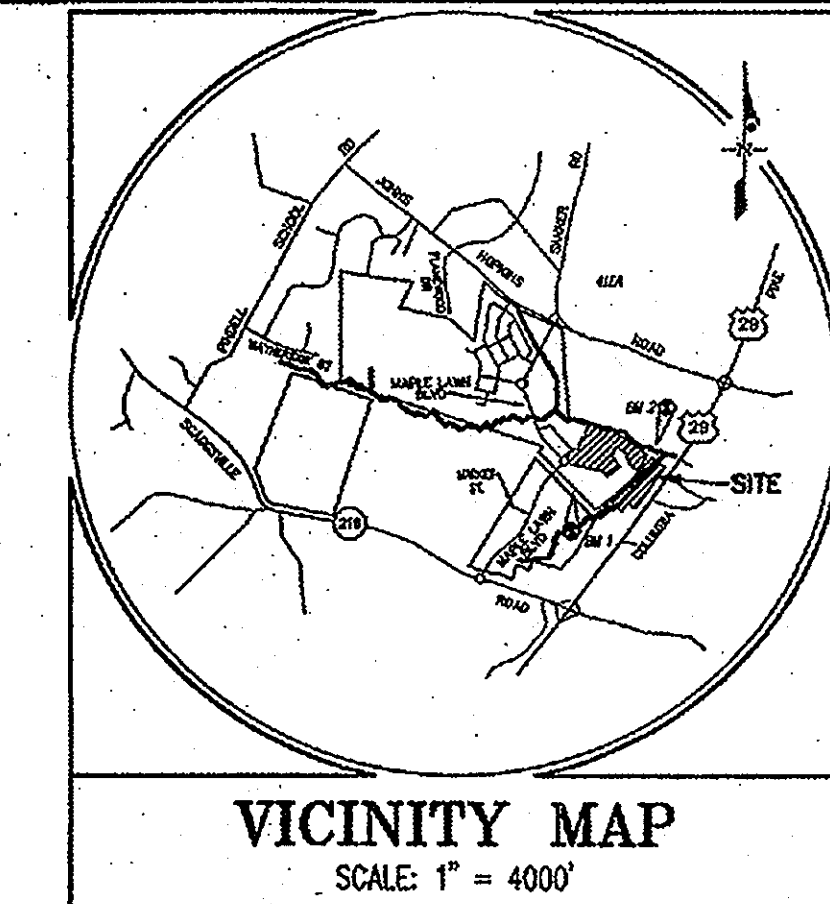
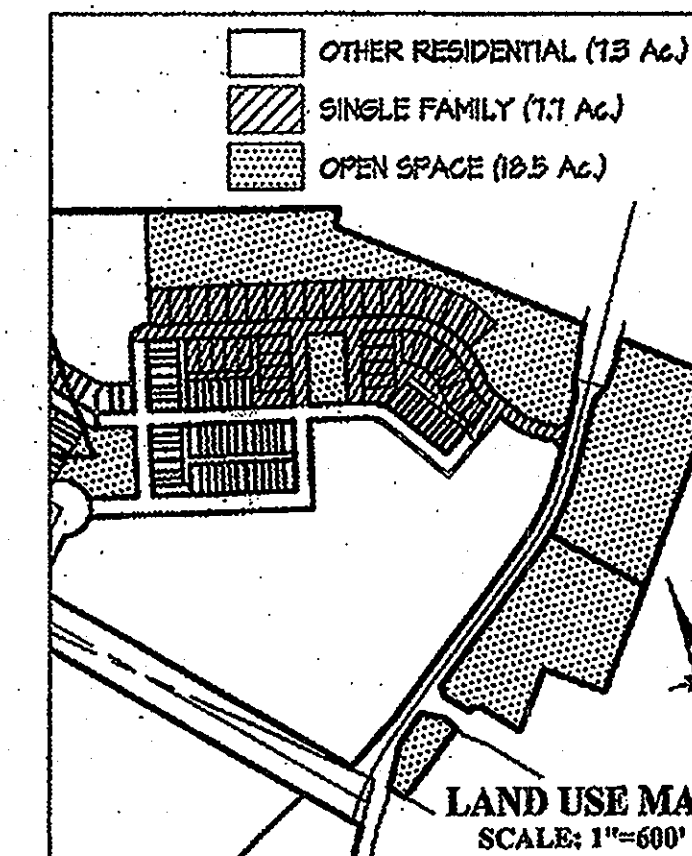


CONSTRUCTION PLAN

MAPLE LAWN FARMS

Hillside District - Area 3

Lots 109 through 212, Open Space Lots 213 through 218, and Common Open Space Lots 219 through 221



GENERAL NOTES:

- Zoning: Site is being developed under MXD-3 regulations, per ZENR. Approved on 2/20/08. Underlying Zoning is R8-020.
- The previous Department of Planning and Zoning file numbers: S-01-11, ZD-9151, PD-353, HP-01-11, HP-02-02, P-02-02, P-02-07, P-02-08, P-02-09, P-02-11, P-02-12, P-02-13, P-02-43, P-02-214, 418-08-12, and F-06-161.
- This project is in conformance with the latest Howard County standards unless otherwise noted.
- The General Inventory Maps do not show any easements within the project limits.
- The State Roads Map does not indicate any scenic roads within or adjacent to the project limits.
- This property was brought into the Metropolitan District on August 20, 2002.
- All roads in this development are public. All areas indicated as alley will be private.
- Site Analysis:**
 Gross Site Area: 5074 Acres ±
 Total Area of Phase 5b: 335 Acres ±
 Area of Open Space: 10.5 Acres ±
 Area of 100 Year Floodplain in Phase 5b: 13 Acres ±
 Area of Roadway (Public): 53 Acres ±
 Area of Roadway (Private): 0.28 Acres ±
 Area of Residential: 143 Acres ±
 Area of SFD Lots: 13 Acres ±
 Area of OR Lots: 13 Acres ±
 Total number of lots: 104 Lots
 No. of SFD Lots: 41 Lots
 No. of OR Lots: 63 Lots

- Traffic Study was prepared and submitted as part of S-01-11, which was signed by the Planning Board on August 9, 2002.
- Sediment and erosion control measures will be included within Final Plans and Site Development Plans. No sediment control devices will encroach beyond the L.O.D. shown.
- Street trees will be provided per the Comprehensive Sketch Plan criteria at the Final Plan stage.
- All lotteries and other landscaping requirements/conditions will be shown on the Site Development Plan stage or Final Plan stage and will be provided in accordance with the Comprehensive Sketch Plan criteria.
- Parent stream buffers are determined by land use adjoining the open space (a. Easement = 50' buffer, Residential = 50' buffer). All uses adjoining an intermittent stream = 50' buffer.
- Stormwater management, for both quality and quantity for the development proposed by these plans will be satisfied by the facility shown on the Final Plan and a regional facility constructed under F-06-161. The ponds will be publicly owned and maintained.
- As a consequence of the Sketch Plan approval prior to November 15, 2002, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
- As stated in the Decision and Order for this plan, the Planning Board shall review and approve site development plans for all single-family detached and multi-family residential uses, and all employment and open space development for the subject Maple Lawn Farms project. All of the improvements that are necessary for the Maple Lawn Farms project to be in compliance with the finding less restrictive restrictions contained in the Zoning Board on page 22-23 of its decision on the PDP have been constructed.
- No grading, removal of vegetation cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas, except as permitted under HP-02-54, HP-02-02, and HP-02-120.
- Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
- Provision for this project is in accordance with the Decision and Order for Zoning Board Case No. ZD-9151 and the Decision and Order for FB Case No. 559 (Comprehensive Sketch Plan, S-01-11).
- Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-11 and FB-353.
- The transportation and transit design will be implemented as outlined in the Pollution's Edition 5b as submitted as part of ZD-9151.
- A Noise Study was prepared by W&W Associates for S-01-11, which was signed by the Planning Board on August 8, 2002.
- The limits of this submission does not include the moderate income housing units. They will be part of the additional unit allocation on Parcel A-1 which are also part of Phase 4.
- For soil types, descriptions and limitations, see S-01-11.
- Conflicts between storm drains and street trees will be resolved at Final Plan Stage.
- The minimum building setback, restrictions from property lines and the public road right-of-way lines for all SFA residential lots will be in accordance with the Comprehensive Development Criteria approved per S-01-11 and FB-353.
- At Final Plan Stage a public 100 year floodplain, drainage and utility easement will be provided to enclose the floodplain lots within the area of this plan submission.
- For sediment control and construction of the stormwater management facility, see F-06-161.

SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED PDP AND CDP DEVELOPMENT CRITERIA

The following minimum structure setbacks shall apply for structures from the project boundary:

- 50-foot minimum open space buffer adjacent to existing residential structures.
- 100-foot minimum setback for residential units from Johns Hopkins Road.
- 50-foot minimum setback for commercial buildings from Johns Hopkins Road and a 20-foot minimum setback for parking from Johns Hopkins Road.

STRUCTURE SETBACKS
 The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	Minimum Rear Setback
Cottage	10'	4' except for garage which may be 0'	20'	5'	20'
Manor	12'	6' except for garage which may be 0'	20'	5'	20'
Villa	12'	6' except for garage which may be 0'	20'	5'	20'
Estate	20'	20' except for garage which may be 10'	20'	20'	20'

STRUCTURE SETBACKS
 The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	Minimum Front, Side and Rear Setback from Somer Road
Single-Family Attached	0'	0'	20'	5'	20'
Live-Work	0'	0'	20'	5'	20'
Two-Family	10'	4' except for garage which may be 0'	20'	5'	20'
Apartment	10'	10' except for garage which may be 0'	20'	5'	20'

Open decks must be a minimum of 10' from rear property line, and are subject to side yard setbacks.

Facing accessory structures and detached garages (across an alleyway ROW) shall be 30' apart.

Between apartment buildings, the minimum setbacks shall be 30' front to front, 50' back to back, 50' front to back and 50' back to back, 50' back to front and 10' for all other conditions.

Structures may be located anywhere within setback areas in accordance with a site development plan approved by Howard County Planning Board.

EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:
 Except for the following section 12B-A1 applies:
 • Porches may encroach into the front yard to within 2' from the property line or right-of-way for all other residential lot types.
 • Sloops and steps may encroach into the front and side yards to within 1' from the front property line for all other residential types.
 • Garden walls, fences, plant, 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 40' in height along the front property line and not greater than 12' along the side and rear property lines.

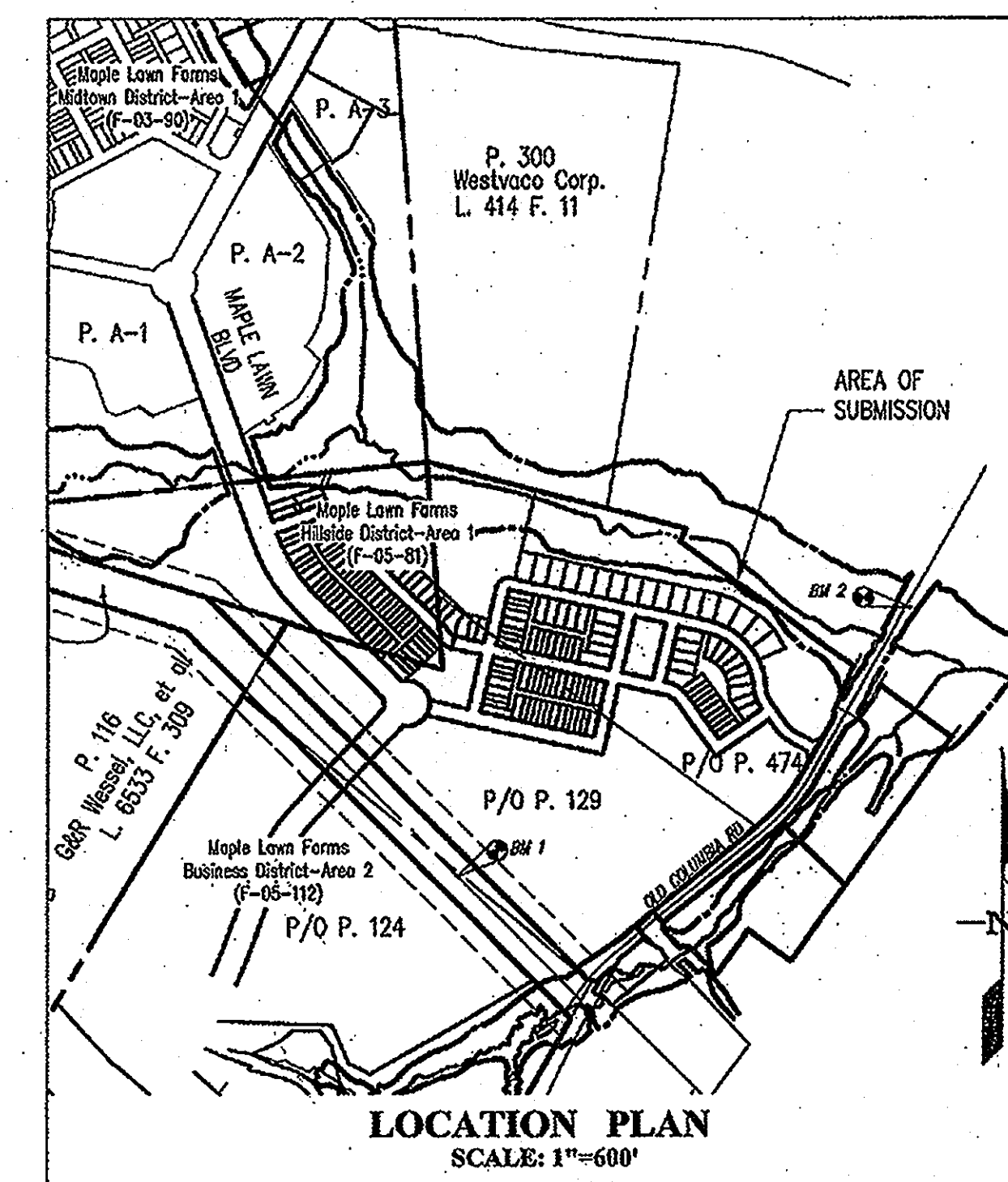
ACCESS:
 • Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements.

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 60' for live-work units and apartments. In each case the building height is measured from the midpoint of the roof height to the highest adjacent ground elevation adjacent to the building, except as otherwise approved on a site development plan by the Howard County Planning Board.

COVERAGE:
 • No coverage requirements are imposed in other residential land use areas.

PARKING:
 • No less than two parking spaces shall be provided for each single family attached, live-work, semi-detached, and two-family dwelling unit. No less than one and one-half parking spaces shall be provided for each apartment unit. Such spaces may consist of garage, driveway and/or similar off-street parking areas. Such parking shall be provided in proximity to such dwelling unit and may be located as part of a common parking area provided for residents, tenants, and guests. Principal structures shall be no closer than 10' to the curb of such parking area. Visitor parking and overnight parking may be accommodated as on-street and parallel parking within the public right-of-way.
 • Such parking areas may be parallel spaces located on paved areas in and/or adjacent to publicly maintained roadways, adjacent to public or private service drives or oriented diagonally or at right angles to such roadways or service drives.

HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS:
 • In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly or handicapped, the parking requirements may be modified to provide for four parking spaces for every ten dwelling units participating in such program. In the event the units are withdrawn from such a housing program, the owner of the facility shall immediately notify the Department of Planning and Zoning and shall construct, prior to further occupancy of the withdrawn units, such additional parking spaces as are necessary to provide one and one-half parking spaces for each dwelling unit withdrawn.



