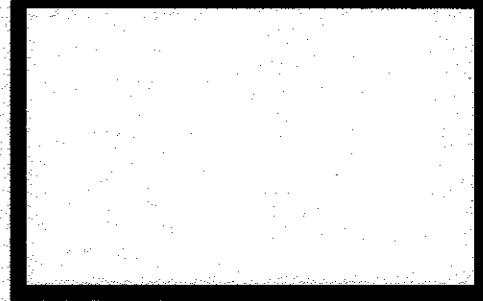
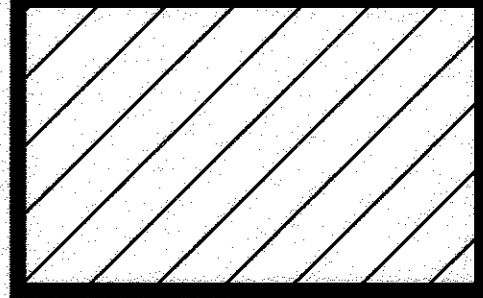


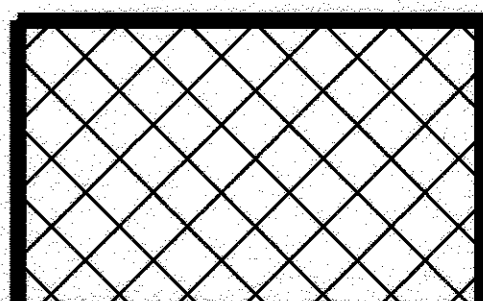
PHASING SCHEDULE ***		
PHASE*	IMPROVEMENTS	THRESHOLD YEAR
1	225 APARTMENT UNITS	2016
2	392** APARTMENT UNITS	2020
3	392 APARTMENT UNITS AND 50,000 SF OF MEDICAL OFFICE SPACE.	2020

*IN ACCORDANCE WITH THE TRAFFIC STUDY
 **THE TRAFFIC STUDY INCLUDES 387 UNITS. PER MAY 6, 2016 LETTER FROM THE TRAFFIC GROUP, THE TRAFFIC STUDY REMAINS VALID WITH THE 5 ADDITIONAL ALLOCATIONS SUBSEQUENTLY GRANTED JUNE 6, 2016.
 ***PHASES I, II AND III WERE ESTABLISHED WHEN IT APPEARED THAT THE APARTMENT COMPLEX CONSTRUCTION TIMING WOULD BE CONTROLLED BY ALLOCATION STATUS. THE TRAFFIC STUDY WAS PERFORMED WITH THESE PHASES, TO DETERMINE IF IMPROVEMENTS SHOULD BE PHASED. RESULTS OF THE TRAFFIC STUDY INDICATED THAT THERE WERE NO PHASING REQUIREMENTS FOR THE TWO RESIDENTIAL PHASES. FINAL RESIDENTIAL ALLOCATIONS WERE RECEIVED BEFORE THE FINALIZATION OF THIS PLAN, SO THE PHASES ARE NO LONGER NECESSARY FOR ALLOCATION PURPOSES, AND ONLY NECESSARY TO PROVIDE CONTINUITY BETWEEN THE PLAN AND THE TRAFFIC STUDY. THE PHASING WILL BE REMOVED IN THE FINAL PLAN DESIGN.

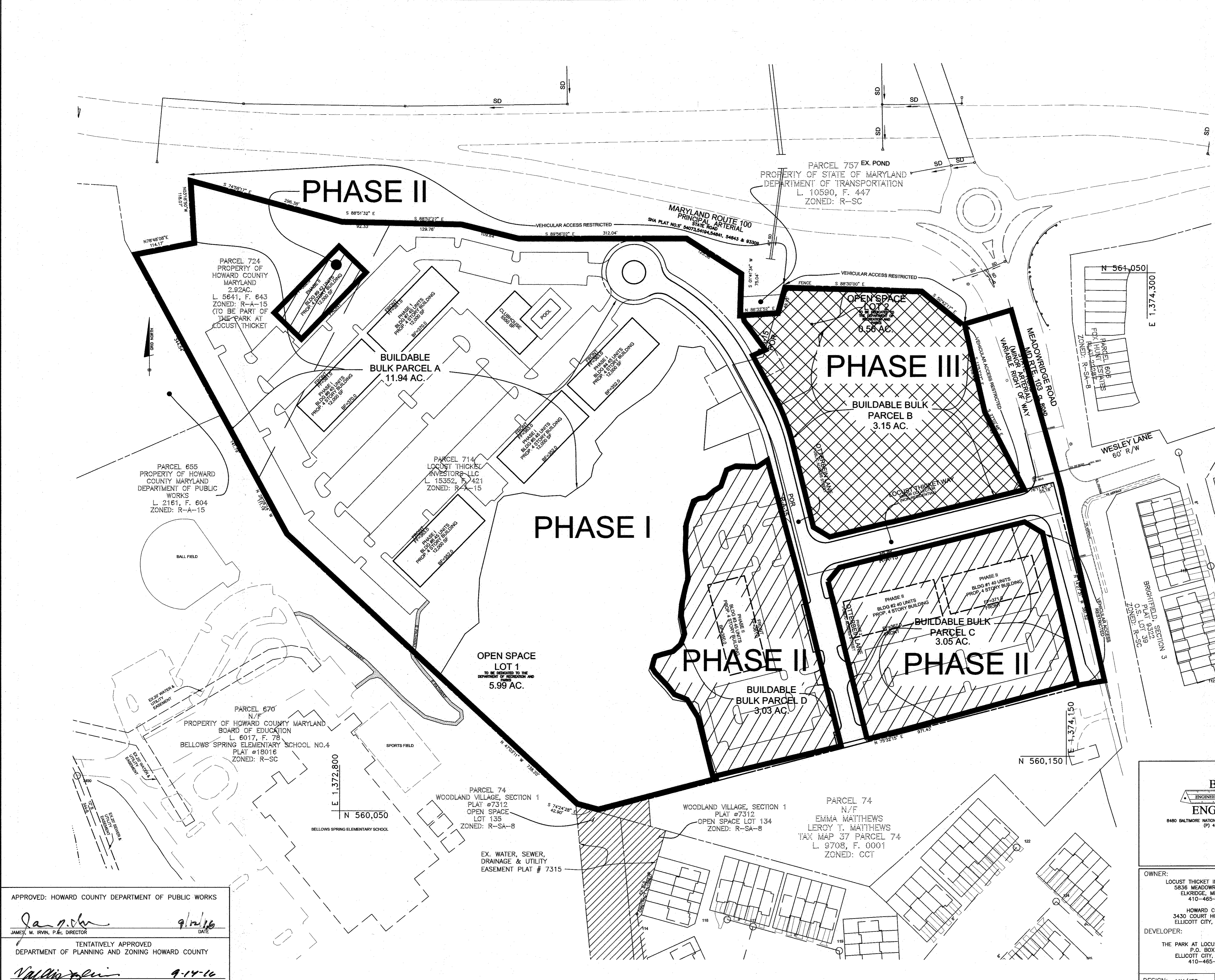
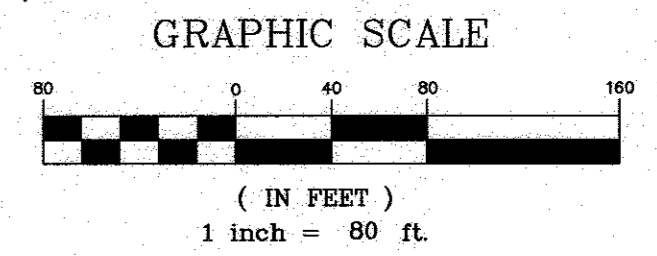
LEGEND

PHASE I 

PHASE II 

PHASE III 

NOTE:
 TRAFFIC SIGNALIZATION SHALL BE ANALYZED AT PHASE III SDP AND PROVIDED IF REQUIRED BY THE STATE HIGHWAY ADMINISTRATION



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irwin 9/14/16
 JAMES M. IRWIN, P.E., DIRECTOR DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

William J. Glin 9-14-16
 WILLIAM J. GLIN, PLANNING DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 28376, Expiration Date: 01-01-17.

STATE OF MARYLAND
 ALICE A. MILLER
 PROFESSIONAL ENGINEER
 9-8-16

OWNER:
 LOCUST THICKET INVESTORS LLC
 5836 MEADOWRIDGE ROAD
 ELK RIDGE, MD 21075
 410-465-4244

DEVELOPER:
 THE PARK AT LOCUST THICKET LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

PROJECT:
THE PARK AT LOCUST THICKET
 BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

LOCATION:
 ZONED R-A-15 & POR
 TAX MAP 37, GRID 9, PARCELS 714 & 724
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
 PRELIMINARY PLAN
 SUBDIVISION LAYOUT AND PHASING PLAN

DATE:
 MAY, 2015
 SEPTEMBER, 2016

PROJECT NO. 0925

DESIGN: AAM/JCO CHECKED: AAM SCALE: AS SHOWN DRAWING 2 OF 14

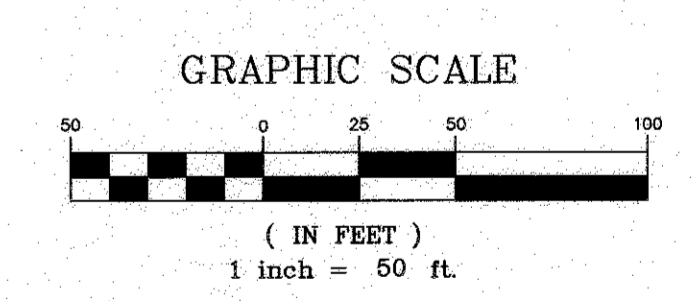
LEGEND

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- ZONING LINE
- LIMIT OF 100-YEAR FLOODPLAIN
- EXISTING STRUCTURE
- PROPOSED BUILDING
- 15% TO 25% SLOPES
- 25% AND GREATER SLOPES
*STEEP SLOPES INDICATED WITH AN ASTERISK WILL BE MODIFIED OR REMOVED BY GRADING OPERATIONS.
- FLOODPLAIN
- EXISTING WETLANDS
- SPECIMEN TREE ST-21
- PROP. FOREST CONSERVATION EASEMENT
- NON-CREDITED FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	BEARING	DELTA
C1	87.17'	350.00'	43.81'	86.94'	N21°02'09"W	14°16'09"
C2	266.07'	350.00'	139.79'	259.64'	N49°56'33"W	43°52'39"



STREET LIGHT LOCATION			
TYPE	STATION	LOCATION	FIXTURE/POLE TYPE
A	CL STA 0+69.4	24.1' RT. LOCUST THICKET WAY	LED-250 WATT COBRA FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 6' ARM.
B	CL STA 4+27.1	23.7' LT. LOCUST THICKET WAY	LED-200 WATT COBRA FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 6' ARM.
C	CL STA 2+00.0 CL STA 3+20.6	23.7' LT. LOCUST THICKET WAY 23.7' RT. LOCUST THICKET WAY	LED-200 WATT COBRA FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 6' ARM.
D	CL STA 1+36.4 CL STA 2+38.7 CL STA 3+70.0 CL STA 4+81.4 CL STA 5+87.8 LP STA 1+80.5	16.7' LT. OTTERBEIN LANE 16.7' LT. OTTERBEIN LANE 16.7' LT. OTTERBEIN LANE 16.7' RT. OTTERBEIN LANE 1.7' LT. OTTERBEIN LANE	LED-150 WATT COLONIAL POST-TOP MOUNTED ON A 14' BLACK FIBERGLASS POLE.
E	CL STA 0+20.8	16.7' LT. OTTERBEIN LANE	LED-150 WATT COBRA FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 6' ARM.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irvin
JAMES M. IRVIN, P.E., DIRECTOR

