

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) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TIFFI AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 41
ELECTION DISTRICT: 5
ZONING: MXD-3 PER ZB-49EM (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2002/04 COMPREHENSIVE ZONING PLAN, AREA OF BUILDABLE LOTS Nos. 133-134, 136-139, 142-143, 152-154 AND 159 FOR THIS SITE DEVELOPMENT PLAN. 1204 ACRES.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. 5-01-11, ZB-49EM, PB-293, YP-04-11, YP-03-02, P-03-01, P-03-02, P-04-01, P-05-02, P-04-02, 5-06-16, P-01-02, ZB-1039M, PB-318, F-12-30, SDF-12-02, SDF-12-11, SDF-12-15, SDF-12-12, P-11-002, P-12-001, F-12-020, F-12-024, F-13-001, F-14-033, F-14-118, SDF-16-041.
5. 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.
6. 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.
7. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & 6 L.U.M. SURVEY DONE IN MAY/2001.
8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
9. 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 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDS WILL SERVE AS RETENTION 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 101 AND 110. OPEN SPACE LOTS 110 AND 111 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE REV. FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
10. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY MFS CONTRACT #24-4786-D & #24-4834-D) AND THE WATER METERS IN HANDSIDE VAULTS.
11. 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.
12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. 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.
15. 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.
16. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 641 TO SATISFY 5-01-11 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 641.
17. 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 AR AND CHIP COATING (1-1/2" MIN.)
C. GEOMETRY - MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADINGS)
E. DRAINAGE ELEMENTS - CAPABLE OF DRAINING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
18. PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
19. BAY WINDOWS, WINDOW WELLS, 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 120A.1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
20. AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-11 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
21. 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 139.2.0.2 OF THE ZONING REGULATIONS AND THE APPROVED M.L.F. 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 IS IN THE COVENANT FOUND AT L. 8251 F. 30543.
22. 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.
23. 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-293, PB 318 AND ZB-49EM.
24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-49EM AND THE DECISION AND ORDER FOR PB CASE NO. 365 (5-01-11) AND PB CASE NO. 378 AND 5-06-16.
25. BUILDABLE LOTS 133-134, 136-139, 142-143 & 159 SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF PERMANENT WATER MAIN, SEWER AND GROUNDWATER CONNECTION.
26. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL. PRIOR TO LANDSCAPE INSPECTION PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

- 1. GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-49EM
B. PROPOSED USE OF SITE: 12 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4786-D & #24-4834-D)
D. PARKING REQUIRED PER SFD: 2 SPACES/LOT x 12 = 24 SPACES
PARKING PROVIDED: 24 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
E. RECREATION OPEN SPACE FOR THIS SFD IS ADDRESSED UNDER F-14-118 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
2. AREA TABULATION
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 194,434 SF OR 1.831 AC.
B. AREA OF THIS PLAN SUBMISSION: 2,331 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SFD: 2,331 ACRES
3. LOT DESIGNATION
LOT TYPE LOT NUMBERS MINIMUM LOT SIZE MIN. LOT WIDTH AT FRONT BRL. MAX. BUILDING HT.
COTTAGE 136-139 & 142-143 2,500 SQUARE FEET 30 FEET 30 FEET (MEAN HT.)
MANOR 152-154 4,000 SQUARE FEET 48 FEET 30 FEET (MEAN HT.)
VILLA 133, 134 & 159 5,400 SQUARE FEET 54 FEET 30 FEET (MEAN HT.)
COTTAGE, MANOR AND VILLA LOTS ARE SFD
4. STRUCTURE SETBACKS PER 5-06-16 AND PLAN Nos. 22945-23004 & 23252-23257
LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS
COTTAGE 10' MIN. 4' MIN.* 20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
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. 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 ENCLOSE 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.
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 ROW) SHALL BE 30' APART.
D. EXCEPTIONS TO SETBACK REQUIREMENTS, EXCEPT FOR THE FOLLOWING, SECTION 128.A1 APPLIES:
• PORCHES MAY ENCLOSE 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 ENCLOSE 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 ENCLOSE TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS. TO WITHIN 12' FOR ESTATES.
• STOOPS AND STEPS MAY ENCLOSE INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERCE, 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. MASONRY VENEERS MAY ENCLOSE A MAXIMUM OF 8 INCHES INTO ANY SETBACK.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Val M. Joffe Date: 8-22-16
Chief, Division of Land Development: V. Joffe Date: 8-22-16
Chief, Development Engineering Division: C. L. E. Date: 8-17-16

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. 12475, EXPIRATION DATE: MAY 26, 2018.

SHEET INDEX

- 1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DEVELOPMENT PLAN / SITE DETAILS
4. TYPICAL HOUSE FOOTPRINTS & ELEVATIONS
5. SEDIMENT CONTROL PLAN
6. LANDSCAPE PLAN
7. LANDSCAPE PLAN

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST

- 1. DOZZATO HOMES, 6406 IVY LANE, SUITE 100, GREENBELT, MARYLAND 20710. CONTACT: NIHAH SHAH @ PHONE: 301-220-0100
2. MICHAEL HARRIS HOMES, 1420 SPRING HILL ROAD, SUITE 550, MIDDLEBURY, VIRGINIA 22002. CONTACT: HOWARD KATZ @ PHONE: 703-848-1600
3. MITCHELL ONE BEST, 1686 E. GIDE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-1511
4. NVR HOMES, 4120 PATUXENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-374-5560
5. WILLIAMSBURG GROUP, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORRETT @ PHONE: 410-411-8800

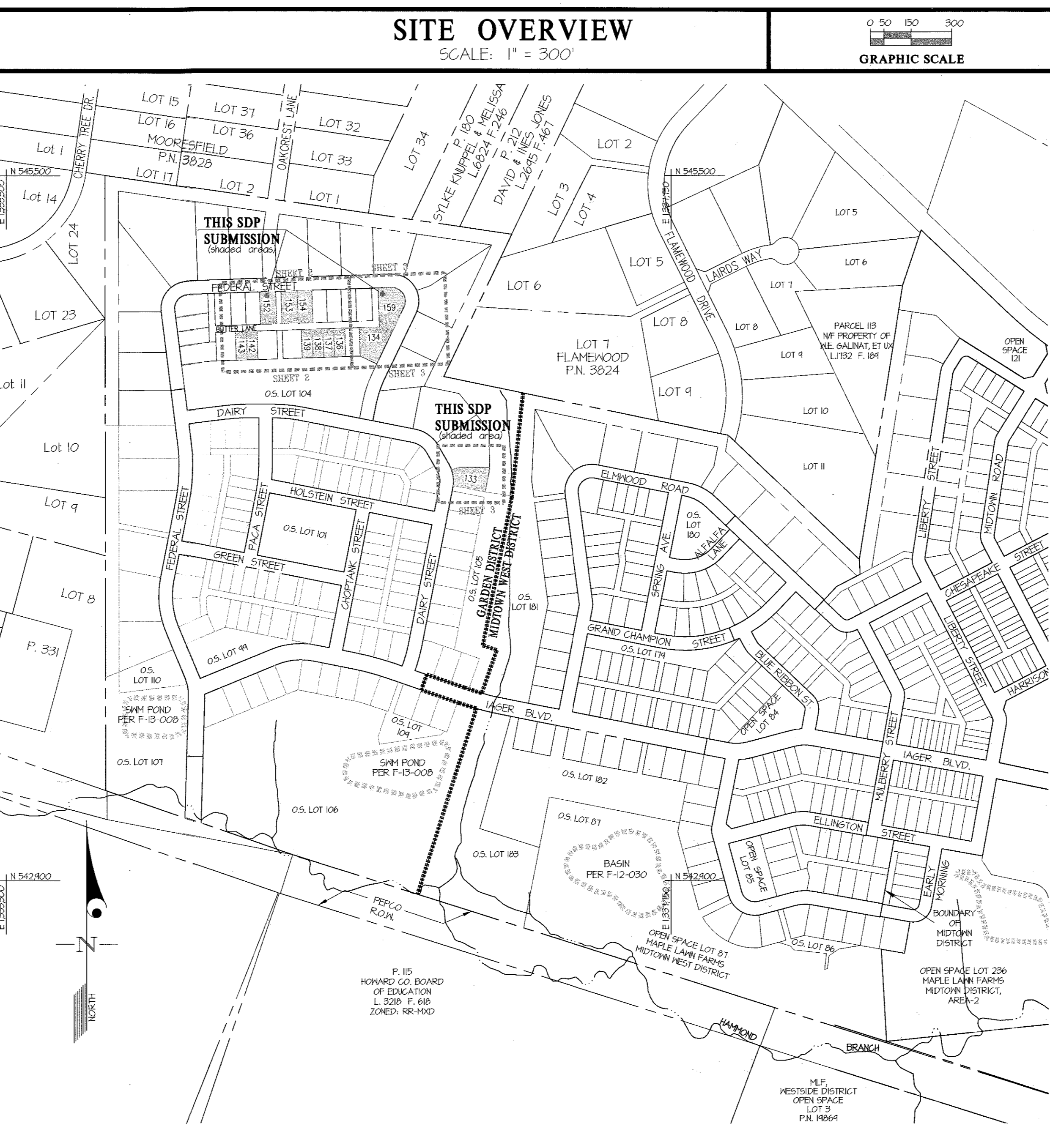
GLWGuttschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

Table with columns: REVISION, DATE, BY, APPR.

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

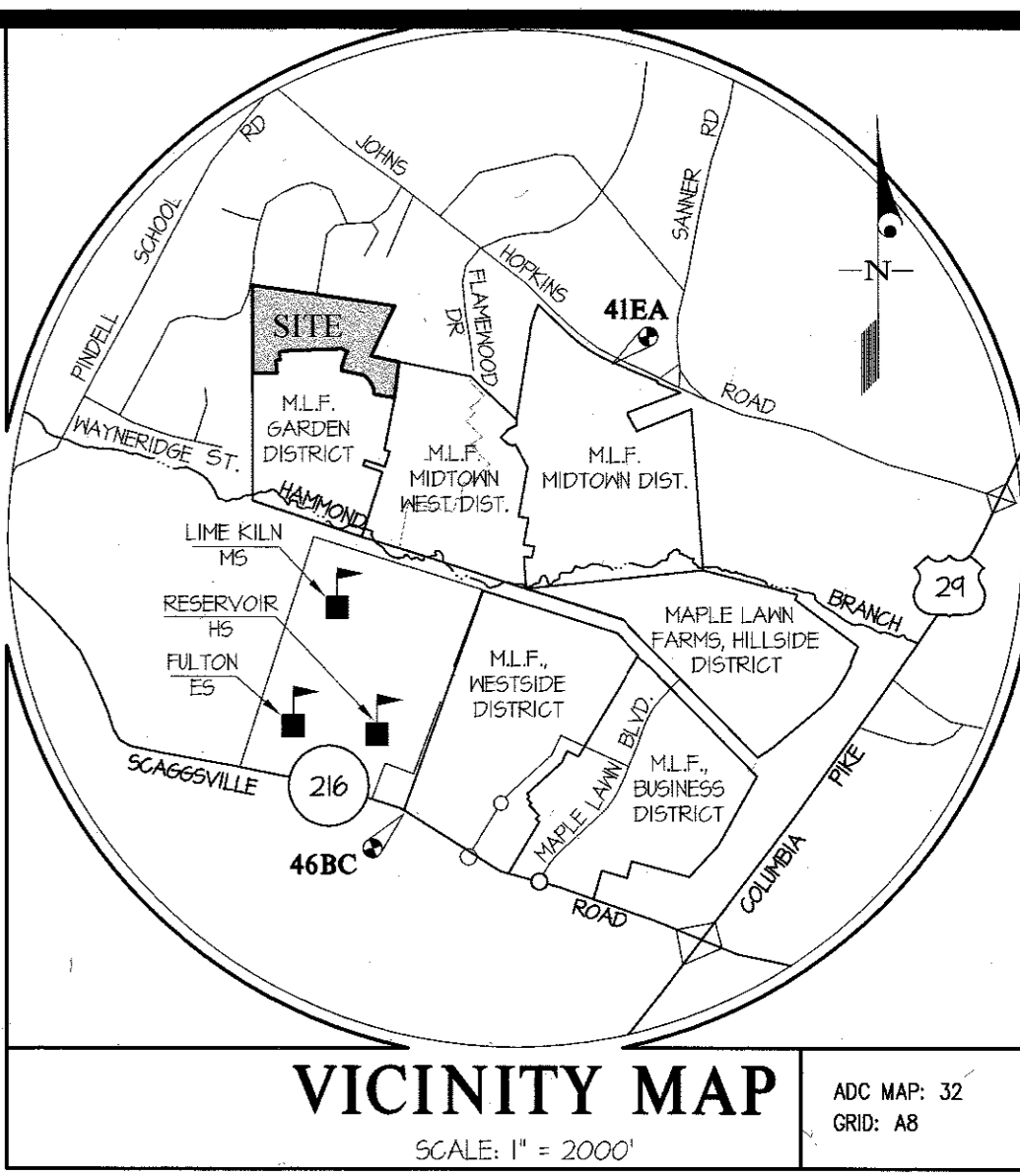
COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 133-134, 136-139, 142-143, 152-154 and 159
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257