BENCHMARKS
 BM 1 TOWER BOLT ON PERCO TOWER (N 430019.26 E 13401938.41) ELEV. = 419.52
 BM 2 REBAR AND CAP (N 541493.16 E 13422241.52) ELEV. = 355.12

SHEET INDEX

- COVER SHEET
- ROAD CONSTRUCTION PLAN - TAXES STREET (1"-50')
- ROAD CONSTRUCTION PLAN - TILGHMAN STREET (1"-50')
- ROAD CONSTRUCTION PLAN - LONGHOOD/TRAPPE/BEVERN (1"-50')
- ROAD CONSTRUCTION PLAN - WATER STREET (1"-50')
- ROAD CONSTRUCTION PLAN - HATER STREET (1"-50')
- ROAD CONSTRUCTION DETAILS
- ROAD CONSTRUCTION PLAN - OLD COLUMBIA ROAD (1"-50')
- SIGNING, STRIPING, STREET TREE, 4 STREET LIGHT PLAN
- STORM DRAIN INFORMATION PLAN
- STORM DRAIN DRAINAGE AREA MAP
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- FOREST CONSERVATION PLAN
- FOREST CONSERVATION DETAILS AND NOTES

HP-02-11
 On May 2, 2002, HP-02-11 was granted for the following:
 • Additional points of access allowed onto Somer Road other than those permitted by 16170.11, 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 rights as in 161206.12, subject to adequate private alley access.

HP-02-02
 On Oct. 11, 2002, HP-02-02 was granted to allow:
 • Grading within the 15' stream buffer and floodplain as shown on the revised grading exhibit submitted 10/16/02 (water from Section 1616 (a)(2)(B) and Section 1616 (a)(2) respectively).
 • Elimination of invasion of right-of-way corners of residential lots and other parcel corners at right-of-ways where necessary to achieve the traditional neighborhood design banner from Section 1616 (a)(5).
 The distance within the floodplain and stream buffer is subject to obtaining the necessary permits from H&E and DNR. Elimination of the invasions is subject to having adequate sight and intersection distance as determined by the HPZ, Development Engineering Division.

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACRES	NON-BUILDABLE					P.B. RD.				PRIV. RD. ACRES	SFD UNITS	OR UNITS (A/P,S/F,A)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.		
			SF	OR	EMP	OS	%	S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)									
1	F-02-07	514.8	0.00	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
2	F-02-40	314.8	0.52	0.43	0.24	0.00	(3.2)	10.24	(21.6)	0.09	(21.6)	1.56	(4.2)	18.75	(42.1)	3.12	3.14	1.56	-----	-----
3	F-04-42	58.20	-0.52	-0.43	2.11	0.00	(3.0)	7.11	(21.1)	12.28	(20.4)	14.20	(28.2)	22.88	(58.4)	2.82	0.46	0.00	1.00	-----
4a	F-05-31/F-05-32	15.41	0.00	1.48	-1.64	0.00	(-1.4)	0.00	(0.0)	7.21	(47.1)	1.64	(10.4)	6.70	(48.3)	0.00	0.40	1.64	-----	-----
4b	F-05-124	0.00	0.00	0.00	-1.26	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	1.26	(-)	0.00	(0.0)	0.00	0.00	1.26	-----	-----
4c	F-05-102/F-05-118	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	3.00	-----	-----
4d	F-06-43	0.00	0.00	0.00	-1.21	0.00	(0.0)	0.00	(0.0)	1.21	(8.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	-----	-----
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	(0.0)	1.13	(23.2)	1.26	(2.8)	0.00	(0.0)	18.20	(56.6)	2.22	3.16	0.00	0.28	41
TOTALS		1444.4	-----	-----	-----	-----	(0.0)	25.68	(23.2)	36.11	(18.1)	53.14	(26.6)	84.45	(42.5)	3.11	-----	-----	-----	-----

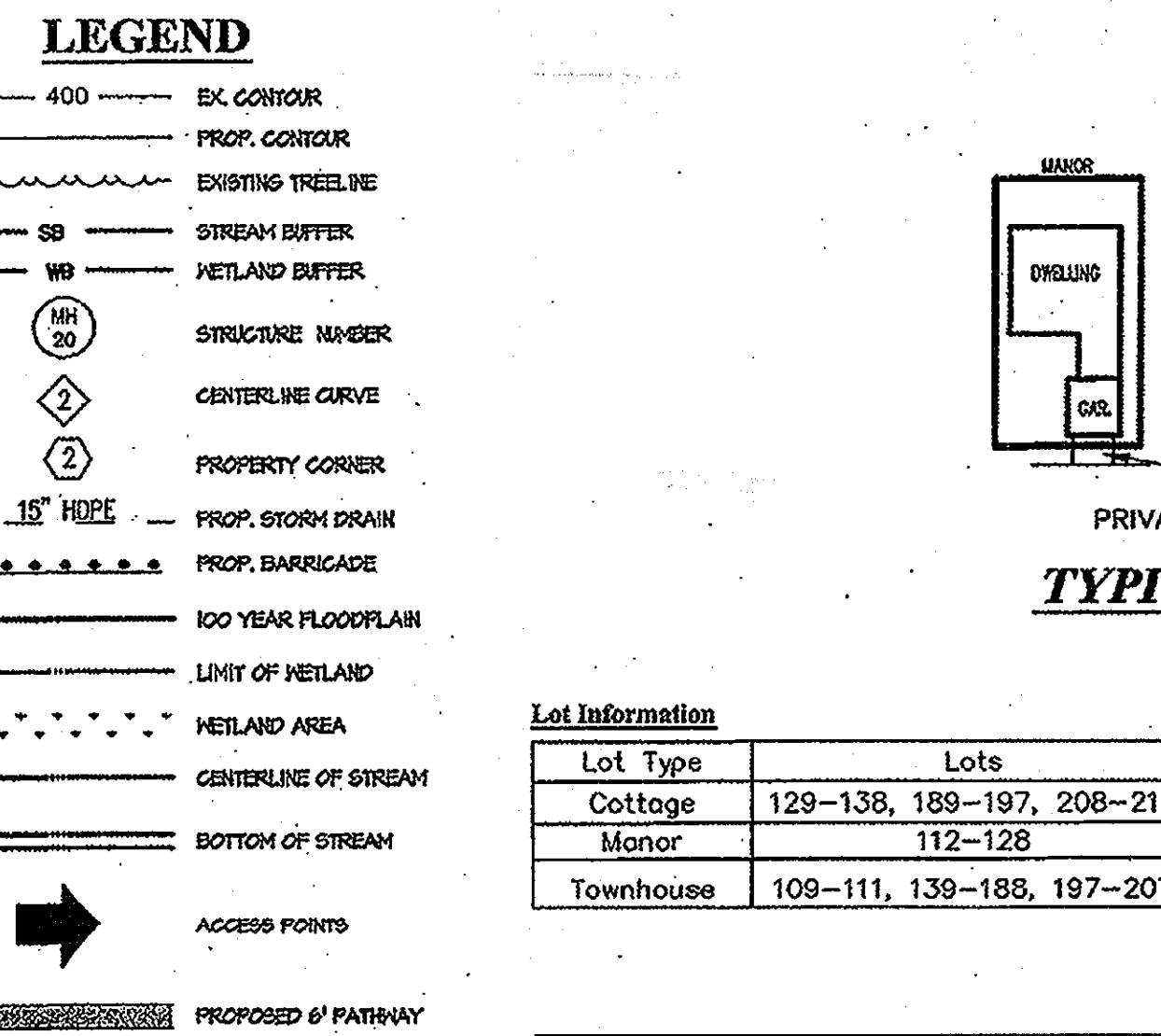
NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE AREA	FILE NUMBER WHICH PARCEL WAS CREATED	FILE NUMBER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO	AREA REMAINING
A	0.52	F-02-40	F-04-42	0.52	OR LOTS	---
B	0.43	F-02-40	F-04-42	0.43	SFD LOTS	---
C	0.24	F-02-40	F-02-124	0.24	RAW (EMP)	---
D	1.02	F-04-42	F-02-124	1.02	RAW (EMP)	---
E	1.64	F-04-42	F-02-81	1.64	RAW (EMP)	---
F	1.26	F-05-81	F-06-43	1.26	OR LOTS/MIX-BLD. PAR. W/	---
G	0.10	F-06-43	F-06-43	0.10	OR LOTS	---
H	0.23	F-06-43	THIS PLAN	0.23	OR LOTS	---
TOTAL	5.81					0.00