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

William J. Zapp
WILLIAM J. ZAPP, PLANNING DIRECTOR

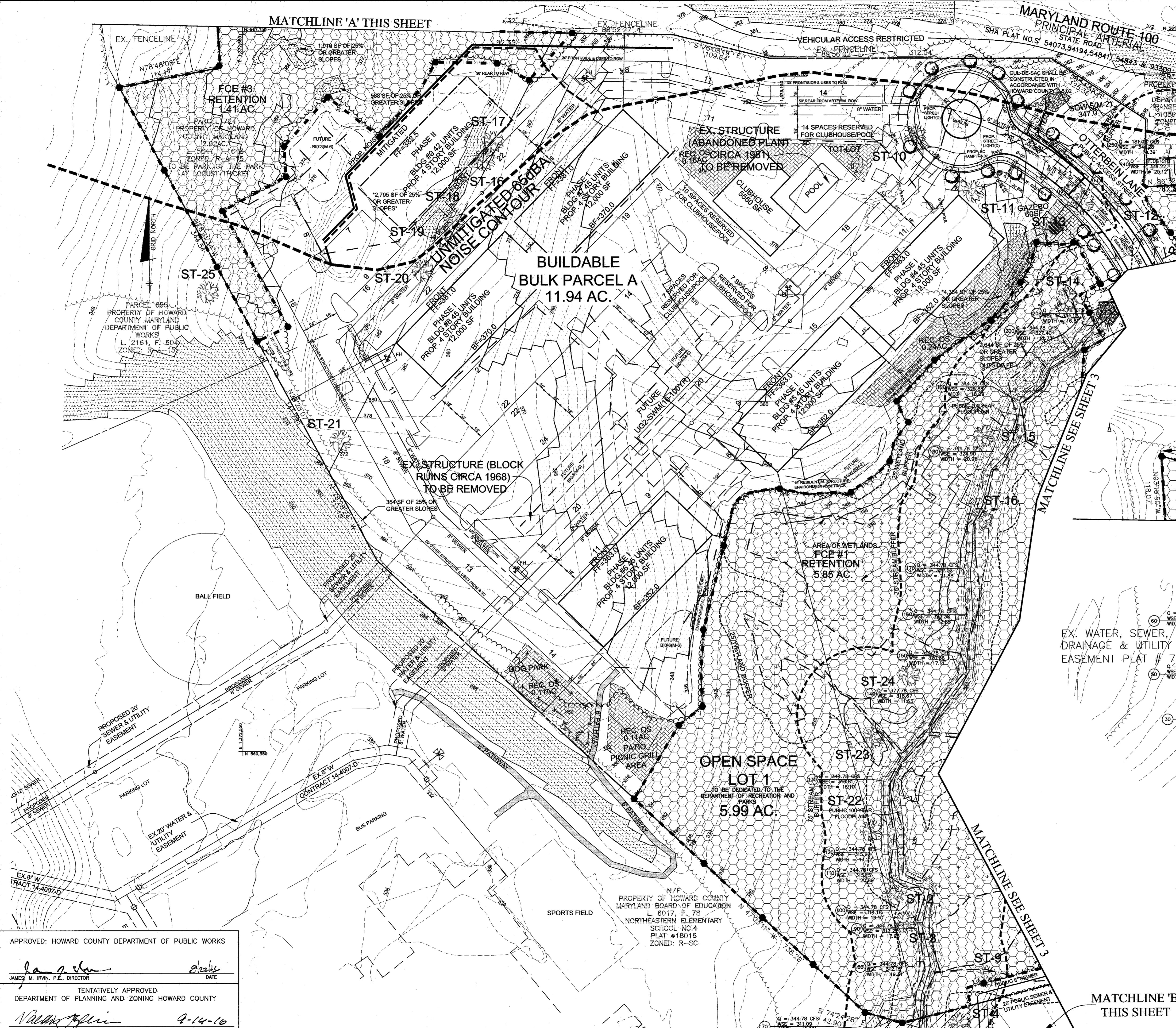
DATE: 8-14-16

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 28376, Expiration Date: 01-01-17.

<p>OWNER: LOCUST THICKET INVESTORS LLC 5836 MEADOWRIDGE ROAD ELKRIDGE, MD 21075 410-465-4244</p> <p>DEVELOPER: HOWARD COUNTY 3430 COURT HOUSE DRIVE ELICOTT CITY, MD 21043</p> <p>THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELICOTT CITY, MD 21041 410-465-4244</p>	<p>PROJECT: THE PARK AT LOCUST THICKET BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2</p> <p>LOCATION: ZONED R-A-15 & POR TAX MAP 37, GRID 9, PARCELS 714 & 724 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY PLAN PRELIMINARY LAYOUT PLAN</p> <p>DATE: MAY 2015 AUGUST 2016</p> <p>DESIGN: AAM/JCO CHECKED: AAM</p>
<p>PROJECT NO. 0925</p> <p>SCALE: AS SHOWN DRAWING 3 OF 14</p>	



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	BEARING	DELTA
C1	87.17	350.00'	43.91'	86.94'	N21°02'09"W	14°16'09"
C2	286.00'	350.00'	139.79'	259.64'	N49°56'33"W	43°32'39"

NOTE: SEE SHEET 3 FOR STREET LIGHT TYPE AND LOCATIONS.

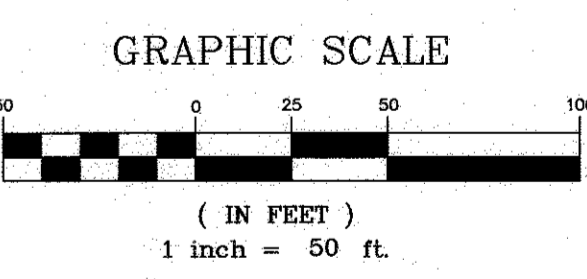
LEGEND

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- ZONING LINE
- LIMIT OF 100-YEAR FLOODPLAIN
- EXISTING STRUCTURE
- PROPOSED BUILDING
- 15% TO 25% SLOPES
- 25% AND GREATER SLOPES
- *STEEP SLOPES INDICATED WITH AN ASTERISK WILL BE MODIFIED OR REMOVED BY GRADING OPERATIONS.
- FLOODPLAIN
- EXISTING WETLANDS
- SPECIMEN TREE
- PROP. FOREST CONSERVATION EASEMENT
- NON-CREDITED FOREST CONSERVATION EASEMENT
- PROTECT CONSERVATION

MATCHLINE 'A' THIS SHEET

MATCHLINE 'B' THIS SHEET

EX. WATER, SEWER, DRAINAGE & UTILITY EASEMENT PLAT # 7315



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irvin
 JAMES M. IRVIN, P.E., DIRECTOR

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Walter J. Miller
 WALTER J. MILLER, P.E., PROFESSIONAL ENGINEER

DATE: 9-14-16

BENCHMARK ENGINEERING, INC.

ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 28976, Expiration Date: 01-01-17.

8-18-16

OWNER: LOCUST THICKET INVESTORS LLC
 5838 MEADOWRIDGE ROAD
 ELK RIDGE, MD 21075
 410-465-4244

DEVELOPER: THE PARK AT LOCUST THICKET LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

PROJECT: THE PARK AT LOCUST THICKET
 BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

LOCATION: ZONED R-A-15 & POR
 TAX MAP 37, GRID 9, PARCELS 714 & 724
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN
 PRELIMINARY LAYOUT PLAN

DATE: MAY, 2015
 AUGUST, 2016

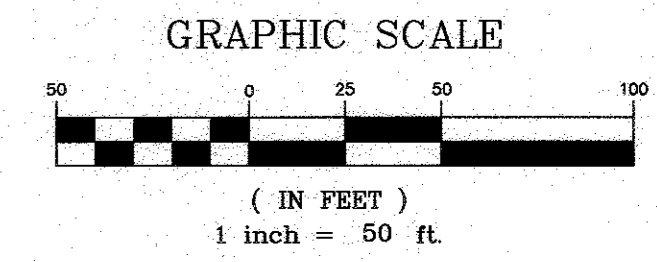
PROJECT NO.: 0925

SCALE: AS SHOWN

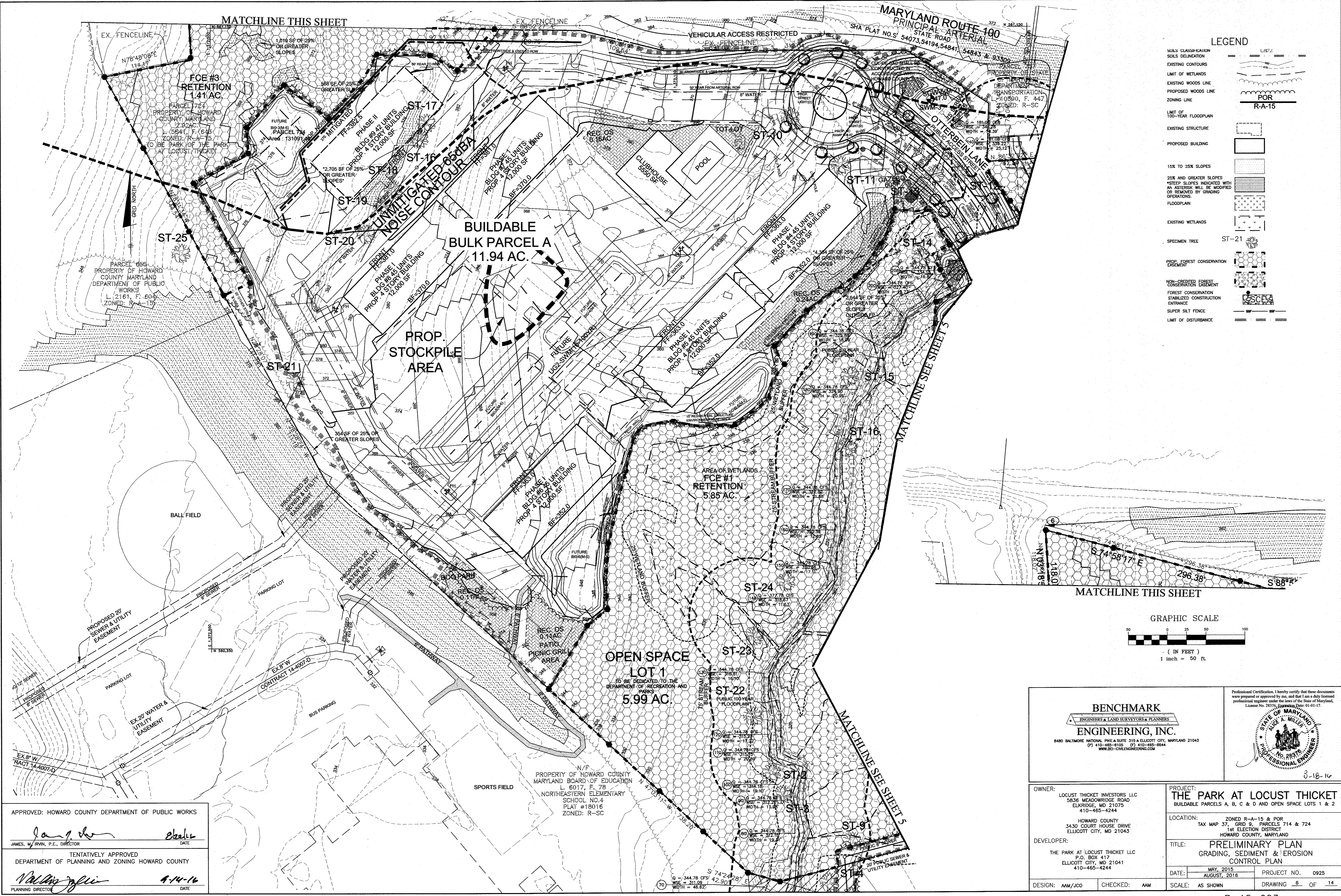
DRAWING: 4 OF 14

LEGEND

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
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- FLOODPLAIN
- EXISTING WETLANDS
- SPECIMEN TREE ST-21
- PROP. FOREST CONSERVATION EASEMENT
- NON-CREDITED FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE

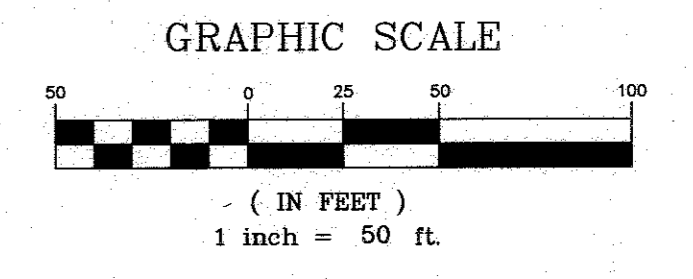


<p>BENCHMARK ENGINEERS, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BE-CVLENGINEERING.COM</p>		<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28376, Expiration Date: 01-01-17.</p>
<p>OWNER: LOCUST THICKET INVESTORS LLC 5838 MEADOWRIDGE ROAD ELKRIDGE, MD 21075 410-465-4244</p> <p>DEVELOPER: THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244</p>	<p>PROJECT: THE PARK AT LOCUST THICKET BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2</p> <p>LOCATION: ZONED R-A-15 & POR TAX MAP 37, GRID 9, PARCELS 714 & 724 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY PLAN GRADING, SEDIMENT & EROSION CONTROL PLAN</p> <p>DATE: MAY, 2015 AUGUST, 2016</p> <p>PROJECT NO. 0925</p> <p>SCALE: AS SHOWN</p> <p>DRAWING 5 OF 14</p>	
<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p><i>James M. Irvin</i> 8/22/16 JAMES, M. IRVIN, P.E., DIRECTOR DATE</p> <p>TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY</p> <p><i>Valerie Griffin</i> 9-14-16 PLANNING DIRECTOR DATE</p>	<p>PARCEL 74 N/E EMMA MATTHEWS LERCY T. MATTHEWS TAX MAP 37 PARCEL 74 L 9708, F. 0001 ZONED: CCI</p> <p>10,600 SF OF 25% OR GREATER SLOPES OFFSITE</p>	



