

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 1-800-251-TTIT 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-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS (78-82) FOR THIS SITE DEVELOPMENT PLAN: 0.951 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos.: 5-01-11, ZB-495M PB-353, MP-01-11, MP-03-02, P-03-01, P-03-10, P-04-01, P-05-02, F-04-42, S-06-16, P-01-02, ZB-1039A, PB-310, F-12-30, P-11-02, P-12-001, F-12-021, F-12-021, F-13-001, F-14-033, SDP-15-018, SDP-15-020, SDP-15-034.
- 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 & 6 L.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 & 46B2.
- 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 P-3 POND WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDS 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 110. OPEN SPACE LOTS 110 AND 111 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY THIS CONTRACT #24-4785-D & 24-4786-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 HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-008.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY 5-01-H DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 4 AND THE GRADING PERMIT CHART ON SHEET 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AN CHIP COATING (1/2" MIN)
C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADS)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS. HOWEVER, COUNTY TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE, THEREFORE, LOT 80 MAY NEED TO PLACE REFUSE CONTAINERS NEXT TO THE ALLEY PAVEMENT AND THE TRANSFORMER ON LOT 81 FOR PICK UP ON COLLECTION DAY.
- BAY WINDOWS, KITCHEN PELLIS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B.1 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-H 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 13D.2.2 OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND 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 5-01-11, 5-06-16, PB-353, PB-370 AND ZB-495M. CASE No. 1710 5-06-16.
- BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.
- BUILDABLE LOTS 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.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-495M
B. PROPOSED USE OF SITE: 9 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4741-D)
D. PARKING REQUIRED PER SEC. 13D.2.2: 2 SPACES/UNIT x 5 = 10 SPACES
PARKING PROVIDED: 10 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 412,644 SF OR 0.951 AC.
B. AREA OF THIS PLAN SUBMISSION: 111 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 111 ACRES
- LOT DESIGNATION:
LOT TYPE: LOT NUMBER: MINIMUM LOT SIZE: MIN. LOT WIDTH AT FRONT BRL: MAX. BUILDING HT.
VILLA: 78-82: 5,400 SQUARE FEET: 54 FEET: 30 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT Nos. 22495-23004
LOT TYPE: FRONT SETBACK: SIDE SETBACK: MINIMUM REAR SETBACKS
VILLA: 12' MIN.: 6' MIN.: 20' TO PRINCIPAL STRUCTURE, 9' FOR REAR (DETACH/ATTACH GARAGE OR TO ACCESSORY STRUCTURES).
** THERE IS A 0' SIDE SETBACK 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 ENCRUCH ON 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 ROW) SHALL BE 30' APART.

EXCEPTIONS TO FRONT SETBACK REQUIREMENTS, SECTION 12B.1 APPLIES, EXCEPT FOR THE FOLLOWING:

- PORCHES MAY ENCRUCH 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 ENCRUCH 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 ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE ANY EASEMENTS), NOT GREATER THAN 40" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREA 1

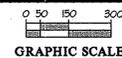
LOTS No. 78-82

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SITE OVERVIEW

SCALE: 1" = 300'

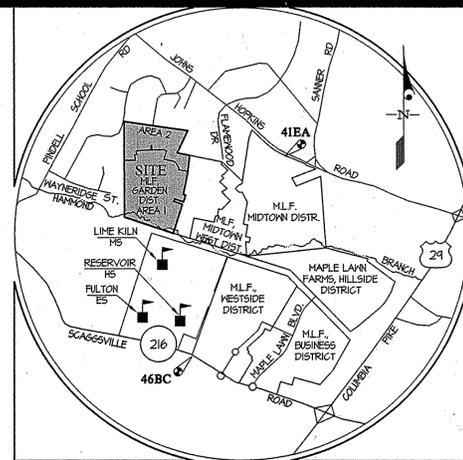


HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
ELEV. = 472.16
N = 59425.15 E = 1391205.71
STANDARD DISC ON CONCRETE MONUMENT