OVERALL OPEN SPACE TRACKING CHART

PHASE NO.	FILE REF. NO.	2002S ACRES	O.S. AC. (%)	ACTIVE O.S. AC. (%)
1	F-02-07	514.8	21.5 (40.7)	---
2	F-02-40	314.8	18.75 (42.1)	7.82 (41.3)
3	F-04-42	58.20	22.88 (58.4)	---
4a	F-05-31/7/82	15.41	6.70 (48.3)	0.21 (48.3)
4b	F-05-124	0.00	0.00 (0.0)	---
4c	F-05-102/118	3.00	0.00 (0.0)	---
4d	F-06-43	0.00	0.00 (0.0)	---
5b	THIS PLAN	33.26	18.20 (56.6)	1.61 (8.3)
TOTAL		1444.4	84.45 (42.5)	9.42 (11)

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAR 26, 2008.
 4-10-08



Lot Information

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	129-138, 189-197, 208-212	3,600 Square Feet	34'
Manor	112-128	4,000 Square Feet	48'
Townhouse	109-111, 139-188, 197-207	---	---

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William Z. Whittall 5-15-08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Christa Hamt 5/27/08
 Chief, Division of Land Development Date

John W. ... 5/27/08
 Chief, Development Engineering Division CE Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3028 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4168

NO./DATE	REVISION	BY	APP'R
1/1/02	Revised contract information		

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLM CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21204
 ATTN: Mark Bennett
 410-484-8400

COVER SHEET

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	1 OF 20

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Space Lots 219 through 221

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE 1" = 600'

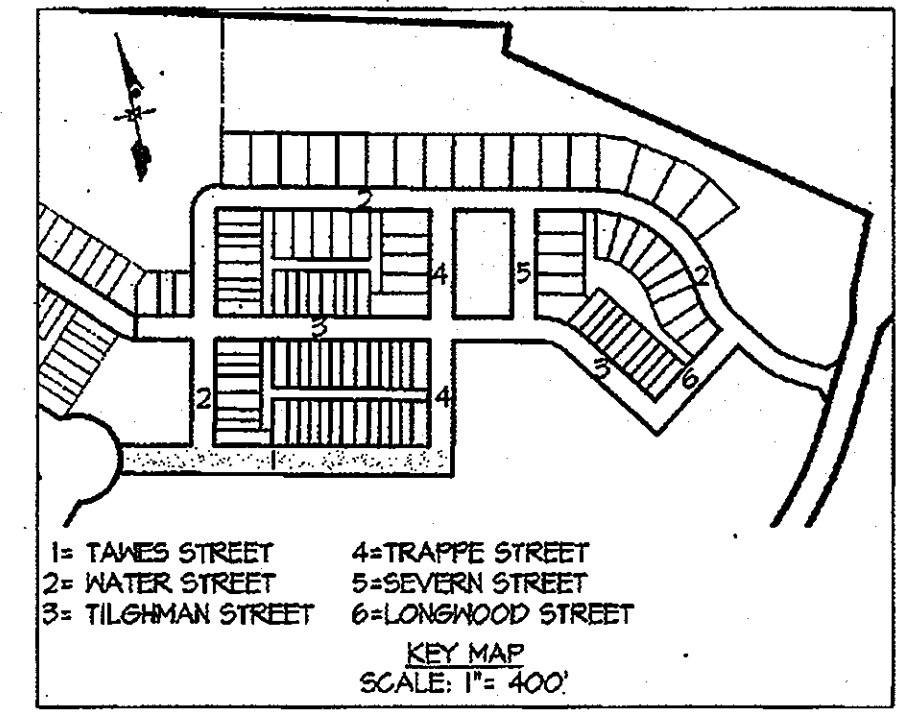
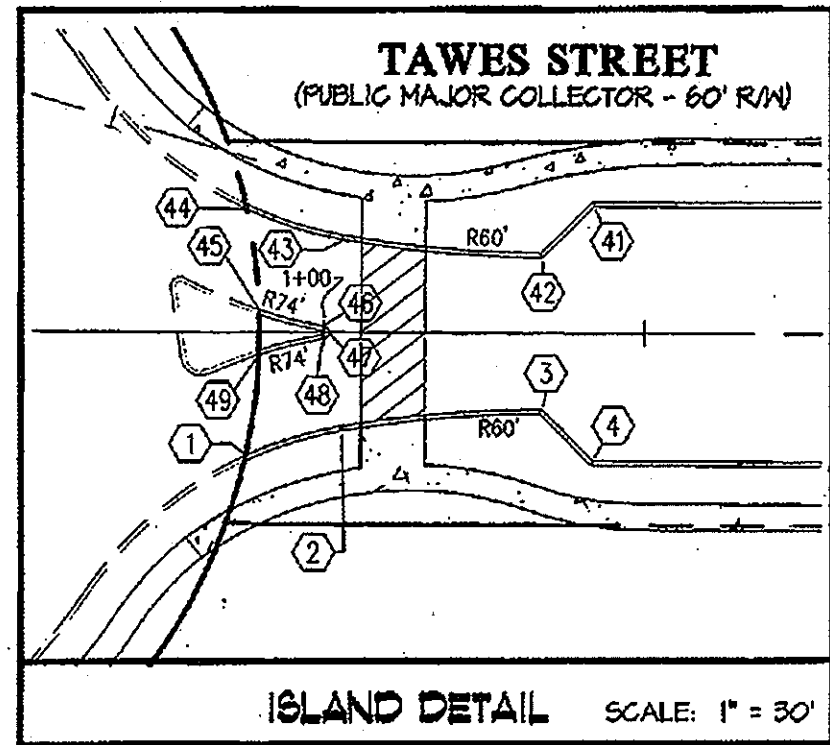
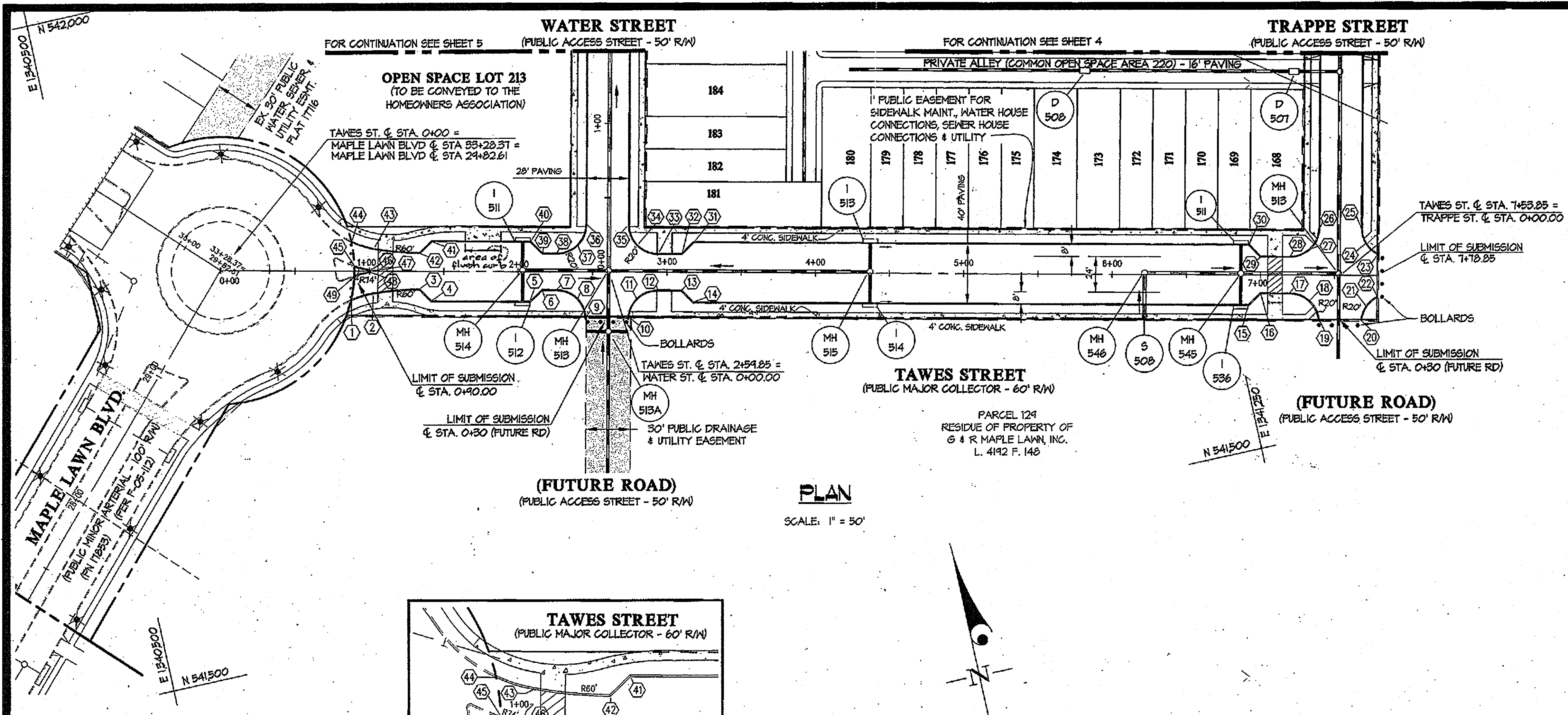
ZONING MXD-3

