

**SITE DEVELOPMENT PLAN LEGEND**

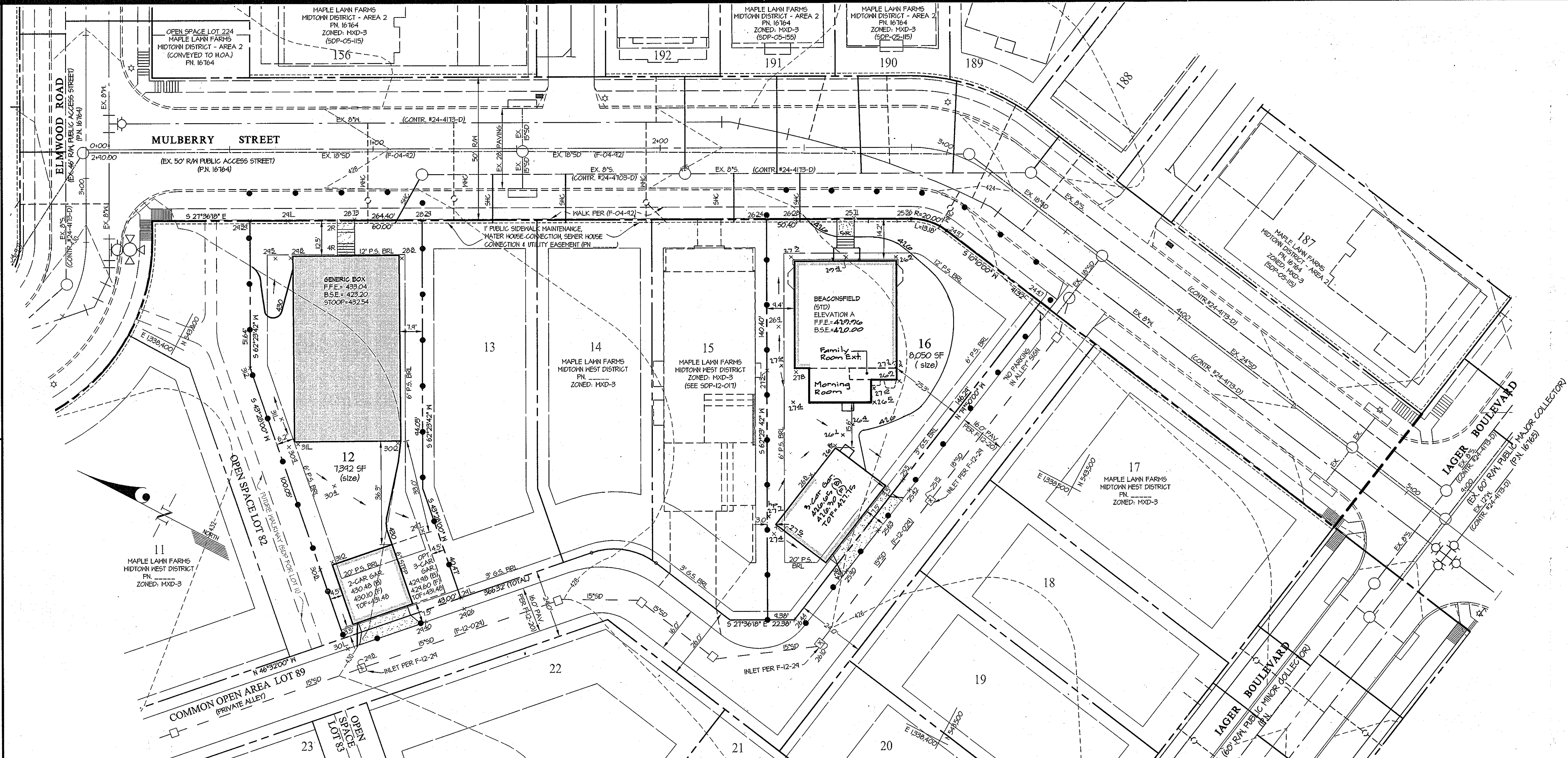
- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- +0.000 PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (N.C. DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX. 8" S. EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (S.H.C. SOLID LINE)
- EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BSE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- COMCAST EQUIPMENT
- CONCRETE SIDEWALK PER NO. CO. DET. R-305
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT F.F.E. ELEVATION
- REV = REVERSED HOUSE ORIENTATION
- GAR = GARAGE (F-FRONT, B-BACK)
- TOP = TOP OF FOUNDATION
- P.S. BRL --- PRINCIPAL STRUCTURE BRL
- G.S. BRL --- GARAGE STRUCTURE BRL
- SBAD --- SAME BEARING AND DISTANCE
- G --- GAS LINE
- E --- ELECTRIC LINE
- T --- TELEPHONE LINE