LEGEND

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- ZONING LINE
- LIMIT OF 100-YEAR FLOODPLAIN
- EXISTING STRUCTURE
- PROPOSED BUILDING
- 15% TO 25% SLOPES
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- *STEEP SLOPES INDICATED WITH AN ASTERISK WILL BE MODIFIED OR REMOVED BY GRADING OPERATIONS.
- FLOODPLAIN
- EXISTING WETLANDS
- SPECIMEN TREE
- PROG. FOREST CONSERVATION EASEMENT
- NON-CREDITED FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irvin
 JAMES M. IRVIN, P.E., DIRECTOR

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Nadine J. Plac
 PLANNING DIRECTOR

DATE: 8-10-16

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEF-CIVILENGINEERING.COM

OWNER: LOCUST THICKET INVESTORS LLC
 5836 MEADOWBRIDGE ROAD
 ELK RIDGE, MD 21075
 410-465-4244

DEVELOPER: THE PARK AT LOCUST THICKET LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

PROJECT: **THE PARK AT LOCUST THICKET**
 BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

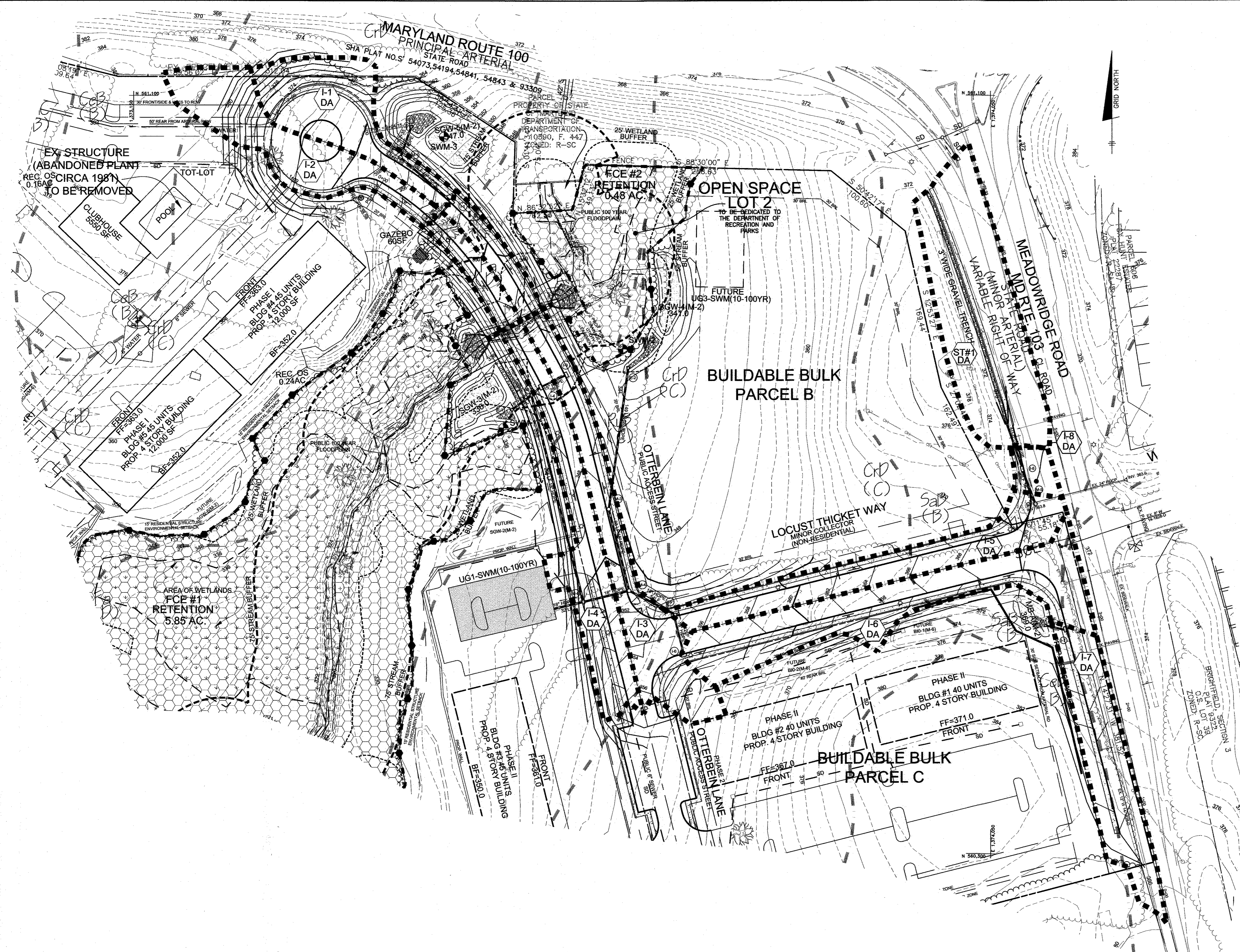
LOCATION: ZONED R-A-15 & POR
 TAX MAP 37, GRID 9, PARCELS 714 & 724
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY PLAN**
 GRADING, SEDIMENT & EROSION
 CONTROL PLAN

DATE: MAY 2015
 AUGUST 2016

DESIGN: AAM/JCO CHECKED: AAM

PROJECT NO. 0925
 SCALE: AS SHOWN DRAWING 8 OF 14

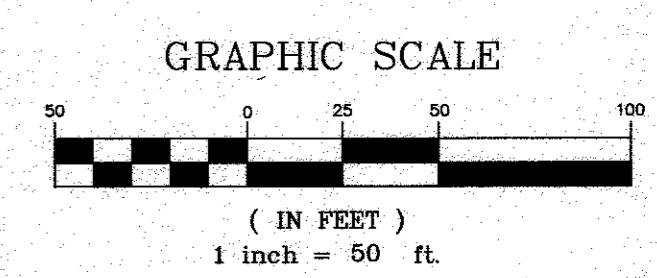


STORM DRAINAGE AREA DATA

AREA = 0.29 AC	I-1	ZONE = R-A-15
"C" FACTOR = 0.48		IMPERVIOUS = 45%
AREA = 0.32 AC	I-2	ZONE = R-A-15
"C" FACTOR = 0.47		IMPERVIOUS = 42%
AREA = 0.46 AC	I-3	ZONE = R-A-15
"C" FACTOR = 0.54		IMPERVIOUS = 51%
AREA = 0.42 AC	I-4	ZONE = R-A-15
"C" FACTOR = 0.55		IMPERVIOUS = 54%
AREA = 0.33 AC	I-5	ZONE = R-A-15
"C" FACTOR = 0.73		IMPERVIOUS = 81%
AREA = 0.49 AC	I-6	ZONE = R-A-15
"C" FACTOR = 0.64		IMPERVIOUS = 67%
AREA = 0.30 AC	I-7	ZONE = R-A-15
"C" FACTOR = 0.65		IMPERVIOUS = 70%
AREA = 0.05 AC	I-8	ZONE = R-A-15
"C" FACTOR = 0.89		IMPERVIOUS = 91%
AREA = 0.55 AC	ST#	ZONE = R-A-15
"C" FACTOR = 0.53		IMPERVIOUS = 52%

LEGEND

SOILS CLASSIFICATION	GBZ
SOILS DELINEATION	---
EXISTING CONTOURS	~
LIMIT OF WETLANDS	- - -
EXISTING WOODS LINE	~~~~~
FLOODPLAIN	▨
LIMIT OF HOWARD COUNTY 100-YEAR FLOODPLAIN	▨
EXISTING STRUCTURE	▭
15% TO 25% SLOPES	▨
STEEP SLOPES 25% AND GREATER SUSTAINED >10' ELEVATION	▨
*STEEP SLOPES INDICATED WITH AN ASTERISK WILL BE MODIFIED OR REMOVED BY GRADING OPERATIONS.	



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irvin 8/2/16
 JAMES M. IRVIN, P.E., DIRECTOR DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Valerie Joffe 4-14-16
 VALERIE JOFFE, PLANNING DIRECTOR DATE

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE	SOIL Kw
CeB	B	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES**	0.37
ChC	B	CHILLUM-RUSSETT LOAMS 5 TO 10 PERCENT SLOPES**	0.37
CrD	C	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES**	0.28
* Fe	D	FALLSINGTON SAND LOAM, 0 TO 2 PERCENT SLOPES	0.02
RuB	C	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES**	0.37
SoB	B	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	0.37
SrC	B	SASSAFRAS AND CROOM SOILS, 5 TO 10 PERCENT SLOPES**	0.37

* INDICATES HYDRIC SOILS
 ** HIGHLY ERODIBLE, K>0.35, AND/OR 15% OR GREATER SLOPES
 TAKEN FROM THE NRCS WEB SOIL SURVEY, AUGUST 2013, MAP 19.

BENCHMARK ENGINEERING, INC.

8460 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 P.O. BOX 411
 (P) 410-465-8108 (F) 410-465-6644
 WWW.BE-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 28376, Expiration Date: 01-01-17.

OWNER: LOCUST THICKET INVESTORS LLC
 5836 MEADOWRIDGE ROAD
 ELKBRIDGE, MD 21075
 410-465-4244

DEVELOPER: THE PARK AT LOCUST THICKET LLC
 P.O. BOX 411
 ELLICOTT CITY, MD 21041
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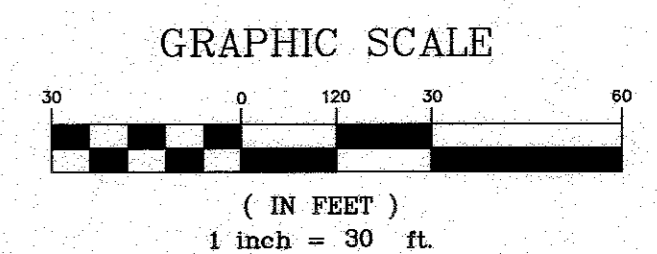
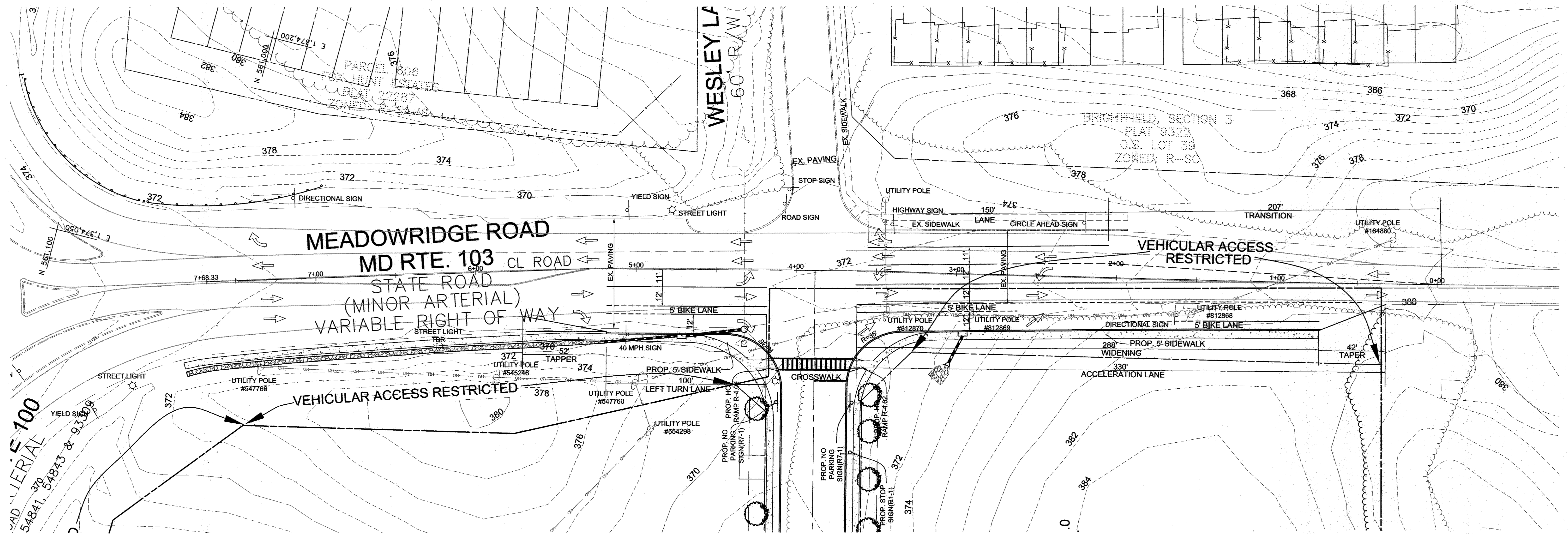
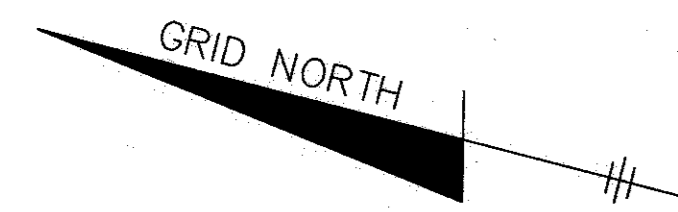
PROJECT: THE PARK AT LOCUST THICKET
 BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

LOCATION: ZONED R-A-15 & POR
 TAX MAP 37, GRID 9, PARCELS 714 & 724
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN
 STORM DRAINAGE AREA MAP