G. L. W. FILE NO. 05001

DATE FEB., 2008

TAX MAP - GRID 41/22-46/4

SHEET 1 OF 20



TOP OF CURB ELEVATION TABLE			TOP OF CURB ELEVATION TABLE				
PT. NO.	STATION	OFFSET	ELEV.	PT. NO.	STATION	OFFSET	ELEV.
(1)	MATCH EXISTING			(26)	0+32.00	14.0' L	397.36
(2)	1+02.72	14.7' R	420.28	(27)	7+33.99	17.9' L	388.43
(3)	1+34.00	12.0' R	418.00	(28)	7+19.85	12.0' L	389.49
(4)	1+41.99	20.0' R	418.50	(29)	6+99.99	12.0' L	400.32
(5)	2+07.99	20.0' R	416.33	(30)	6+91.99	20.0' L	400.35
(6)	2+15.98	12.0' R	416.29	(31)	3+17.99	20.0' L	412.70
(7)	2+25.85	12.0' R	415.97	(32)	3+10.00	12.0' L	413.19
(8)	2+39.99	17.9' R	414.00	(33)	2+93.85	12.0' L	413.72
(9)	0+32.00	14.0' R	415.01	(34)	2+79.71	17.9' L	413.88
(10)	0+32.00	14.0' L	415.01	(35)	0+32.00	14.0' R	413.64
(11)	2+79.71	17.9' R	414.30	(36)	0+32.00	14.0' L	413.64
(12)	2+93.85	12.0' R	413.72	(37)	2+39.99	17.9' L	414.81
(13)	3+10.00	12.0' R	413.19	(38)	2+25.85	12.0' L	415.97
(14)	3+17.99	20.0' R	412.70	(39)	2+15.98	12.0' L	416.29
(15)	6+91.99	20.0' R	400.35	(40)	2+07.99	20.0' L	416.33
(16)	6+99.99	12.0' R	400.32	(41)	1+41.99	20.0' L	418.50
(17)	7+19.85	12.0' R	389.66	(42)	1+34.00	12.0' L	418.00
(18)	7+33.99	17.9' R	388.20	(43)	1+02.72	14.7' L	419.98
(19)	0+30.00	14.1' R	398.44	(44)	MATCH EXISTING		
(20)	0+30.00	14.1' L	398.44	(45)	0+89.93	3.5' R	420.65
(21)	7+71.37	20.7' R	397.85	(46)	0+99.93	1.0' L	420.27
(22)	7+78.85	14.14' R	397.25	(47)	1+00.75	0.0' L	420.26
(23)	7+78.85	14.14' L	397.60	(48)	0+99.93	1.0' R	420.27
(24)	7+70.82	21.5' L	397.36	(49)	0+89.93	3.5' R	420.65
(25)	0+32.00	14.0' R	397.36				

* STATION ALONG WATER ST. &
** STATION ALONG TRAPPE ST. &

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark R. M... 5-15-08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chris... 5/23/08
 Chief, Division of Land Development Date

DD... 5/20/08
 Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE 08/28/2008.

NOTES:
 SEE SHEET 4 FOR LIGHT SCHEDULE.
 SEE SHEET 4 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
 SEE SHEET 10 FOR STORM DRAIN SIZE, TYPE AND LENGTHS.

11/9/10 *Revise contact information*
 11/9/07 *Add walk to mailbox pavilion on Open Space 213*
 Date DEV

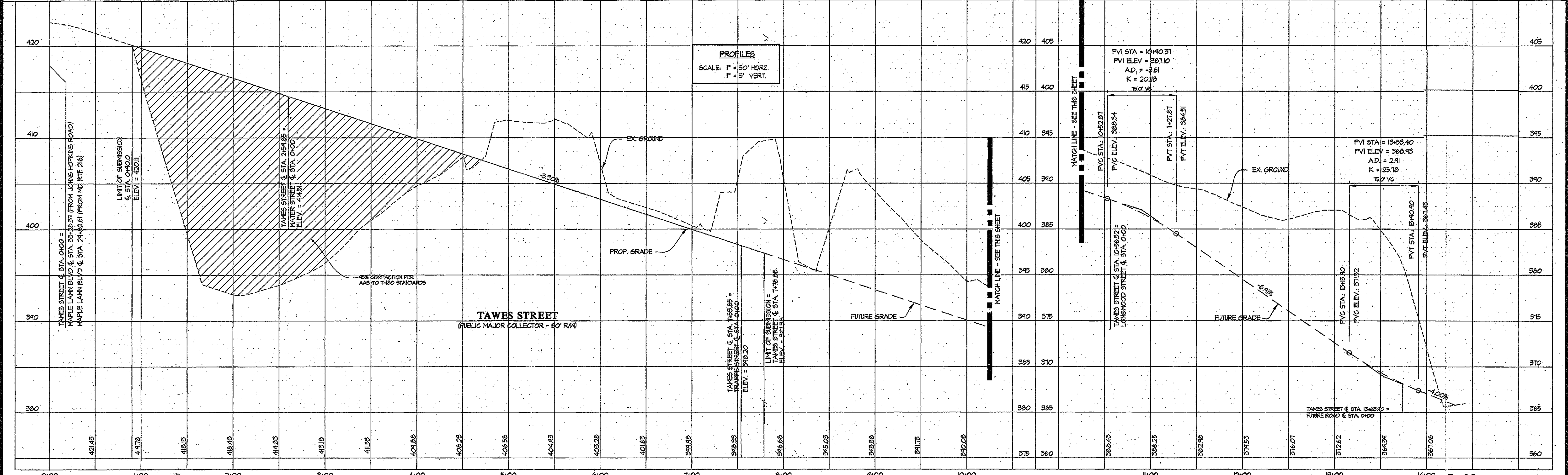
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Road Construction Plan
TAWES STREET
MAPLE LAWN FARMS
 Hillside District - Area 3
 Lots 109 thru 212, Open Space Lots 213 thru 218
 and Common Open Areas 219 thru 221