- NOTES**
1. ANY FENCES, GARDEN WALLS, STOOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK ESSENT.
  2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
  3. ALL WHO'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT NOS. 24-4193-D & 24-4103-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
  4. SEE THE CHART ON THIS SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
  5. ANY 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 74H 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. INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
  8. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
  9. 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. 3059306

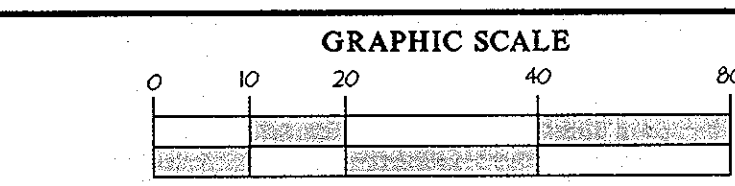
**SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.L.**

LOT	ELEVATION @ PROP. LINE	M.C.E.
12	415.66	414.01
16	415.15	417.00

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



- WASTE MANAGEMENT NOTES**
1. ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANUEVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE HAVERS HAVE BEEN EDUCATED.
  2. TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THROUGHFARE.
  3. COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNIMPEDED ACCESS. THE BUILDERS/DEVELOPERS SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
  4. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.
  5. 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. 10215, EXPIRATION DATE, MAY 26, 2012.

