

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) 319-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITI 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: 41
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 Nos. 112-131, 137-138 FOR THIS SITE DEVELOPMENT PLAN: 3.234 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, F-05-02, F-05-01, F-05-02, F-04-42, F-05-01, F-05-02, F-05-12/11/3, 5-06-16, F-05-13/4, F-06-43, F-06-21, F-06-161, ZB-1039M, PB-518, MP-06-42, F-06-214 & F-06-004.
- 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 BUILDINGS UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 46B2.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY (M&Q) AND QUANTITY (Q), HAS BEEN SATISFIED BY A REGIONAL FACILITY CONSTRUCTED UNDER F-05-01 ON OPEN SPACE LOT 80 AND UNDER F-06-161 ON OPEN SPACE LOTS 214 & 215. THE PONDS WILL BE PUBLICLY OWNED AND MAINTAINED AND THE RECHARGE FACILITY (ON O.S. 214) WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT NO. 24-4528-D) AND THE WATER METER VAULTS ARE LOCATED IN THE R.O.M.
- 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 OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, NETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE NETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL AND IMPLEMENTATION OF F-05-01 AND F-06-161. ALL FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-05-01 & F-06-161.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 1 & 2) 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 SHEET 2 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' (8' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
D. STRUCTURES (GUTTERS/BERMS) - CAPABLE OF SUPPORTING 25 GROSS TONS (M&S LOADINGS)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY DRAINING 1200-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 THE COTTAGE LOTS. FOR THE MANOR LOTS ON WATER STREET, REFUSE PICK-UP IS AT THE CURB SIDE.
- 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 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, 5-01-11 APPROVAL PRIOR TO 11-05-01, 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED NETLANDS, 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 3FD AND 5FA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-11, PB-353 AND ZB-495M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-495M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-11).
- BUILDABLE LOTS 104-212 SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- THE PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 112 THRU 121 WERE RECORDED UNDER F-06-004 IN THE HOWARD COUNTY LAND RECORDS AS PLAT No. 18284. (Ltr. 108.4, Folio 647-444 702).

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
A. PRESENT ZONING: MXD-3 PER ZB-495M
B. PROPOSED USE OF SITE: 22 SFD RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT 24-4528-D)
D. PARKING REQUIRED PER Sec. 13D.2.2: 2 SPACES/UNIT x 22 = 44 SPACES
PARKING PROVIDED: 45 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE, EXCEPT FOR THE 3-CAR GARAGE ON LOTS 130). (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: 3.234 AC.
B. AREA OF THIS PLAN SUBMISSION: 3.61 ACRES
C. AREA OF DISTURBANCE BY THIS SDP: 3.61 ACRES
- LOT DESIGNATION:

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
MANOR	112-123	4,000 SQUARE FEET	48 FEET	38 FEET (MEAN HT.)
COTTAGE	124-131, 137-138	2,500 SQUARE FEET	32 FEET	38 FEET (MEAN HT.)

COTTAGE AND MANOR LOT TYPES ARE BOTH SFD.
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT NO. 18144-50

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
MANOR	12' MIN.	6' MIN.	20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
COTTAGE	10' MIN.	4' MIN.	20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

* THERE IS NO SIDE SETBACK (0') FOR A GARAGE.

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 50' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS: SECTION 12B.1 APPLIES, EXCEPT FOR THE FOLLOWING:
 - PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS, WHERE A SIDE YARD ASSISTS AN OPEN SPACE OR PASSAGE. PORCHES MAY ENCRoACH TO WITHIN 1' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS.
 - STOPS 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, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

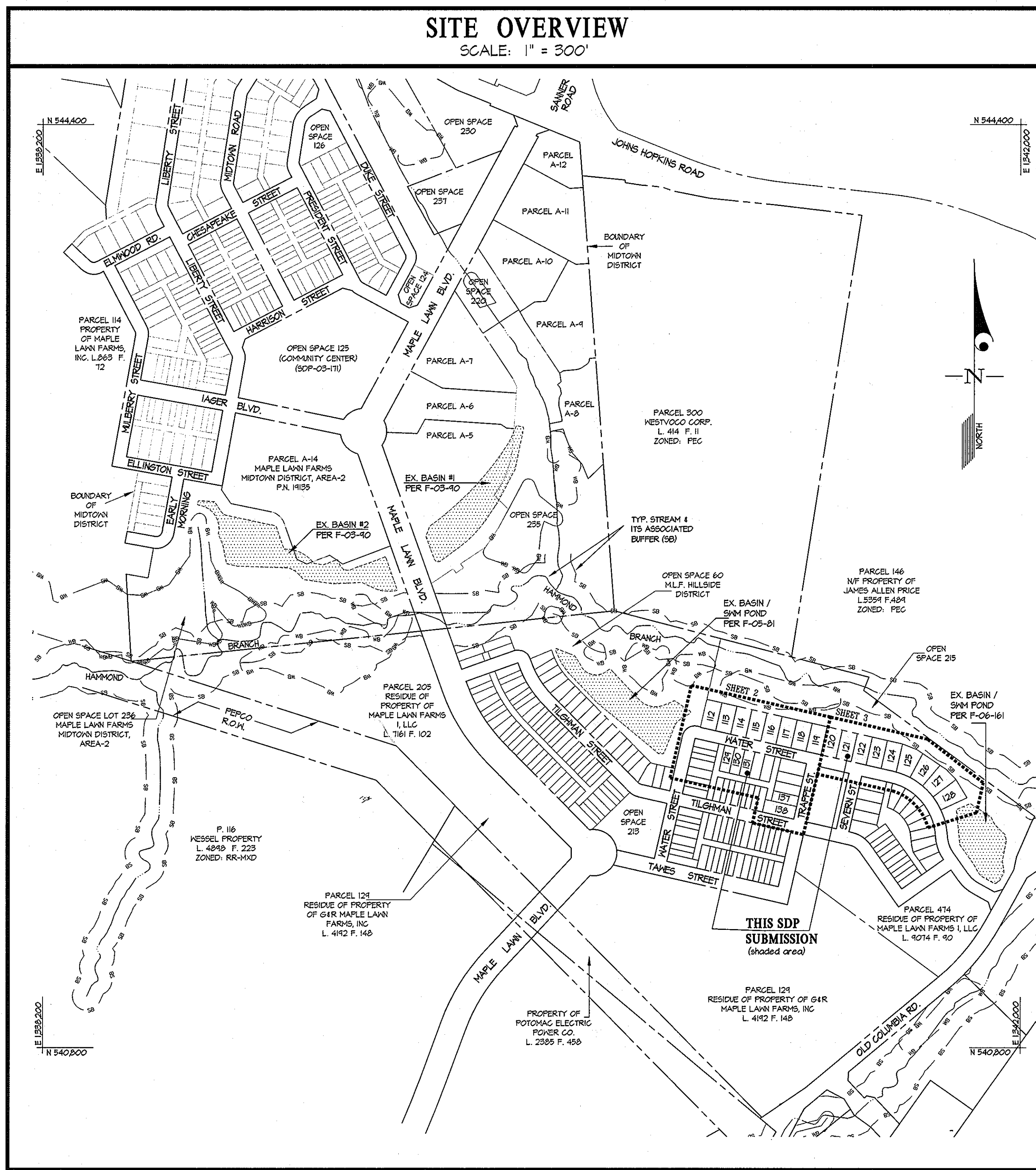
HILLSIDE DISTRICT -- AREA 3

LOTS 112-131, 137-138

FIFTH ELECTION DISTRICT

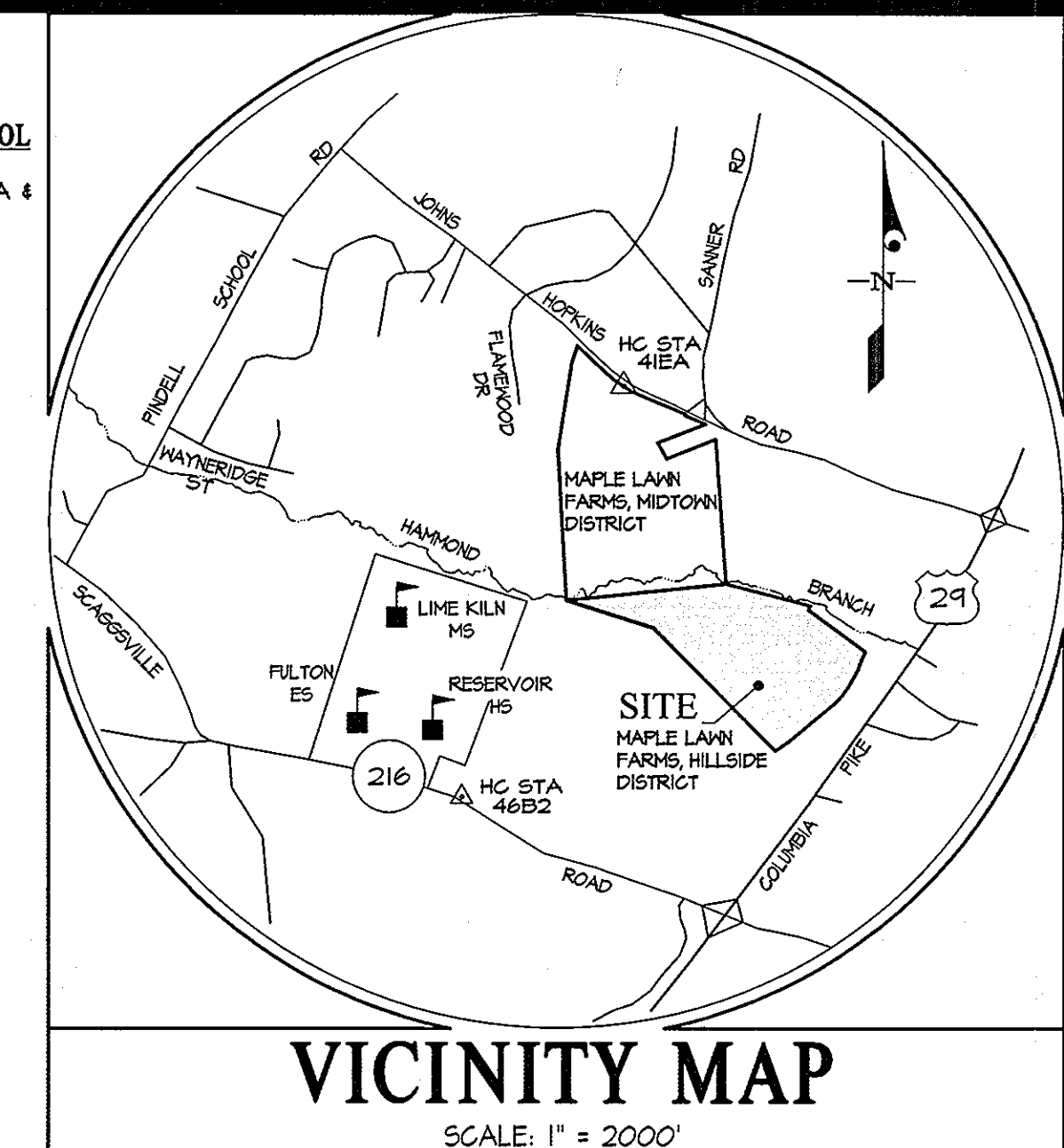
HOWARD COUNTY, MARYLAND

SITE OVERVIEW
SCALE: 1" = 300'



HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA
 41EA N 544825.801
 E 1384217.444
 ELV.: 407.053
 46B2 N 534917.1271
 E 1337218.484
 ELV.: 414.671



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (55% OF GROSS AC)	OPEN SPACE PROVIDED IN AC. (8) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (8) ***
1 (BUSINESS DISTRICT, AREA-1)	F-05-07	51.93	28.56	21.15 (40.7)	1.82	---
2 (MIDTOWN DISTRICT, AREA-1)	F-05-40	37.43	20.58	15.75 (42.1)	1.31	1.52 (41.7) (U)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	32.34	22.25 (38.3)	2.06	---
4a (HILLSIDE DISTRICT, AREA-1)	F-05-21	15.41	8.47	6.70 (43.3)	0.54	0.29 (4.3) (U)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-13/4	0.00	0.00	0.00	0.00	---
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-12/11/3	3.00	1.65	0.00	0.10	---
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	18.29	18.50 (55.9)	1.16	1.61 (8.7)
TOTAL		193.44	106.97	84.45 (43.2)	6.94	4.42 (11.1)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACRES.
 ** 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 ACRES).
 (U) 152 AC. * COMMUNITY CENTER (O.S. 125 - 0.01 AC), O.S. 126 (0.55 AC) AND O.S. 230 (1.96 AC)
 (U) 0.29 AC. = PATHWAYS

THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS, IN ACCORDANCE WITH APPLICABLE POLICY FOR MLF.

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
112-119	1.281 AC.	\$ 129,600.00	\$ 124.60
120-123	1.524 AC.	\$ 146,400.00	\$ 146.40
124-131	0.474 AC.	\$ 180,000.00	\$ 100.00
137-138	0.344 AC.	\$ 195,000.00	\$ 100.00
TOTAL	3.61 AC.	\$ 3,350,000.00	\$ 476.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT 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
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- SEDIMENT & EROSION CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS
- LANDSCAPE PLAN, NOTES & DETAILS

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
112	1121 WATER STREET	124	1140 WATER STREET
113	1131 WATER STREET	130	1142 WATER STREET
114	1141 WATER STREET	131	1144 WATER STREET
115	1145 WATER STREET	137	1403 WATER STREET
116	1145 WATER STREET	137	1403 TRAPPE STREET
117	1141 WATER STREET		
118	1141 WATER STREET		
119	1151 WATER STREET		
120	1153 WATER STREET		
121	1155 WATER STREET		
122	1151 WATER STREET		
123	1151 WATER STREET		
124	1161 WATER STREET		
125	1163 WATER STREET		
126	1165 WATER STREET		
127	1161 WATER STREET		
128	1161 WATER STREET		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 8/2/07
 Chief, Division of Land Development: *[Signature]* Date: 8/2/07
 Chief, Development Engineering Division: *[Signature]* Date: 8/2/07

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. 12715, EXPIRATION DATE: MAY 26, 2008.