41EA
ELEV. = 401.05
N = 544825.81 E = 1394211.44
STANDARD DISC ON CONCRETE MONUMENT



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP: 5052
GRID: 05

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS AC.	REQUIRED OPEN SPACE (25% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (B) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (C) ***
1 (BUSINESS DISTRICT, AREA-1)	F-03-01	51.88	12.97	21.5 (40.7)	1.82	
2 (MIDTOWN WEST DISTRICT, AREA-1)	F-03-40	37.43	9.36	15.75 (42.1)	1.31	1.52 (41.7)
3 (MIDTOWN WEST DISTRICT, AREA-2)	F-04-42	58.20	14.55	22.85 (39.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.47	3.87	6.10 (49.3)	0.54	0.24 (43.2)
4b (MIDTOWN WEST DISTRICT, AREA-3)	F-05-184	312	78.0	123 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2)	F-05-121B	3.00	0.75	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	8.32	18.50 (55.6)	1.16	1.61 (60.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	3.76	5.50 (36.5)	0.58	
6b (HILLSIDE DISTRICT, AREA-4)	F-07-183	3.05	0.76	0.00	0.10	
6c (WESTSIDE DISTRICT)	F-08-54F-08-55	42.60	10.65	26.65 (62.4)	3.17	4.76 (114.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	4.15	0.04 (0.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.41	0.04 (0.3)	0.06	
8d (MIDTOWN WEST DISTRICT)	F-12-21	30.22	7.56	15.94 (45.0)	1.06	1.21 (43.2)
9a (HILLSIDE DISTRICT, AREA-3)	F-12-15	4.71	1.18	0.00 (0.0)	0.33	0.00 (0.0)
9b (HILLSIDE DISTRICT, AREA-2)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0)
9c (MIDTOWN WEST DISTRICT)	F-13-07	34.08	8.52	15.51 (45.4)	1.14	5.05 (51.2)
9d (GARDEN DISTRICT, PARCEL W)	F-13-08	75.74	18.94	0.00 (0.0)	2.65	0.00 (0.0)
10a (HILLSIDE DISTRICT, AREA 4)	F-12-86	15.46	3.87	3.74 (24.2)	0.54	0.00 (0.0)
10b (HILLSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10c (GARDEN DISTRICT, AREA 1)	F-14-23	0.00	0.00	23.26 (0.0)	0.00	4.55 (14.0)
10d (GARDEN DISTRICT, AREA 2)	F-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
10e (HILLSIDE DISTRICT, AREA 3)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		444.43	113.23	180.72 (56.5)	11.52	31.43 (11.4)

- * 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 1.52 AC. = COMMUNITY CENTER (0.5, 1.25 - 5.01 AC.), 0.5, 1.26 (0.55 AC.) AND 0.5, 1.23 (1.46 AC.)
 - ② 0.24 AC. = PATHWAYS
 - ③ 1.61 AC. = 0.5, LOT 28 (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 60 (0.61 AC.)
 - ⑥ 1.21 ACRES = 0.5, LOT 85 (0.63 AC.) AND 0.5, LOT 84 (0.66 AC.)
 - ⑦ 0.64 ACRES = 0.5, 115 (0.64 AC.)
 - ⑧ 5.05 AREAS = 0.5, 174 (0.78 AC.), 0.5, 180 (0.74 AC.), 0.5, 182 (3.58)
 - ⑨ 4.55 AREAS = 0.5, 91 (0.90 AC.), 0.5, 101 (1.75 ac.), 0.5, 104 (2.85) AND 0.5, 107 (2.44 Ac.)
- OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

BUILDING PERMIT CHART

LOTS	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
78-82	111	\$11,760.00	\$117.60
TOTAL	111	\$11,760.00	\$117.60

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPT. OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 5 YEARS OF ITS APPROVAL.