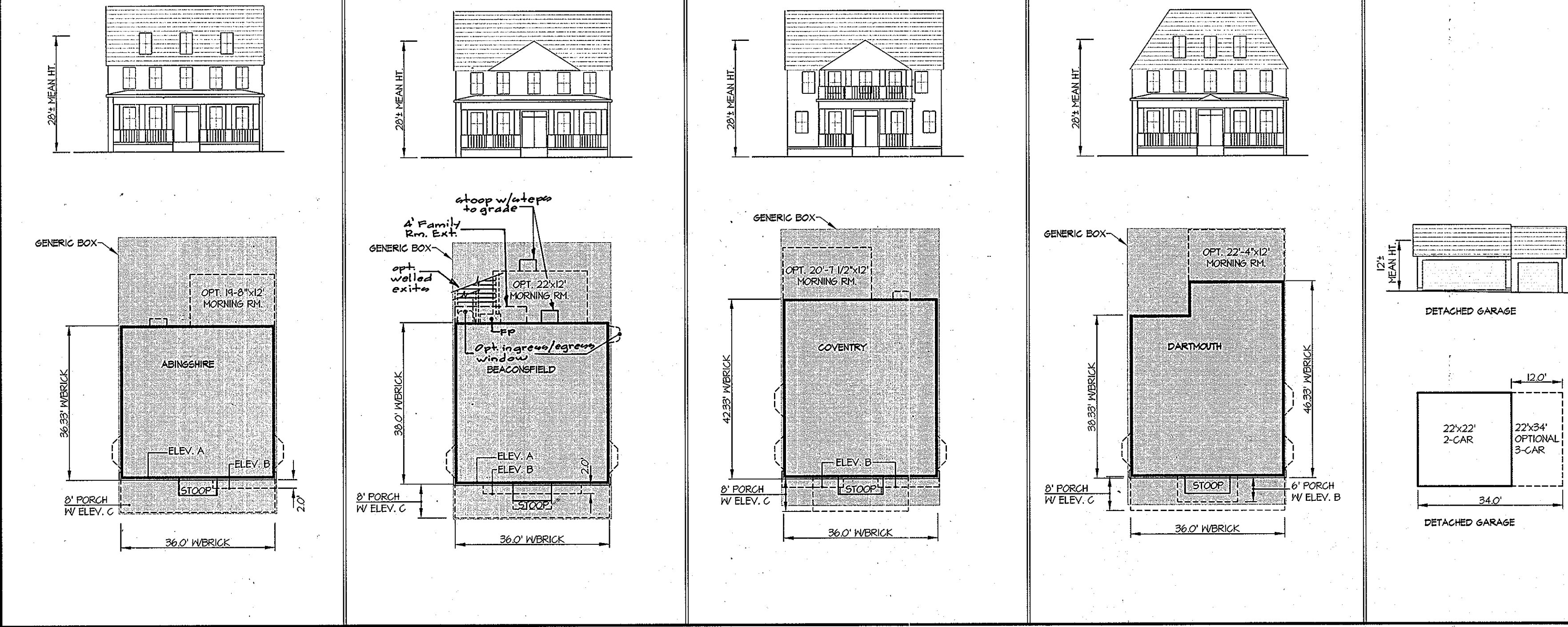
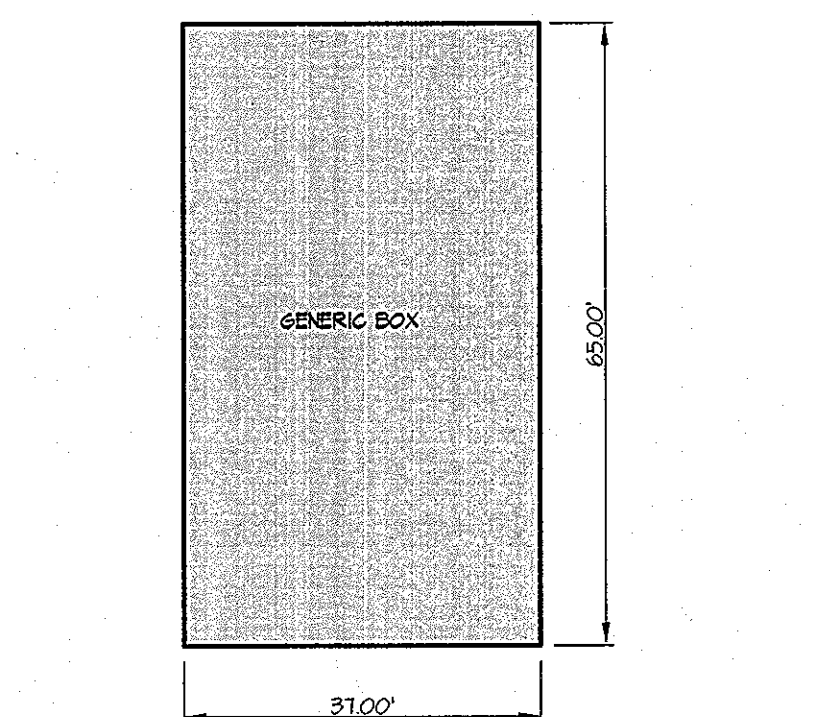
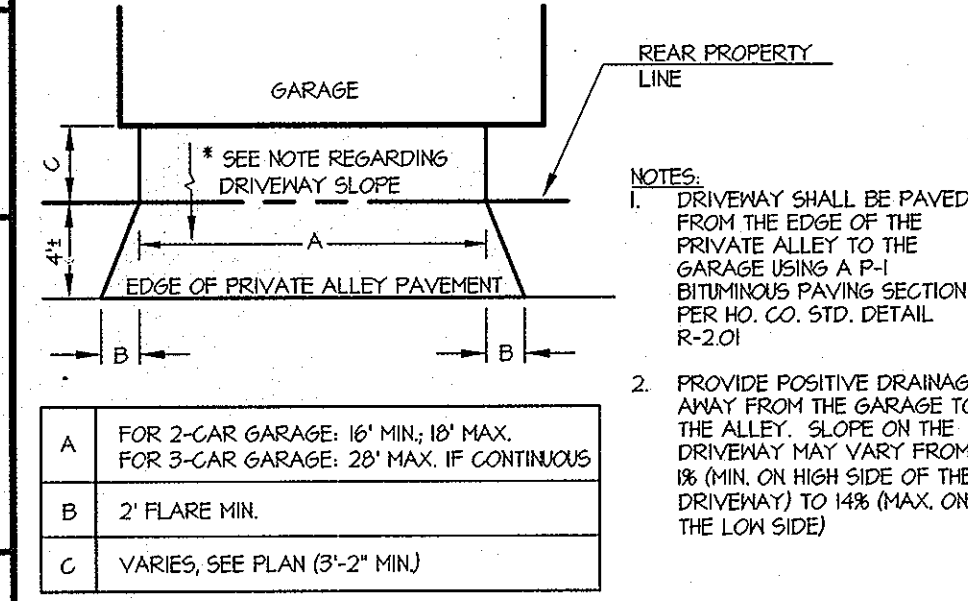
12-2-11

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

David J. H. Lytle, Director, Date: 3/1/12

K. P. DeLoach, Chief, Division of Land Development, Date: 3/1/12

Chief, Development Engineering Division, Date: 1/12/12



**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 BALT: 410-880-1820 DC/VA: 301-599-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
1-19-2019	Rev Lot 16 grades per as-built conditions; Rev Beaconfield house footprint to show extensions	KLP	

**PREPARED FOR:**

PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC. 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: (410) 484-8400 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 379-5555 ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**

**MAPLE LAWN FARMS**  
MIDTOWN WEST DISTRICT - AREA 1  
LOT Nos. 12 and 16  
(SFD RESIDENTIAL USE)  
PLAT No. 16764 and PLAT No. 21332-21540 (12-028)

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	11080
DATE	TAX MAP - GRID	SHEET
DEC./2011	41	2 OF 4