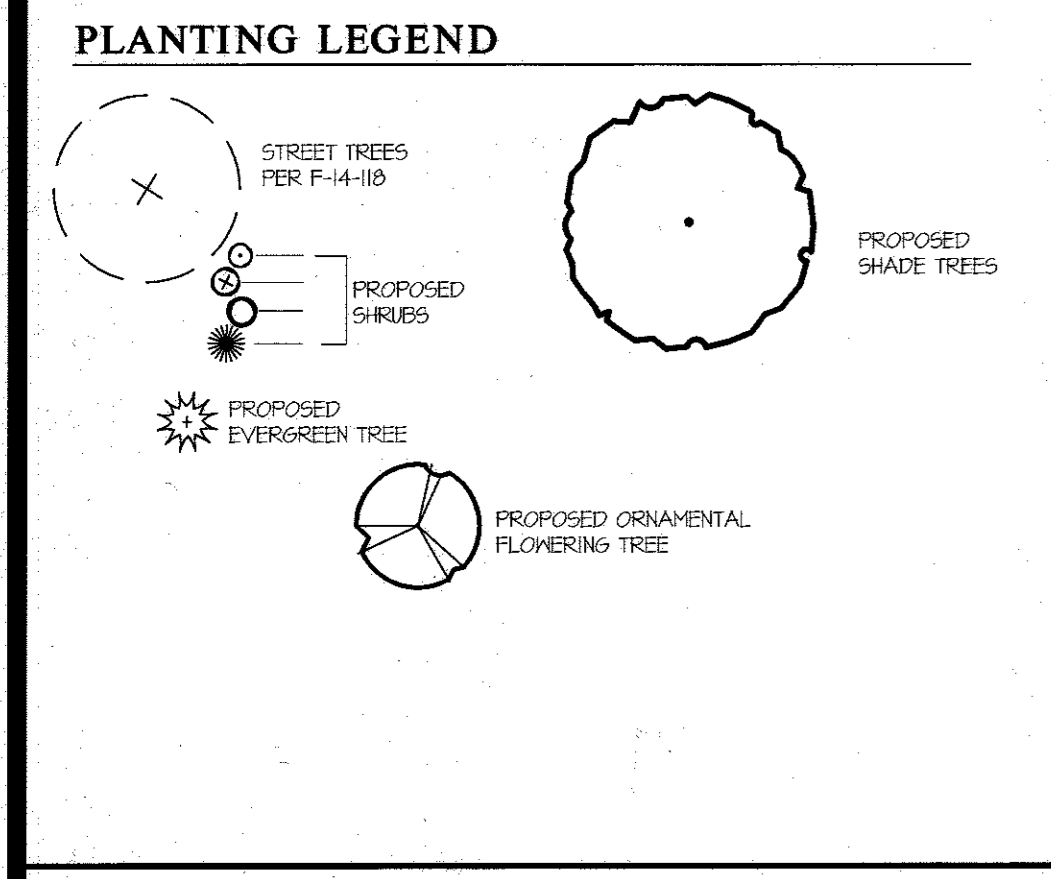
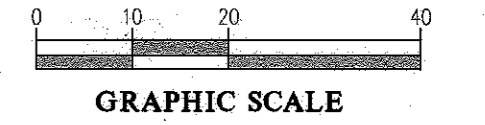
Table with 2 columns: SITE ANALYSIS (per lot) and TOTAL. Rows include: TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, OFF-SITE WASTE/BORROW AREA LOCATION.



SEDIMENT CONTROL LEGEND
- 600 - EXISTING CONTOUR
- 600 - PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SOILS DELINEATION SOILS