SHEET INDEX

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

ADDRESS CHART

LOT No.	STREET ADDRESS
78	11621 FEDERAL STREET
79	11623 FEDERAL STREET
80	11619 FEDERAL STREET
81	11615 FEDERAL STREET
82	11546 LAGER BOULEVARD

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:
E21	7649000
DEVELOPMENT NAME:	DISTRICT/AREA:
MAPLE LAWN FARMS	GARDEN DISTRICT AREA 1
PLAT No.:	ZONE:
22495-23004	MXD-3
TAX MAP:	GRID:
41	15 & 21
ELEC. DIST.:	
5	
SCALE:	ZONING:
AS SHOWN	MXD-3
DATE:	TAX MAP - GRID:
MAY 2015	41-14&21
G. L. W. FILE No.:	SHEET:
14051	1 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David A. Gyle* Date: 6/25/15
Chief, Division of Land Development: *Walter D. Smith* Date: 6-25-15
Chief, Development Engineering Division: *Chad E. Brown* Date: 6/19/15

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.



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-953-2524 FAX: 301-421-4186

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

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

COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS No. 78-82
(SFD RESIDENTIAL USE)
PLAT Nos. 22495-23004

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

DATE: _____ BY: _____ APPR: _____

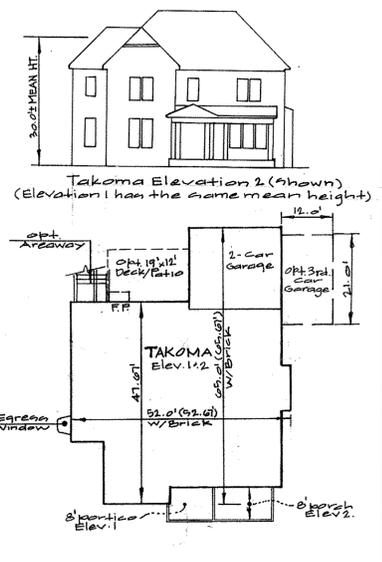
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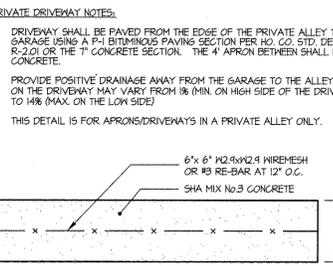
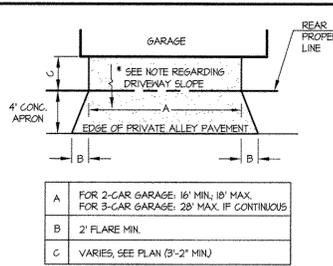
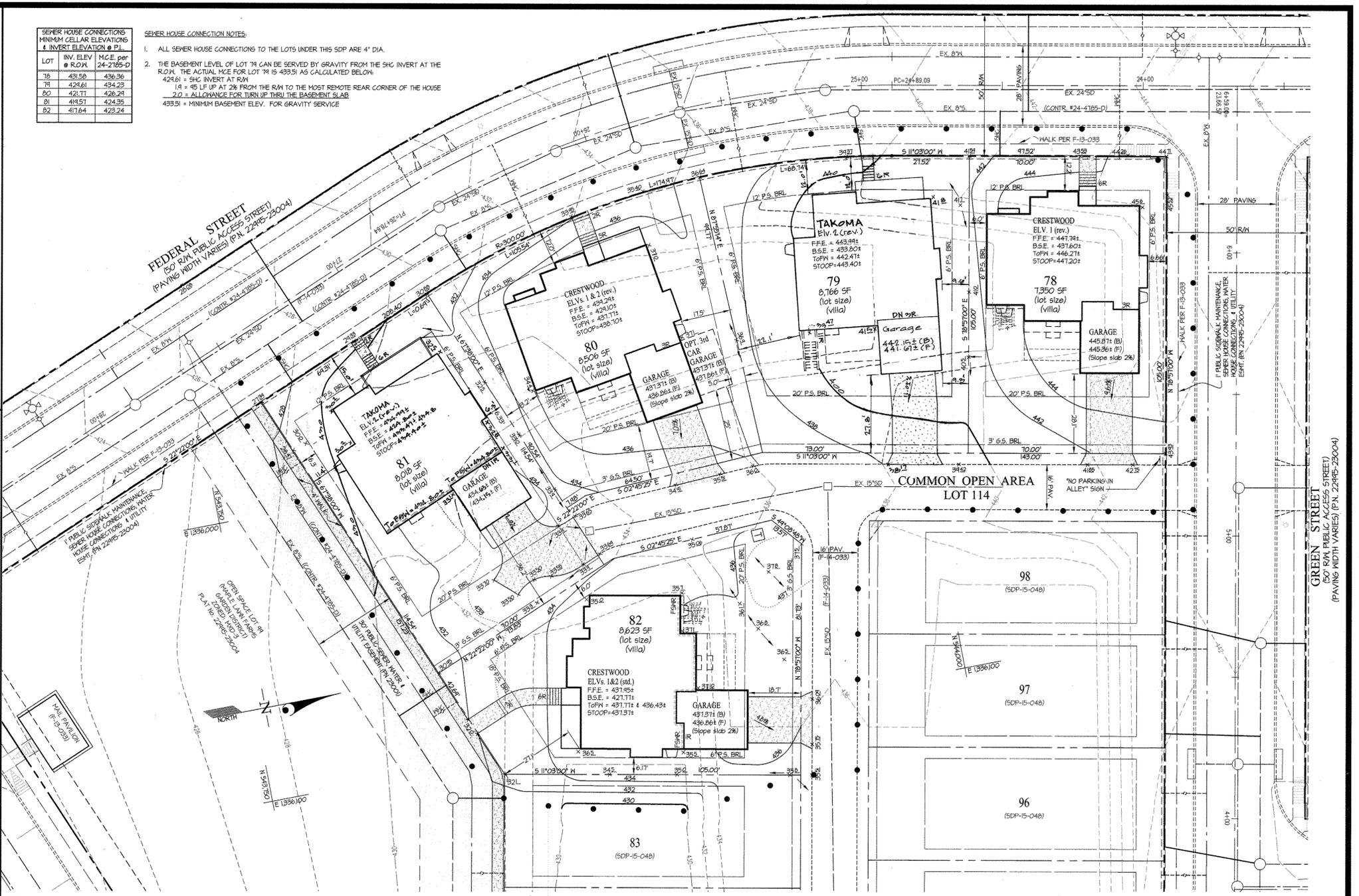
SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- • • • • LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- EX 20" 1/2" WATER HOUSE CONNECTION (W/C, DASHED LINE TYP.)
- EX 20" WATER LINE (PUBLIC)
- EX 20" FIRE HYDRANT
- EX 20" EXISTING SEWER MAIN (DASHED LINE)
- EX 20" SEWER HOUSE CONNECTION (S/H, SOLID LINE)
- EX 20" EXISTING STORM DRAIN
- EX 20" EXISTING LIGHT POLE
- EX 20" B&E TRANSFORMER PAD
- EX 20" VERIZON EQUIPMENT (H & F)
- EX 20" COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05
- PROPOSED HOUSE
- FF.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT SLAB ELEVATION
- REV. = REVERSED HOUSE ORIENTATION
- GAR. = GARAGE (F-FRONT, B-BACK)
- TOPM = TOP OF BASEMENT FOUNDATION WALL
- MOB. = MOUNT OUT BASEMENT FOUNDATION STEM WALL REQUIRED
- FEAR BUILDING RESTRICTION LINE
- P.S. = PRINCIPAL STRUCTURE
- G.S. = GARAGE STRUCTURE
- F.C.E. FOREST CONSERVATION EASEMENT



