

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUMBING STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 393-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-TITT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
 TAX MAP ELECTION DISTRICT: 5
 ZONING: MXD-3 PER ZB-495M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (NO. 1) FOR THIS SITE DEVELOPMENT PLAN. 0.18 ACRES
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS. S-01-11, ZB-495M, PB-353, NP-01-11, NP-03-02, F-03-01, P-03-01, P-04-01, P-05-02, F-04-02, S-06-16, P-07-02, ZB-1039M, PB-310, F-12-30, SDP-12-01, SDP-12-11, SDP-12-51, SDP-12-52, P-11-02, P-12-01, F-12-02, F-12-02A, F-12-02B, F-13-01, F-13-01, F-14-03.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41EA & 462B.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY AN EXISTING RESIDENTIAL FACILITY CONSTRUCTED UNDER F-12-30. THE EXISTING FACILITY ON OPEN SPACE LOT 01 IS PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE MAPLE LAWN HOA. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED BY EXISTING FACILITIES LOCATED ON OPEN SPACE LOT 05 IN MIDTOWN WEST DISTRICT AREA 1 (CONSTRUCTED UNDER F-12-30) AND OPEN SPACE LOT 102 IN MIDTOWN WEST DISTRICT AREA 2 (CONSTRUCTED UNDER F-13-007).
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W&S CONTRACT #24-4741-D) AND THE WATER METERS IN OUTSIDE VAULTS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-030 AND F-13-007.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 2) TO SATISFY 5-01-T DEVELOPMENT CRITERIA AND SECTION 16124 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' (6' SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH ASPHALT AND CHIP COATINGS (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 (825 LOADS)
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL HEAVY USE.
- PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
- BAY WINDOWS, HINDON KILLS, 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 128(A) 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-T APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 128(D.2) OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKINGS, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THATS IN THE COVENANT FOUND AT L. 0291 F. 30543
- NO GRADINGS, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUFFER SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SPA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT APPROVED FOR THIS PROJECT UNDER F-12-30, P-12-01, F-12-02, ZB-495M.
- PARKING 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-T) AND PB CASE NO. 310 AND 5-06-16.
- BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA
 A. PRESENT ZONING: MXD-3 PER ZB-495M
 B. PROPOSED USE OF SITE: 1 SFD RESIDENTIAL DWELLING
 C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4741-D)
 D. PARKING REQUIRED PER SEC. 128(D.2): 2 SPACES/MIN. 1 + 2 SPACES
 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: 8,394 SF OR 0.19 AC.
 B. AREA OF THIS PLAN SUBMISSION: 0.21 ACRES (L.O.D.)
 C. AREA OF DISTURBANCE BY THIS SDP: 0.21 ACRES
- LOT DESIGNATION
 LOT TYPE LOT NUMBER MINIMUM LOT SIZE MIN. LOT WIDTH AT FRONT BRL. MAX. BUILDING HT.
 VILLA II 5,400 SQUARE FEET 54 FEET 30 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLAT NOS. 22995-23004
 LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS
 VILLA 12' MIN. 6' MIN. 20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHED/ATTA) GARAGE OR TO ACCESSORY STRUCTURES.
 * THERE IS NO SIDE SETBACK (0') FOR A GARAGE

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
VILLA	12' MIN.	6' MIN.	20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACHED/ATTA) GARAGE OR TO ACCESSORY STRUCTURES.