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: 410-588-1820 (O) 301-939-2324 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 G & R MAPLE LAWN, INC., ET. AT.
 1829 REISTERTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
 attn: CHARUE O'DONOVAN

BUILDER (LOT PURCHASER):
 MB MAPLE LAWN LLC.
 1686 E. GUDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 762-9511 x 2101
 attn: JOHN O'RGAN

COVER SHEET

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3: LOT Nos. 112-131, 137-138
 (STD RESIDENTIAL USE)
 PLAT Nos. 18744-50 and 19284

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	06014
DATE	TAX MAP - GRID	SHEET
Aug./2007	41	1 OF 8

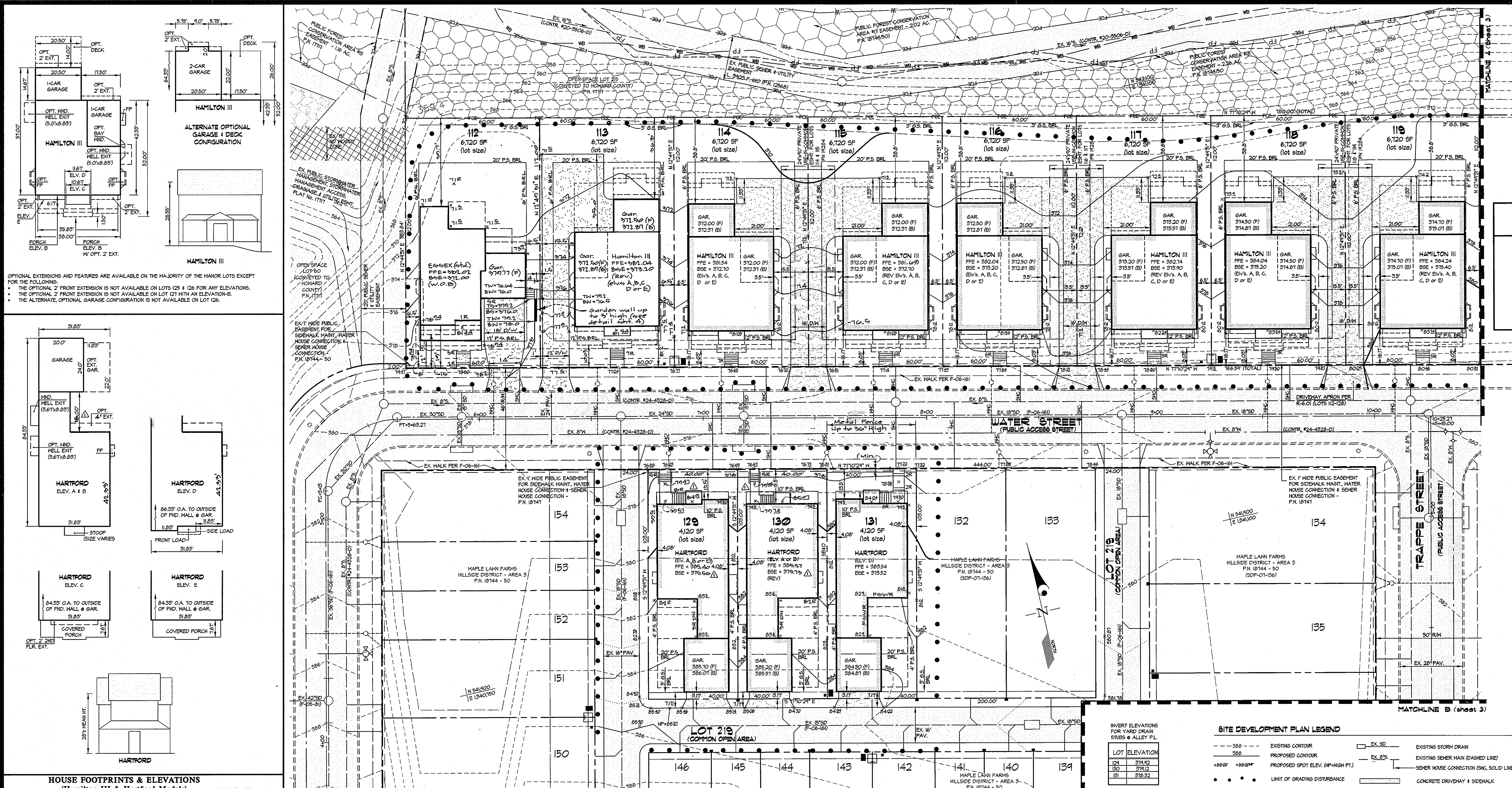
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DATE: 8/19/08 Rev. address chart for lot 130 & 131

REVISION BY APPR.

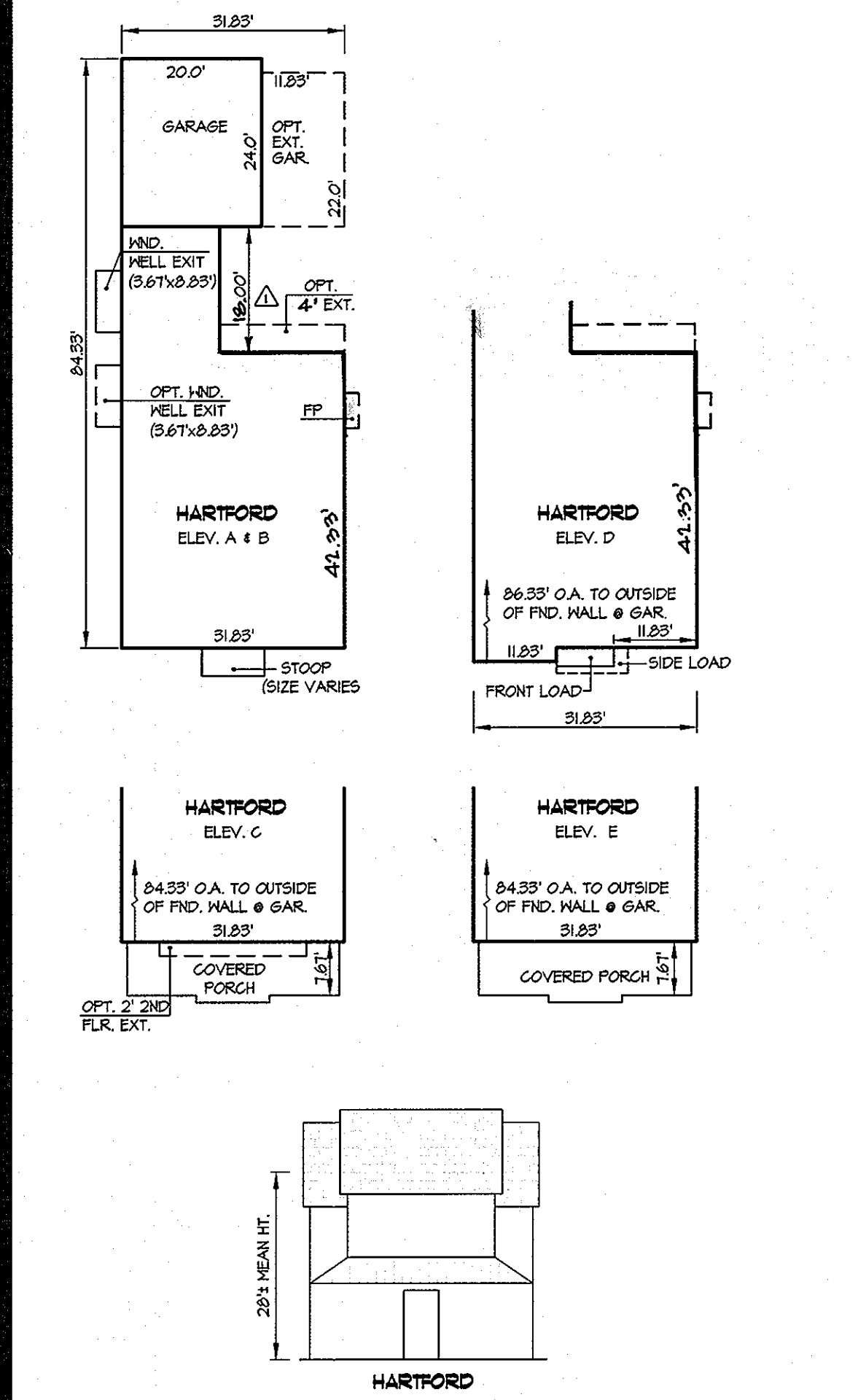
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



OPTIONAL EXTENSIONS AND FEATURES ARE AVAILABLE ON THE MAJORITY OF THE MANOR LOTS EXCEPT FOR THE FOLLOWING:

- THE OPTIONAL 2' FRONT EXTENSION IS NOT AVAILABLE ON LOTS 125 & 126 FOR ANY ELEVATIONS.
- THE OPTIONAL 2' FRONT EXTENSION IS NOT AVAILABLE ON LOT 121 WITH AN ELEVATION-B.
- THE ALTERNATE, OPTIONAL GARAGE CONFIGURATION IS NOT AVAILABLE ON LOT 126.



HOUSE FOOTPRINTS & ELEVATIONS (Hamilton III & Hartford Models) SCALE: 1" = 20'

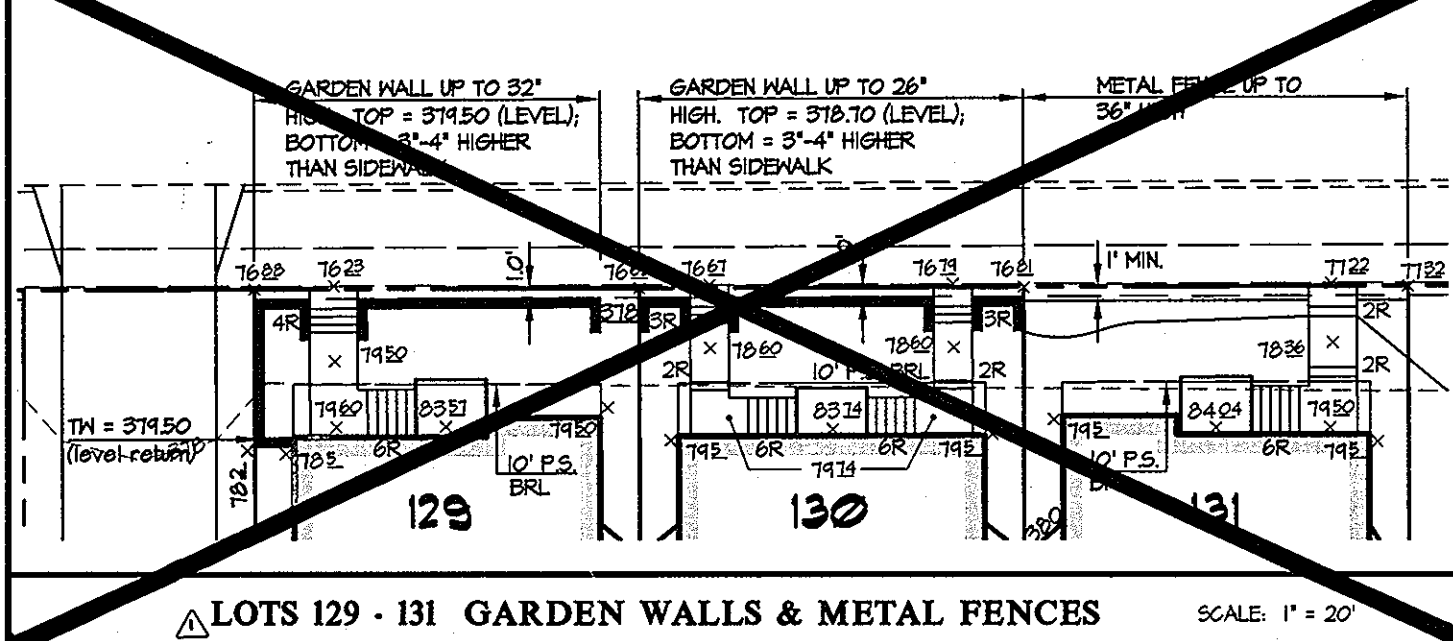
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12075, EXPIRATION DATE: MAY 29, 2009.

Howard K. Caylor 8/2/07
 Director

David H. Hume 8/2/07
 Chief, Division of Land Development

John J. ... 8/2/07
 Chief, Development Engineering Division



LOTS 129 - 131 GARDEN WALLS & METAL FENCES SCALE: 1" = 20'

NOTES:

1. ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK ESENT.
2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
3. ALL W/CS TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT #24-4328-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
4. SEE THE CHART ON THIS SHEET FOR S/K 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 19 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 74R FOLIO 292 THROUGH 366).
6. DRIVEWAY APRONS ON WATER STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPM DET. R-6-2. ALSO SEE GENERAL NOTE 11 ON SHEET 1 FOR OTHER REQUIREMENTS (IF APPLICABLE) REGARDING DRIVEWAYS.
7. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
8. ALL YARD DRAIN INLETS ARE 12" NYLOPLAST IN LINE DRAIN MODEL NO. 212AG BN OR EQ.V. CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY (USING ADS #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.
9. INGRESS/EGRESS FOR THE COTTAGE LOTS ARE RESTRICTED TO THE ALLEY. INGRESS/EGRESS FOR THE MANOR LOTS ON WATER STREET ARE RESTRICTED TO THE DRIVEWAY LOCATIONS SHOWN ON THIS SDP.

INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.