LOT	INV. ELEV. @ R.O.M.	M.C.E. per 24-2185-D
18	431.50	436.26
74	424.61	429.22
80	421.71	426.21
81	419.51	424.35
82	417.64	422.24

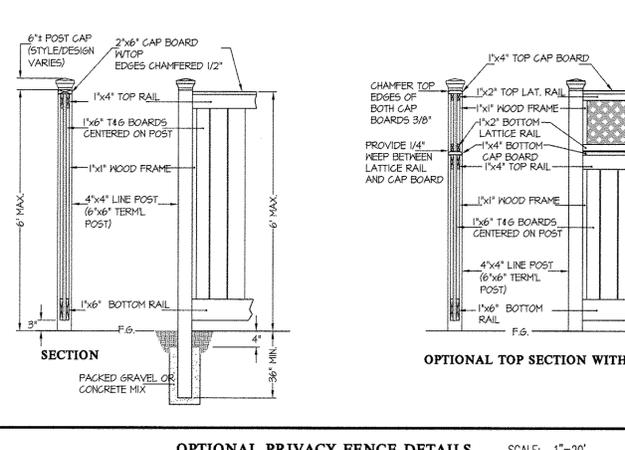
- SEWER HOUSE CONNECTION NOTES:**
- ALL SEWER HOUSE CONNECTIONS TO THE LOTS UNDER THIS SDP ARE 4" DIA.
 - THE BASEMENT LEVEL OF LOT 74 CAN BE SERVED BY GRAVITY FROM THE S/H INVERT AT THE R.O.M. THE ACTUAL M.C.E. FOR LOT 74 IS 433.51 AS CALCULATED BELOW:
 1.1 = 45.15' UP AT 28' FROM THE R.M. TO THE MOST REMOTE REAR CORNER OF THE HOUSE
 2.0 = ALLOWANCE FOR TURN UP THRU THE BASEMENT SLAB
 433.51 = MINIMUM BASEMENT ELEV. FOR GRAVITY SERVICE



- PRIVATE DRIVEWAY and APRON DETAIL**
NO SCALE
- CONCRETE APRON & DRIVEWAY 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-I) SECTION.

VILLA HOUSE FOOTPRINTS & ELEVATIONS
(STANDARD ORIENTATION) SCALE: 1"=20'

- SDP NOTES:**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R.M. SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK UNLESS NOTED OTHERWISE.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - MHC TO THE SUBJECT LOT OF THIS SDP IS 1/2" PER CONTRACT Nos. 24-4185-D & 24-4186-D AND THE WATER METER VAULT IS IN THE R.O.M. ADJUST TOP OF METER VAULT AS NECESSARY BASED ON FINAL FIELD CONDITION.
 - SEE THE CHART ON THIS SHEET FOR S/H INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS BY THE PROPERTY LINE (at the clean out standpipe) 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 LIDER 1441 FOLIO 242 THROUGH 366).
 - ALL BUILDING WALLS WITHIN 10' OF A B&E 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. 271246 BN OR EQV.), CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (HPPE, 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.
 - PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE: MAY 26, 2016.

Signature
Date: 6/25/15

Signature
Date: 6-25-15

Signature
Date: 6-19-15

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

PREPARED FOR:

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

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

SITE DEVELOPMENT PLAN

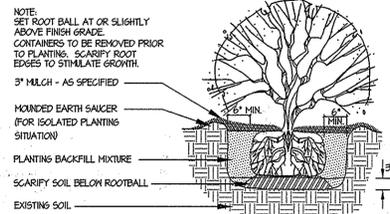
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 77-83
(SFD RESIDENTIAL USE)
PLAT No. 22995-23004