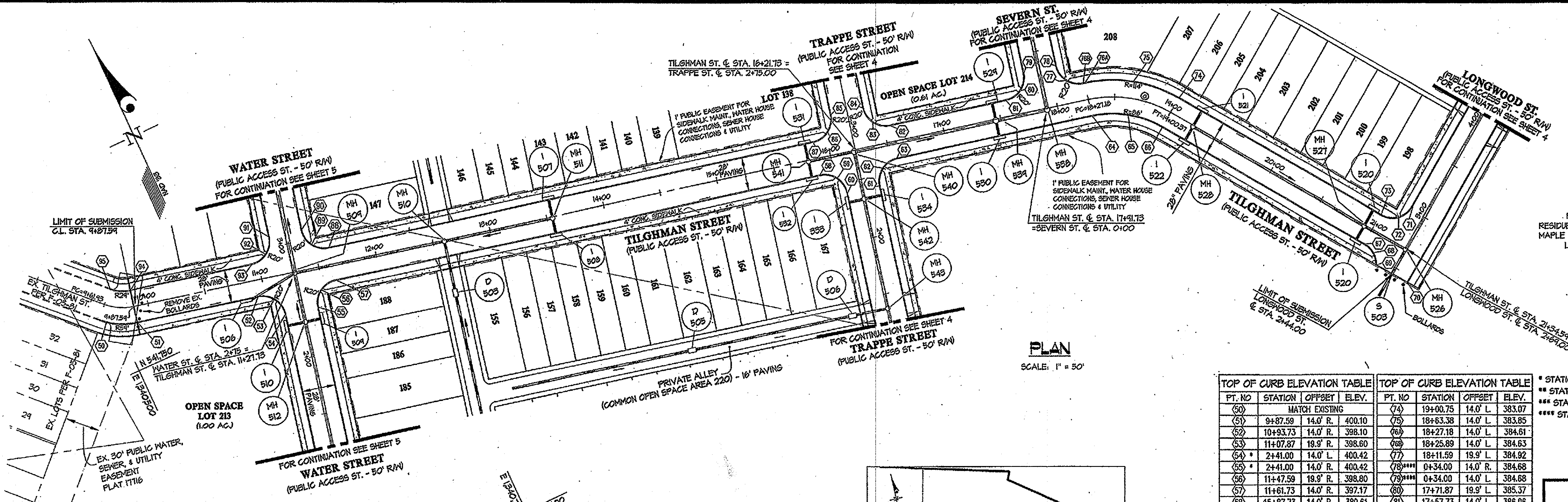
ELECTION DISTRICT No. 5 HOWARD COUNTY, MD

OWNER: MAPLE LAWN INC.
 SUITE 300 WOODHOLME CENTER
 1839 BOSTONROAD RD
 BALTIMORE, MD 21208
 ATR: Mark Bennett

DESIGNED DEV SCALE AS SHOWN
 DRAWN AWW DRAWING 2 OF 20
 CHECKED DEV ZONING MXD-3
 DATE FEB. 2008 JOB No. 05001



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
①	75.14'	100.00'	38.92'	71.57'	S 56°12'29" E	41°56'04"



PLAN
SCALE: 1" = 50'

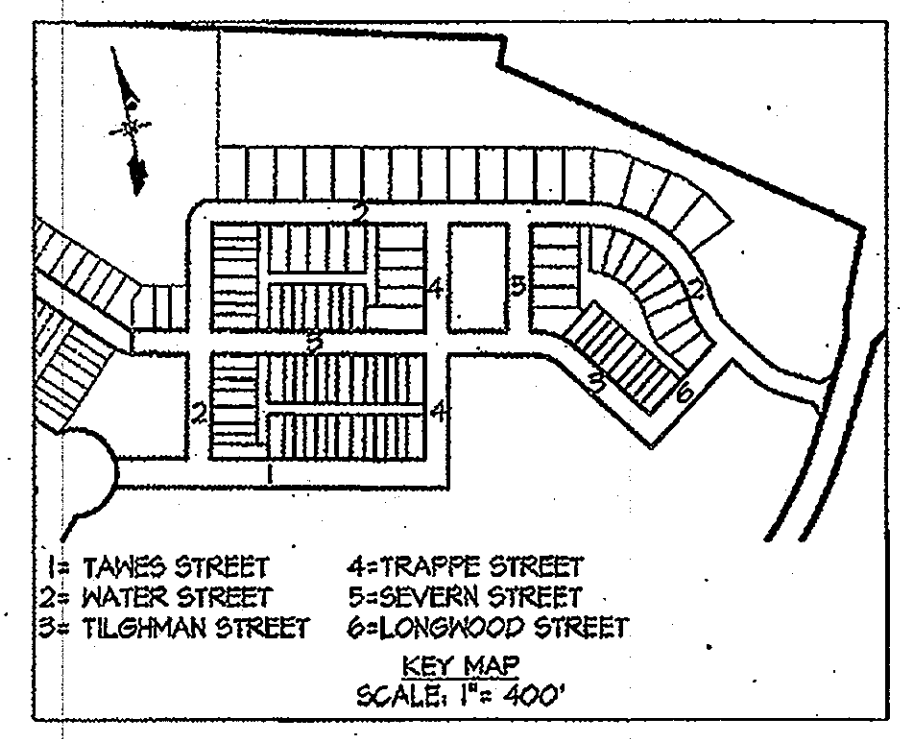
PARCEL 414
RESIDUE OF PROPERTY OF
MAPLE LAWN FARMS I, INC.
L. 9014 F. 90

PROFESSIONAL CERTIFICATION

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

TOP OF CURB ELEVATION TABLE			TOP OF CURB ELEVATION TABLE				
PT. NO	STATION	OFFSET	ELEV.	PT. NO	STATION	OFFSET	ELEV.
(50)	MATCH EXISTING			(74)	19+00.75	14.0' L.	383.07
(51)	9+87.59	14.0' R.	400.10	(75)	18+63.38	14.0' L.	383.85
(52)	10+93.73	14.0' R.	398.10	(76)	18+27.18	14.0' L.	384.61
(53)	11+07.87	19.9' R.	398.60	(78)	18+25.89	14.0' L.	384.63
(54)	2+41.00	14.0' L.	400.42	(77)	18+11.59	19.9' L.	384.92
(55)	2+41.00	14.0' R.	400.42	(78)***	0+34.00	14.0' R.	384.68
(56)	11+47.59	19.9' R.	398.80	(79)***	0+34.00	14.0' L.	384.68
(57)	11+61.73	14.0' R.	397.17	(80)	17+71.87	19.9' L.	385.37
(58)	15+87.73	14.0' R.	389.61	(81)	17+57.73	14.0' L.	388.06
(59)	16+01.87	19.9' R.	388.00	(82)	16+55.73	14.0' L.	388.17
(60)**	2+41.00	14.0' L.	389.25	(83)	18+41.59	19.9' L.	388.41
(61)**	2+41.00	14.0' R.	389.25	(84)**	3+09.00	14.0' R.	387.76
(62)	16+41.59	19.9' R.	388.71	(85)**	3+03.00	14.0' L.	387.76
(63)	16+56.08	14.0' R.	388.17	(86)	16+01.87	19.9' L.	388.69
(64)	18+27.18	14.0' R.	384.61	(87)	15+87.73	14.0' L.	389.61
(65)	18+63.78	14.0' R.	383.84	(88)	11+61.73	14.0' L.	397.17
(66)	19+00.37	14.0' R.	383.08	(89)	11+47.59	19.9' L.	397.32
(67)	21+00.59	14.0' R.	378.91	(90)*	3+09.00	14.0' R.	395.49
(68)***	2+52.03	23.5' L.	378.67	(91)*	3+09.00	14.0' L.	395.49
(69)***	2+44.00	18.1' L.	379.54	(92)	11+07.87	19.9' L.	388.80
(70)***	2+44.00	14.0' R.	379.54	(93)	10+93.73	14.0' L.	398.10
(71)***	3+03.00	14.0' L.	377.35	(94)	9+87.59	14.0' L.	400.10
(72)***	2+88.86	19.9' L.	378.13	(95)	MATCH EXISTING		
(73)	21+00.59	14.0' L.	378.91				

* STATIONS ARE FROM & OF WATER STREET.
** STATIONS ARE FROM & OF TRAPPE STREET.
*** STATIONS ARE FROM & OF LONGWOOD STREET.
**** STATIONS ARE FROM & OF SEVERN STREET.