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH 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 30' APART.
- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128(A) APPLIES, EXCEPT FOR THE FOLLOWING:
 • PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OR CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 • STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 • GARDEN WALLS, FENCES, PERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE (WALL FOOTINGS MAY BE OUTSIDE ANY EASEMENTS), NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

MAPLE LAWN FARMS

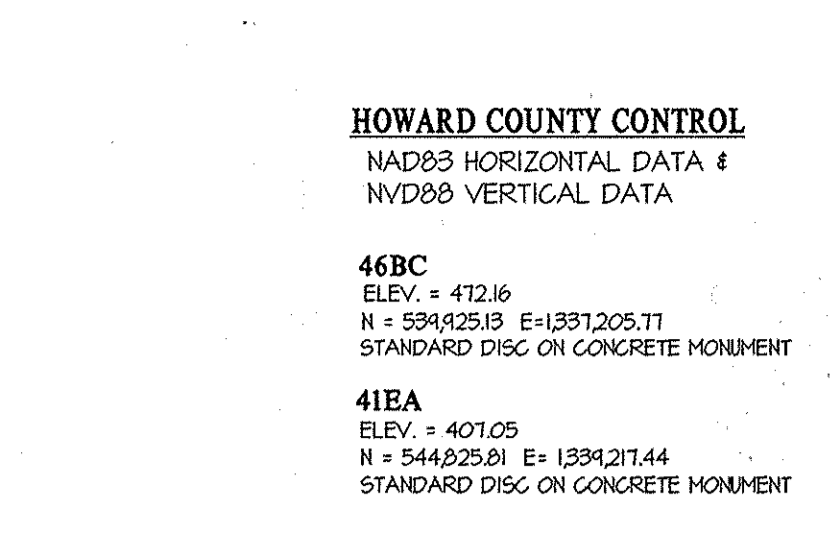
SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREA 1

LOT No. 11

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
 NAD83 HORIZONTAL DATA & NYD88 VERTICAL DATA

46BC
 ELEV. = 472.16
 N = 534925.8 E = 1331205.71
 STANDARD DISC. ON CONCRETE MONUMENT

41EA
 ELEV. = 401.05
 N = 544825.81 E = 1334217.44
 STANDARD DISC. ON CONCRETE MONUMENT

462B
 ELEV. = 472.16
 N = 534925.8 E = 1331205.71
 STANDARD DISC. ON CONCRETE MONUMENT

OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE NO.	PHASE AREA GROSS (AC)	REQUIRED OPEN SPACE (50% 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-03-01	51.98	10.39	21.5 (40.7)	1.82	---
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	37.43	18.71	15.75 (42.1)	1.31	1.52 (41.17) ①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.20	29.10	22.85 (39.4)	2.06	---
4a (HILLSIDE DISTRICT, AREA-1)	F-05-81	15.41	7.70	6.10 (43.3)	0.54	0.24 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-191	31.2	15.6	1.23 (39.4)	0.11	---
4c (BUSINESS DISTRICT, AREA-2)	F-05-112/113	3.00	1.50	0.00	0.11	---
5a (HILLSIDE DISTRICT, AREA-1)	F-06-43	0.00	0.00	0.00	0.00	---
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	16.63	18.50 (55.6)	1.16	1.61 (8.7) ③
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	7.52	5.50 (36.5)	0.53	---
N/A	F-07-183	3.05	1.52	0.00	0.10	---
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	45.30	26.65 (29.4)	3.17	4.76 (17.4) ④
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	8.30	0.94 (5.7)	0.58	---
8a (HILLSIDE DISTRICT, AREA-5)	F-11-27	0.00	0.00	0.20 (0.0)	0.00	---
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.61 (0.0)	0.00	0.61 (0.00) ⑤
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.82	0.01 (5.5)	0.06	---
8d (MIDTOWN WEST DISTRICT)	F-12-24	30.22	15.11	15.94 (49.0)	1.06	1.24 (4.5) ⑥
N/A	F-12-15	4.37	2.18	0.00 (0.0)	0.33	0.00 (0.0)
8e (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.00) ⑦
8f (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	17.04	15.94 (49.4)	1.18	5.05 (31.2) ⑧
9a (GARDEN DISTRICT, PARCEL 1)	F-13-08	75.14	37.57	0.00 (0.0)	2.65	0.00 (0.0)
9b (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	7.73	3.14 (24.2)	0.54	0.00 (0.0)
10a (WESTSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10b (GARDEN DISTRICT, AREA 1)	F-14-33	0.00	0.00	23.26 (0.0)	0.00	4.55 (40.0) ⑨
11a (GARDEN DISTRICT, AREA 2)	F-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
11b (WESTSIDE DISTRICT, AREA 5)	F-14-64	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		444.43	222.21	100.12 (36.5)	11.32	31.43 (17.4)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE AREA.
 ** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
 *** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON (CUMULATIVE TOTAL ACRES).