LOT	ELEVATION @ PROP. LINE	MCE
112	362.43	367.15
113	363.27	367.14
114	363.16	365.92
115	364.42	364.2
116	364.47	364.6
117	365.75	370.3
118	366.91	371.1
119	367.41	372.2
124	365.66	368.3
125	364.06	369.2
131	364.41	369.2
132	364.87	364.3
133	365.60	370.1

SEWER HOUSE CONNECTIONS MINIMUM GELLER ELEVATIONS AND INVERT ELEVATION @ P.L.

LOT	ELEVATION @ PROP. LINE	MCE
112	362.43	367.15
113	363.27	367.14
114	363.16	365.92
115	364.42	364.2
116	364.47	364.6
117	365.75	370.3
118	366.91	371.1
119	367.41	372.2
124	365.66	368.3
125	364.06	369.2
131	364.41	369.2
132	364.87	364.3
133	365.60	370.1

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

LOT ELEVATION

LOT	ELEVATION
124	374.42
130	374.12
131	378.32

SITE DEVELOPMENT PLAN LEGEND

- 388 --- EXISTING CONTOUR
- 388 --- PROPOSED CONTOUR
- +88.00' +88.00' PROPOSED SPOT ELEV. (IF HIGH FT)
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- EX. 8" W/ 1/2" WATER HOUSE CONNECTION (4" W/ DASHED LINE TYP.)
- EX. 8" W/ FIRE HYDRANT
- SKK SEWER HOUSE CONNECTION
- MKG WATER HOUSE CONNECTION METER VAULT
- EXISTING UTILITY/LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT
- CONCAST EQUIPMENT
- FENCE LINE
- GAS LINE
- ELECTRIC LINE
- EX. 50' EXISTING STORM DRAIN
- EX. 8" EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SKK, SOLID LINE)
- CONCRETE DRIVEWAY & SIDEWALK
- PROPOSED HOUSE
- FFE = FINISHED FLOOR ELEVATION
- BSE = BASEMENT SLAB ELEVATION (H-UPPER, L-LOWER)
- GAR = GARAGE (F-FRONT, B-BACK)
- REV = REVERSED HOUSE ORIENTATION
- FSHR = FOUNDATION STEM WALL REQUIRED
- PRINCIPAL STRUCTURE BRL
- GARAGE STRUCTURE BRL
- SAME BEARINGS AND DISTANCE
- FOREST CONSERVATION EASEMENT
- EXISTING EASEMENT
- HETLAND BUFFER
- FLOODPLAIN BUFFER
- STREAM BUFFER

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-880-1820 CO/VA: 301-888-2524 FAX: 301-421-4186

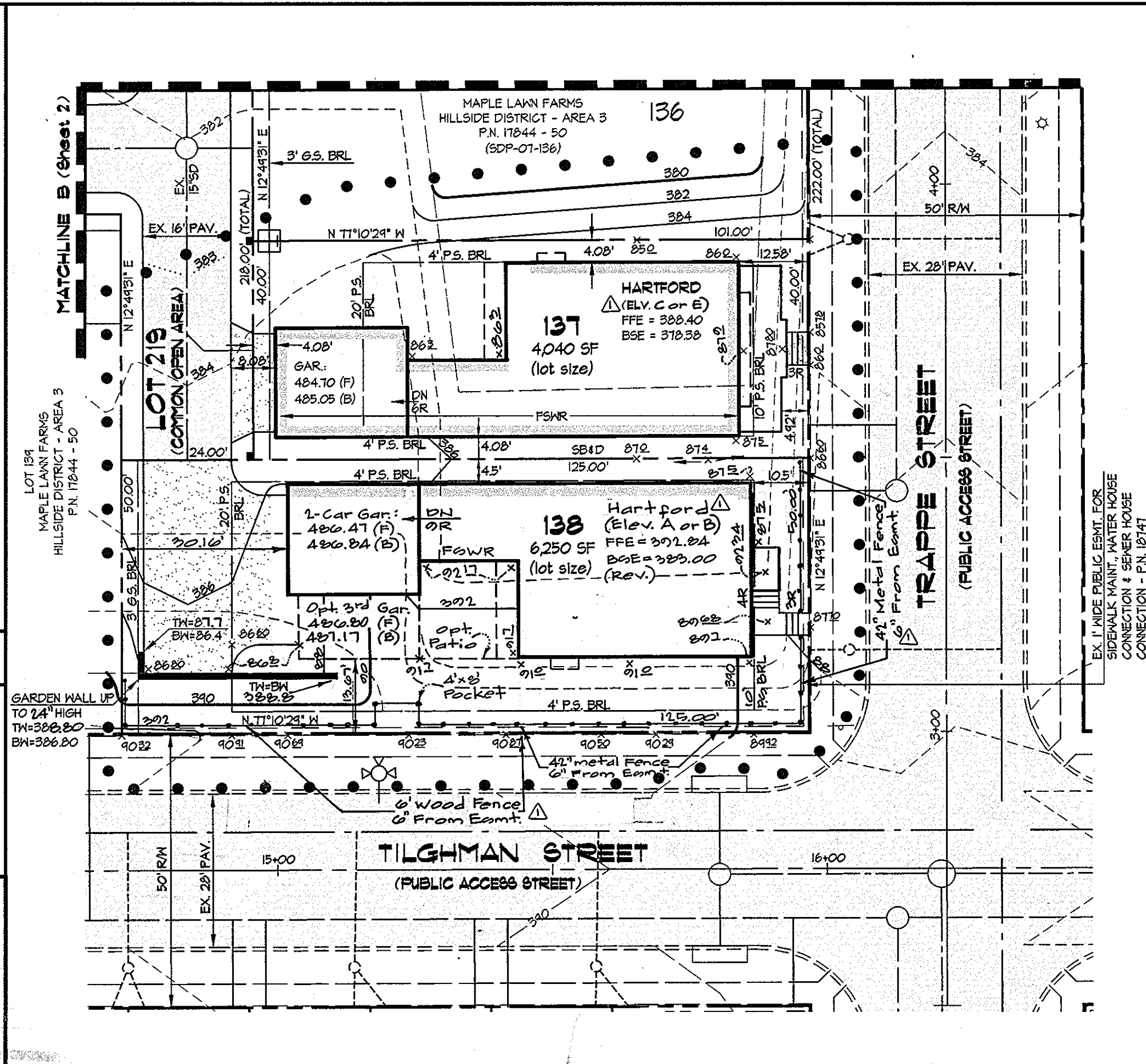
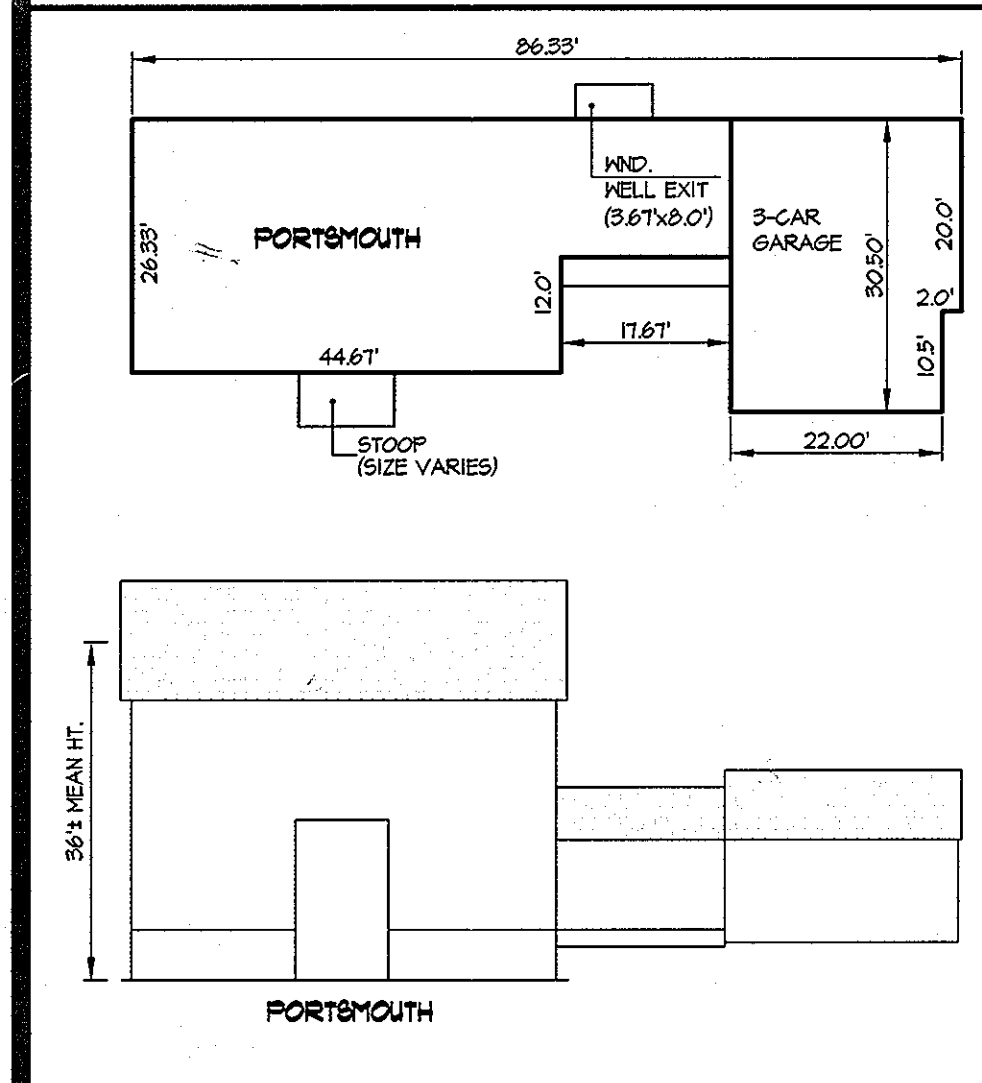
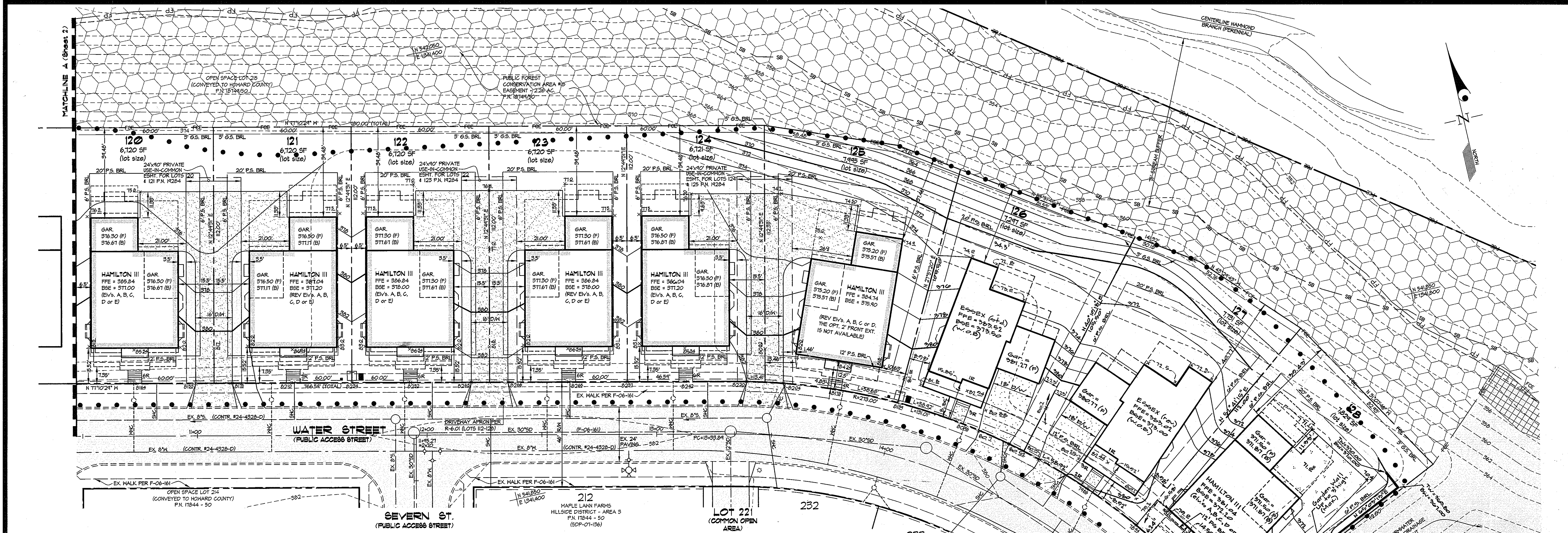
PREPARED FOR:
 PROPERTY OWNER (SELLER): G & R MAPLE LAWN, INC., ET. AT. 1829 REISTERTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 attn: CHARLIE O'DONOVAN

BUILDER (LOT PURCHASER):
 MB MAPLE LAWN L.L.C. 1686 S. GUDE DRIVE ROCKVILLE, MARYLAND 20850 PH: (301) 762-9511 x 2101 attn: JOHN CORGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3: LOT Nos. 112-131, 137-138 (SFD RESIDENTIAL USE)
 PLAT Nos. 18744-50 and 19284 and 20814

SCALE: 1" = 20' ZONING: MXD-3 G. L. W. FILE No.: 06014
 DATE: Aug./2007 TAX MAP - GRID: 41 SHEET: 2 OF 8

DATE: 8/2/07 REVISION: [] ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND SDP-07-126