DATE: MAY, 2015
 AUGUST, 2016 PROJECT NO. 0925

DESIGN: AAM/JCD CHECKED: AAM SCALE: AS SHOWN DRAWING 7 OF 14



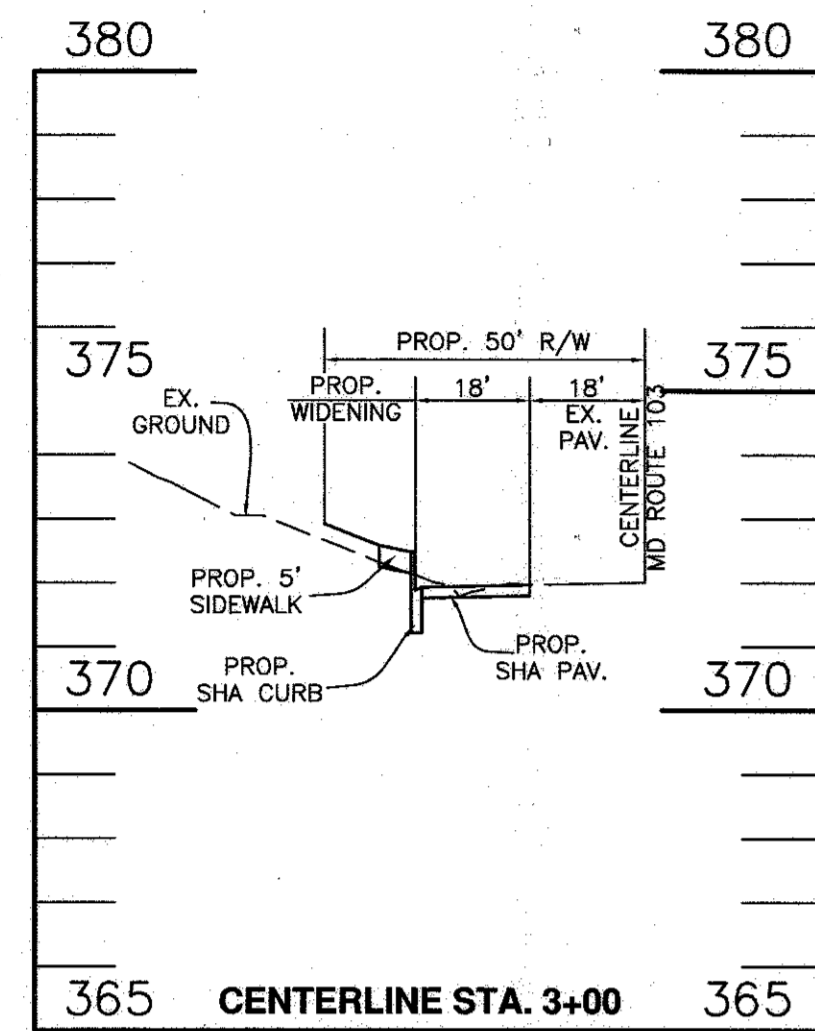
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irwin *Stahl*
 JAMES M. IRWIN, P.E., DIRECTOR DATE

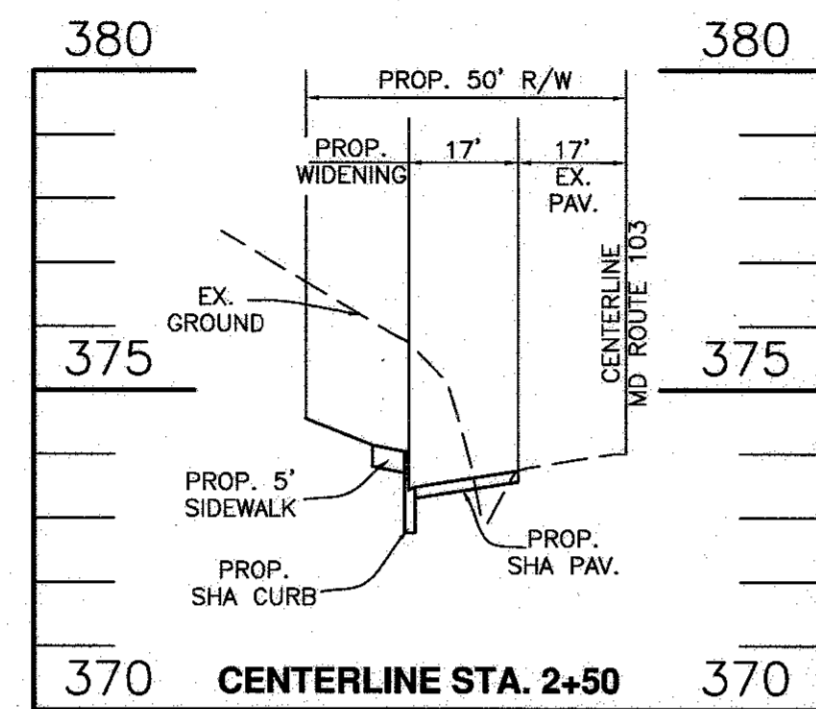
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Valley 4-14-16
 PLANNING DIRECTOR DATE

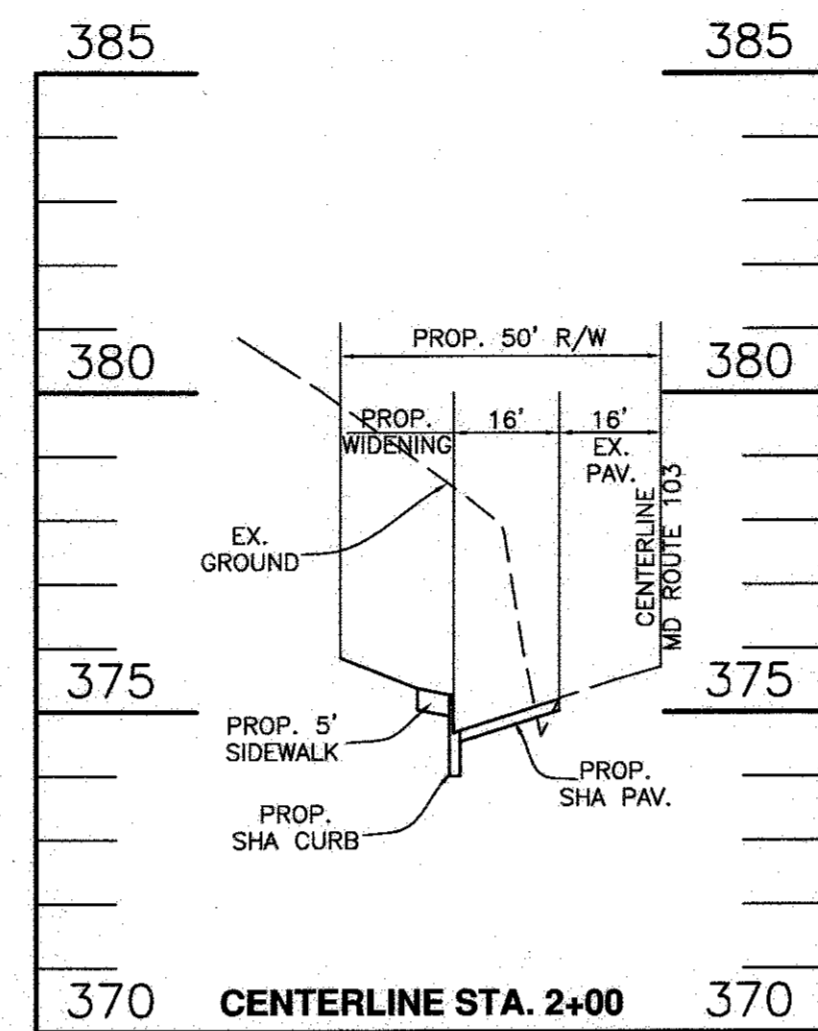
BENCHMARK <small>ENGINEERS & LAND SURVEYORS & PLANNERS</small> ENGINEERING, INC. <small>8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM</small>		
<small>Professional Certification: I hereby certify that these documents 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. 28376, Expiration Date: 01-01-17.</small>		
OWNER: LOCUST THICKET INVESTORS LLC 5836 MEADOWRIDGE ROAD ELKRIDGE, MD 21075 410-465-4244		PROJECT: THE PARK AT LOCUST THICKET BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2
DEVELOPER: THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244		LOCATION: ZONED R-A-15 & POR TAX MAP 37, GRID 9, PARCELS 714 & 724 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY PLAN MEADOWRIDGE ROAD WIDENING PLAN		
DESIGN: JCO	CHECKED: AAM	DATE: MAY, 2015 AUGUST, 2016
SCALE: 1"=30'		PROJECT NO.: 0925 DRAWING: 8 OF 14