KEY MAP
SCALE: 1" = 400'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter Z... 5-15-08
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
... 5/21/08
Chief, Division of Land Development

APPROVED: *...* 5/21/08
Chief, Development Engineering Division

Date	Revision	By
11/6/10	Revise context information.	REV

NOTES:
SEE SHEET 9 FOR LIGHT SCHEDULE.
SEE SHEET 9 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
SEE SHEET 10 FOR STORM DRAIN SIZE, TYPE AND LENGTHS.

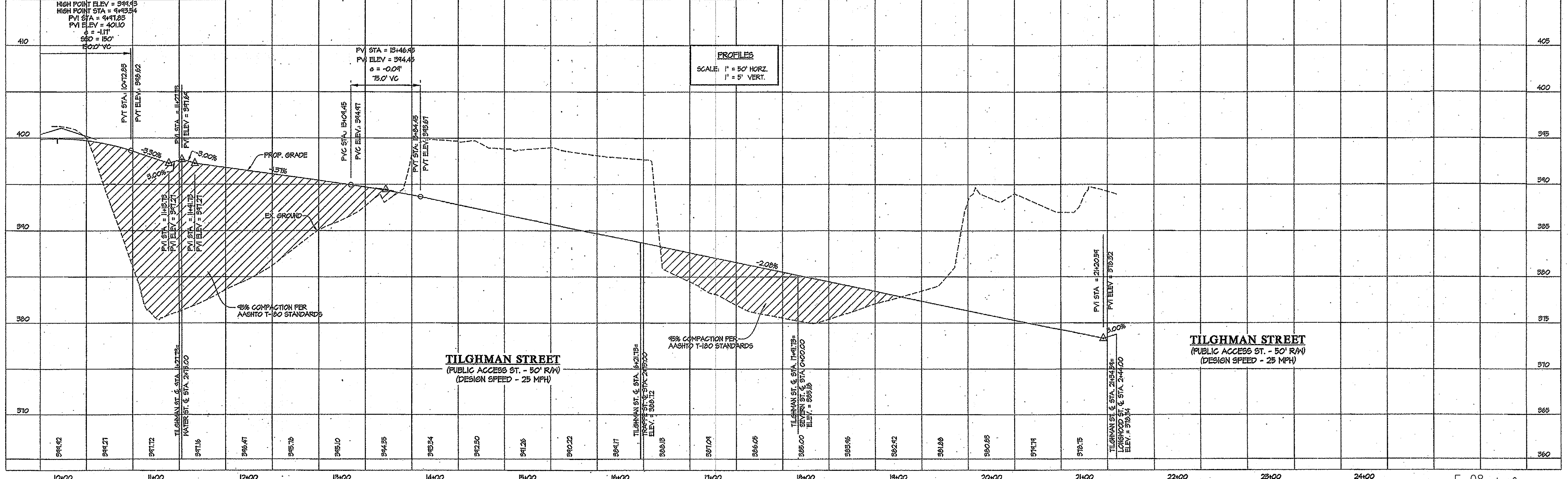
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1620 DC/VA: 301-899-2524 FAX: 301-421-4186

Road Construction Plan
TILGHMAN STREET
MAPLE LAWN FARMS
Hillside District - Area 3
Lots 109 thru 212, Open Space Lots 213 thru 218
and Common Open Areas 219 thru 221
ELECTION DISTRICT No. 5 HOWARD COUNTY, MD

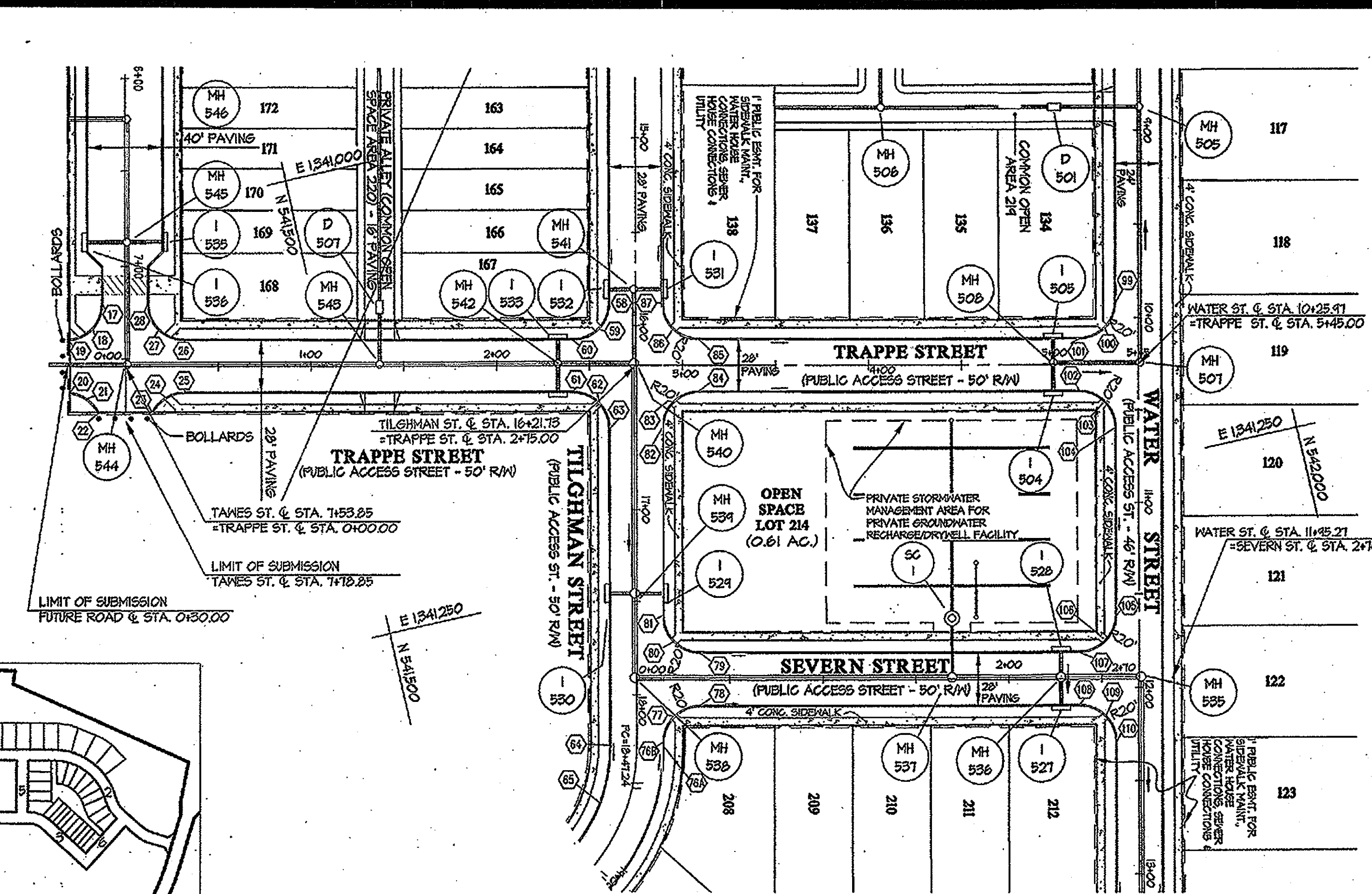
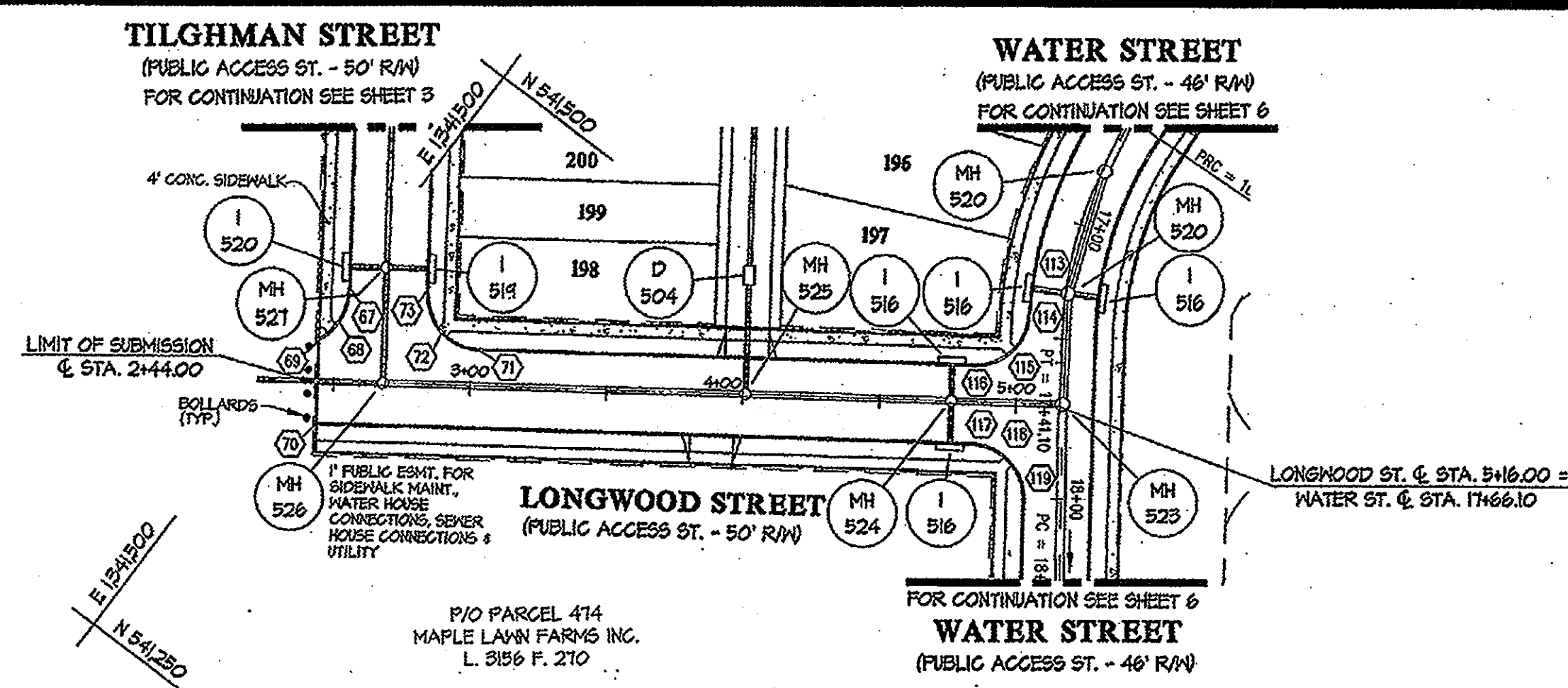
DESIGNED: DEV
DRAWN: AHL
CHECKED: DEV
DATE: FEB. 2008