① 1.52 AC. = COMMUNITY CENTER (0.5 125 - 5.01 AC.), 0.5 126 (0.55 AC.) AND 0.5 123 (0.46 AC.)
 ② 0.24 AC. = PATHWAYS
 ③ 1.61 AC. = 0.5 LOT 215 (1.00 AC.) AND 0.5 LOT 214 (0.61 AC.)
 ④ 4.76 AC. = 0.5 LOT 4 (4.76 AC.)
 ⑤ 0.61 ACRES = 0.5 LOT 60 (0.61 AC.)
 ⑥ 1.24 ACRES = 0.5 LOT 25 (0.63 AC.) AND 0.5 LOT 24 (0.61 AC.)
 ⑦ 0.64 ACRES = 0.5 115 (0.64 AC.)
 ⑧ 5.05 AREAS = 0.5 174 (0.75 AC.), 0.5 180 (0.74 AC.), 0.5 182 (3.56)
 ⑨ 4.55 AREAS = 0.5 94 (0.40 AC.), 0.5 101 (0.75 AC.), 0.5 104 (2.85) AND 0.5 107 (2.44 AC.)
 OPEN SPACE LOTS 126 AND 128 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

BUILDING PERMIT CHART

LOT	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
II	0.21*	\$2,000.00	\$100.00
TOTAL	0.21*	\$2,000.00	\$100.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPT. OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION OF 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/LANDSCAPE PLAN
- SEDIMENT CONTROL PLAN

ADDRESS CHART

LOT NO.	STREET ADDRESS
II	1502 LAGER BOULEVARD

PERMIT INFORMATION CHART

WATER CODE: E21	SEWER CODE: 7645000	DISTRICT/AREA: GARDEN DISTRICT AREA 1	LOTS: II	CENSUS TRACT: 6051.02
DEVELOPMENT NAME: MAPLE LAWN FARMS		PLAT No.: 22995-23004	ZONE: MXD-3	TAX MAP GRID: 41 (5 & 2)
DATE: OCT. 2014		SCALE: AS SHOWN	ZONING: MXD-3	G. L. W. FILE No.: 14051
DATE: OCT. 2014		TAX MAP - GRID: 41-14&21	SHEET: 1 OF 3	SDP - 15 - 018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Dr. J. P. Angell* 11/24/14
 Chief of Land Development: *Kate Schuchman* 11-20-14
 Chief, Development Engineering Division: *Chris Egan* 11-13-14

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2016.
 10/24/14 *[Signature]*