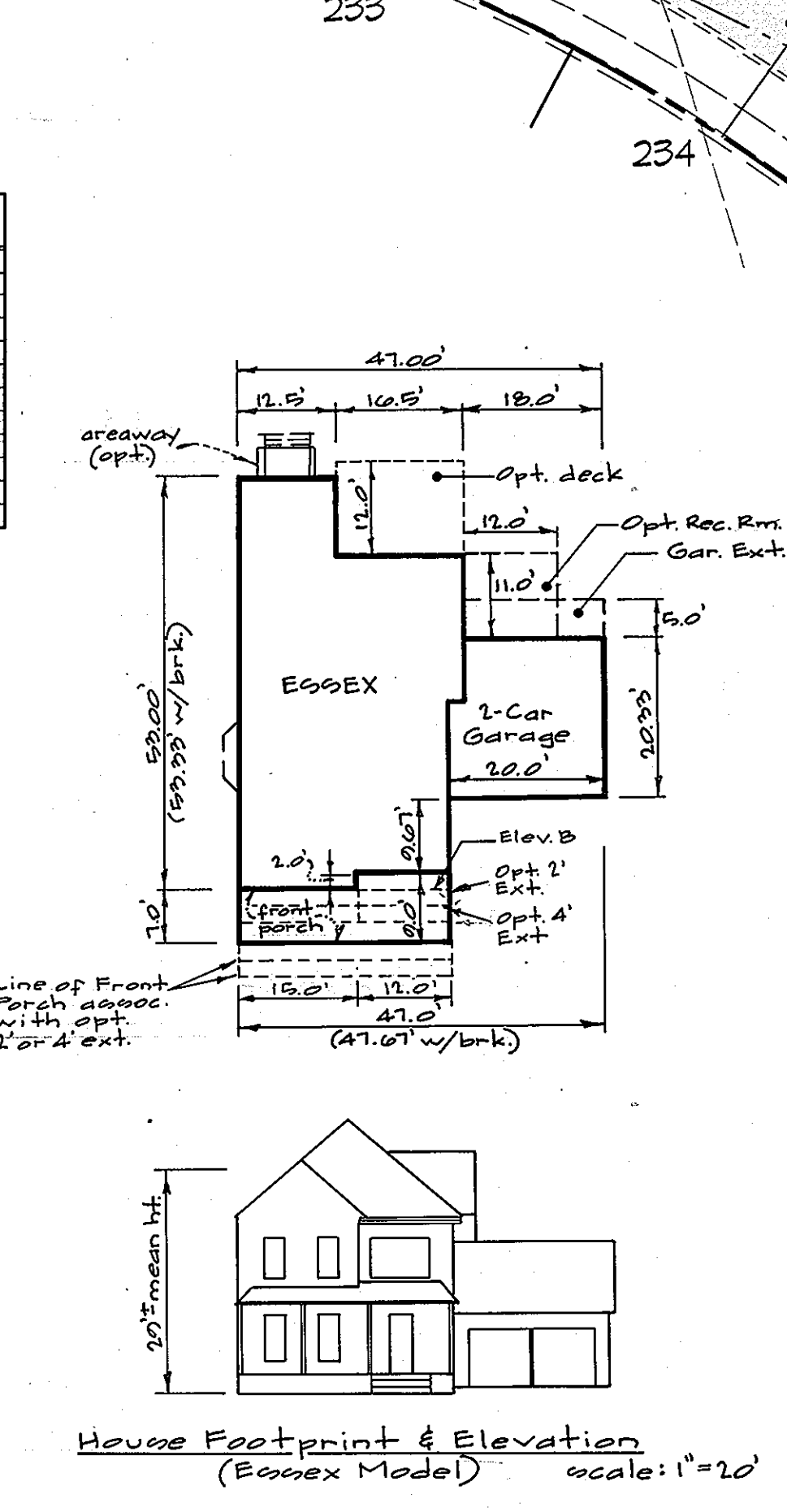
SEWER HOUSE CONNECTIONS
MINIMUM CELLAR ELEVATIONS
AND INVERT ELEVATION @ P.L.

LOT	ELEVATION @ P.L.	MCE
120	361.13	372.3
121	368.16	372.3
122	368.67	373.3
123	364.04	373.1
124	364.51	374.1
125	364.64	373.2
126	364.05	372.5
127	368.66	371.4
128	367.26	372.1
137	373.4	378.3
138	374.4	377.6

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

INVERT ELEVATIONS FOR YARD DRAIN STUBS @ ALLEY P.L.

LOT	ELEVATION
137	371.20
138	371.52



HOUSE FOOTPRINT & ELEVATION (Portsmouth Model) SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE, MAY 26, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 8/17/07

Chief, Division of Land Development: *[Signature]* Date: 8/17/07

Chief, Development Engineering Division: *[Signature]* Date: 8/17/07

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 BALTO: 410-880-1820 CO/VA: 301-888-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
1/1/2010	Rev Essex Footprint (added 2' & 4' opt. front extensions)		
5/17/2010	Revised FFE @ P.L. 121		
8/16/2010	Resite lot 122 w/ Hamilton III	KLP	
11/1/2010	Resite lots 120-123 w/ Essex model; added Essex Footprint & Elev. removed priv. esmt.	KLP	
01/12/2011	Resite lot 138 with a Hartford; rev lot 137 w/ Essex arch. for Hartford	KLP	

PREPARED FOR:
PROPERTY OWNER (SELLER):
G & R MAPLE LAWN, INC., ET. AT.
1829 REISTERTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: CHARLIE O'DONOVAN

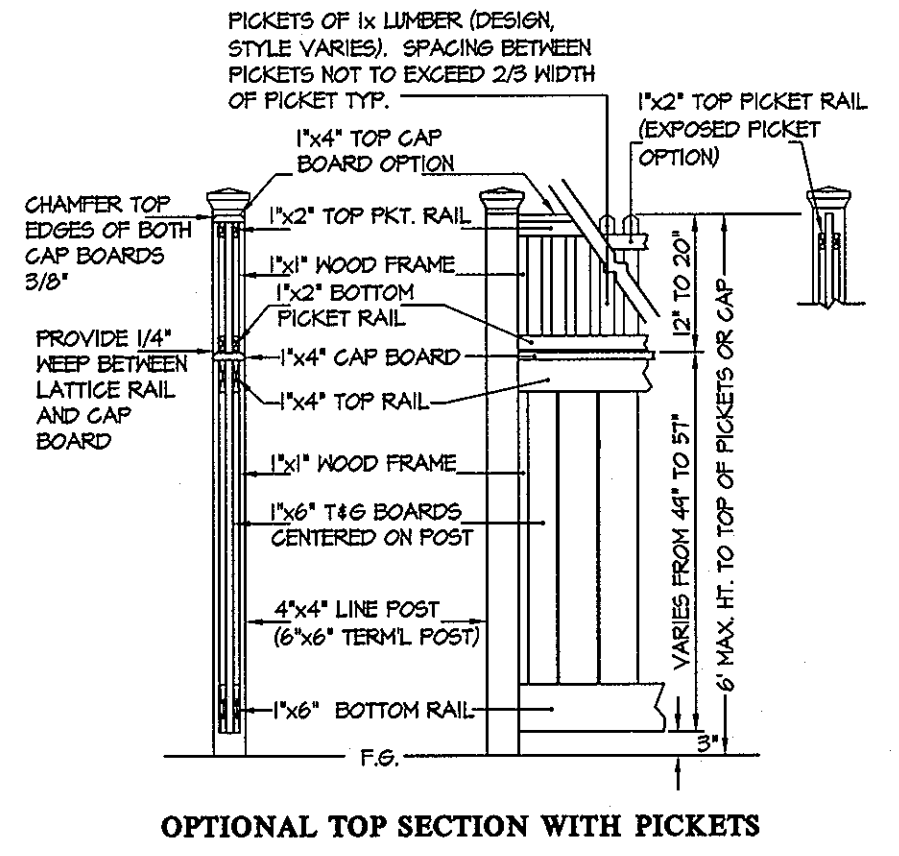
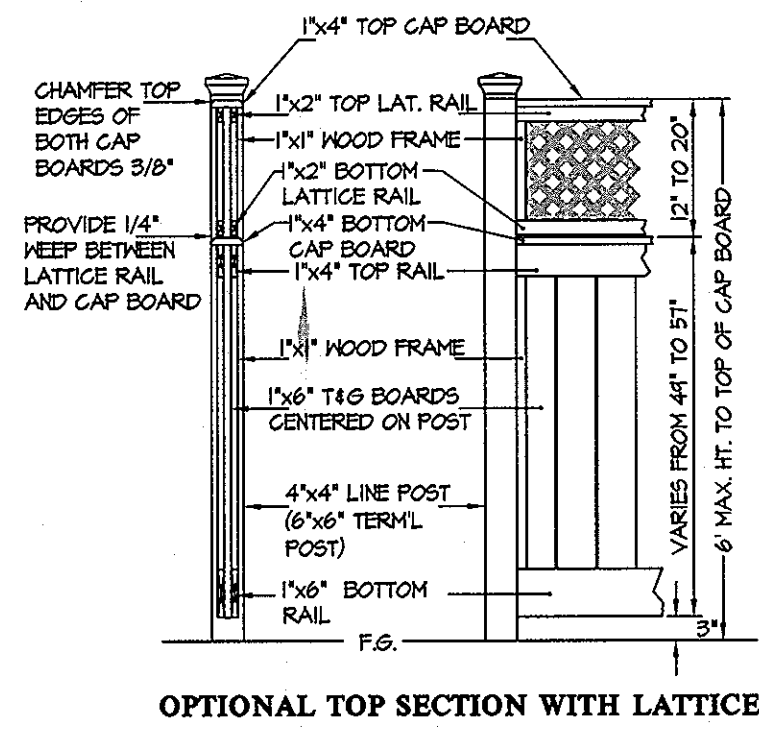
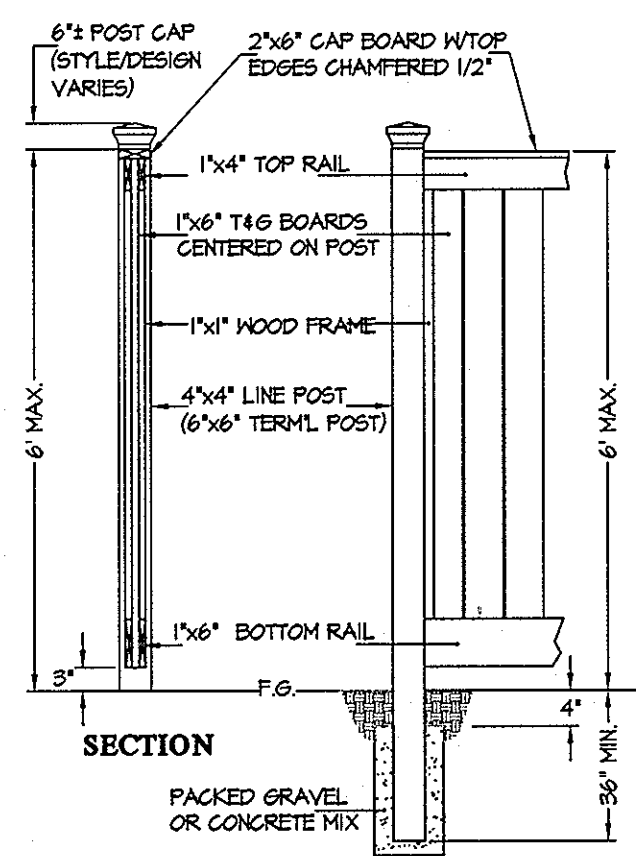
BUILDER (LOT PURCHASER):
MB MAPLE LAWN LLC.
1686 E. GUIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
ATTN: JOHN O'GARGAN

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3: LOT Nos. 112-131, 137-138
(SFD RESIDENTIAL USE)
PLAT Nos. 18744-50 and 19284 and 20014

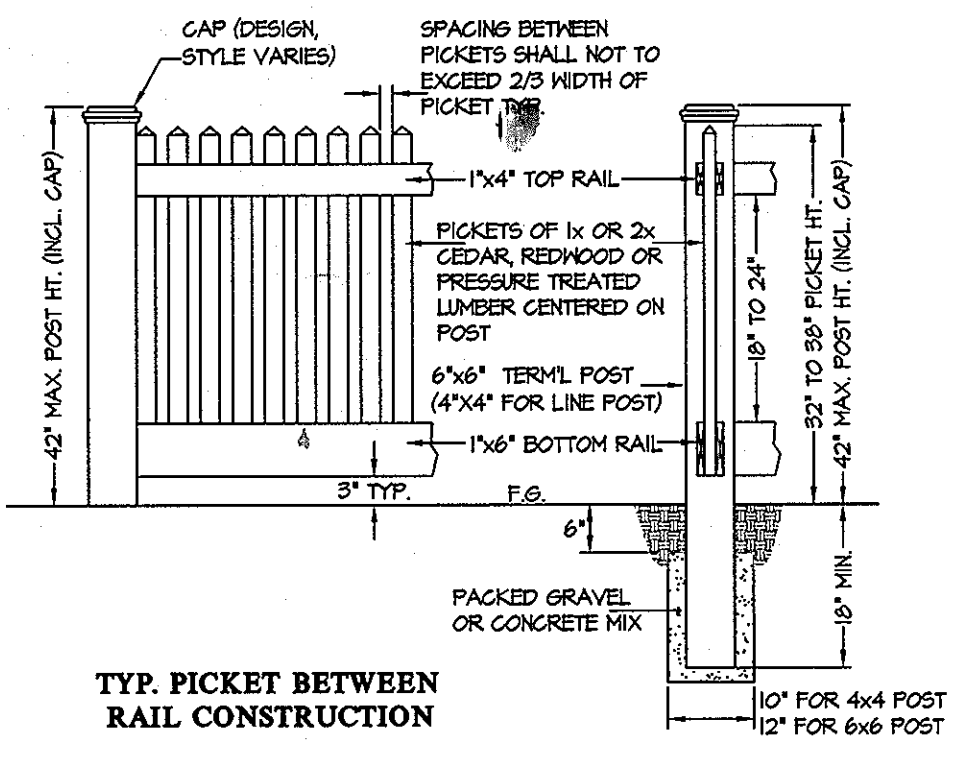
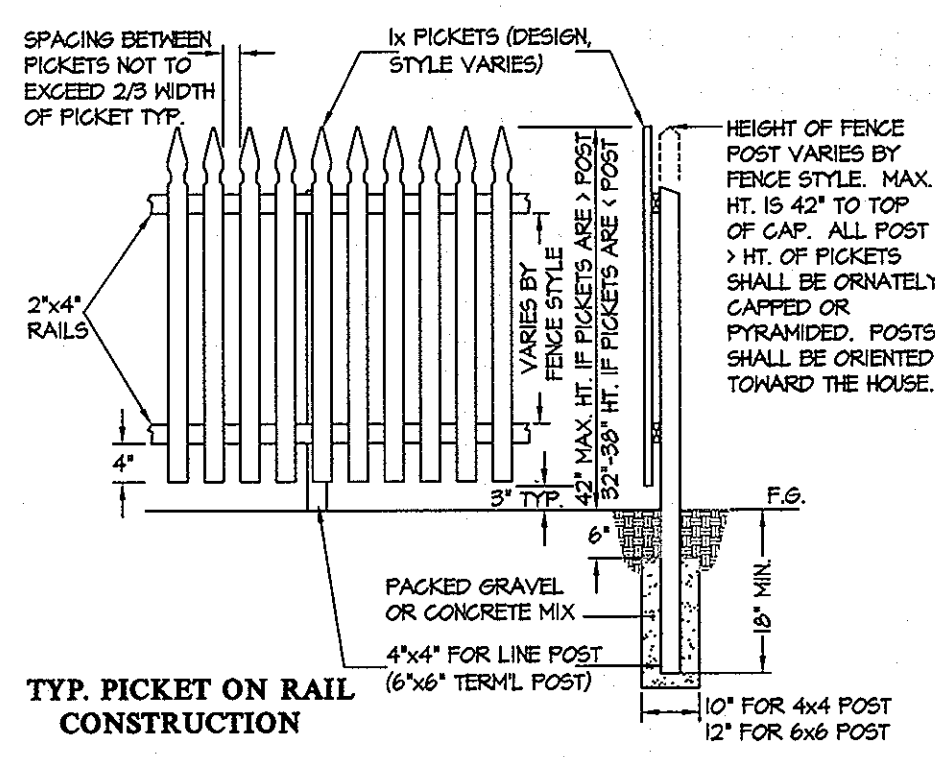
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	06014
DATE	TAX MAP - GRID	SHEET
Aug./2007	41	3 OF 8