THIS PLAN IS FOR PLANTING PURPOSES ONLY



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 PB CASE NO. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE PLAN 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 DEP 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" OF TOPSOIL SHALL BE PROVIDED AT 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 \$ 24,150.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:
 545 SHRUBS AT \$30/SHRUB = \$ 16,350.00
 29 TREES AT \$830.00/TREE = \$ 24,150.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-283-2250. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Tree symbol)	29	ALL SHADE TREES SHALL BE 2 1/2" DB CAL. AND 12" MIN. HT.	SOPHORA JAPONICA/JAPANESE PAGODA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / HELLOW OAK TILIA CORDATA / GREENSPICE / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA / GREEN VASE / GREEN VASE ZELKOVA ZELKOVA SERRATA / VILLAGE GREEN ZELKOVA	ALL B&B
(Shrub symbol)	14	ALL ORNAMENTAL FLOWERING TREES SHALL BE 12" DB CAL. AND 8-10' HT.	AMELANGHER CANADENSIS / SHADBLON SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANSIANA / SAUCER MAGNOLIA BETULA NIGRA / RIVER BIRCH LASSERSTROBIA INDIKA / GRAPE MYRTLE 'TONY'	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
(Evergreen symbol)	3	ALL EVERGREEN TREES SHALL BE 6-8' HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THALIA FLIGATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE	ALL B&B. INTACT LEADER
(Shrub symbol)	176	ALL 18" - 24" SPREAD	AZALEA VAR. 'SIMPLO PINK' / SIMPLO WHITE / KAEMPO COTONEASTER DAMMERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THOMP' / TOM THOMP COTONEASTER JUNIPERUS HORIZONTALIS VAR. 'JANPER VAR.' / SAN JUANES / JANDORRA / MILTONI BLUE RUS' JUNIPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JUNIPER LONICERA NITIDA 'ERLON' / EDREE GOLD (TM) HONEYSUCKLE PFF234	ALL CONTAINERIZED
(Shrub symbol)	71	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE' / 'HERSHEY RED' / 'HND GRISCON' DELTZIA GRACILIS / SLENDER DELTZIA ILEX CRISTATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA COMPACTA / DWARF INKBERRY MAGNOLIA AQUILIFORMIS / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA EBUXUS SERRATIFOLIA SUPERSTICAZA / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
(Shrub symbol)	127	ALL 24" - 30" SPREAD & 2 1/2" - 3" HT.	ELONIA ALTA / ELONIA MAGNOLIA BEALEI / LEATHERLEAF MAGNOLIA OSPHANTHUS HETEROPHYLLUS 'GULF TIDE' / SWEET HOLLY RHODODENDRON HYBRID VAS. (CAT. ALBUM CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'SOPHEM ELEGANS') RHODODENDRON 'P.M.J.P.M. RHODODENDRON' PANSY QUERON NANA / DWARF JAPANESE YEM VIBURNUM CAESIA / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Evergreen symbol)	76	ALL 3" - 4" HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. (CARDINAL, 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS BLUE POINT / BLUE POINT JUNIPER TAXUS MEDIA 'NICKY' / NICKY YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THALIA OCCIDENTALIS / GENERAL GREEN ARBORVITAE EBUXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS:		REQUIRED SIDE & REAR YARD PLANTINGS:		PLANTINGS PROVIDED			COMMENTS		
	SHRUBS AT 1/4 OF LOT WIDTH AT BUL.	BLDG. LENGTHS (S)	SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS	SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)			
ESTATES	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHADE TREES REQUIRED	SHRUBS REQUIRED	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	COMMENTS
115	130.4'	33	[86' (side)/40' (rear)] 176'	4	44	4	67	2 ORNAMENTALS FOR 10 SHRUBS	A & B	
116	141.0'	36	[86' (side)/110' (rear)] 136'	4	44	4	75	2 ORNAMENTALS FOR 10 SHRUBS	A & B	
117	151.2'	38	[86' (side)/110' (rear)] 136'	4	44	4	77	2 ORNAMENTALS FOR 10 SHRUBS	A & B	
118	102.08'	26	[86' (side)/110' (rear)] 136'	4	44	4	65	2 ORNAMENTALS FOR 10 SHRUBS	A & B	
119	101.78'	26	[86' (side)/110' (rear)] 136'	4	41	4	63	2 ORNAMENTALS FOR 10 SHRUBS	A & B	
120	120.00'	30	[86' (side)/110' (rear)] 176'	4	44	4	64	2 ORNAMENTALS FOR 10 SHRUBS	A & B	
121	120.00'	30	[86' (side)/110' (rear)] 176'	4	44	4	49	2 ORNAMENTALS & 3 EVERGREENS FOR 25	A & B	

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 HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

DEVELOPER'S CERTIFICATE

I, the undersigned, certify that the landscaping shown on this plan will be done according to the plan section 16.124 of the HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I 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.

John I. Bennett 6/16/16
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
William J. Griffin 7-19-16
 Director Date
Kat Stuchlik 7-19-16
 Chief, Division of Land Development Date
Chad Anderson 7-14-16
 Chief, Development Engineering Division Date

NOTES:
 AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COVERLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO RELOCATIONS OR SUBSTITUTIONS 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.

2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND FENCES, 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.