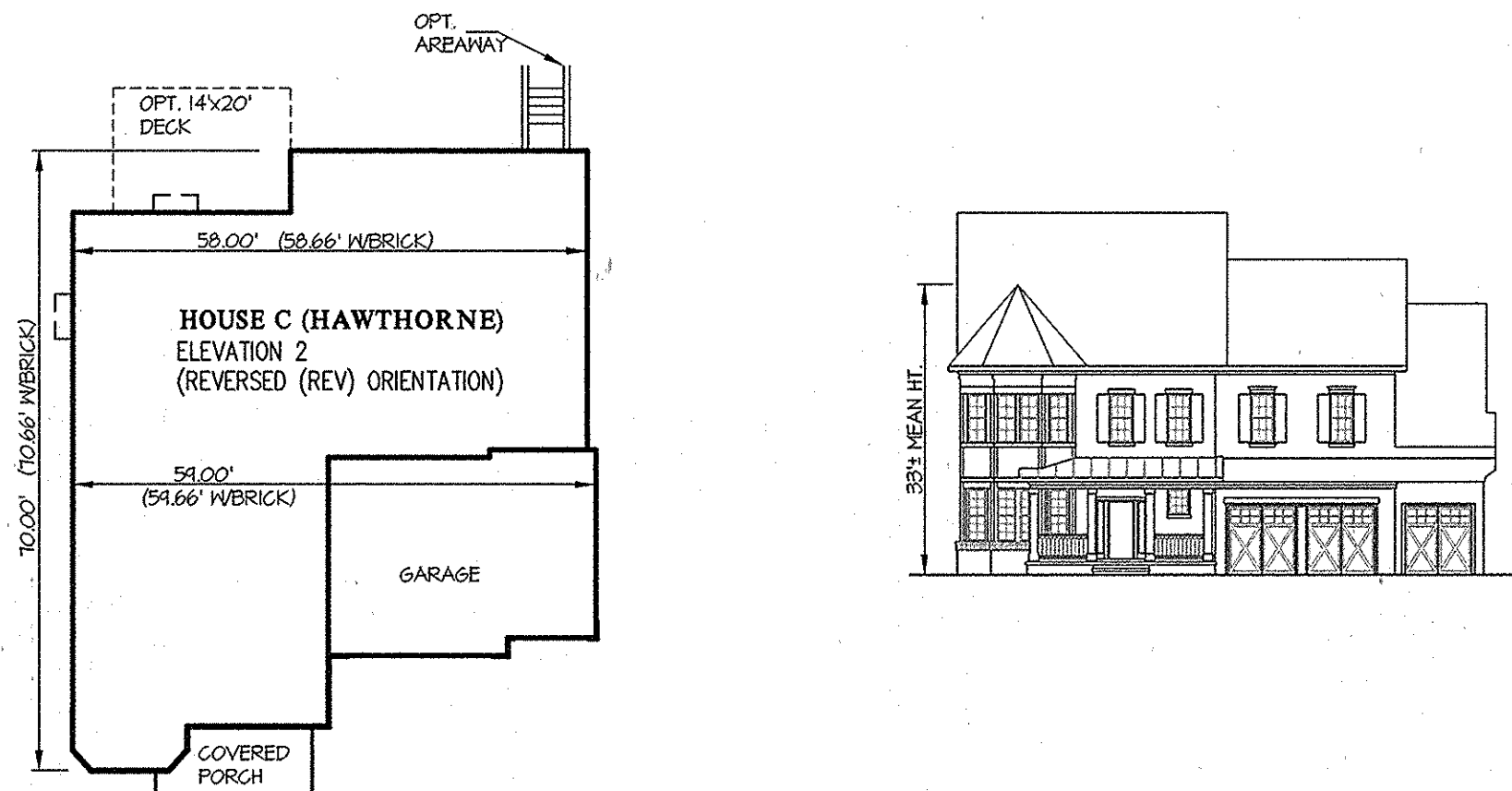
GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-588-2524 FAX: 301-421-4186

PREPARED FOR:
 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REGISTERTOWN ROAD, SUITE 300 COLUMBIA, MD 21044 PH: 410-484-8400 ATRN: MARK BENNETT
 BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC 5485 HARRIS FARM ROAD, SUITE 200 BALTIMORE, MD 21208 PH: 410-897-8800 ATRN: BOB CORRETT

COVER SHEET
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOT No. 11 (SFD RESIDENTIAL USE)
 PLAT Nos. 22995-23004
 ELECTION DISTRICT No. 5