ELECTION DISTRICT No. 5

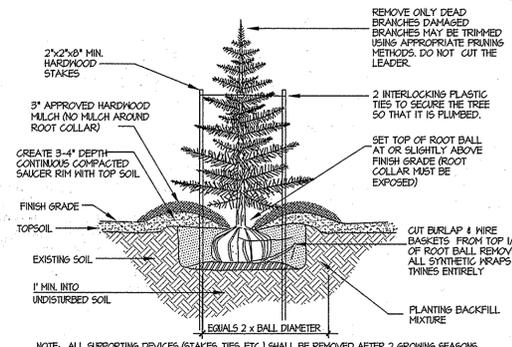
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
MAY 2015	41-14&21	2 OF 4

LANDSCAPE NOTES

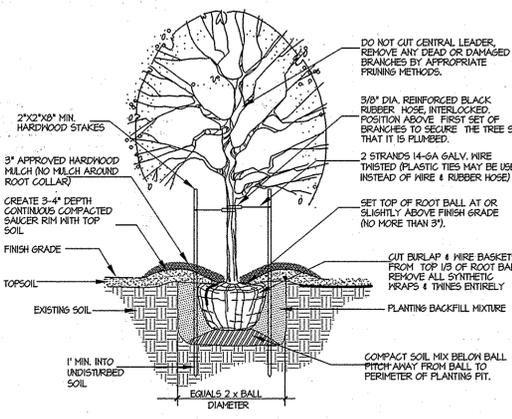
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FB CASE NO. 37D.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET N-11 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 PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLAN LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOGGED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 3).
- 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 \$1,760.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:
 212 SHRUBS AT \$8.00/SHRUB = \$1,696.00
 12 TREES AT \$140.00/TREE = \$1,680.00
 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.



SHRUB PLANTING DETAIL N15

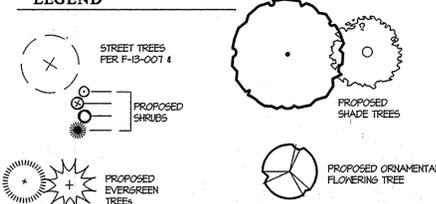


EVERGREEN TREE PLANTING DETAIL N15



DECIDUOUS TREE PLANTING DETAIL N15

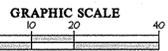
LEGEND



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY
LANDSCAPE TYPE	SIDE YARD TREATMENT PER M.F. DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1/4 OF BLDG. SIDE LENGTH)
PERIMETER LOCATION	LOT 78
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	64.66'
CREDIT FOR EXISTING VEGETATION	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A
NUMBER OF PLANTS REQUIRED	
SHADE TREES	1
EVERGREEN TREES	N/A
SHRUBS	16
NUMBER OF PLANTS PROVIDED	
SHADE TREES	PER SCHEDULE-C
EVERGREEN TREES	0
OTHER TREES (6 2:1 SUBSTITUTION)	0
SHRUBS (0:1 SUBSTITUTION)	SEE SCHEDULE-C