LANDSCAPE SURETY PER LOT

BUILDER (TO BE DETERMINED AT PERMIT PLOT PLAN STAGE)	LOT NO.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
MITCHELL & BEST	115	4	77	\$3510.00
	116	4	85	\$3750.00
	117	4	87	\$3900.00
	118	4	75	\$3450.00
	119	4	75	\$3450.00
	120	4	74	\$3420.00
	121	4	74	\$3420.00
TOTAL	28	545		\$24,150.00

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:
 1. MITCHELL & BEST, 866 E. GULF DRIVE ROCKVILLE, MD. 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-4511

STATE OF MARYLAND
 Michael B. Tran
 6/16/16
 LA JSCAPE ARCHITECTS

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: 301-988-2524 FAX: 301-421-4188

Prepared Add M & B as Builder for all lots on this site

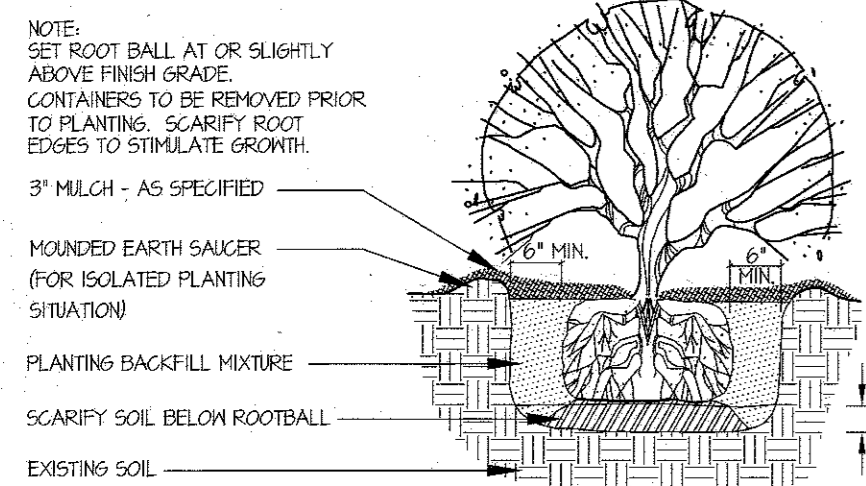
DATE	REVISION

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

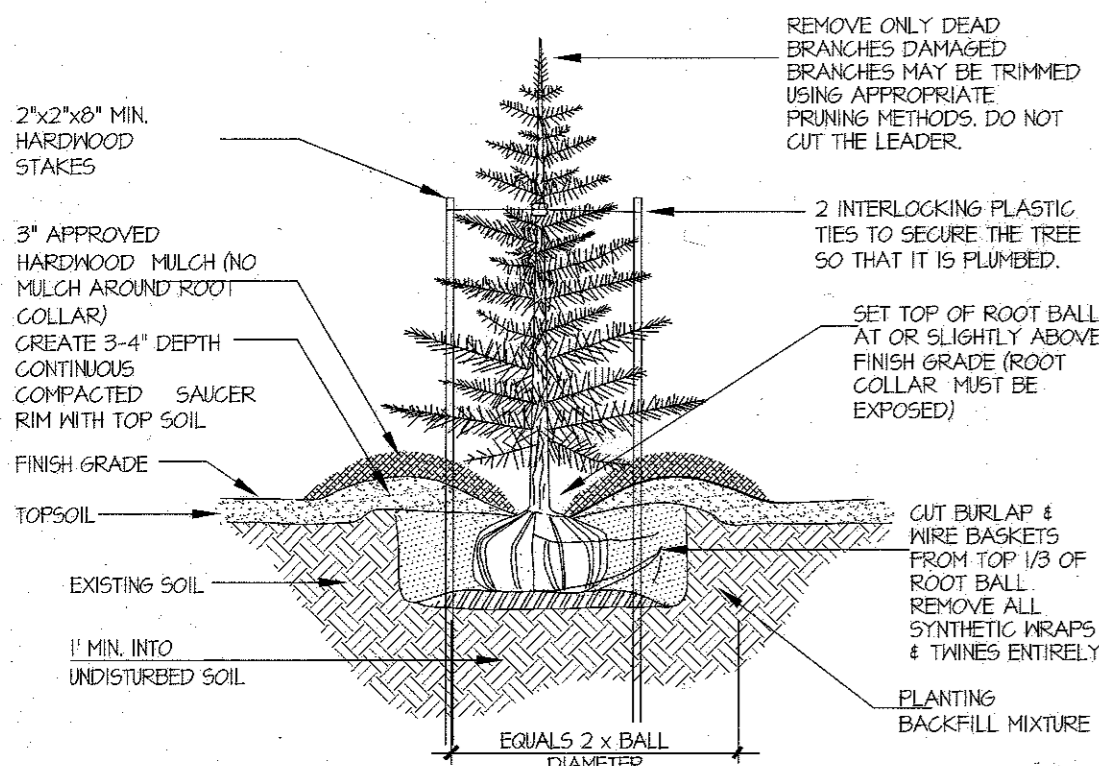
LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 115-121
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	16015
DATE	TAX MAP - GRID	SHEET
JUNE/2016	41-14&21	6 OF 7