SITE DEVELOPMENT PLAN LEGEND

- 385 --- EXISTING CONTOUR
- 380 --- PROPOSED CONTOUR
- +0.000 PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- EXISTING PAVING
- EXISTING CURB & GUTTER
- METER VAULT
- 1/2" WATER HOUSE CONNECTION (W/C, DASHED LINE TYP.)
- WATER LINE (PUBLIC)
- FIRE HYDRANT
- EX. 8" S. EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (S/C, SOLID LINE)
- EX. 5" EXISTING STORM DRAIN
- EXISTING LIGHT POLE
- BGE TRANSFORMER PAD
- VERIZON EQUIPMENT (H & FP)
- CONCAST EQUIPMENT
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05
- PROPOSED HOUSE
- F.F.E. = FINISHED FLOOR ELEVATION
- B.S.E. = BASEMENT F.F.E. ELEVATION
- REV. = REVERSED HOUSE ORIENTATION
- GAR. = GARAGE (F-FRONT, F-BACK)
- T.O.P. = TOP OF FOUNDATION
- M.O.B. = WALK OUT BASEMENT
- BRL BUILDING RESTRICTION LINE
- P.S. = PRINCIPAL STRUCTURE
- G.S. = GARAGE STRUCTURE
- SBM/SBMS SAME BEARINGS AND DISTANCE
- FCR FOREST CONSERVATION EASEMENT



HOUSE FOOTPRINT & ELEVATION SCALE: 1"=20'

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTINGS: SHRUBS AT 1/4 OF LOT WIDTH AT	REQUIRED SIDE AND REAR YARD PLANTINGS: VILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT 1/4 OF SIDE AND REAR OF BLDG.	PLANTINGS PROVIDED	COMMENTS
VILLA II	18	(10'x50')=124	2 32 2 50	

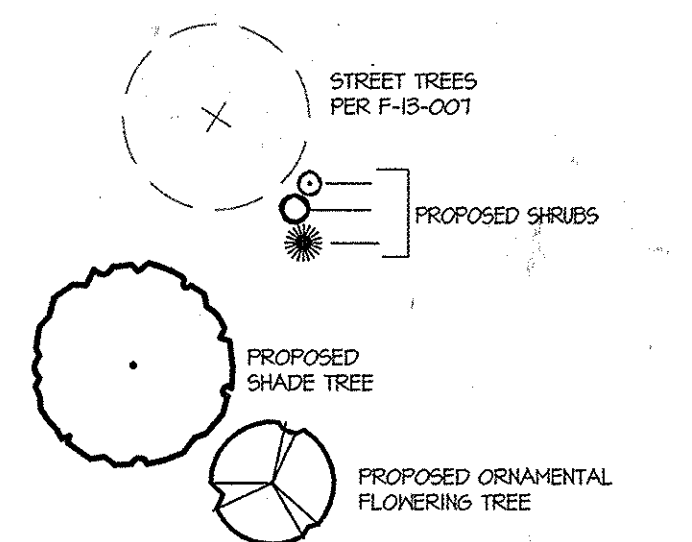
PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
○	2	SHADE TREE SHALL BE 2.5'-3' CAL. AND 12" MIN. HT.	SOPHORA JAPONICA/JAPANESE PAGODA TREE QUERCUS RUBRA / NORTHERN RED OAK QUERCUS PHELLOS / HILLOW OAK TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL BAB
○	24	ALL 18" - 24" SPREAD	AZALEA VAR. 'BUNPO PINK', 'BUNPO WHITE', 'KAEMPO' COTONEASTER DAMNARI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR. 'BAR BARBOR', 'ANDORRA', 'MILTONI BLUE ROSE' JUNIPERUS PROCEPERBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONGICERA NITIDA 'ERLONI' / EDVIE GOLD (TM) HONEYBUCKLE PP15234	ALL CONTAINERIZED
○	16	ALL 24" - 30" SPREAD 4 2.5' - 3' HT.	BIOTINIGIA KIATSCHOVICUS 'MANHATTAN' / MANHATTAN BIKONTMIS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SULFURIDE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBIM. CAT. GRANDIFLORA, ENGLISH ROSEMI, ROSEMI ELEGANS) RHODODENDRON 'P.J.M.' P.J.M. RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESII / KOREAN SPRUCE VIBURNUM	ALL CONTAINERIZED
○	10	ALL 3' - 4' HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY' JUNIPERUS CAENSIENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW TAXUS MEDIA 'FLUSHING' / FLUSHING YEW TAXUS MEDIA 'VIRENS' / VIRENS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE EXUS MICROPHYLLA / WINTERGREEN BOXWOOD	ALL CONTAINERIZED