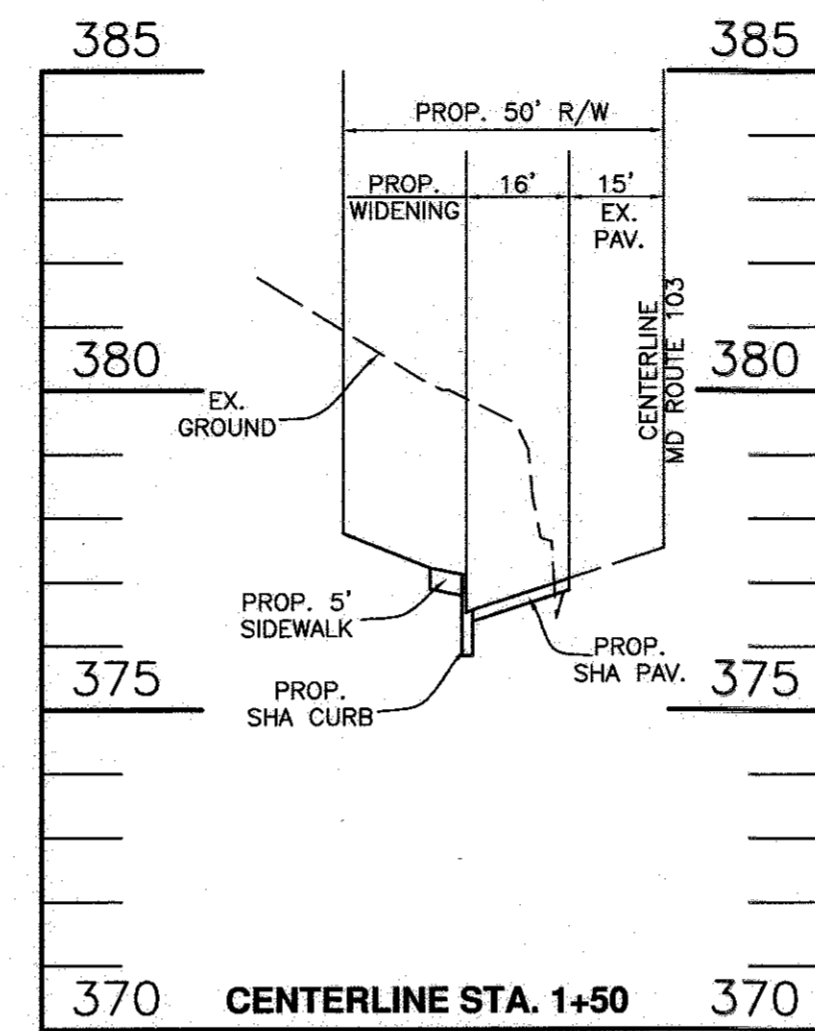
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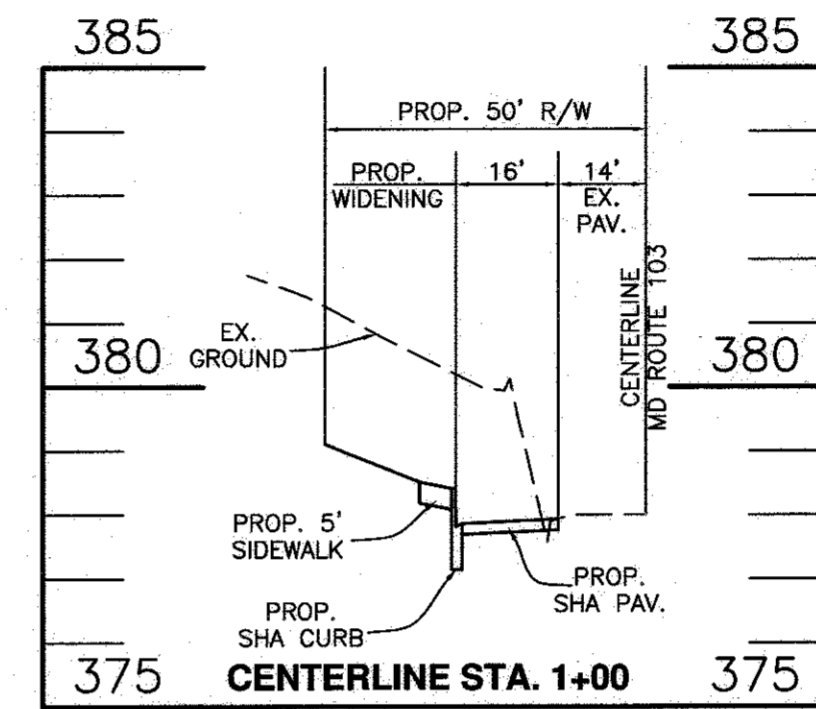
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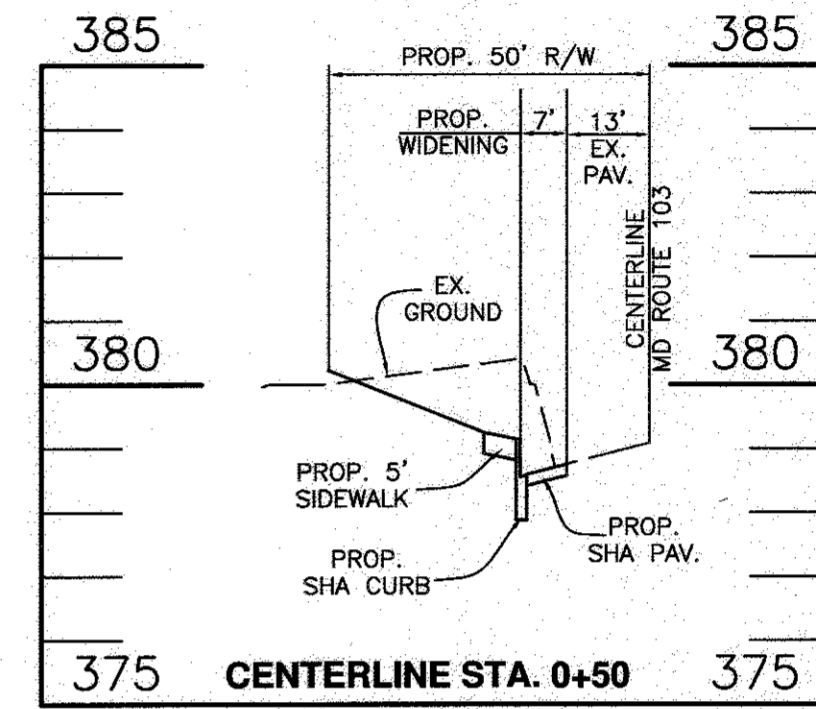
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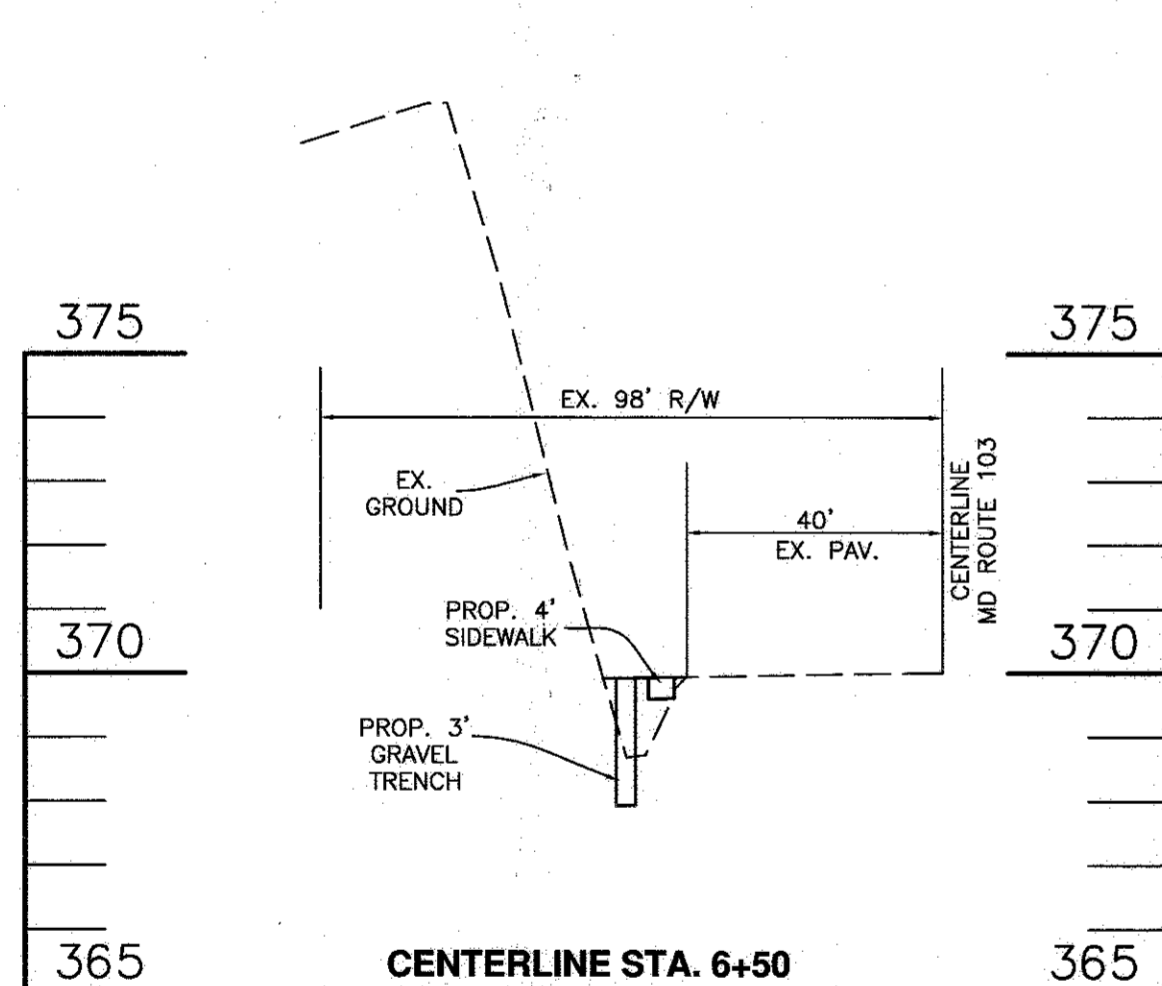
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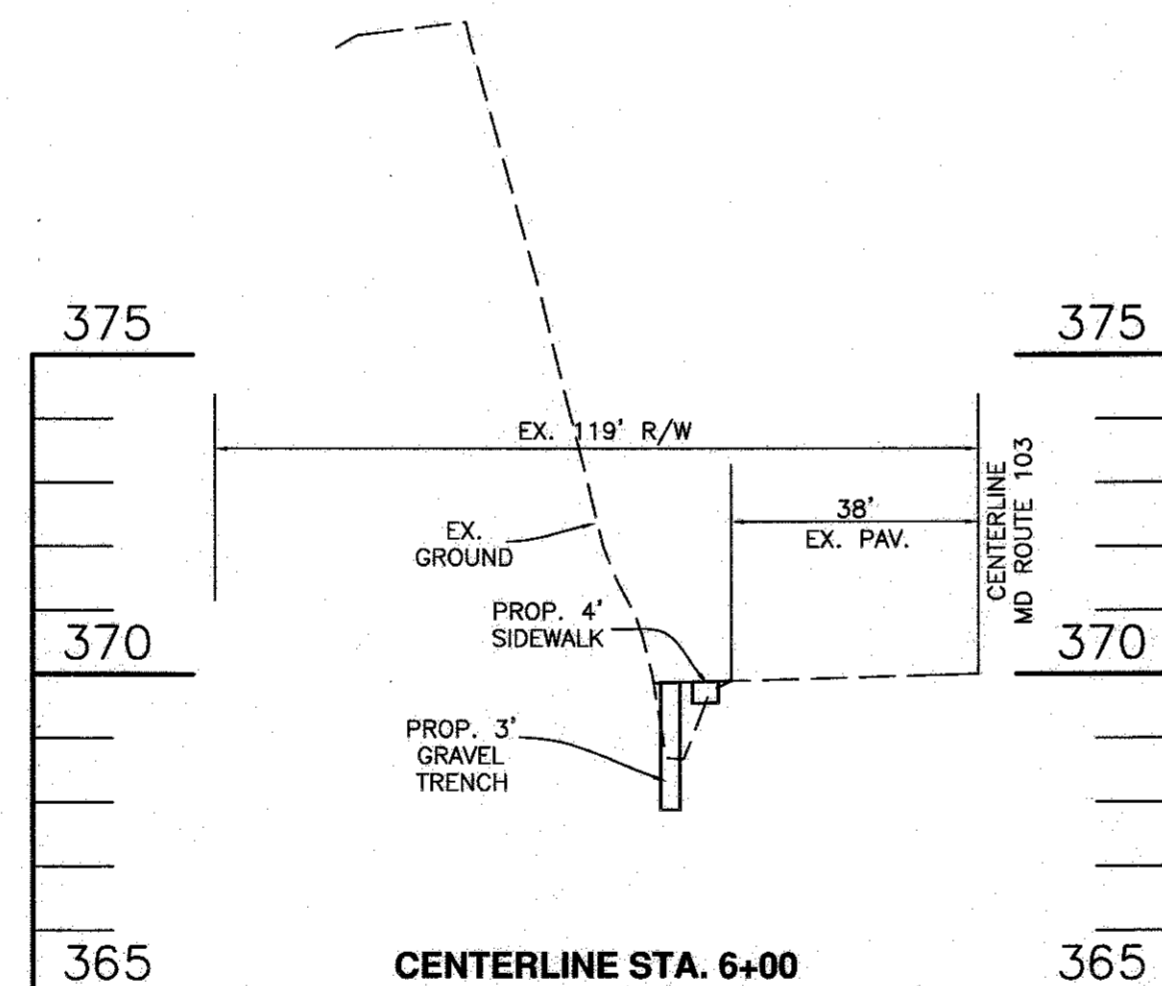
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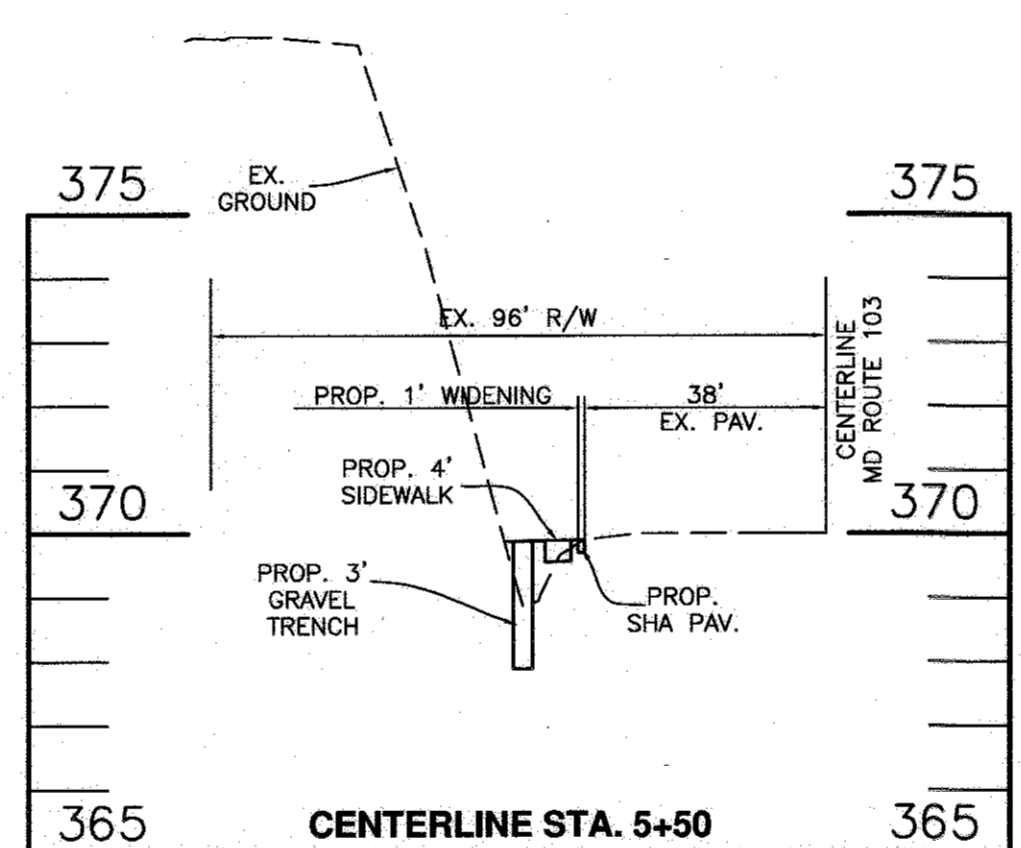
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SCALE: 1"=30' HORIZ., 1"=3' VERT.



