

**GENERAL NOTES:**

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB495M, APPROVED ON 2/8/01 AND ZB-1034M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-11, S-06-16, ZB-495M, ZB-1034M, PB-353, PB-370, NP-01-11, NP-05-02, NP-09-10, P-12-24, P-12-30, F-13-001, F-13-006, P-02-12 & F-11-02.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS CHANGES HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE LIMIT OF SUBMISSION.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- THIS PROPERTY HAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC ROADS AND PRIVATE ALLEYS. THEY HAVE BEEN DENOTED ON THE PLANS.
- SITE ANALYSIS  
 GROSS SITE AREA FOR PHASES I THROUGH 10C ..... 444.93 ACRES ±  
 AREA OF THIS PLAN SUBMISSION ..... 15.74 ACRES ±  
 DISTURBED AREA ..... 4.9 ACRES ±  
 AREA OF OPEN SPACE ..... 23.86 ACRES ±  
 AREA OF 100 YEAR FLOODPLAIN ..... 5.42 ACRES ±  
 AREA OF ROADWAY (PUBLIC) ..... 1.42 ACRES ±  
 AREA OF ROADWAY (PRIVATE) ..... 1.31 ACRES ±  
 AREA OF RESIDENTIAL LOTS ..... 1133 ACRES ±  
 AREA OF OR LOTS/PARCELS ..... 20.00 ACRES ±  
 AREA OF SFD LOTS ..... 1133 ACRES ±  
 TOTAL UNITS (PER S-06-16 ALLOCATIONS) ..... 151 LOTS\*  
 TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION) ..... 0 LOTS  
 NO. OF OR LOTS/PARCELS ..... 0 LOTS  
 NO. OF SFD LOTS ..... 48 LOTS  
 AREA OF NON-BUILDABLE PARCELS ..... 25.80 ACRES ±  
 NO. NON-BUILDABLE PARCELS ..... 3 PARCELS
- OPEN SPACE REQUIREMENTS:  
 MINIMUM OPEN SPACE FOR THE PROJECT IS 35%  
 TOTAL OPEN SPACE REQUIRED: 26.53 ac.  
 TOTAL OPEN SPACE PROVIDED: 23.86 ac.  
 RECREATIONAL OPEN SPACE REQUIRED: 2.65 ac.  
 RECREATIONAL OPEN SPACE PROVIDED: 20.45 ac.  
 (SEE CHART - SHEET 2)
- THE 151 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:  
 53 UNITS FROM THE WESTSIDE DISTRICT - AREA 4 (P 13-02)  
 98 UNITS FROM THE GARDEN DISTRICT - AREA 1 (P 13-03)
- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION HAS MASS GRADED UNDER F 13-00B. THEREFORE, NO SOILS WERE ASSIGNED FOR THE DESIGN.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY FREEMAP DURING MARCH 1971 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-13-00B. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- METLAND DELINEATION HAS BEEN DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE STATE RESULTING FROM UNDER JD 6787-3 ON 05/4/98. IMPACTS TO METLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY MDE PERMIT 40-NT-051/200105421.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-02-12 AND P-11-02.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 468C AND 41EA.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED:  
 EXISTING WATER CONTRACT NUMBER: 24-4747-D  
 EXISTING SEWER CONTRACT NUMBER: 24-4747-D
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-00B. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH MAINTENANCE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN FUTURE OPEN SPACE LOTS 104 AND 110. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASING FOR THE GRADING SHOWN BEFORE BEING CONVERTED.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-11, PB CASE 953 AND ZB CASE NO. 495M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER MESSER, AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDF HAVE BEEN CONSTRUCTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF METLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER NP-02-54, NP-03-02, AND NP-03-120.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-495M & ZB-1034M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-11) AND NO. 370 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-11, S-06-16, PB-353, AND PB-370.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB495M.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-11, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S-01-11, AND S-06-16.

**GENERAL NOTES (cont.):**

- THE ORIGINAL FOREST CONSERVATION DELINEATION THAT HAS ESTIMATED FOR ALL OF MAPLE LAWN FARMS HAS BEEN FULFILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER P-12-002 AND SUBSEQUENT PLATS.
- THE 'T' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PERCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PERCO R/W AS PER LIBER 2305 FOLIO 33.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE PHASE PROCESS, WAS GRANTED A MAJORITY ON APRIL 26, 2011. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS MAJORITY UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-06-16, PB-370, AND ZB-1039M.
- CONFLICTS BETWEEN STORM DRAINS AND STREET TREES WILL BE RESOLVED AT FINAL PLAN STAGE.
- ALL PRIVATE UTILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

**NP-01-11**  
 ON MAY 2, 2001 NP-01-11 WAS GRANTED FOR THE FOLLOWING:  
 • ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.14(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.  
 • RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/W'S AS IN 16.12(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

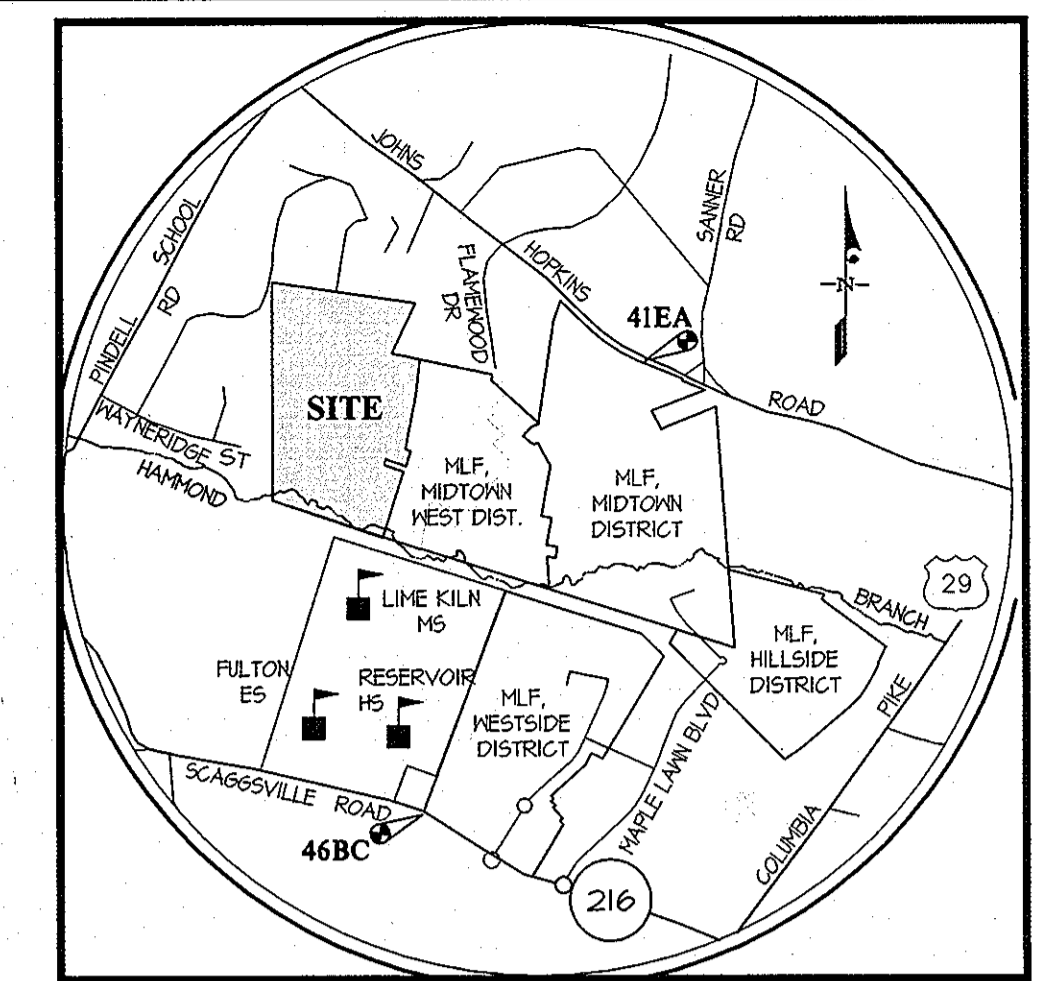
**NP-03-02**  
 ON OCT. 11, 2002, NP-03-02 WAS GRANTED TO ALLOW:  
 • GRADINGS WITHIN THE 'T' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (MAJORITY FROM SECTION 16.16 (A)(2)(II) AND SECTION 16.15 (C)(2) RESPECTIVELY).  
 • ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (MAJORITY FROM SECTION 16.14 (E)(5)). THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ DEVELOPMENT ENGINEERING DIVISION.

# PRELIMINARY PLAN

## MAPLE LAWN FARMS

### GARDEN DISTRICT - AREA 1

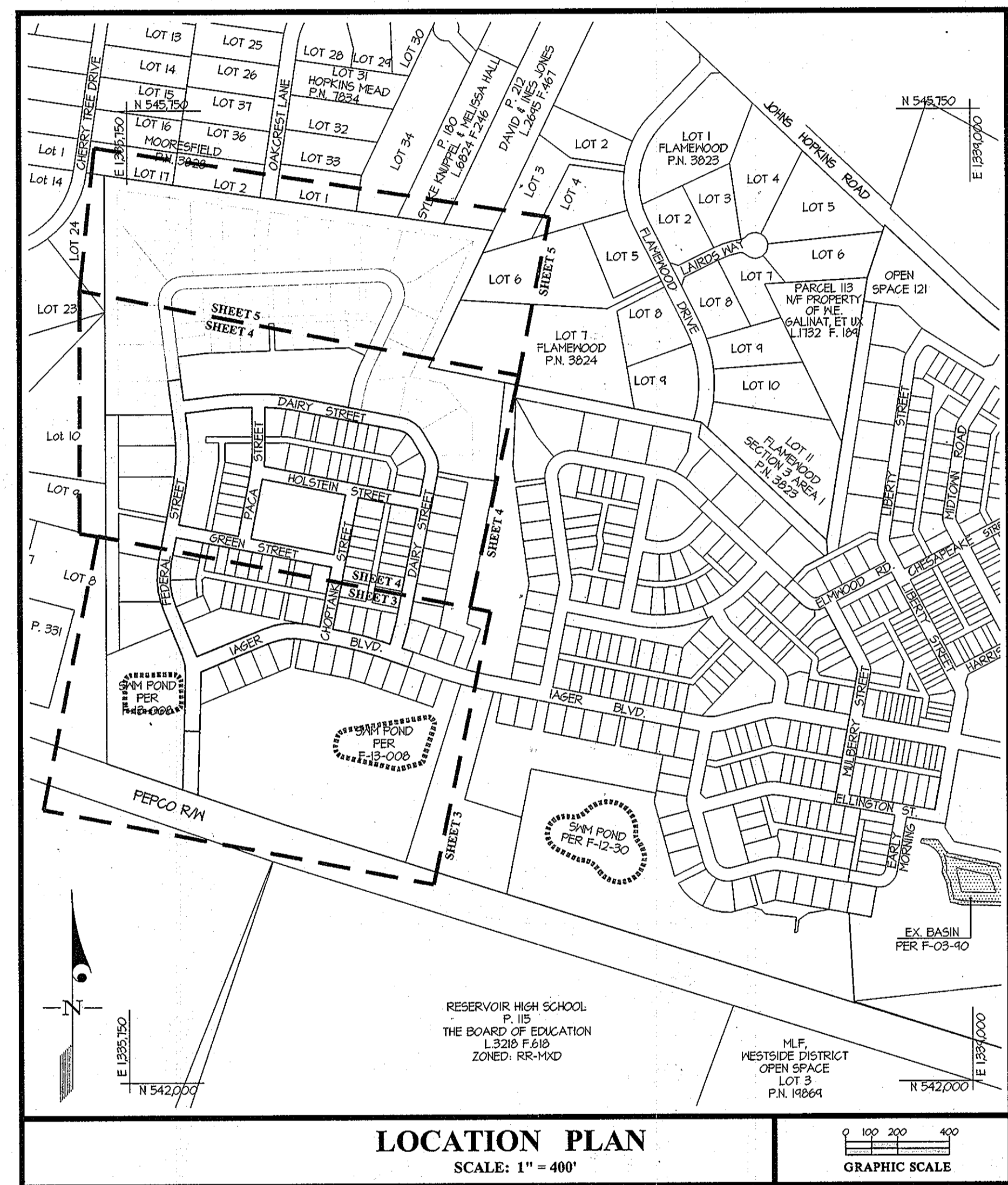
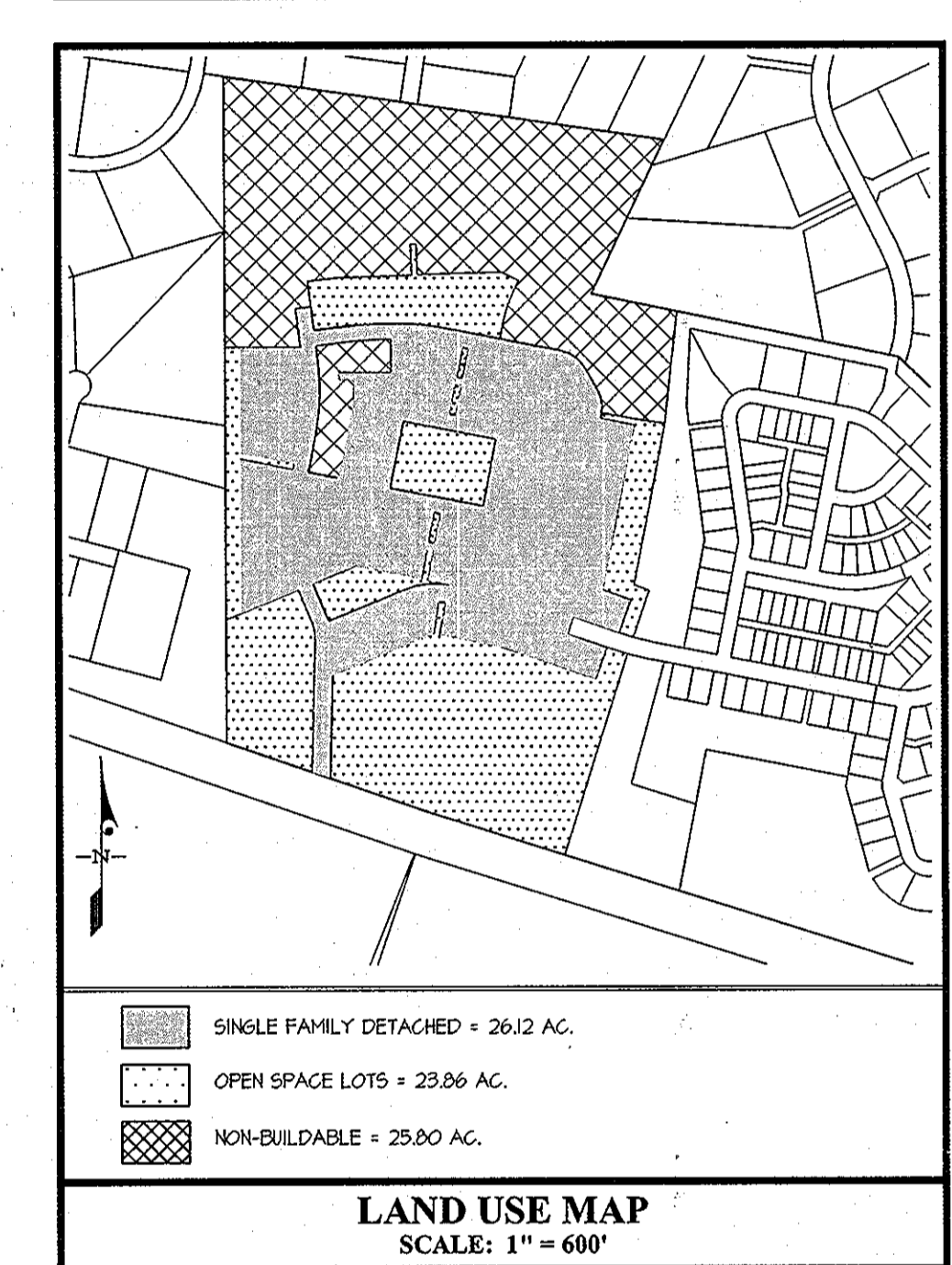
#### LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'



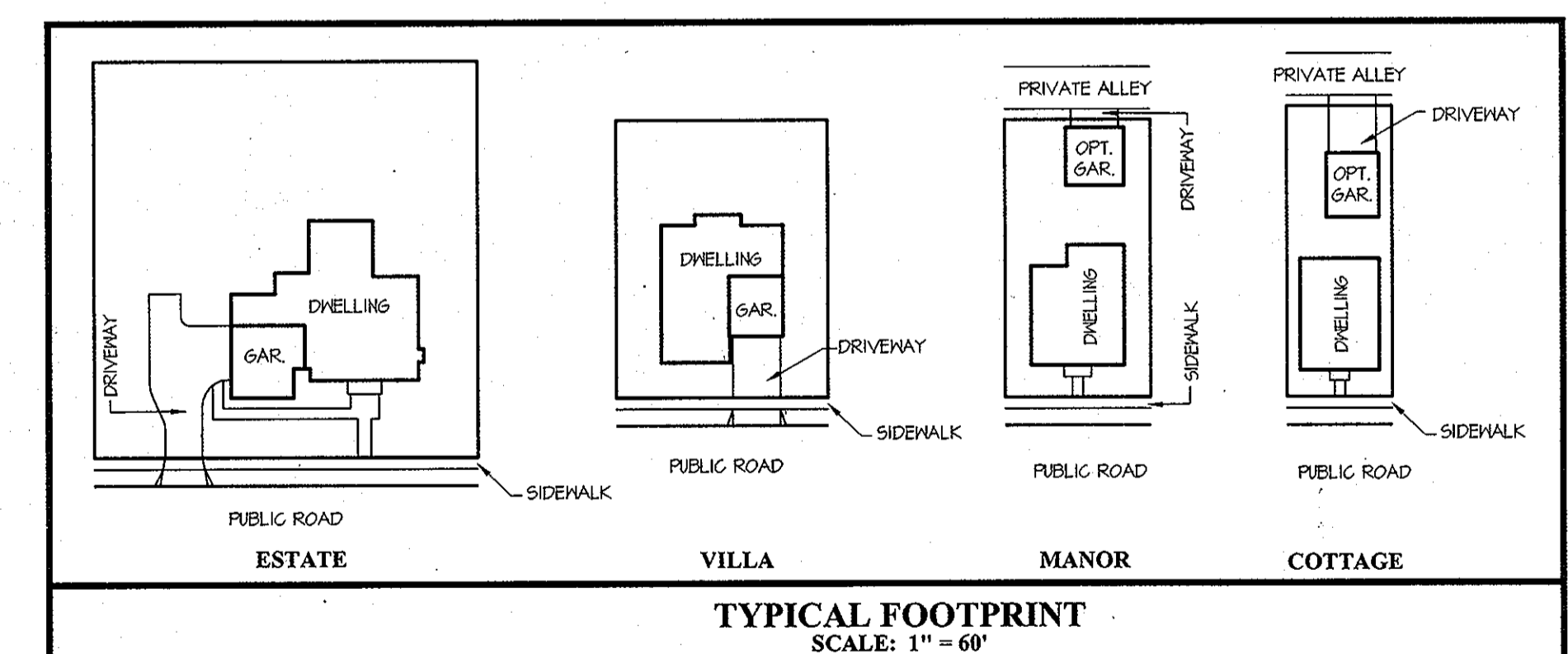
**VICINITY MAP**  
 SCALE: 1" = 2000'

**BENCHMARKS**

<b>468C</b> ELEV. = 472.16 N = 594925.19 E=11971205.71 STANDARD DISC ON CONCRETE MONUMENT	<b>41EA</b> ELEV. = 407.05 N = 544825.91 E=1284271.44 STANDARD DISC ON CONCRETE MONUMENT
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- LEGEND**
- 400 --- EXISTING CONTOUR
  - 400 --- PROPOSED CONTOUR
  - EXISTING TREELINE
  - EXISTING STORM DRAIN
  - EXISTING BITUMINOUS CURB
  - 100 YEAR FLOODPLAIN
  - STREAM BUFFER
  - FOREST CONSERVATION EASEMENT
  - BOTTOM OF STREAM
  - LIMIT OF STREAM
  - LIMIT OF METLAND
  - METLAND AREA
  - METLAND BUFFER
  - IS NO-WOODY ZONE
  - LIMIT OF SUBMISSION
  - PROPOSED BARRICADE
  - PROPOSED STREET TREE
  - EXISTING STREET TREE (PER F 13-007)
  - PROPOSED STREET TREE
  - EXISTING STREET TREE (PER F 13-007)
  - PROPOSED STREET SIGN
  - CENTERLINE OF CURVE
  - PROPERTY CORNER



**SHEET INDEX**

- COVER SHEET
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- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY STREET GRADES - LASER BOULEVARD, ROAD AA and ROAD BB
- PRELIMINARY STREET GRADES - ROAD Y, ROAD CC and ROAD DD
- PRELIMINARY STREET GRADES - ROAD Z
- PRELIMINARY STREET GRADES and ROAD DETAILS
- PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
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- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
- PRELIMINARY LANDSCAPE PLAN

**LOT INFORMATION**

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	32-36, 45-44, 52-55, 63-66, 72-76, 83-86, 93-98		SEE SHEET 2
MANOR	37-44, 60-61, 68-70		SEE SHEET 2
VILLA	1-24, 31, 50-51, 56-59, 62, 67, 71, 77-82, 81-82		SEE SHEET 2
ESTATE	25-30		SEE SHEET 2

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Ugg* 4/29/13  
 PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20814  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. VDR	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12468, EXPIRATION DATE: MAR 28, 2015.

COVER SHEET  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE AS SHOWN ZONING MXD-3 G. L. W. FILE NO. 12001

DATE APRIL, 2013 TAX MAP - GRID 41-21/46-3 SHEET 1 OF 18

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	1 OF 18

L:\CAD\DRAWINGS\2001\PLANS BY GUY\PRELIMINARY\2001 01-02-CSS.dwg  
 PLOTTED: 4/17/2013 3:16 PM, LAST SAVED: 4/15/2013 4:47 PM, PLOTTED BY: Doug Vonde By

SUMMARY OF DEVELOPMENT CRITERIA (PER S-06-16)

OPEN SPACE (OS)

PERMITTED USES

ANY USES WHICH DO NOT INVOLVE ANY EXTENSIVE COVERAGE OF LAND WITH STRUCTURES, INCLUDING, BUT NOT LIMITED TO, PARKS, PLAYING FIELDS, PLAYGROUNDS, TENNIS, BASKETBALL, AND ALL PURPOSE COURTS...

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT SIZE AND WIDTH

Table with columns: LOT TYPE, MINIMUM LOT SIZE, MIN. LOT WIDTH AT FRONT BRL. Rows include: Cottage, Manor, Estate.

LOT TYPE SHALL BE DESIGNATED ON FINAL PLANS FOR ALL SINGLE FAMILY DETACHED AREAS. ESTATE LOTS SHALL BE LOCATED AS SHOWN ON THIS PLAN.

STRUCTURE SETBACKS

THE MINIMUM REQUIRED SETBACKS FOR SINGLE FAMILY DETACHED STRUCTURES SHALL BE AS FOLLOWS:

Table with columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, TO PRINCIPAL STRUCTURE, TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE. Rows include: Cottage, Manor, Estate.

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET FRONTAGE PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENKROACH ONTO THE ADJOINING LOT...

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN SUCH CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE...

OTHER 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 ROW) SHALL BE A MINIMUM OF 20' APART.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS

- EXCEPT FOR THE FOLLOWING SECTION 126(A) APPLIES:
• PORCHES MAY ENKROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12' FROM THE FRONT PROPERTY LINE...

ACCESS

PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 30' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

PARKING

NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH APARTMENT DWELLING UNIT.

PERMITTED USES

APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS.

OTHER RESIDENTIAL (OR)

PERMITTED USES: APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS.

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDINGS MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO: EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE SINGLE FAMILY DETACHED LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 126(C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT, ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE SFD LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. IN-COS 4 HALLOWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE SFD CRITERIA.

LOT SIZE: NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

STRUCTURE SETBACKS

THE MINIMUM REQUIRED SETBACKS FOR OTHER RESIDENTIAL STRUCTURES SHALL BE AS FOLLOWS:

Table with columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, TO PRINCIPAL STRUCTURE, TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE. Rows include: SINGLE FAMILY ATTACHED, SEMI-DETACHED, TWO-FAMILY, APARTMENT.

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN SUCH CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE...

OTHER 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 ROW) SHALL BE A MINIMUM OF 20' APART.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS

- EXCEPT FOR THE FOLLOWING SECTION 126(A) APPLIES:
• PORCHES MAY ENKROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
• STOOPS AND STEPS MAY ENKROACH INTO THE FRONT YARD TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES.
• 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. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.

ACCESS

PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 40' FOR LIVE-WORK UNITS AND APARTMENTS, IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

PARKING

NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH APARTMENT DWELLING UNIT.

PERMITTED USES

APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS.

OTHER RESIDENTIAL (OR)

PERMITTED USES: APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS.

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDINGS MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO: EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 126(C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT, ALSO SEE SECTION 104).

OVERALL TRACKING CHART

Large tracking table with columns: PHASE NO., FILE REF. NO., GROSS ACREAGE, NON-BUILDABLE (SF, OR, EMP, OS, %), S.F.D. AC. (R), O.R. AC. (R), EMP. AC. (R), O.S. AC. (R), PUB. RD., PRIV. RD. ACREAGE, SFD UNITS, O.R. UNITS (APT./S.F.A), S.F.D. DENSITY, O.R. DENSITY, EMP. BLDG. AREA, EMP. F.A.R. Includes summary rows for overall density tabulation and employment.

OVERALL OPEN SPACE TRACKING CHART

Table with columns: PHASE NO., FILE REF. NO., GROSS ACREAGE, O.S. AC. (R), ACTIVE O.S. AC. (R). Rows include: 1, 2, 3, 4a, 4b, 4c, 4d, 4e, 5a, 5b, 5c, 6A, n/a, 7, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8i, 8j, 8k, 8l, 8m, 8n, 8o, 8p, 8q, 8r, 8s, 8t, 8u, 8v, 8w, 8x, 8y, 8z, n/a, TOTALS.

\* The percent of active open space is based upon the total open space provided. 10% RECREATIONAL OPEN SPACE IS REQUIRED.

Table with columns: Area, Area used, Total. Rows include: Midtown Area 1 (F-05-02), Hillside Area 1 (F-05-04), Hillside Area 2 (F-05-04), Hillside Area 3 (F-05-04), Hillside Area 4 (F-05-04), Hillside Area 5 (F-05-04), Hillside Area 6 (F-05-04), Hillside Area 7 (F-05-04), Hillside Area 8 (F-05-04), Hillside Area 9 (F-05-04), Hillside Area 10 (F-05-04).

NON-BUILDABLE TRACKING CHART

Table with columns: PARCEL, TOTAL NON-BUILDABLE PARCEL AREA, FILE UNDER WHICH PARCEL WAS CREATED, FILE UNDER WHICH PARCEL WAS CONVERTED, AREA CONVERTED, CONVERTED TO, AREA REMAINING. Rows include: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, TOTAL.

Vertical text on the left margin: L:\CAD\DRAWINGS\2010\PLANS BY GLW\PRELIMINARY\2010\_01-02\_05.dwg, PLOTTED: 4/17/2013 3:50 PM, LAST SAVED: 4/15/2013 4:47 PM, PLOTTED BY: Doug Vande Ryt

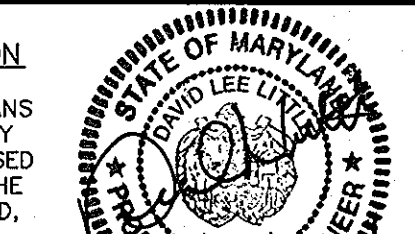
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Signature and date: 4/29/10.

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

Table with columns: DES. dev, DRN. owl, CHK. CKG, DATE, REVISION, BY, APPR.

PREPARED FOR: MAPLE LAWN FARMS I, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400

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. 12464. EXPIRATION DATE: MAY 28, 2015.



OVERALL PROJECT CRITERIA AND INFORMATION: MAPLE LAWN FARMS GARDEN DISTRICT - AREA 1 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

Table with columns: SCALE, ZONING, G. L. W. FILE No., DATE, TAX MAP - GRID, SHEET. Values: NO SCALE, MXD-3, 12001, APRIL, 2013, 41-21/46-3, 2 OF 18.

MATCHLINE A-A (SEE SHEET 4)

MATCHLINE A-A (SEE SHEET 4)

MATCHLINE A-A (SEE SHEET 4)

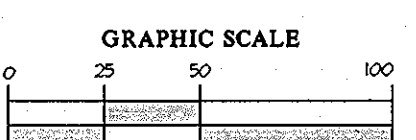
COORDINATE TABLE		
PT. NO.	NORTH	EAST
(1)	543201.7696	1336820.8127
(2)	543554.1723	1336465.6210
(3)	543533.4194	1337031.5250
(4)	542848.7618	1336894.8878
(5)	542494.5248	1336954.2066
(6)	543232.9536	1335665.8732
(7)	543501.4803	1335662.6764
(8)	543282.9411	1337161.3565
(9)	544757.2404	1336910.4446
(10)	544647.4104	1337203.6278
(11)	544319.2440	1337161.7814
(12)	543166.5814	1337055.0274
(13)	543748.7134	1337106.4085
(14)	543361.0261	1337051.2745
(15)	543610.8234	1336485.3866
(16)	543658.4374	1336848.5262

STREET LIGHT SCHEDULE		
LOCATION	STATION	RT
LAGER BOULEVARD	18.30'	RT
LAGER BOULEVARD	17.00'	RT
LAGER BOULEVARD	28.50'	RT
CHOPTANK STREET	17.67'	RT
GREEN STREET	18.00'	RT
GREEN STREET	17.67'	RT
GREEN STREET	17.67'	RT
HOLSTEN STREET	17.67'	RT
HOLSTEN STREET	17.67'	RT
HOLSTEN STREET	18.00'	L.T.
PACA STREET	18.00'	L.T.
DAIRY STREET	17.67'	L.T.
DAIRY STREET	17.67'	L.T.
DAIRY STREET	17.67'	L.T.
DAIRY STREET	17.67'	L.T.
DAIRY STREET	17.67'	L.T.
FEDERAL STREET	17.67'	RT
FEDERAL STREET	17.67'	RT
FEDERAL STREET	17.67'	RT
FEDERAL STREET	17.67'	RT
FEDERAL STREET	17.67'	RT

ALL STREET LIGHTS ARE 100 WATT HPS VAPOR WITH A MAPLE ACORN POST TOP ON A 12" BLACK FIBERGLASS POLE WITH SHROUD

- NOTES:
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  - ALL SIDEWALK ADJACENT TO INDENTED PARKINGS IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
  - THERE IS A 10' TRANSITION FROM 4' WIDE SIDEWALK TO 5' WIDE SIDEWALK ADJACENT TO THE CURB.
  - FOR BUILDING RESTRICTION LINE INFORMATION, SEE SHEETS 6 and 7.
  - FOR SEDIMENT CONTROL, SEE SHEETS 12 THROUGH 14.
  - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 15 THROUGH 17.
  - FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 18.
  - FOR STREET LIGHT INFORMATION, SEE THIS SHEET.
  - FOR LOT TYPE INFORMATION, SEE SHEET 6.
  - FOR PROPERTY CORNER COORDINATES, SEE THIS SHEET.

C.L. CURVE DATA CHART									
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
LAGER BOULEVARD	⊖	27197.08	24493.18	1100.00'	78.21'	56.15'	156.02'	N 14°53'00" W	8°00'00"
LAGER BOULEVARD	⊖	30454.58	33366.22	260.00'	18.04'	15.64'	144.50'	S 84°20'30" W	33°25'00"
DAIRY STREET	⊖	0446.26	1171.24	500.00'	35.55'	10.48'	10.42'	N 85°01'00" E	8°08'00"
DAIRY STREET	⊖	146.04	7481.74	100.00'	51.47'	71.70'	10.38'	N 04°29'30" W	41°08'00"
DAIRY STREET	⊖	2467.32	4552.70	100.00'	45.48'	65.38'	82.28'	N 54°29'30" W	48°58'00"
DAIRY STREET	⊖	1514.73	1478.63	500.00'	52.61'	104.30'	104.74'	N 84°29'30" W	10°58'00"
DAIRY STREET	⊖	1545.05	1645.81	800.00'	50.14'	100.14'	100.08'	S 86°32'10" W	11°02'00"
PACA STREET	⊖	2481.01	3456.48	500.00'	47.85'	95.41'	45.21'	N 05°39'00" E	10°56'00"
FEDERAL STREET	⊖	1481.02	2240.25	100.00'	11.50'	22.15'	220.21'	N 02°00'00" E	18°08'00"
FEDERAL STREET	⊖	24494.04	26718.64	325.00'	47.56'	164.55'	186.81'	S 09°34'30" E	33°25'00"
FEDERAL STREET	⊖	2875.68	29459.26	185.00'	34.21'	77.38'	16.82'	N 10°23'00" W	25°58'00"



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

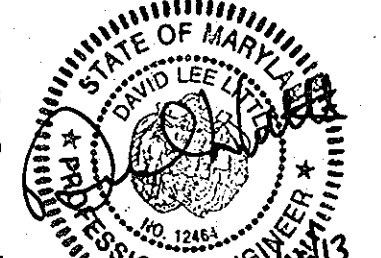
*David L. Long, III* 4/23/13  
 PLANNING DIRECTOR DATE

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

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

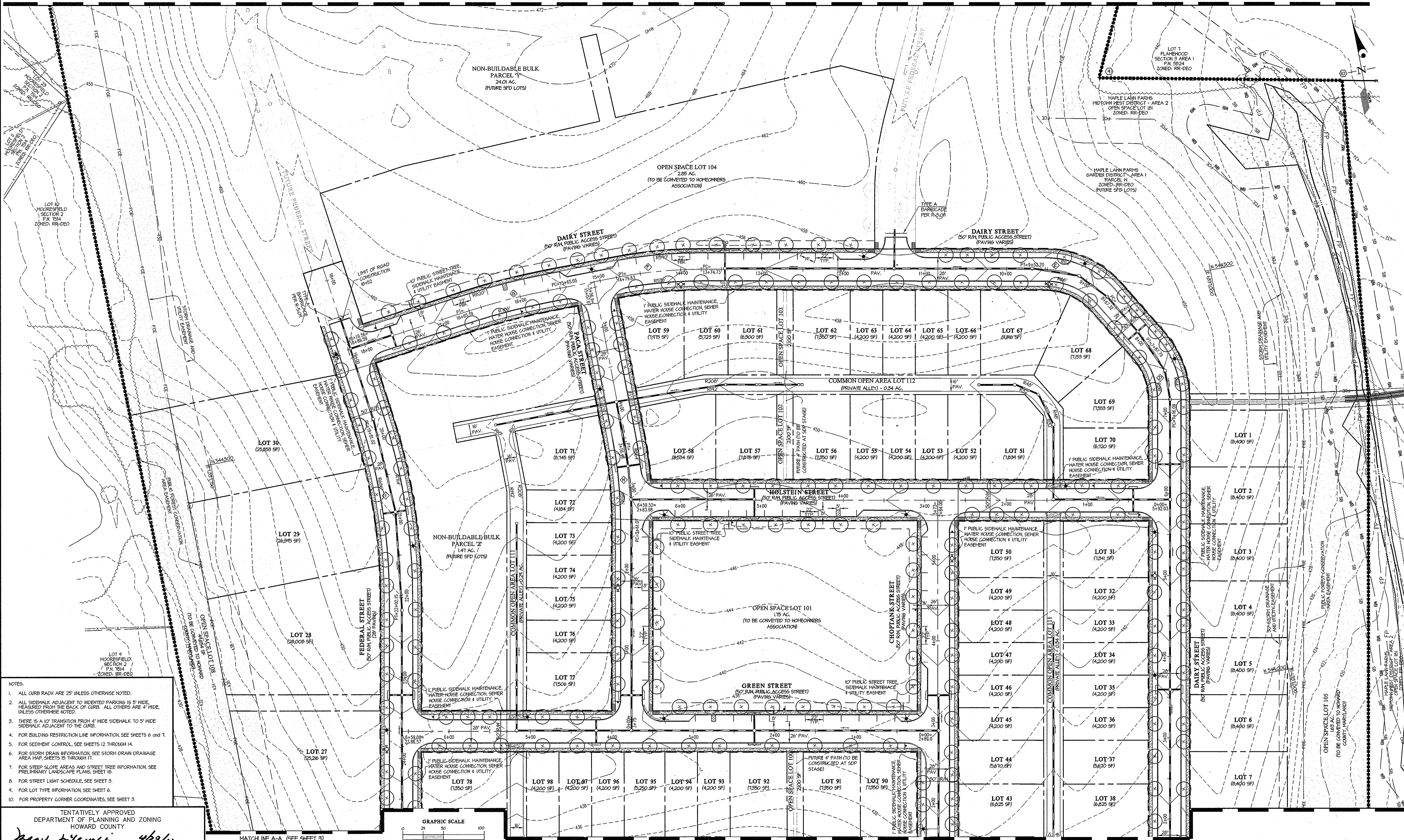
PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1825 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12464  
 EXPIRATION DATE: MAY 28, 2015



PRELIMINARY PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	3 OF 18



- NOTES:
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  2. ALL SIDEWALK ADJACENT TO INDENTED PARKING IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
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  6. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 15 THROUGH 17.
  7. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 18.
  8. FOR STREET LIGHT SCHEDULE, SEE SHEET 3.
  9. FOR LOT TYPE INFORMATION, SEE SHEET 6.
  10. FOR PROPERTY CORNER COORDINATES, SEE SHEET 3.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Taylor* 4/29/12  
 PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

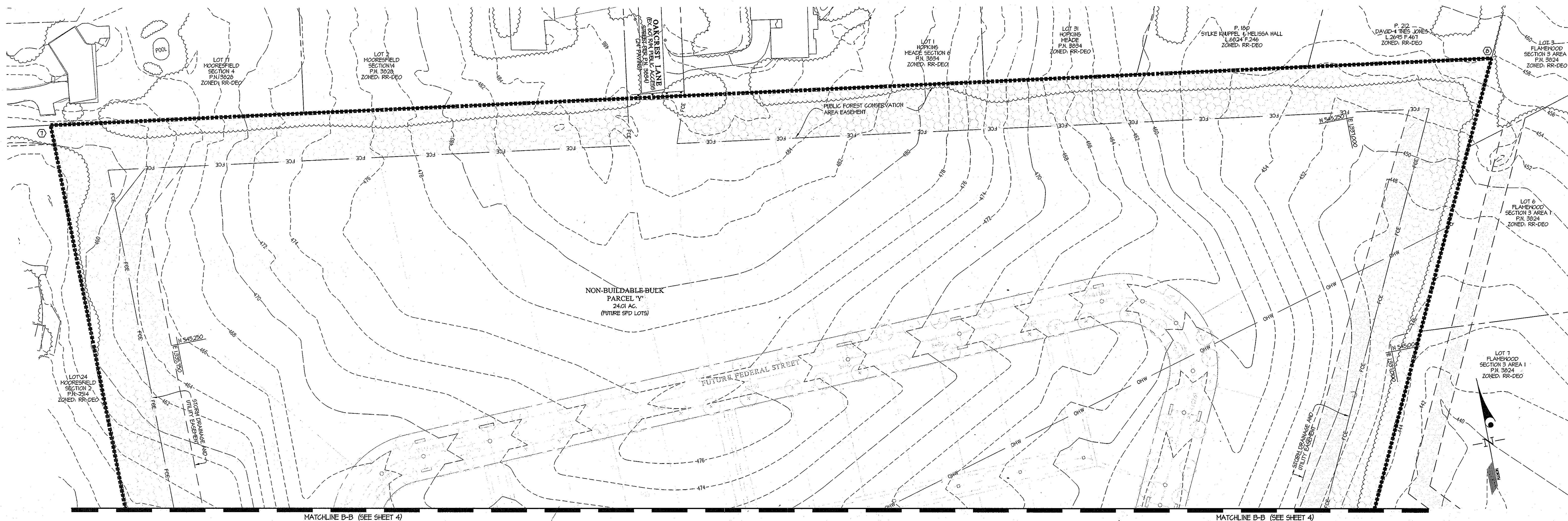
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 1829 REISTERSTOWN ROAD  
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 LICENSE NO. 12464  
 EXPIRATION DATE: MAY 28, 2015

PRELIMINARY PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	4 OF 18



MATCHLINE B-B (SEE SHEET 4)

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  10. FOR PROPERTY CORNER COORDINATES, SEE SHEET 3.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark D. Gutzick* 4/29/13  
 PLANNING DIRECTOR 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 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

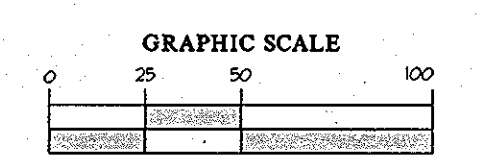
PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
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 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
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 LICENSE NO. 12464  
 EXPIRATION DATE: MAY 28, 2015

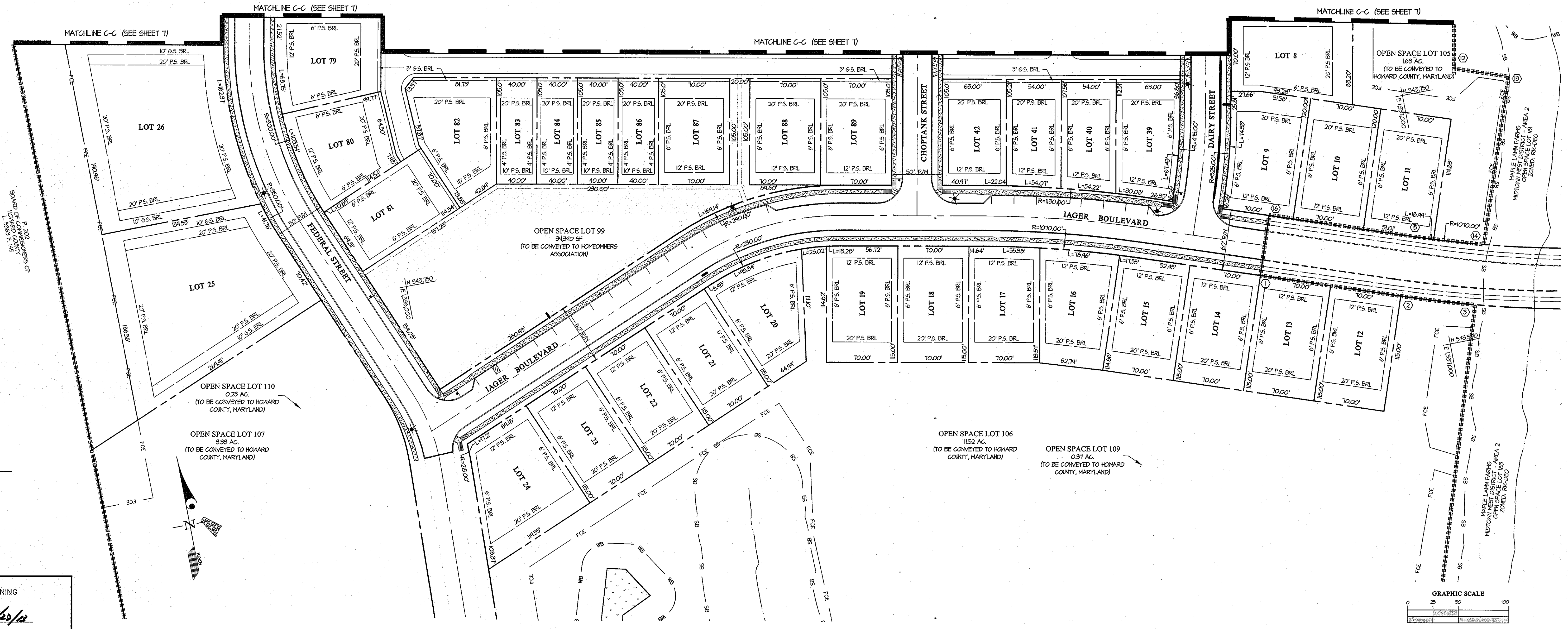
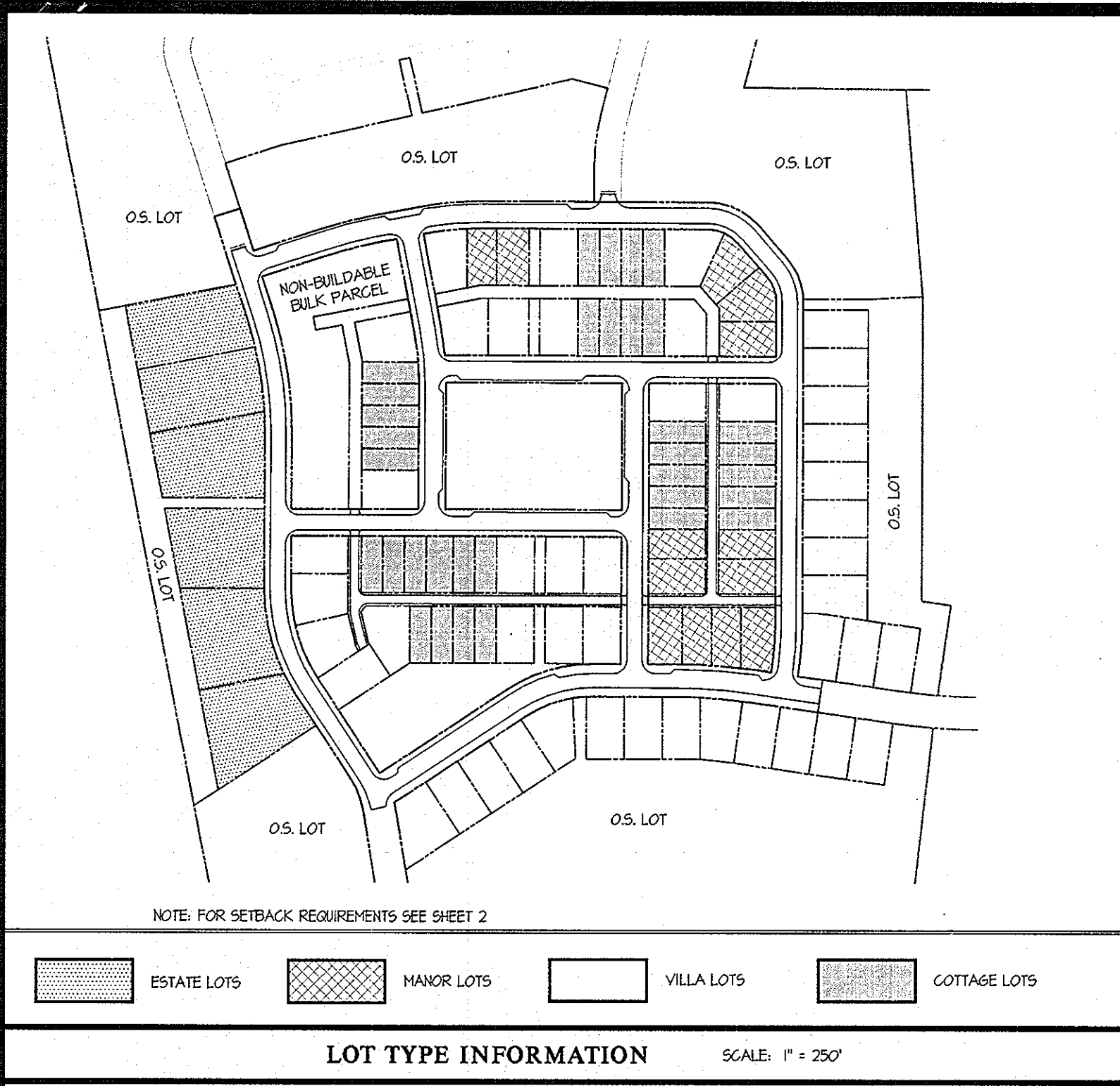
PRELIMINARY PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 38, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	5 OF 18



L:\CAD\DRAWINGS\2001\PLANS BY GLW\PRELIMINARY\2001\_03-05\_PP.dwg PLOTTED: 5/17/2013 4:16 PM, LAST SAVED: 5/17/2013 4:15 PM, PLOTTED BY: Jennifer R. Dick



**PLAN LEGEND**

- 6.5' BRL - GARAGE STRUCTURE BRL
- P.S. BRL - PRINCIPAL STRUCTURE BRL
- LIMIT OF SUBMISSION

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

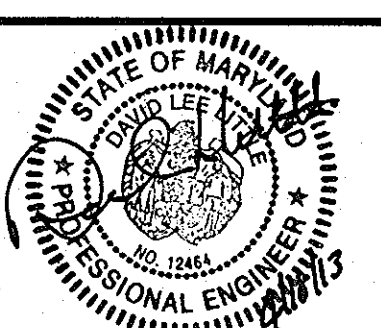
*Paul D. Ayce* 4/20/13  
PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

PREPARED FOR:  
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PROFESSIONAL ENGINEER UNDER THE  
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EXPIRATION DATE: MAY 28, 2015



PRELIMINARY BUILDING SETBACK PLAN

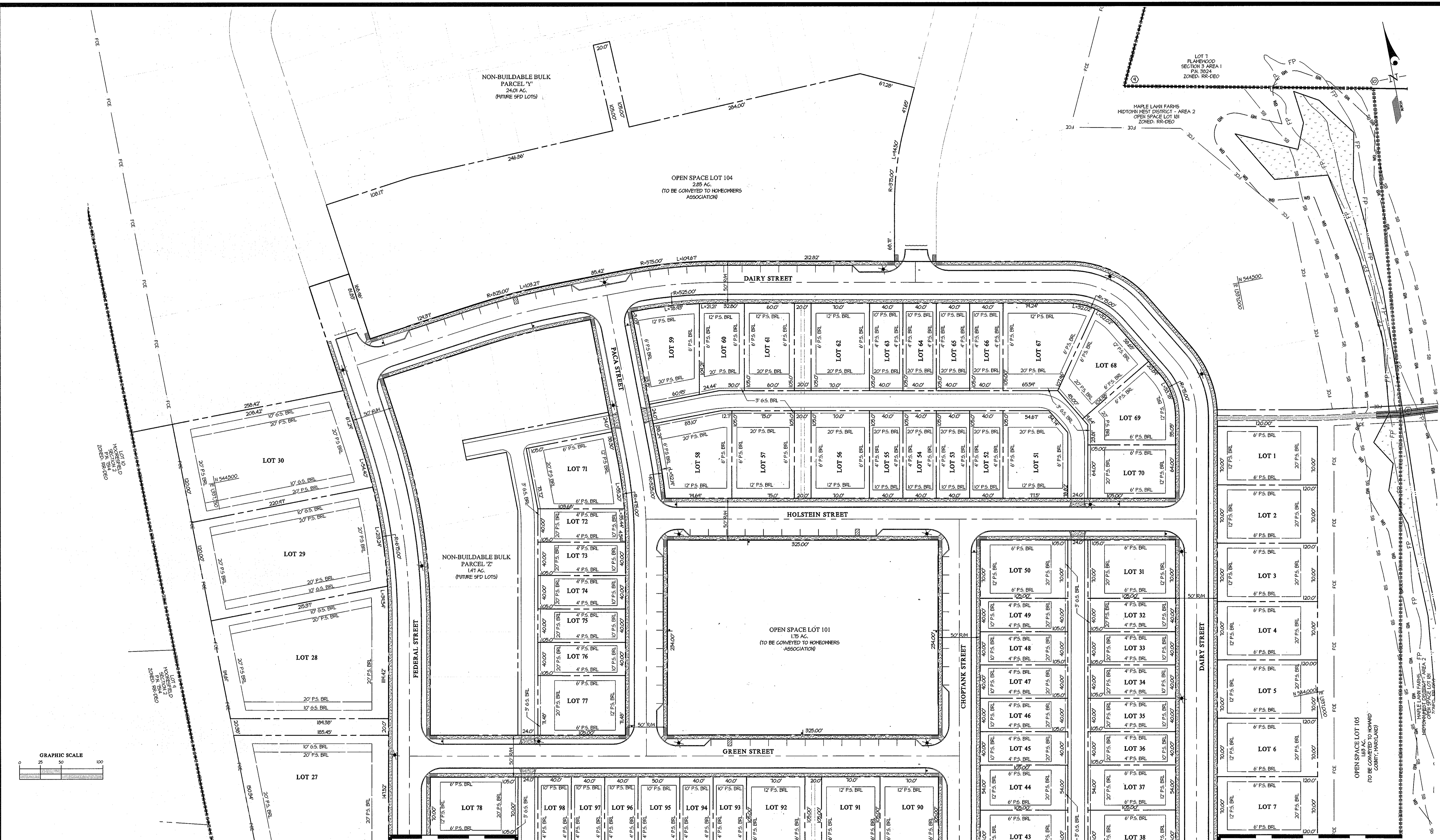
**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 1  
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
COMMON OPEN AREA LOTS 111 thru 114  
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	6 OF 18

HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\2013\PLANS BY GUY\PRELIMINARY\2013 08-07-SETBACKS.dwg PLOTTED: 4/17/2013 4:19 PM. LAST SAVED: 4/15/2013 1:11 PM. PLOTTED BY: Jennifer R. Dicks



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Paul M. Gough* 4/29/13  
 PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

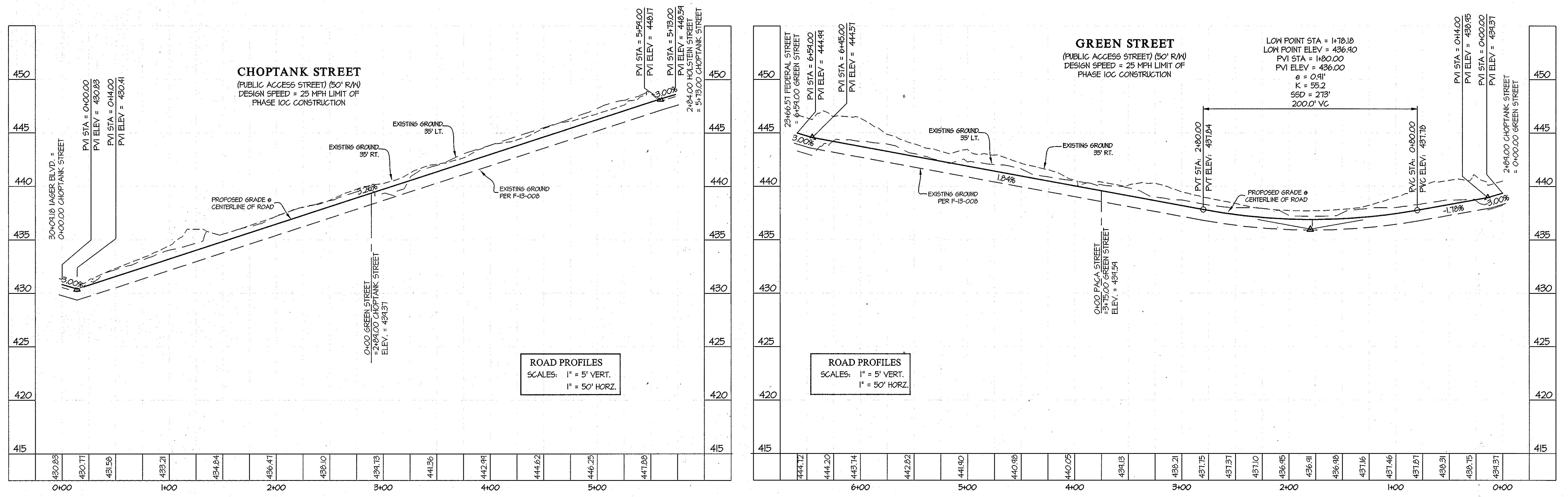
PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLM CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENETT  
 410-484-8400

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. 12464  
 EXPIRATION DATE: MAY 28, 2015

PRELIMINARY BUILDING SETBACK PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

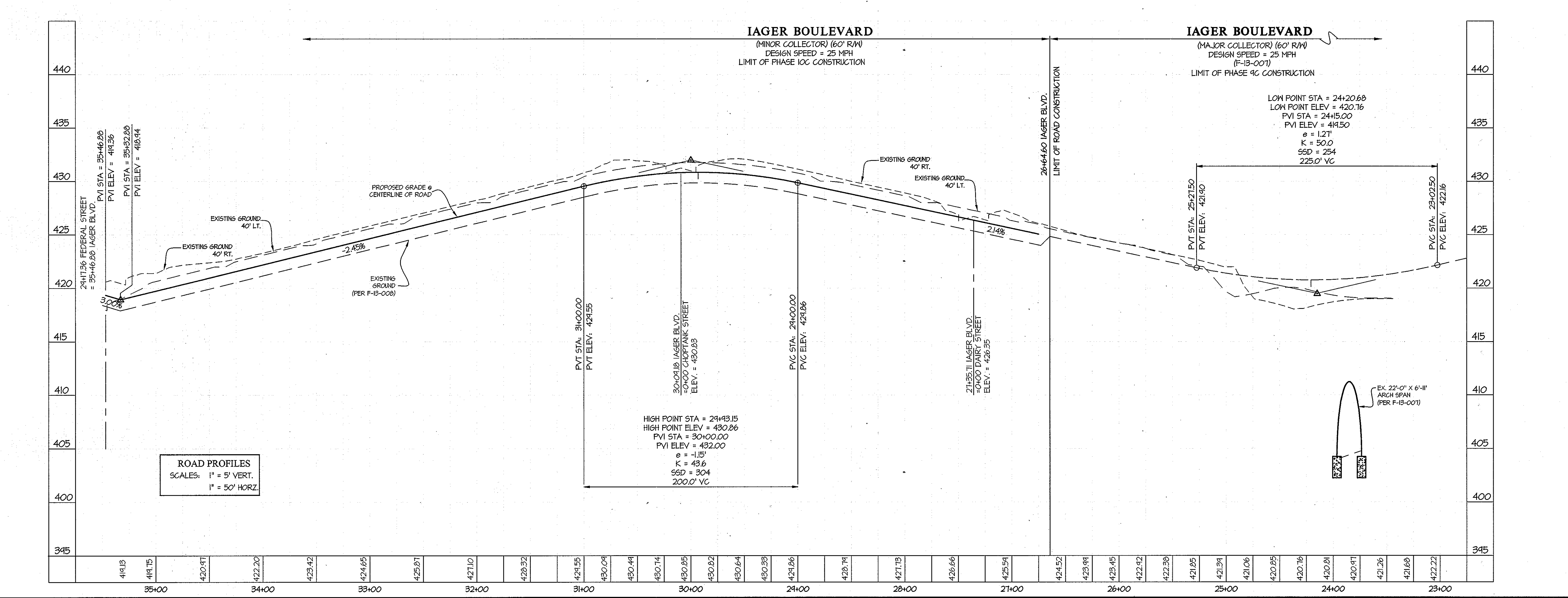
SCALE	ZONING	C. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	7 OF 18



**LEGEND**  
 --- EXISTING GRADE  
 --- PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTIONS SEE SHEET II

**GRAPHIC SCALE**  
 0 25 50 100



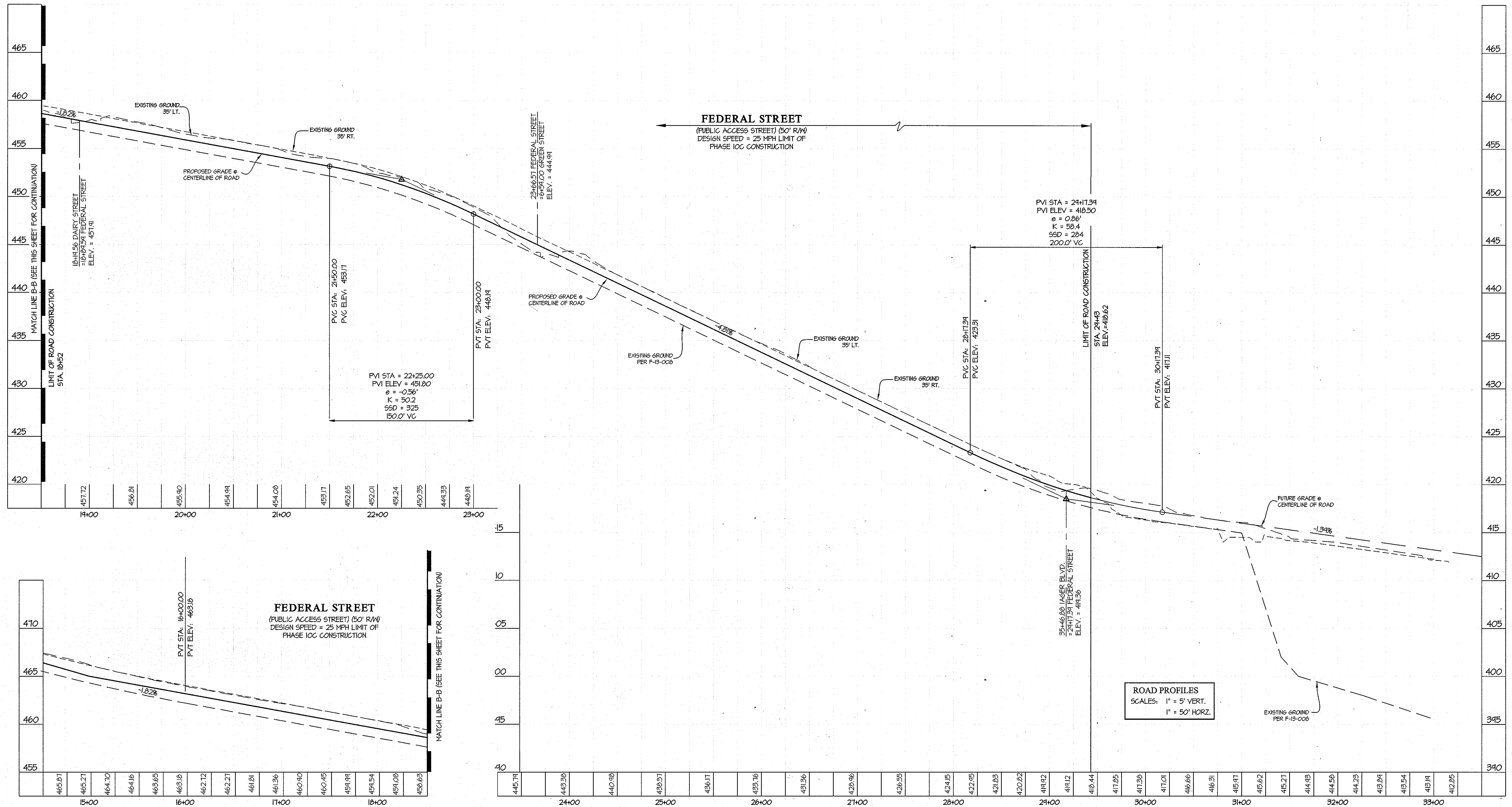
TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark Bennett* 4/23/13  
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.	PREPARED FOR:	PROFESSIONAL CERTIFICATION	PRELIMINARY STREET GRADES - IAGER BOULEVARD, ROAD AA and ROAD BB
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS	MAPLE LAWN FARMS I, LLC	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. 12464, EXPIRATION DATE: MAY 28, 2015	SCALE: AS SHOWN
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-588-2524 FAX: 301-421-4186	1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400		ZONING: MXD-3
L:\2013\20130415\2013\PLANS BY QLP\PROJ\HWY1\2013 08-10_Sc.dwg			G. L. W. FILE No. 12001
DES. DEV DRN. dds CHK.			DATE: APRIL, 2013
	REVISION	BY APPR.	TAX MAP - GRID: 41-21/46-3
			SHEET: 8 OF 18

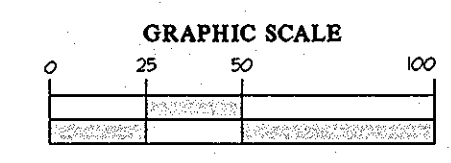






**LEGEND**  
 --- EXISTING GRADE  
 - - - PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTIONS SEE SHEET II



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

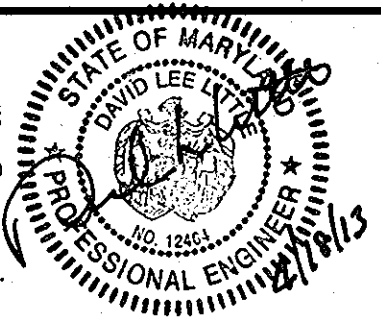
*Paul P. Long* 4/22/13  
 PLANNING DIRECTOR DATE

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DES. DEV	DRN. dds	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
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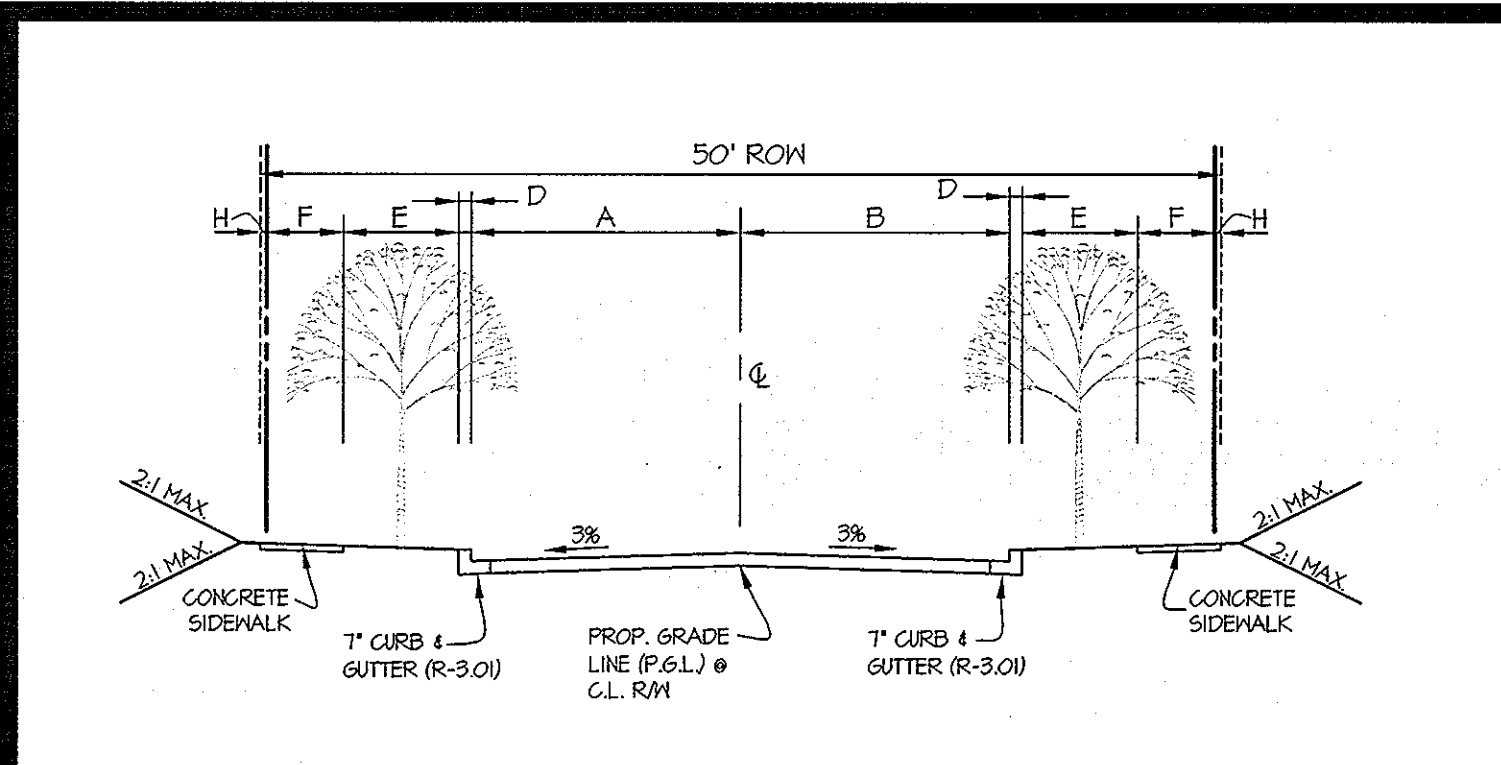


PRELIMINARY STREET GRADES - ROAD Z

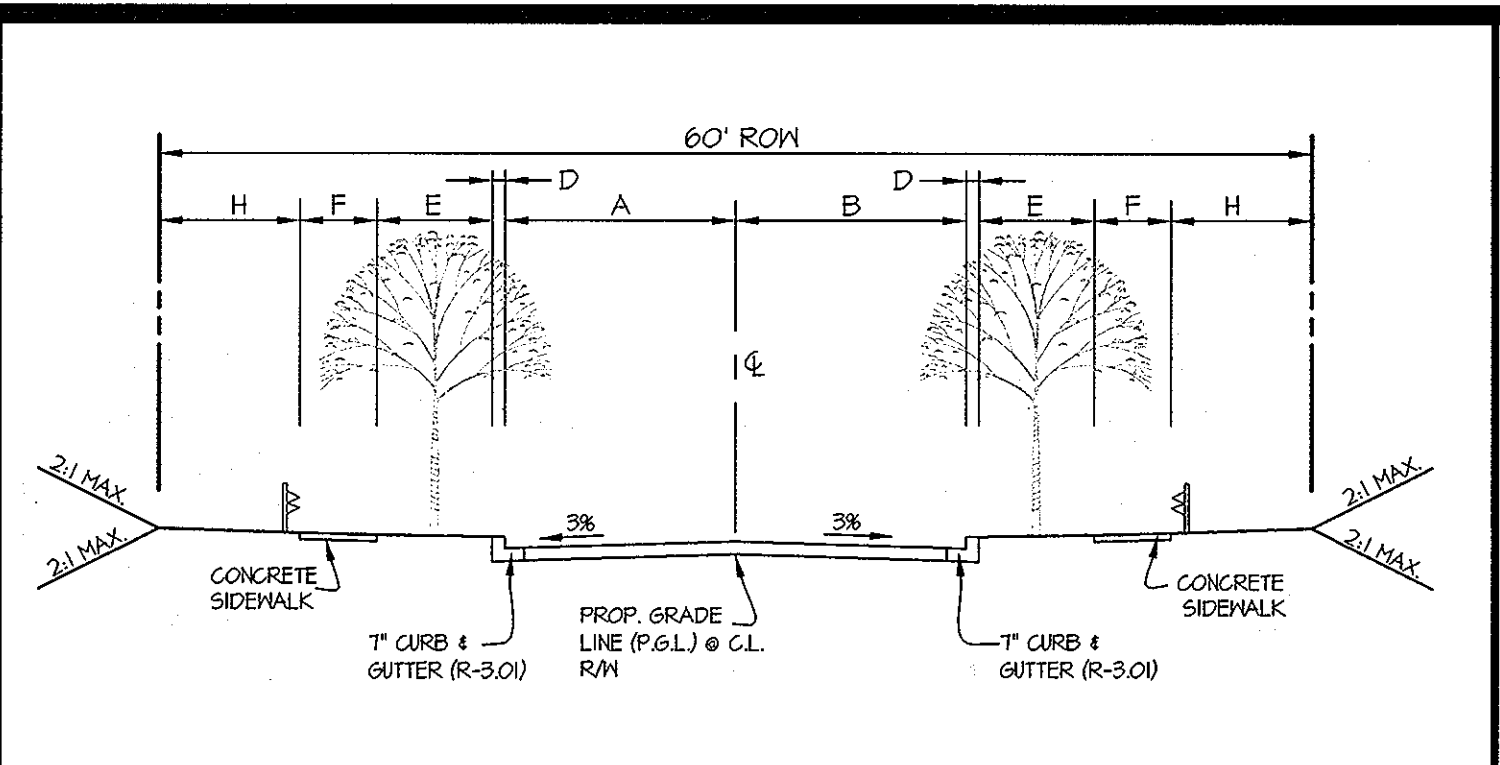
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
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 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

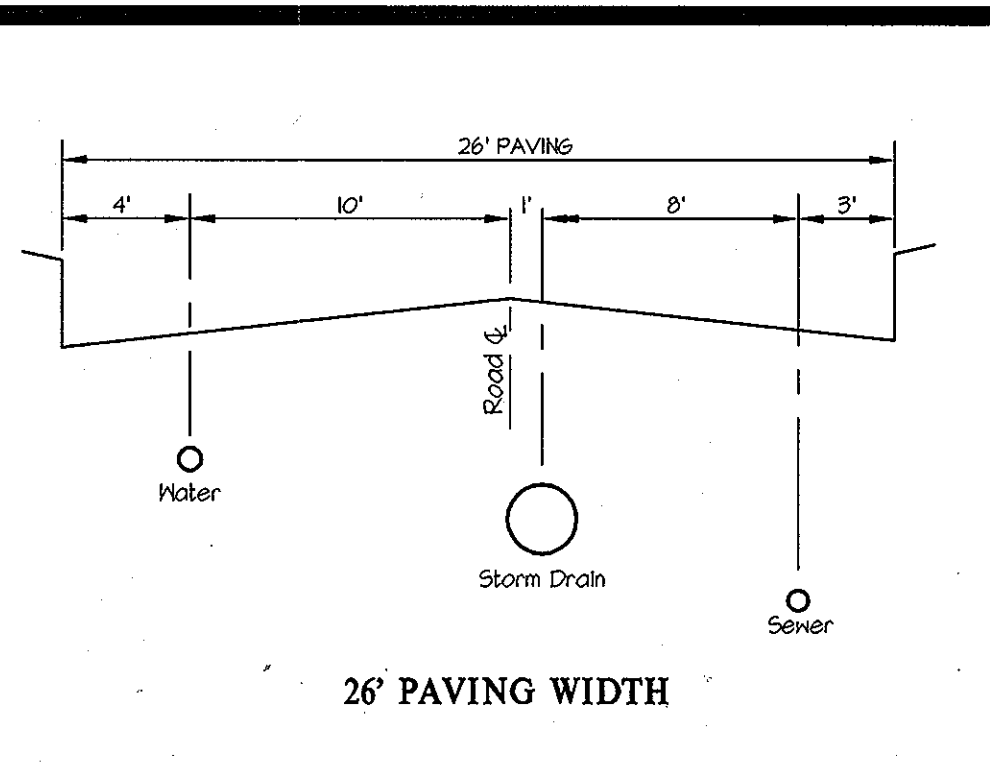
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	10 OF 18



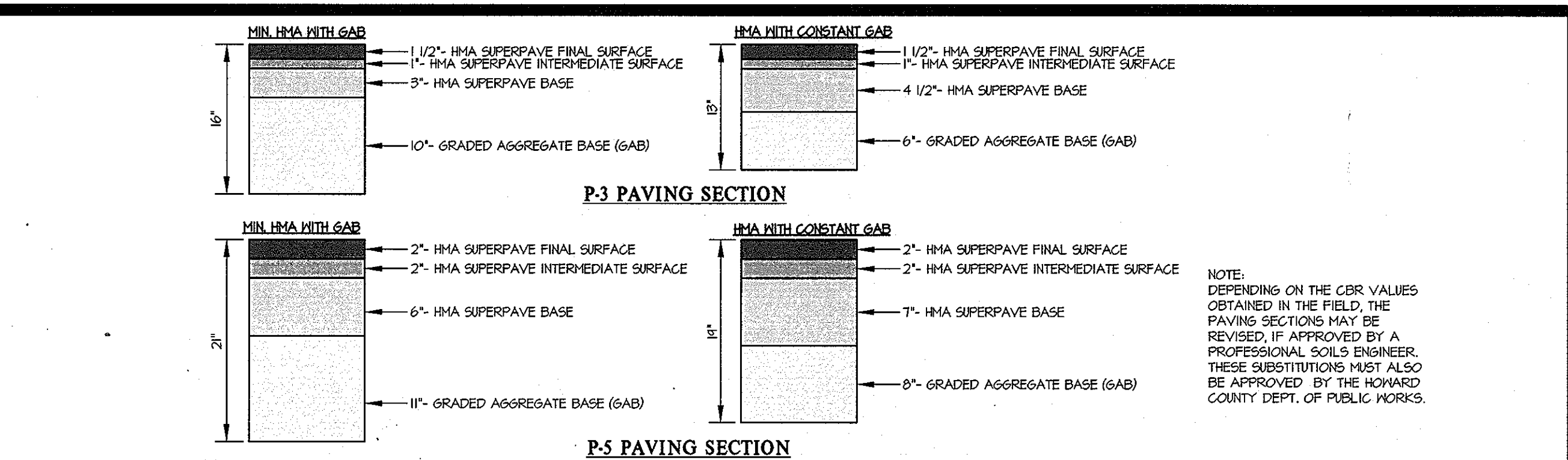
1 TYPICAL SECTION FOR 50' R/W WITH NO PARALLEL PARKING NO SCALE



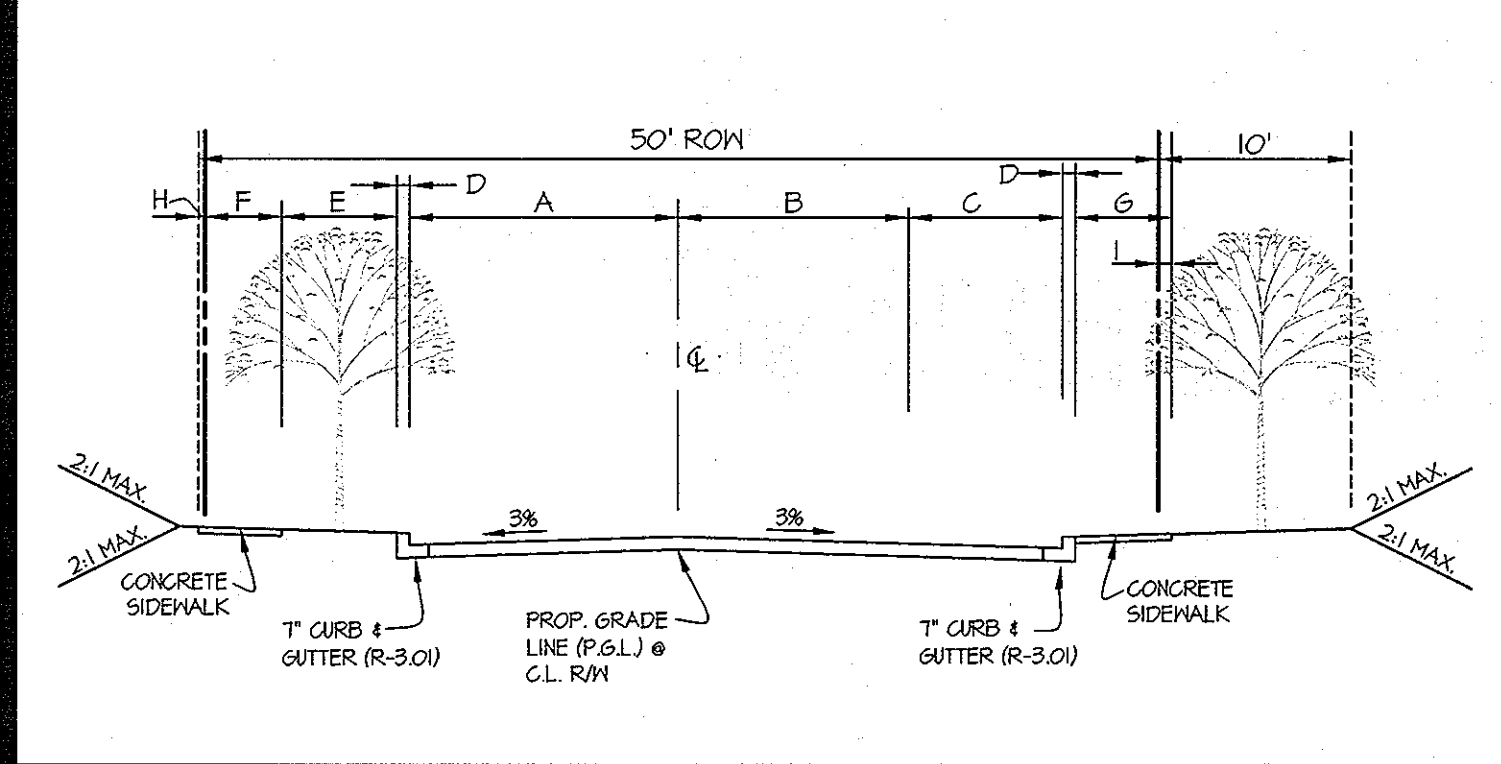
4 TYPICAL SECTION FOR 60' R/W WITH NO PARALLEL PARKING NO SCALE



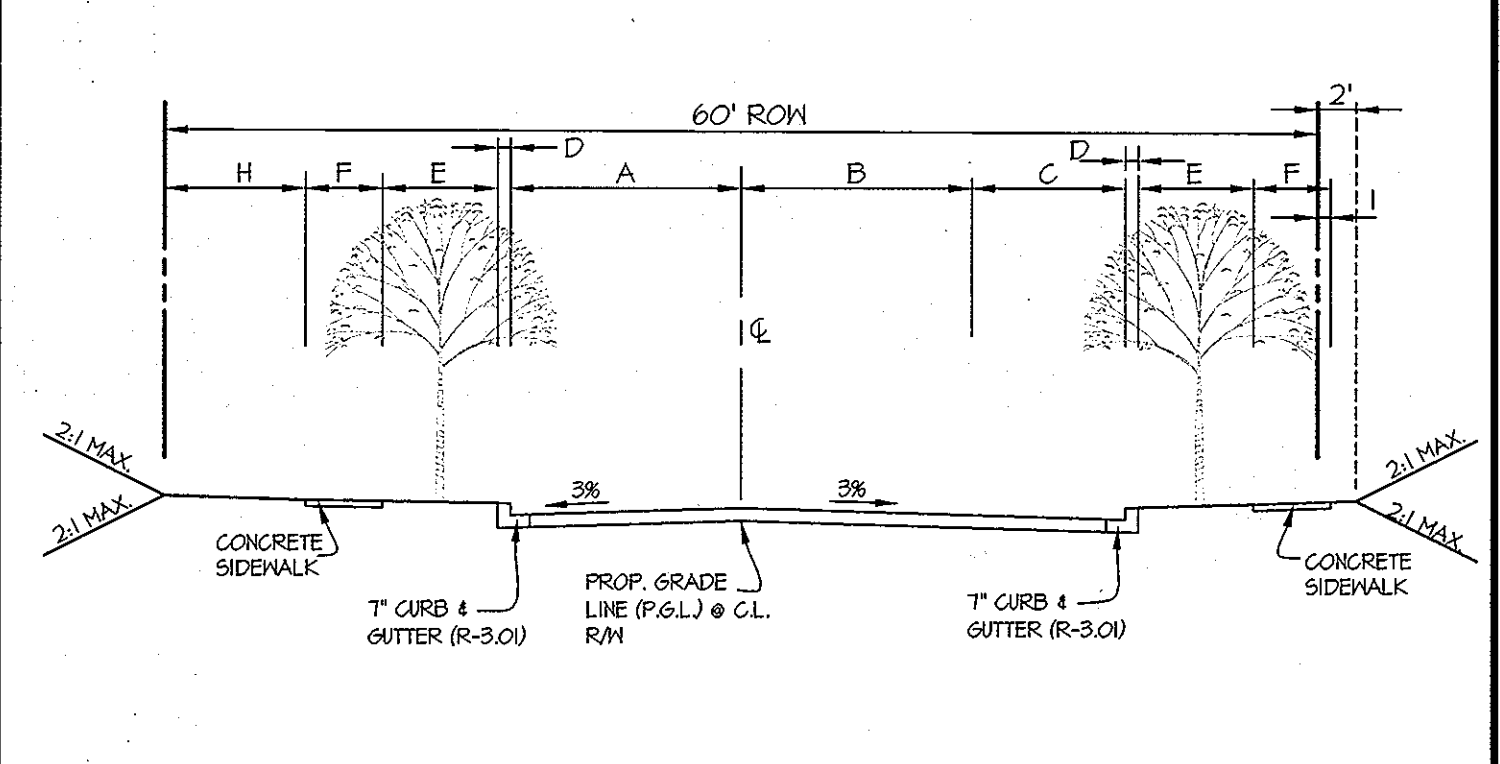
26' PAVING WIDTH



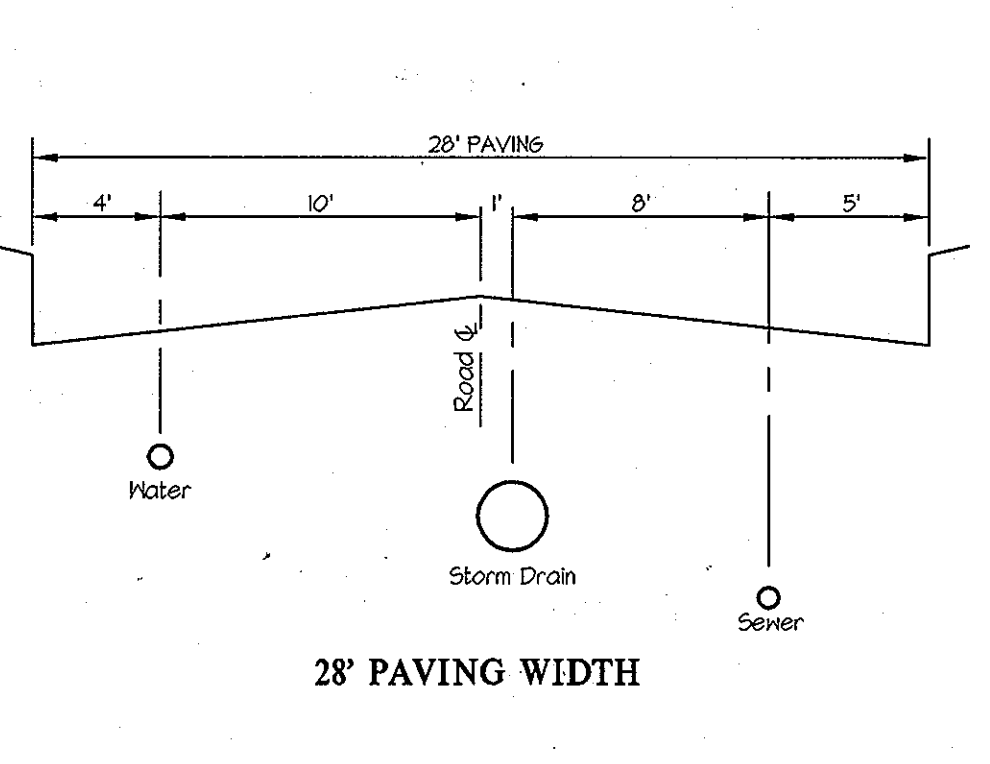
10 PAVING SECTIONS NO SCALE



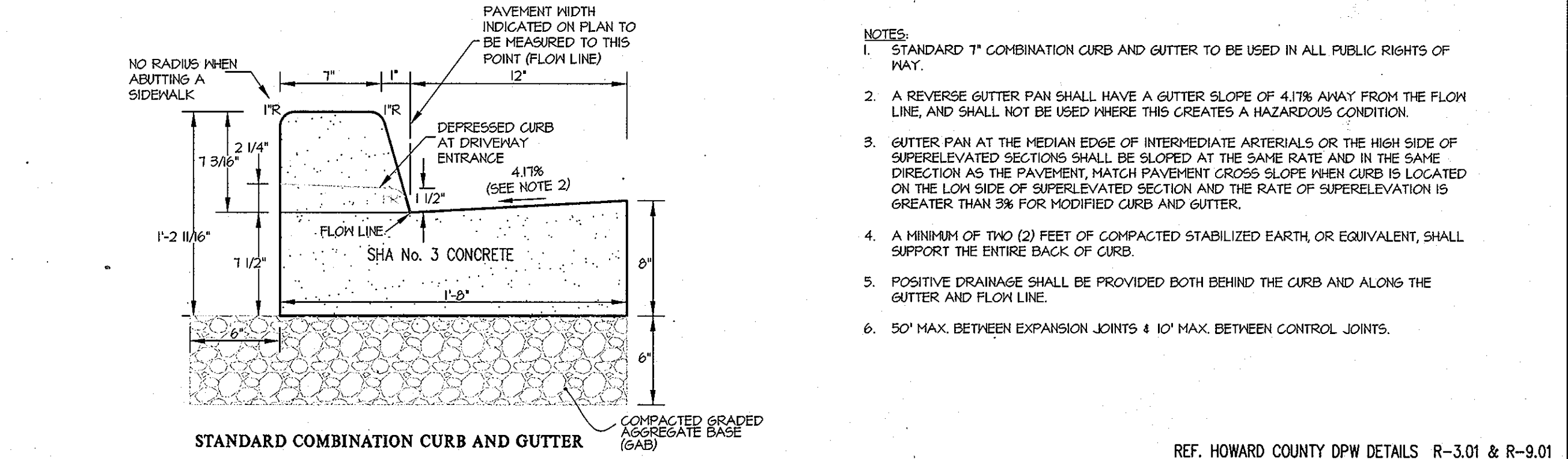
2 TYPICAL SECTION FOR 50' R/W WITH RIGHT PARALLEL PARKING NO SCALE



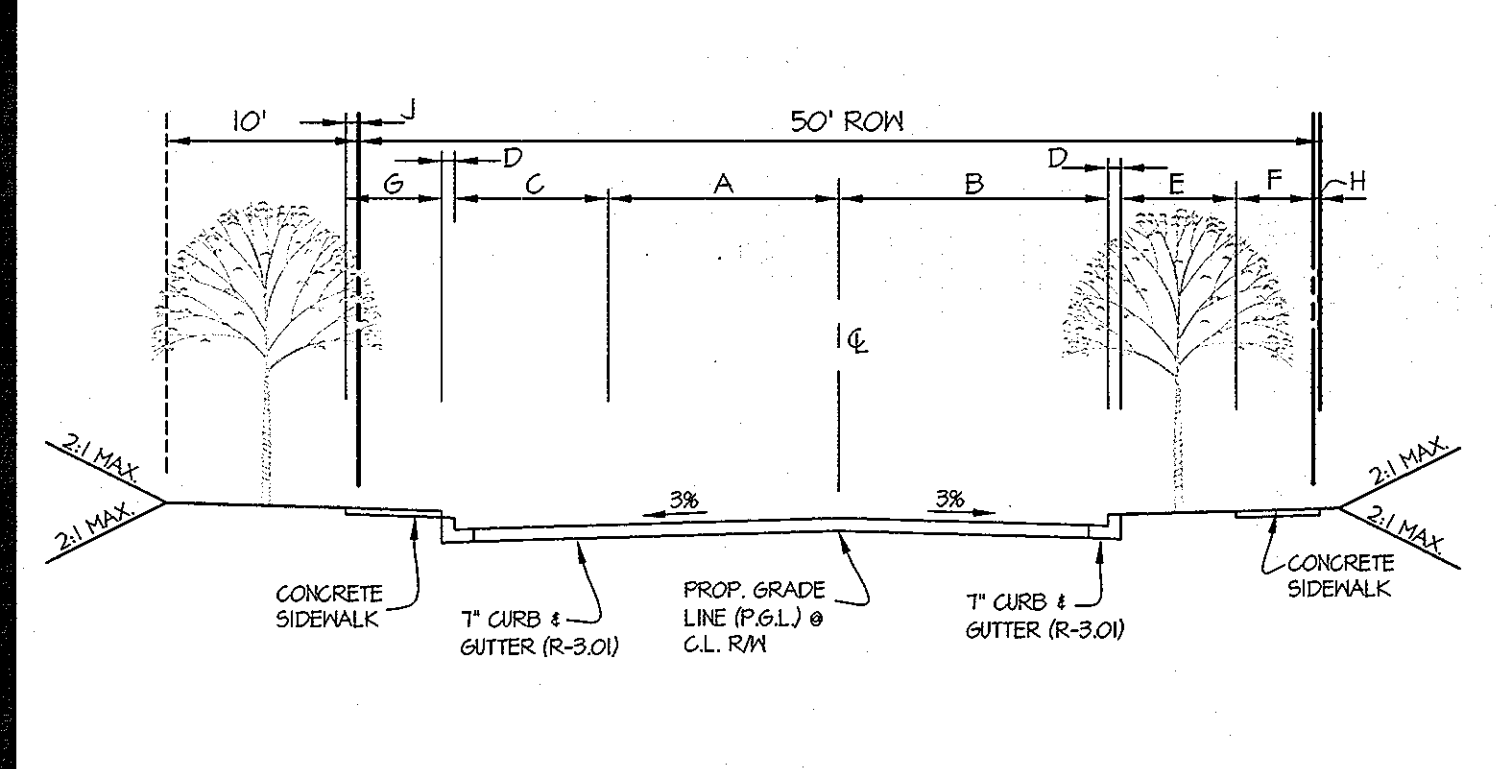
5 TYPICAL SECTION FOR 60' R/W WITH RIGHT PARALLEL PARKING NO SCALE



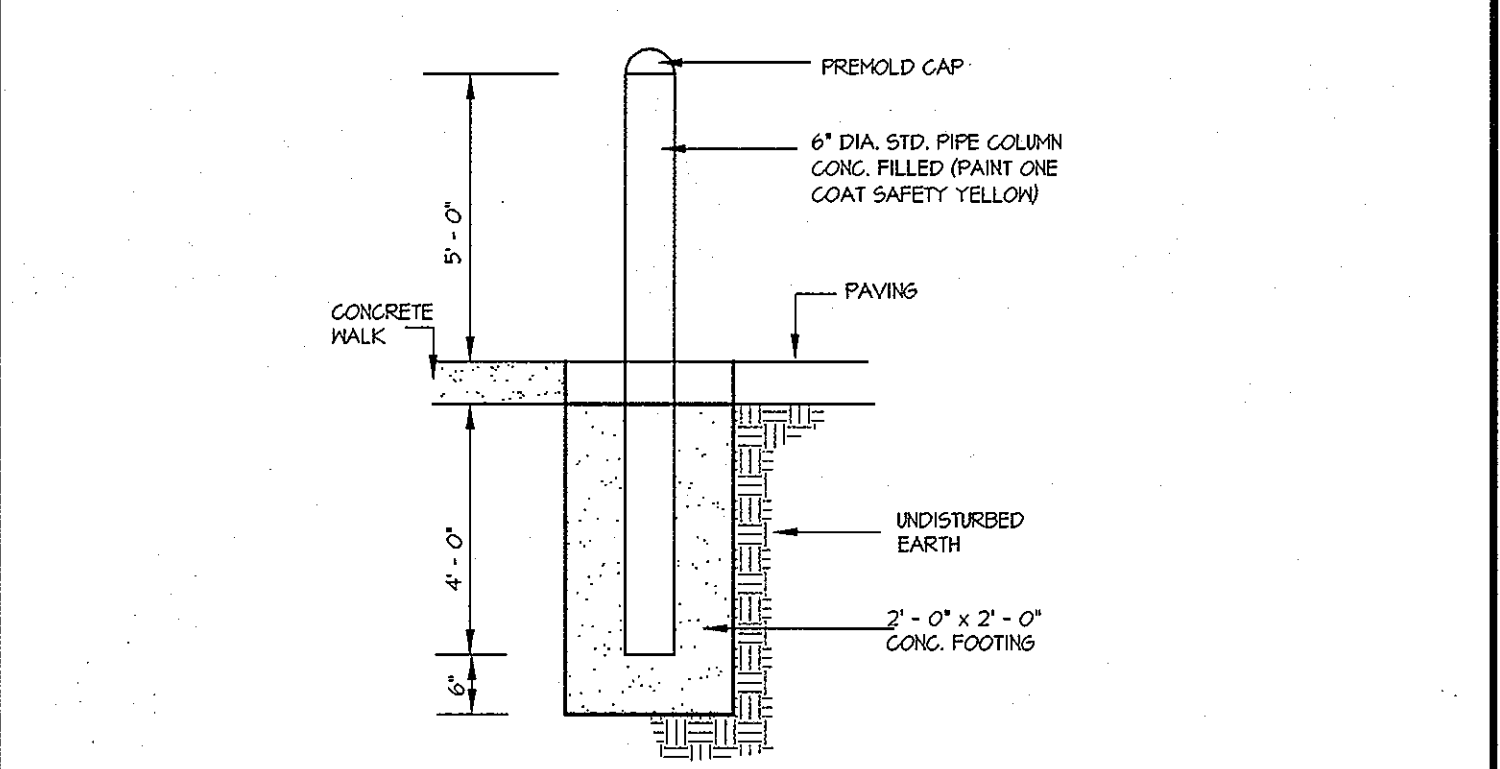
7 TYPICAL UTILITY LOCATIONS SCALE: 1"=6'



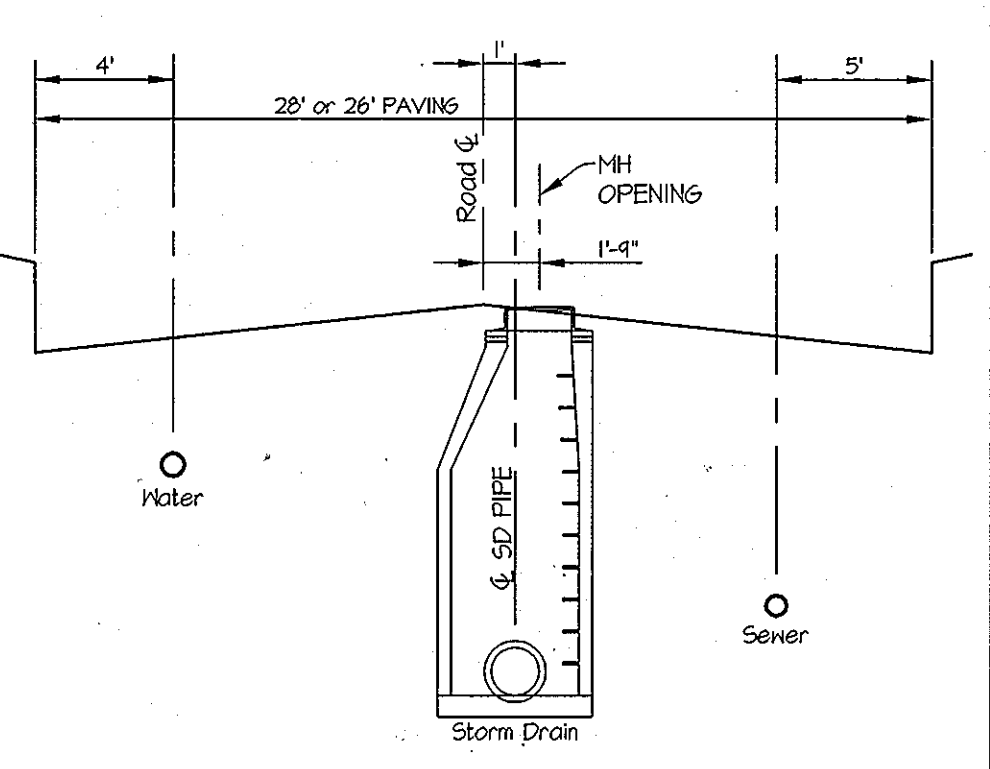
11 7" CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



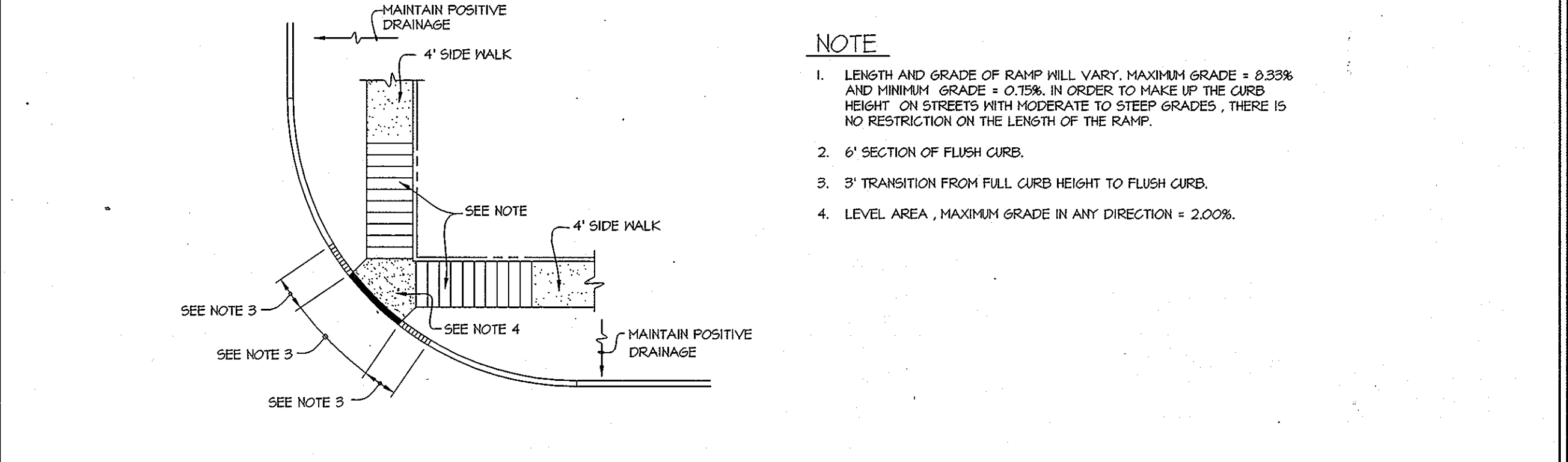
3 TYPICAL SECTION FOR 50' R/W WITH LEFT PARALLEL PARKING NO SCALE



6 BOLLARD DETAIL NO SCALE



8 DETAIL FOR SETTING STORM DRAIN MANHOLES IN ROADS SCALE: 1"=6'



12 HANDICAP RAMP DETAIL SCALE: 1"=10'

NOTE: ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION



9 TYPICAL ALLEY ENTRANCE DETAIL NO SCALE

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark P. Bennett* 4/29/13  
PLANNING DIRECTOR DATE

ROAD INFORMATION															
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	G	H	I	J	R/W	PAVING SECTION
IAGER BOULEVARD	26+64.6 TO 27+17.5	MINOR COLLECTOR	25 MPH	12'	12'	-	8"	6"	4"	-	7'-4"	-	-	60'	P-5 4
IAGER BOULEVARD	27+17.5 TO 28+46.5	MINOR COLLECTOR	25 MPH	12'	12'	8"	8"	6"	4"	-	7'-4"	8"	-	60'	P-5 5
IAGER BOULEVARD	28+46.5 TO 31+46	MINOR COLLECTOR	25 MPH	12'	12'	-	8"	6"	4"	-	7'-4"	-	-	60'	P-5 4
IAGER BOULEVARD	31+46 TO 35+46.28	MINOR COLLECTOR	25 MPH	12'	12'	8"	8"	6"	4"	-	7'-4"	8"	-	60'	P-5 5
CHOPTANK STREET	00+00 TO 03+44	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
CHOPTANK STREET	03+44 TO 05+13	ACCESS STREET	25 MPH	12'	14'	8"	8"	6"	4"	5'	4"	-	8"	50'	P-3 3
GREEN STREET	00+00 TO 03+31	ACCESS STREET	25 MPH	14'	12'	8"	8"	6"	4"	5'	-	8"	-	50'	P-3 2
GREEN STREET	03+31 TO 06+54	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
HOLSTEIN STREET	00+00 TO 03+24	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
HOLSTEIN STREET	03+24 TO 06+54.52	ACCESS STREET	25 MPH	12'	14'	8"	8"	6"	4"	5'	4"	-	8"	50'	P-3 3
PAGA STREET	00+00 TO 02+41	ACCESS STREET	25 MPH	14'	12'	8"	8"	6"	4"	5'	-	8"	-	50'	P-3 2
PAGA STREET	02+41 TO 05+56.9	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
DAIRY STREET	00+00 TO 11+83	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
DAIRY STREET	11+83 TO 18+15.6	ACCESS STREET	25 MPH	14'	12'	8"	8"	6"	4"	5'	-	8"	-	50'	P-3 2
FEDERAL STREET	18+52 TO 31+65	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1

GLWGUTSCHICK LITTLE & WEBER, P.A.  
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DATE	REVISION	BY	APPR.

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EXPIRATION DATE: MAY 28, 2015

PRELIMINARY STREET GRADES and ROAD DETAILS

MAPLE LAWN FARMS  
GARDEN DISTRICT - AREA 1  
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
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ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

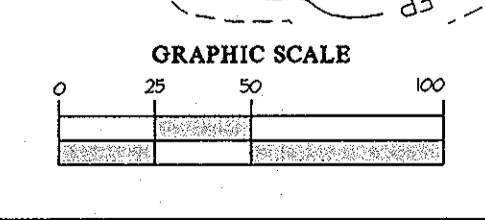
SCALE	ZONING	G. L. W. FILE No.
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DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	11 OF 18

100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	MEAL FT.
STREAM 'A'	
2+40	344.32
6+50	403.68
1+41	428.68
8+65	424.42
9+30	410.68
STREAM 'B'	
3+00	400.70
4+00	400.15
STREAM 'HDI'	
3+31	426.58
1+50	415.34
HAMMOND BRANCH	
13+64	341.04
11+00	344.32
11+00	344.51
8+68	345.30
8+40	345.31
8+123	348.42
8+53	400.04
9+82	401.1

- GRADING/SEDIMENT CONTROL LEGEND**
- 400 --- EXISTING CONTOUR
  - 400 --- PROPOSED CONTOUR
  - --- EXISTING TREELINE
  - --- FLOODPLAIN CROSS SECTION
  - --- LIMIT OF SUBMISSION
  - --- PROPERTY CORNER
  - --- LIMITS OF DISTURBANCE
  - --- STABILIZED CONSTRUCTION ENTRANCE
  - --- EXISTING EARTH DIKE
  - --- PROPOSED EARTH DIKE
  - --- EXISTING SUPER SILT FENCE
  - --- PROPOSED SILT FENCE
  - --- PROPOSED SUPER SILT FENCE
  - --- EROSION CONTROL MATTING

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*Paul H. Long* *s/p/10/12*  
 PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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DATE	REVISION	BY	APP'R.

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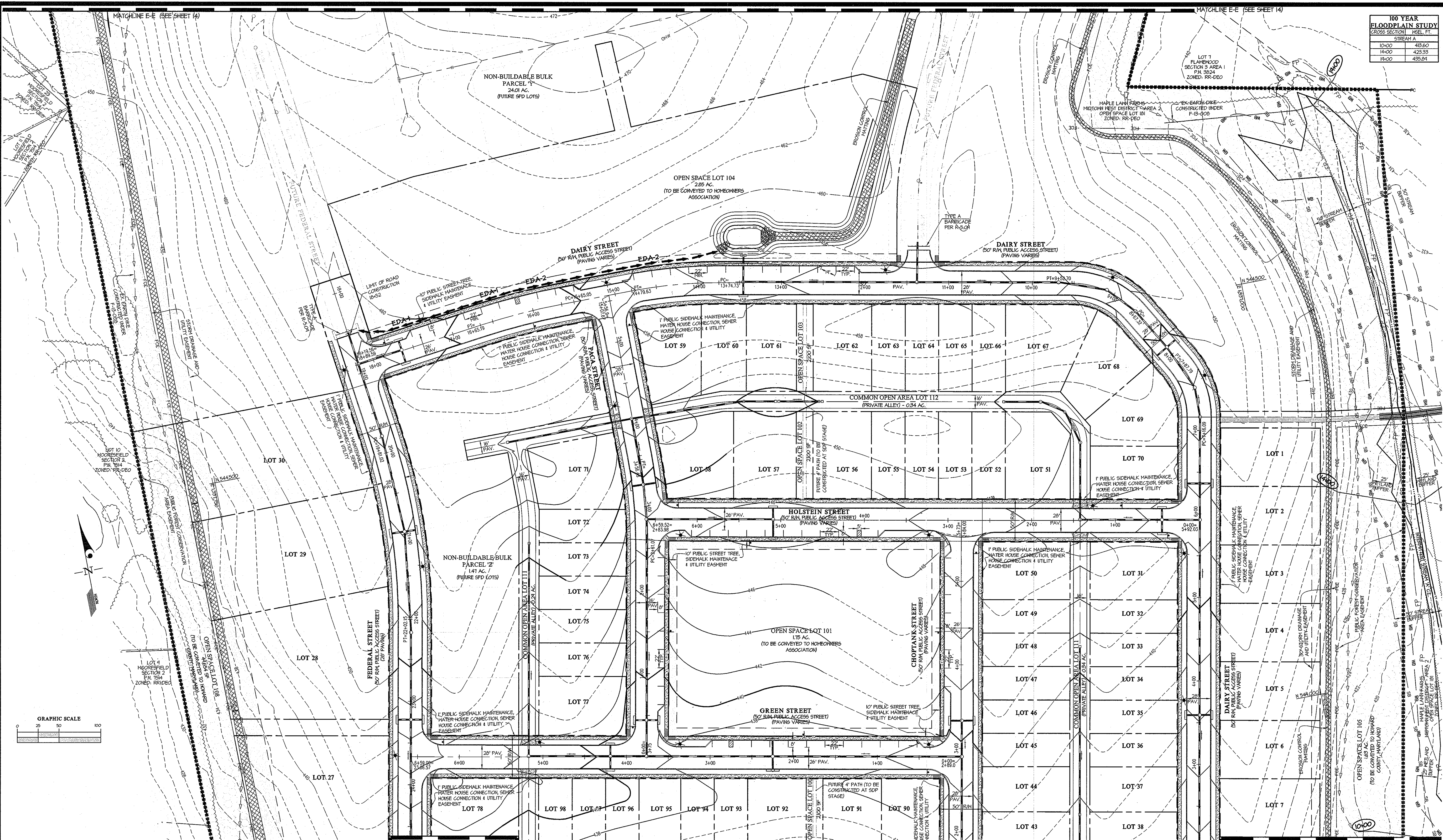
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PRELIMINARY GRADING and SEDIMENT CONTROL PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
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1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	12 OF 18

L:\CAD\DRAWINGS\2001\PLANS BY QW\PRELIM\2001 12-14-09-SC.dwg  
 PLOTTED: 4/17/2013 4:27 PM, LAST SAVED: 4/15/2013 5:17 PM, PLOTTED BY: Jennifer R. Dick

100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	FEEL FT.
STREAM A	
10+00	413.60
14+00	423.33
19+00	429.94



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Janet de Laugel* 4/29/13  
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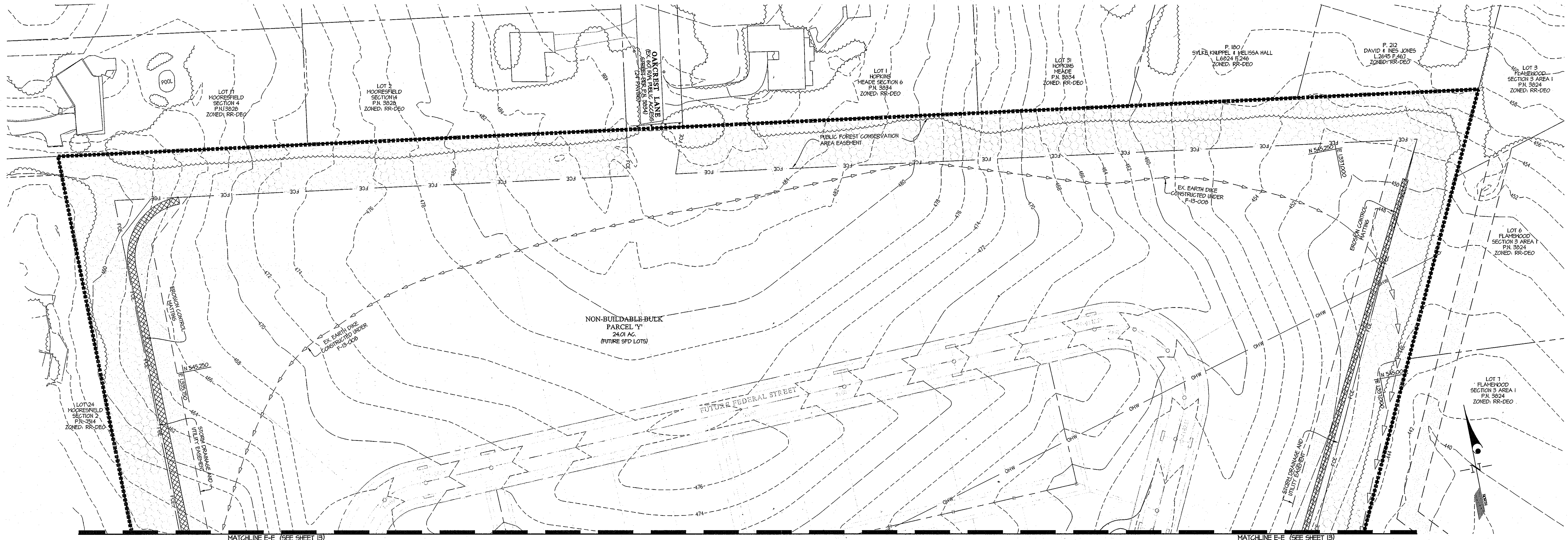
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1" = 50'	MXD-3	12001
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APRIL, 2013	41-21/46-3	13 OF 18



MATCHLINE E-E (SEE SHEET 13)

MATCHLINE E-E (SEE SHEET 13)

PT. NO.	NORTH	EAST
(1)	543601.7616	1336828.8121
(2)	543554.1723	1336465.6218
(3)	543553.4754	1337031.5250
(4)	542848.1678	1336814.8878
(5)	542444.5243	1336354.2066
(6)	543232.4536	1336665.8752
(7)	545501.4803	1335662.6764
(8)	545282.9471	1337161.3555
(9)	544751.8204	1336411.0446
(10)	544641.8104	1337203.6238
(11)	544915.2440	1337161.7814
(12)	543766.5894	1337055.0274
(13)	543748.7134	1337106.4085
(14)	543540.2561	1337051.2785
(15)	543610.8234	1336485.3866
(16)	543658.4514	1336848.5282

TENTATIVELY APPROVED  
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HOWARD COUNTY

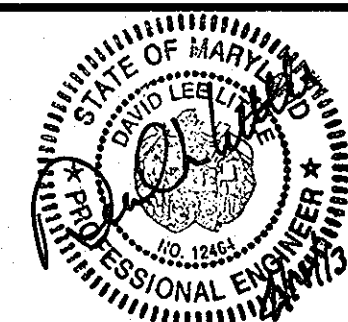
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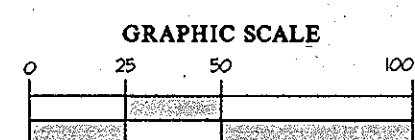
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HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5



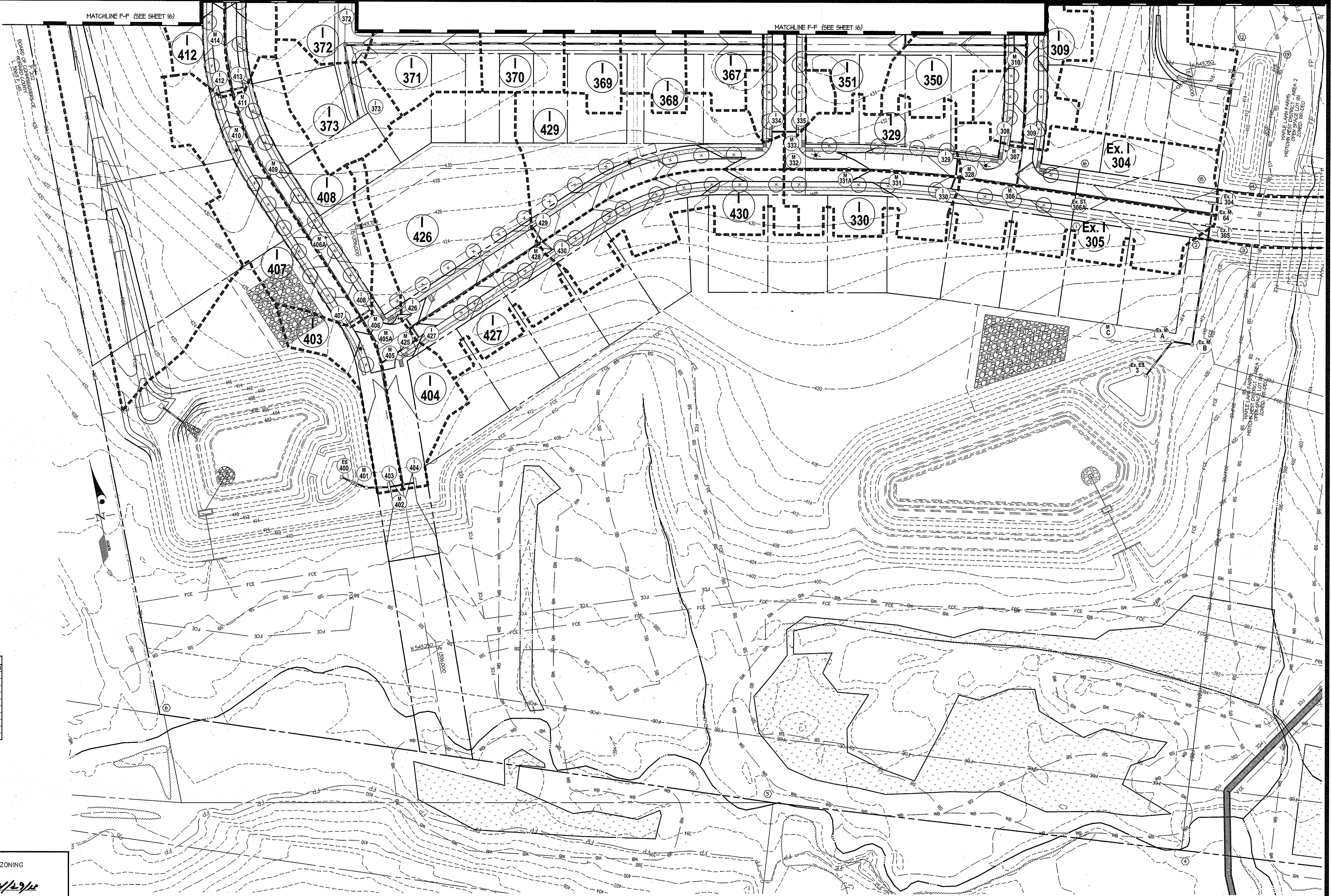
MATCHLINE F-F (SEE SHEET 16)

MATCHLINE F-F (SEE SHEET 16)

STRUCTURE	AREA (AC)	C	IMPERVIOUS
I-433	0.18 AC	0.56	55%
I-432	0.11 AC	0.56	55%
I-430	0.45 AC	0.56	55%
I-424	0.10 AC	0.56	55%
I-421	0.30 AC	0.56	55%
I-426	0.84 AC	0.56	55%
SI-424	5.15 AC	0.50	46%
I-421	0.35 AC	0.56	55%
I-420	0.36 AC	0.56	55%
I-417	0.32 AC	0.56	55%
I-416	0.36 AC	0.56	55%
I-413	0.31 AC	0.56	55%
I-412	0.38 AC	0.56	55%
I-408	0.42 AC	0.56	55%
I-401	0.35 AC	0.56	55%
I-404	0.31 AC	0.56	55%
I-403	0.23 AC	0.56	55%
I-341	0.31 AC	0.56	55%
I-340	0.30 AC	0.56	55%
I-334	0.35 AC	0.56	55%
I-333	0.22 AC	0.56	55%
I-301	0.23 AC	0.56	55%
I-306	0.40 AC	0.56	55%
I-305	0.60 AC	0.56	55%
I-303	0.31 AC	0.56	55%
I-302	0.31 AC	0.56	55%
I-301	0.35 AC	0.56	55%
I-311	0.23 AC	0.56	55%
I-316	0.21 AC	0.56	55%
I-316	0.36 AC	0.56	55%
I-315	0.24 AC	0.56	55%
I-313	0.31 AC	0.56	55%
I-312	0.30 AC	0.56	55%
I-311	0.35 AC	0.56	55%
I-310	0.26 AC	0.56	55%
I-304	0.24 AC	0.56	55%
I-300	0.28 AC	0.56	55%
I-301	0.24 AC	0.56	55%
I-306	0.45 AC	0.56	55%
I-305	0.46 AC	0.56	55%
I-305A	1.75 AC	0.56	55%
I-303	0.26 AC	0.56	55%
I-301	0.28 AC	0.56	55%
I-304	0.39 AC	0.56	55%
I-301	0.23 AC	0.56	55%
I-306	0.24 AC	0.56	55%
I-304	0.39 AC	0.56	55%
I-341	0.21 AC	0.56	55%
I-341	0.39 AC	0.56	55%
I-344	0.34 AC	0.56	55%
I-343	0.50 AC	0.56	55%
I-340	0.60 AC	0.56	55%
I-334	1.41 AC	0.56	55%
I-335	0.36 AC	0.56	55%
I-334	0.20 AC	0.56	55%
I-330	0.31 AC	0.56	55%
I-324	0.32 AC	0.56	55%
SI-321	6.15 AC	0.50	46%
I-322	0.54 AC	0.56	55%
I-321	0.47 AC	0.56	55%
I-317	0.51 AC	0.56	55%
I-316	0.18 AC	0.56	55%
I-313	0.41 AC	0.56	55%
I-312	0.45 AC	0.56	55%
I-304	0.44 AC	0.56	55%
I-300	0.38 AC	0.56	55%

NOTE: DUE TO MASS GRADING, 'C' SOIL WAS USED FOR CALCULATIONS.  
 NOTE: STRUCTURES M-64, I-304, I-305, M-A, M-B AND ES-3 ARE EXISTING UNDER F-15-001.

SWALE	STATION	AREA (AC)	TOTAL AREA (AC)	IGN
WEST	1410	3.22	3.22	TI
WEST	10121	1.36	4.58	TI
WEST	4166	2.48	7.06	TI
WEST	0100	1.30	8.44	TI
EAST	14132	2.45	2.45	TI
EAST	14141	1.62	4.07	TI
EAST	5400	1.35	5.42	TI
EAST	0100	1.51	6.93	TI



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*David H. Long* 4/23/14  
 PLANNING DIRECTOR 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 BALF: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

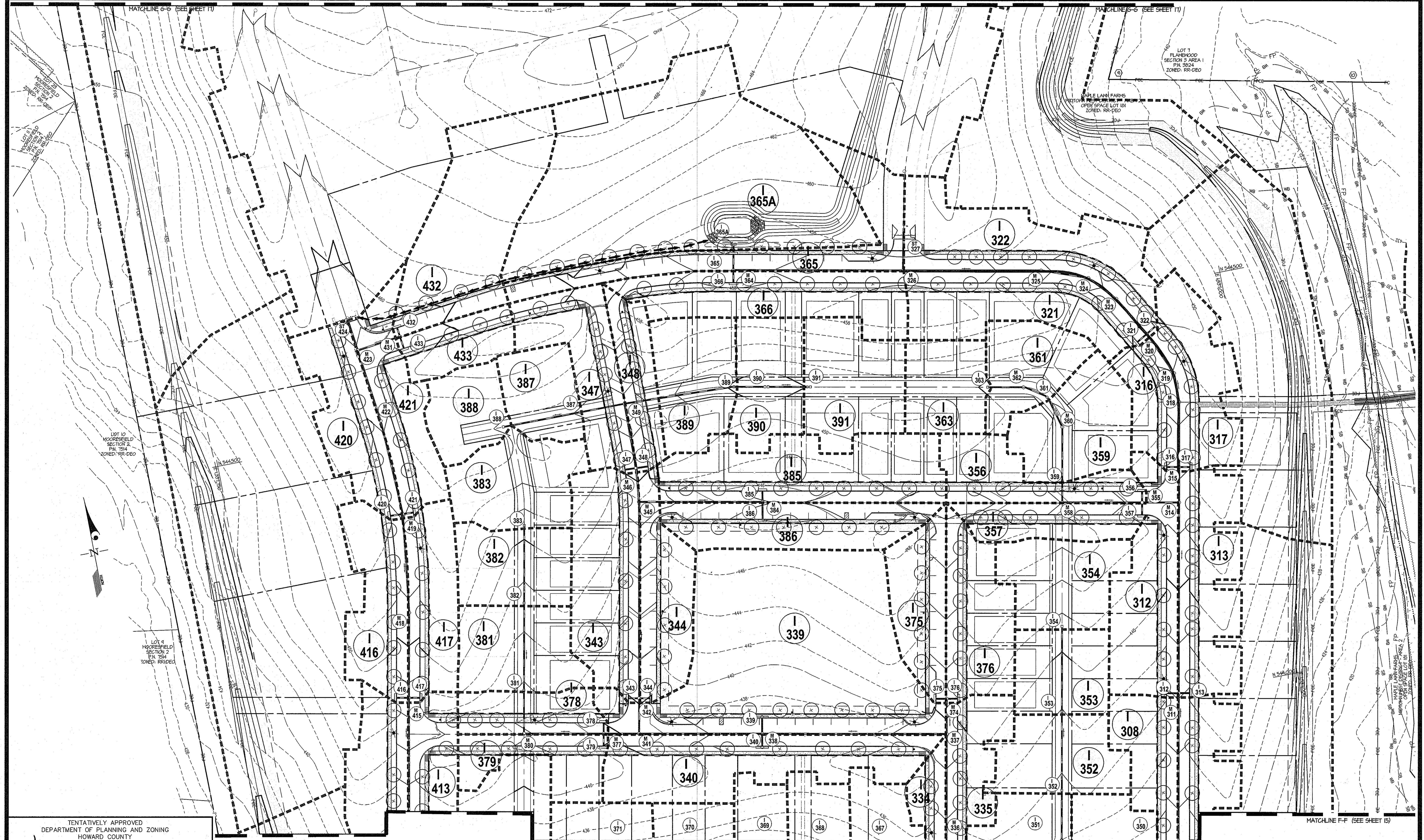
PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12464, EXPIRATION DATE: MAY 28, 2015.

PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'  
 SCALE: 1" = 50'  
 ZONING: MXD-3  
 G. L. W. FILE No.: 12001  
 DATE: APRIL, 2013  
 TAX MAP - GRID: 41-21/46-3  
 SHEET: 15 OF 18  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

MATCHLINE G-G (SEE SHEET 17)

MATCHLINE G-G (SEE SHEET 17)



MATCHLINE F-F (SEE SHEET 15)

MATCHLINE F-F (SEE SHEET 15)

MATCHLINE F-F (SEE SHEET 15)

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

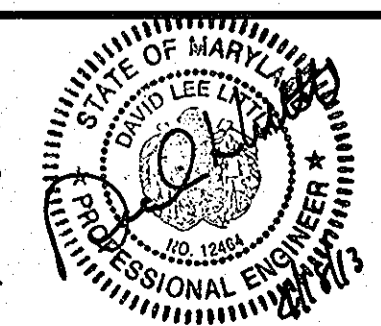
*Mark Bennett* 4/29/12  
 PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

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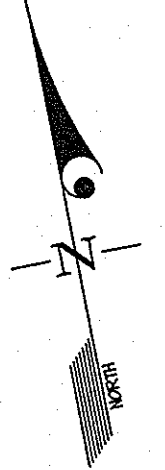
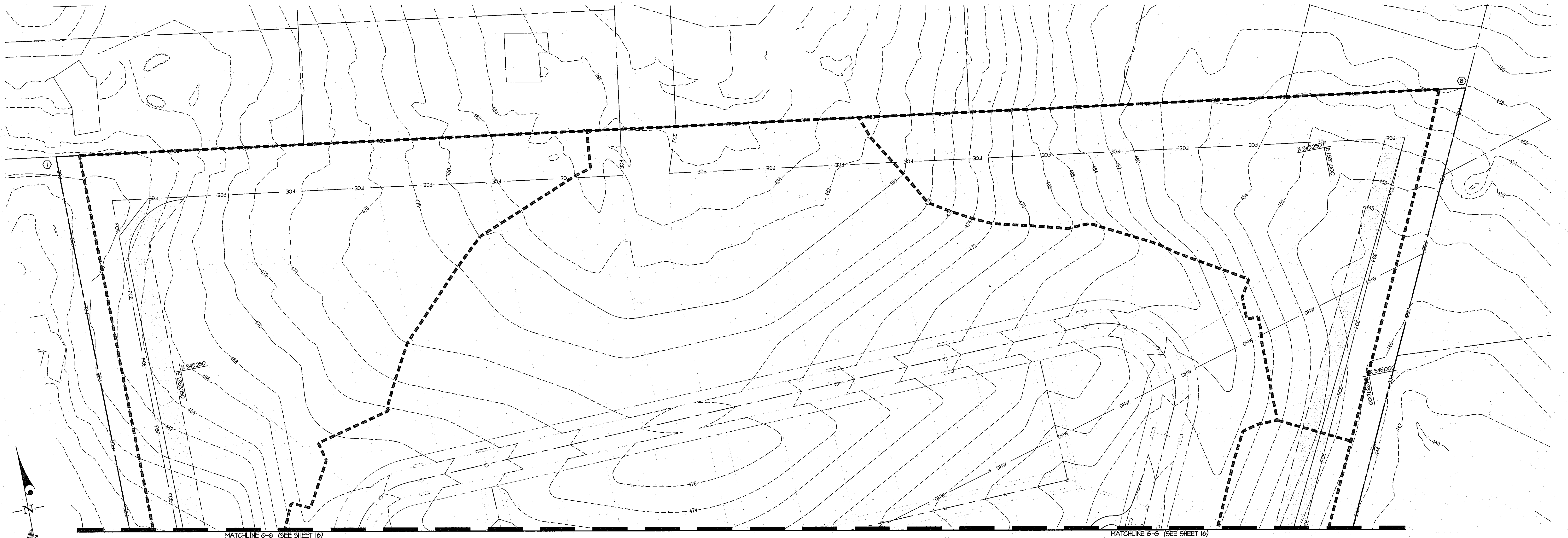


**PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP**

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - ARRA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	16 OF 18





FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
ST-391A	I-391	15" HDPE	20
I-391	I-392	15" HDPE	46
I-392	I-394	15" HDPE	36
I-394	M-344	15" HDPE	132
ST-398A	I-398	15" HDPE	50
I-398	I-397	15" HDPE	43
I-397	M-344	15" HDPE	52
M-344	M-346	15" HDPE	16
I-346	M-346	15" HDPE	13
I-347	M-346	15" HDPE	11
M-346	M-345	15" HDPE	37
I-346	M-344	15" HDPE	14
I-345	M-344	15" HDPE	11
M-344	M-345	15" HDPE	147
M-345	M-342	15" HDPE	237
I-344	M-342	15" HDPE	11
I-343	M-342	15" HDPE	11
M-342	M-341	24" HDPE	34
ST-383A	I-383	15" HDPE	51
I-383	I-382	15" HDPE	42
I-382	I-381	15" HDPE	104
I-381	M-380	15" HDPE	50
M-380	M-377	15" HDPE	44
I-374	M-377	15" HDPE	13
I-378	M-377	15" HDPE	11
M-377	M-341	15" HDPE	34
M-341	M-338	24" HDPE	147
I-340	M-338	15" HDPE	13
I-334	M-338	15" HDPE	17
M-338	M-337	30" HDPE	222
I-376	M-374	15" HDPE	11
I-375	M-374	15" HDPE	11
M-374	M-337	15" HDPE	34
M-337	M-336	30" HDPE	134
I-373	I-372	15" HDPE	23
M-336	M-34	15" HDPE	60
I-372	I-371	15" HDPE	152
I-371	I-370	15" HDPE	45
I-370	I-369	15" HDPE	36
I-369	I-368	15" HDPE	28
I-368	I-367	15" HDPE	73
I-367	M-336	24" HDPE	110
M-336	M-333	36" HDPE	44
I-335	M-333	15" HDPE	11

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
I-354	M-353	15" HDPE	13
M-353	M-352	36" HDPE	34
M-352	M-351A	36" HDPE	71
M-351A	M-351	36" HDPE	46
M-351	M-328	36" HDPE	12
I-330	M-328	15" HDPE	13
I-324	M-328	15" HDPE	14
M-328	M-306	36" HDPE	60
I-365A	I-365	15" HDPE	6
I-365	M-364	15" HDPE	17
I-366	M-364	15" HDPE	13
M-364	M-326	15" HDPE	204
ST-321	M-326	24" HDPE	46
M-326	M-325	24" HDPE	165
M-325	M-324	24" HDPE	54
M-324	M-323	24" HDPE	34
M-323	M-320	24" HDPE	53
I-322	M-320	15" HDPE	11
I-321	M-320	15" HDPE	12
M-320	M-314	24" HDPE	54
M-314	M-318	24" HDPE	52
I-317	M-315	24" HDPE	76
M-315	M-315	15" HDPE	11
M-315	M-315	15" HDPE	13
M-315	M-314	24" HDPE	34
ST-363A	I-363	15" HDPE	47
I-363	M-362	15" HDPE	40
M-362	I-361	15" HDPE	26
I-361	M-360	15" HDPE	36
M-360	I-354	15" HDPE	63
I-354	M-358	15" HDPE	23
M-358	M-355	15" HDPE	44
I-357	M-355	15" HDPE	13
I-356	M-355	15" HDPE	11
M-355	M-314	15" HDPE	41
M-314	M-311	24" HDPE	236
I-313	M-311	15" HDPE	10
I-312	M-311	15" HDPE	12
M-311	M-310	30" HDPE	181
ST-354A	I-354	15" HDPE	66
I-354	I-353	15" HDPE	102
I-353	I-352	15" HDPE	43
I-352	I-351	15" HDPE	71
I-351	I-350	15" HDPE	112

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
I-433	M-431	15" HDPE	13
I-432	M-431	15" HDPE	6
M-431	M-423	15" HDPE	50
ST-424	M-423	18" HDPE	34
M-423	M-422	18" HDPE	87
M-422	M-414	18" HDPE	113
I-421	M-414	15" HDPE	11
I-420	M-414	15" HDPE	13
M-414	M-418	24" HDPE	117
M-418	M-415	24" HDPE	100
I-417	M-415	15" HDPE	11
I-416	M-415	15" HDPE	11
M-415	M-414	24" HDPE	187
M-414	M-411	24" HDPE	48
M-411	M-411	15" HDPE	11
M-412	M-411	15" HDPE	13
M-411	M-410	24" HDPE	42
M-410	M-404	24" HDPE	42
M-409	M-406A	24" HDPE	126
M-406A	M-406	24" HDPE	23
M-406	M-406	15" HDPE	11
I-407	M-406	15" HDPE	13
M-406	M-405	24" HDPE	33
M-405A	M-405	24" HDPE	20
I-430	M-428	15" HDPE	14
I-424	M-428	15" HDPE	17
M-428	M-425	15" HDPE	180
I-426	M-425	15" HDPE	4
M-425	I-427	15" HDPE	13
I-427	M-405	18" HDPE	47
M-405	M-402	24" HDPE	141
I-404	M-402	15" HDPE	11
M-402	I-403	30" HDPE	12
I-403	M-401	30" HDPE	23
M-401	ES-400	30" HDPE	28

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark Bennett* 4/29/13  
 PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REGISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12484

EXPIRATION DATE: MAY 28, 2015

PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

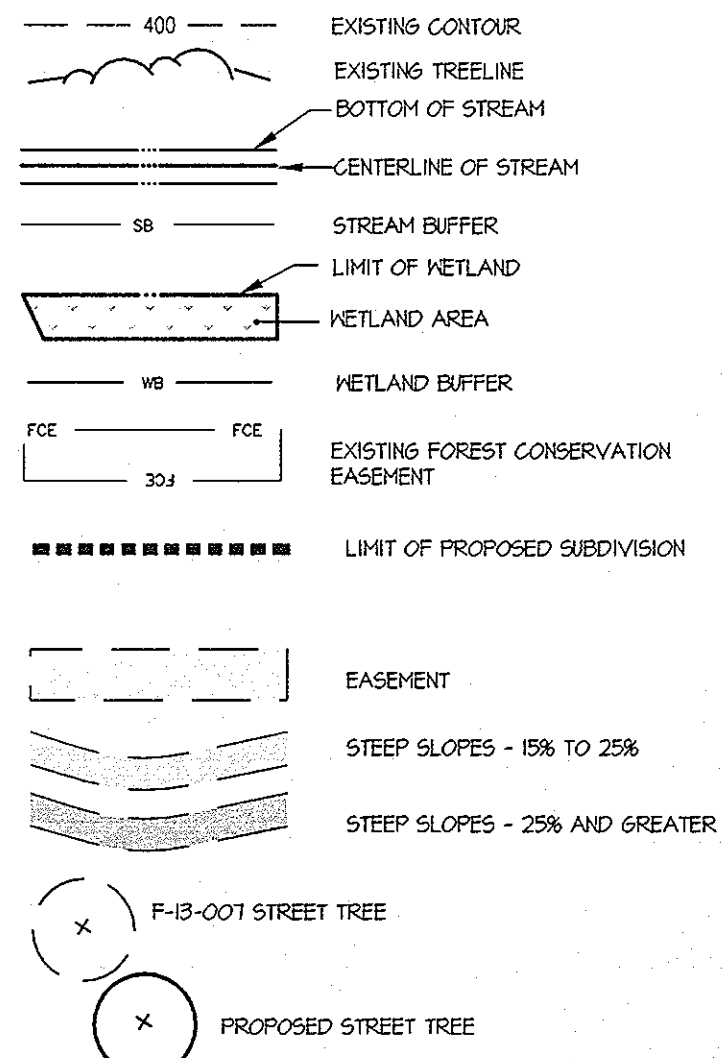
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	17 OF 18

L:\CAD\DRAWINGS\2001\PLANS BY GLW\PRELIMINARY\2001 15-17 3D Dwg.dwg  
 PLOTTED: 4/17/2013 4:46 PM, LAST SAVED: 4/15/2013 1:45 PM, PLOTTED BY: Jennifer R. Dick

**LANDSCAPE LEGEND**



**LANDSCAPING NOTES:**

- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
- INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE.
  - SHADE TREES: 1.00 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREES.
  - 1.60 LINEAR FEET OF MEASURED PERIMETER EDGE AND EVERGREEN TREES.
  - 1.20 LINEAR FEET OF MEASURED PERIMETER EDGE.
- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- UNLESS NOTED, ALL STEEP SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5000 SF.
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.

**SOILS CHART**

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Inclusions
Ba	Baile Silt loam	D	X	
CeB3*	Chester gravelly silt loam, 3-8%	B		
CkC2	Chester silt loam, 8-15% slope, moderate erosion	B		
CkC3	Chester silt loam, 8-15% slope, severely eroded	B		
Co	Codorus silt loam	C		X
CoB*	Cones silt loam	C		
Co	Cones silt loam	B		
DaA	Dialaco silt loam, 0-3% slope	C		X
EB3*	Elkton silt loam, 3-8% slope, moderately eroded	C		
EB2*	Elkton silt loam, 3-8% slope, moderately eroded	B		
enA	Glennville silt loam, 0-3%	C	X	
enB2*	Glennville silt loam, 3-8% slope, moderately eroded	C	X	
enB1*	Glennville silt loam, 3-8% slope, moderately eroded	B		
Ho	Holboro silt loam	D	X	X
HE2*	Major loam, 3-8%, moderately eroded	B		
HC2	Major loam, 8-15%, moderately eroded	B		
MID3*	Major loam, 15-25%, severely eroded	B		

**RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE**

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	117'	
R2	126'	
R3	105'	
R4	121'	
R5	105'	
R6	105'	
R7	90'	
R8	113'	
R9	105'	
R10	105'	
R11	105'	
R12	105'	
R13	105'	

THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE

**STREET TREE REQUIREMENTS**

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
IAGER BOULEVARD	1552'	34	34
CHOPTANK STREET	983'	25	25
GREEN STREET	1,047'	26	26
HOLSTEIN STREET	1,051'	26	26
PACA STREET	843'	21	21
DAIRY STREET	3,244'	81	81
FEDERAL STREET	1,951'	44	44
TOTAL		267	267

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(X)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B + B FULL HEADS

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS (PER 5-06-16):

ALL STREETS: 1 TREE PER 40 LINEAR FEET, BOTH SIDES.  
PRIVATE ALLEYS: NO TREES REQUIRED.

THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DESIGN WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*David H. Wagle* 4/23/13  
PLANNING DIRECTOR DATE

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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DATE	REVISION	BY	APPR.

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EXPIRATION DATE: MAY 28, 2015



**PRELIMINARY LANDSCAPE PLAN**

**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 1  
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
COMMON OPEN AREA LOTS III thru IIV  
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE: 1" = 100'  
ZONING: MXD-3  
G. L. W. FILE NO.: 12001

DATE: APRIL, 2013  
TAX MAP - GRID: 41-21/46-3  
SHEET: 18 OF 18

**GENERAL NOTES:**

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB495M, APPROVED ON 2/8/01 AND ZB-1034M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-11, S-06-16, ZB-495M, ZB-1034M, PB-353, PB-370, NP-01-11, NP-05-02, NP-09-10, P-12-24, P-12-30, F-13-001, F-13-006, P-02-12 & F-11-02.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS CHANGES HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE LIMIT OF SUBMISSION.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- THIS PROPERTY HAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC ROADS AND PRIVATE ALLEYS. THEY HAVE BEEN DENOTED ON THE PLANS.
- SITE ANALYSIS  
 GROSS SITE AREA FOR PHASES I THROUGH 10C ..... 444.93 ACRES ±  
 AREA OF THIS PLAN SUBMISSION ..... 15.74 ACRES ±  
 DISTURBED AREA ..... 4.9 ACRES ±  
 AREA OF OPEN SPACE ..... 23.86 ACRES ±  
 AREA OF 100 YEAR FLOODPLAIN ..... 5.42 ACRES ±  
 AREA OF ROADWAY (PUBLIC) ..... 1.42 ACRES ±  
 AREA OF ROADWAY (PRIVATE) ..... 1.31 ACRES ±  
 AREA OF RESIDENTIAL LOTS ..... 1133 ACRES ±  
 AREA OF OR LOTS/PARCELS ..... 20.00 ACRES ±  
 AREA OF SFD LOTS ..... 1133 ACRES ±  
 TOTAL UNITS (PER S-06-16 ALLOCATIONS) ..... 151 LOTS\*  
 TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION) ..... 0 LOTS  
 NO. OF OR LOTS/PARCELS ..... 0 LOTS  
 NO. OF SFD LOTS ..... 48 LOTS  
 NO. OF NON-BUILDABLE PARCELS ..... 25.80 ACRES ±  
 NO. NON-BUILDABLE PARCELS ..... 3 PARCELS
- OPEN SPACE REQUIREMENTS:  
 MINIMUM OPEN SPACE FOR THE PROJECT IS 35%  
 TOTAL OPEN SPACE REQUIRED: 26.53 ac.  
 TOTAL OPEN SPACE PROVIDED: 23.86 ac.  
 RECREATIONAL OPEN SPACE REQUIRED: 2.65 ac.  
 RECREATIONAL OPEN SPACE PROVIDED: 20.45 ac.  
 (SEE CHART - SHEET 2)
- THE 151 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:  
 53 UNITS FROM THE WESTSIDE DISTRICT - AREA 4 (P 13-02)  
 98 UNITS FROM THE GARDEN DISTRICT - AREA 1 (P 13-03)
- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION HAS MASS GRADED UNDER F 13-00B. THEREFORE, 1' SOILS WERE ASSIGNED TO THE DESIGN.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY FREEMAP DURING MARCH 1971 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-13-00B. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- METLAND DELINEATION HAS BEEN DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE STATE RESULTING FROM UNDER JD 6787-3 ON 05/4/98. IMPACTS TO METLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY MDE PERMIT 40-NT-051/200105421.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-02-12 AND P-11-02.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 468C AND 41EA.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED:  
 EXISTING WATER CONTRACT NUMBER: 24-4747-D  
 EXISTING SEWER CONTRACT NUMBER: 24-4747-D
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-00B. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH MAINTENANCE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN FUTURE OPEN SPACE LOTS 104 AND 110. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASING FOR THE GRADING SHOWN BEFORE BEING CONVERTED.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-11, PB CASE 953 AND ZB CASE NO. 495M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER MESSE, AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDF HAVE BEEN CONSTRUCTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF METLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER NP-02-54, NP-03-02, AND NP-03-120.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-495M & ZB-1034M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-11) AND NO. 370 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-11, S-06-16, PB-353, AND PB-370.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB495M.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-11, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S-01-11, AND S-06-16.

**GENERAL NOTES (cont.):**

- THE ORIGINAL FOREST CONSERVATION DELINEATION THAT HAS ESTIMATED FOR ALL OF MAPLE LAWN FARMS HAS BEEN FULFILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER P-12-002 AND SUBSEQUENT PLATS.
- THE 'T' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PERCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PERCO R/W AS PER LIBER 2305 FOLIO 33.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE PHASING PROCESS, WAS GRANTED A MAJORITY ON APRIL 26, 2011. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS MAJORITY UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-06-16, PB-370, AND ZB-1039M.
- CONFLICTS BETWEEN STORM DRAIN AND STREET TREES WILL BE RESOLVED AT FINAL PLAN STAGE.
- ALL PRIVATE UTILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

**NP-01-11**  
 ON MAY 2, 2001 NP-01-11 WAS GRANTED FOR THE FOLLOWING:  
 • ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.14(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.  
 • RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/W'S AS IN 16.12(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

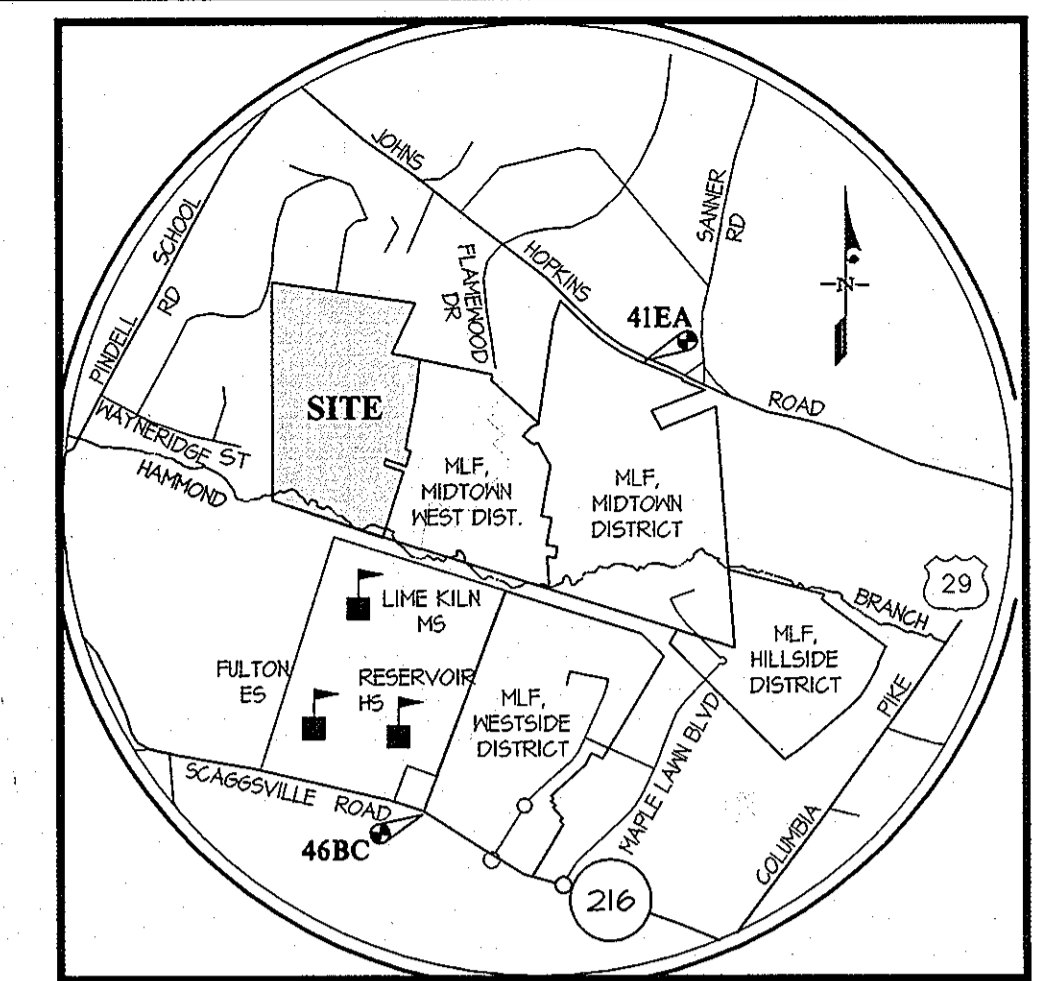
**NP-03-02**  
 ON OCT. 11, 2002, NP-03-02 WAS GRANTED TO ALLOW:  
 • GRADING WITHIN THE 'T' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (MAJORITY FROM SECTION 16.16 (A)(2)(II) AND SECTION 16.15 (C)(2) RESPECTIVELY).  
 • ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (MAJORITY FROM SECTION 16.14 (E)(5)). THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ DEVELOPMENT ENGINEERING DIVISION.

# PRELIMINARY PLAN

## MAPLE LAWN FARMS

### GARDEN DISTRICT - AREA 1

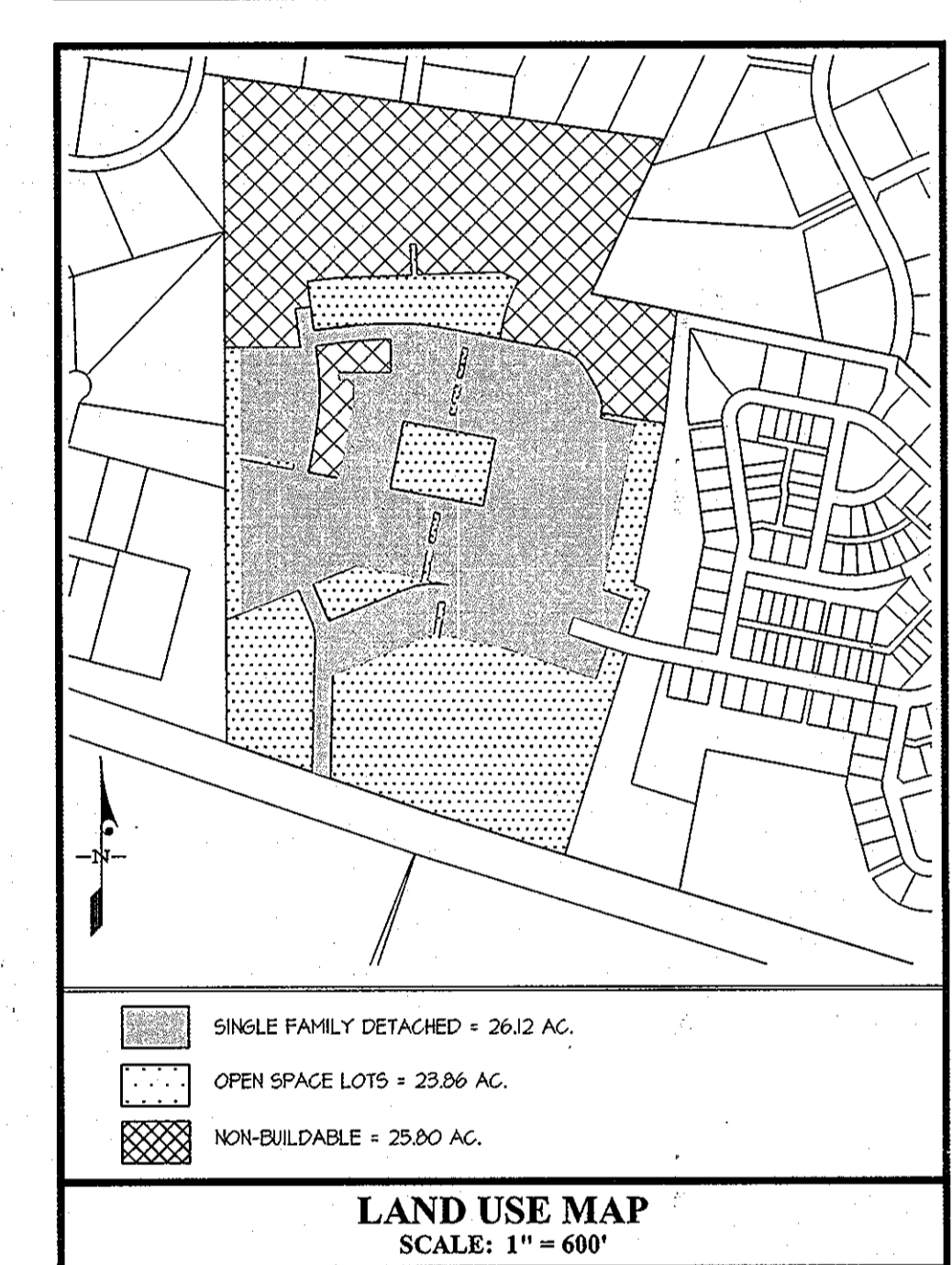
#### LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'



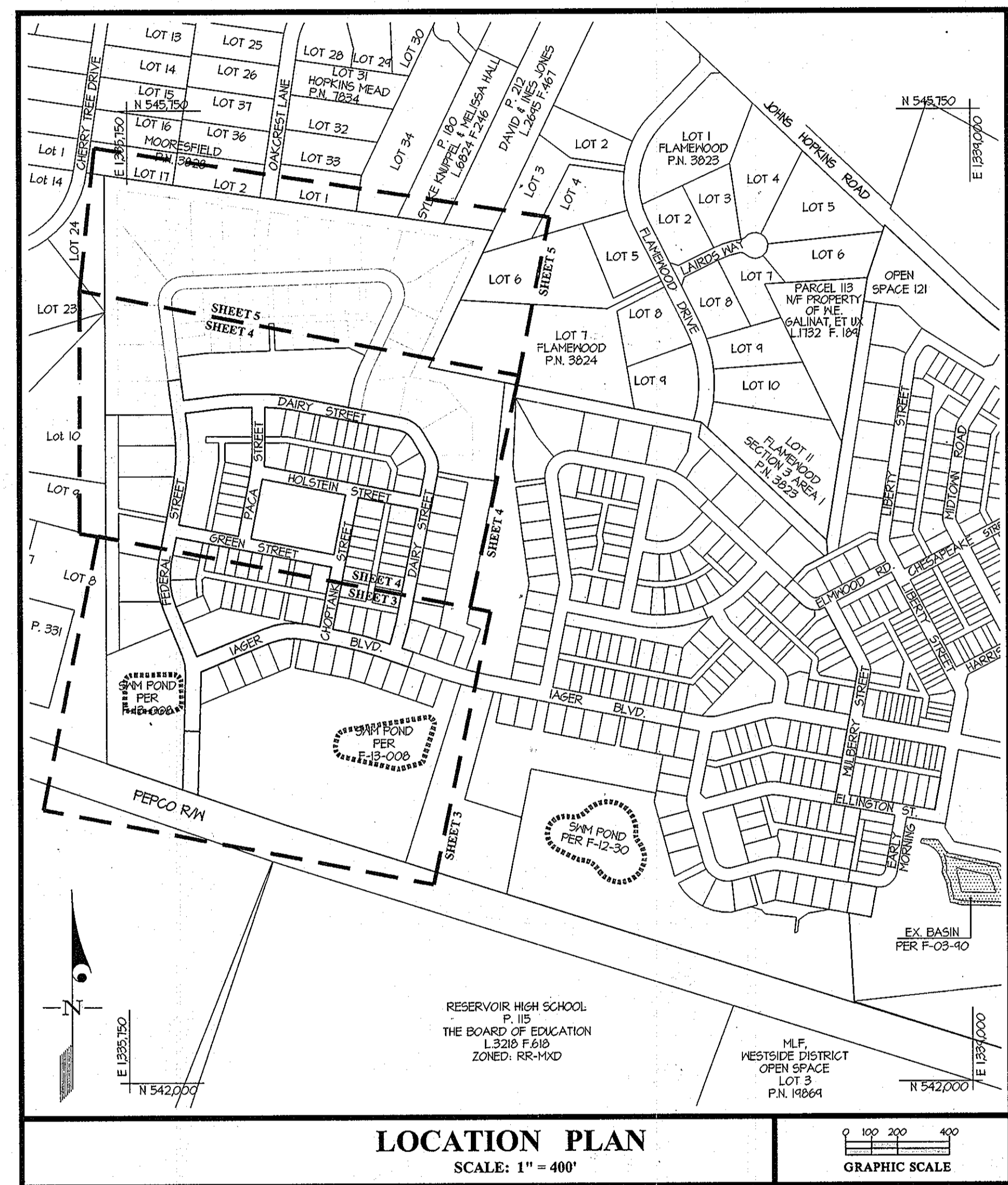
**VICINITY MAP**  
 SCALE: 1" = 2000'

**BENCHMARKS**

<b>468C</b> ELEV. = 472.16 N = 594925.19 E = 1391205.71 STANDARD DISC. ON CONCRETE MONUMENT	<b>41EA</b> ELEV. = 407.05 N = 544825.91 E = 1294271.44 STANDARD DISC. ON CONCRETE MONUMENT
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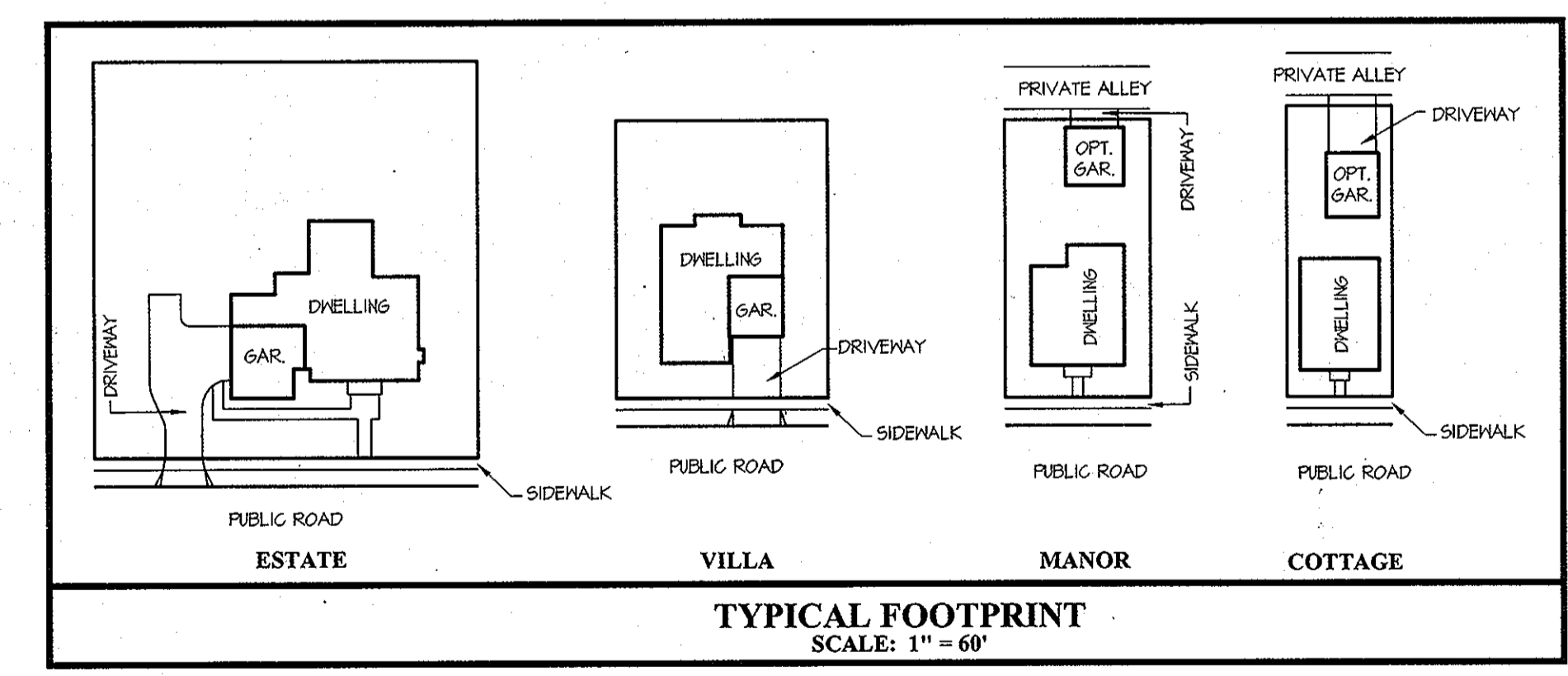


- LEGEND**
- 400 --- EXISTING CONTOUR
  - 400 --- PROPOSED CONTOUR
  - EXISTING TREELINE
  - EXISTING STORM DRAIN
  - EXISTING BITUMINOUS CURB
  - 100 YEAR FLOODPLAIN
  - STREAM BUFFER
  - FOREST CONSERVATION EASEMENT
  - BOTTOM OF STREAM
  - LIMIT OF STREAM
  - LIMIT OF METLAND
  - METLAND AREA
  - METLAND BUFFER
  - IS NO-WOODY ZONE
  - LIMIT OF SUBMISSION
  - PROPOSED BARRICADE
  - PROPOSED STREET TREE
  - EXISTING STREET TREE (PER F 13-007)
  - PROPOSED STREET TREE
  - EXISTING STREET TREE (PER F 13-007)
  - PROPOSED STREET SIGN
  - CENTERLINE OF CURVE
  - PROPERTY CORNER



**SHEET INDEX**

- COVER SHEET
- OVERALL PROJECT CRITERIA AND INFORMATION
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY STREET GRADES - LASER BOULEVARD, ROAD AA and ROAD BB
- PRELIMINARY STREET GRADES - ROAD Y, ROAD CC and ROAD DD
- PRELIMINARY STREET GRADES - ROAD Z
- PRELIMINARY STREET GRADES and ROAD DETAILS
- PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
- PRELIMINARY LANDSCAPE PLAN



**LOT INFORMATION**

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	32-36, 45-44, 52-55, 63-66, 72-76, 83-86, 93-98		SEE SHEET 2
MANOR	37-44, 60-61, 68-70		SEE SHEET 2
VILLA	1-24, 31, 50-51, 56-59, 62, 67, 71, 77-82, 81-82		SEE SHEET 2
ESTATE	25-30		SEE SHEET 2

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Ugg* 4/29/13  
 PLANNING DIRECTOR DATE

**GLWGuttschick Little & Weber, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
 BURTONVILLE, MARYLAND 20814  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV.	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

**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. 12468, EXPIRATION DATE: MAR. 28, 2015.

**COVER SHEET**

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE: AS SHOWN ZONING: MXD-3 G. L. W. FILE NO.: 12001

DATE: APRIL, 2013 TAX MAP - GRID: 41-21/46-3 SHEET: 1 OF 18

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\2001\PLANS BY GUY\PRELIMINARY\2001 01-02-CSS.dwg PLOTTED: 4/17/2013 3:16 PM, LAST SAVED: 4/15/2013 4:47 PM, PLOTTED BY: Dong Vuong



MATCHLINE A-A (SEE SHEET 4)

MATCHLINE A-A (SEE SHEET 4)

MATCHLINE A-A (SEE SHEET 4)

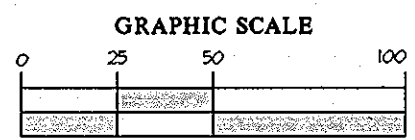
COORDINATE TABLE		
PT. NO.	NORTH	EAST
(1)	543201.7696	1336820.8127
(2)	543554.1723	1336465.6210
(3)	543533.4194	1337031.5250
(4)	542848.7618	1336894.8878
(5)	542494.5248	1336954.2066
(6)	543232.9536	1335665.8732
(7)	543501.4803	1335662.6764
(8)	543282.9411	1337161.3565
(9)	544757.2404	1336910.4446
(10)	544647.4104	1337203.6278
(11)	544319.2440	1337161.7814
(12)	543166.5814	1337055.0274
(13)	543748.7134	1337106.4085
(14)	543361.0261	1337051.2745
(15)	543610.8234	1336485.3866
(16)	543658.4374	1336848.5262

STREET LIGHT SCHEDULE		
LOCATION	STREET	RT
Q STA. 2114	IAGER BOULEVARD	18.50' RT
Q STA. 2412	IAGER BOULEVARD	17.00' RT
Q STA. 3183	IAGER BOULEVARD	28.50' RT
Q STA. 1464	CHOPTANK STREET	17.67' RT
Q STA. 0434	GREEN STREET	18.00' RT
Q STA. 3436	GREEN STREET	17.67' RT
Q STA. 5104	GREEN STREET	17.67' RT
Q STA. 1421	HOLSTEN STREET	17.67' RT
Q STA. 3423	HOLSTEN STREET	17.67' RT
Q STA. 6120	HOLSTEN STREET	18.00' LT
Q STA. 4126	PACA STREET	18.00' LT
Q STA. 1450	DAIRY STREET	17.67' LT
Q STA. 9417	DAIRY STREET	17.67' LT
Q STA. 5459	DAIRY STREET	17.67' LT
Q STA. 1460	DAIRY STREET	17.67' RT
Q STA. 9411	DAIRY STREET	17.67' RT
Q STA. 1116	DAIRY STREET	17.67' RT
Q STA. 15109	DAIRY STREET	18.00' RT
Q STA. 24109	FEDERAL STREET	17.67' RT
Q STA. 26152	FEDERAL STREET	17.50' RT
Q STA. 2345	FEDERAL STREET	17.67' RT
Q STA. 3140	FEDERAL STREET	17.67' LT
Q STA. 18450	FEDERAL STREET	17.67' RT

ALL STREET LIGHTS ARE 100 WATT HPS VAPOR WITH A MAPLE ACORN POST TOP ON A 12" BLACK FIBERGLASS POLE WITH SHROUD

- NOTES:
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  - ALL SIDEWALK ADJACENT TO INDENTED PARKINGS IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
  - THERE IS A 10' TRANSITION FROM 4' WIDE SIDEWALK TO 5' WIDE SIDEWALK ADJACENT TO THE CURB.
  - FOR BUILDING RESTRICTION LINE INFORMATION, SEE SHEETS 6 and 7.
  - FOR SEDIMENT CONTROL, SEE SHEETS 12 THROUGH 14.
  - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 15 THROUGH 17.
  - FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 18.
  - FOR STREET LIGHT INFORMATION, SEE THIS SHEET.
  - FOR LOT TYPE INFORMATION, SEE SHEET 6.
  - FOR PROPERTY CORNER COORDINATES, SEE THIS SHEET.

C.I. CURVE DATA CHART									
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
IAGER BOULEVARD	⊖	2149.08	2449.18	1100.00'	78.21'	56.15'	156.02'	N 14°53'00" W	8°00'00"
IAGER BOULEVARD	⊖	3044.58	3346.22	260.00'	18.04'	15.64'	144.50'	S 84°20'30" W	33°25'00"
DAIRY STREET	⊖	0446.26	1114.24	500.00'	35.55'	10.48'	10.42'	N 85°01'00" E	8°08'00"
DAIRY STREET	⊖	146.04	748.74	100.00'	51.47'	71.70'	10.38'	N 04°29'30" W	41°08'00"
DAIRY STREET	⊖	2467.32	4152.10	100.00'	45.48'	65.38'	82.28'	N 54°29'30" W	48°58'00"
DAIRY STREET	⊖	1514.13	1474.63	500.00'	52.61'	104.30'	104.74'	N 84°29'30" W	10°58'00"
DAIRY STREET	⊖	1545.05	1645.81	800.00'	50.14'	100.14'	100.08'	S 86°32'10" W	11°02'00"
PACA STREET	⊖	2481.01	3456.48	500.00'	47.85'	95.41'	45.21'	N 05°39'00" E	10°56'00"
FEDERAL STREET	⊖	1481.02	2240.25	100.00'	11.50'	22.15'	220.21'	N 02°00'00" E	18°08'00"
FEDERAL STREET	⊖	2449.04	2678.64	325.00'	47.56'	164.55'	186.81'	S 09°34'30" E	33°25'00"
FEDERAL STREET	⊖	2675.68	2945.26	185.00'	34.21'	71.38'	16.82'	N 10°23'00" W	23°58'00"



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*David L. Long, III* 4/23/13  
 PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK  
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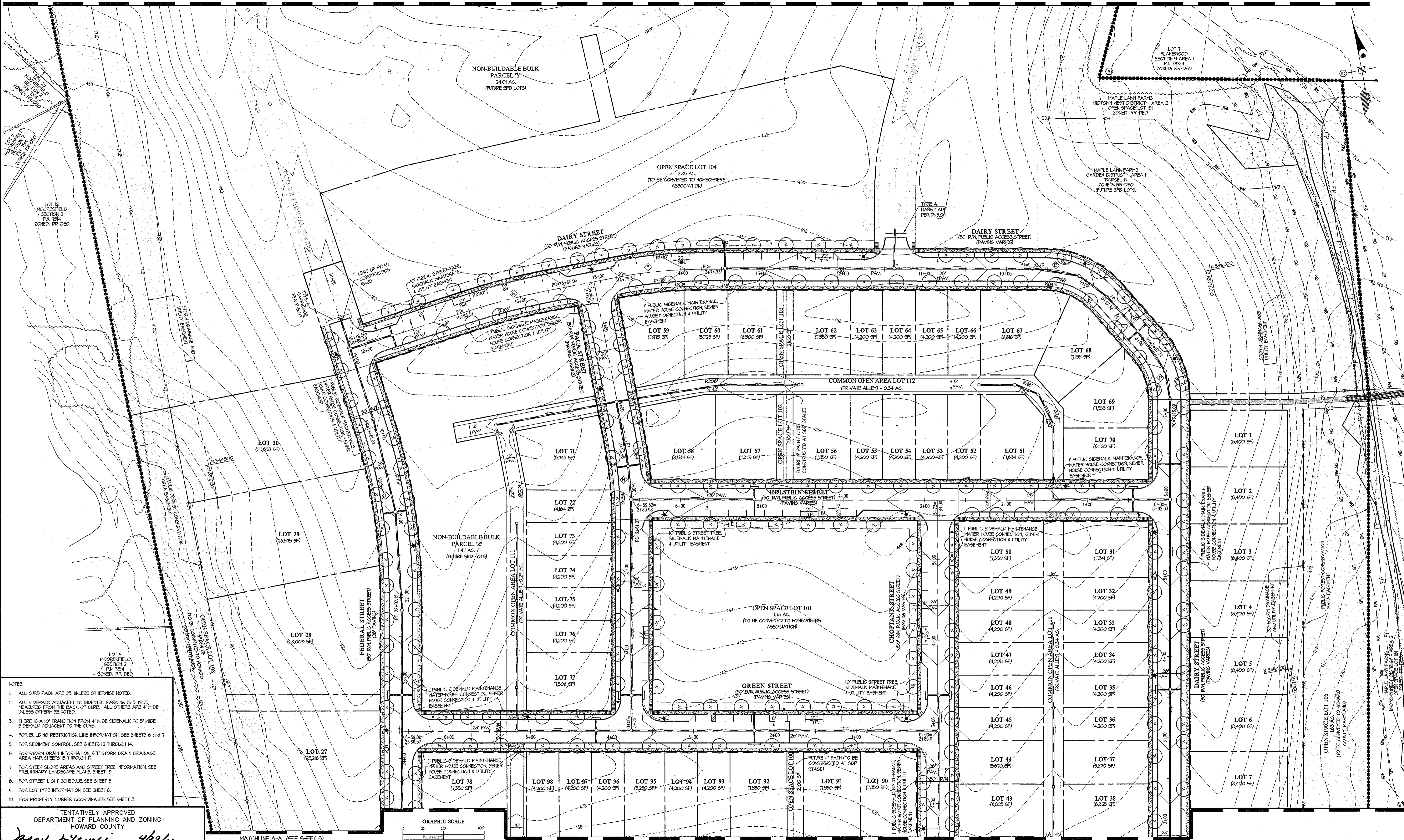
PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1825 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12464  
 EXPIRATION DATE: MAY 28, 2015



PRELIMINARY PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	3 OF 18



- NOTES:
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  2. ALL SIDEWALK ADJACENT TO INCENTED PARKING IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
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  7. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 18.
  8. FOR STREET LIGHT SCHEDULE, SEE SHEET 3.
  9. FOR LOT TYPE INFORMATION, SEE SHEET 6.
  10. FOR PROPERTY CORNER COORDINATES, SEE SHEET 3.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*Mark A. Taylor* 4/29/12  
 PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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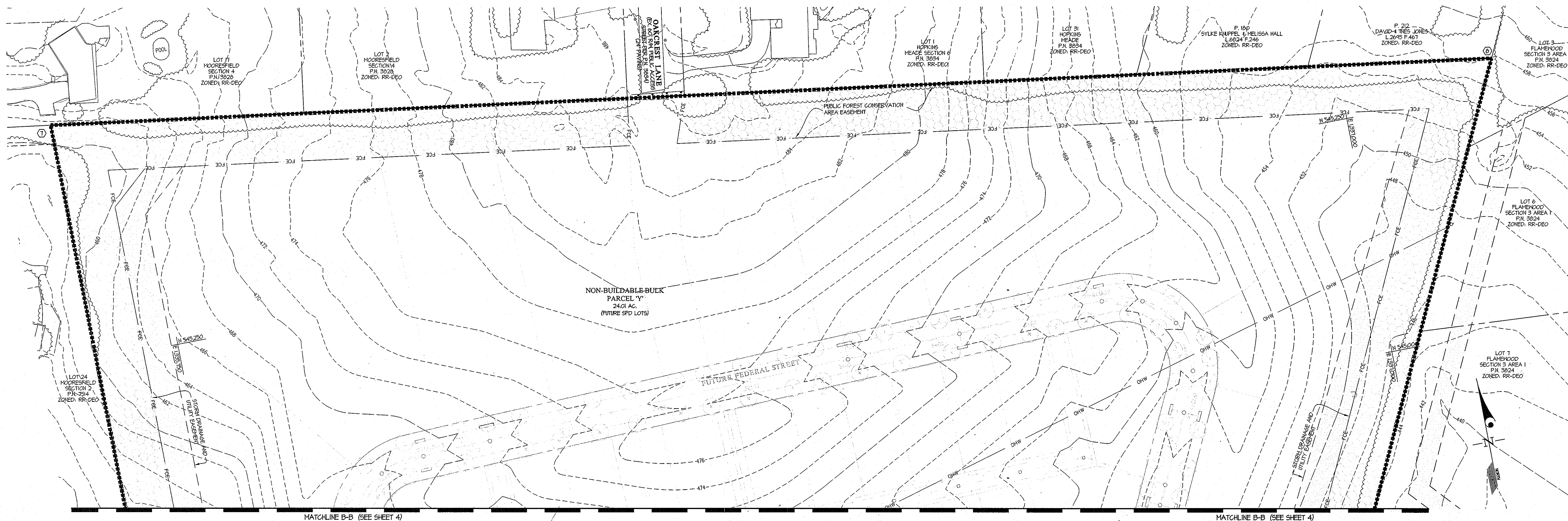
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 EXPIRATION DATE: MAY 28, 2015

PRELIMINARY PLAN  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	4 OF 18



MATCHLINE B-B (SEE SHEET 4)

MATCHLINE B-B (SEE SHEET 4)

- NOTES:
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  2. ALL SIDEWALK ADJACENT TO INDENTED PARKING IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
  3. THERE IS A 10' TRANSITION FROM 4' WIDE SIDEWALK TO 5' WIDE SIDEWALK ADJACENT TO THE CURB.
  4. FOR BUILDING RESTRICTION LINE INFORMATION, SEE SHEETS 6 AND 7.
  5. FOR SEDIMENT CONTROL, SEE SHEETS 12 THROUGH 14.
  6. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 15 THROUGH 17.
  7. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 18.
  8. FOR STREET LIGHT SCHEDULE, SEE SHEET 3.
  9. FOR LOT TYPE INFORMATION, SEE SHEET 6.
  10. FOR PROPERTY CORNER COORDINATES, SEE SHEET 3.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark D. Gutzick* 4/29/13  
 PLANNING DIRECTOR 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 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

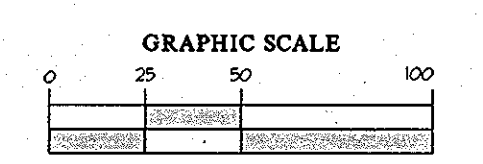
DATE	REVISION	BY	APPR.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

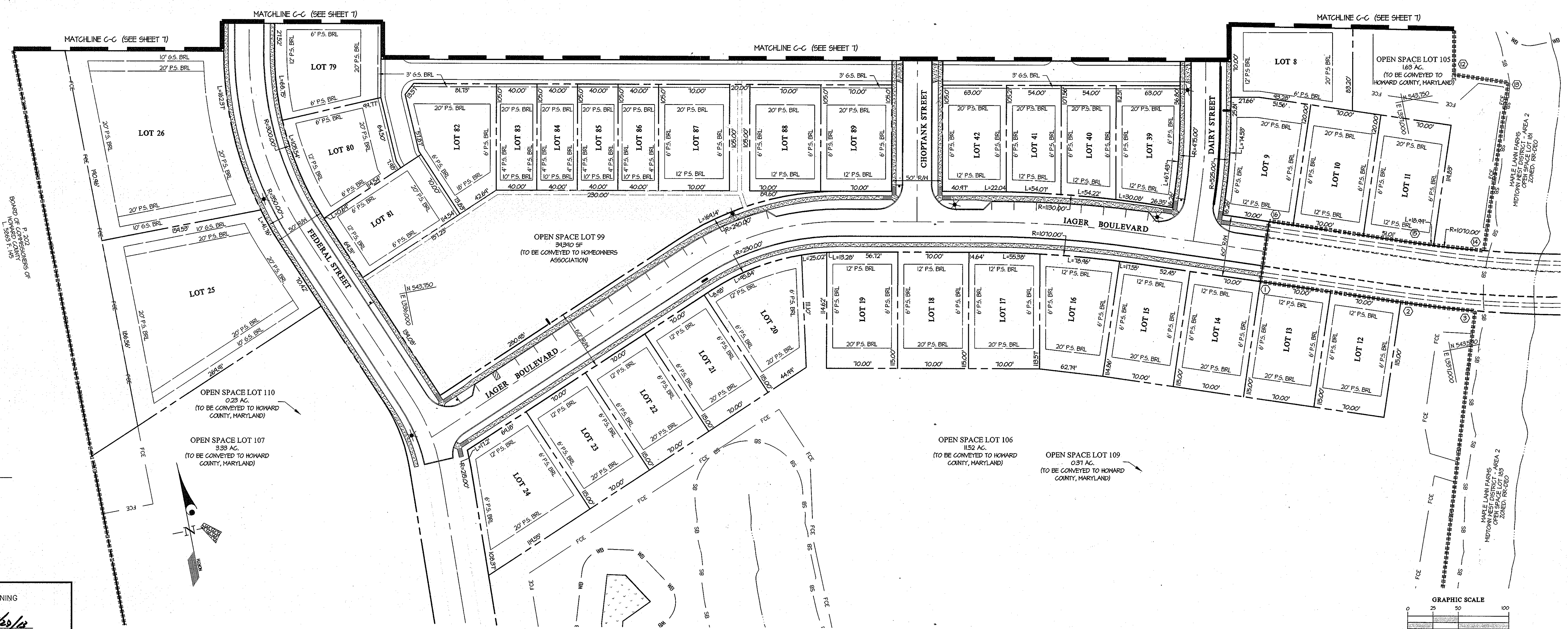
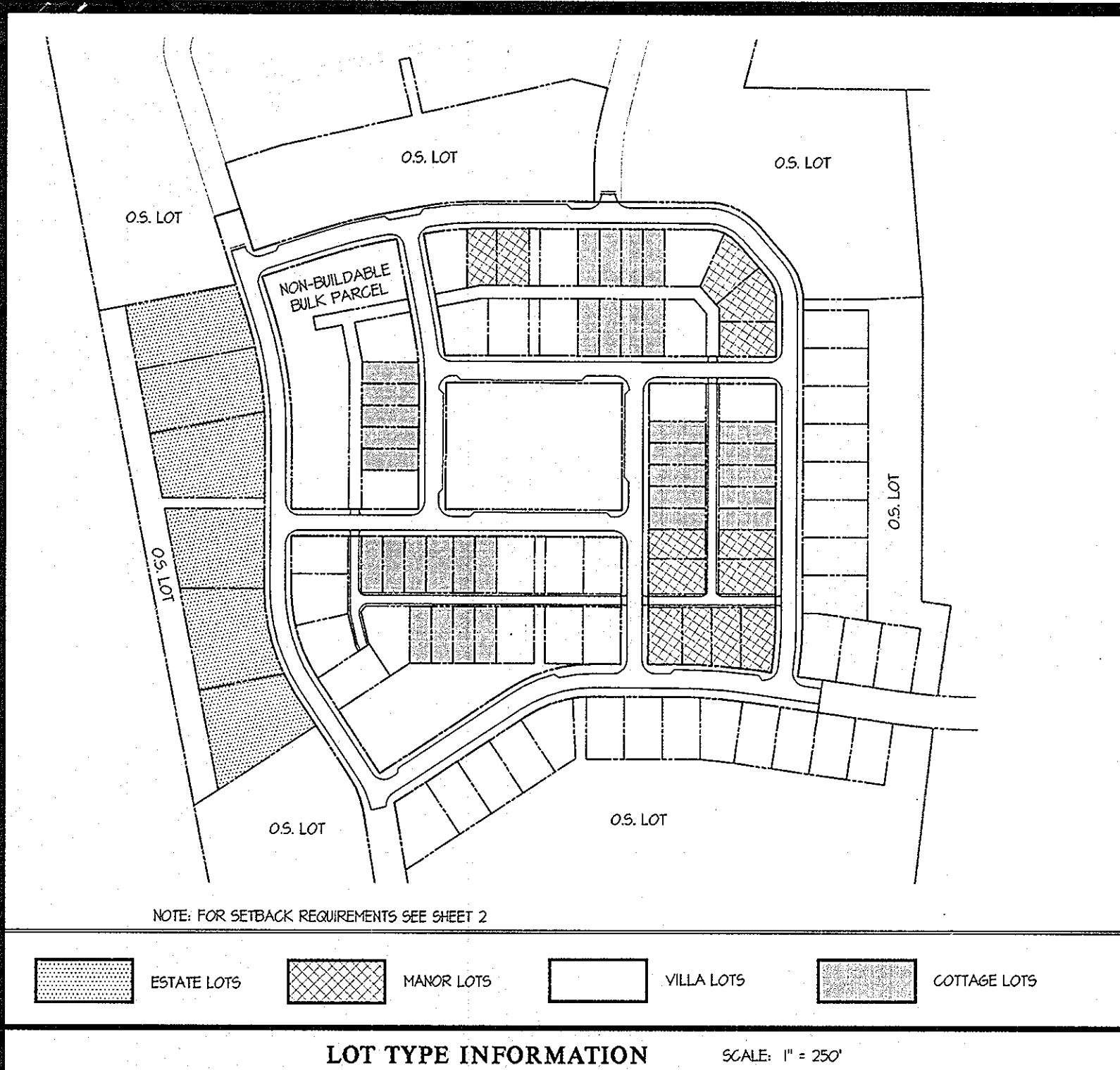
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 12464  
 EXPIRATION DATE: MAY 28, 2015

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APRIL, 2013	41-21/46-3	5 OF 18



L:\CAD\DRAWINGS\2001\PLANS BY GLW\PRELIMINARY\2001\_03-05\_PP.dwg PLOTTED: 5/17/2013 4:16 PM, LAST SAVED: 4/17/2013 4:15 PM, PLOTTED BY: Jennifer R. Dick



**PLAN LEGEND**

6.5' BRL    GARAGE STRUCTURE BRL

P.S. BRL    PRINCIPAL STRUCTURE BRL

---    LIMIT OF SUBMISSION

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

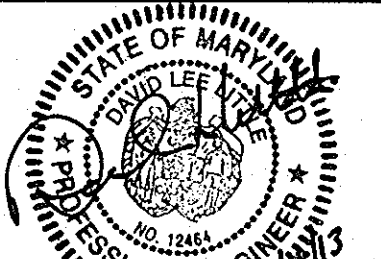
*David A. Wolfe*    *4/20/13*  
PLANNING DIRECTOR    DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

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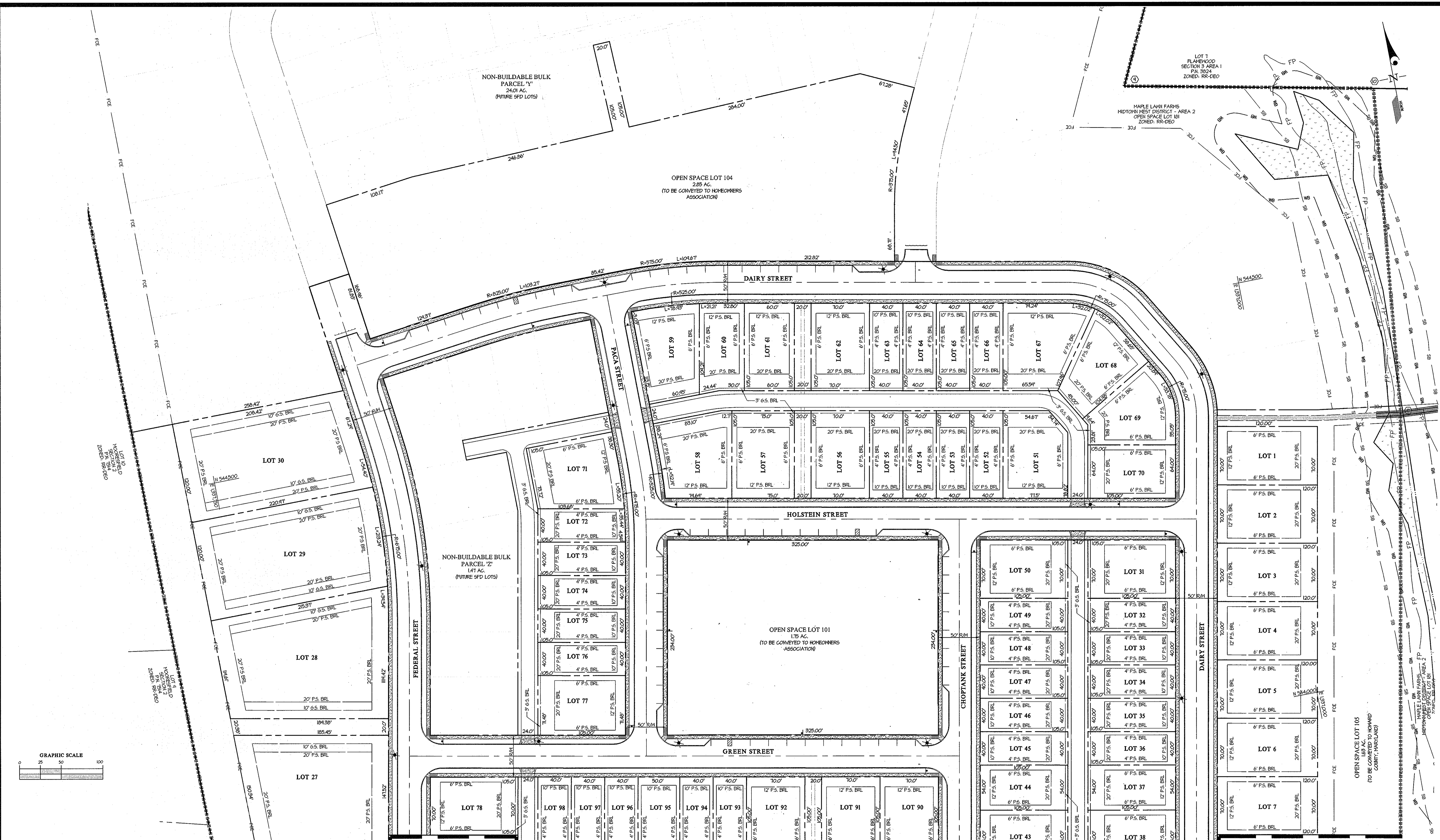
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PRELIMINARY BUILDING SETBACK PLAN  
**MAPLE LAWN FARMS**  
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 HOWARD COUNTY

*Paul M. Lingle* 4/29/13  
 PLANNING DIRECTOR DATE

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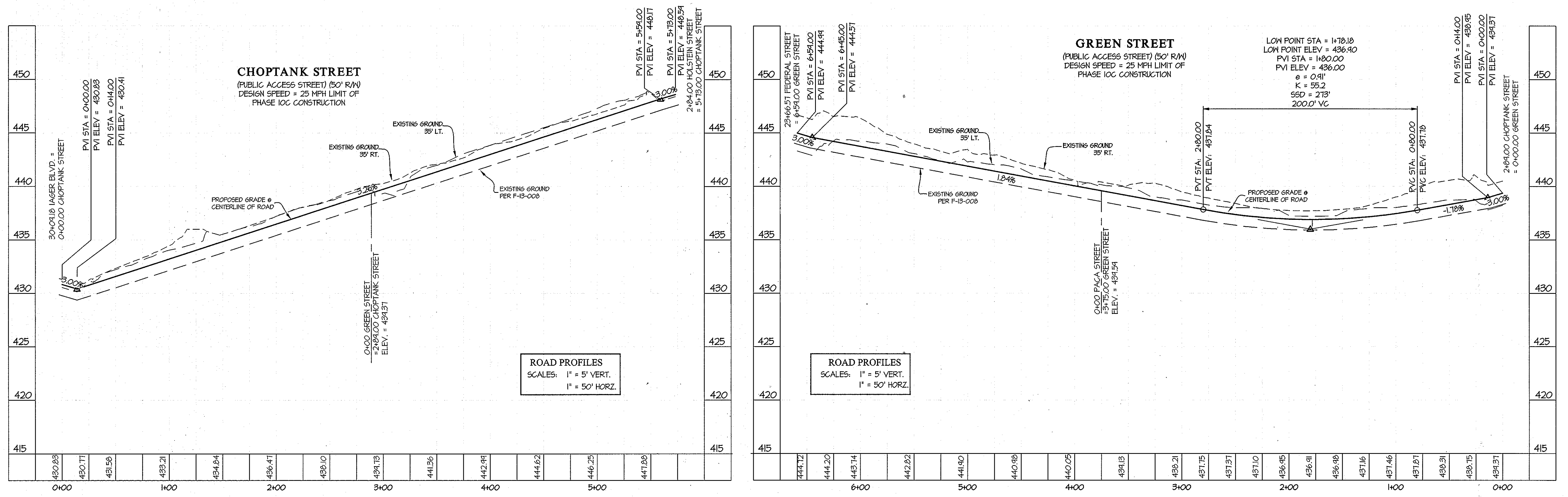
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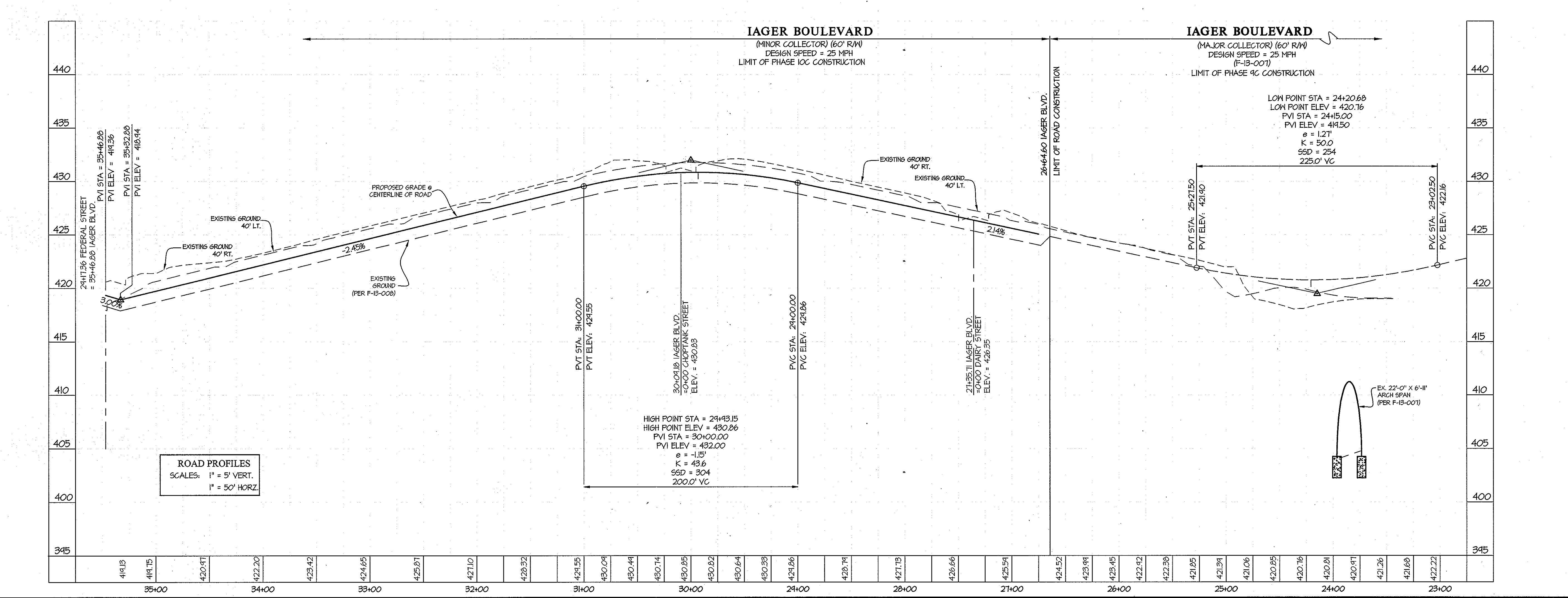
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DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	7 OF 18



**LEGEND**  
 --- EXISTING GRADE  
 --- PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTIONS SEE SHEET II

**GRAPHIC SCALE**  
 0 25 50 100



TENTATIVELY APPROVED  
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 HOWARD COUNTY

*Mark Bennett* 4/23/13  
 PLANNING DIRECTOR DATE

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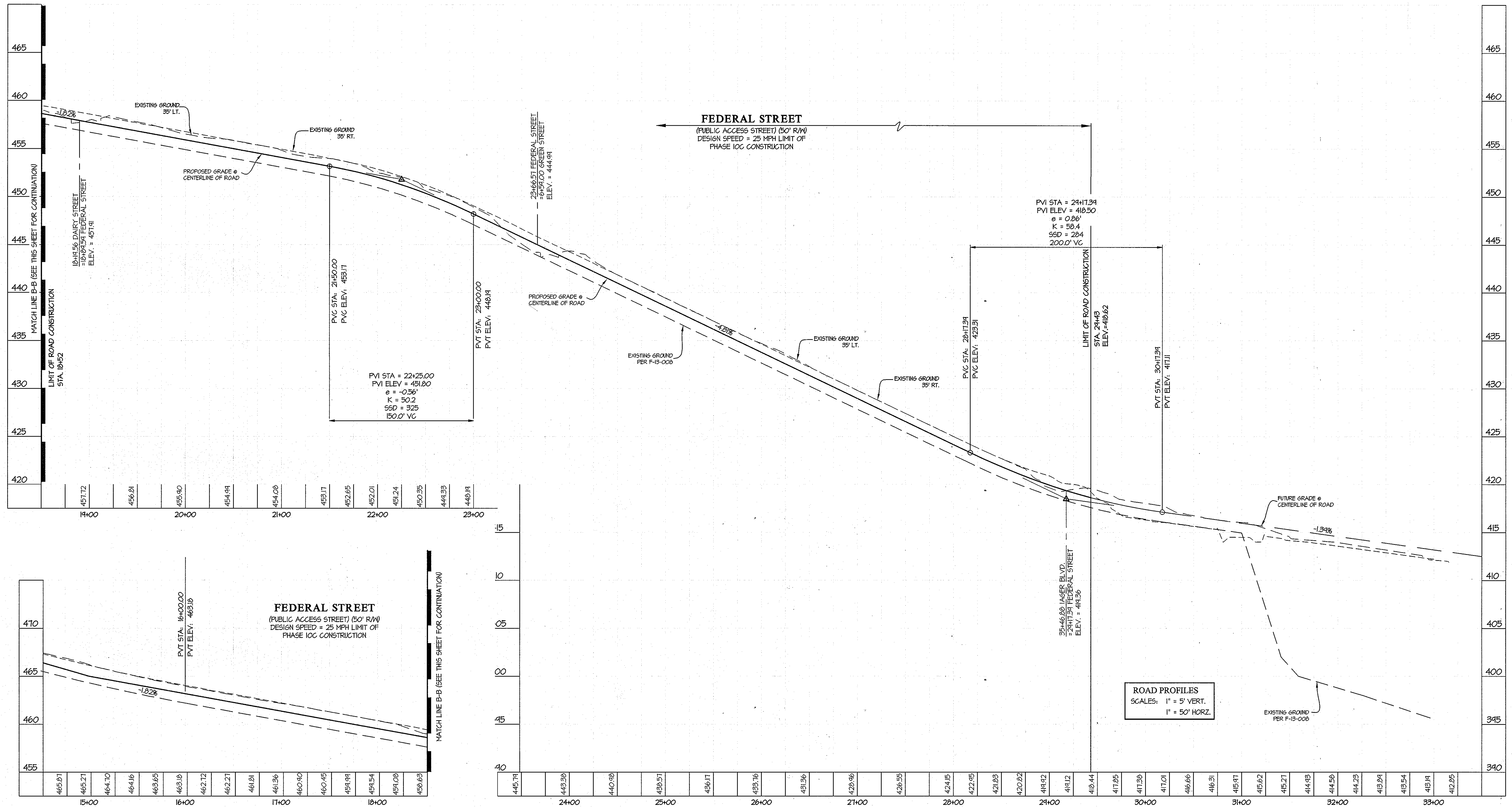
**PRELIMINARY STREET GRADES - IAGER BOULEVARD, ROAD AA and ROAD BB**

**MAPLE LAWN FARMS**  
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ELECTION DISTRICT No. 5

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APRIL, 2013	41-21/46-3	8 OF 18



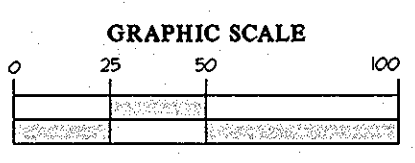


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HOWARD COUNTY

*Paul P. Long* 4/22/13  
PLANNING DIRECTOR DATE

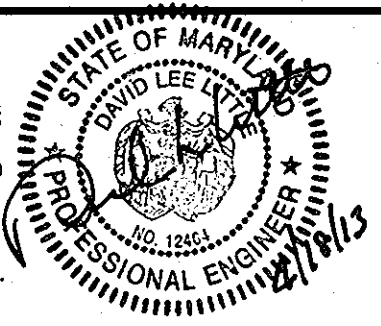
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DES. DEV	DRN. dds	CHK.	DATE	REVISION	BY	APP'R.



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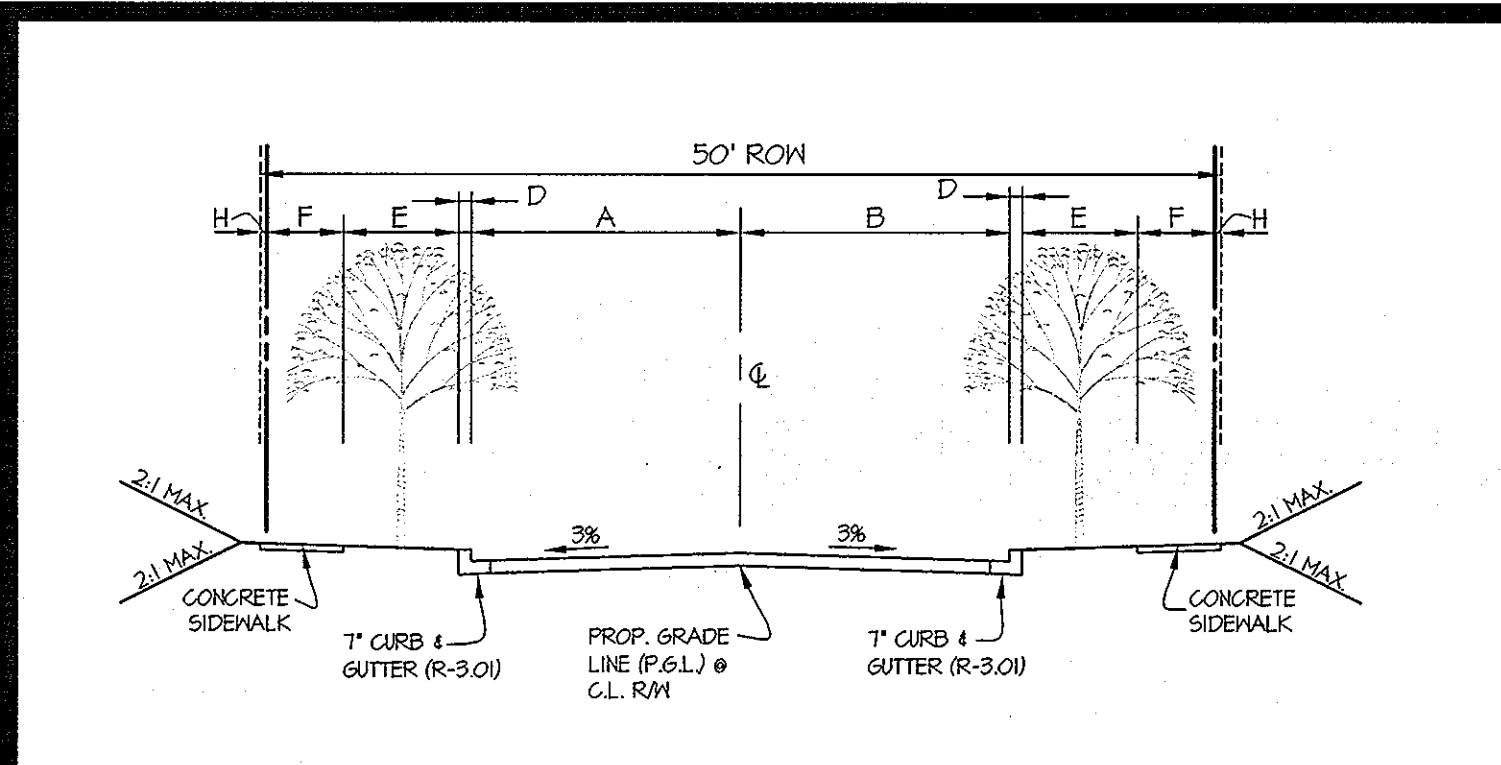


**PRELIMINARY STREET GRADES - ROAD Z**

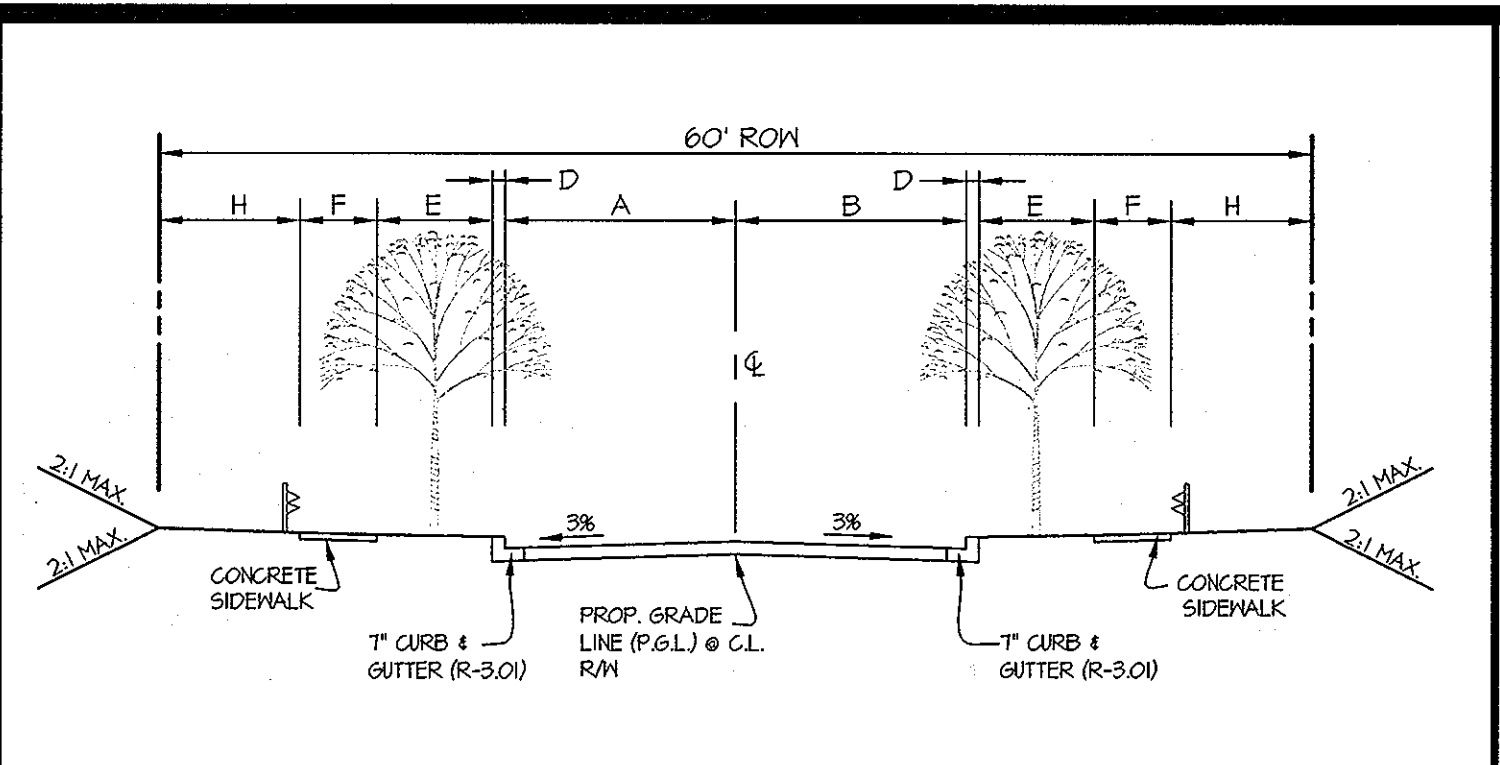
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ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

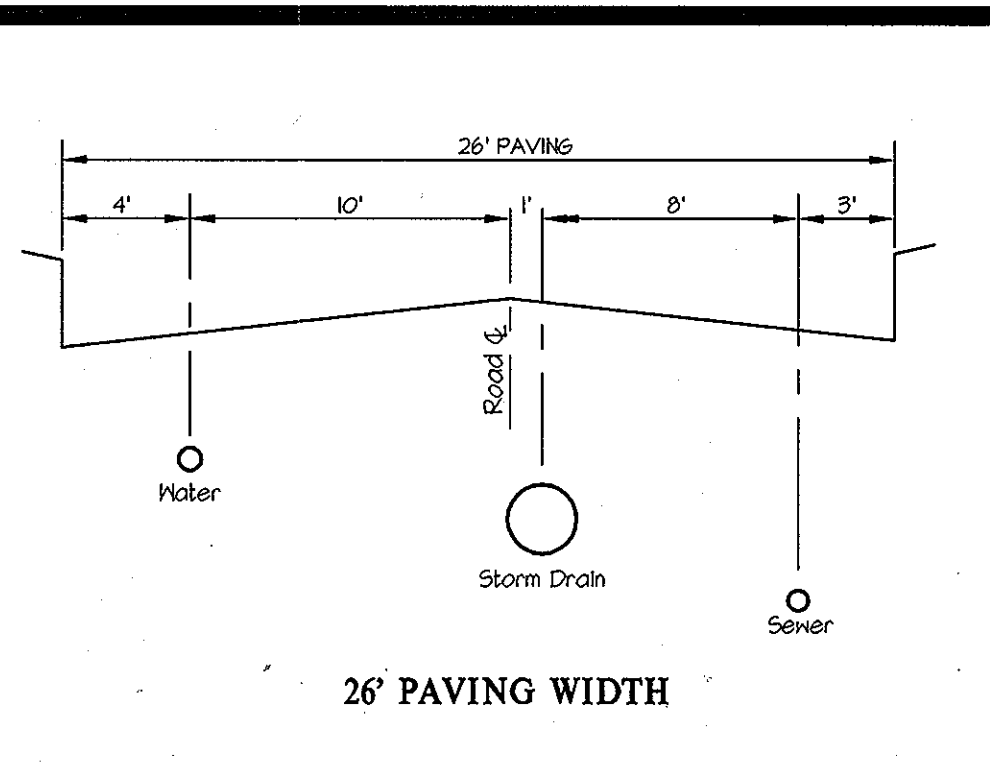
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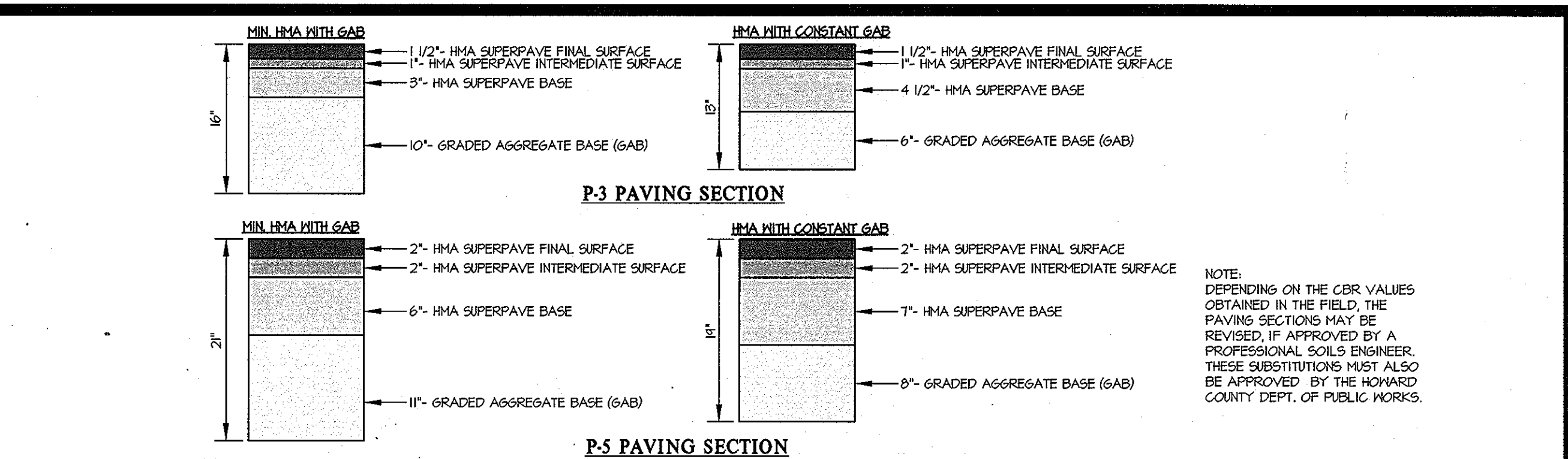
1 TYPICAL SECTION FOR 50' R/W WITH NO PARALLEL PARKING NO SCALE



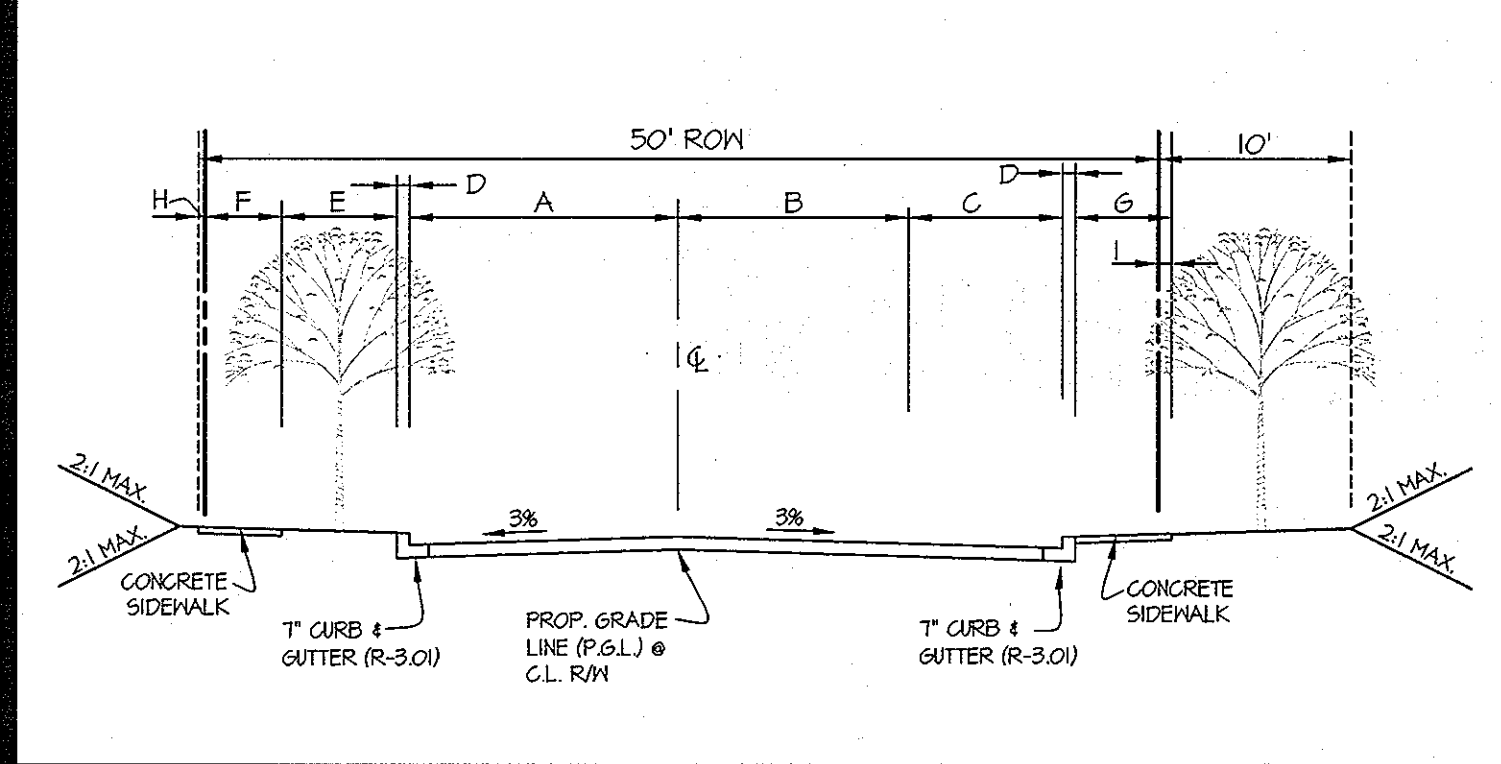
4 TYPICAL SECTION FOR 60' R/W WITH NO PARALLEL PARKING NO SCALE



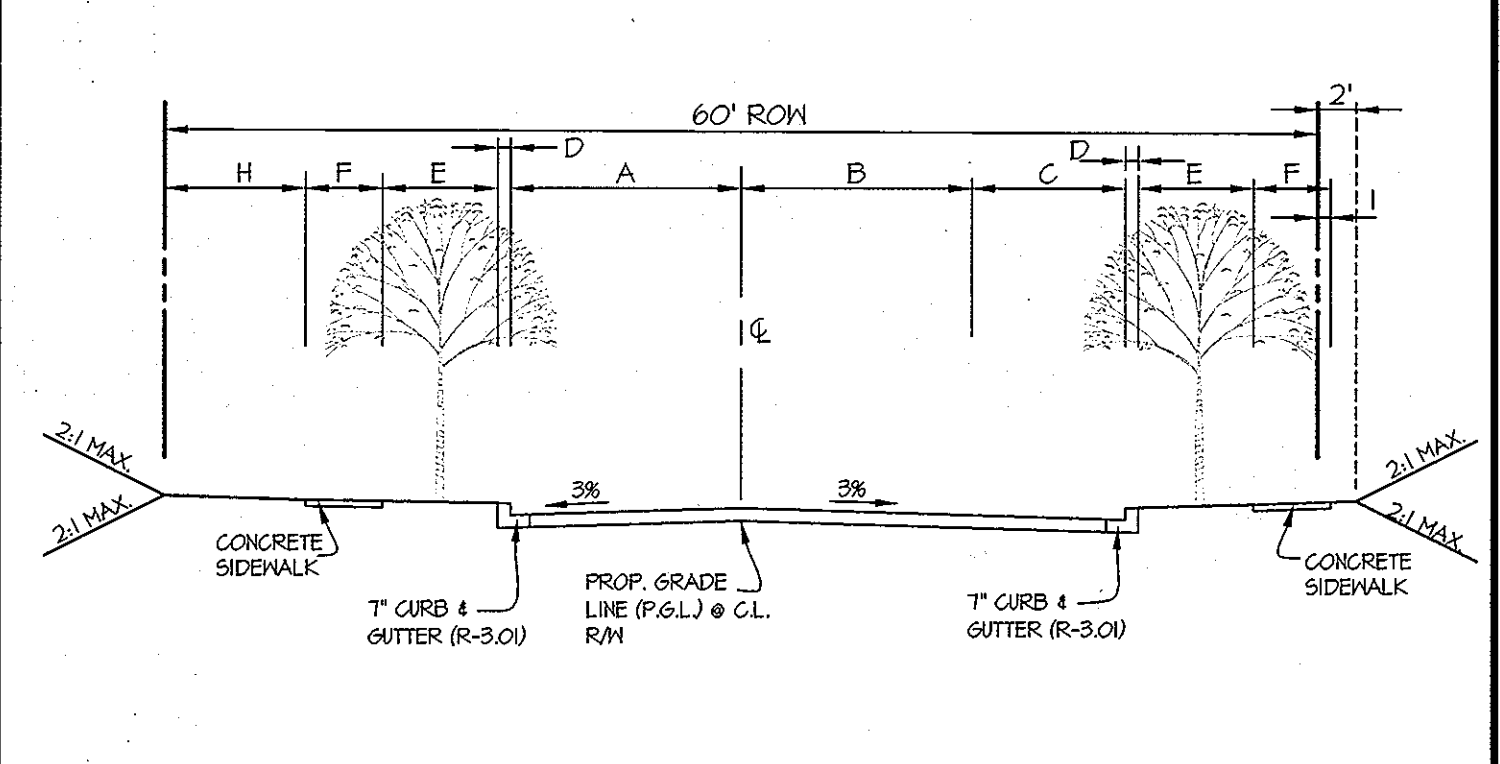
26' PAVING WIDTH



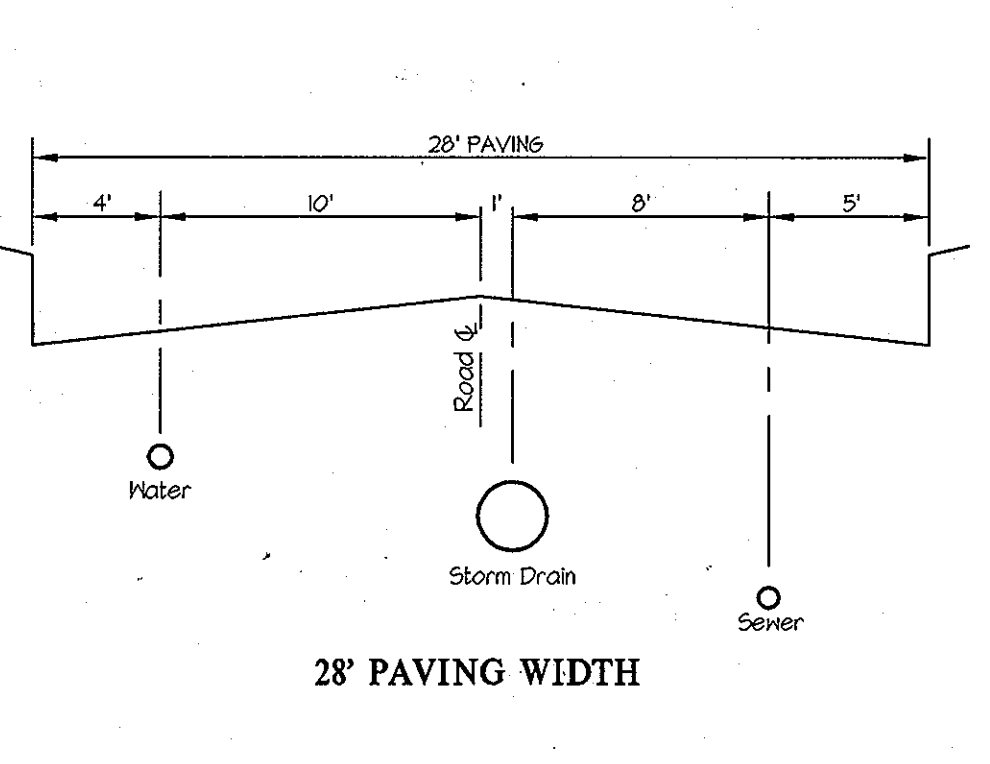
10 PAVING SECTIONS NO SCALE



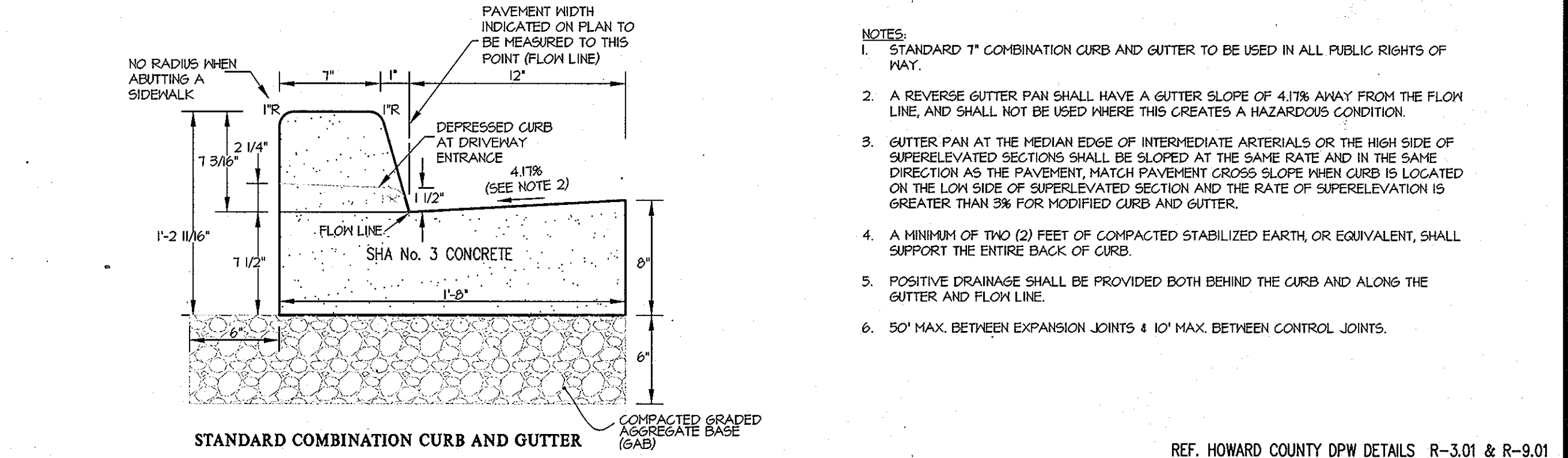
2 TYPICAL SECTION FOR 50' R/W WITH RIGHT PARALLEL PARKING NO SCALE



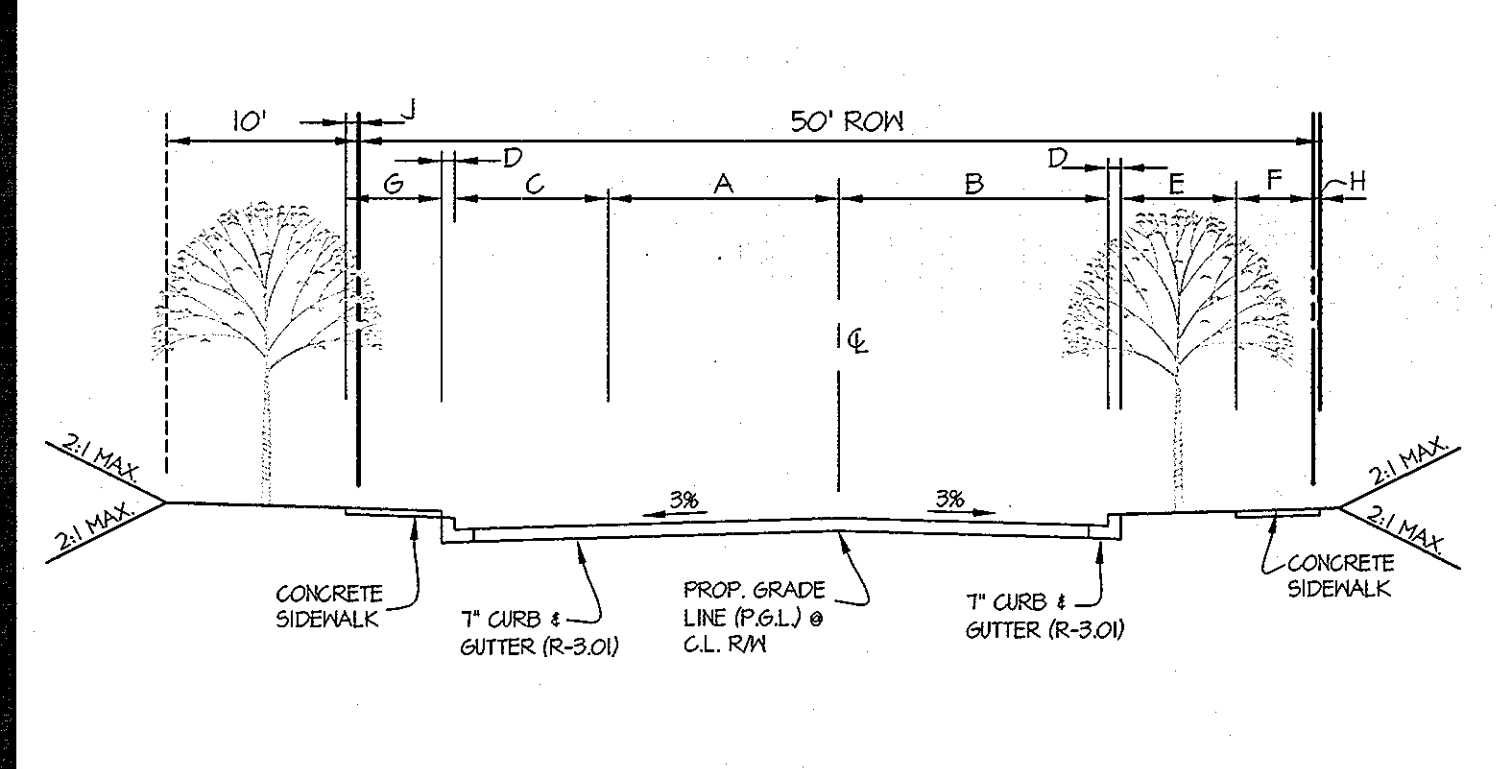
5 TYPICAL SECTION FOR 60' R/W WITH RIGHT PARALLEL PARKING NO SCALE



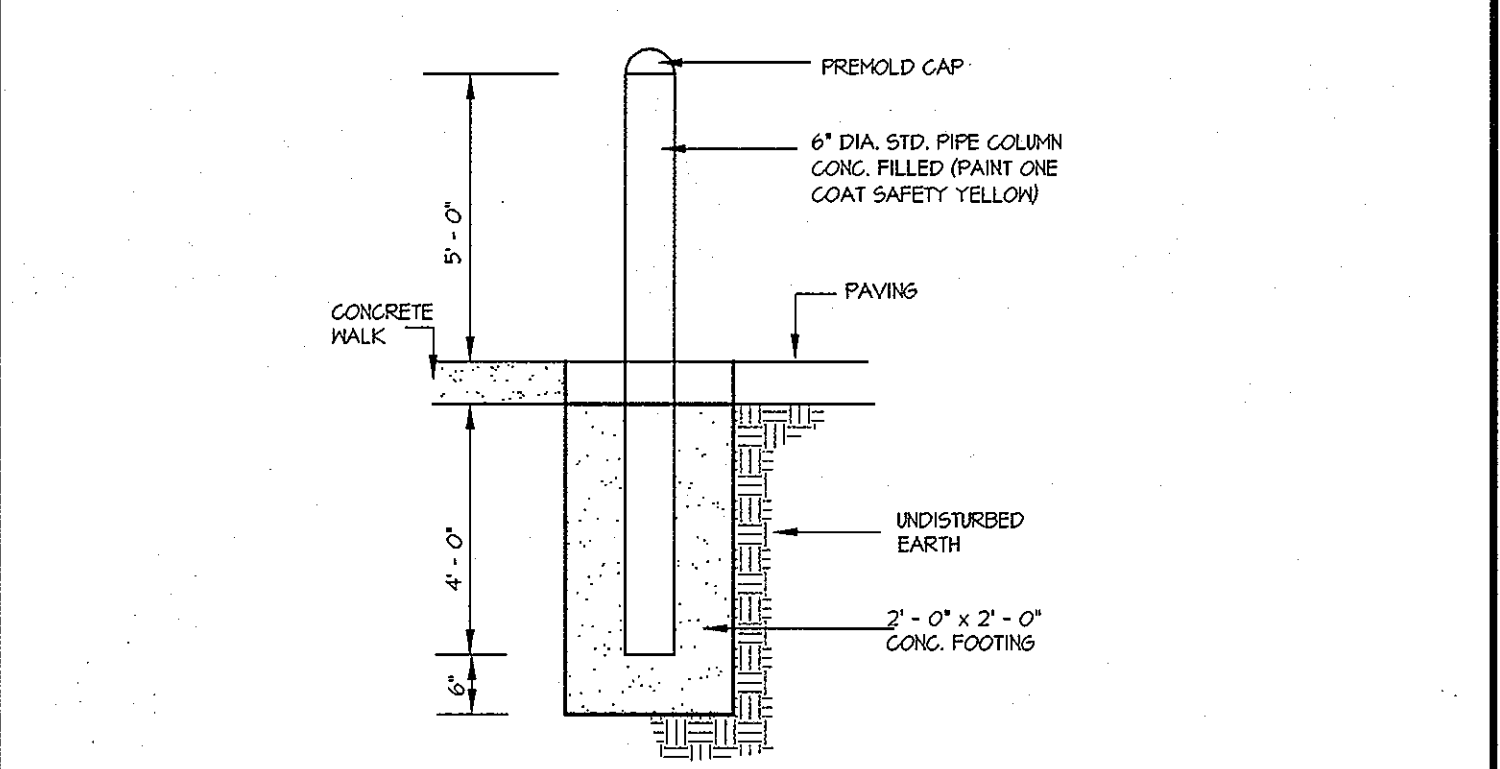
7 TYPICAL UTILITY LOCATIONS SCALE: 1"=6'



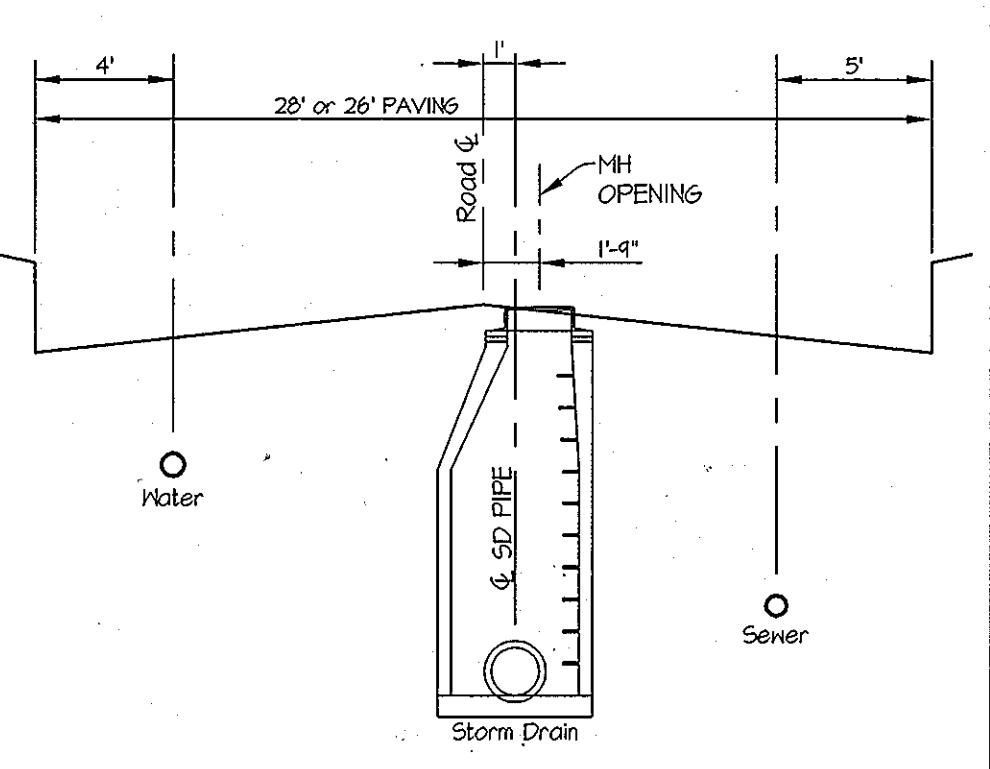
11 7" CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



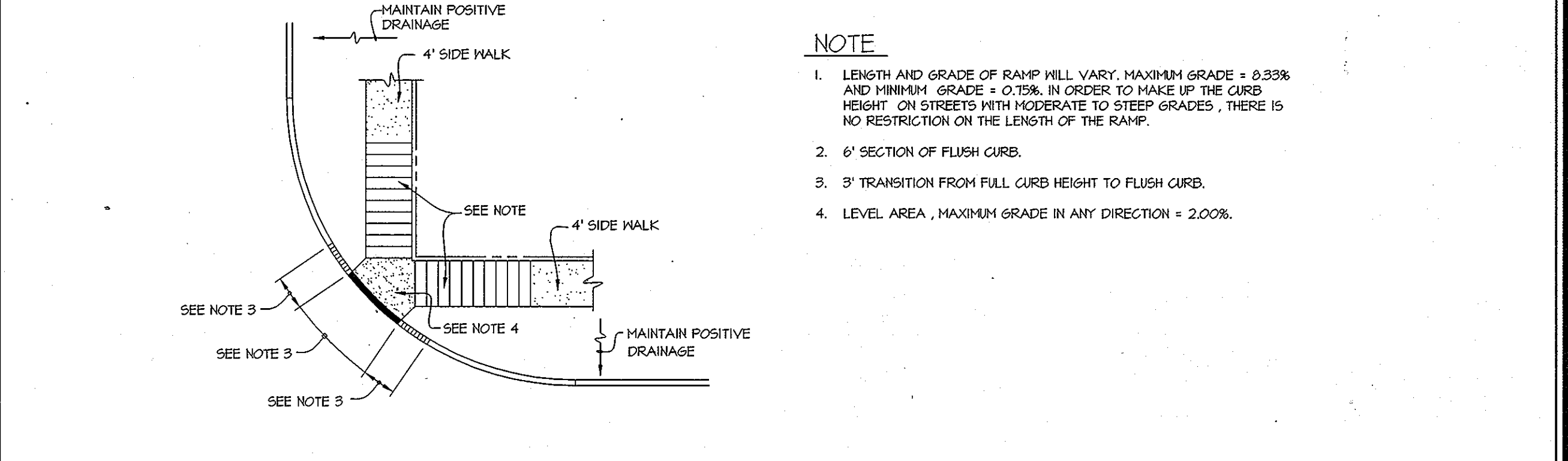
3 TYPICAL SECTION FOR 50' R/W WITH LEFT PARALLEL PARKING NO SCALE



6 BOLLARD DETAIL NO SCALE

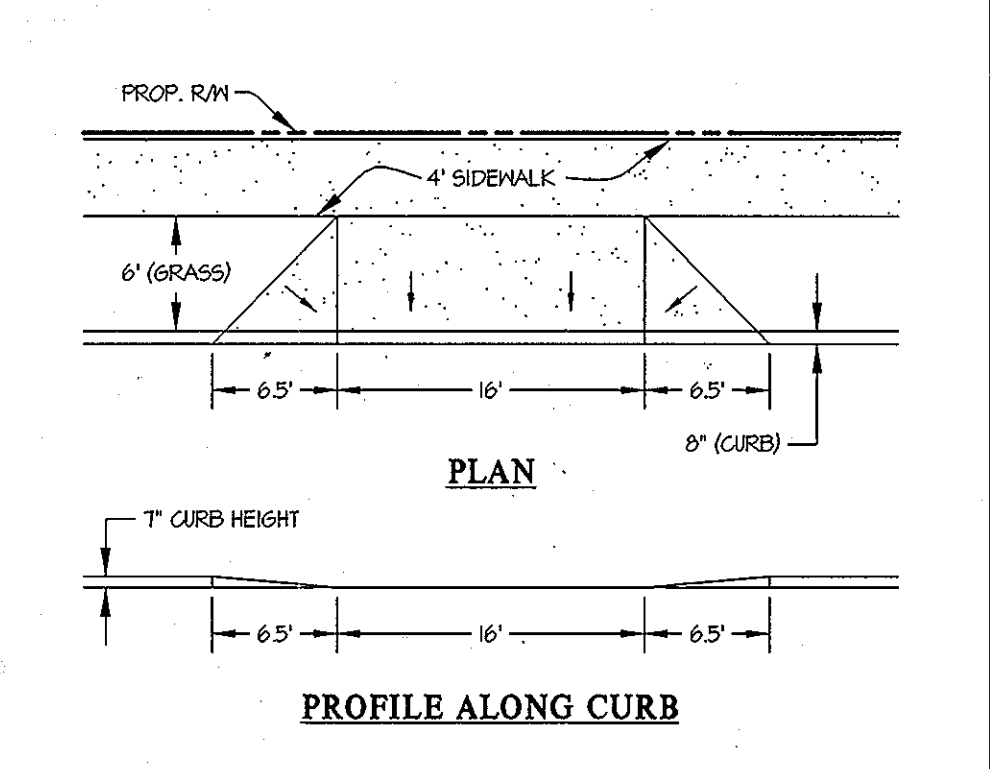


8 DETAIL FOR SETTING STORM DRAIN MANHOLES IN ROADS SCALE: 1"=6'



12 HANDICAP RAMP DETAIL SCALE: 1"=10'

NOTE: ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION



9 TYPICAL ALLEY ENTRANCE DETAIL NO SCALE

ROAD INFORMATION															
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	G	H	I	J	R/W	PAVING SECTION
IAGER BOULEVARD	26+64.6 TO 27+17.5	MINOR COLLECTOR	25 MPH	12'	12'	-	8"	6"	4"	-	7'-4"	-	-	60'	P-5 4
IAGER BOULEVARD	27+17.5 TO 28+46.5	MINOR COLLECTOR	25 MPH	12'	12'	8"	8"	6"	4"	-	7'-4"	8"	-	60'	P-5 5
IAGER BOULEVARD	28+46.5 TO 31+46	MINOR COLLECTOR	25 MPH	12'	12'	-	8"	6"	4"	-	7'-4"	-	-	60'	P-5 4
IAGER BOULEVARD	31+46 TO 35+46.28	MINOR COLLECTOR	25 MPH	12'	12'	8"	8"	6"	4"	-	7'-4"	8"	-	60'	P-5 5
CHOPTANK STREET	00+00 TO 03+44	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
CHOPTANK STREET	03+44 TO 05+13	ACCESS STREET	25 MPH	12'	14'	8"	8"	6"	4"	5'	4"	-	8"	50'	P-3 3
GREEN STREET	00+00 TO 03+31	ACCESS STREET	25 MPH	14'	12'	8"	8"	6"	4"	5'	-	8"	-	50'	P-3 2
GREEN STREET	03+31 TO 06+54	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
HOLSTEIN STREET	00+00 TO 03+24	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
HOLSTEIN STREET	03+24 TO 06+54.52	ACCESS STREET	25 MPH	12'	14'	8"	8"	6"	4"	5'	4"	-	8"	50'	P-3 3
PAGA STREET	00+00 TO 02+41	ACCESS STREET	25 MPH	14'	12'	8"	8"	6"	4"	5'	-	8"	-	50'	P-3 2
PAGA STREET	02+41 TO 05+56.9	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
DAIRY STREET	00+00 TO 11+83	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1
DAIRY STREET	11+83 TO 18+15.6	ACCESS STREET	25 MPH	14'	12'	8"	8"	6"	4"	5'	-	8"	-	50'	P-3 2
FEDERAL STREET	18+52 TO 31+65	ACCESS STREET	25 MPH	14'	14'	-	8"	6"	4"	-	4"	-	-	50'	P-3 1

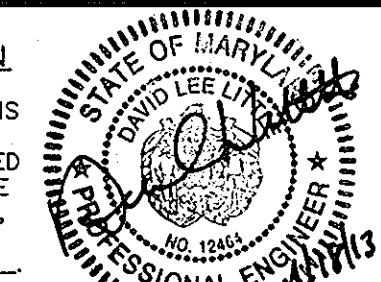
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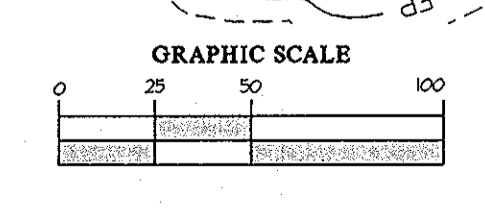
100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	MEAL FT.
STREAM 'A'	
2+40	344.32
6+50	403.68
1+41	428.68
8+65	424.42
9+30	410.68
STREAM 'B'	
3+00	400.70
4+00	400.15
STREAM 'HDI'	
3+31	426.58
1+50	415.34
HAMMOND BRANCH	
13+64	341.04
11+00	344.32
11+00	344.51
8+68	345.30
8+40	345.31
8+123	348.42
8+53	400.04
9+82	401.1

GRADING/SEDIMENT CONTROL LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREELINE
---	FLOODPLAIN CROSS SECTION
---	LIMIT OF SUBMISSION
---	PROPERTY CORNER
---	LIMITS OF DISTURBANCE
---	STABILIZED CONSTRUCTION ENTRANCE
---	EXISTING EARTH DIKE
---	PROPOSED EARTH DIKE
---	EXISTING SUPER SILT FENCE
---	PROPOSED SILT FENCE
---	PROPOSED SUPER SILT FENCE
---	EROSION CONTROL MATTING

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Paul H. Long* *s/p/10/12*  
PLANNING DIRECTOR DATE

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EXPIRATION DATE: MAY 28, 2015

PRELIMINARY GRADING and SEDIMENT CONTROL PLAN

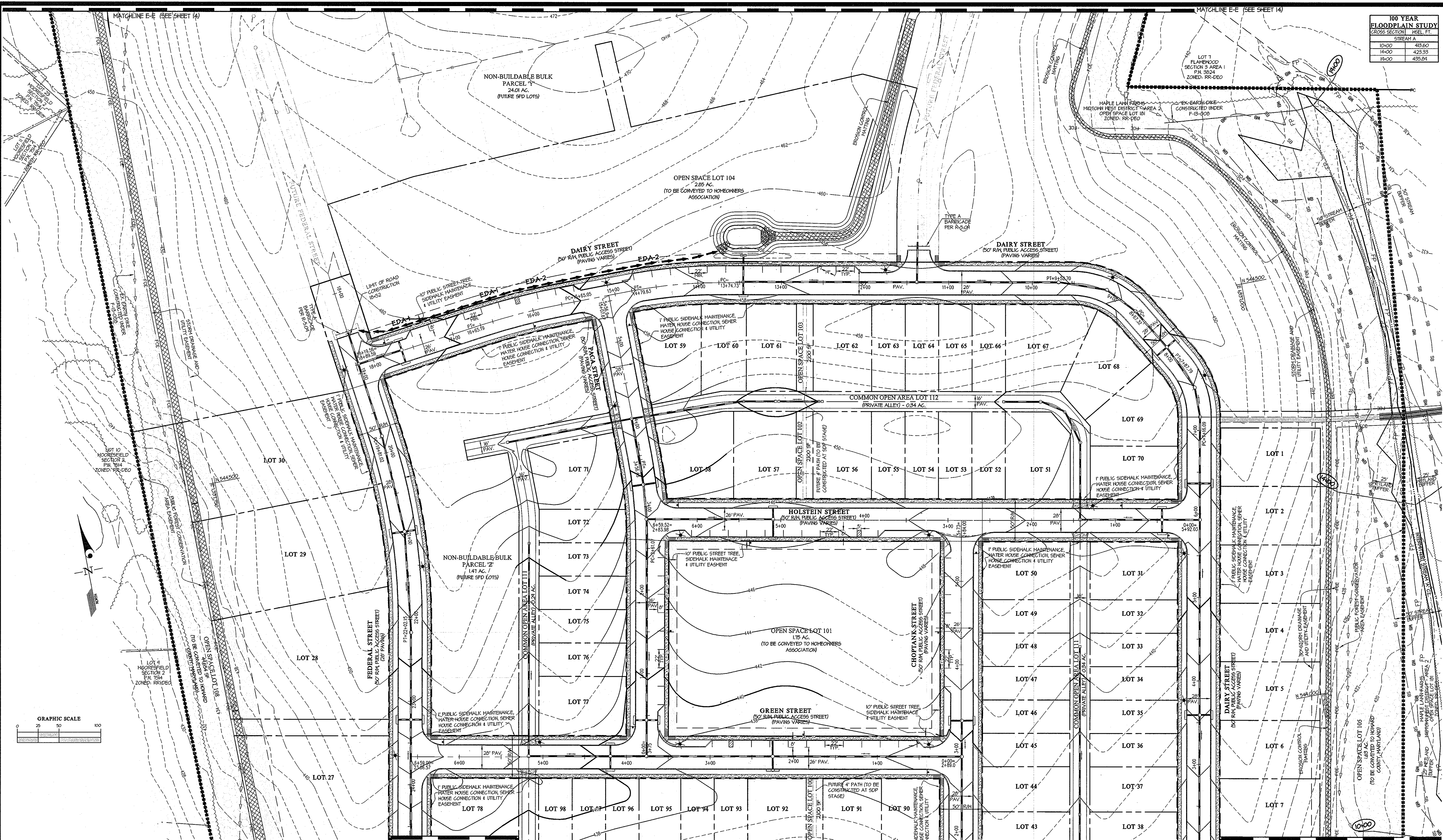
**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 1  
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
COMMON OPEN AREA LOTS 111 thru 114  
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	12 OF 18

L:\CAD\DRAWINGS\2001\PLANS BY QW\PRELIM\2001 12-14-09-SC.dwg PLOTTED: 7/17/2013 4:27 PM, LAST SAVED: 4/15/2013 5:17 PM, PLOTTED BY: Jennifer R. Dick

100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	FEET FT.
10+00	413.60
14+00	423.33
19+00	435.94



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Janet de la Roche* 4/29/13  
 PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-688-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

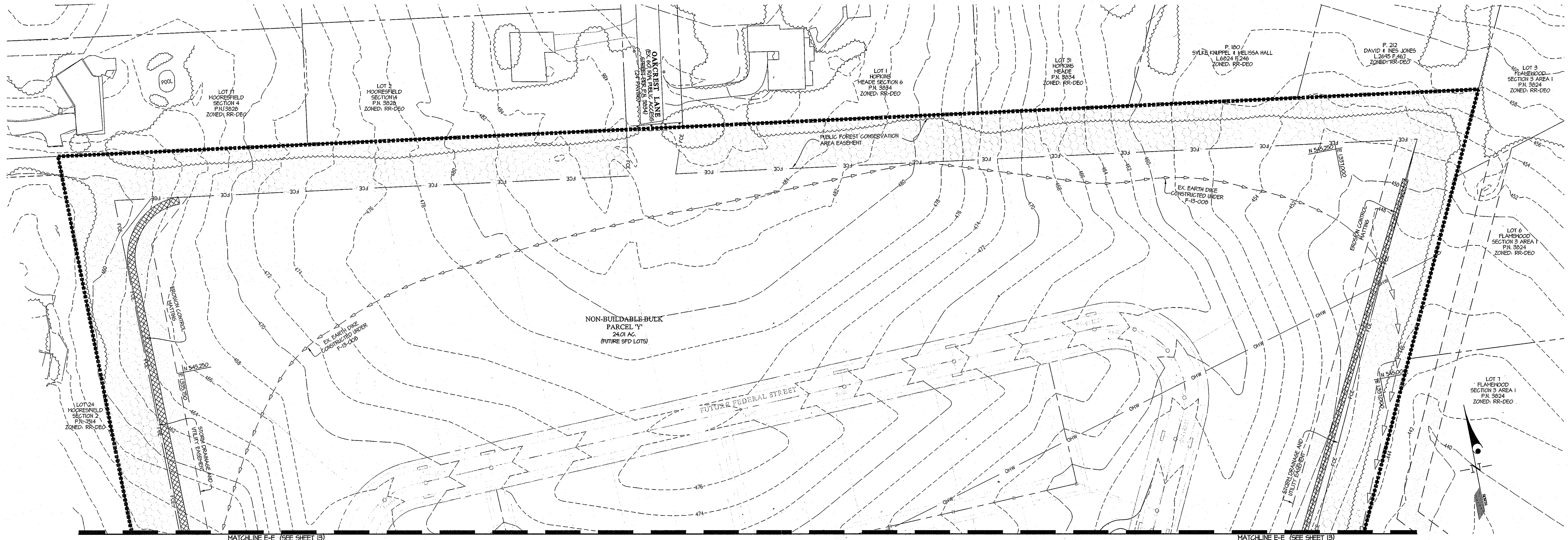
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 WERE PREPARED OR APPROVED BY  
 ME, AND THAT I AM A DULY LICENSED  
 PROFESSIONAL ENGINEER UNDER THE  
 LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 12464  
 EXPIRATION DATE: MAR 28, 2015

PRELIMINARY GRADING and SEDIMENT CONTROL PLAN

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	13 OF 18



PT. NO.	NORTH	EAST
(1)	543601.7616	1336828.8121
(2)	543554.1723	1336465.6218
(3)	543553.4754	1337031.5250
(4)	542848.1678	1336814.8878
(5)	542444.5243	1336354.2066
(6)	543232.4536	1336665.8752
(7)	545501.4803	1335662.6764
(8)	545282.9471	1337161.3555
(9)	544751.8204	1336411.2446
(10)	544641.8104	1337203.6238
(11)	544915.2440	1337161.7814
(12)	543766.5894	1337055.0274
(13)	543748.7134	1337106.4085
(14)	543540.2561	1337051.2785
(15)	543610.8234	1336485.3866
(16)	543658.4314	1336848.5282

MATCHLINE E-E (SEE SHEET 13)

MATCHLINE E-E (SEE SHEET 13)

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark H. Gyle* 4/29/13  
 PLANNING DIRECTOR DATE

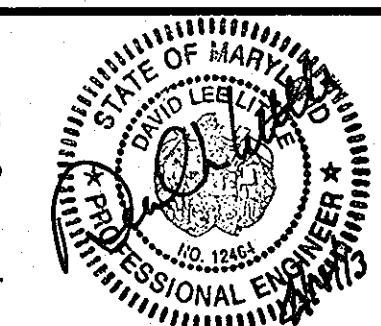
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT. 410-880-1800 DC/VA: 301-589-2524 FAX: 301-421-4186

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APP'R.

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
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 BALTIMORE, MD 21208  
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 410-484-8400

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 LICENSE NO. 12464  
 EXPIRATION DATE: MAY 28, 2015



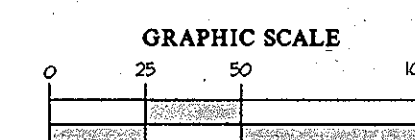
PRELIMINARY GRADING and SEDIMENT CONTROL PLAN

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
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ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

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1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	14 OF 18



L:\CAD\DRAWINGS\2013\PLANS BY GLW\PRELIMINARY\2013 12-14-13-PL-SC.dwg PLOTTED: 4/17/2013 4:33 PM, LAST SAVED: 4/15/2013 5:17 PM, PLOTTED BY: Jennifer R. Dicks



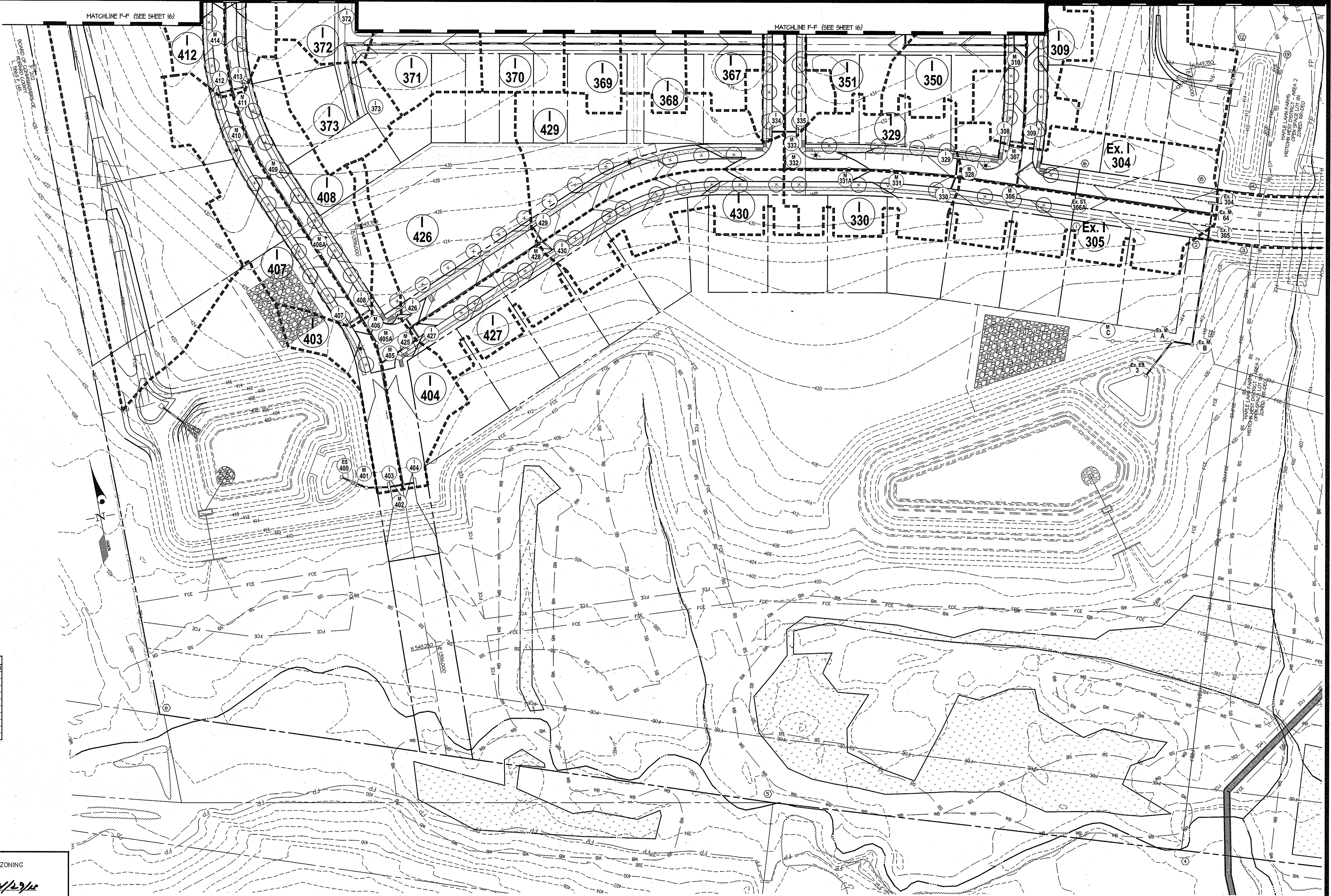
MATCHLINE F-F (SEE SHEET 16)

MATCHLINE F-F (SEE SHEET 16)

STRUCTURE	AREA (AC)	C	IMPERVIOUS
I-433	0.18 AC	0.56	55%
I-432	0.11 AC	0.56	55%
I-430	0.45 AC	0.56	55%
I-424	0.10 AC	0.56	55%
I-421	0.30 AC	0.56	55%
I-426	0.84 AC	0.56	55%
SI-424	5.15 AC	0.50	46%
I-421	0.35 AC	0.56	55%
I-420	0.35 AC	0.56	55%
I-417	0.32 AC	0.56	55%
I-416	0.36 AC	0.56	55%
I-413	0.31 AC	0.56	55%
I-412	0.38 AC	0.56	55%
I-408	0.42 AC	0.56	55%
I-401	0.35 AC	0.56	55%
I-404	0.31 AC	0.56	55%
I-403	0.23 AC	0.56	55%
I-341	0.31 AC	0.56	55%
I-340	0.30 AC	0.56	55%
I-334	0.35 AC	0.56	55%
I-333	0.22 AC	0.56	55%
I-301	0.23 AC	0.56	55%
I-306	0.40 AC	0.56	55%
I-305	0.60 AC	0.56	55%
I-303	0.31 AC	0.56	55%
I-302	0.31 AC	0.56	55%
I-301	0.35 AC	0.56	55%
I-311	0.23 AC	0.56	55%
I-310	0.21 AC	0.56	55%
I-316	0.36 AC	0.56	55%
I-315	0.24 AC	0.56	55%
I-313	0.31 AC	0.56	55%
I-312	0.30 AC	0.56	55%
I-311	0.35 AC	0.56	55%
I-310	0.26 AC	0.56	55%
I-304	0.24 AC	0.56	55%
I-300	0.28 AC	0.56	55%
I-301	0.24 AC	0.56	55%
I-306	0.45 AC	0.56	55%
I-305	0.46 AC	0.56	55%
I-305A	1.75 AC	0.56	55%
I-303	0.26 AC	0.56	55%
I-301	0.28 AC	0.56	55%
I-304	0.39 AC	0.56	55%
I-301	0.23 AC	0.56	55%
I-306	0.24 AC	0.56	55%
I-304	0.35 AC	0.56	55%
I-304	0.35 AC	0.56	55%
I-304	0.28 AC	0.56	55%
I-304	0.34 AC	0.56	55%
I-343	0.50 AC	0.56	55%
I-340	0.60 AC	0.56	55%
I-334	1.41 AC	0.56	55%
I-335	0.36 AC	0.56	55%
I-334	0.20 AC	0.56	55%
I-330	0.31 AC	0.56	55%
I-324	0.32 AC	0.56	55%
SI-321	6.15 AC	0.50	46%
I-322	0.54 AC	0.56	55%
I-321	0.47 AC	0.56	55%
I-317	0.51 AC	0.56	55%
I-316	0.18 AC	0.56	55%
I-313	0.41 AC	0.56	55%
I-312	0.45 AC	0.56	55%
I-304	0.44 AC	0.56	55%
I-300	0.38 AC	0.56	55%

NOTE: DUE TO MASS GRADING, 'C' SOIL WAS USED FOR CALCULATIONS.  
 NOTE: STRUCTURES M-64, I-304, I-305, M-A, M-B AND ES-3 ARE EXISTING UNDER F-15-001.

SWALE	STATION	AREA (AC)	TOTAL AREA (AC)	IGN
WEST	1410	3.22	3.22	TI
WEST	10121	1.36	4.58	TI
WEST	4166	2.48	7.06	TI
WEST	0100	1.30	8.44	TI
EAST	14132	2.45	2.45	TI
EAST	14141	1.62	4.07	TI
EAST	5400	1.35	5.42	TI
EAST	0100	1.51	6.93	TI



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*David H. Long* 4/23/14  
 PLANNING DIRECTOR DATE

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTONSVILLE, MARYLAND 20886  
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DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

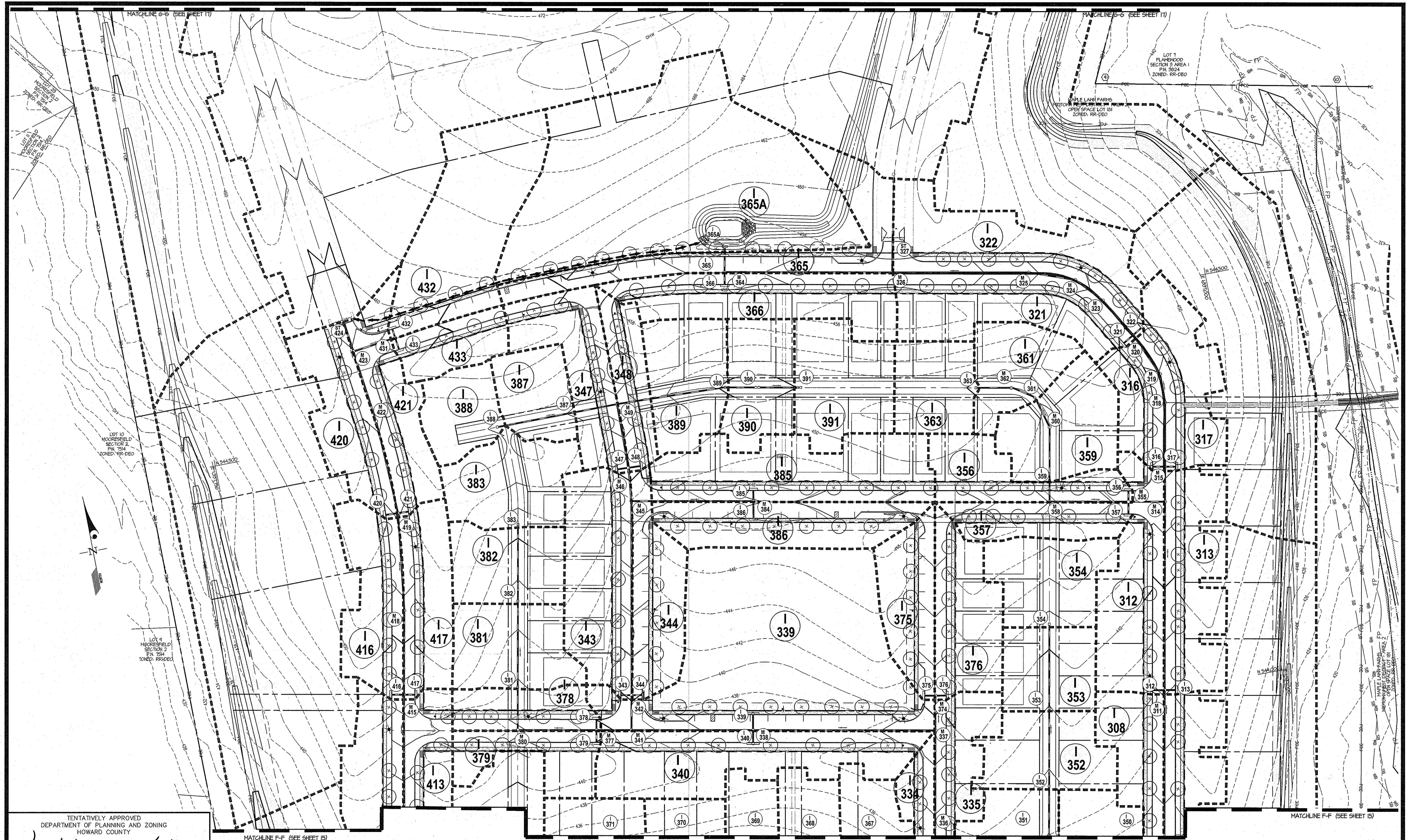
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 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12464, EXPIRATION DATE: MAY 28, 2015.

PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 1  
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
 COMMON OPEN AREA LOTS 111 thru 114  
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'  
 SCALE: 1" = 50'  
 ZONING: MXD-3  
 G. L. W. FILE No.: 12001  
 DATE: APRIL, 2013  
 TAX MAP - GRID: 41-21/46-3  
 SHEET: 15 OF 18  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

MATCHLINE G-G (SEE SHEET 17)

MATCHLINE G-G (SEE SHEET 17)



MATCHLINE F-F (SEE SHEET 15)

MATCHLINE F-F (SEE SHEET 15)

MATCHLINE F-F (SEE SHEET 15)

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

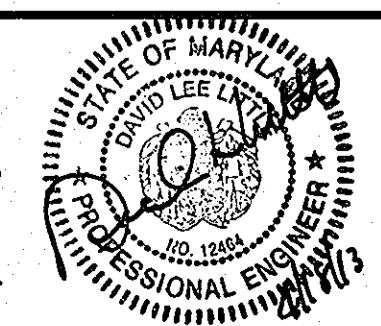
*Mark Bennett* 4/29/12  
 PLANNING DIRECTOR DATE

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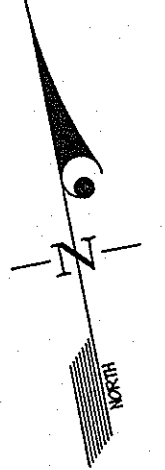
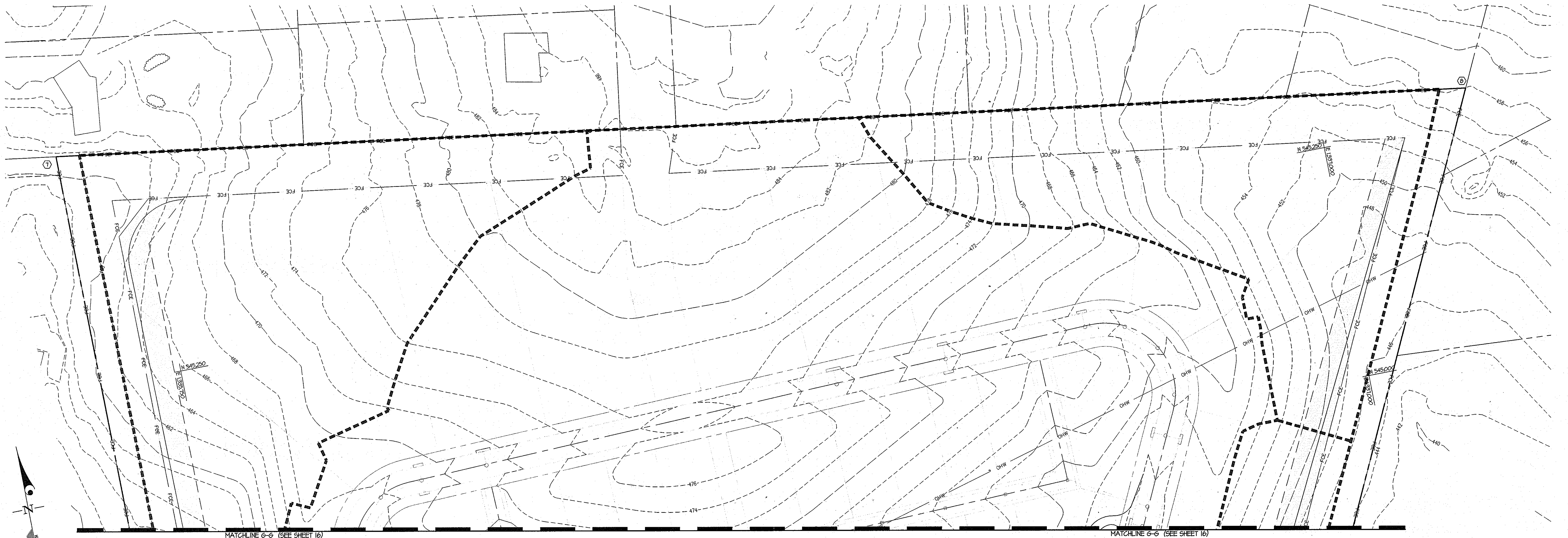
**PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP**

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - ARRA 1  
 LOTS I thru 98, OPEN SPACE LOTS 99 thru 110,  
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 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	16 OF 18

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



MATCHLINE G-6 (SEE SHEET 16)

MATCHLINE G-6 (SEE SHEET 16)

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
ST-391A	I-391	15" HDPE	20
I-391	I-392	15" HDPE	46
I-392	I-394	15" HDPE	36
I-394	M-344	15" HDPE	132
ST-398A	I-398	15" HDPE	50
I-398	I-397	15" HDPE	43
I-397	M-344	15" HDPE	52
M-344	M-346	15" HDPE	16
I-346	M-346	15" HDPE	13
I-347	M-346	15" HDPE	11
M-346	M-345	15" HDPE	37
I-346	M-344	15" HDPE	14
I-345	M-344	15" HDPE	11
M-344	M-345	15" HDPE	147
M-345	M-342	15" HDPE	237
I-344	M-342	15" HDPE	11
I-343	M-342	15" HDPE	11
M-342	M-341	24" HDPE	34
ST-383A	I-383	15" HDPE	51
I-383	I-382	15" HDPE	42
I-382	I-381	15" HDPE	104
I-381	M-380	15" HDPE	50
M-380	M-377	15" HDPE	44
I-374	M-377	15" HDPE	13
I-378	M-377	15" HDPE	11
M-377	M-341	15" HDPE	34
M-341	M-338	24" HDPE	147
I-340	M-338	15" HDPE	13
I-334	M-338	15" HDPE	17
M-338	M-337	30" HDPE	222
I-376	M-374	15" HDPE	11
I-375	M-374	15" HDPE	11
M-374	M-337	15" HDPE	34
M-337	M-336	30" HDPE	134
I-373	I-372	15" HDPE	23
M-336	M-334	15" HDPE	41
ST-372A	I-372	15" HDPE	60
I-372	I-371	15" HDPE	152
I-371	I-370	15" HDPE	45
I-370	I-369	15" HDPE	36
I-364	I-368	15" HDPE	28
I-368	I-367	15" HDPE	73
I-367	M-336	24" HDPE	110
M-336	M-333	36" HDPE	44
I-335	M-333	15" HDPE	11

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
I-354	M-353	15" HDPE	13
M-353	M-352	36" HDPE	34
M-352	M-351A	36" HDPE	71
M-351A	M-351	36" HDPE	46
M-351	M-328	36" HDPE	12
I-330	M-328	15" HDPE	13
I-324	M-328	15" HDPE	14
M-328	M-306	36" HDPE	60
I-365A	I-365	15" HDPE	8
I-365	M-364	15" HDPE	17
I-366	M-364	15" HDPE	13
M-364	M-326	15" HDPE	204
ST-321	M-326	24" HDPE	46
M-326	M-325	24" HDPE	165
M-325	M-324	24" HDPE	54
M-324	M-323	24" HDPE	34
M-323	M-320	24" HDPE	53
I-322	M-320	15" HDPE	11
I-321	M-320	15" HDPE	12
M-320	M-314	24" HDPE	54
M-314	M-318	24" HDPE	52
I-317	M-315	24" HDPE	76
M-315	M-315	15" HDPE	11
M-315	M-314	24" HDPE	13
M-314	M-314	24" HDPE	34
ST-363A	I-363	15" HDPE	47
I-363	M-362	15" HDPE	40
M-362	I-361	15" HDPE	28
I-361	M-360	15" HDPE	38
M-360	I-354	15" HDPE	63
I-354	M-358	15" HDPE	23
M-358	M-355	15" HDPE	44
I-357	M-355	15" HDPE	13
I-356	M-355	15" HDPE	11
M-355	M-314	15" HDPE	41
M-314	M-311	24" HDPE	236
I-313	M-311	15" HDPE	10
I-312	M-311	15" HDPE	12
M-311	M-310	30" HDPE	181
ST-354A	I-354	15" HDPE	66
I-354	I-353	15" HDPE	102
I-353	I-352	15" HDPE	43
I-352	I-351	15" HDPE	71
I-351	I-350	15" HDPE	112

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
I-350	M-301	15" HDPE	24
M-301	M-301	30" HDPE	111
I-301	M-301	15" HDPE	11
I-308	M-301	15" HDPE	13
M-301	M-306	30" HDPE	46
M-306	ST-306A	36" HDPE	23
I-433	M-431	15" HDPE	13
I-432	M-431	15" HDPE	8
M-431	M-423	15" HDPE	50
ST-424	M-423	18" HDPE	34
M-423	M-422	18" HDPE	87
M-422	M-414	18" HDPE	113
I-421	M-414	15" HDPE	11
I-420	M-414	15" HDPE	13
M-414	M-418	24" HDPE	117
M-418	M-415	24" HDPE	100
I-417	M-415	15" HDPE	11
I-416	M-415	15" HDPE	11
M-415	M-414	24" HDPE	181
M-414	M-411	24" HDPE	48
M-418	M-411	15" HDPE	11
M-412	M-411	15" HDPE	13
M-411	M-410	24" HDPE	42
M-410	M-404	24" HDPE	42
M-404	M-406A	24" HDPE	126
M-406A	M-406	24" HDPE	23
M-408	M-406	15" HDPE	11
I-407	M-406	15" HDPE	13
M-406	M-405	24" HDPE	33
M-405A	M-405	24" HDPE	20
I-430	M-428	15" HDPE	14
I-424	M-428	15" HDPE	17
M-428	M-425	15" HDPE	180
I-426	M-425	15" HDPE	4
M-425	I-427	15" HDPE	13
I-427	M-405	18" HDPE	47
M-405	M-402	24" HDPE	141
I-404	M-402	15" HDPE	11
M-402	I-403	30" HDPE	12
I-403	M-401	30" HDPE	23
M-401	ES-400	30" HDPE	28

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*Mark Bennett* 4/29/13  
 PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

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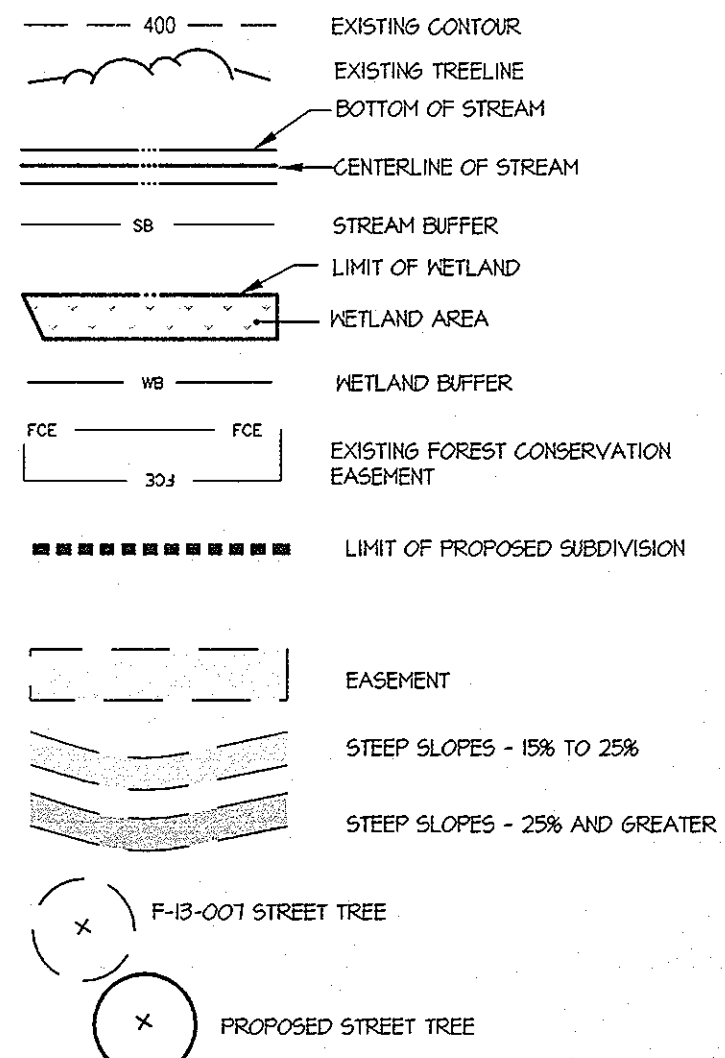
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PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP  
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1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	17 OF 18

L:\CAD\DRAWINGS\2001\PLANS BY GLW\PRELIMINARY\2001 15-17\_SD.dwg  
 PLOTTED: 4/17/2013 4:46 PM, LAST SAVED: 4/15/2013 1:45 PM, PLOTTED BY: Jennifer R. Dick

**LANDSCAPE LEGEND**



**LANDSCAPING NOTES:**

- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
- INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE.
  - SHADE TREES: 1.00 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREES.
  - 1.60 LINEAR FEET OF MEASURED PERIMETER EDGE AND EVERGREEN TREES.
  - 1.20 LINEAR FEET OF MEASURED PERIMETER EDGE.
- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- UNLESS NOTED, ALL STEEP SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5000 SF.
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.

**SOILS CHART**

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Inclusions
Ba	Baile Silt loam	D	X	
CeB3*	Chester gravelly silt loam, 3-8%	B		
CkC2	Chester silt loam, 8-15% slope, moderate erosion	B		
CkC3	Chester silt loam, 8-15% slope, severely eroded	B		
Co	Codorus silt loam	C		X
CoB*	Cones silt loam	C		
Co	Cones silt loam	B		
DaA	Dialaco silt loam, 0-3% slope	C		X
EB3*	Elkton silt loam, 3-8% slope, moderately eroded	C		
EB2*	Elkton silt loam, 3-8% slope, moderately eroded	B		
enA	Glennville silt loam, 0-3%	C		X
enB2*	Glennville silt loam, 3-8% slope, moderately eroded	C		X
GIC2*	Glennville silt loam, 3-8% slope, moderately eroded	B		
Ho	Holboro silt loam	D	X	X
HE2*	Major loam, 3-8%, moderately eroded	B		
HC2	Major loam, 8-15%, moderately eroded	B		
MID3*	Major loam, 15-25%, severely eroded	B		

**RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE**

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	117'	
R2	126'	
R3	105'	
R4	121'	
R5	105'	
R6	105'	
R7	90'	
R8	113'	
R9	105'	
R10	105'	
R11	105'	
R12	105'	
R13	105'	

THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE

**STREET TREE REQUIREMENTS**

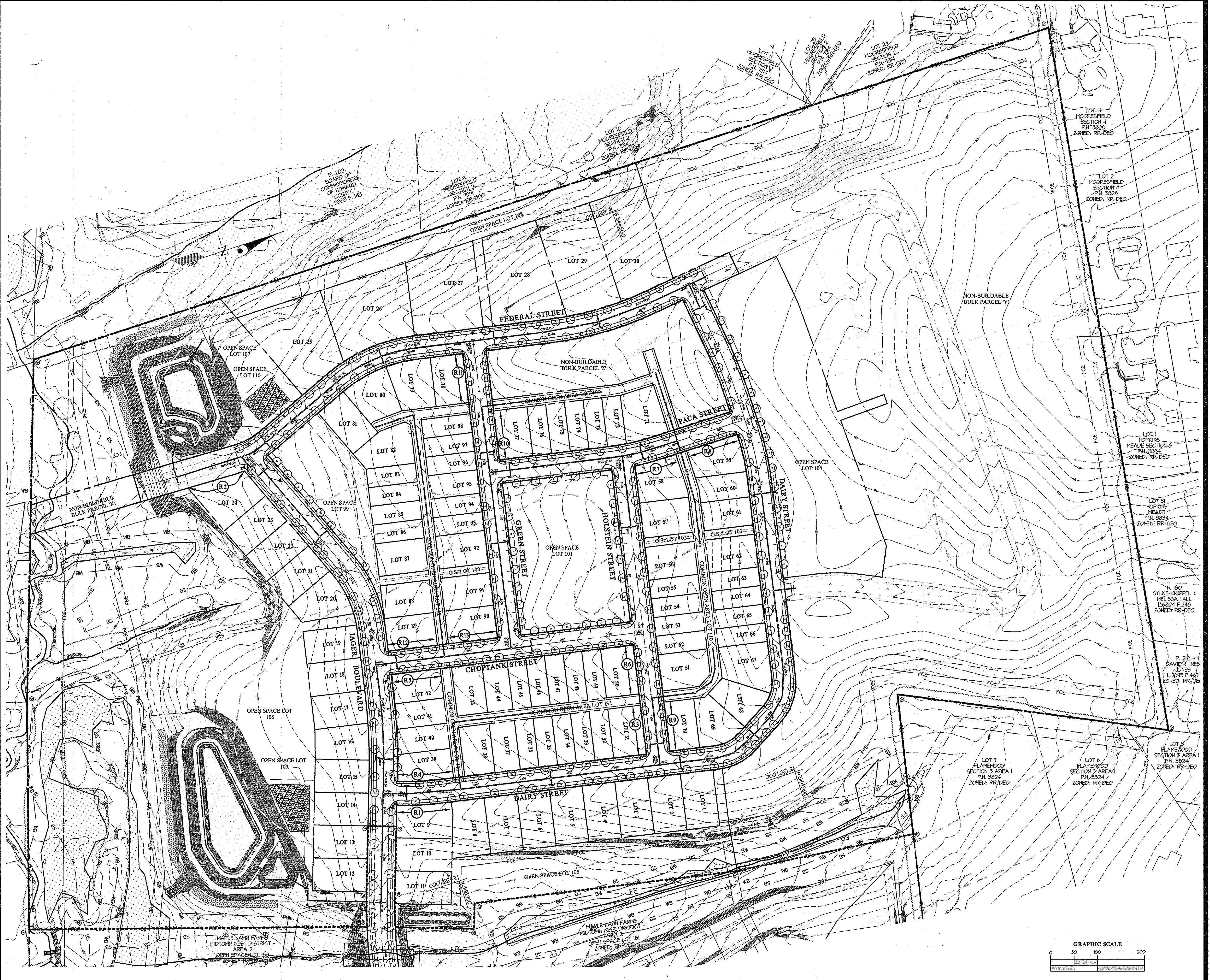
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
IAGER BOULEVARD	1552'	34	34
CHOPTANK STREET	983'	25	25
GREEN STREET	1,041'	26	26
HOLSTEIN STREET	1,051'	26	26
PACA STREET	843'	21	21
DAIRY STREET	3,241'	81	81
FEDERAL STREET	1,951'	44	44
TOTAL		267	267

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(X)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B + B FULL HEADS

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS (PER 5-06-16):

ALL STREETS: 1 TREE PER 40 LINEAR FEET, BOTH SIDES.  
PRIVATE ALLEYS: NO TREES REQUIRED.

THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DENISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*David H. Wagle* 4/23/13  
PLANNING DIRECTOR DATE

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK  
BURTONTOWN, MARYLAND 20886  
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-593-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
MAPLE LAWN FARMS I, LLC  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN ROAD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

**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. 12464  
EXPIRATION DATE: MAY 28, 2015



**PRELIMINARY LANDSCAPE PLAN**

**MAPLE LAWN FARMS**  
GARDEN DISTRICT - AREA 1  
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,  
COMMON OPEN AREA LOTS III thru IIV  
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2013	41-21/46-3	18 OF 18