LANDSCAPE SURETY PER LOT

BUILDER	LOT No.	PLANT QUANTITY	SURETY AMOUNT
Williamsburg at MAPLE LAWN LLC.	II	2 50	\$ 2100.00
TOTAL		2 50	\$ 2100.00

PLANTING LEGEND



- NOTES:**
- ALL FENCES, GARDEN WALLS, STOODS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE 1' PUBLIC SIDEWALK EASMT.
 - BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - W/C TO THE SUBJECT LOT OF THIS SDP IS 1/2" PER CONTRACT Nos. 24-4741-D AND THE WATER METER VAULT IS IN THE R.O.W.
 - SEE THE CHART ON THIS SHEET FOR S/C INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 14M FOLIO 242 THROUGH 366).
 - ALL BUILDINGS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
 - ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST IN LINE DRAIN MODEL NO. 27245 OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS 11-12 (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 DRAIN TO THE STORM DRAIN STUBS. PROVIDE 10' MIN COVER OVER THE HOPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
 - PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
 - DRIVEWAY APRONS PER DPM R-6.01.

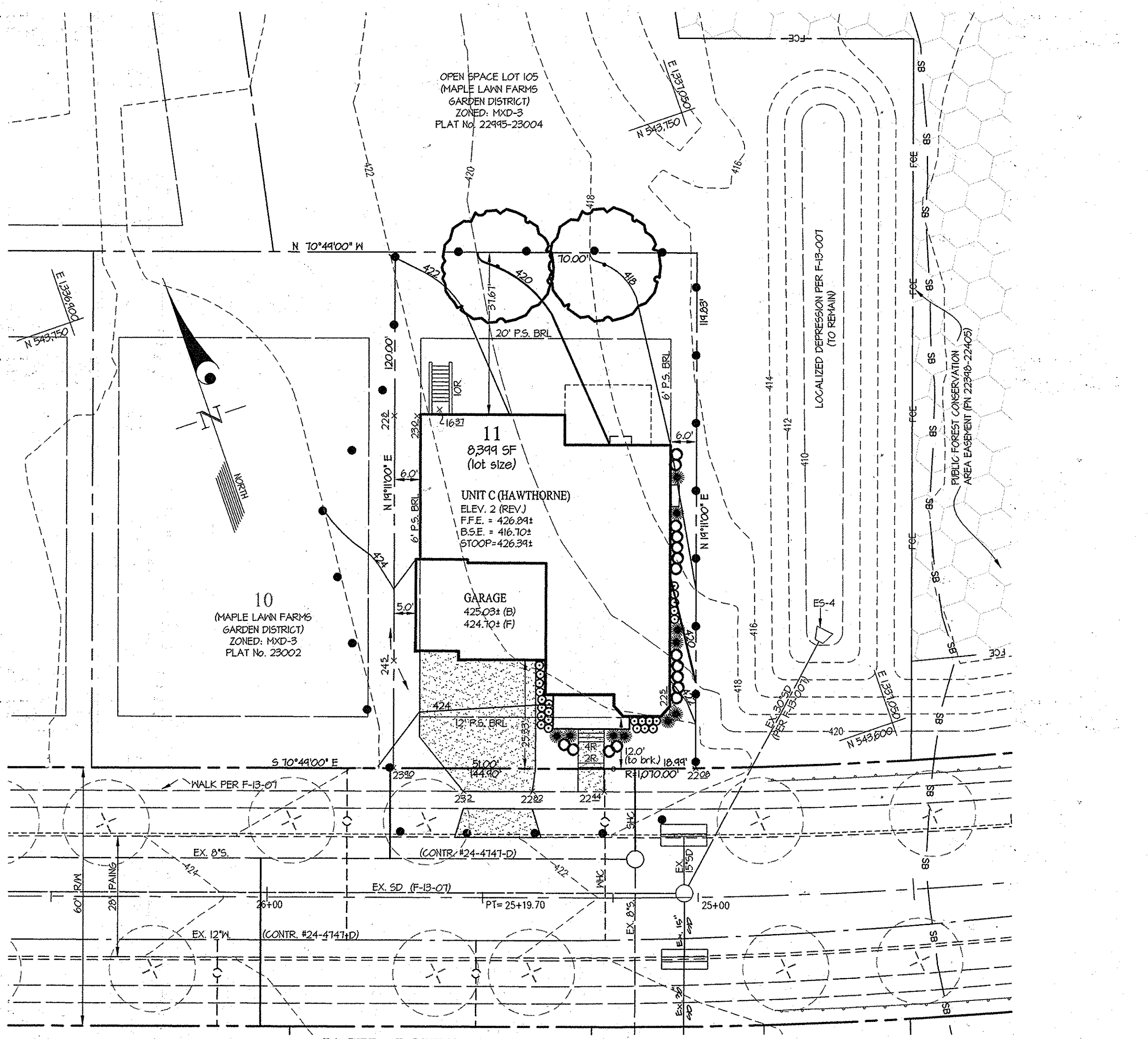
- WASTE MANAGEMENT NOTES:**
- COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.
 - THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.

DEVELOPER'S/BUILDER'S CERTIFICATE
I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I WILL 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: *[Signature]* DATE: 10-24-14

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, 2016.

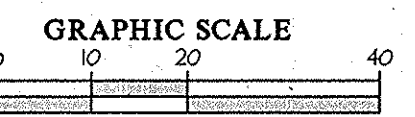
10/24/14



IAGER BOULEVARD
(60' R/W, PUBLIC MINOR COLLECTOR)
(PAVING WIDTH VARIES) (P.N. 22948-22405)

SEWER HOUSE CONNECTIONS	MINIMUM CELLAR ELEVATIONS	INVERT ELEVATION @ P.I.
LOT	ELEVATION @ P.I.	M.C.E.
II	409.20	414.10

NOTE: SEWER HOUSE CONNECTIONS IS 4".



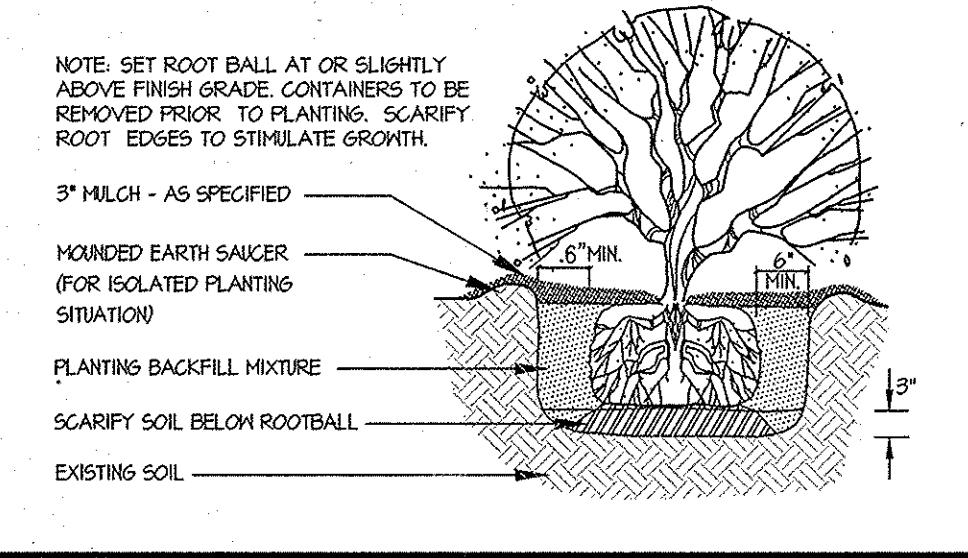
PREPARED FOR:
PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATN: MARK BENNETT