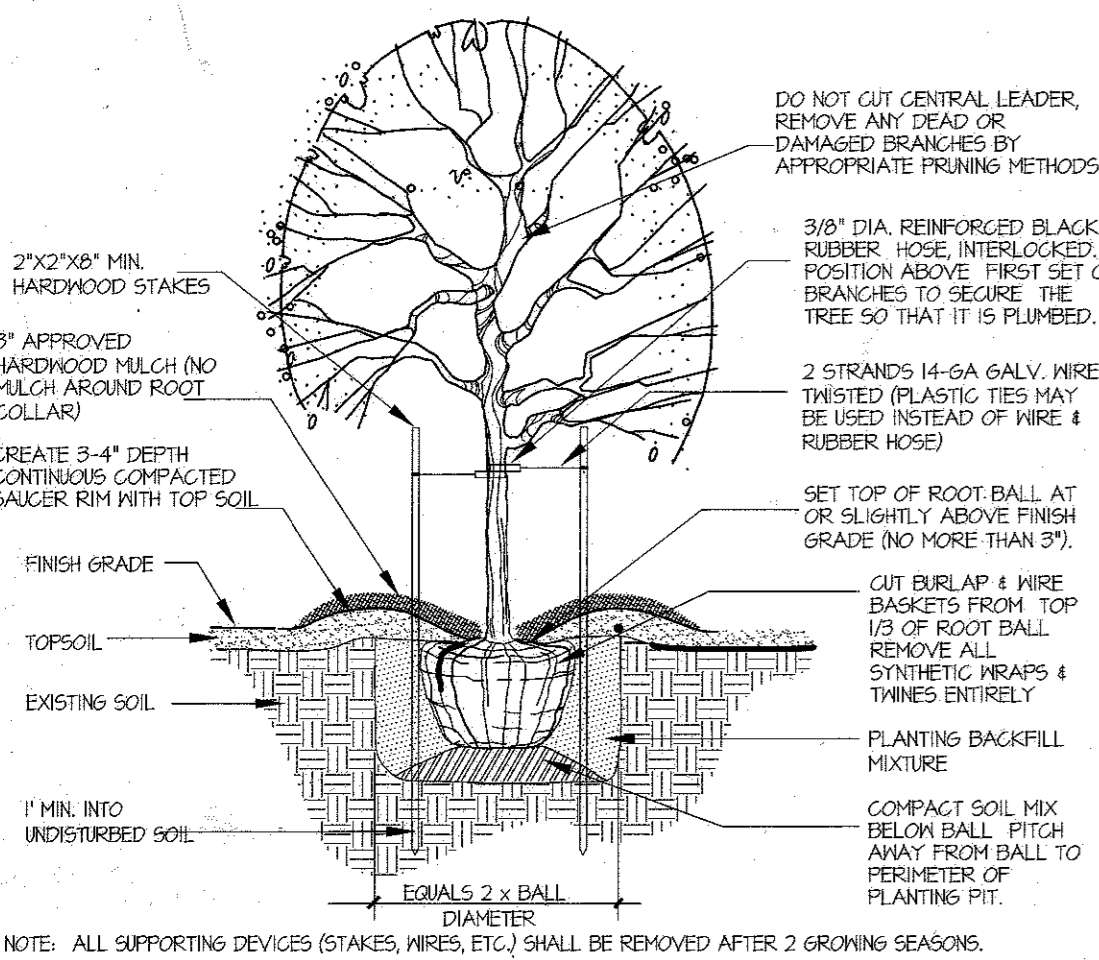
HOWARD COUNTY, MARYLAND



SHRUB PLANTING DETAIL NTS

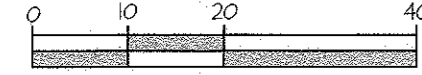


EVERGREEN TREE PLANTING DETAIL NTS



DECIDUOUS TREE PLANTING DETAIL NTS

GRAPHIC SCALE



STATE OF MARYLAND

Michael B. Tren



6.16.16

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE 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.

Michael B. Tren 6.16.16
NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valerie J. Jellie 7-19-16
Director Date
West Sheehy 7-19-16
Chief, Division of Land Development Date
Chad Elbert 7-14-16
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 BALTIMORE: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE

Dec 2016 Add Garden wall on Lot 120

REVISION

BY

APP'R.

PREPARED FOR:

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

LANDSCAPE PLAN

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 115-121
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257

SCALE

1"=20'

DATE

JUNE/2016

ZONING

MXD-3

TAX MAP - GRID

41-14&21

G. L. W. FILE No.

16015

SHEET

7 OF 7

THIS PLAN IS FOR PLANTING PURPOSES ONLY

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND