

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-8800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&E UTILITY" AT 1-800-251-7171 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: 4
 - ELECTION DISTRICT: 5
 - ZONING: MXD-3 PER ZB-915M APPROVED ON 02-08-01, UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (Nos. 122-132) FOR THIS SITE DEVELOPMENT PLAN. 6.44 ACRES.
 - FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE Nos. 5-01-17, ZB-915M, PB-353, WP-0111, WP-03-02, P-03-01, P-03-00, P-04-01, P-05-02, P-04-02, S-06-16, P-07-02, ZB-1031M, PB-310, F-12-30, SDP-12-012, SDP-12-17, SDP-12-51, SDP-12-52, P-11-002, P-12-001, F-12-020, F-12-024, F-13-001, F-14-033, F-14-118, SDP-16-471, SDP-16-044, SDP-16-054 & SDP-16-065.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & 6 L.M. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 41E4 & 46B2.
- STORMWATER MANAGEMENT: FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-08-008. 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 SEDIMENT BASINS FOR THE GRADINGS 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 10A AND 10B. OPEN SPACE LOTS 10A AND 10B WILL BE CONVERTED TO THE HOMEOWNERS ASSOCIATION. THE SEW FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&E CONTRACT #24-4786-D & #24-4834-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 GARDEN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-008.
- FINANCIAL SURETY OF \$429,900.00 FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS T-1 TO T-4) TO SATISFY 5-01-17 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 SHEETS T-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 AND CHIP COATING (1/2" MIN)
 - C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - D. STRUCTURES (CULVERTS/BARRIERS) - CAPABLE OF SUPPORTING 25 GROSS TONS (405 LBS LOADS)
 - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED AT THE CURB FOR THESE LOTS.
- BAY WINDOWS, WINDOW HILLS, 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.01 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 5-01-17 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 STORED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLY "RIGHT-OF-WAY" THATS IN THE COVENANT FORM AT L. 8254 F. 30543.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, FAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-17, S-06-16, PB-353, PB 310 AND ZB-915M.
- FRASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-915M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17) AND PB CASE NO. 310 AND S-06-16.
- BUILDABLE LOTS 15-19 SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER-SEWER CONNECTION AND SEWER HOUSE CONNECTION.
- 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-915M
 - B. PROPOSED USE OF SITE: 11 SFD RESIDENTIAL DWELLINGS
 - C. PUBLIC WATER & SEWER TO BE UTILIZED (#24-4834-D)
 - D. PARKING REQUIRED PER SEC. 13D.2.2.a. 2 SPACES/UNIT x 11 = 22 SPACES
 - E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-118 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 280,452.57 SQ. FT. OR 6.44 AC.
 - B. AREA OF THIS PLAN SUBMISSION: 652.1 ACRES (L.O.D.)
 - C. AREA OF DISTURBANCE BY THIS SDP: 652.1 ACRES
- LOT DESIGNATION

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL.	MAX. BUILDING HT.
ESTATE	122-132	20,000 SQUARE FEET	120 FEET	30 FEET (MEAN HT.)
- STRUCTURE SETBACKS PER 5-06-16 AND PLAN Nos 23252-23257

LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
ESTATE	20' MIN.	20' MIN.**	20' TO PRINCIPAL STRUCTURE, 20' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

 - ** THERE IS A 10' SIDE SETBACK FOR A GARAGE.
 - A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH ON THE ADJOINING LOT, (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 0'. 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 R.O.W.) SHALL BE 30' APART.
 - D. EXCEPTIONS TO SETBACK REQUIREMENTS, EXCEPT FOR THE FOLLOWING, SECTION 12B.A1 APPLIES:
 - PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERES, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE (WALL FOOTINGS 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 ENCRUCH A MAXIMUM OF 6 INCHES INTO ANY SETBACK.

MAPLE LAWN FARMS

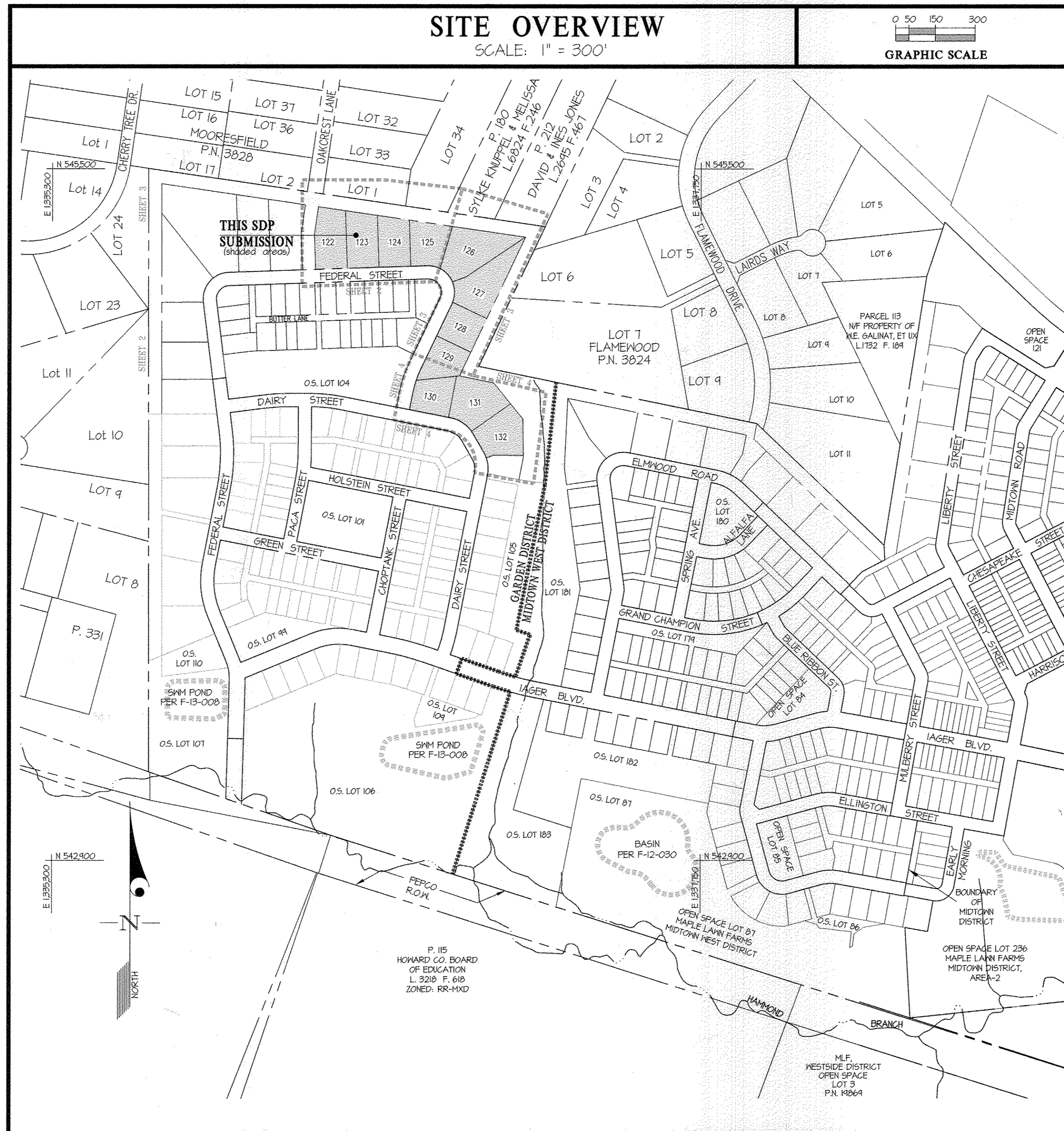
SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREA 2

LOT Nos. 122-132

FIFTH ELECTION DISTRICT

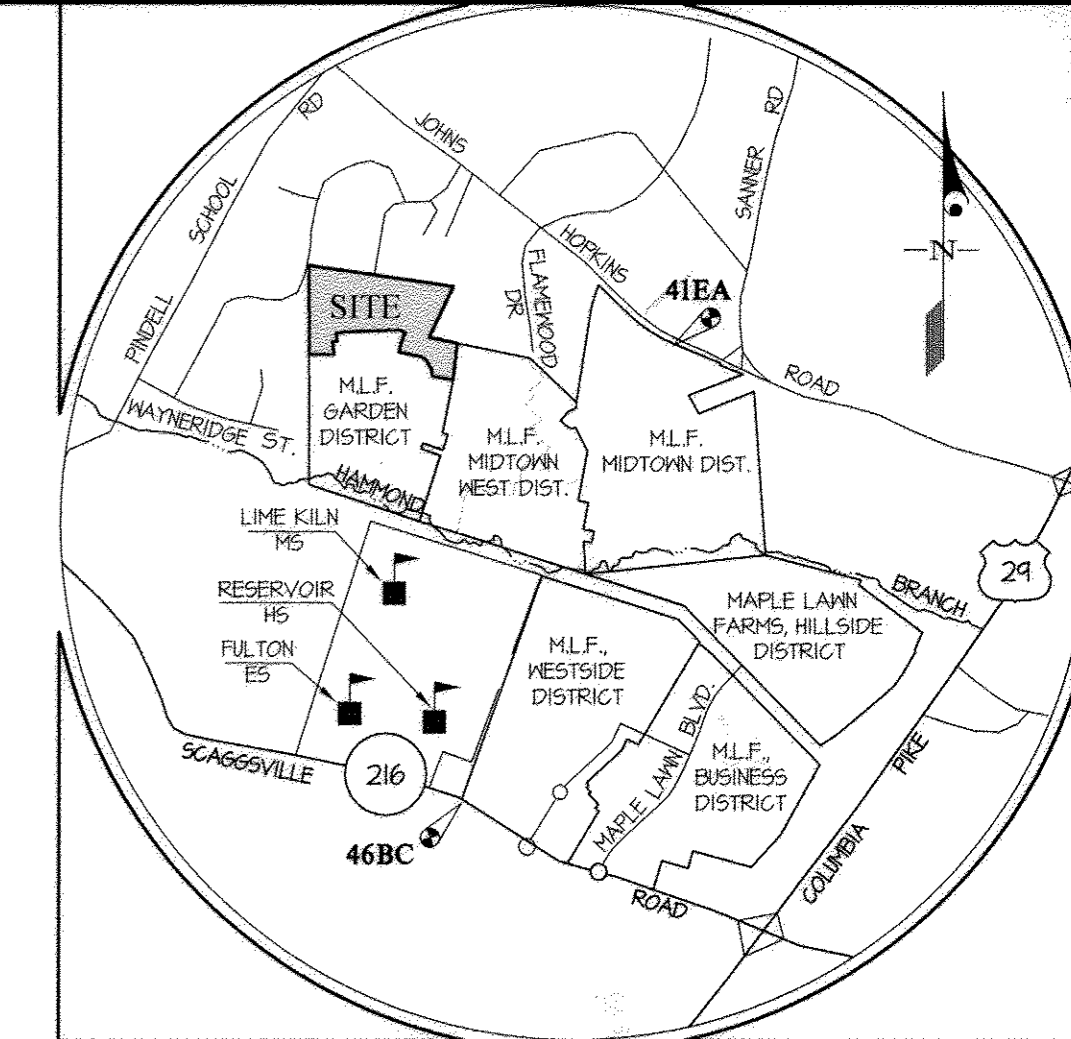
HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC
ELEV. = 472.16
N = 534125.35 E = 1331205.11
STANDARD DISC. ON CONCRETE MONUMENT

41E4
ELEV. = 401.05
N = 544825.81 E = 1394217.44
STANDARD DISC. ON CONCRETE MONUMENT



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 32
GRID: AB

PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACRES	REQUIRED OPEN SPACE (95% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (R) *	REQUIRED ACTIVE OPEN SPACE IN AC. **	ACTIVE RECREATION O.S. PROVIDED IN AC. (R) **
1 (BUSINESS DISTRICT, AREA-1)	F-03-07	51.48	18.14	21.5 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-1)	F-03-40	31.43	13.10	15.75 (42.1)	1.31	1.52 (41.7)
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-1)	F-05-21	15.41	5.41	6.10 (43.3)	0.54	0.24 (4.3)
4b (MIDTOWN DISTRICT, AREA-3)	F-05-194	3.12	1.04	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2)	F-05-101B3	3.00	1.05	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	11.64	18.50 (55.6)	1.16	1.61 (8.7)
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	1.07	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54F-08-55	40.60	31.71	26.65 (29.4)	3.17	4.16 (17.4)
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.58	
8a (HILLSIDE DISTRICT, AREA-5)	F-11-21	0.00	0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (0.0)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.04 (5.3)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-21	30.22	10.58	13.94 (45.0)	1.06	1.24 (9.5)
N/A	F-12-15	4.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
9b (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.64 (0.0)	0.00	0.64 (0.0)
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11.43	13.94 (39.4)	1.14	5.05 (31.2)
9c (GARDEN DISTRICT, PARCEL W)	F-13-08	15.74	26.53	0.00 (0.0)	2.65	0.00 (0.0)
10 (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	5.41	3.74 (24.2)	0.54	0.00 (0.0)
10b (WESTSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
10c (GARDEN DISTRICT, AREA 1)	F-14-33	0.00	0.00	23.86 (0.0)	0.00	8.44 (35.6)
11c (GARDEN DISTRICT, AREA 2)	F-14-10b	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	173.23	180.72 (36.5)	17.32	30.31 (6.8)

* 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).

① 1.52 AC. = COMMUNITY CENTER (0.5, 125 - 5.01 AC.), 0.5, 126 (0.35 AC.) AND 0.5, 123 (1.16 AC.)
② 0.24 AC. = PATHWAYS
③ 1.61 AC. = 0.5, LOT 213 (1.00 AC.) AND 0.5, LOT 214 (0.61 AC.)
④ 4.16 AC. = 0.5, LOT 4 (4.16 AC.)
⑤ 0.67 ACRES = 0.5, Lot 68 (0.67 AC.)
⑥ 1.24 ACRES = 0.5, LOT 85 (0.63 AC.) AND 0.5, LOT 84 (0.61 AC.)
⑦ 0.64 ACRES = 0.5, 115 (0.64 AC.)
⑧ 5.05 ACRES = 0.5, 174 (0.73 AC.), 0.5, 180 (0.74 ac.), 0.5, 182 (3.58)
⑨ 8.44 ACRES = 0.5, 99 (0.90 AC.), 0.5, 101 (1.15 ac.), 0.5, 104 (2.85) AND 0.5, LOT (2.94 AC.)

OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RESIDENTIAL 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 SDP 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 SDP. THE BUILDERS SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 5 YEARS OF ITS APPROVAL.

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

LOT No.	BUILDER	DISTURBED AREA (AC.)	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
122	MITCHELL + BEST	0.634	\$3,840.00	\$100.00
123	MITCHELL + BEST	0.604	\$3,840.00	\$100.00
124	WILLIAMSBURG HOMES	0.591	\$3,840.00	\$100.00
125	WILLIAMSBURG HOMES	0.543	\$3,840.00	\$100.00
126	WILLIAMSBURG HOMES	0.821	\$3,840.00	\$100.00
127	WILLIAMSBURG HOMES	0.771	\$3,840.00	\$100.00
128	WILLIAMSBURG HOMES	0.491	\$4,100.00	\$100.00
129	WILLIAMSBURG HOMES	0.521	\$4,200.00	\$100.00
131	WILLIAMSBURG HOMES	0.581	\$3,860.00	\$100.00
132	WILLIAMSBURG HOMES	0.521	\$3,860.00	\$100.00
TOTAL		6.521	\$42,940.00	\$100.00

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- SECTORM CONTROL PLAN
- SECTORM CONTROL NOTES AND DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
122	11740 FEDERAL STREET	128	11800 FEDERAL STREET
123	11750	129	11810
124	11760	130	11820
125	11770	131	11445 DAIRY STREET
126	11780	132	11441 DAIRY STREET
127	11790		

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:			
E31	7645000			
DEVELOPMENT NAME:	DISTRICT/AREA	LOTS	CENSUS TRACT	
MAPLE LAWN FARMS	GARDEN DIST / AREA 2	122-132	605102	
PLAT No.	ZONE	TAX MAP	GRID	ELEC. DIST.
23252-23257 + 23249	MXD-3	41	15 4 21	5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 10-21-16
Date

Chief, Division of Land Development: *[Signature]* 10-19-16
Date

Chief, Development Engineering Division: *[Signature]* 10-13-16
Date

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.

9/30/16 *[Signature]*

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4166

PREPARED FOR:

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

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

COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 122-132
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257 and 23249

SCALE: AS SHOWN
ZONING: MXD-3
DATE: SEPT., 2016
TAX MAP - GRID: 41-14&21
SHEET: 1 OF 10

G. L. W. FILE No. 14051
DATE: SEPT., 2016
TAX MAP - GRID: 41-14&21
SHEET: 1 OF 10

SITE DEVELOPMENT PLAN LEGEND

- 300 --- EXISTING CONTOUR
- 306 --- PROPOSED CONTOUR
- 306 --- PROPOSED SPOT ELEVATION
- LIMIT OF GRADING DISTURBANCE
- METER VAULT
- 1 1/2" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)
- WATER LINE (PUBLC)
- FIRE HYDRANT
- EX 875 EXISTING SEWER MAIN (DASHED LINE)
- SEWER HOUSE CONNECTION (SHC, SOLID LINE)
- EX 90 EXISTING STORM DRAIN
- CONCRETE SIDEWALK PER H.O. CO. DET. R-3.03
- PROPOSED HOUSE
F.F.E. = FINISHED FLOOR ELEVATION
B.S.E. = BASEMENT F.F.E. ELEVATION
GAR = GARAGE (F-FRONT, B-BACK)
T.O.M. = TOP OF FOUNDATION WALL
- P.S. BR/L PRINCIPAL STRUCTURE BR/L
- G.S. BR/L GARAGE STRUCTURE BR/L
- SB4/D SAME BEARING AND DISTANCE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- BSE TRANSFORMER PAD
- VERTICAL EQUIPMENT (H & FP)
- CONCAST EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING PAVING
- EXISTING CURB & GUTTER

- NOTES:**
1. ALL FENCES, GARDEN WALLS, STAIRS AND STEPS ALONG THE ROW SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
 2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 3. ALL WHO'S TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4786-D & 24-4834-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
 4. SEE THE CHART ON SHEETS 2-4 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. 7481 FOLIO 242 THROUGH 364.
 6. ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 7. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
 8. 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. 3251 F. 305 & 306.
 9. FOR DRIVEWAY AFFRON IN THE PUBLIC RIGHT-OF-WAY SEE DPM DETAIL R-6.0.

- WASTE MANAGEMENT NOTES:**
1. 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.
 2. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.

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.

9/30/16 *Cliff*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valerie J. ... 10-21-16
Director

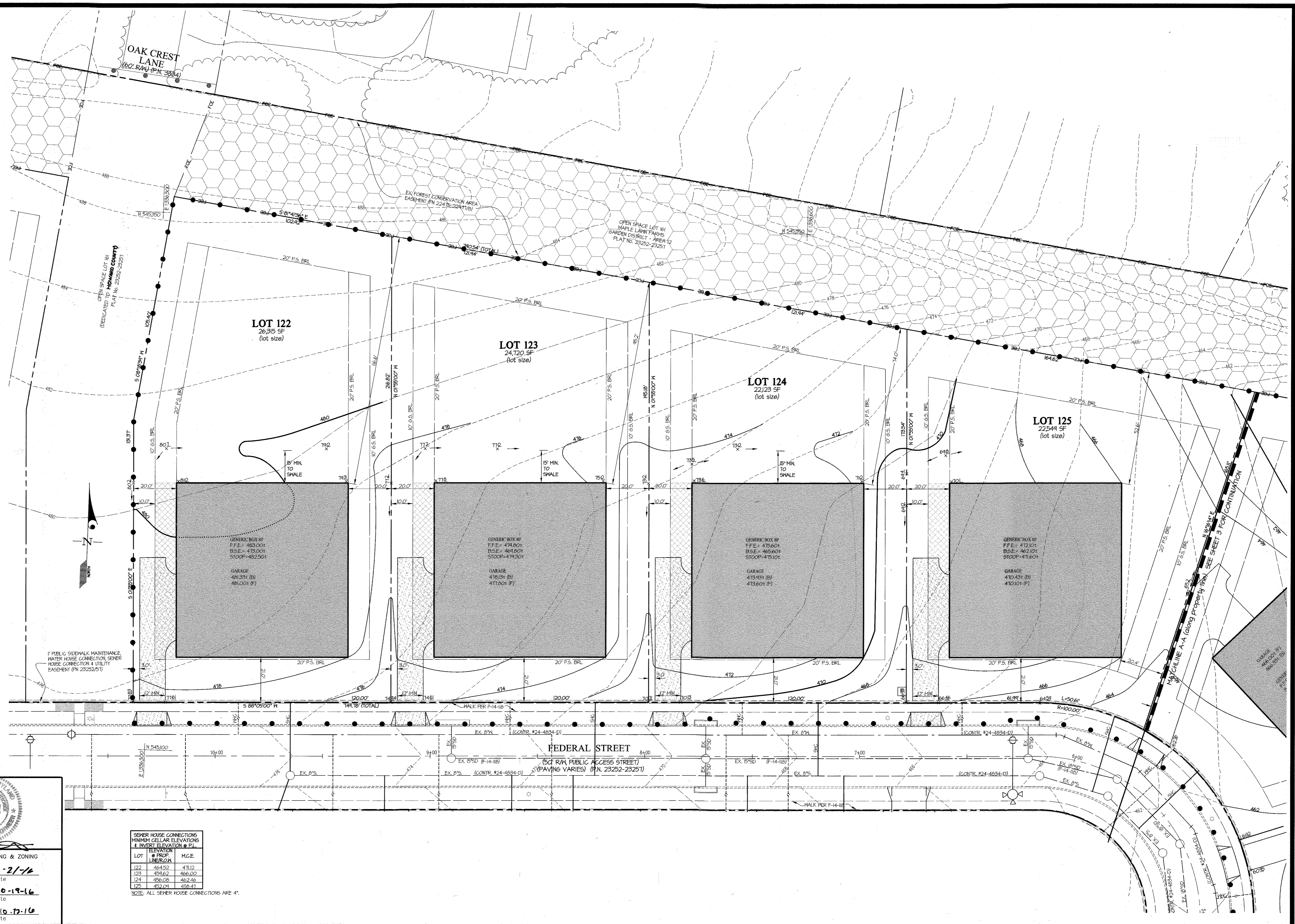
Kurt ... 10-19-16
Chief, Division of Land Development

... 10-17-16
Chief, Development Engineering Division

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

LOT	ELEVATION @ PROP. LINE/ROW	M.G.E.
122	464.52	471.12
123	451.62	465.00
124	451.08	462.46
125	452.08	458.47

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



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: 410-380-1800 DC/VA: 301-388-2524 FAX: 301-421-4186

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

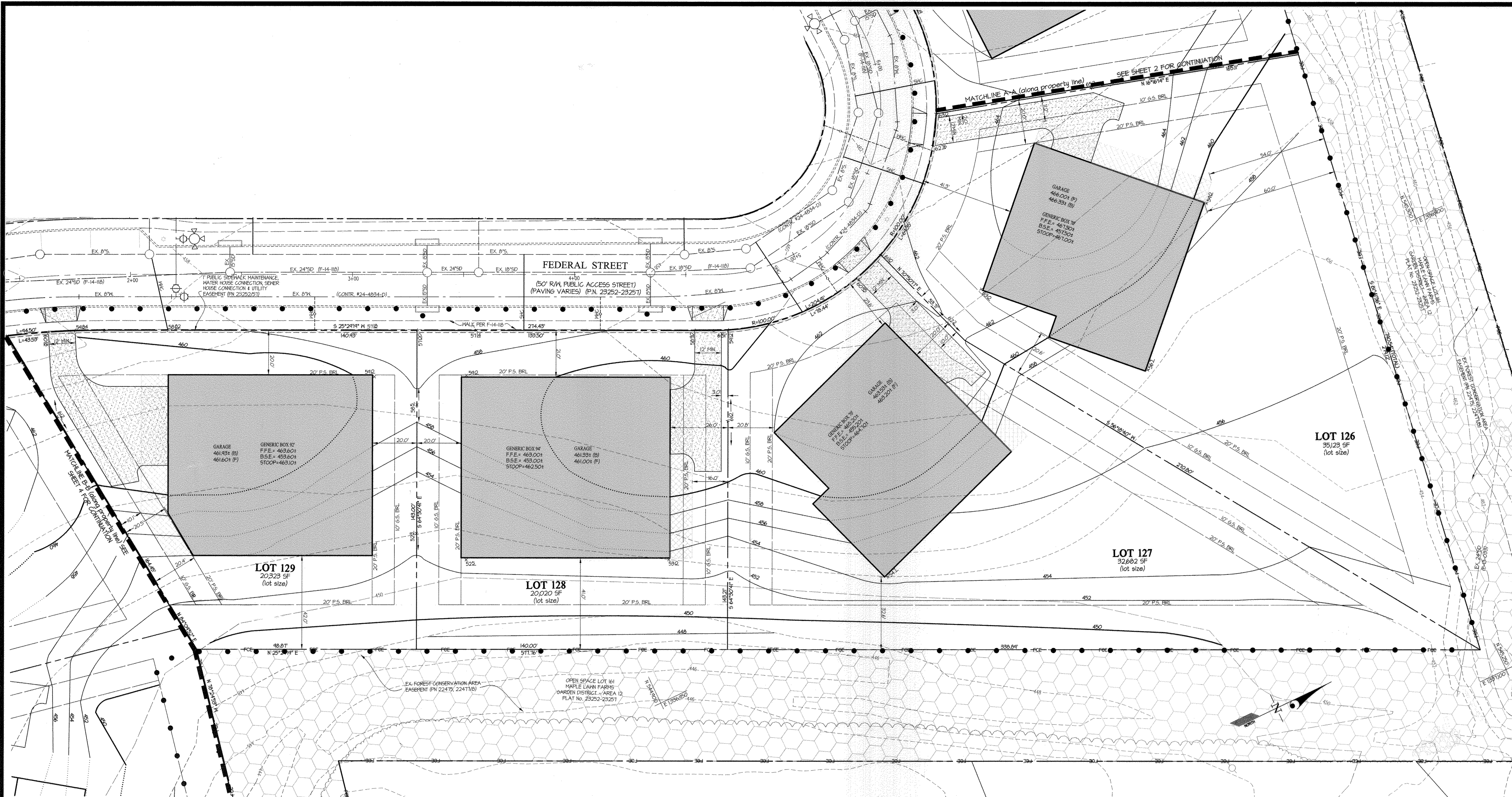
BUILDER (CONTRACT PURCHASER):
WILLIAMSBURG GROUP, LLC
5485 HARRIS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PH: 410-997-8800
ATTN: BOB CORBETT

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 122-132
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	2 OF 10

HOWARD COUNTY, MARYLAND



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. 19175, EXPIRATION DATE: MAY 26, 2018.

9/20/16 *[Signature]*
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director
 10-21-16
 Chief, Division of Land Development
 10-19-16
 Chief, Development Engineering Division
 10-13-16



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

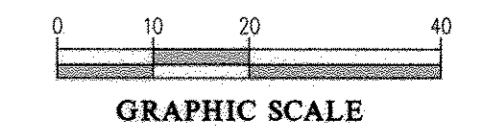
LOT	ELEVATION @ PROP. LINE/INVERT	M.C.E.
126	450.07	*see chart
127	449.07	*see chart
128	445.84	452.74
129	444.85	451.97

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

SEWER HOUSE CONNECTIONS for LOTS 126 & 127

LOT No.	SHC Invert at property line	Distance in feet from invert @ property line to Sewer Stack in	Slope of SHC from RAW to Sewer stack in basement (% and in/ft)	SHC Invert at Sewer Stack	Proposed BSE	Delta = BSE - invert at sewer stack (must be > 1.17' or 14" allowance for the 90° Bend Turn-up at Sanitary Stack through Basement Slab)
126	450.87	160	2.0 1/4"	454.07	457.00	2.93
127	449.07	160	2.0 1/4"	452.27	455.00	2.73

Note: The plumber and the concrete foundation contractor shall coordinate their work for Lots 126 & 127



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 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
2-14-2011	Remove Private drainage Easmt behind Lots 127-129	GL	KLP

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

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

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 122-132
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257 and 23990

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	3 OF 10



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE: MAY 26, 2018.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

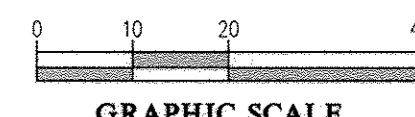
W. M. [Signature] 10-21-16
Director Date

K. [Signature] 10-19-16
Chief, Division of Land Development Date

[Signature] 10-13-16
Chief, Development Engineering Division Date

LOT	ELEVATION @ PROP. LINE/BOX	M.C.E.
130	440.88	448.87
131	436.00	441.06
132	436.44	445.46

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

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

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

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 122-132
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257 and 23299

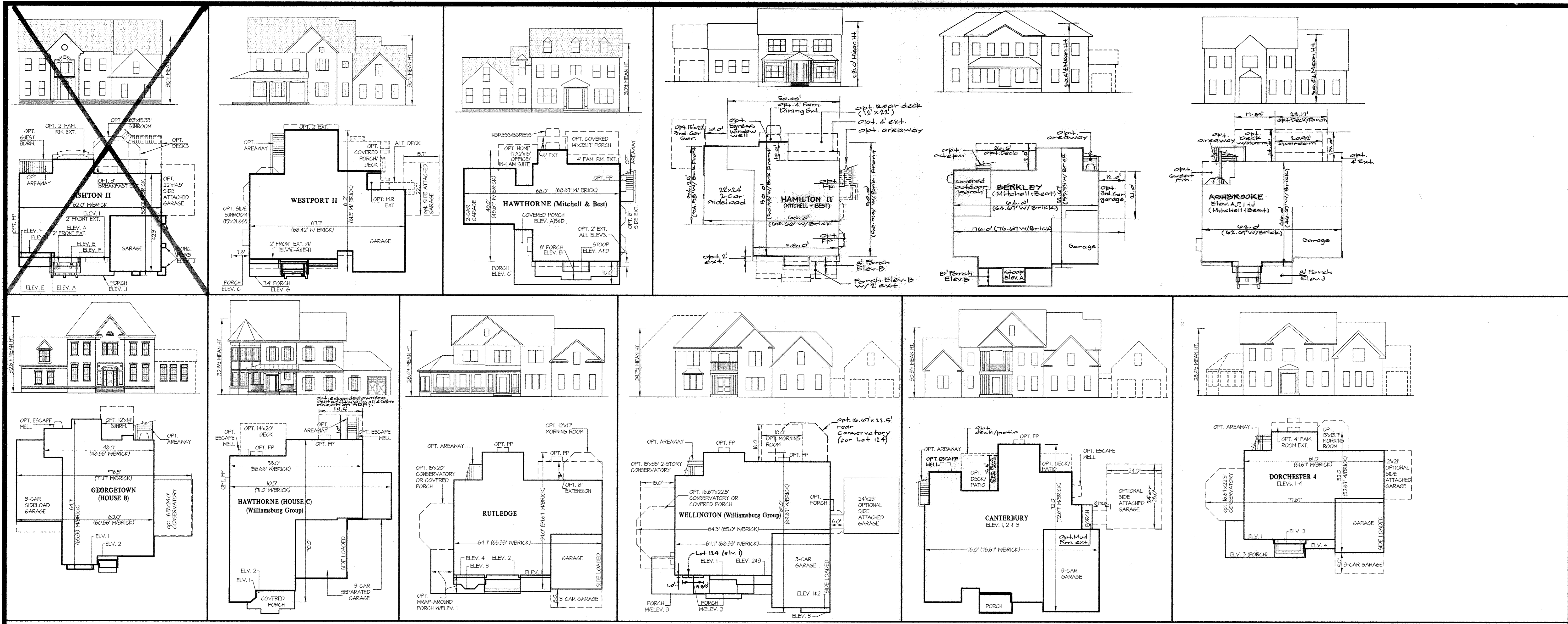
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	4 OF 10

DATE: 10-13-16 REVISION: DES. MBT DRN. KLP CHK. MBT

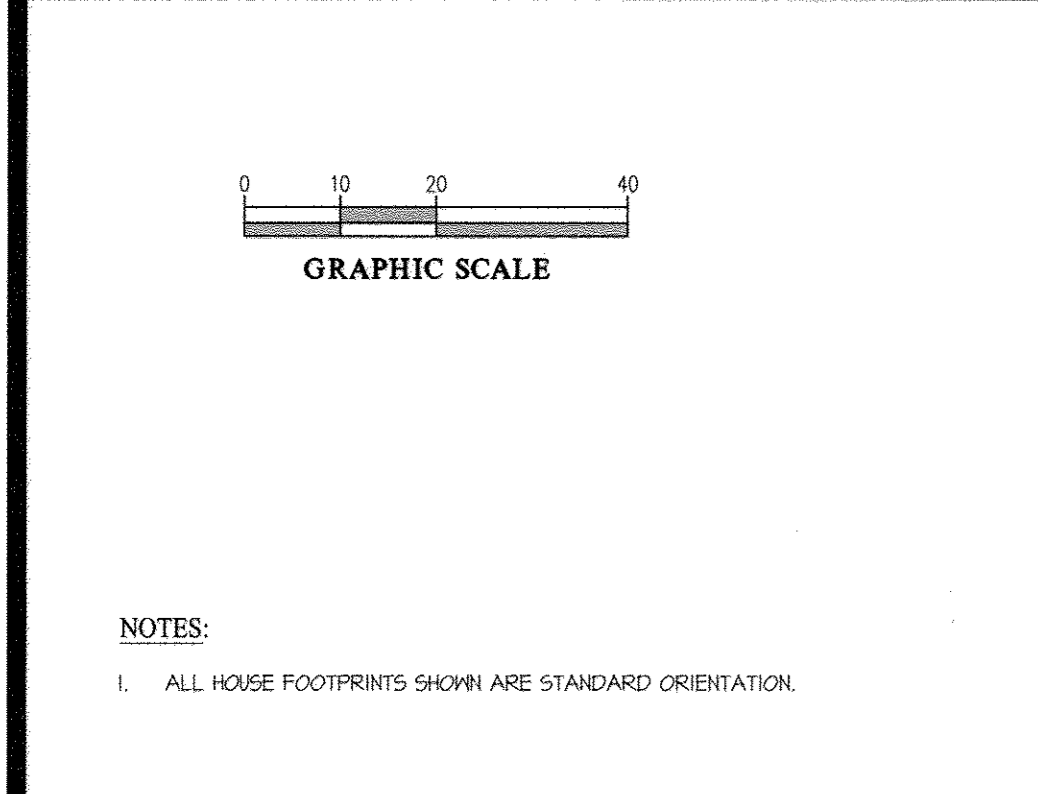
DATE	REVISION	BY	APP'R
10-13-16	Show submittal base/FPE for Lot 132	KLP	[Signature]
10-13-16	Remove Private Drainage Easmt behind Lots 127-132	KLP	[Signature]

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS



GENERIC BOX NOTES:

- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 12B.A1 OF THE HOWARD COUNTY ZONING REGULATIONS (SEE SHEET I 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.
- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOODS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.
 - GENERIC BOX 70' (6,440 S.F.) IS ONLY 34.1% OF THE SMALLEST LOT IT COULD FIT ON (20,020 S.F. LOT 128). THEREFORE A GENERIC BOX 70' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
 - GENERIC BOX 80' (7,120 S.F.) IS ONLY 36.4% OF THE SMALLEST LOT IT COULD FIT ON (20,020 S.F. LOT 128). THEREFORE A GENERIC BOX 80' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
 - GENERIC BOX 92' (8,330 S.F.) IS ONLY 41.6% OF THE SMALLEST LOT IT COULD FIT ON (20,020 S.F. LOT 128). THEREFORE A GENERIC BOX 92' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
 - GENERIC BOX 94' (8,424 S.F.) IS ONLY 42.1% OF THE SMALLEST LOT IT COULD FIT ON (20,020 S.F. LOT 128). THEREFORE A GENERIC BOX 94' WOULD COVER LESS THAN 50% ON ALL OTHER LOTS.
 - A WELLINGTON ELEV. 3 (4,811 S.F.) IS SITED ON LOT 150 (20,180 S.F.) COVERS 23.8% OF THE LOT.
- 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.

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. 12415, EXPIRATION DATE: MAY 26, 2018.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Neil W. Joffe 10-21-16
Director Date

Keith S. Lovelace 10-19-16
Chief, Division of Land Development Date

David Edwards 10-17-16
Chief, Development Engineering Division Date

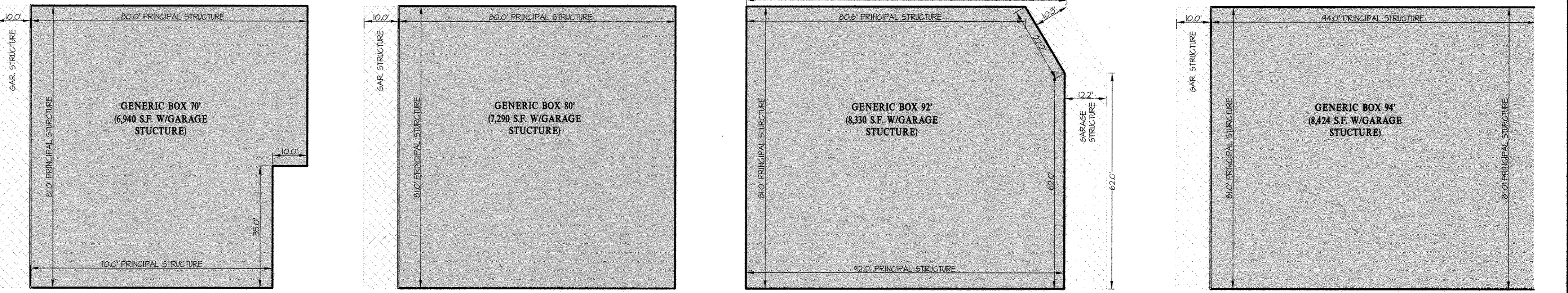
HOUSE TYPE	GENERIC BOX 70' HOUSE FIT				GENERIC BOX 80' HOUSE FIT				GENERIC BOX 92' HOUSE FIT				GENERIC BOX 94' HOUSE FIT			
	HOUSE FIT (comments)	Opt. 9-1/2' Conservatory	Opt. Morning Room	Opt. Side Attached Garage	HOUSE FIT (comments)	Opt. 9-1/2' Conservatory	Opt. Morning Room	Opt. Side Attached Garage	HOUSE FIT (comments)	Opt. Side Conservatory	Opt. Morning Room	Opt. Side Attached Garage	HOUSE FIT (comments)	Opt. Side Conservatory	Opt. Morning Room	Opt. Side Attached Garage
Georgetown	YES	YES (b)	YES	YES	YES	YES (b)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Hawthorne (Williamsburg)	YES	YES (b)	YES	YES	YES	YES (b)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Rutledge	YES (b)	YES (b)	YES	NO	YES	YES (b)	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES
Wellington **	YES (b)	NO	YES	NO	YES	NO	YES	NO	YES (c)	YES	YES	YES	YES	YES (b) (c)	YES	YES (c)
Canterbury*	NO	YES (b)	YES	YES	YES (b)	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES (d)
Dorchester 4	YES	YES (b)	YES	YES	YES	YES (b)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Ashton II	YES				YES											
Westport II	YES				YES											
Hawthorne (Mitchell & Best)	YES				YES											

COMMENTS (for generic box house fit chart):

- If the 3-car garage is built than the 8' side extension does not fit. Also, there is not a lot of room to turn into the 3-car garage on Lots 114-121.
- Fits within generic box, but there is not a lot of room to turn into garage.
- Does not fit both side conservatory or elevation 3 with the optional side attached garage.
- Lot 132 cannot have the optional side attached garage due to grading.

NOTES (for generic box house fit chart):

- The houses and options have been checked for horizontal fit only. Field conditions & side load garage maneuverability may preclude the house on a lot even though it fits within the generic box.
- The Canterbury's optional family room & mud room extension fits within generic boxes 80', 92' & 94'.
- The Ashbrooke, the Berkley & Hamilton II with all options and extensions fit within generic boxes 70', 80', 92' & 94'.
- The Wellingtons (elev. 1 & 2) opt. rear conservatory fits within all generic boxes shown on this SDP.



TYPICAL GENERIC BOX and NOTES

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX: 301-421-4166

DATE	REVISION	BY	APP'R.
4-20-18	Update Wellington house footprint	kjp	
4-14-2017	Added conservatory and mud room extension to the Hawthorne, the Ashbrooke, the Berkley, the Hamilton II	gt	KJP
10-11-2016	Add family room & mud room extension to Canterbury House	gt	KJP

PREPARED FOR:
PROPERTY OWNER (DEVELOPER/SELLER): MAPLE LAWN FARMS I, LLC
1829 RISTERSTOWN 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: 410-297-8800
ATN: BOB CORRETT

SITE DETAILS
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 122-132
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257 and 23990

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	5 OF 10

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING. Duration: 1/2 day.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE WAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY). Duration: 1-day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, UTILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months.
5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL, AND STABILIZE ALL GRADE DIST AREA WITH PERMANENT SEEDING OR WITH SOO. Duration: 2-days.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day.
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

NOTES

1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 07 PER F-12-030 (SEE SHEET #1).
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-14-033.
3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-029 AND ALL SOILS WILL BE CONSIDERED "MAN-MADE".
4. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SF --- SILT FENCE
- SSF --- SUPER SILT FENCE
- [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
- SOILS DELINEATION
- SOILS

DEVELOPER'S CERTIFICATE (FOR LOTS 122 & 123)

"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 MARYLAND 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."

W.H.B. H.S. 9/29/16
SIGNATURE OF DEVELOPER DATE

BUILDER'S CERTIFICATE (FOR LOTS 124-132)

"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 MARYLAND 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."

[Signature] 9-27-16
SIGNATURE OF DEVELOPER DATE

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

John R. Roberts 10/15/16
HOWARD S.C.D. DATE

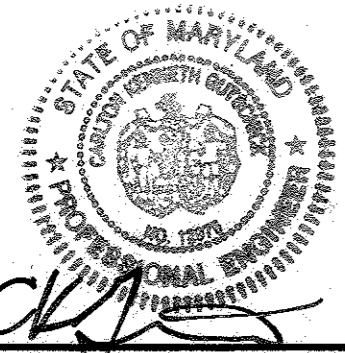
ENGINEER'S CERTIFICATE

"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."

CK 9/30/16
DATE

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. 12975, EXPIRATION DATE: MAY 26, 2018.



9/30/16 *CK*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

N.M. Joffe 10-21-16
Director Date
W. J. Stedone 10-19-16
Chief, Division of Land Development Date
Chad Clark 10-13-16
Chief, Development Engineering Division Date

GLW GUTSCHICK 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: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE REVISION DES. MBT DRN. KLP CHK. MBT

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

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

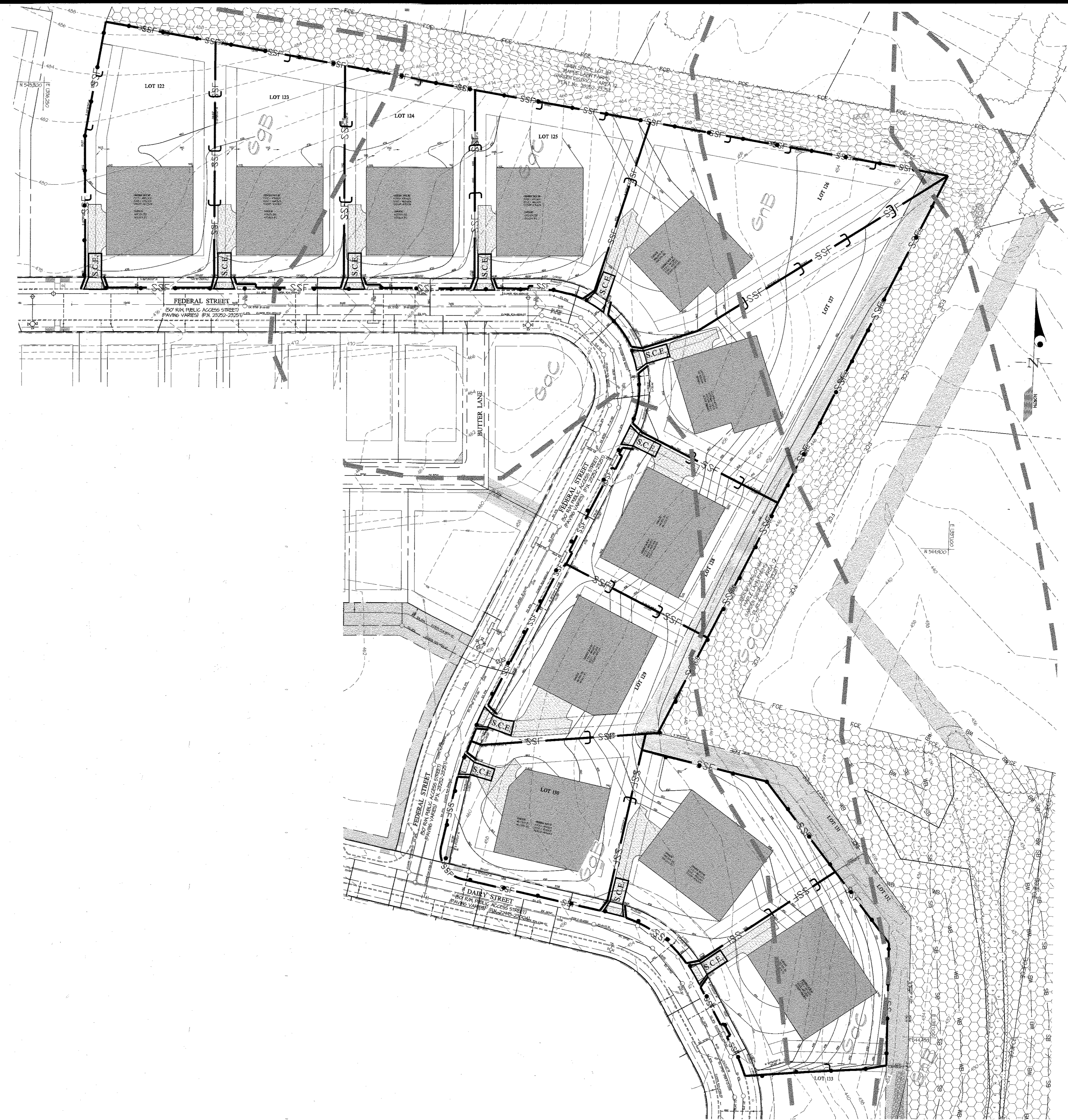
SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOT Nos. 122-132
(SFD RESIDENTIAL USE)
PLAT Nos. 23252-23257

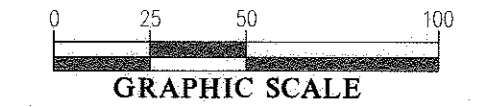
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	6 OF 10



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



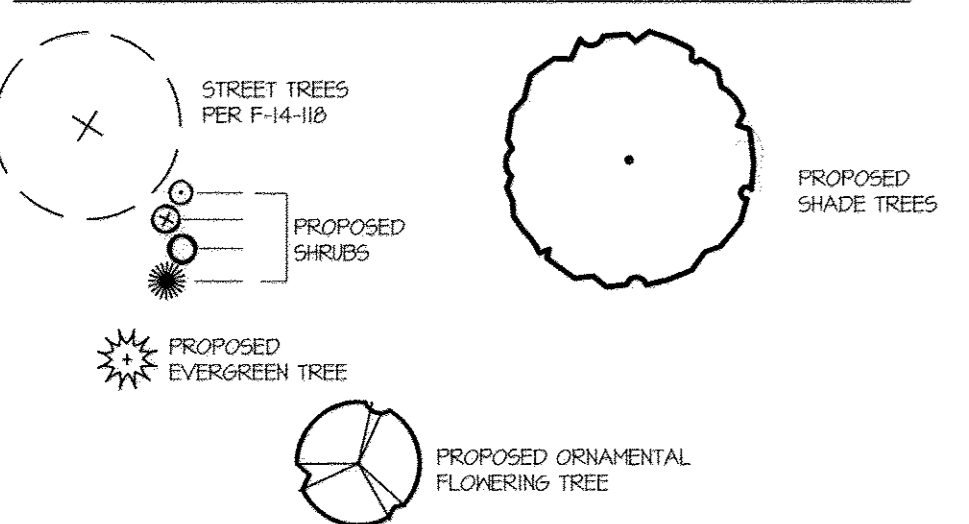
LANDSCAPE NOTES

- 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 PD CASE NO. 319.
- 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 SOGGED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 7).
- 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 \$ 42,940.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 943 SHRUBS AT \$300/SHRUB = \$ 282,900.00
 44 TREES AT \$300/TREE = \$ 13,200.00

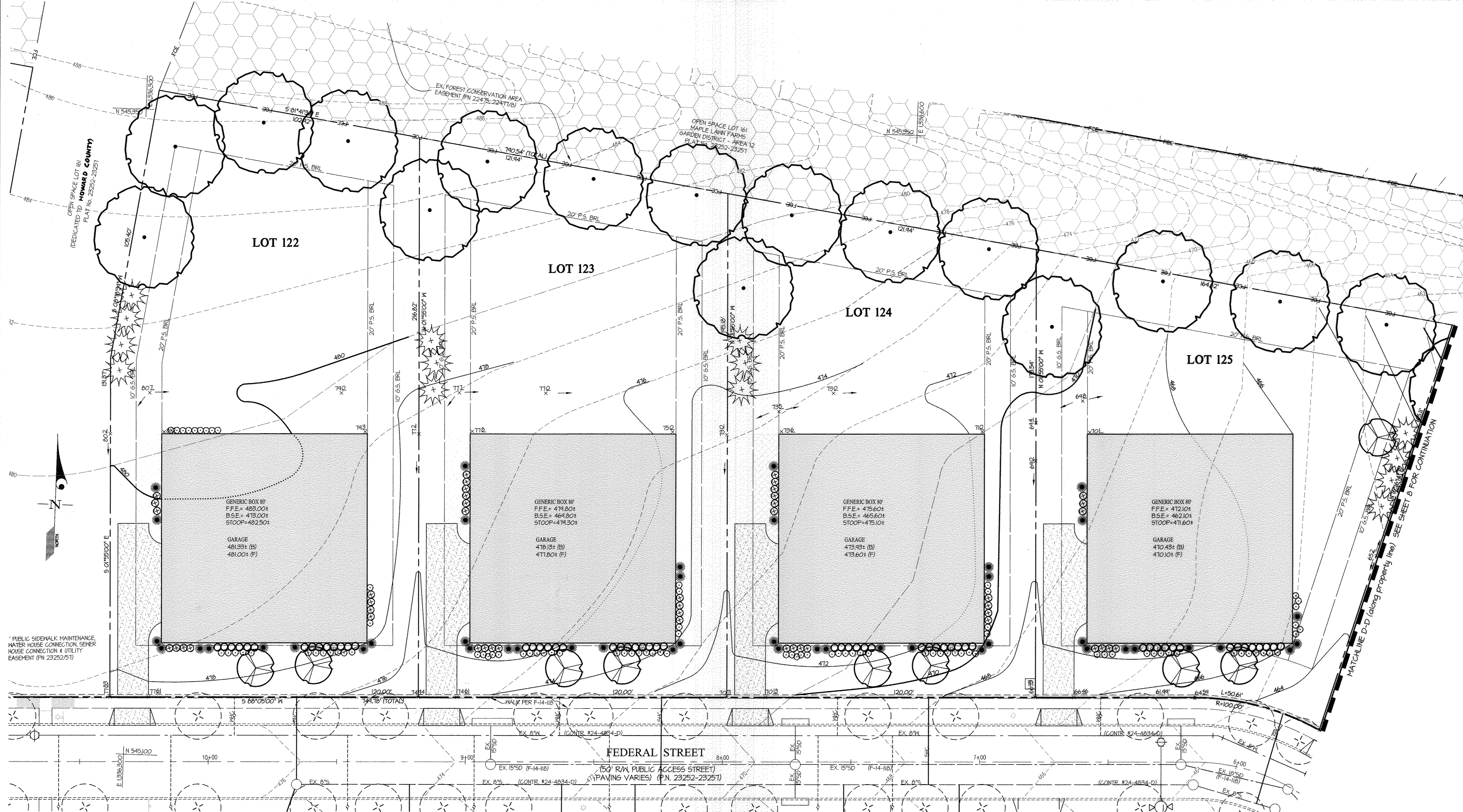
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART BELOW THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

NOTES:
 1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL MEET THE PROPOSED 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 PENALTY 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 MULCH. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.

PLANTING LEGEND



STATE OF MARYLAND
 Michael B. Tran
 ARCHITECT
 933
 24 LANDSCAPE ARCHITECT
 9.19.16



DEVELOPER'S CERTIFICATE (For Lots 122 & 123)
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.F. LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 NAME: *Michael B. Tran* DATE: *9/22/16*

BUILDER'S CERTIFICATE (For Lots 124 thru 125)
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.F. LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 NAME: *[Signature]* DATE: *9.27.16*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* DATE: *10-21-16*
 Chief, Division of Land Development: *[Signature]* DATE: *10-19-16*
 Chief, Development Engineering Division: *[Signature]* DATE: *10-15-16*

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

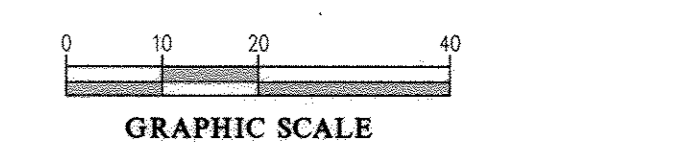
LOT	TYPE	NO.	PLANTINGS REQUIRED		PLANTINGS PROVIDED		COMMENTS							
			FRONT YARD PLANTINGS: SHRUBS AT 1:4 OF LOT WIDTH AT BRL	SIDE & REAR YARD PLANTINGS: 4 SHADE TREES PER LOT PLUS SHRUBS AT 1:4 OF BOTH SIDES & REAR BLDG. LENGTHS **	SHRUBS	SHADE TREES		SHRUBS	SHADE TREES					
ESTATES	122	120.0'	30	[10]x2 (sides) 468' (rear) 230'	4	58	4	28	4	58	2 ORNAMENTALS & 4 EVERGREENS FOR 30	0	0	A 4 B
	123	120.0'	30	[10]x2 (sides) 468' (rear) 230'	4	58	4	28	4	63	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	0	0	A 4 B
	124	120.0'	30	[10]x2 (sides) 468' (rear) 230'	4	58	4	28	4	63	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	0	0	A 4 B
	125	114.0'	30	[10]x2 (sides) 468' (rear) 230'	4	58	4	28	4	53	3 ORNAMENTALS FOR 15 SHRUBS, 4 EVERGREENS FOR 20 SHRUBS	0	0	A 4 B
	126	88.4'	23	[10]x2 (sides) 105' (rear) 210.5'	4	53	4	16	4	46	4 ORNAMENTALS FOR 20 SHRUBS & 1 SHADE TREE FOR 10 SHRUBS	0	0	A 4 B
	127	44.0'	24	[10]x2 (sides) 105' (rear) 210.5'	4	53	4	11	4	41	3 ORNAMENTALS FOR 15 SHRUBS & 3 EVERGREENS FOR 15 SHRUBS	0	0	A 4 B
	128	140.0'	35	[12]x2 (sides) 104' (rear) 248'	4	62	4	41	4	12	2 ORNAMENTALS FOR 10 SHRUBS & 3 EVERGREENS FOR 15 SHRUBS	0	0	A 4 B
	129	119.0'	45	[10]x2 (sides) 105' (rear) 210.5'	4	62	4	107	3	11	6 ORNAMENTALS FOR 30 SHRUBS, 2 EVGS. FOR 1 SHADE TREE	0	0	A 4 B
	130	150.0'	38	[10]x2 (sides) 105' (rear) 210.5'	4	62	4	100	3	65	2 ORN. & 3 EVGS. FOR 35 SHRUBS, 2 EVGS. FOR 1 SHADE TREE	0	0	A 4 B
	131	120.0'	30	[12]x2 (sides) 104' (rear) 248'	4	62	4	42	4	62	3 ORNAMENTALS & 3 EVERGREENS FOR 30 SHRUBS	0	0	A 4 B
	132	120.0'	30	[12]x2 (sides) 104' (rear) 248'	4	62	4	42	4	62	3 ORNAMENTALS & 3 EVERGREENS FOR 30 SHRUBS	0	0	A 4 B

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
 PER 5-06-16 (sheet 13) 4 SQUARE FEET OF GROUND COVER OR PERENNIALS MAY BE SUBSTITUTED FOR A SHRUB, FOR UP TO 25 REQUIRED NUMBER OF SHRUBS.
 -- 1 LIROPE COVERS 1 SF. OR 1/4 OF A SHRUB OR 4 LIROPE FOR 1 SHRUB
 -- 1 GRASS CONTAINER COVERS 2 SF. OR 1/2 OF A SHRUB OR 2 GRASSES FOR 1 SHRUB
 B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.
 **LARGEST HOUSE THAT FITS WITHIN GENERIC BOX IS USED FOR ABOVE CALCULATIONS.
 (Generic Box 101: Haddonville (NE), Generic Box 801: Hellington (NE), Generic Box 42: Hellington (NE) with conservatory) & Generic Box 44: Canterbury w/ optional detached garage)

LANDSCAPE SURETY PER LOT

LOT NO.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREE	SHRUBS	
122	4	88	\$3,840.00
123	4	88	\$3,840.00
124	4	88	\$3,840.00
125	4	88	\$3,840.00
126	4	76	\$3,480.00
127	4	71	\$3,510.00
128	4	41	\$4,110.00
129	4	107	\$4,410.00
130	4	100	\$4,200.00
131	4	42	\$3,960.00
132	4	42	\$3,960.00
TOTAL	44	943	\$42,940.00

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) FOR LOTS 122, 123, / ADDRESS LIST:
 1. MITCHELL and BEST, 1606 E. GIDE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-162-4511
 2. WILLIAMSBERG GROUP, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORBETT @ PHONE: 410-911-8800



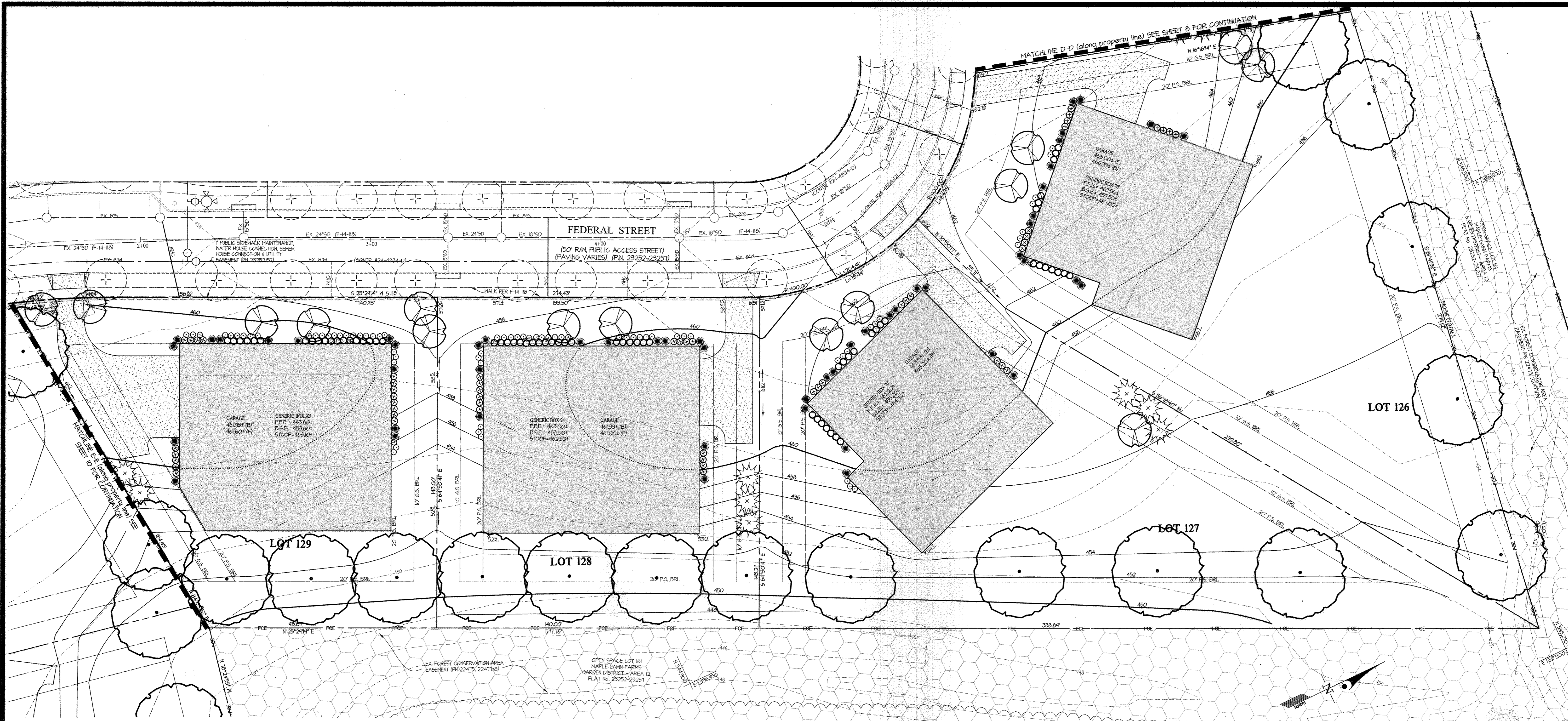
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-989-1820 301-989-2524 FAX: 301-421-4186

DATE: *2.14.2017* BY: *[Signature]* REVISION: *[Signature]*
 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
 BUILDER (CONTRACT PURCHASER): WILLIAMSBERG GROUP, LLC
 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044
 PH: 410-997-8800 ATTN: BOB CORBETT

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 122-132
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257 and 23990

SCALE: 1"=20'
 ZONING: MXD-3
 G. L. W. FILE No. 14051
 DATE: SEPT./2016
 TAX MAP - GRID: 41-14&21
 SHEET: 8 OF 10
 HOWARD COUNTY, MARYLAND



DEVELOPER'S CERTIFICATE (For Lots 122 & 123)
 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.

NAME: *Michael B. Tran* DATE: *9/28/16*

BUILDER'S CERTIFICATE (For Lots 124 thru 132)
 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.

NAME: *Michael B. Tran* DATE: *9-27-16*

STATE OF MARYLAND
 Michael B. Tran
 933 LA JADSCAPE ARCHITECT
 9.27.16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

N. W. DeLoach 10-21-16
 Director Date

Ke. O. Calhoun 10-19-16
 Chief, Division of Land Development Date

John P. ... 10-13-16
 Chief, Development Engineering Division Date

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: 301-421-4186

DATE	REVISION	BY	APP'R.
2-14-2017	Remove private drainage Easmt. behind Lots 127-129	GL	KLP

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

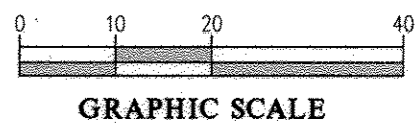
BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044
 PH: 410-997-8800 ATTN: BOB CORBETT

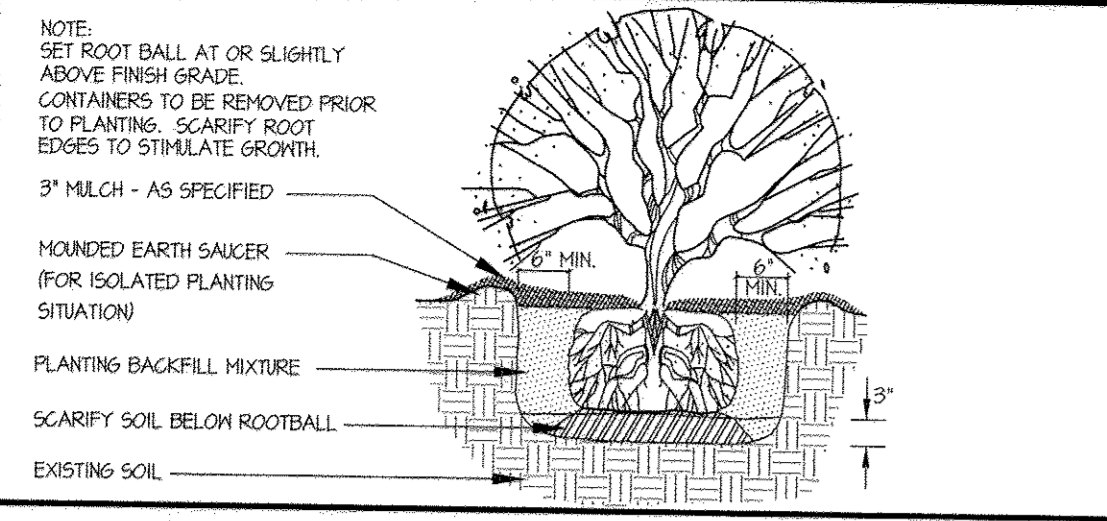
LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 122-132
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257 and 23992

ELECTION DISTRICT No. 5

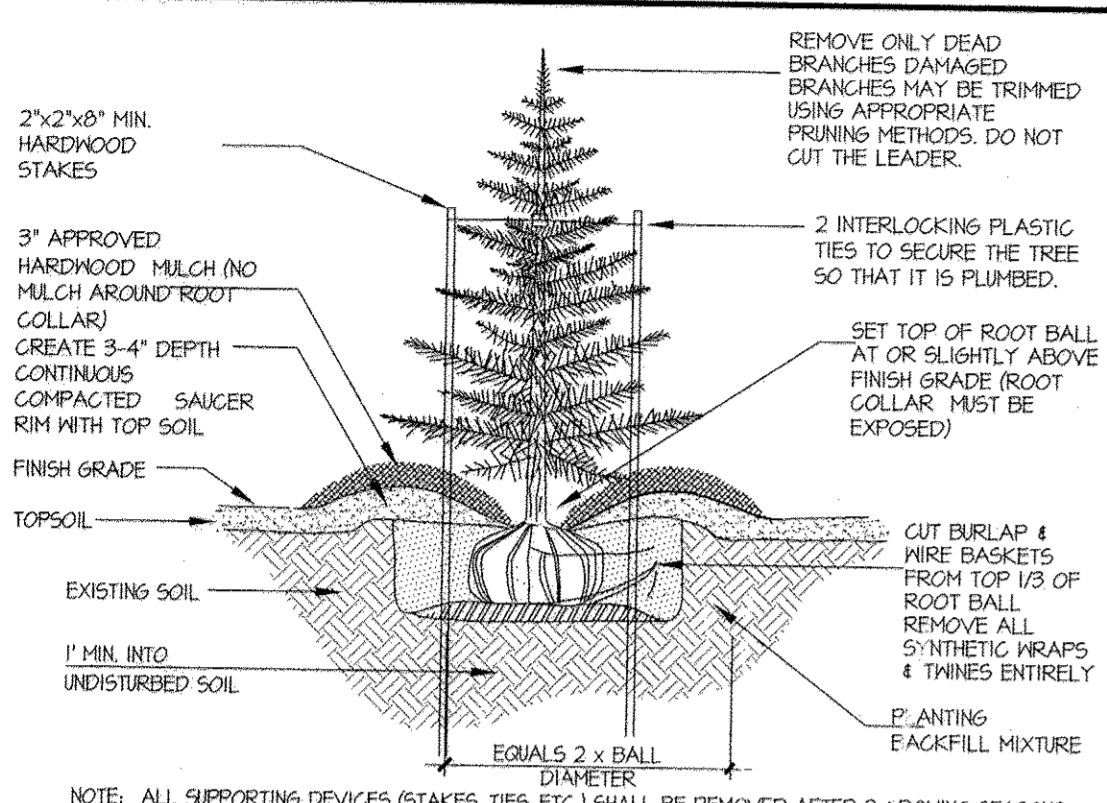
SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	9 OF 10

THIS PLAN IS FOR PLANTING PURPOSES ONLY

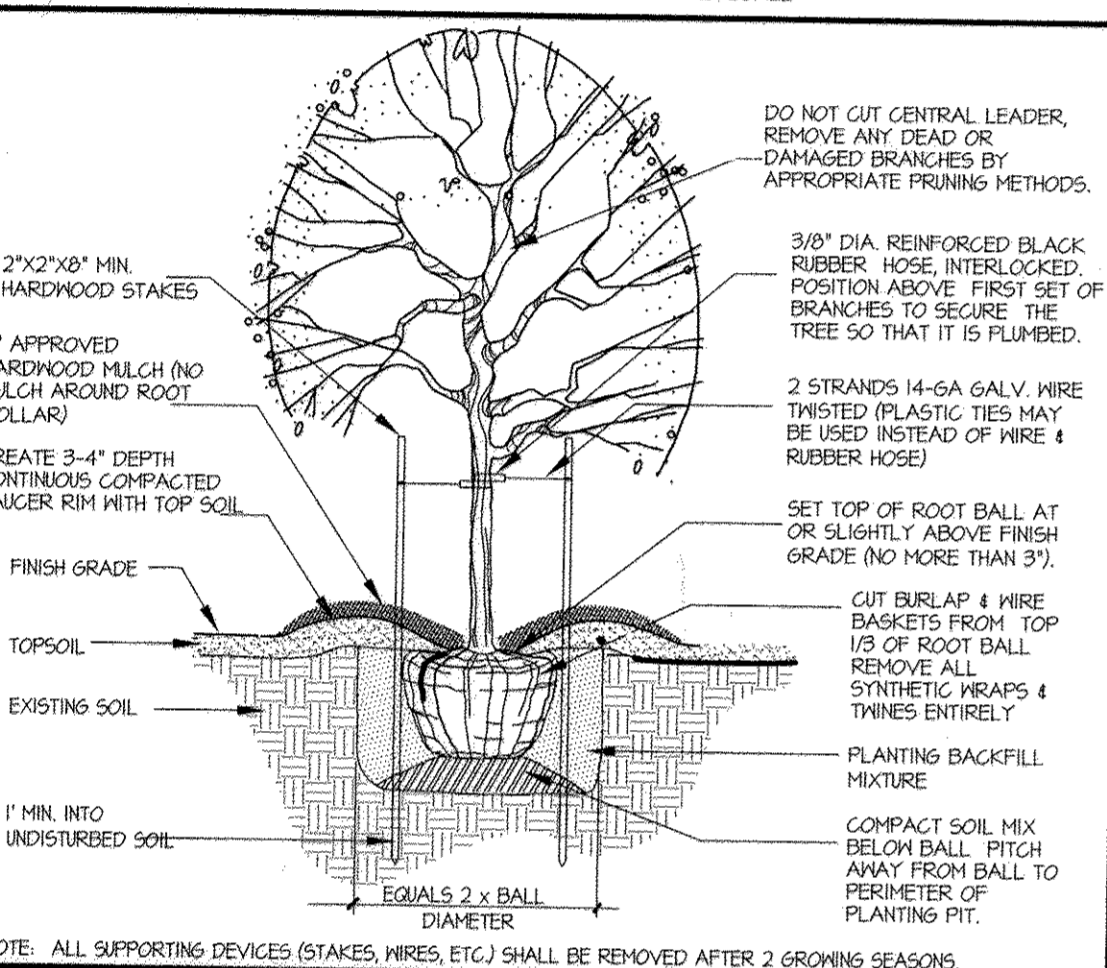




SHRUB PLANTING DETAIL NO SCALE



EVERGREEN TREE PLANTING DETAIL NO SCALE



DECIDUOUS TREE PLANTING DETAIL NO SCALE



DEVELOPER'S CERTIFICATE (For Lots 122 & 123)
 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.

NAME: M.A.B. H.S. DATE: 9/25/16

BUILDER'S CERTIFICATE (For Lots 124 thru 132)
 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.

NAME: [Signature] DATE: 9.27.16

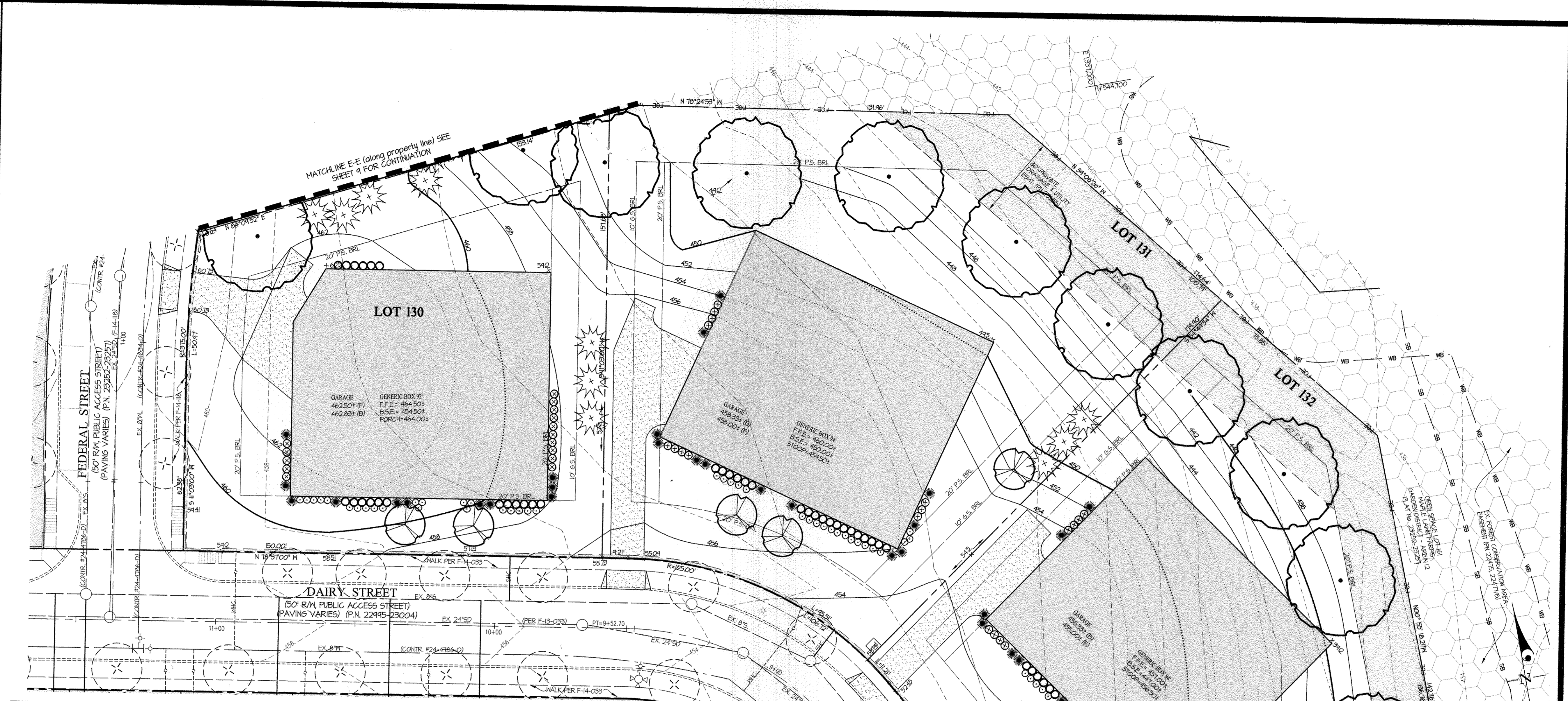
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10-21-16
 Director Date

[Signature] 10-19-16
 Chief, Division of Land Development Date

[Signature] 10-17-16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186



PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
☉	43	ALL SHADE TREES SHALL BE 2 1/2\"/>		
☉	32	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15\"/>		
☀	39	ALL EVERGREEN TREES SHALL BE 6\"/>		
○	222	ALL 18\"/>		
⊙	185	ALL 24\"/>		
○	178	ALL 24\"/>		
☀	133	ALL 3\"/>		

DATE	REVISION	BY	APP'R.
2.14.2017	Remove private drainage Eqmt behind Lots 127-131	g.t.	klp.

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

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

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOT Nos. 122-132
 (SFD RESIDENTIAL USE)
 PLAT Nos. 23252-23257 and 23490

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	14051
DATE	TAX MAP - GRID	SHEET
SEPT./2016	41-14&21	10 OF 10