MAPLE LAWN FARMS
SITE DEVELOPMENT PLAN
GARDEN DISTRICT - AREA 2
LOT Nos. 133-134, 136-139, 142-143, 152-154 and 159
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA &
NVD80 VERTICAL DATA

46BC
ELEV. = 412.16
N = 139425.13 E = 1391205.71
STANDARD DISC ON CONCRETE MONUMENT
41EA
ELEV. = 401.05
N = 544325.9 E = 1391211.44
STANDARD DISC ON CONCRETE MONUMENT



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

Table with columns: PHASE NUMBER (AND NAME), APPROVED DPZ FILE NO., PHASE AREA GROSS ACREAGE, REQUIRED OPEN SPACE (% OF GROSS AC), OPEN SPACE PROVIDED IN AC. (**), REQUIRED ACTIVE OPEN SPACE IN AC. (**), ACTIVE RECREATION O.S. PROVIDED IN AC. (***)

- * 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, 1.06 (0.55 AC) AND 0.5, 1.23 (1.16 AC)
② 0.21 AC. = PATHWAYS
③ 1.61 AC. = 0.5, LOT 213 (1.00 AC) AND 0.5, LOT 214 (0.61 AC)
④ 4.76 AC. = 0.5, LOT 4 (4.76 AC)
⑤ 0.67 ACRES = 0.5, LOT 66 (0.67 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, 171 (0.75 AC), 0.5, 180 (0.74 ac), 0.5, 182 (3.58)
⑨ 8.44 AREAS = 0.5, 94 (0.90 AC), 0.5, 101 (1.15 ac), 0.5, 104 (2.85) AND 0.5, 101 (2.94 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.

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

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS IN ACCORDANCE WITH THE APPLICABLE POLICY FOR M.L.F.

Table with columns: LOT No., BUILDER TO BE DETERMINED AT PLOT PLAN STAGE (SEE LIST THIS SHEET), DISTURBED AREA (Ac.), LANDSCAPE SURETY AMOUNT, LANDSCAPE INSPECTION FEES PAID

ADDRESS CHART

Table with columns: LOT No., STREET ADDRESS

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., SCALE, ZONING, SHEET, DATE, TAX MAP - GRID, SHEET

SITE DEVELOPMENT PLAN LEGEND

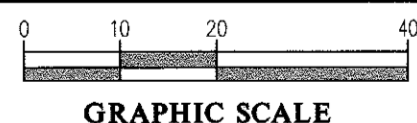
- 380 --- EXISTING CONTOUR
- 380 --- PROPOSED CONTOUR
- • • • • LIMIT OF GRADING DISTURBANCE
- METER VAULT
- EX 87N 1 1/2" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX 85S EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX 50 EXISTING STORM DRAIN
- CONCRETE SIDEWALK PER HO. CO. DET. R-3-05
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT F.F.E. ELEVATION
- GAR = GARAGE (F-FRONT, B-BACK)
- TON = TOP OF FOUNDATION WALL
- P.S. BR1 PRINCIPAL STRUCTURE BR1
- G.S. BR1 GARAGE STRUCTURE BR1
- SBED SAME BEARINGS AND DISTANCE
- g GAS LINE
- e ELECTRIC LINE
- t TELEPHONE LINE
- BSE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FF)
- COMCAST EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING PAVING
- EXISTING CURB & GUTTER

NOTES

1. ALL FENCES, GARDEN WALLS, STOPS, AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
3. ALL MHC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4834-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
4. 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.
5. 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 7419 FOLIO 242 THROUGH 366).
6. ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
7. 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 #10 (PIPE 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 1/2" MIN. COVER OVER THE HERE PIPES. ALL DOWN GROUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
8. INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
9. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
10. THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT PARAG. AT L. 8259 F. 305 & 306
11. FOR DRIVEWAY APRON IN THE PUBLIC RIGHT-OF-WAY SEE DPM DETAIL R-6-01.

WASTE MANAGEMENT NOTES

1. ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAIVERS HAVE BEEN EXECUTED.
2. 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.
3. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
4. 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 TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.



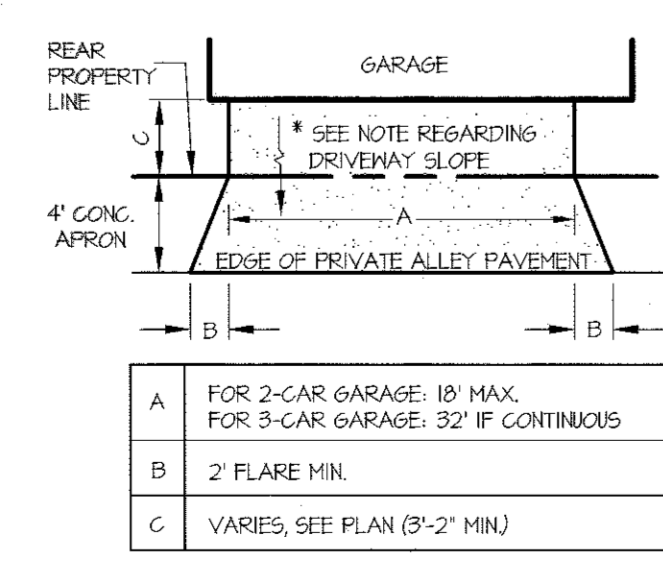
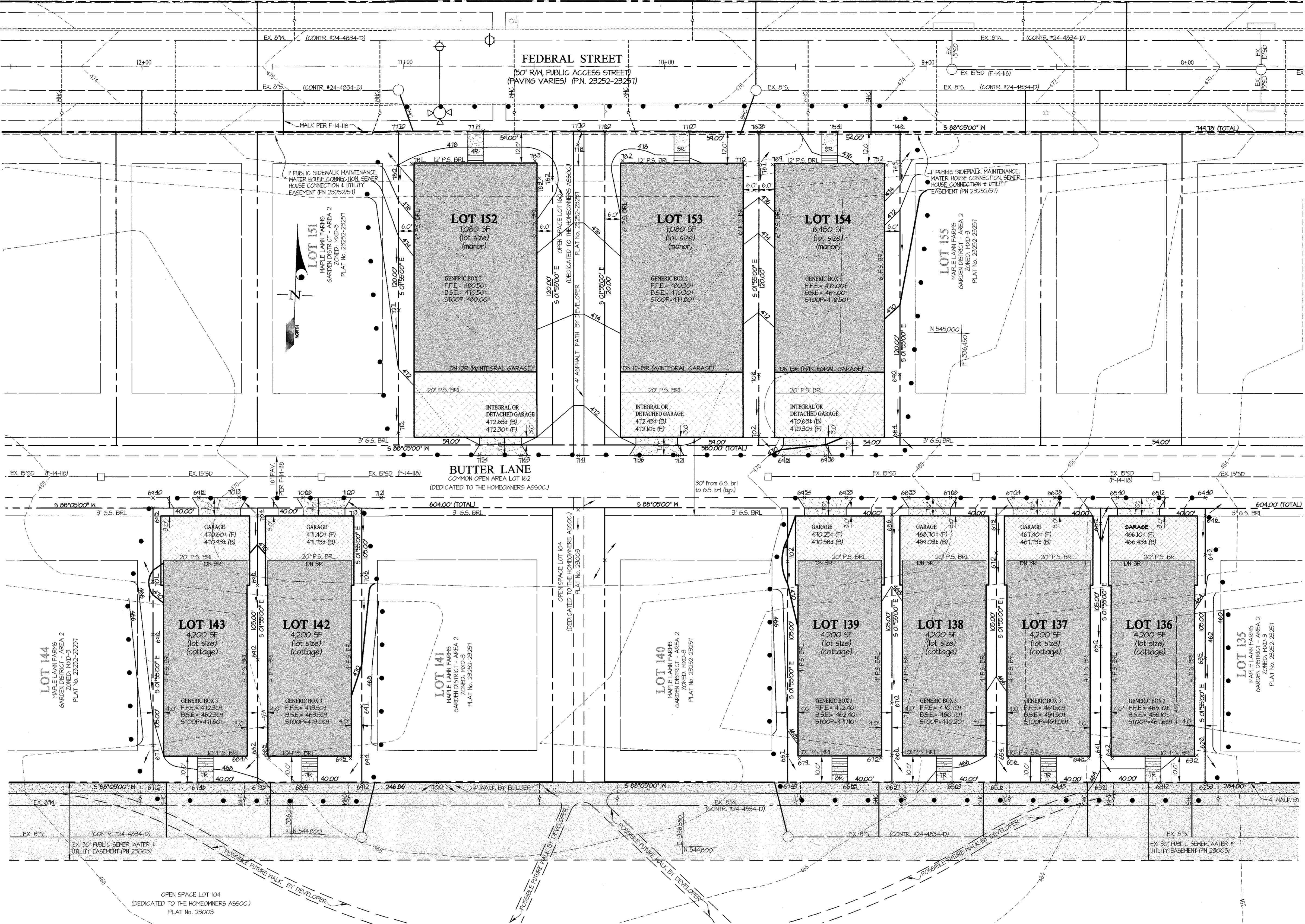
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2018.



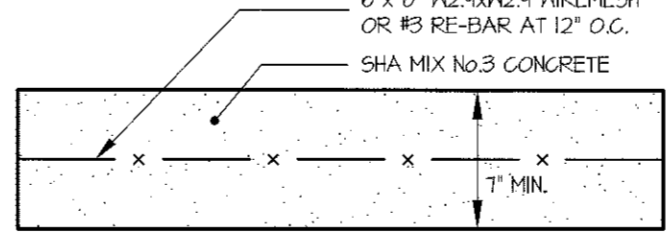
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Nadine J. Jellin* Date: 8-22-16
 Chief, Division of Land Development: *K. J. ...* Date: 8-22-16
 Chief, Development Engineering Division: *...* Date: 8-17-16

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



PRIVATE DRIVEWAY NOTES

1. DRIVEWAY SHALL BE PAVED FROM THE EDGE OF THE PRIVATE ALLEY TO THE GARAGE USING A P-1 BITUMINOUS PAVING SECTION PER HO. CO. STD. DETAIL R-2-01 OR THE T CONCRETE SECTION. THE 4' APRON BETWEEN SHALL BE CONCRETE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE GARAGE TO THE ALLEY. SLOPE ON THE DRIVEWAY MAY VARY FROM 1% (MIN. ON HIGH SIDE OF THE DRIVEWAY) TO 2% (MAX. ON THE LOW SIDE).
3. THIS DETAIL IS FOR APRONS/DRIVEWAYS IN A PRIVATE ALLEY ONLY. FOR DRIVEWAY APRONS IN THE PUBLIC RIGHT-OF-WAY SEE DPM DETAIL R-6-01.



CONCRETE APRON & DRIVEWAY NOTES

1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ADJUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
3. FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R-6-01-6-04.
4. FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P-1) SECTION.

LOT	ELEVATION @ PROP. LINE/BOX	M.C.E.
136	452.94	451.23
137	454.07	456.11
138	455.82	460.18
139	457.04	461.65
142	457.90	462.12
143	456.81	461.15
152	464.64	469.56
153	464.90	464.82
154	463.11	468.03

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

DATE: _____ REVISION: _____ BY: _____ APPR: _____

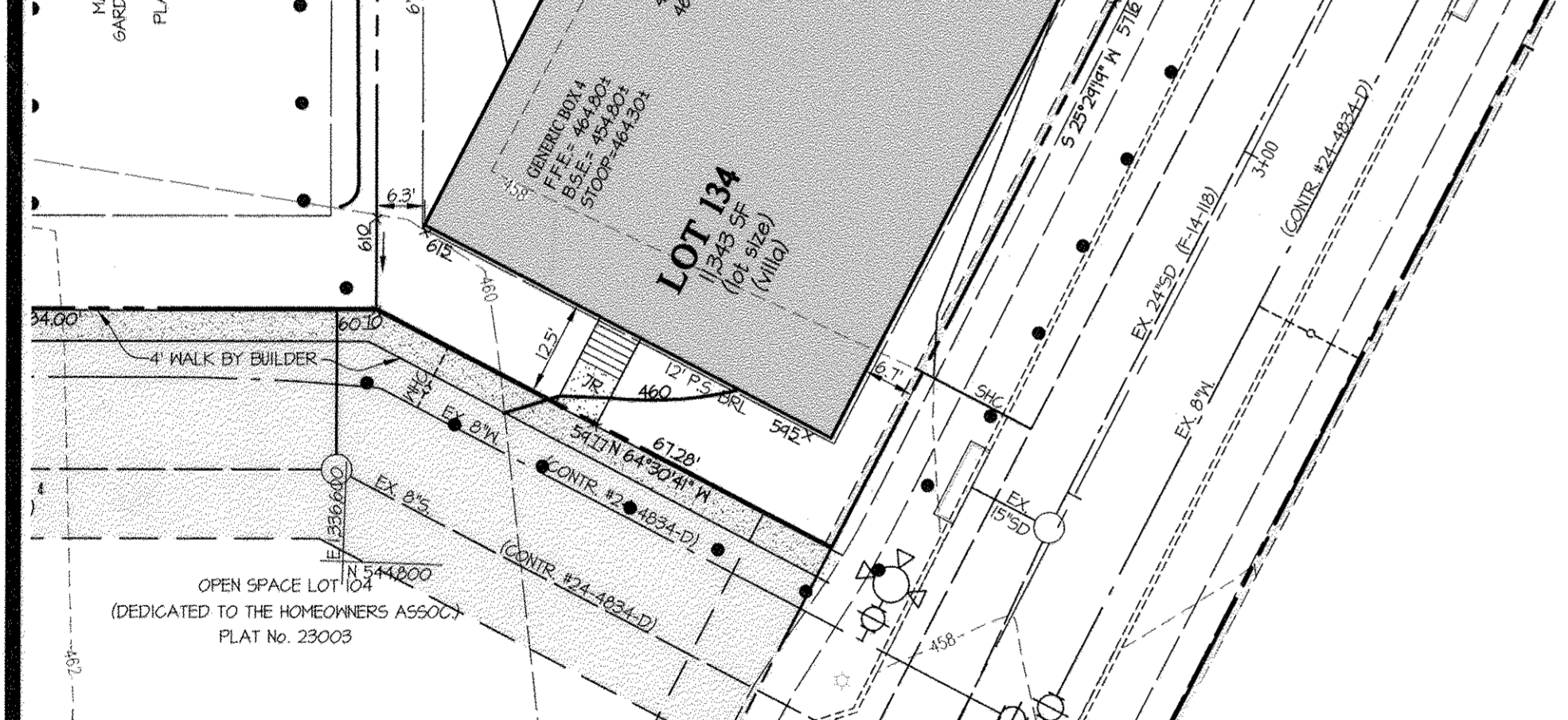
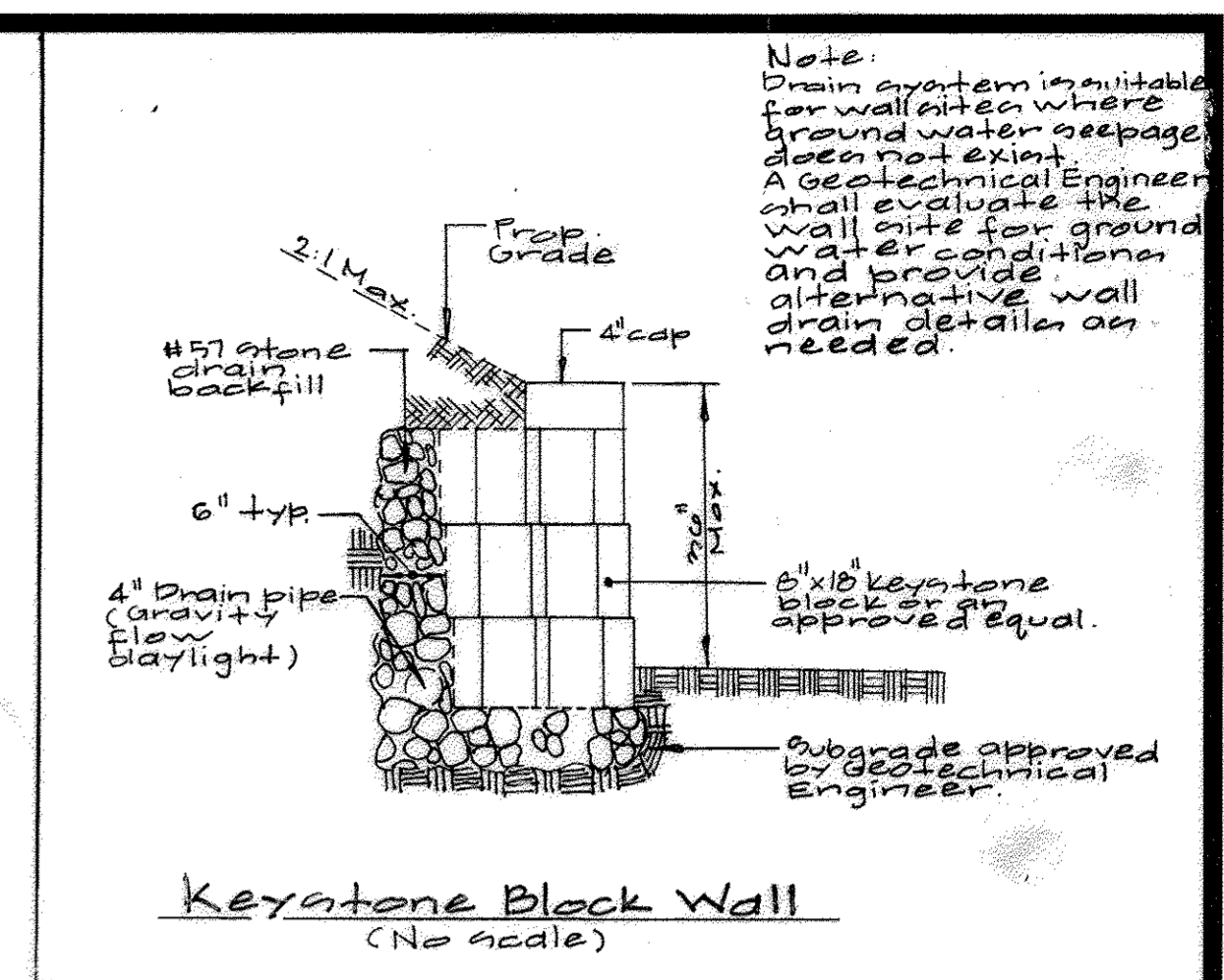
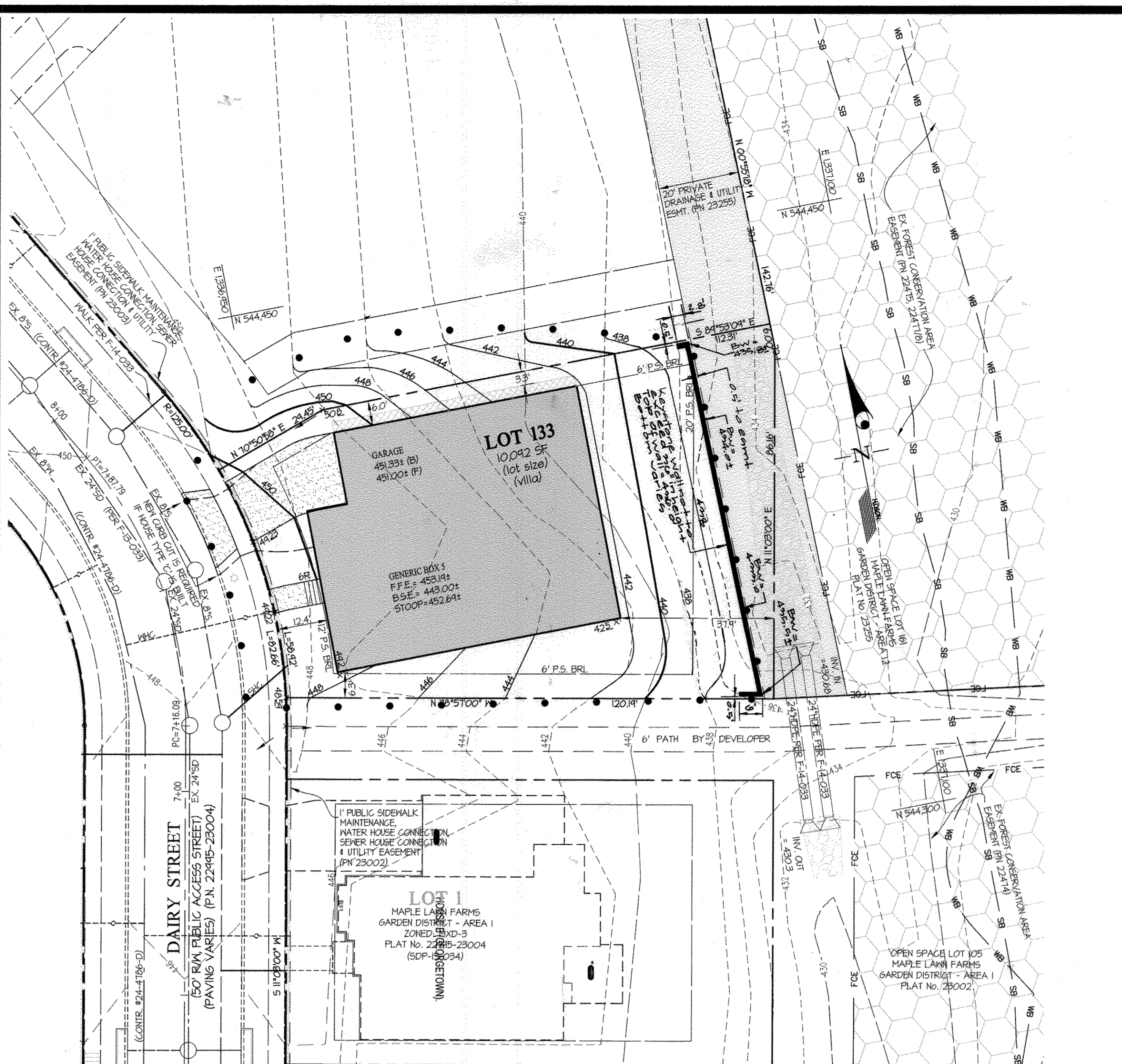
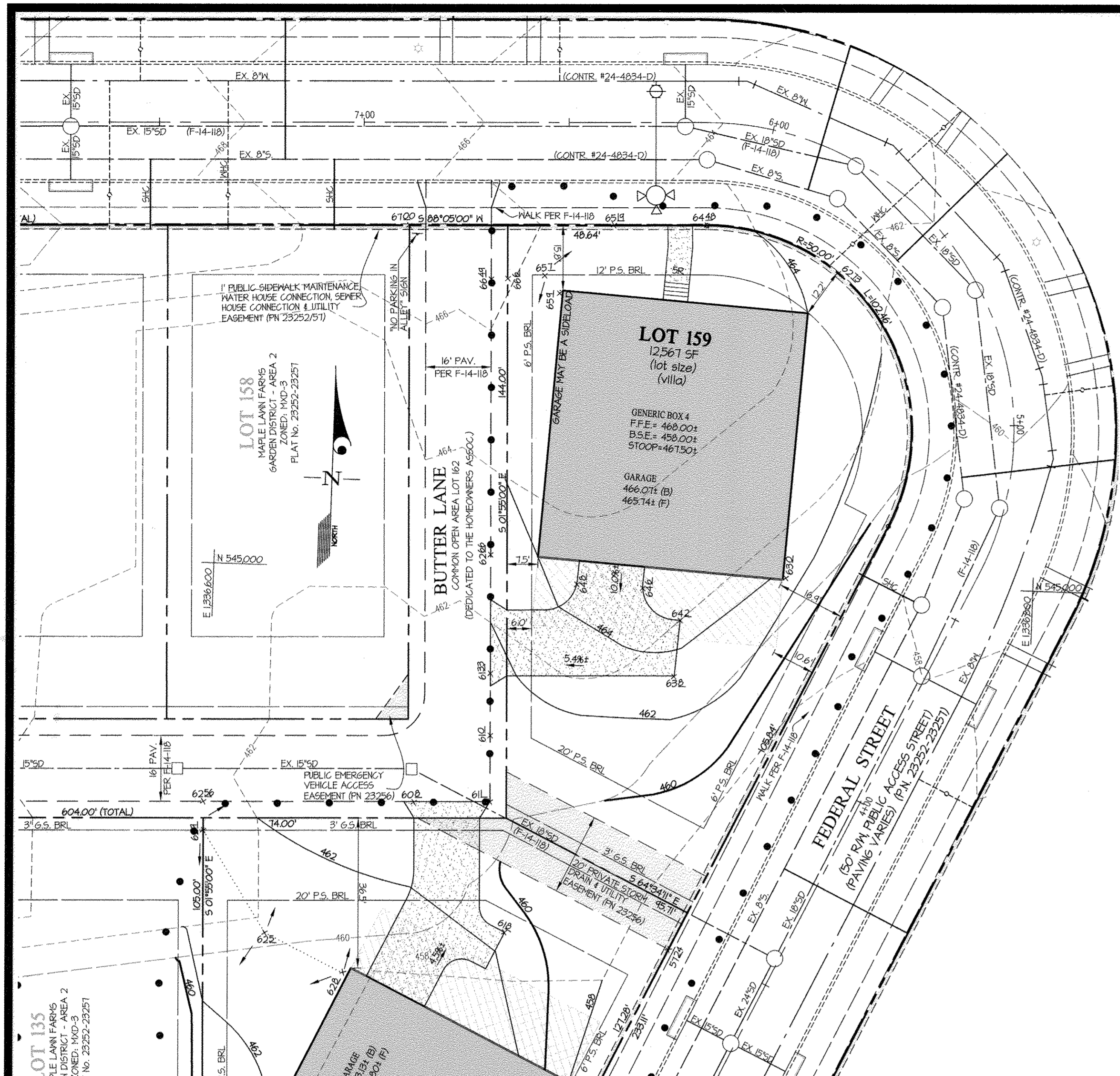
PREPARED FOR:

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. 133-134, 136-139, 142-143, 152-154 and 159
 (SFD RESIDENTIAL USE)
 PLAT No. 23252-23257

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



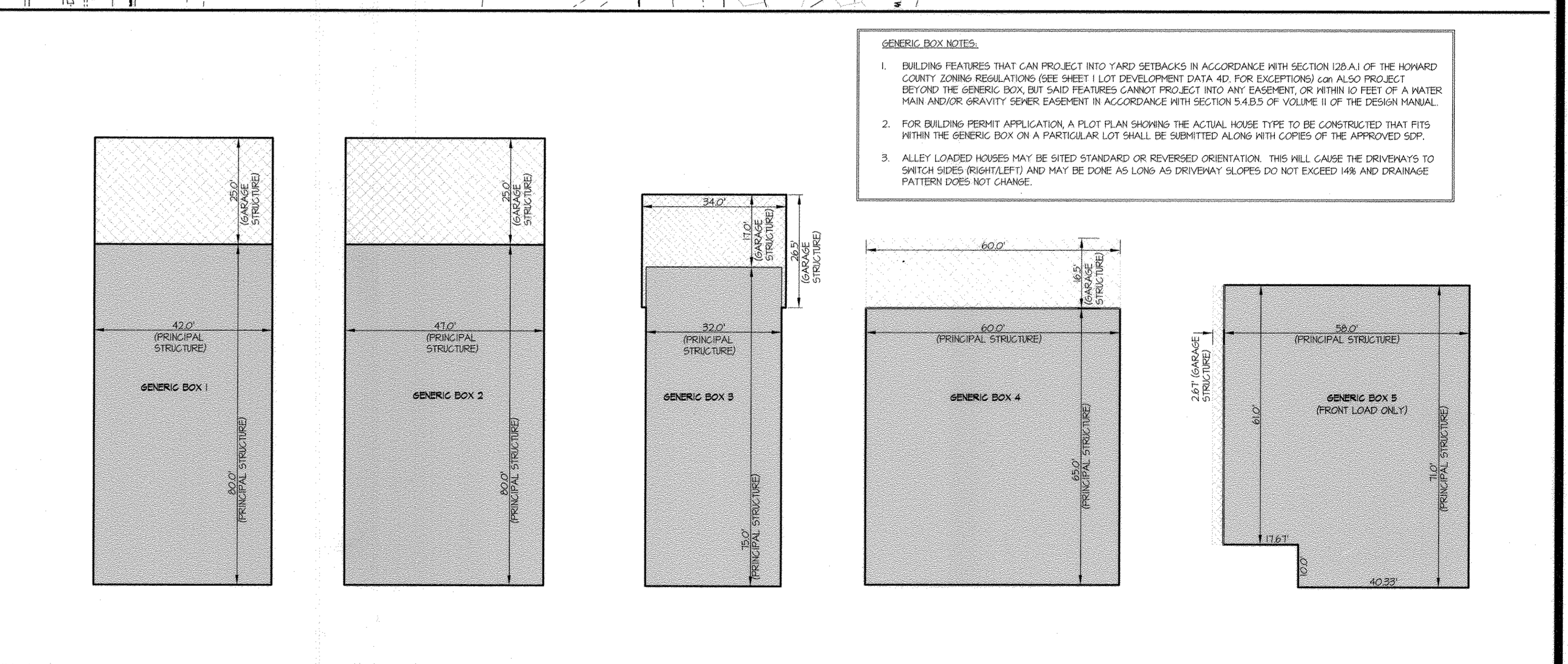
HOUSE TYPE	GENERIC BOX No.				
	#1	#2	#3	#4	#5
Abingshire w/detached Garage	yes	yes	no	yes	no
Abingshire w/2-car integral garage	no	no	no	yes	no
Abingshire w/side attached garage	no	no	no	yes	no
Beaconsfield w/detached Garage	yes	yes	no	yes	no
Beaconsfield w/2-car integral garage	no	no	no	yes	no
Beaconsfield w/side attached garage	no	no	no	yes	no
Dartmouth w/detached Garage	yes (d)	yes	no	yes	no
Dartmouth w/2-car integral garage	no	no	no	yes	no
Dartmouth w/side attached garage	no	no	no	yes	no
Adover (Unit A)	yes	yes	yes	yes	no
Bristol (Unit B)	yes	yes	yes	yes	no
Crestwood	no	no	no	yes	no
Takoma	no	no	no	yes	no
Brightwood	no	no	no	no	yes
Hawthorne	no	no	no	no	yes
Georgetown	no	no	no	yes (c)	yes
Fulton	yes	yes	yes	yes	no
Hartford	yes	yes	yes (e)	yes	no
Westview South	yes	yes	yes	yes	no
Dover	no	no	no	yes	yes
Manchester	no	yes (a)	no	yes (b)	no
Sage	yes	yes	yes	no	no

NOTES (for generic box house fit chart):

- The houses and options have been checked for horizontal fit only. Grading & field conditions on the lot or adjoining lot, may preclude the house on a lot even though it fits within the generic box.
- If not noted then all options and extensions fit.

Legend:

- No optional bedroom or sunroom extensions
- No 23'x19.5' optional bedroom
- Fits as a side load garage. No conservatory on Lot 134
- Do not wrap around porch
- Elevation D cannot get the rear, front and family room entry extensions together.



GENERIC BOX NOTES:

- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 12B.1 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET 1 LOT DEVELOPMENT DATA 4D FOR EXCEPTIONS) CAN ALSO PROJECT BEYOND THE GENERIC BOX BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENT OR WITHIN 10 FEET OF A WATER MAIN AND/OR GRAVITY SEWER EASEMENT IN ACCORDANCE WITH SECTION 5.4.B.5 OF VOLUME II OF THE DESIGN MANUAL.
- FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED THAT FITS WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SDP.
- ALLEY LOADED HOUSES MAY BE SITED STANDARD OR REVERSED ORIENTATION. THIS WILL CAUSE THE DRIVEWAYS TO SWITCH SIDES (RIGHT/LEFT) AND MAY BE DONE AS LONG AS DRIVEWAY SLOPES DO NOT EXCEED 1/8" AND DRAINAGE PATTERN DOES NOT CHANGE.

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. 12478, EXPIRATION DATE: MAY 26, 2018.

8/1/16 *Ch. J.*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

N. J. J. 8-22-16
Director Date

V. L. L. 8-22-16
Chief, Division of Land Development Date

C. J. J. 8-17-16
Chief, Development Engineering Division Date

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

LOT	PROF. ELEVATION	M.C.E.
133	439.46	441.20
134	445.01	451.63
135	448.35	453.51

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

GRAPHIC SCALE: 0 10 20 40

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: 301-421-4196

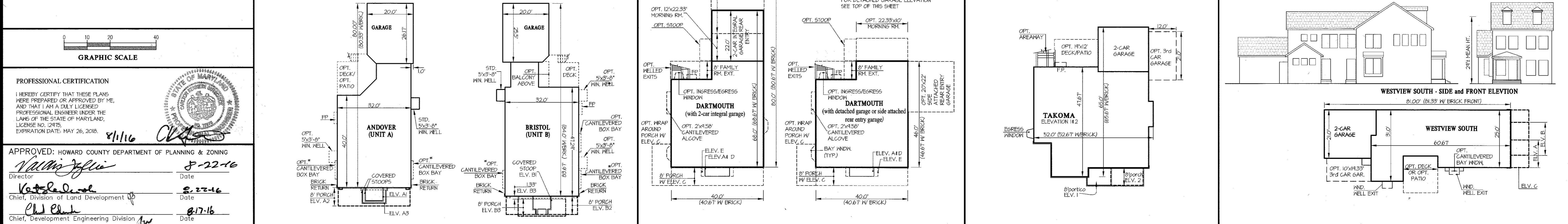
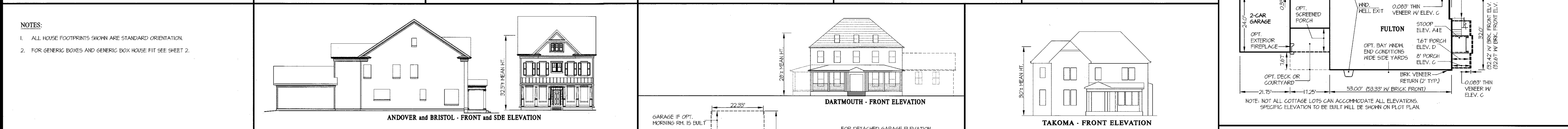
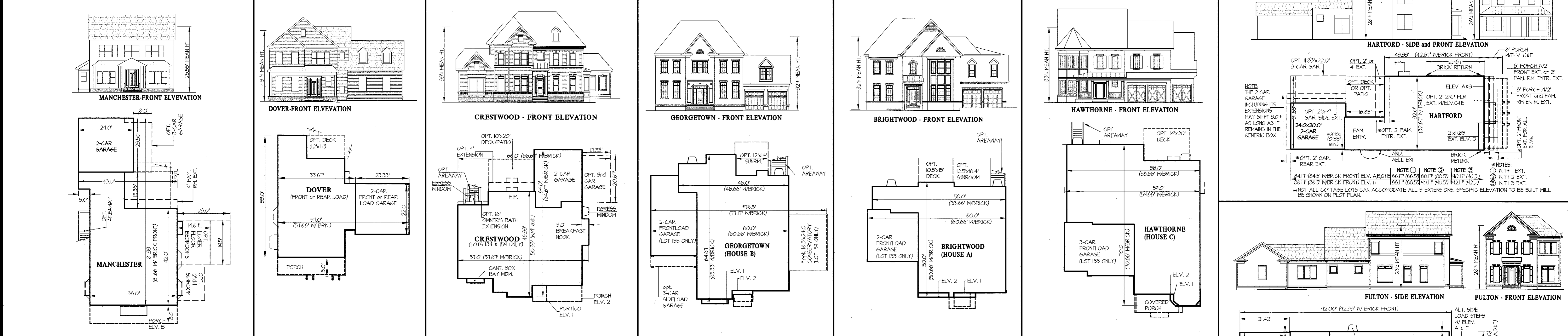
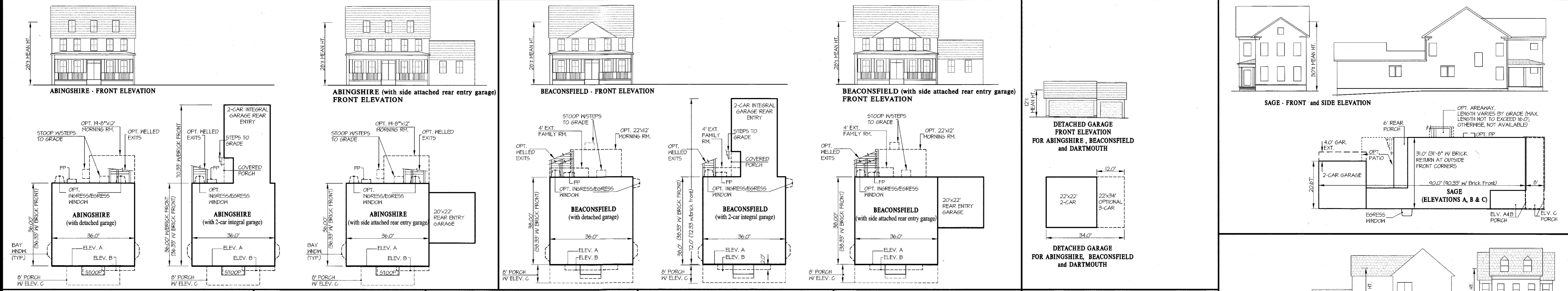
DATE	REVISION
8-1-16	Add Garden wall to lot 134

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 / SITE DETAILS

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 133-134, 136-139, 142-143, 152-154 and 159
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257

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



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

GRAPHIC SCALE
 0 10 20 40

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.
 8/1/16 [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 8-22-16
 Director Date
 [Signature] 8-22-16
 Chief, Division of Land Development Date
 [Signature] 8-17-16
 Chief, Development Engineering Division Date

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: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (DEVELOPER/SELLER):
 MAPLE LAWN FARMS I, LLC
 1629 RESTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 ATTN: MARK BENNETT

TYPICAL HOUSE FOOTPRINTS and ELEVATIONS
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 133-134, 136-139, 142-143, 152-154 and 159
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257

SCALE
 1"=20'

ZONING
 MXD-3

G. L. W. FILE No.
 16015

DATE
 JULY/2016

TAX MAP - GRID
 41-14&21

SHEET
 4 OF 7

ELECTION DISTRICT No. 5
 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.

- 1. TEMPORARY STABILIZATION
a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...
2. PERMANENT STABILIZATION
a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

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. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND HERBS TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

- 1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

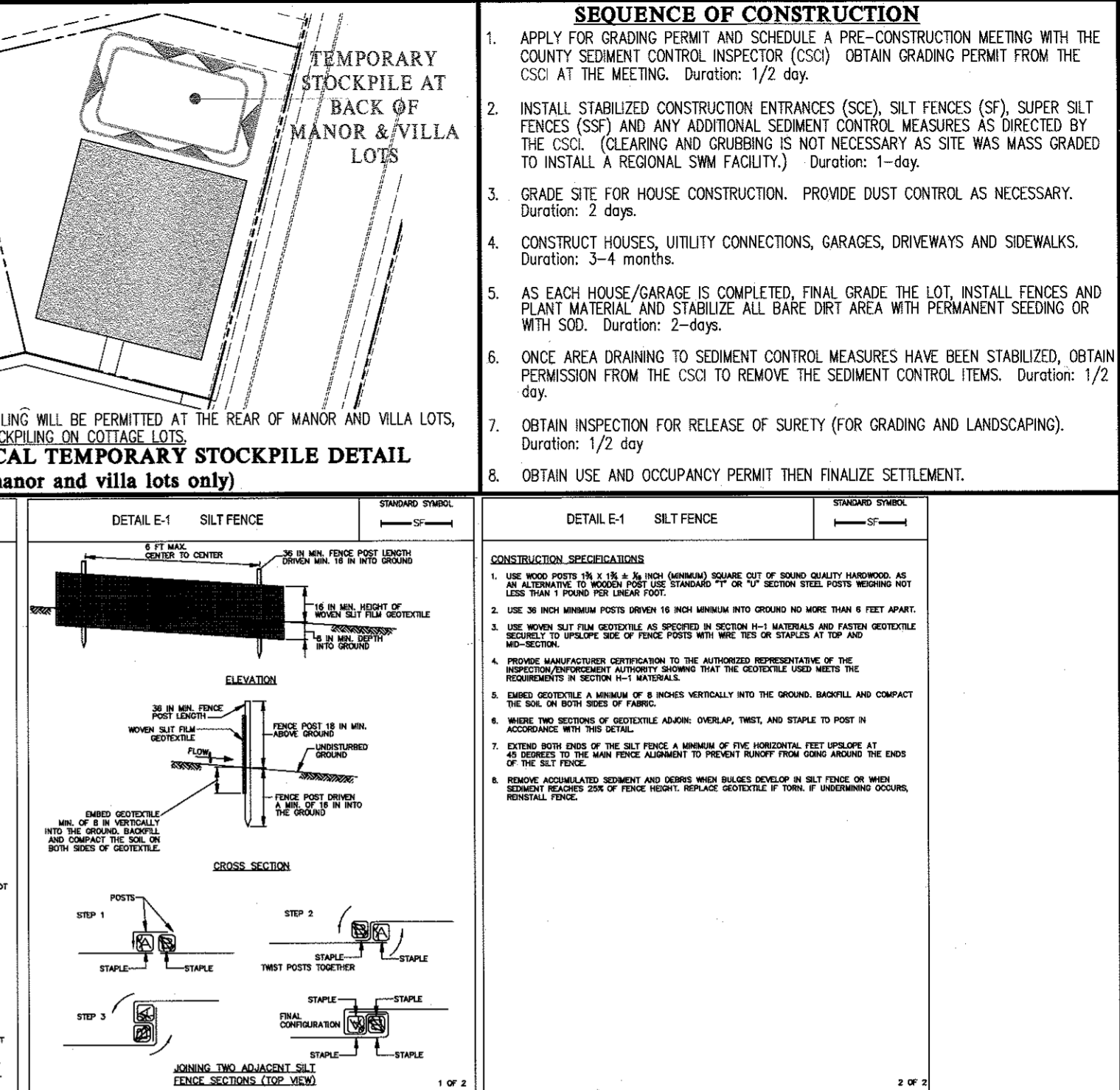
DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST-GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS...

- 1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE...
2. TURFGRASS MIXTURES
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE...

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...

- 1. THE STOCKPILE LOCATION AND ALL RELATED EROSION 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 ONE PERCENT SLOPE...



B-4-6 STANDARDS AND SPECIFICATIONS FOR TOPSOILING

DEFINITION: TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH...

- 1. TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION...
2. TOPSOILING SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THIS SECTION...

B-4-7 STANDARDS AND SPECIFICATIONS FOR MULCHING

DEFINITION: MULCHING IS THE APPLICATION OF MULCH TO PROTECT DISTURBED SOILS FROM EROSION. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

- 1. MULCHING
a. MULCH MATERIALS (IN ORDER OF PREFERENCE)
i. STRAW
ii. WOOD CELLULOSE FIBER MULCH (WCFM)
iii. WOOD CHIPS

B-4-9 STANDARDS AND SPECIFICATIONS FOR SOIL AMENDMENTS

DEFINITION: SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS). PURPOSE: TO IMPROVE SOIL FERTILITY AND pH TO SUPPORT VEGETATIVE GROWTH.

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR APPLICATION...

B-4-10 STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL

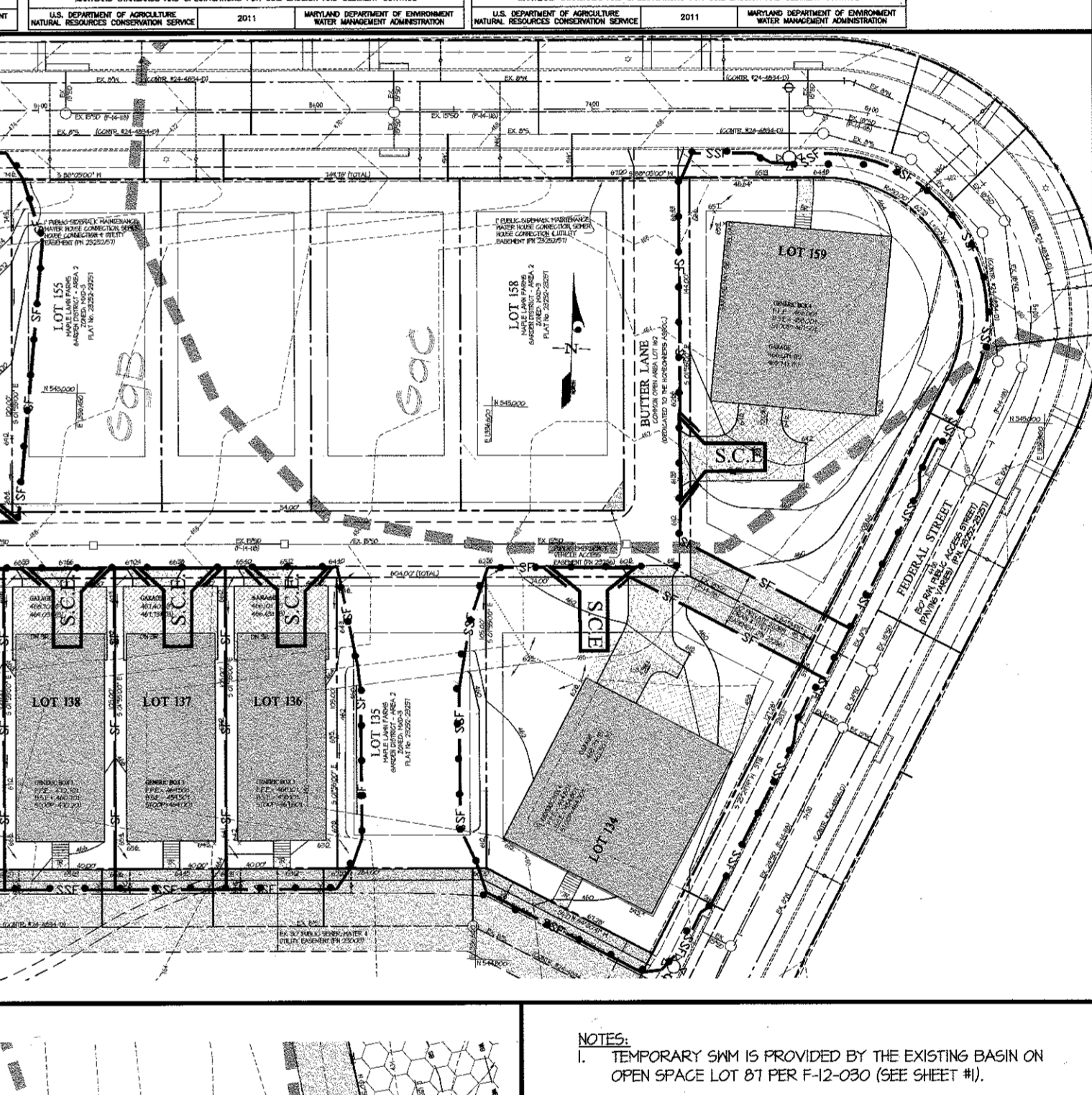
DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM CONSTRUCTION SURFACES...

- 1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS AND SECTION B-4-3 SEEDING AND MULCHING...
2. FILLING: FILL TO BROKEN SURFACE AND BRING CLAY TO THE SURFACE...
3. TERRACING: TERRACE SLOPES TO PREVENT EROSION...

B-4-11 STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL

DEFINITION: IDENTIFICATION OF PLAN DEFICIENCIES. PURPOSE: TO IDENTIFY AND CORRECT DEFICIENCIES IN THE SEDIMENT CONTROL PLAN...

- 1. IDENTIFICATION OF PLAN DEFICIENCIES
a. IDENTIFICATION OF PLAN DEFICIENCIES
b. IDENTIFICATION OF PLAN DEFICIENCIES



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...

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR REVISED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND...

DEVELOPER'S CERTIFICATE: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN...

DEVELOPER'S CERTIFICATE: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN...

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

SITE ANALYSIS (per lot): TABLE WITH COLUMNS FOR LOT No., TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE STABILIZED, TOTAL CUT, TOTAL FILL, OFF-SITE WASTE/BORROW AREA LOCATION.

SITE ANALYSIS (per lot): TABLE WITH COLUMNS FOR LOT No., TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE STABILIZED, TOTAL CUT, TOTAL FILL, OFF-SITE WASTE/BORROW AREA LOCATION.

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST: LIST OF CONTACT INFORMATION FOR BUILDERS AND ADDRESS.

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST: LIST OF CONTACT INFORMATION FOR BUILDERS AND ADDRESS.

SEDIMENT CONTROL LEGEND: LEGEND FOR EROSION AND SEDIMENT CONTROL STRUCTURES AND MEASURES.

GRAPHIC SCALE: GRAPHIC SCALE AND NOTES FOR THE SEDIMENT CONTROL PLAN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 8-22-16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 8-22-16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 8-22-16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 8-22-16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 8-22-16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] 8-22-16

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

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GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

LANDSCAPE NOTES

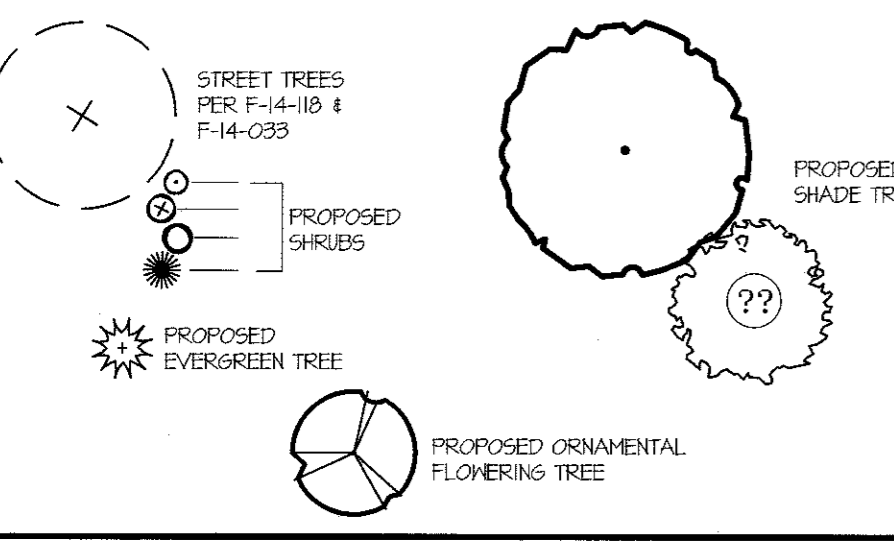
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL, (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-10-16 AND PB CASE NO. 510.
2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. J SHALL APPLY.
3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
4. 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.
5. ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE AASJ SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDER 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 S).
8. 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.
9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
11. "SCHEDULE-G" 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 \$ 18,480.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

386 SHRUBS AT \$30.00/SHRUB	= \$ 11,580.00
23 TREES AT \$800.00/TREE	= \$ 18,480.00

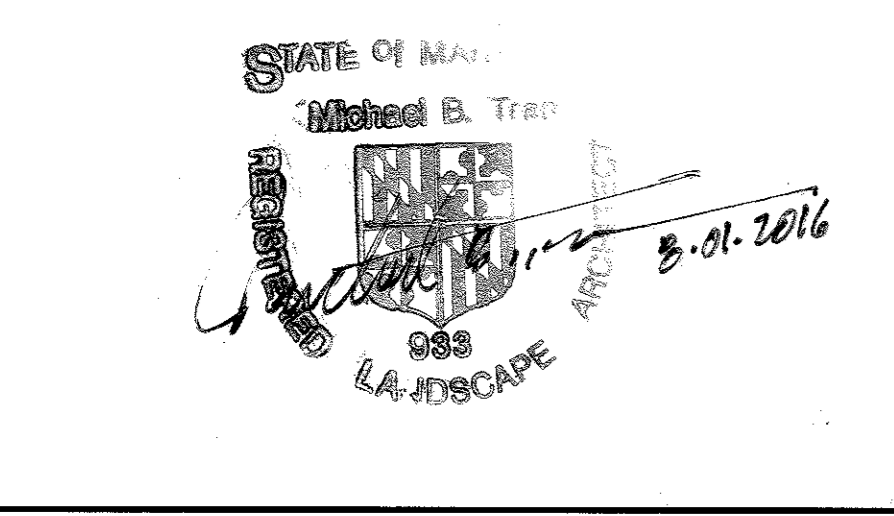
 FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2930. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

- NOTES:**
1. AT THE TIME OF PLANT INSTALLATION ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.

PLANTING LEGEND



GRAPHIC SCALE



DEVELOPERS' CERTIFICATE
 I HEREBY 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/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. Trap DATE: 7/25/16
 Director: Valdis J. J. J. DATE: 8-22-16
 Chief, Division of Land Development
 Date: 8-17-16
 Chief, Development Engineering Division

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Valdis J. J. J. DATE: 8-22-16
 Chief, Division of Land Development
 Chief, Development Engineering Division

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/VA: 301-989-2524 FAX: 301-421-4186

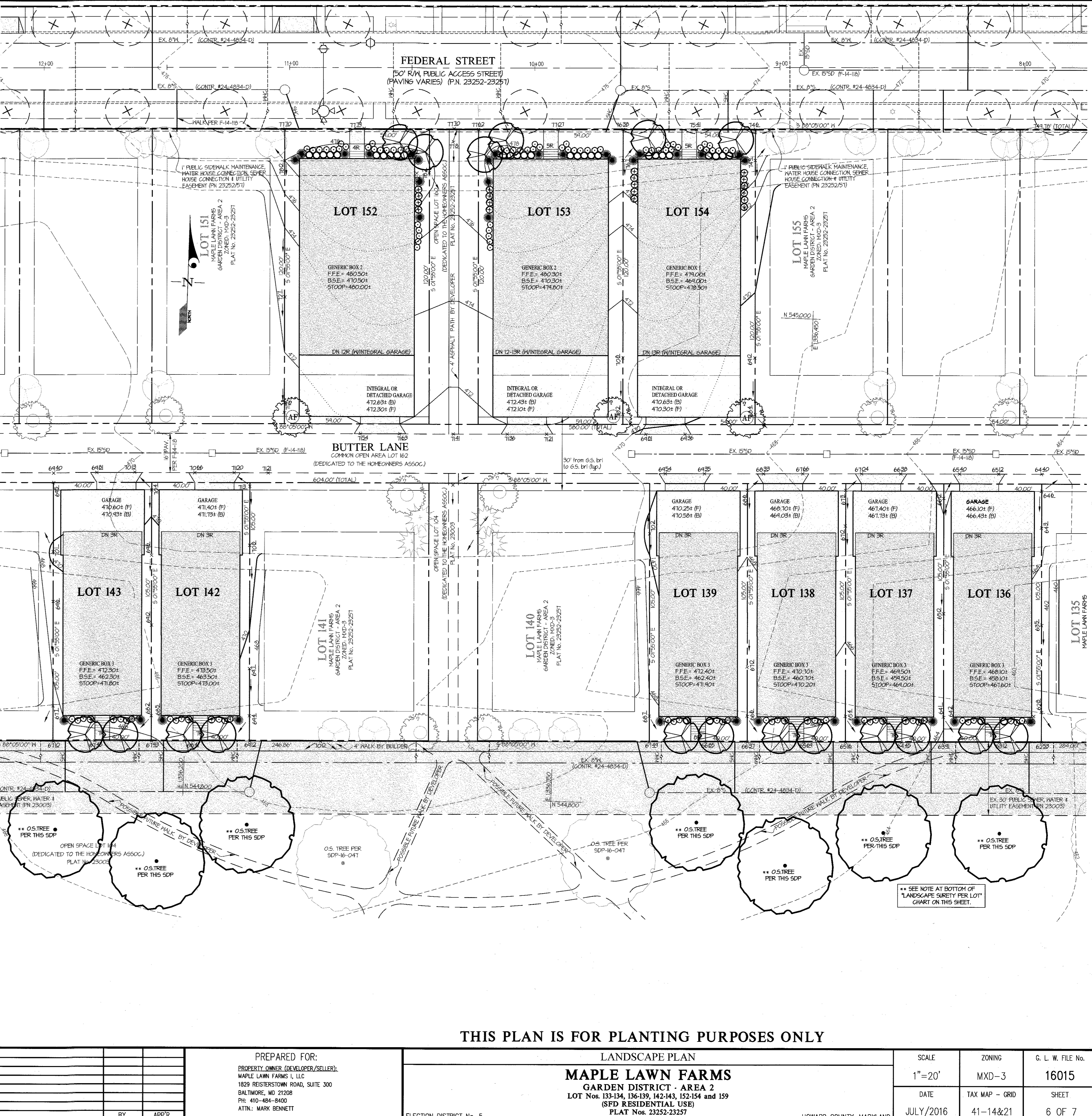
LANDSCAPE SURETY PER LOT

BUILDER (TO BE DETERMINED AT PERMIT PLOT PLAN STAGE)	LOT No.	PLANT QUANTITY		SURETY AMOUNT
		SHADE TREE	SHRUBS	
** 133	2	48	\$2,040.00	
** 134	3	50	\$2,400.00	
** 136	2	10	\$400.00	
** 137	2	10	\$400.00	
** 138	2	10	\$400.00	
** 139	2	10	\$400.00	
** 142	2	10	\$400.00	
** 143	3	10	\$1,200.00	
152	1	38	\$1,840.00	
153	1	38	\$1,840.00	
154	1	38	\$1,840.00	
154	2	71	\$2,130.00	
TOTAL		23	\$18,480.00	

** FOR RESIDENTIAL BUILDING TYPES ENFRONTING AN ATTACHED GREEN STREET TREES SHALL BE PLANTED IN FRONT OF THE STRUCTURES AND WITHIN THE PUBLIC OPEN SPACE. TREES SHALL BE SPACED TO CONFORM WITH THE SPACING OF THE ADJOINING THROUGHFARE AND NOT LESS THAN 40' ON CENTER. THE Ø SHADE TREES ARE SHOWN ON OPEN SPACE LOT 104 ENFRONTING LOTS 134, 136-138 & 142-143.

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:

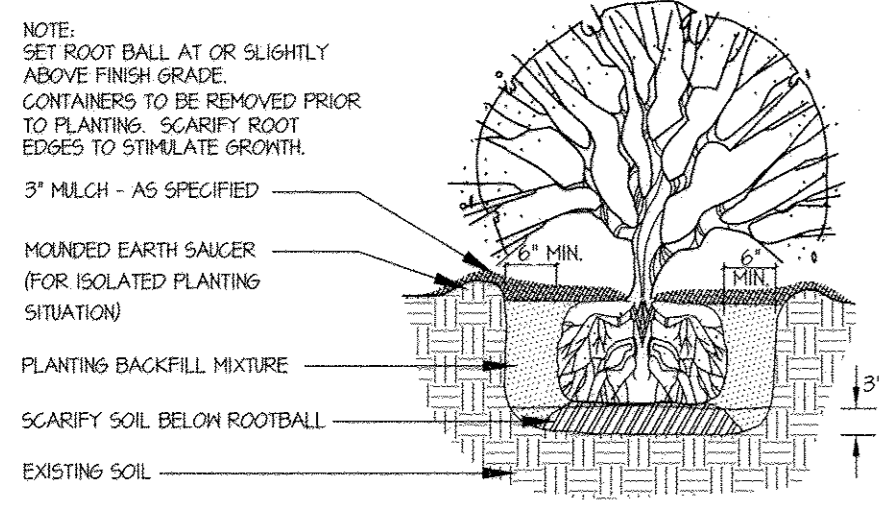
1. BOZZUTO HOMES, 6408 IVY LANE, SUITE 700, GREENBELT, MARYLAND 20770.
2. CONTACT: NIMAR SHAH @ PHONE: 301-220-2100
3. MICHAEL HARRIS HOMES, 400 SPRING HILL ROAD, SUITE 550, MCLEAN, VIRGINIA 22102. CONTACT: HOWARD KATZ @ PHONE: 703-840-1600
4. MITCHELL and BEST, 1606 E. GIDE DRIVE, ROCKVILLE, MARYLAND 20855.
5. CONTACT: ROBERT MITCHELL @ PHONE: 301-162-9581
6. INR HOMES, 9720 PATRICK WOODS DRIVE, COLUMBIA, MARYLAND 21046.
7. CONTACT: TIM NAUGHTON @ PHONE: 410-374-5856
8. WILLIAMSBURG GROUP, 5485 HARRIS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORRETT @ PHONE: 410-911-6800



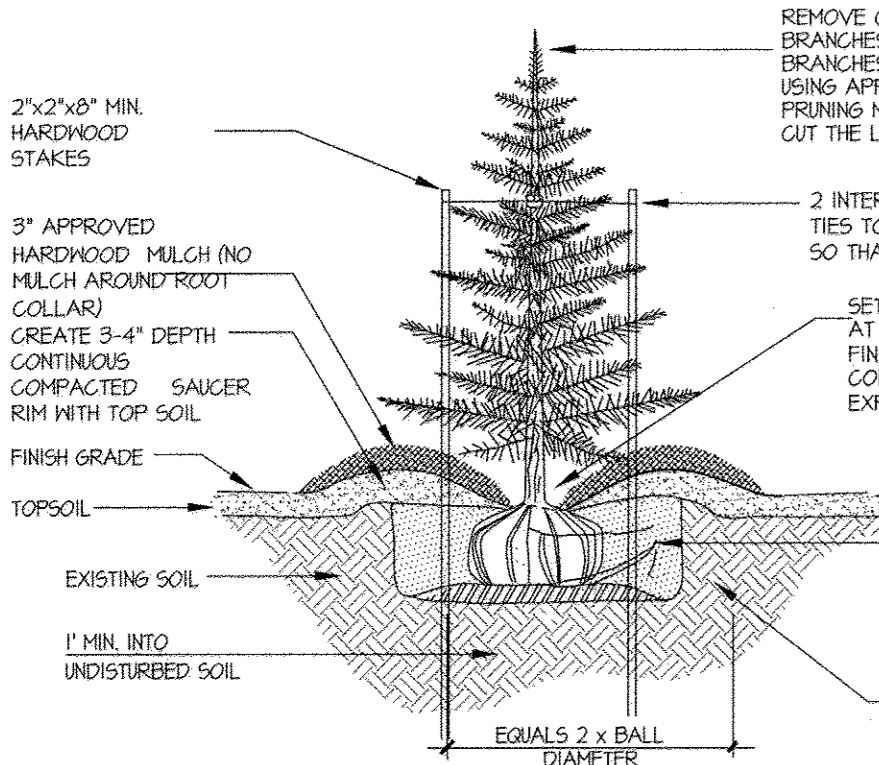
THIS PLAN IS FOR PLANTING PURPOSES ONLY

<p>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</p>	<p>LANDSCAPE PLAN MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2 LOT Nos. 133-134, 136-139, 142-143, 152-154 and 159 (SFD RESIDENTIAL USE) PLAT No. 23252-23257</p>	<table border="1"> <tr> <td>SCALE</td> <td>ZONING</td> <td>G. L. W. FILE No.</td> </tr> <tr> <td>1"=20'</td> <td>MXD-3</td> <td>16015</td> </tr> <tr> <td>DATE</td> <td>TAX MAP - GRID</td> <td>SHEET</td> </tr> <tr> <td>JULY/2016</td> <td>41-14&21</td> <td>6 OF 7</td> </tr> </table>	SCALE	ZONING	G. L. W. FILE No.	1"=20'	MXD-3	16015	DATE	TAX MAP - GRID	SHEET	JULY/2016	41-14&21	6 OF 7
SCALE	ZONING	G. L. W. FILE No.												
1"=20'	MXD-3	16015												
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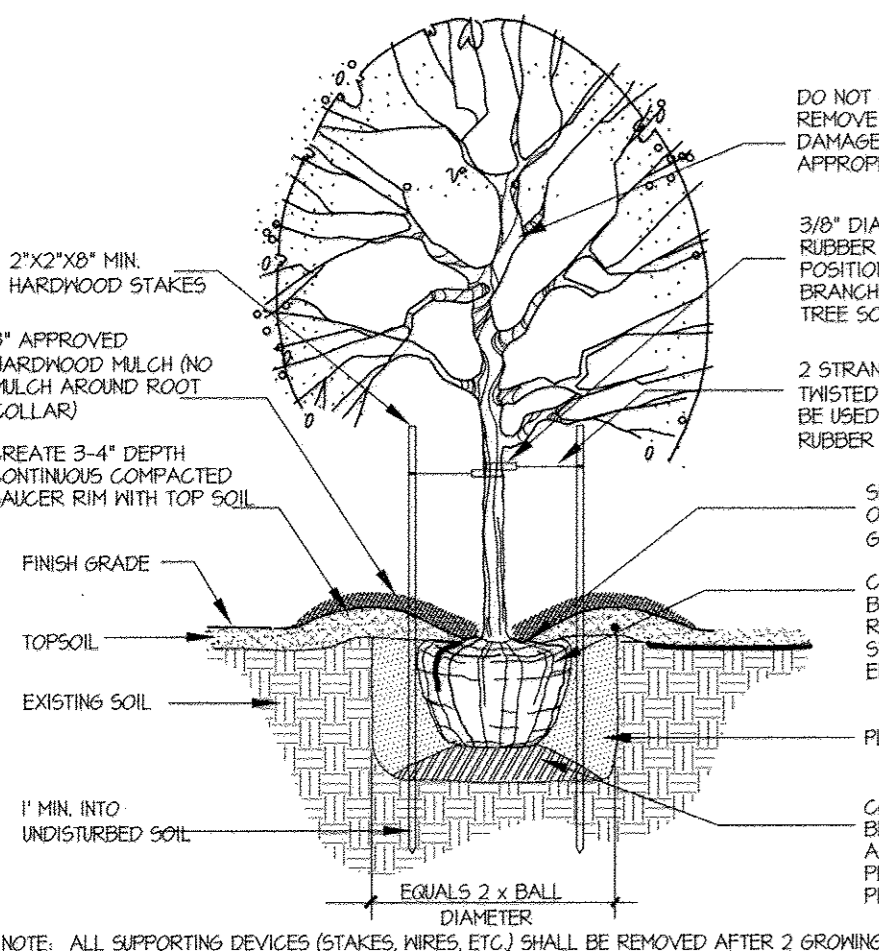
HOWARD COUNTY, MARYLAND