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

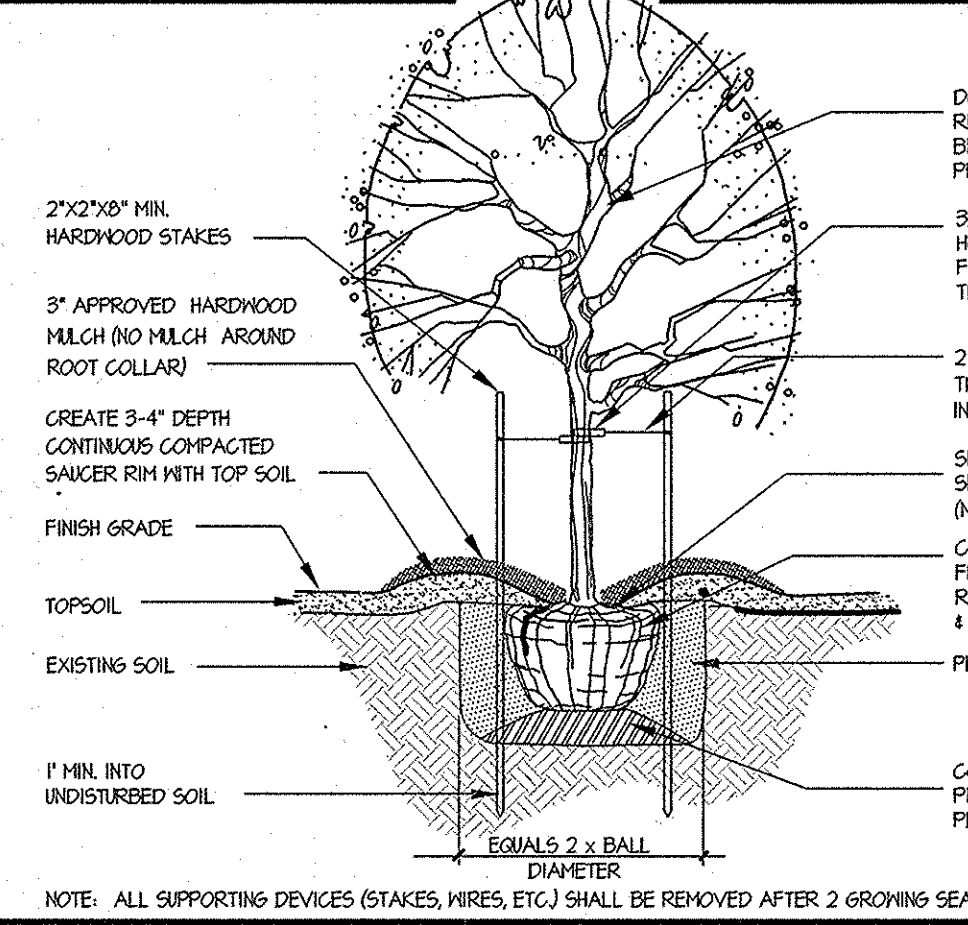
LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.J. 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 SODDED 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 \$200,000 FOR THE LOTS PER THIS SDP AS FOLLOWS:
50 SHRUBS AT \$30/SHRUB = \$ 1500.00
2 TREE AT \$300.00/TREE = \$ 600.00
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

- PLANTING 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 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.



SHRUB PLANTING DETAIL NO SCALE



DECIDUOUS TREE PLANTING DETAIL NO SCALE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4185

DATE	REVISION	BY	APP'R.

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
(SFD RESIDENTIAL USE)
LOT No. II
PLAT Nos. 22995-23004

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
OCT. 2014	41-14&21	2 OF 3