HOWARD COUNTY, MARYLAND

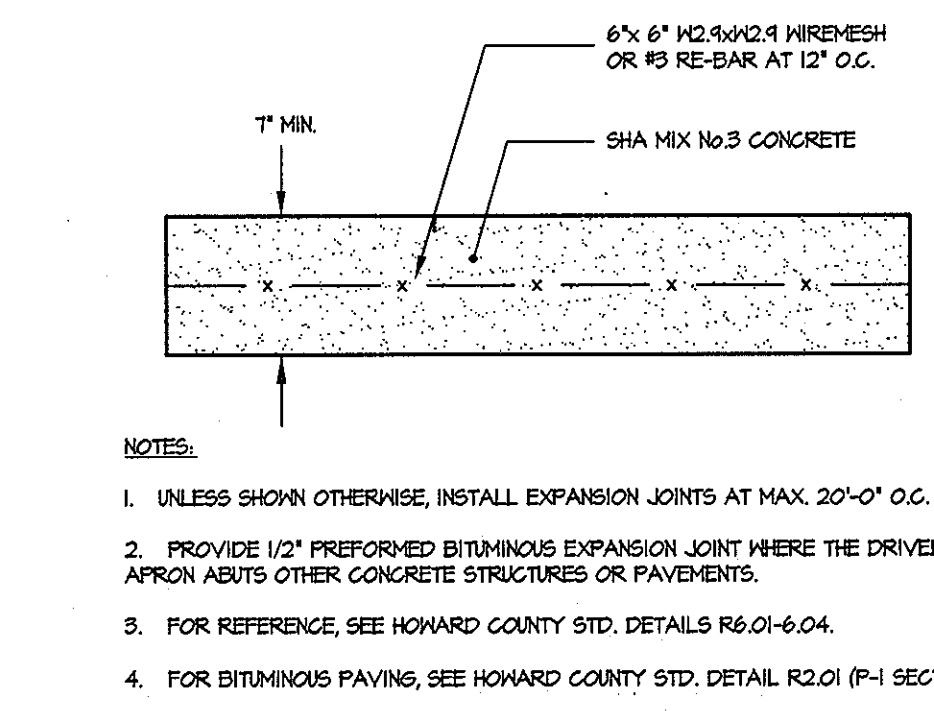
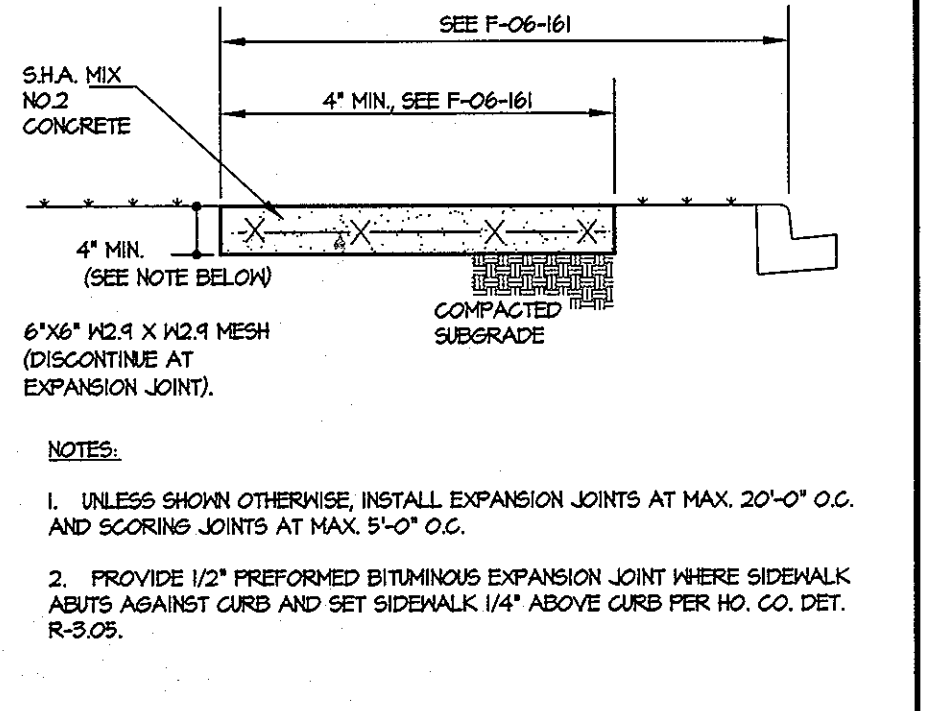
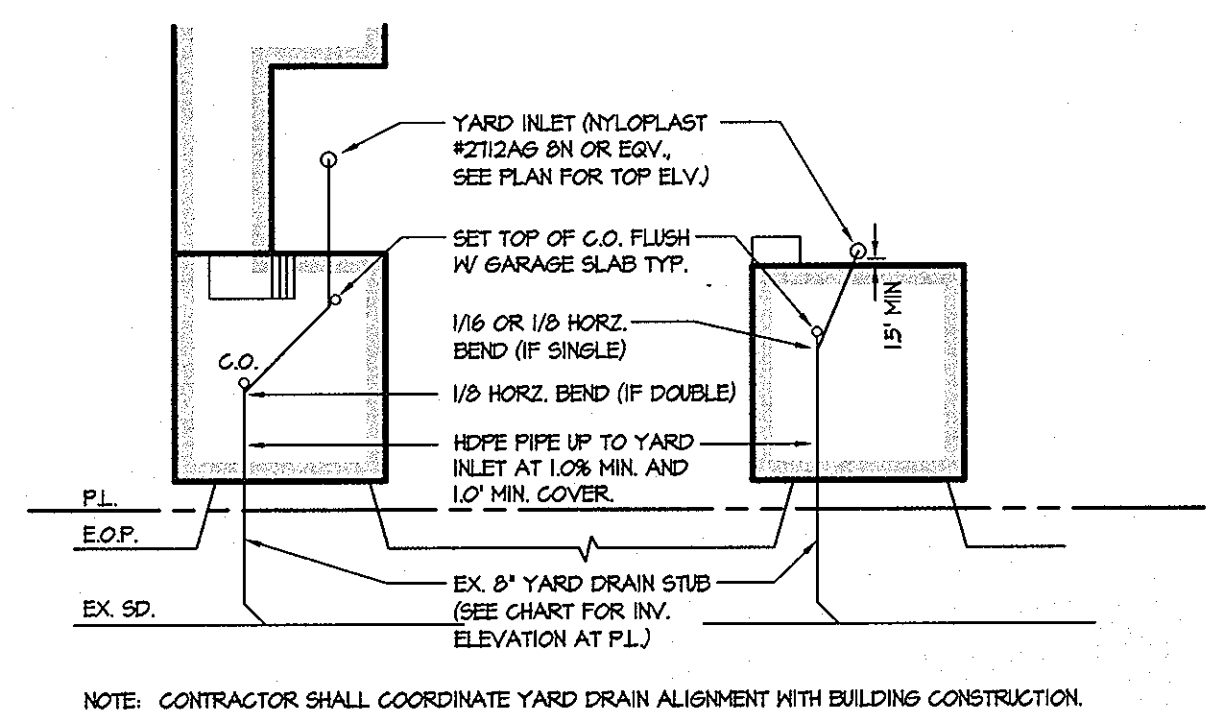


PRIVACY FENCE NOTES & DETAILS NO SCALE



PICKET FENCE DETAILS NO SCALE

- NOTES:
- ALL FENCE/GARDEN WALLS ALONG THE R/W SHALL BE LOCATED BEHIND THE SIDEWALK ESMT.
 - ALL FENCES (AND GARDEN WALLS) THAT STRADDLE PROPERTY LINES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AS LIBER 74H FOLIO 242 THROUGH 366).
 - SEE LOT DEVELOPMENT DATA ITEM 4.D. ON SHEET 1 REGARDING HEIGHT LIMITATIONS FOR FENCES, GARDEN WALLS AND SIMILAR FEATURES.
 - THE PICKET FENCE STYLE SHOWN ON THESE DETAILS IS A SAMPLE REPRESENTATIVE ONLY. REFER TO THE MAPLE LAWN DESIGN GUIDELINES (SECTION 4, PAGES 16-19) FOR OTHER FENCE AND PICKET STYLES FOR MLP.
 - FENCES SHALL BE MAKE OF CEDAR, REDWOOD, PRESSURE TREATED LUMBER OR SOLID PVC. ALL STEEL HARDWARE AND FASTENERS SHALL BE GALVANIZED. ALL FENCE FINISHES SHALL BE APPROVED AND ACCEPTED BY THE MAPLE LAWN FARMS DESIGN REVIEW COMMITTEE (DRG).
 - FENCE POSTS SHALL BE SPACED EVENLY WITH A 6" SPACING BETWEEN POSTS. TERMINAL POSTS (AT CORNER, ENDS, ETC.) SHALL BE WIDER AND TALLER IN PROPORTION THAN LINE POSTS.
 - THE HEIGHT OF A PICKET FENCE REFERS TO THE HEIGHT OF PICKETS AND NOT THE POSTS.
 - FENCES ON NEIGHBORING LOTS SHALL BE OF DIFFERENT DESIGN/STYLE.
 - MANUFACTURED VINYL FENCES MEETING THE HEIGHT LIMITATIONS SHOWN MAY BE USED IF THEY ARE APPROVED BY THE DRG.