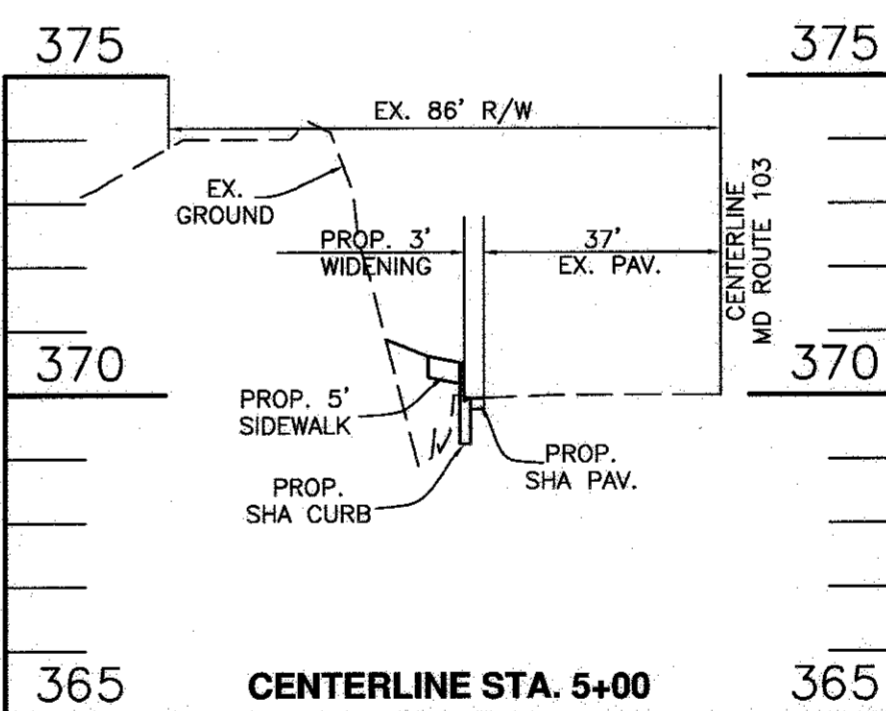
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SCALE: 1"=30' HORIZ., 1"=3' VERT.



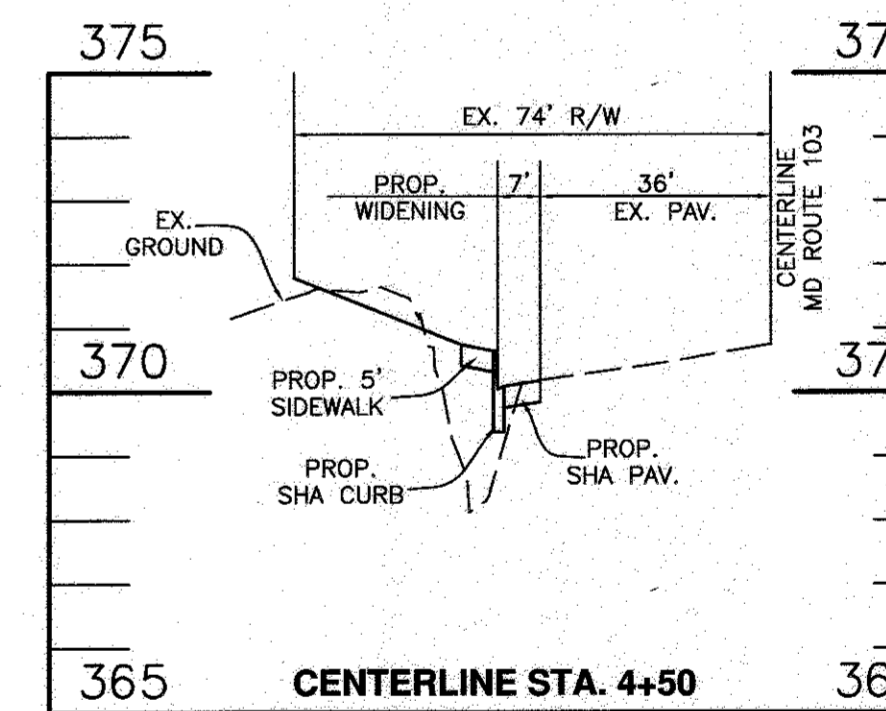
MD RTE. 103 IMPROVEMENTS
SCALE: 1"=30' HORIZ., 1"=3' VERT.



MD RTE. 103 IMPROVEMENTS
SCALE: 1"=30' HORIZ., 1"=3' VERT.



MD RTE. 103 IMPROVEMENTS
SCALE: 1"=30' HORIZ., 1"=3' VERT.

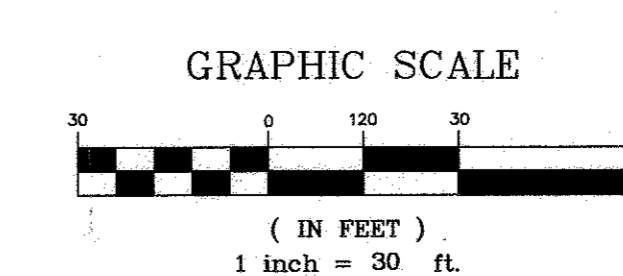


MD RTE. 103 IMPROVEMENTS
SCALE: 1"=30' HORIZ., 1"=3' VERT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

 JAMES M. IRVIN, P.E., DIRECTOR
 TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

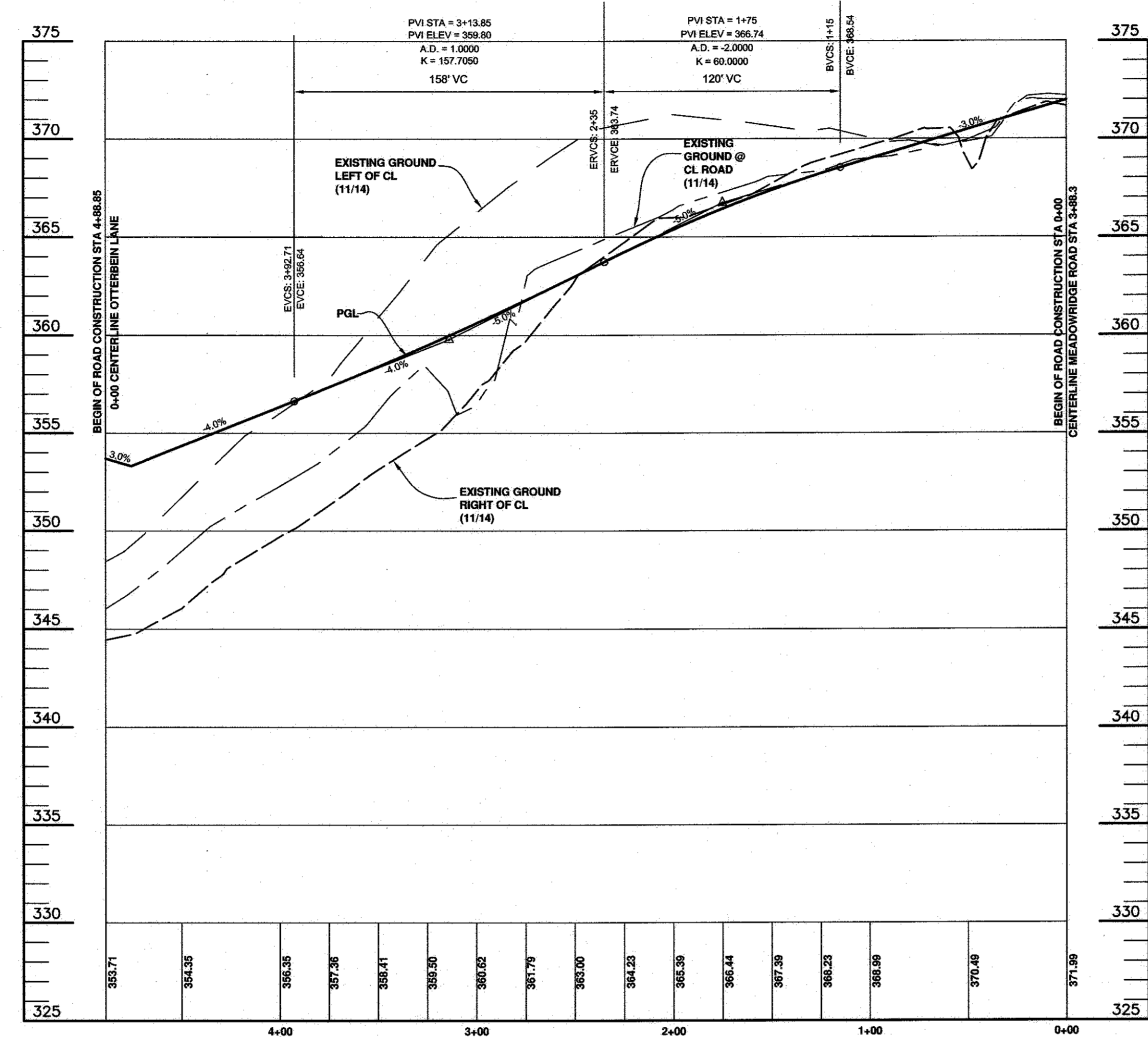
 PLANNING DIRECTOR
 DATE: 9-14-16



BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PkE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 P.O. BOX 417
 (P) 410-465-8105 (F) 410-465-6844
 WWW.BE-CIVLENGINEERING.COM

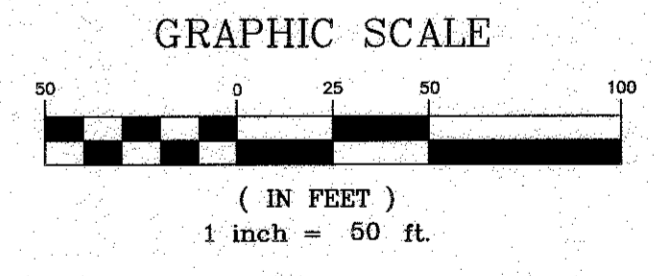
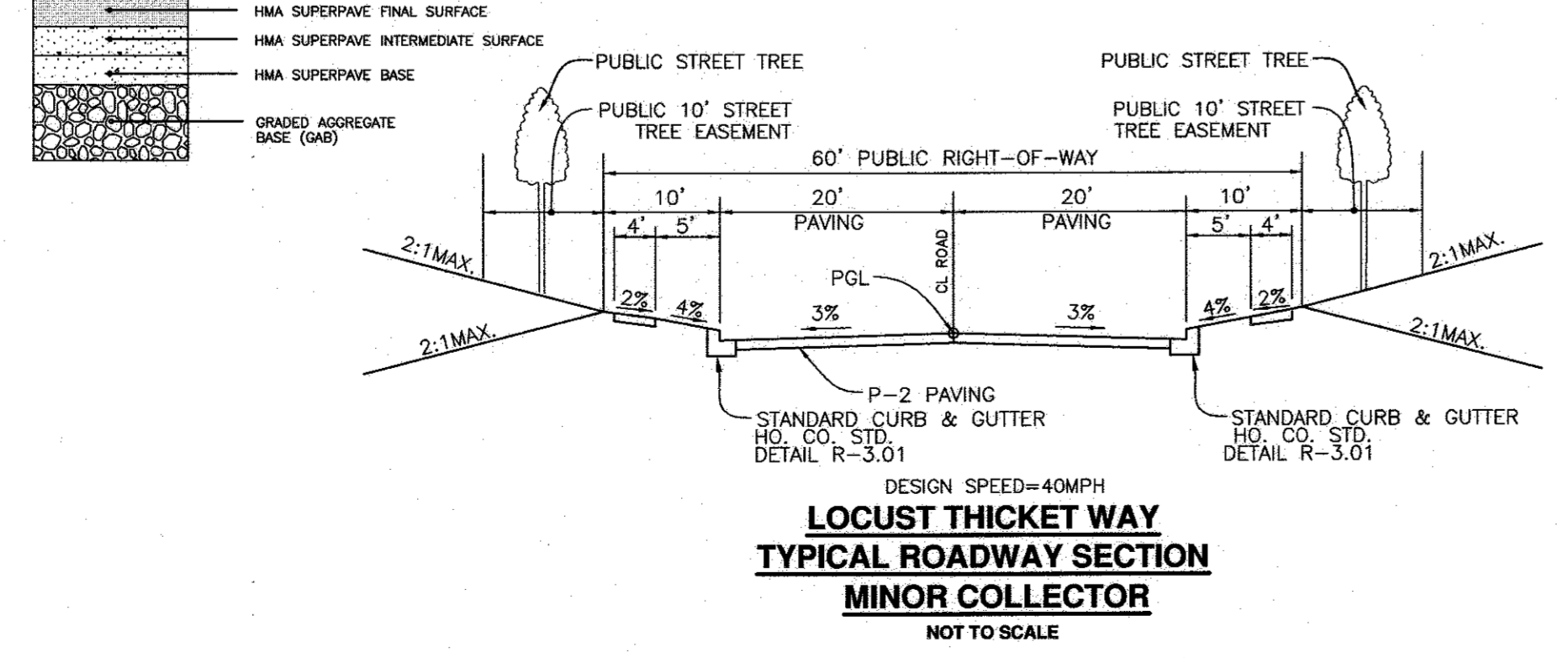
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28376, Expiration Date: 01-01-17.

OWNER: LOCUST THICKET INVESTORS LLC 5836 MEADOWRIDGE ROAD ELK RIDGE, MD 21075 410-465-4244 DEVELOPER: THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	PROJECT: THE PARK AT LOCUST THICKET BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2 LOCATION: ZONED R-A-15 & POR TAX MAP 37, GRID 9, PARCELS 714 & 724 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY PLAN MEADOWRIDGE ROAD CROSS SECTION DATE: MAY, 2015 AUGUST, 2016 PROJECT NO. 0925 SCALE: 1"=30' DESIGN: JCO CHECKED: AMM DRAWING 9 OF 14
---	--



**LOCUST THICKET WAY
COLLECTOR ROADWAY**
SCALE: 1"=50' HORIZ., 1"=5' VERT.

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	>7	3 TO <5	5 TO <7	>7
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SAC: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINAL SURFACE					
		9.5 MM PG 64-22, LEVEL 1 (LOW ESAL)					
		HMA SUPERPAVE INTERMEDIATE SURFACE					
		9.5 MM PG 64-22, LEVEL 1 (LOW ESAL)					
		HMA SUPERPAVE BASE					
		19.0 MM PG 64-22, LEVEL 1 (LOW ESAL)					
		GRADED AGGREGATE BASE (GAB)					
		8.0	4.0	3.0	4.0	4.0	4.0



**BENCHMARK
ENGINEERING, INC.**
ENGINEERS & LAND SURVEYORS & PLANNERS
8490 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-485-8100 (F) 410-485-8644
WWW.BE-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 28376, Expiration Date: 01-01-17.

OWNER:
LOCUST THICKET INVESTORS LLC
5856 MEADOWRIDGE ROAD
ELKRIDGE, MD 21075
410-465-4244

DEVELOPER:
THE PARK AT LOCUST THICKET LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
410-465-4244

PROJECT:
THE PARK AT LOCUST THICKET
BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

LOCATION:
ZONED R-A-15 & POR
TAX MAP 37, GRID 9, PARCELS 714 & 724
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN
ROAD PROFILE LOCUST THICKET WAY

DATE:
MAY, 2015
AUGUST, 2016

PROJECT NO. 0925

SCALE: AS SHOWN

DESIGN: AAM CHECKED: CAM

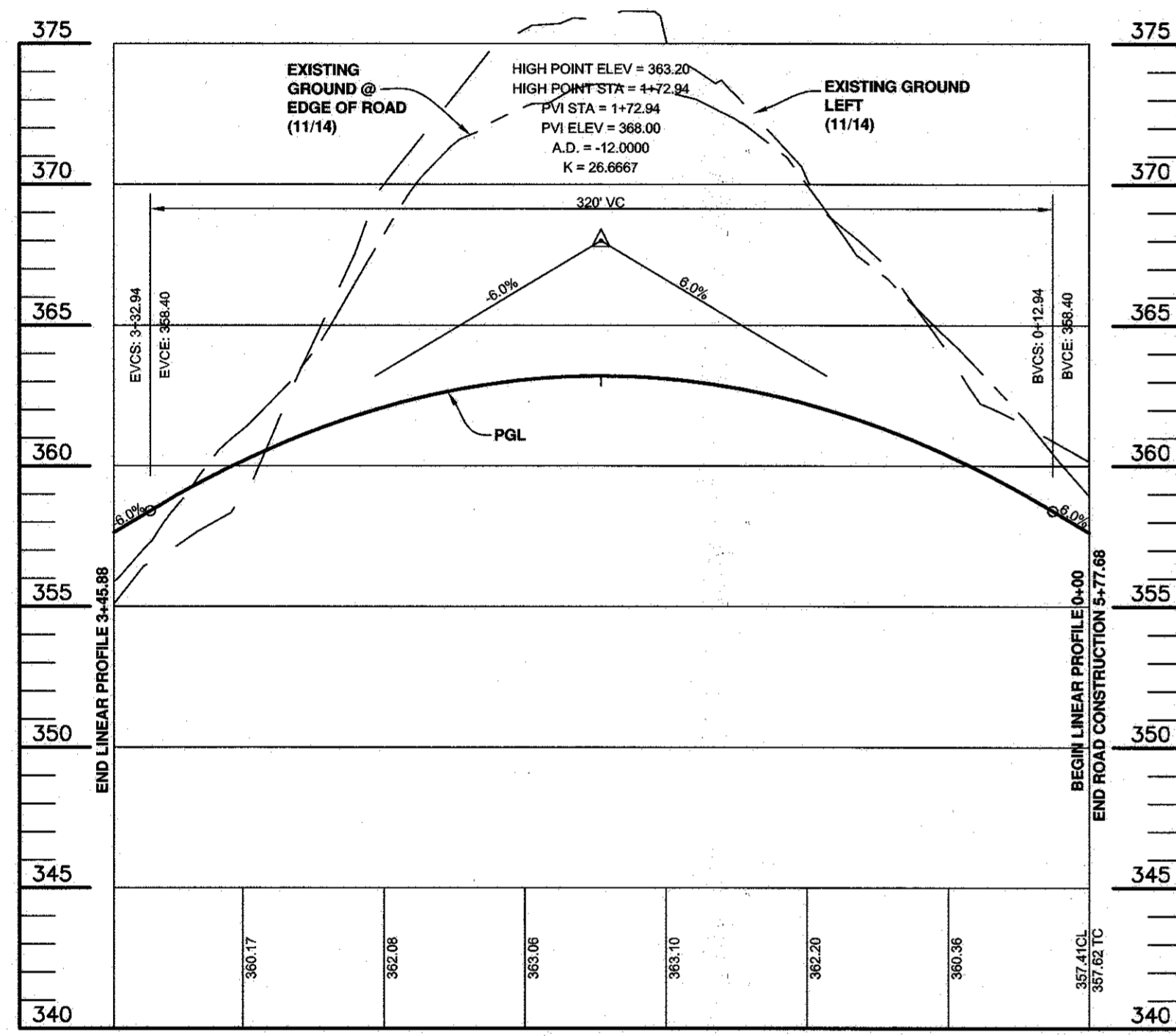
DRAWING 10 OF 14

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

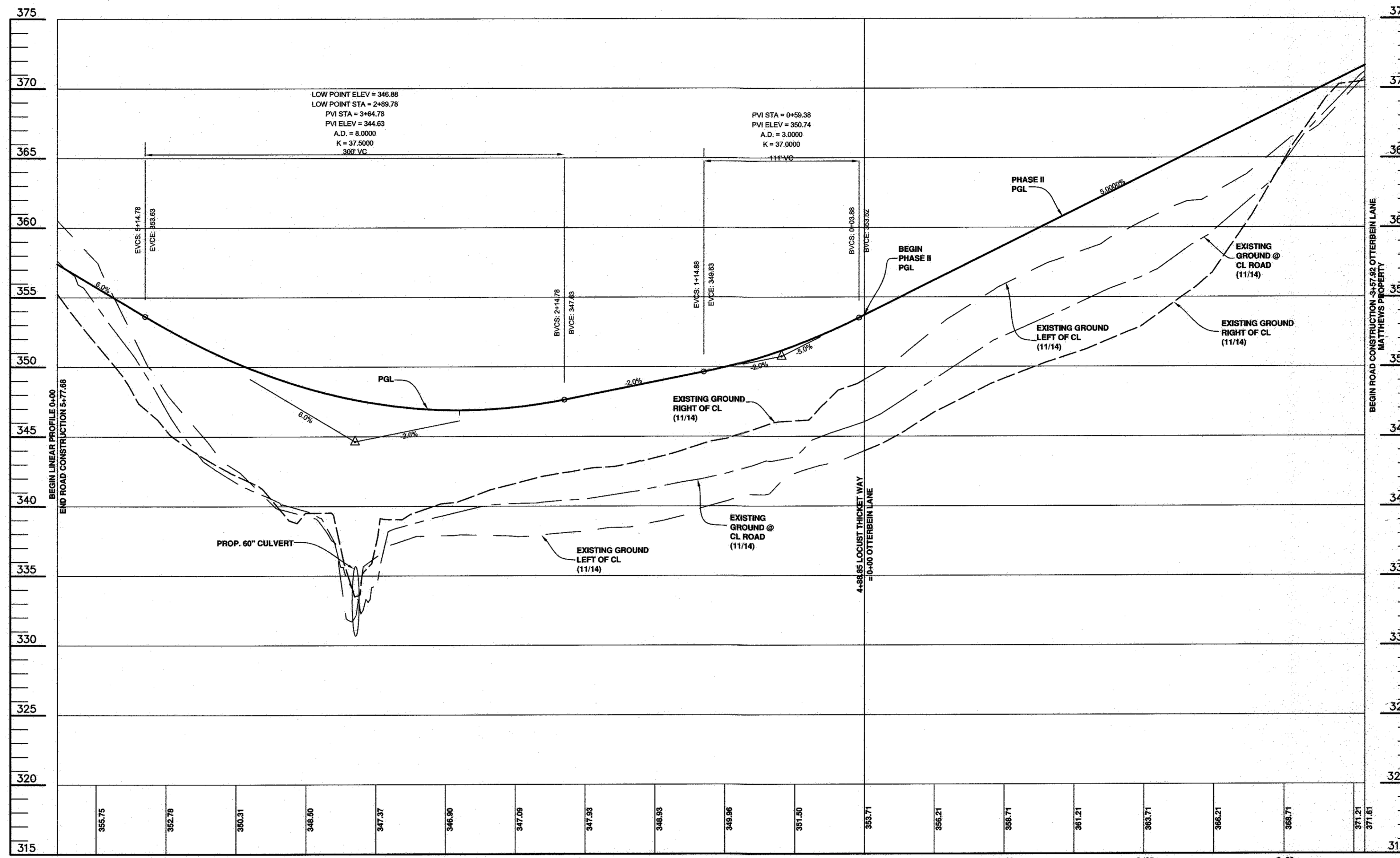
James M. Irvin 8/22/16
JAMES, M. IRVIN, P.E., DIRECTOR DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

William J. Joffe 9-14-16
WILLIAM J. JOFFE, PLANNING DIRECTOR DATE

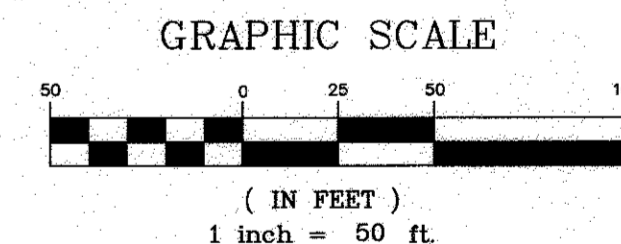
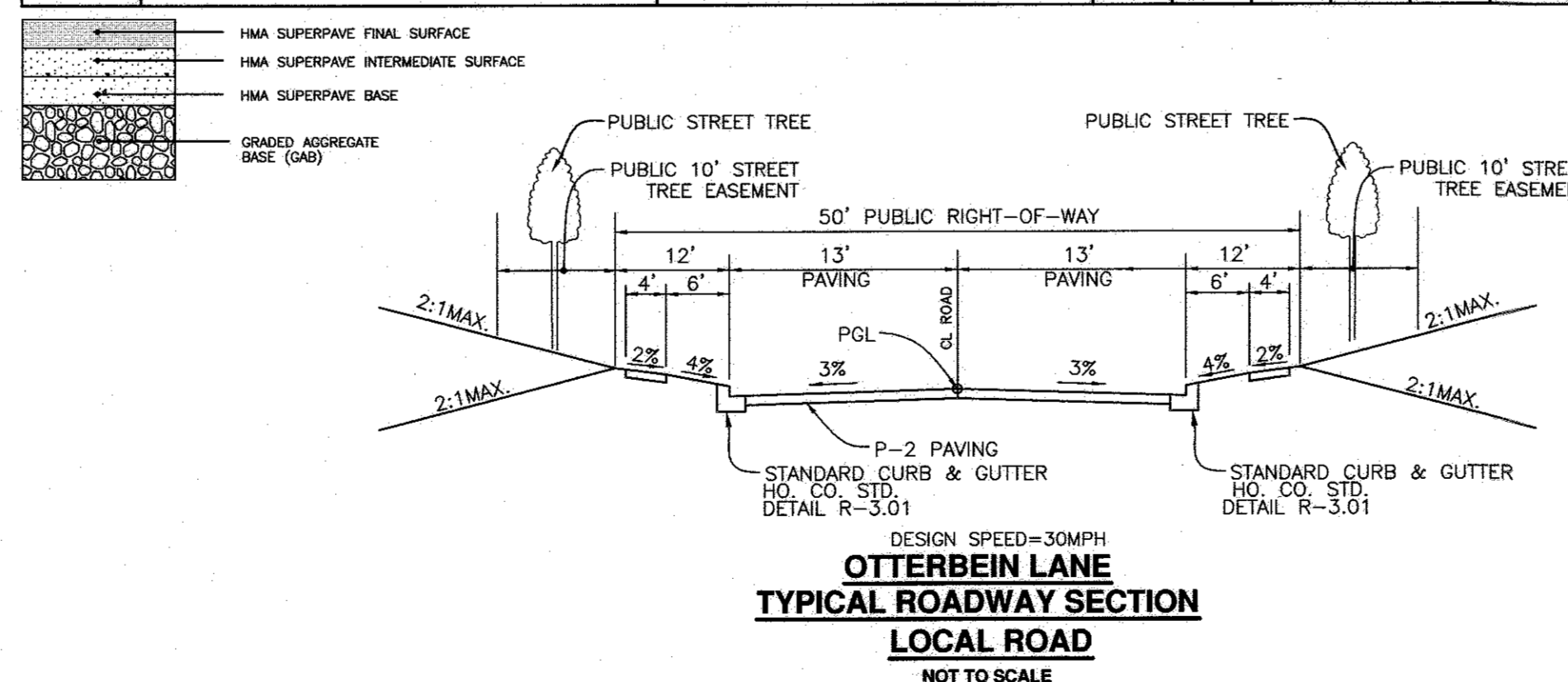