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



PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol 1)	1	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12" MIN. HT.	SOPHORA JAPONICA / JAPANESE PAGODA TREE GLADRASTIS KENTUCKA / AMERICAN YELLOWWOOD	ALL B4B
(Symbol 6)	6		ACER X FREEMANNI 'ARMSTRONG' / ARMSTRONG MAPLE	
(Symbol 8)	8	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-0" HT.	AMELANCHER CANADENSIS / SHADELOW SERVICEBERRY CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA / SAUKER MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / GRAPE MYRTLE 'TONTO'	ALL B4B SERVICEBERRY SHALL BE TREE FORM
(Symbol 12)	12	ALL EVERGREEN TREES SHALL BE 6'-0" HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE ILEX OPACA / AMERICAN HOLLY	ALL B4B INTACT LEADER
(Symbol 80)	80	ALL 18" - 24" SPREAD	AZALEA VAR. 'SIMPLO PINK' / 'SIMPLO WHITE' / 'KAHRO' COTONEASTER DAMMERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS / TOM THUMB / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VARI. / JUNIPER VARI. 'BAR HARBOUR' / 'ANDORRA' / 'MILTON BLUE RUS' JUNIPERUS PROCESSIONENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONICERA NITIDA 'BILLOW' / 'ECHOE GOLD' (TM) HONEYSAUCLE PPS224	ALL CONTAINERIZED
(Symbol 26)	26	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAVANNE VALLEY WHITE', 'VERSEY RED', 'WIND CRISMON' DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONIFOLIA' / DWARF HICKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPREA NIPPONICA 'SHOWBOND' / 'SHOWBOND SPREA BUXIS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
(Symbol 84)	84	ALL 24" - 30" SPREAD 4 25" - 3" HT.	ELIONORIS KLAUSCHOVICUS / MANHATTAN / MANHATTAN ELIONORIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSANANTHUS HETEROPHYLLUS 'SILFIDE' / 'SHEET HOLLY RHOXODENDRON HYBRID VARI. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEBAM, 'ROSEUM ELEGANS') RHOXODENDRON P. 247 F.M. RHOXODENDRON TAXUS CESPICATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CAJALEI / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
(Symbol 47)	47	ALL 3" - 4" HT.	ILEX VERTICILLATA VARI. / WINTERBERRY HOLLY VARI. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHAMENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW TAXUS CESPICATA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE BUXIS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

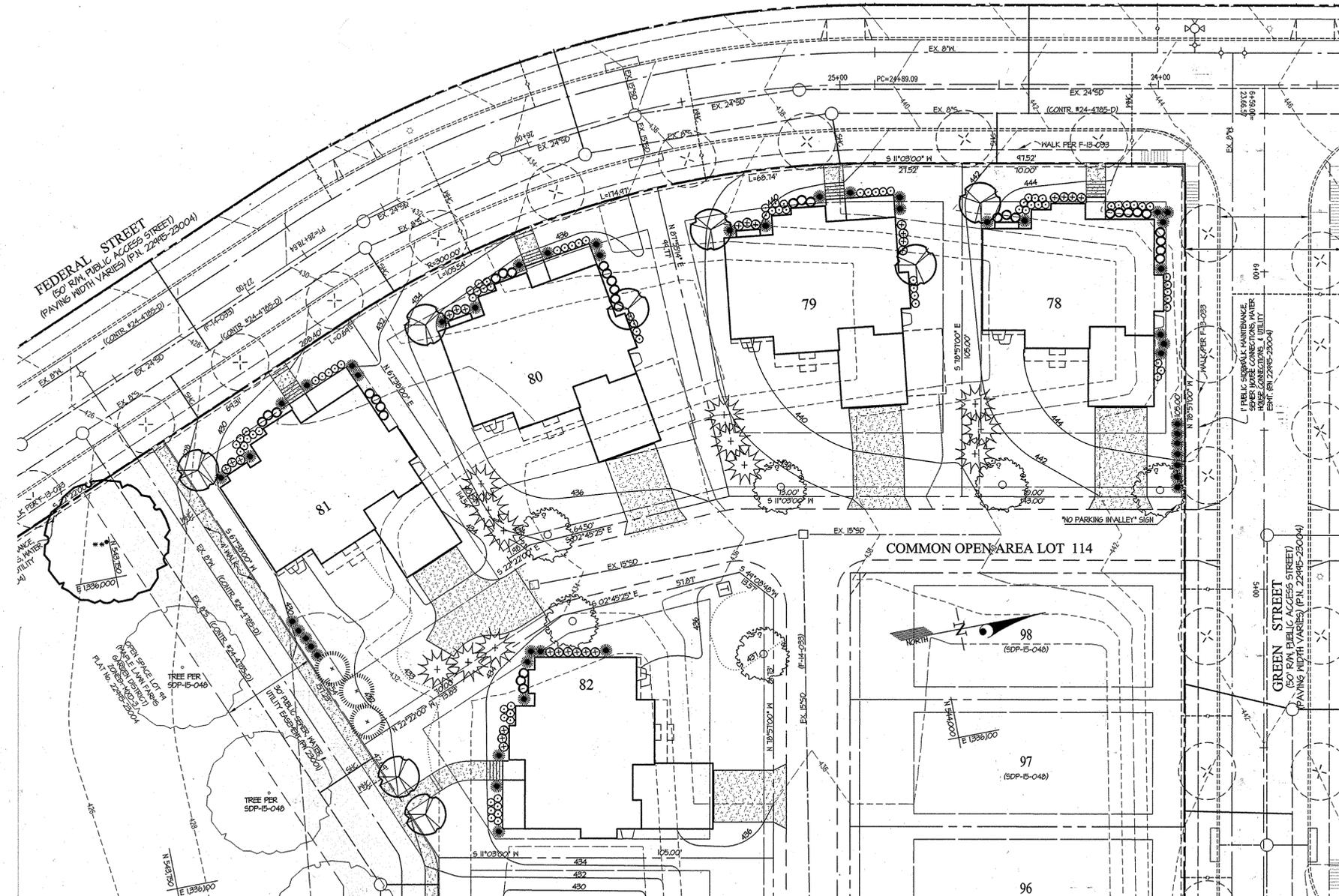
RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT BRL		REQUIRED SIDE & REAR YARD PLANTINGS: VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS				PLANTINGS PROVIDED			
	TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG. LENGTHS (S)	SHADE TREES REQUIRED	SHRUBS REQUIRED	SHADE TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)
*78	VILLAS	10	70.0'	18	(67'x47) 121.0'	2	31	2	35	2 EVGS. FOR 1 SHADE, 1 ORN. FOR 5 SHRUBS, 1 EVGN. FOR 5 SHRUBS
*79	VILLAS	14	46.26'	24	(66'x47) 130.0'	2	33	2	32	2 ORN. FOR 10 SHRUBS, 3 EVGN. FOR 15 SHRUBS
*80	VILLAS	10	105.54'	26	(66'x47) 130.0'	2	33	2	34	2 ORN. FOR 10 SHRUBS, 3 EVGN. FOR 15 SHRUBS
*81	VILLAS	10	105.54'	18	(67'x47) 121.0'	2	31	2	34	4 EVGN. FOR 2 SHADE, 1 ORN. FOR 5 SHRUBS, 2 EVGN. FOR 10 SHRUBS
**82	VILLAS	11	42.64'	11	(67'x47) 121.0'	2	31	2	32	2 ORN. FOR 10 SHRUBS