TYPICAL YARD DRAIN INSTALLATION NO SCALE

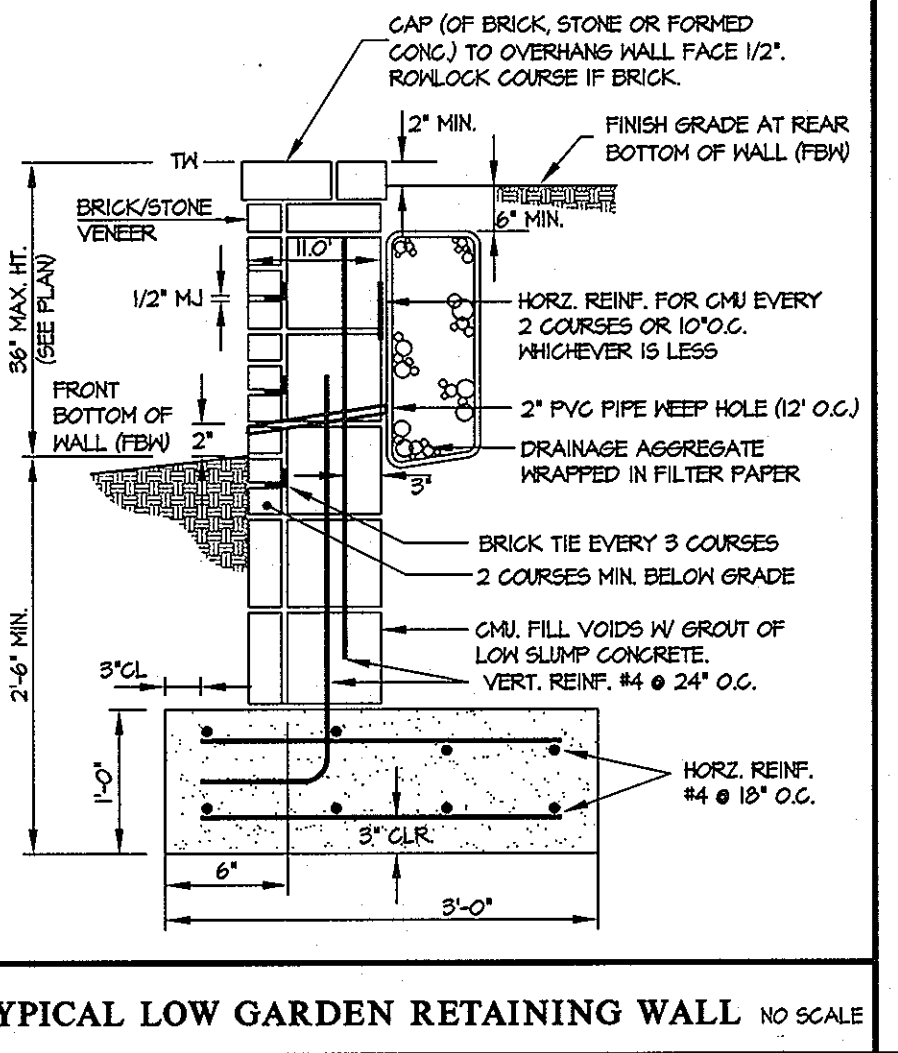
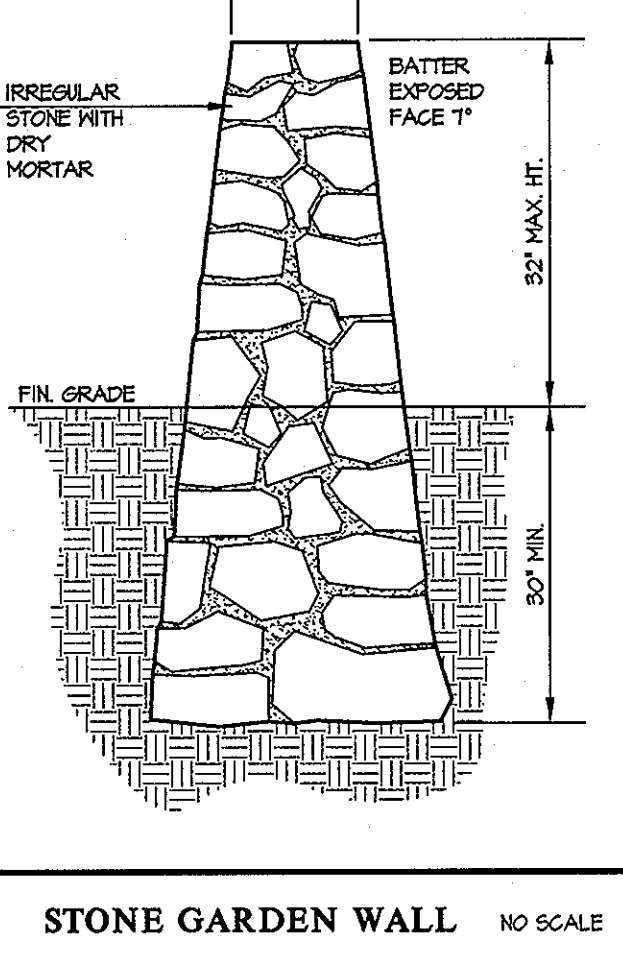
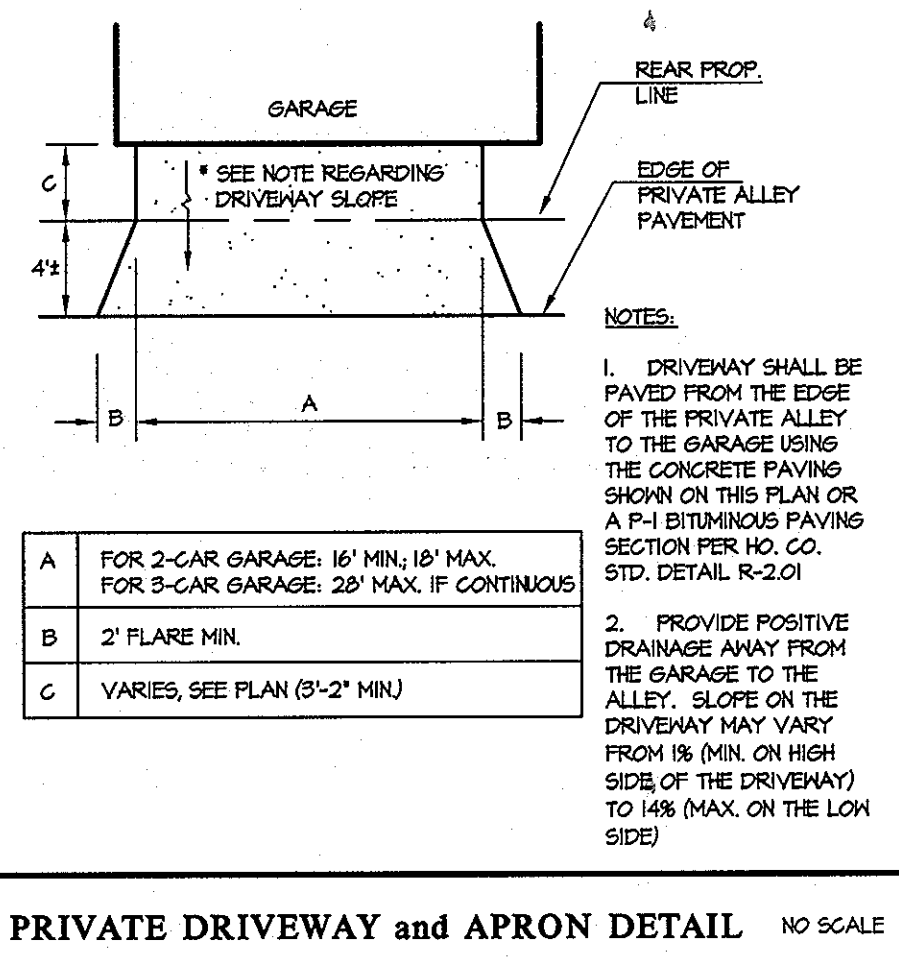
SIDEWALK PAVEMENT SECTION NO SCALE

CONCRETE DRIVEWAY and APRON PAVEMENT SECTION NO SCALE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE, MAY 26, 2008.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David H. Boyle* Date: *8/2/07*
 Chief, Division of Land Development: *Condy Hamm* Date: *9/2/07*
 Chief, Development Engineering Division: *Chris Deason* Date: *9/2/07*



PRIVATE DRIVEWAY and APRON DETAIL NO SCALE

STONE GARDEN WALL NO SCALE

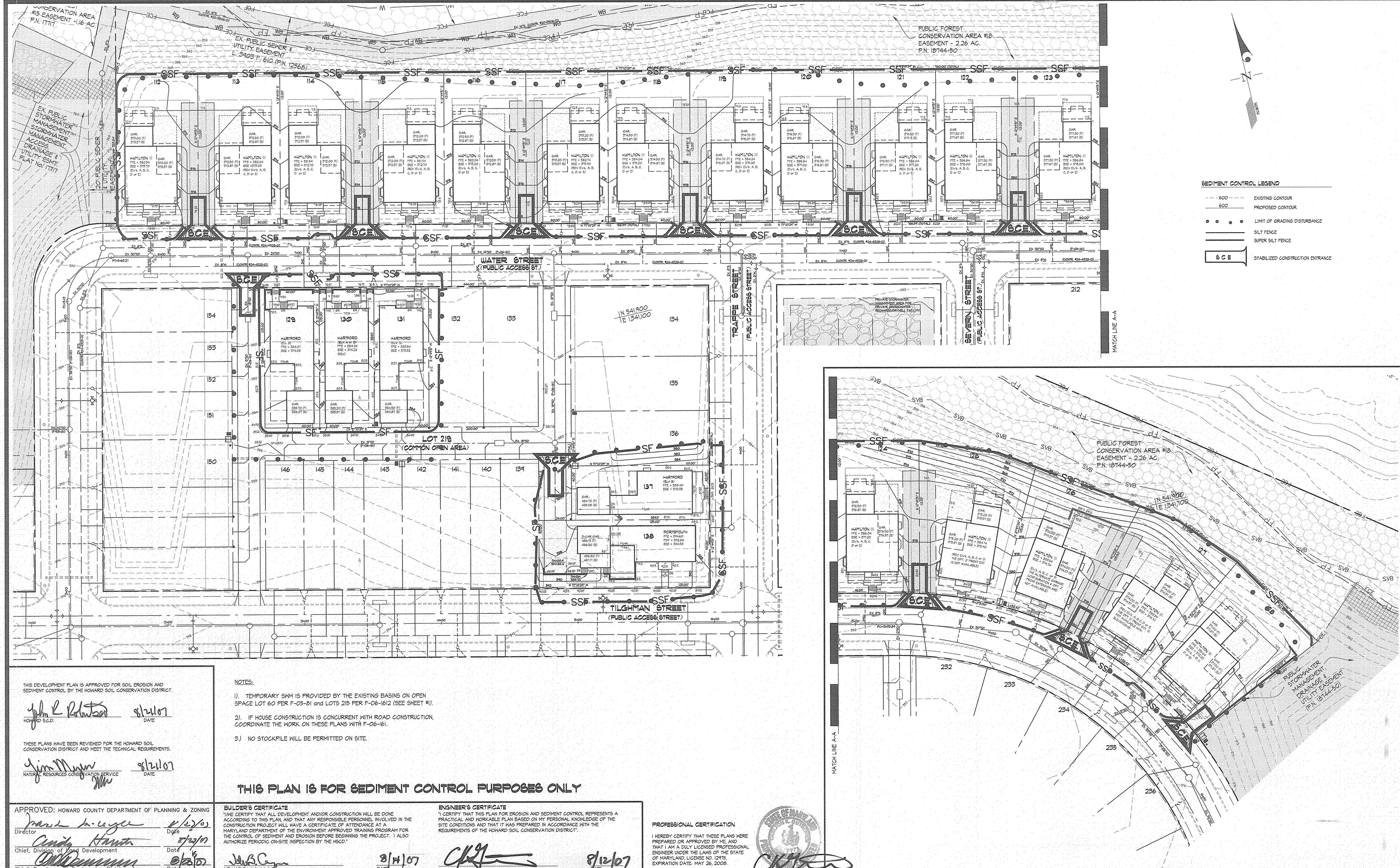
TYPICAL LOW GARDEN RETAINING WALL NO SCALE

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: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

NOTES & DETAILS
 MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3: LOT Nos. 112-131, 137-138
 (SFD RESIDENTIAL USE)
 PLAT Nos. 18744-50 and 19284

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	06014
DATE	TAX MAP - GRID	SHEET
Aug./2007	41	4 OF 8



SEDIMENT CONTROL LEGEND

- - - - - EXISTING CONTOUR
- — — — PROPOSED CONTOUR
- • • • • LIMIT OF GRADING DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- SCE** STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
- TEMPORARY SWM IS PROVIDED BY THE EXISTING BASINS ON OPEN SPACE LOT 60 PER F-05-81 AND LOTS 215 PER F-06-1612 (SEE SHEET #1).
 - IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-06-161.
 - NO STOCKPILE WILL BE PERMITTED ON SITE.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

John R. Robinson 8/21/07
HOWARD S.C.D. DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Meyer 8/21/07
NATURAL RESOURCES CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David K. Gage 8/21/07
Director Date

Andy Harris 8/21/07
Chief, Division of Land Development Date

William J. ... 8/21/07
Chief, Development Engineering Division Date

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A HOWARD COUNTY DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

John B. Gagn... 8/14/07
MB MAPLE LAWN LLC DATE

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 SOIL CONSERVATION DISTRICT.

Chris G... 8/21/07
DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DILIGENT LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2009.

Chris G...

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: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4185

DATE	REVISION	BY	APP'R

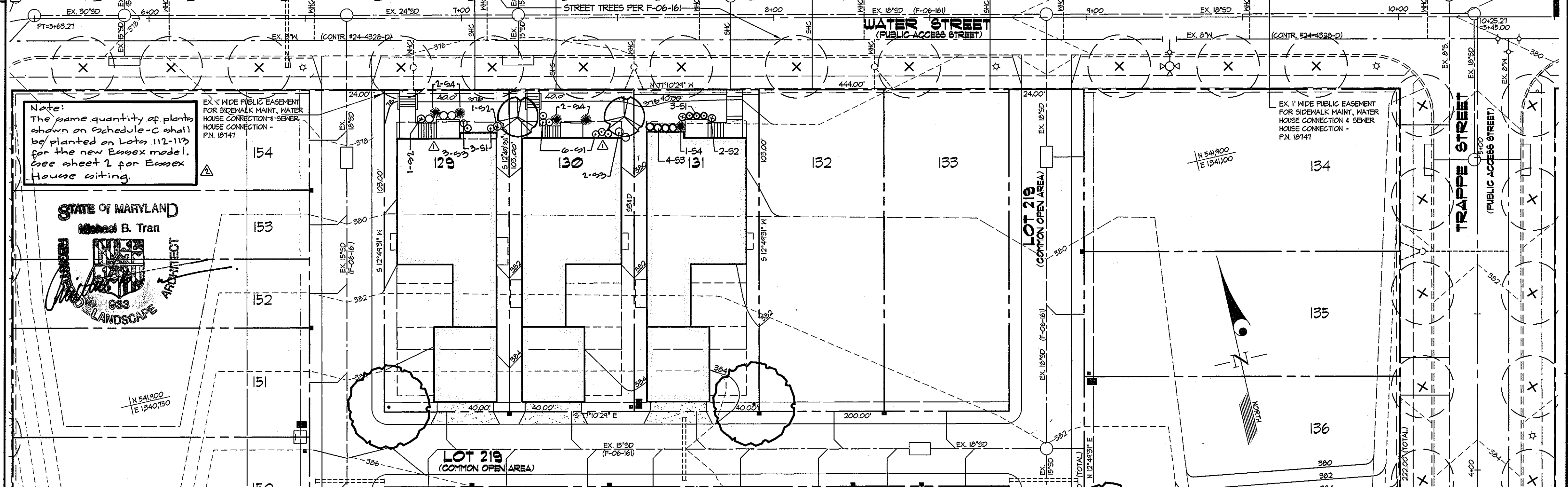
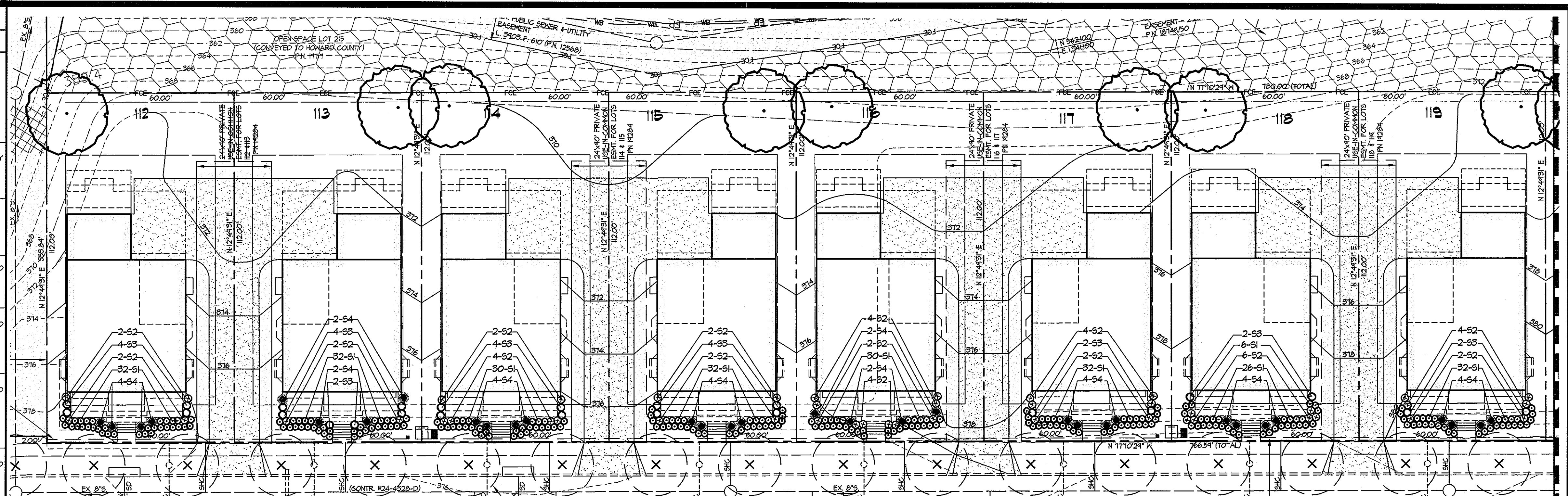
PREPARED FOR:

PROPERTY OWNER (SELLER):
G & R MAPLE LAWN, INC., ET. AT.
1829 REGISTER TOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
etn: CHARLIE O'DONOVAN

BUILDER (LOT PURCHASER):
MB MAPLE LAWN LLC.
1888 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: (301) 762-9511 x 2101
etn: JOHN GORGAN

SEDIMENT CONTROL PLAN		SCALE 1"=30'	ZONING MXD-3	G. L. W. FILE No. 06014
MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 3 - LOT Nos. 112-131, 137-138 (SFD RESIDENTIAL USE) PLAT Nos. 18744-50 and 19284		DATE Aug./2007	TAX MAP - GRID 41	SHEET 5 OF 8
ELECTION DISTRICT No. 5		HOWARD COUNTY, MARYLAND		

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	14	ALL SHADE TREES SHALL BE 25'-3" CAL. AND 12" MIN. HT.	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE ACER X FRIEBARI 'GELZAM' / CELEBRATION FRIEBAR MAPLE ACER SACCHARUM 'GOLDSPIRE' / GOLDSPIRE SUGAR MAPLE QUERCUS PHELLOS / MELLOW OAK QUERCUS RUBRA / NORTHERN RED OAK TILIA CORDATA 'GREEN SPICE' / GREEN SPICE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B4B
	6	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-21" CAL. AND 8-10' HT.	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / WHITE FLOWERING DOGWOOD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD MAGNOLIA SOULANGIANA / SAUCEUR MAGNOLIA	ALL B4B. SERVICEBERRY SHALL BE TREE FORM
	3	ALL EVERGREEN TREES SHALL BE 6'-9' HT.	CUPRESSOCYPERUS LEYLANDI / LEYLAND CYPRUSS ILEX ATTENUATA 'FOSTERI' / FOSTER HOLLY ILEX OPACA / AMERICAN HOLLY PICEA OMORICA / SERBIAN SPRUCE PICEA MUNGENS / COLORADO SPRUCE PINUS STROBUS / EASTERN WHITE PINE	ALL B4B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
	950	ALL 18" - 24" SPREAD	AZALEA VAR. 'SIMPLO PINK' / SIMPLO PINK COTONEASTER 'DANESI' / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. 'JUNIFER VAR. BAR HARBOR' / ANDORRA, 'WILTON BLUE RUS' / JUNIPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
	102	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELANHARE VALLEY WHITE' / MERSEY RED, 'HINO CRIMSON' / BERBERIS THUNDERFII ATROPURPUREA 'CRIMSON PIGEON' / CRIMSON FIGMY BARBERRY DEBZIA GRACILIS / SLENDER DEBZIA ILEX GREYATA 'WELLET' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
	14	ALL 24" - 30" SPREAD & 2 1/2' - 3' HT.	BIONYMUS ALATUS 'COMPACTA' / DWARF NINGED BIONYMUS BIONYMUS KAITSCHOWICUS 'MANHATTAN' / MANHATTAN BIONYMUS MAHONIA DEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SWEET HOLLY' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHODODENDRON 'FUMI' / FUMI RHODODENDRON TANUS GIBBERATA NANA / DWARF JAPANESE YEW VIBURNUM CAESI / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
	84	ALL 3' - 4' HT.	ILEX VERTICALATA VAR. / NINTERSBERRY HOLLY VAR. 'CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TANUS MEDIA 'WICKS' / WICKS YEW TILIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SPD ORIENTED TO ROADWAY
LANDSCAPE TYPE	SIDE YARD TREATMENT PER MFP DEVELOPMENT CRITERIA (ONE SHADE TREE PER LOT + SHRUBS AT 1/4 OF BLDG. SIDE LENGTH)
PERIMETER LOCATION	LOT 138
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	88.33'
CREDIT FOR EXISTING VEGETATION	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A
NUMBER OF PLANTS REQUIRED	
SHADE TREES	PER SCHEDULE-C
EVERGREEN TREES	PER SCHEDULE-C
SHRUBS	N/A 22
NUMBER OF PLANTS PROVIDED	
SHADE TREES	PER SCHEDULE-C
EVERGREEN TREES	PER SCHEDULE-C
OTHER TREES (6:2.1 SUBSTITUTION)	PER SCHEDULE-C
SHRUBS (6:1 SUBSTITUTION)	SEE SCHEDULE-C

* THE OPTIONAL EXTENDED GARAGE IS INCLUDED IN THE BUILDING LENGTH VALUE SHOWN.

NOTES:

- 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.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING SOOTH PLANT MATERIALS AND BERRMS, 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.

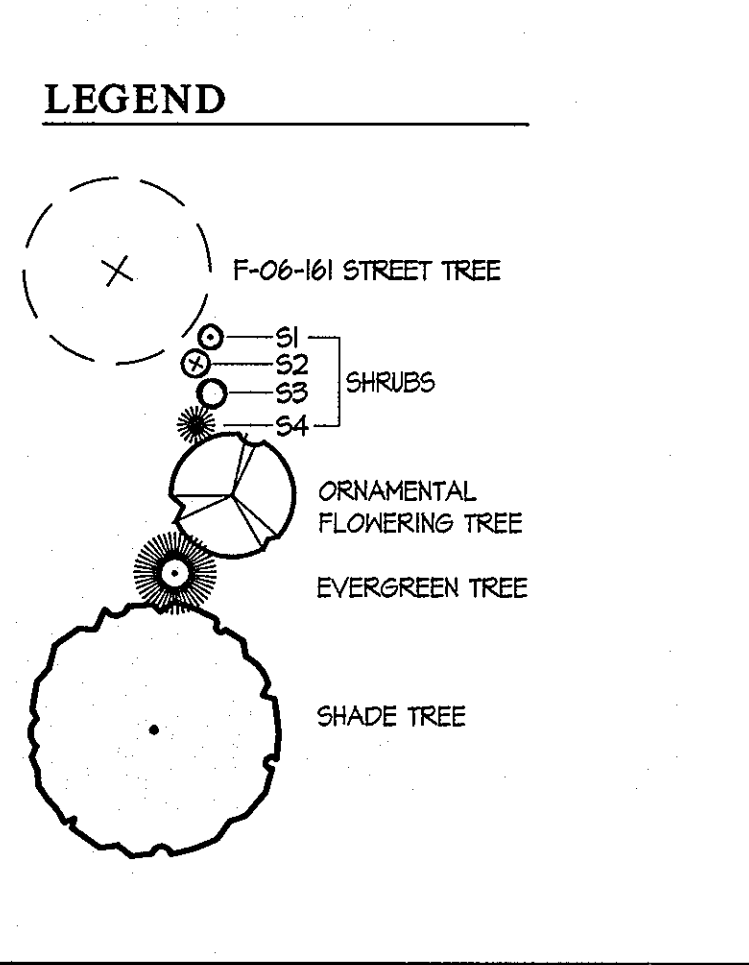
THIS PLAN IS FOR PLANTING PURPOSES ONLY.

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

NAME: *John B. Cogan* DATE: *8/14/07*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Martha A. Cuyler* DATE: *8/12/07*
 Chief, Division of Land Development: *Carole Hamant* DATE: *8/22/07*
 Chief, Development Engineering Division: *Challemans* DATE: *8/22/07*



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: MANOR LOTS ONLY: 1 SHADE TREE PER LOT PLUS SHRUBS AT 1/4 OF SIDE & REAR BLDG. LENGTHS; COTTAGE LOTS ONLY: 1 SHADE TREE PER LOT, NO SHRUBS REQUIRED *		PLANTINGS PROVIDED		COMMENTS	
		BLDG. LENGTHS	SHRUBS REQUIRED	SHD. TREE	SHRUBS		
MANOR							
112	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
113	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
114	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
115	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
116	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
117	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
118	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
119	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
120	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
121	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
122	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
123	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
124	60'	(78.0' x 30.0')	16	24	1	44	A, B, D
125	61.25'	(76.0' x 30.0')	14	24	1	40	1 EVERGREEN TREE FOR 5 SHRUBS
126	61.51'	(66.6' x 30.0')	10	21	0	43	2 EVERGREEN TREES FOR 1 SHADE TREE
127	61.51'	(78.0' x 30.0')	16	24	1	40	1 ORNAMENTAL TREE FOR 3 SHRUBS
128	61.51'	(78.0' x 30.0')	16	24	1	40	1 ORNAMENTAL TREE FOR 3 SHRUBS
COTTAGE							
129	40'	N/A	N/A	N/A	1	10	A, B
130	40'	N/A	N/A	N/A	1	10	A, B
131	40'	N/A	N/A	N/A	1	10	A, B
132	50'	(66.33')	81	22	0	35	2 ORNAMENTAL TREES FOR 1 SHADE TREE

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 TREES; AND 4 SQUARE FEET OF GROUND COVER OR PERENNIALS = 1 SHRUB.

(B) PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

(C) PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS.

(D) PLANT QUANTITIES THAT EXCEED REQUIRED PLANTINGS ARE OPTIONAL.

* (COTTAGE LOTS ONLY) ON CORNER LOTS, PROVIDE 1/4 OF SIDE BLDG. LENGTH

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 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

DATE	REVISION	BY	APPR.
11/1/09	added note per lots 112 & 113		
8/12/07	rev. lot 127-131 plantings to reflect SPD changes		

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 G & R MAPLE LAWN, INC. ET. AL.
 1829 REISTERTOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: (301) 484-8400
 attn: CHARLIE O'DONOVAN