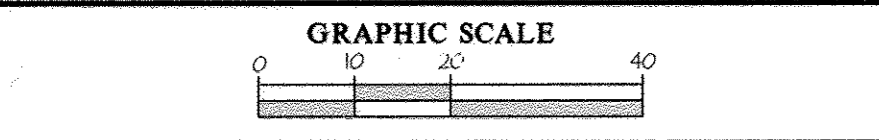
SHRUB PLANTING DETAIL NTS



EVERGREEN TREE PLANTING DETAIL NTS



DECIDUOUS TREE PLANTING DETAIL NTS



STATE OF MARYLAND
 Michael B. Tran
 LA JDSCAPE ARCHITECT
 8/1/2016

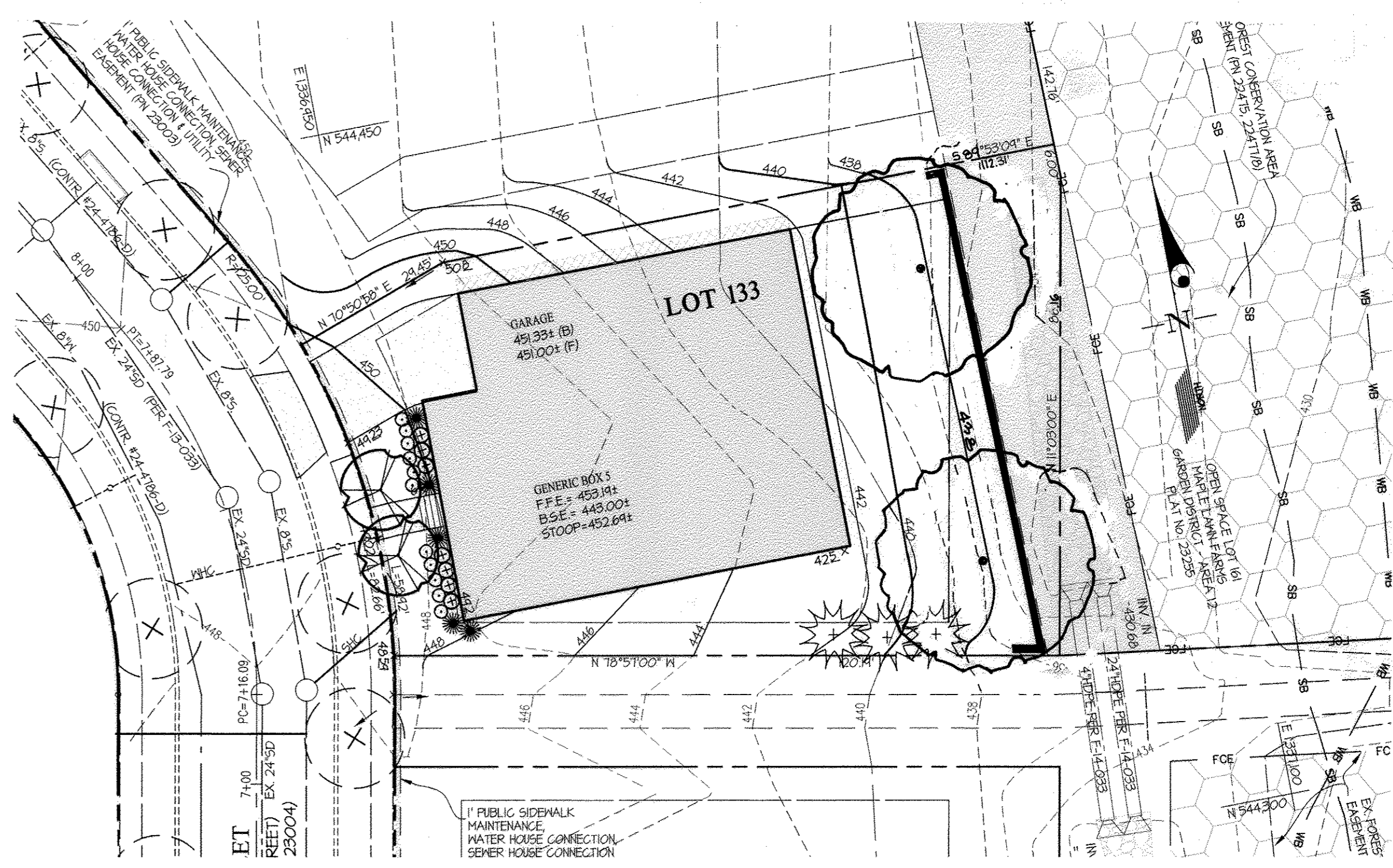
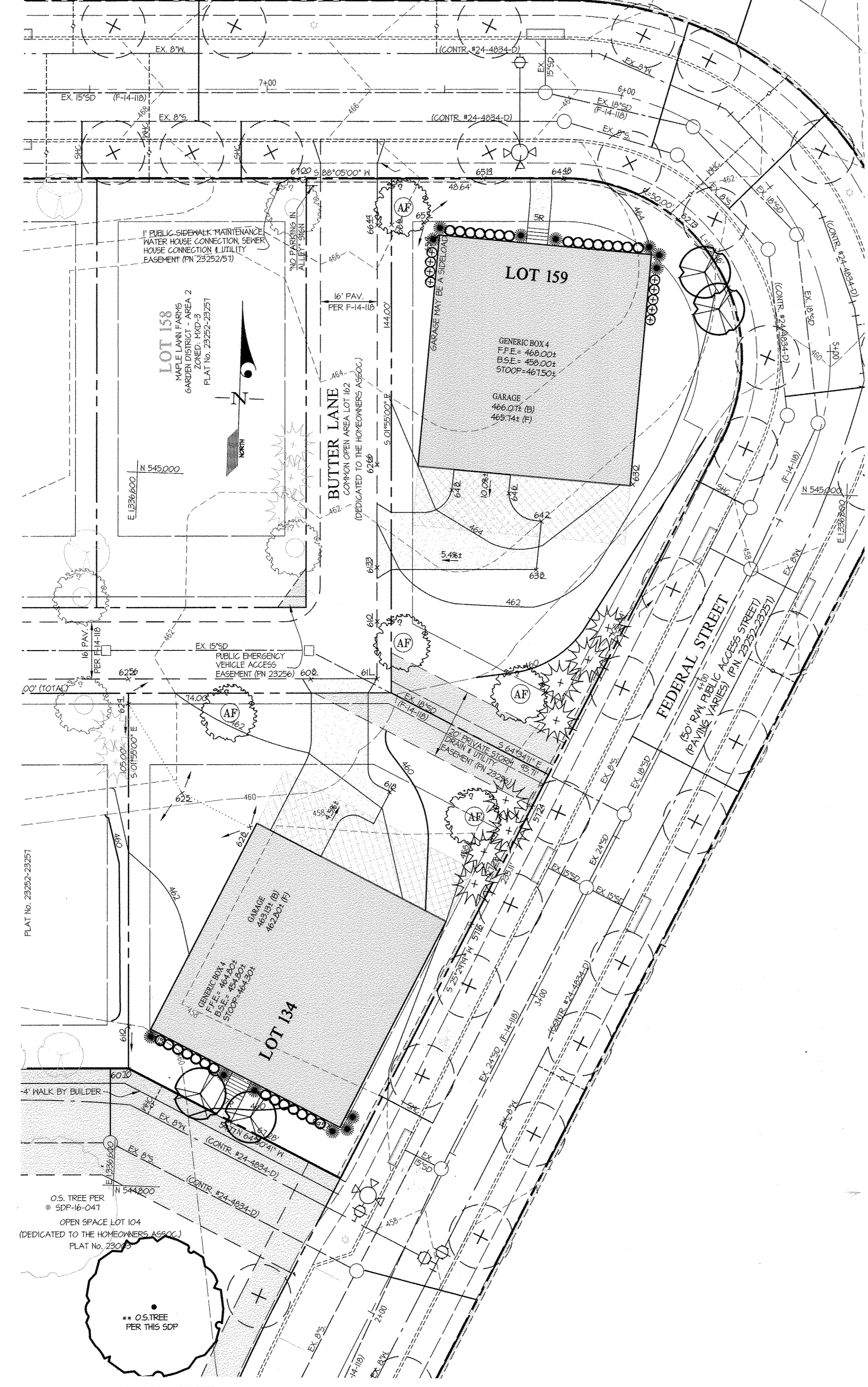
DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael B. Tran 7/25/16
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] 8-22-16
 Chief, Division of Land Development: [Signature] 8-22-16
 Chief, Development Engineering Division: [Signature] 8-17-16

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/VA: 301-989-2524 FAX: 301-421-4186



PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol)	10	ALL SHADE TREES SHALL BE 2 1/2\"/>		
(Symbol)	8		ACER X FREEMANNI 'ARMSTRONG' / ARMSTRONG MAPLE	
(Symbol)	24	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15\"/>		
(Symbol)	11	ALL EVERGREEN TREES SHALL BE 6-8\"/>		
(Symbol)	105	ALL 18\"/>		
(Symbol)	43	ALL 24\"/>		
(Symbol)	61	ALL 24\"/>		
(Symbol)	52	ALL 5\"/>		

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		MANOR LOTS: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1/4 OF ONE SIDE & REAR BLDG LENGTH	SHRUBS REQUIRED	TREES REQUIRED	SHRUBS REQUIRED	SHD. TREE	SHRUBS		
VILLAS	133	58'x2'	17' (side) x 11' (rear) 15'	2	33	2	2	28	2 ORNAMENTALS FOR 10 SHRUBS, 9 EVERGREENS FOR 15 SHRUBS	A, B & C
	134	61'x2'	17' (side) x 11' (rear) 15'	2	33	2	2	20	4 EVERGREENS & 2 ORNAMENTALS FOR 30 SHRUBS	A, B & C
COTTAGE	136	40'x0'	N/A	1	N/A	0	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	A
	137	40'x0'	N/A	1	N/A	0	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	A
	138	40'x0'	N/A	1	N/A	0	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	A
	139	40'x0'	N/A	1	N/A	0	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	A
	142	40'x0'	N/A	1	N/A	0	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	A
	143	40'x0'	N/A	1	N/A	0	0	10	2 ORNAMENTALS FOR 1 SHADE TREE	A
MANORS	152	54'x0'	10' (side) x 11' (rear) 15'	1	36	1	1	45	2 ORNAMENTALS FOR 10 SHRUBS	A, B & C
	153	54'x0'	10' (side) x 11' (rear) 15'	1	36	1	1	45	2 ORNAMENTALS FOR 10 SHRUBS	A, B & C
	154	54'x0'	10' (side) x 11' (rear) 15'	1	36	1	1	41	2 ORNAMENTALS FOR 10 SHRUBS	A, B & C
VILLA	139	151'	16' (side) x 16' (rear) 130'	2	33	2	2	31	4 EVERGREENS, 2 ORNAMENTALS & 1 SHADE TREE FOR 40 SHRUBS	A, B & C

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
 & 4 SQUARE FEET OF GROUND COVER OR PERENNIALS MAY BE SUBSTITUTED FOR A SHRUB, FOR UP TO 25 REQUIRED NUMBER OF SHRUBS.
 B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 C. LONGEST BUILDING LENGTH AND WIDTH USED IN SIDE/REAR YARD CALCULATIONS.

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 133-134, 136-139, 142-143, 152-154 and 159
 (SFD RESIDENTIAL USE)
 PLAT No. 23252-23257

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

PREPARED FOR:
 PROPERTY OWNER (DEVELOPER/SELLER):
 MAPLE LAWN FARMS I, LLC
 1829 REISTERSTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-464-9400
 ATTN: MARK BENNETT

7-7-2017 Add Garden wall to Lot 133
 DATE REVISION BY APPR.

ELECTION DISTRICT No. 5