LANDSCAPE SURETY PER LOT

BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
WILLIAMSBURG GROUP, LLC	*78	3	65	\$2,250.00
	*79	2	51	\$2,140.00
	*80	2	54	\$2,250.00
	*81	2	44	\$2,070.00
TOTAL		12	212	\$1,760.00

- COMMENTS:
- SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:
 1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES + 10 SHRUBS;
 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE
 - PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 - PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.
- * CORNER LOT (SEE RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE A ON THIS SHEET)
- ** FOR RESIDENTIAL BUILDING 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 ADJOINING THROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE ONE SHADE TREE IS SHOWN ON THE OPEN SPACE LOT 91 ENFRONTING LOT 82.
- THE 1 TREE IS BONDED (@ \$300/TREE) BY THE LOTS LISTED



STATE OF MARYLAND
 Michael B. Tran
 L.A. LANDSCAPE ARCHITECT
 988
 6-26-15

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 M.F. LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER/BUILDER: [Signature]
 DATE: 6-21-15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 6/25/15
 Chief, Division of Land Development: [Signature] Date: 6-25-15
 Chief, Development Engineering Division: [Signature] Date: 6-19-15

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

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

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

LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS Nos. 78-82
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22995-23004

SCALE: 1"=20'
 ZONING: MXD-3
 G. L. W. FILE No.: 14051
 DATE: MAY 2015
 TAX MAP - GRID: 41-14&21
 SHEET: 4 OF 4