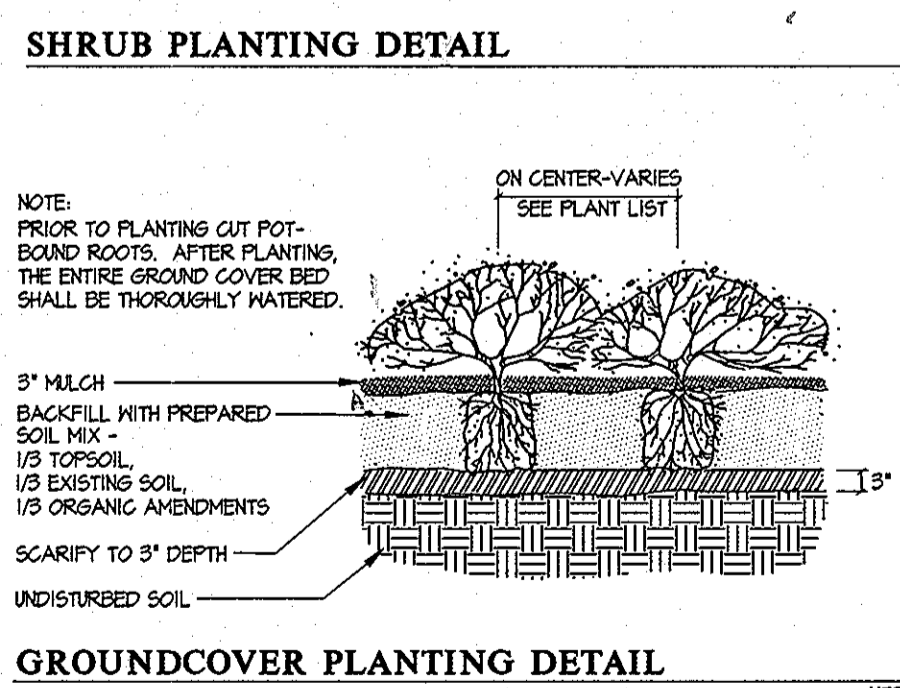
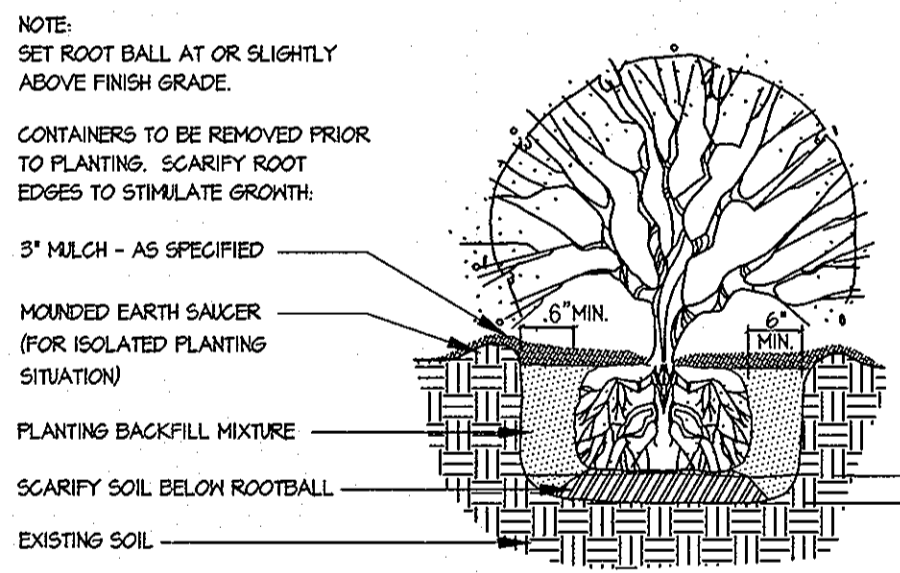
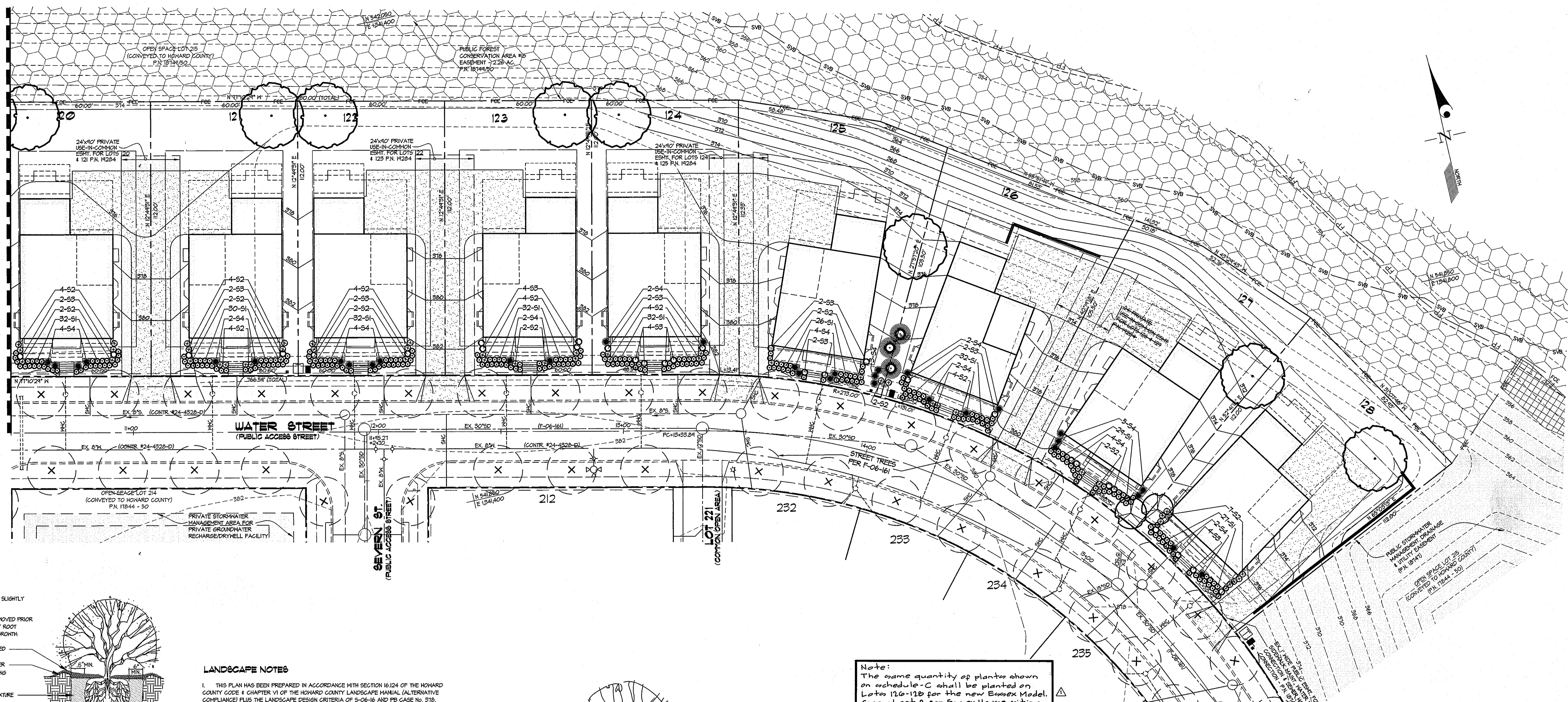
BUILDER (LOT PURCHASER):
 MB MAPLE LAWN LLC
 1686 E. GUIDE DRIVE
 ROCKVILLE, MARYLAND 20850
 PH: (301) 782-9511 x 2101
 attn: JOHN CORGAN

LANDSCAPE PLAN

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3: LOT Nos. 112-131, 137-138
 (SPD RESIDENTIAL USE)
 PLAT Nos. 18744-50 and 19284 and PN 10814

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	06014
DATE	TAX MAP - GRID	SHEET
Aug./2007	41	7 OF 8

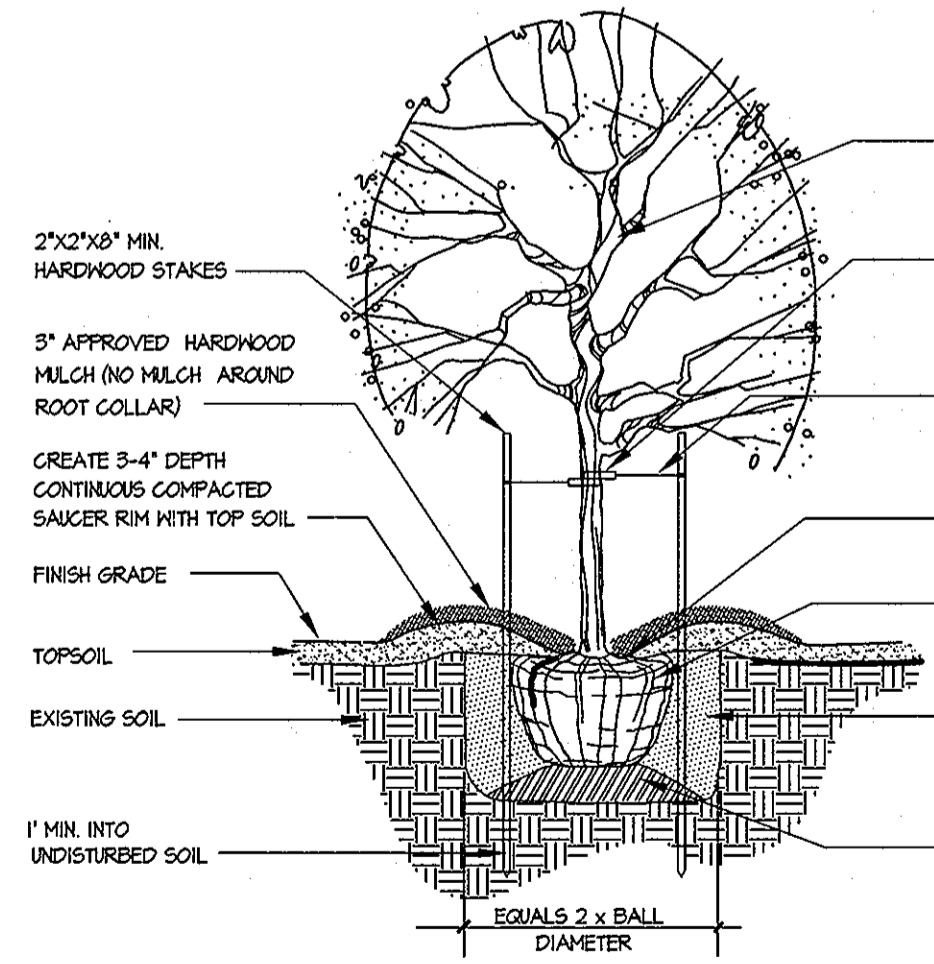


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 8/27/10
 Chief, Development Engineering Division

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 P8 CASE NO. 518.
- 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 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 SOODED 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 4).
- 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 \$31,350.00 FOR THE LOTS PER THIS S.F.P. AS FOLLOWS:
 825 SHRUBS AT \$30.00/SHRUB = \$24,750.00
 22 TREES AT \$300.00/TREE = \$6,600.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-815-2250. SEE THE CHART BELOW FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

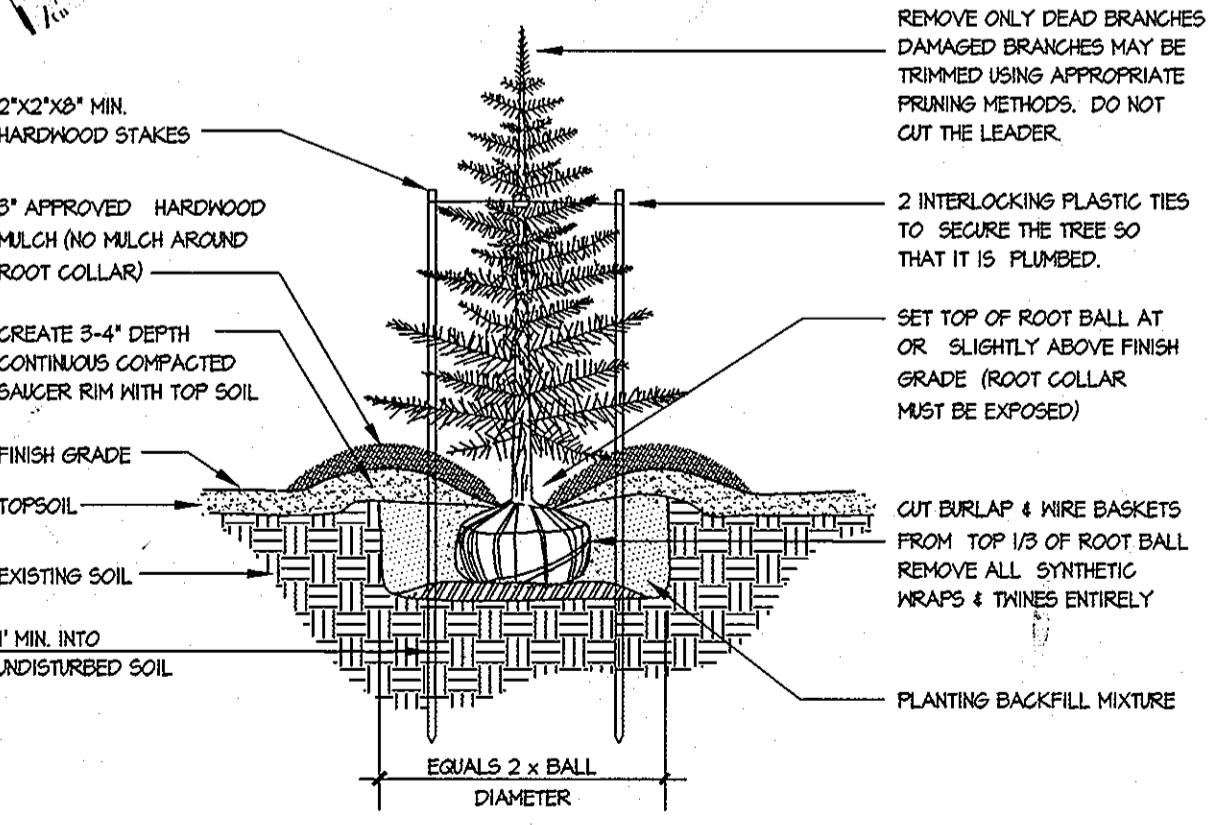


DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER

Note:
 The same quantity of plants shown on schedule-C shall be planted on Lots 126-128 for the new Essex Model. See sheet 2 for Essex House siting.

LANDSCAPE SURETY PER LOT			
BUILDER	LOT NO.	PLANT QUANTITY	SURETY AMOUNT
MB MAPLE LAWN, L.L.C.	112	44	\$1,620.00
	113	44	\$1,620.00
	114	44	\$1,620.00
	115	44	\$1,620.00
	116	44	\$1,620.00
	117	44	\$1,620.00
	118	44	\$1,620.00
	119	44	\$1,620.00
	120	44	\$1,620.00
	121	44	\$1,620.00
	122	44	\$1,620.00
	123	44	\$1,620.00
	124	44	\$1,620.00
	125	45	\$1,620.00
	126	43	\$1,310.00
	127	45	\$1,620.00
	128	45	\$1,620.00
	129	10	\$600.00
	130	10	\$600.00
	131	10	\$600.00
	132	10	\$600.00
	133	35	\$1,350.00
TOTAL	22	825	\$31,350.00



EVERGREEN TREE PLANTING DETAIL

NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

STATE OF MARYLAND
 Michael B. Tran
 ARCHITECT
 833 LANDSCAPE

THIS PLAN IS FOR PLANTING PURPOSES ONLY.

GLW GÜTSCHICK 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 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/2/09	added note for lots 126-128	klp	

PREPARED FOR:
 PROPERTY OWNER (SELLER):
 G & R MAPLE LAWN, INC., ET. AT.
 1829 REGISTER TOWN ROAD, SUITE 300
 BALTIMORE, MD 21208
 PH: 410-484-8400
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MAPLE LAWN FARMS
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