**LINEAR PROFILE
OTTERBEIN LANE
LOCAL ROADWAY**
SCALE: 1"=50' HORIZ., 1"=5' VERT.



**OTTERBEIN LANE
LOCAL ROADWAY**
SCALE: 1"=50' HORIZ., 1"=5' VERT.

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)		3 TO <5 TO <7		3 TO <5 TO <7	
		MIN	HMA WITH GAB	HMA WITH CONSTANT GAB	HMA WITH CONSTANT GAB		
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SAC: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE		1.5	1.5	1.5	1.5
		9.5 MM PG 64-22, LEVEL 1 (LOW ESAL)		1.0	1.0	1.0	1.0
		HMA SUPERPAVE INTERMEDIATE SURFACE		2.0	2.0	2.0	2.0
		9.5 MM PG 64-22, LEVEL 1 (LOW ESAL)		8.0	4.0	3.0	4.0
		HMA SUPERPAVE BASE		2.0	2.0	3.5	2.0
		19.0 MM PG 64-22, LEVEL 1 (LOW ESAL)		8.0	4.0	3.0	4.0
		GRADED AGGREGATE BASE (GAB)		8.0	4.0	3.0	4.0



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Irwin *abzlu*
JAMES, M. IRWIN, P.E., DIRECTOR DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Valerie J. Jaffe *9-14-16*
PLANNING DIRECTOR DATE

**BENCHMARK
ENGINEERING, INC.**
ENGINEERS & LAND SURVEYORS & PLANNERS
840 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8108 (F) 410-465-6644
WWW.BE-CVLENDENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 28376, Expiration Date: 01-01-17.

OWNER:
LOCUST THICKET INVESTORS LLC
5838 MEADOWRIDGE ROAD
ELKRIDGE, MD 21075
410-465-4244

DEVELOPER:
THE PARK AT LOCUST THICKET LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
410-465-4244

PROJECT:
THE PARK AT LOCUST THICKET
BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

LOCATION:
ZONED R-A-15 & POR
TAX MAP 37, GRID 9, PARCELS 714 & 724
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN
ROAD PROFILE OTTERBEIN LANE

DATE: MAY 2015 PROJECT NO. 0925
AUGUST, 2016

DESIGN: AAM CHECKED: CAM SCALE: AS SHOWN DRAWING 11 OF 14

LEGEND

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- ZONING LINE
- LIMIT OF 100-YEAR FLOODPLAIN
- EXISTING STRUCTURE
- PROPOSED BUILDING
- 15% TO 25% SLOPES
- 25% AND GREATER SLOPES
*STEEP SLOPES INDICATED WITH AN ASTERISK WILL BE MODIFIED OR REMOVED BY GRADING OPERATIONS.
- FLOODPLAIN
- EXISTING WETLANDS
- SPECIMEN TREE ST-21
- PROP. FOREST CONSERVATION EASEMENT
- NON-CREDITED FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN
- LIMIT OF CLEARING
- SUPER SILT FENCE SSF
- LIMIT OF DISTURBANCE

AREA OF CLEARING: 7.94±AC.

MATCHLINE SEE SHEET 13

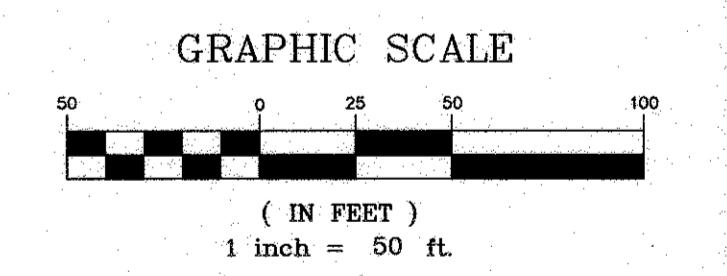
MATCHLINE SEE SHEET 13

PROPERTY OF HOWARD COUNTY
MARYLAND BOARD OF EDUCATION
L 6017, F. 7
NORTHEASTERN ELEMENTARY
SCHOOL NO. 4
PLAT #18016
ZONED: R-SC

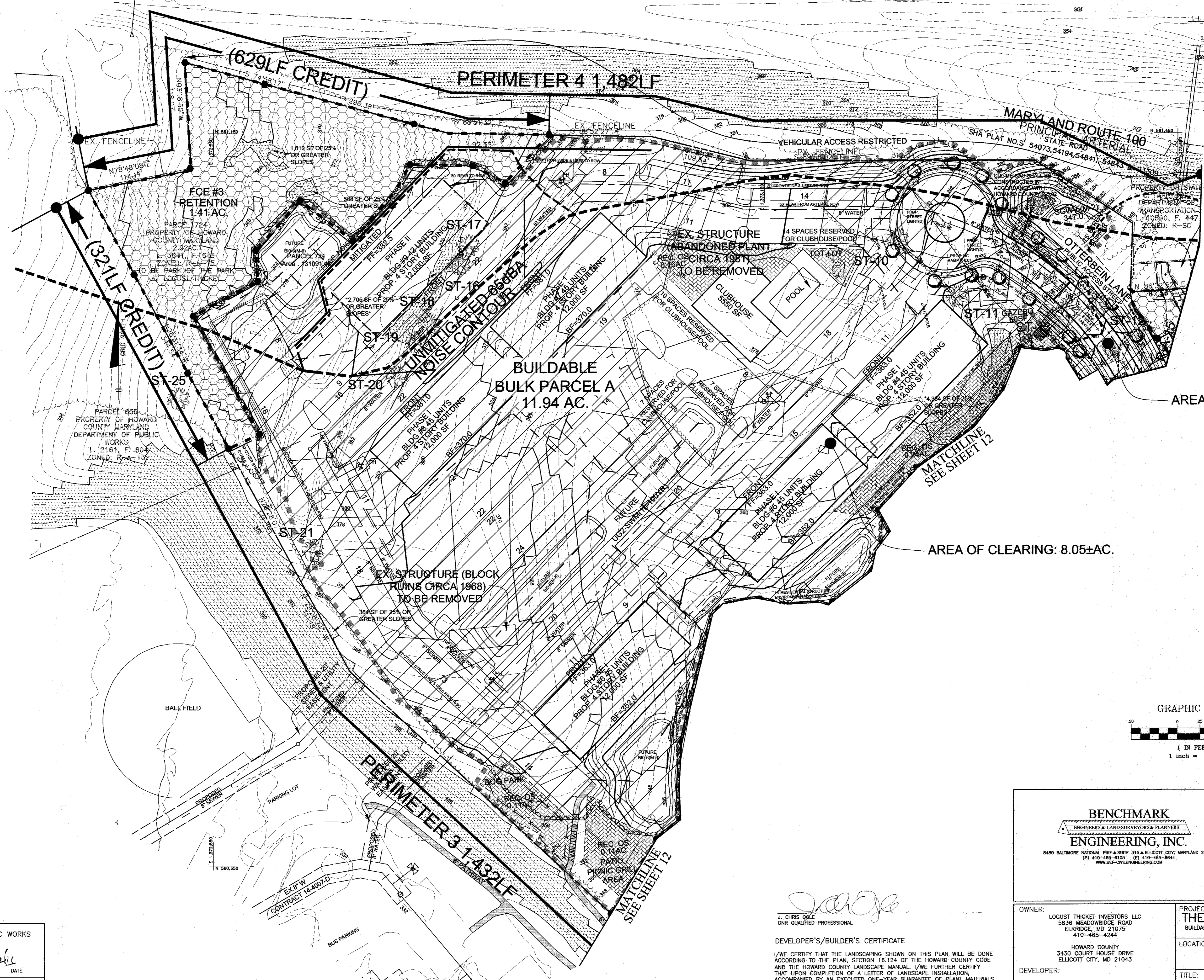
PERIMETER 3 1,432LF
PERIMETER 2 971LF
PERIMETER 1 323LF
PERIMETER 6 326LF
PERIMETER 5 359LF



J. Chris Ogile
J. CHRIS OGILE
DNR QUALIFIED PROFESSIONAL
DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
DEVELOPER *W. Williams* DATE 8/18/16



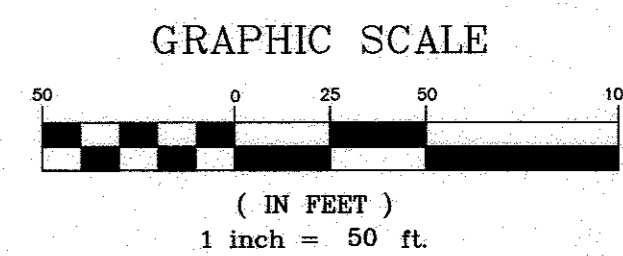
<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8450 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (7) 410-485-6100 (F) 410-465-6844 WWW.BEN-CONENGINEERING.COM</p>		<p>Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28378, Expiration Date: 01-01-17.</p> <p><i>W. Williams</i> 8-18-16</p>
<p>OWNER: LOCUST THICKET INVESTORS LLC 5856 MEADOWRIDGE ROAD ELK RIDGE, MD 21075 410-465-4244</p>	<p>PROJECT: THE PARK AT LOCUST THICKET BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2</p>	
<p>DEVELOPER: THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244</p>	<p>LOCATION: ZONED R-A-15 & POR TAX MAP 37, GRID 9, PARCELS 714 & 724 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>	
<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>James M. Irvin</i> 8/22/16 JAMES M. IRVIN, P.E., DIRECTOR DATE</p>	<p>TITLE: PRELIMINARY PLAN FOREST CONSERVATION AND LANDSCAPE PLAN</p>	
<p>TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY <i>N. J. J. J.</i> 8-14-16 PLANNING DIRECTOR DATE</p>	<p>DATE: MAY, 2015 AUGUST, 2016</p>	<p>PROJECT NO.: 0925 DRAWING 12 OF 14</p>
<p>DESIGN: AAM/JCO CHECKED: AAM</p>	<p>SCALE: AS SHOWN</p>	



AREA OF CLEARING: 0.21±AC.

AREA OF CLEARING: 8.05±AC.

- LEGEND**
- EXISTING CONTOURS
 - LIMIT OF WETLANDS
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - ZONING LINE
 - LIMIT OF 100-YEAR FLOODPLAIN
 - EXISTING STRUCTURE
 - PROPOSED BUILDING
 - 15% TO 25% SLOPES
 - 25% AND GREATER SLOPES
*STEEP SLOPES INDICATED WITH AN ASTERISK WILL BE MODIFIED OR REMOVED BY GRADING OPERATIONS.
 - FLOODPLAIN
 - EXISTING WETLANDS
 - SPECIMEN TREE
 - PROP. FOREST CONSERVATION EASEMENT
 - NON-CREDITED FOREST CONSERVATION SIGN
 - LIMIT OF CLEARING
 - SUPER SILT FENCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] *[Signature]*

JAMES M. IRVIN, P.E. DIRECTOR DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

[Signature] *[Signature]*

PLANNING DIRECTOR DATE 7-14-16

[Signature]

J. CHRIS ORLE
DNR QUALIFIED PROFESSIONAL

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 8/18/16

DEVELOPER DATE

<p>BENCHMARK ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8844 WWW.BE-CVLENGINEERING.COM</p>		
<p>OWNER: LOCUST THicket INVESTORS LLC 5838 MEADOWRIDGE ROAD ELK RIDGE, MD 21075 410-465-4244</p> <p>DEVELOPER: THE PARK AT LOCUST THicket LLC P.O. BOX 417 ELLCOTT CITY, MD 21041 410-465-4244</p>		
<p>PROJECT: THE PARK AT LOCUST THicket BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2</p>		
<p>LOCATION: ZONED R-A-15 & POR TAX MAP 37, GRID 9, PARCELS 714 & 724 18th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>		
<p>TITLE: PRELIMINARY PLAN FOREST CONSERVATION AND LANDSCAPE PLAN</p>		
<p>DATE: MAY, 2015 AUGUST, 2016</p>		<p>PROJECT NO. 0925</p>
<p>DESIGN: AAM/JCO</p>	<p>CHECKED: AAM</p>	<p>SCALE: AS SHOWN DRAWING 13 OF 14</p>