SCALE: AS SHOWN
DRAWING: 3 OF 20
ZONING: MHD-3
JOB No.: 05001

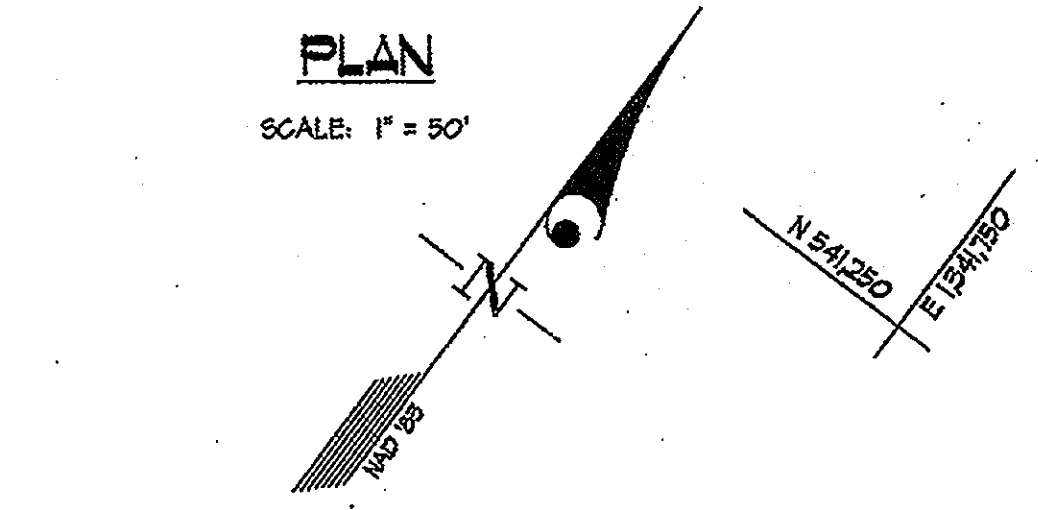
OWNER: 649 MAPLE LAWN INC.
SUITE 300, ROOSEVELT CENTER
1639 ROBERTSON RD
SILVER SPRING, MD 20910
ATTN: Mark Bennett



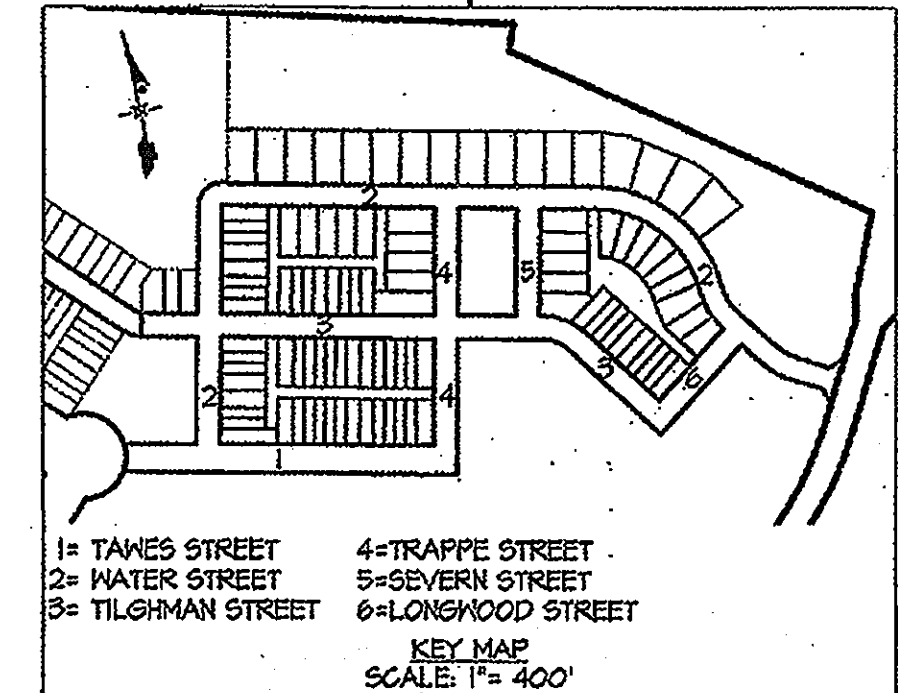
PROFILES
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



TOP OF CURB ELEVATION TABLE					TOP OF CURB ELEVATION TABLE				
PT. NO.	STREET	STATION	OFFSET	ELEV.	PT. NO.	STREET	STATION	OFFSET	ELEV.
17	TAMES	7+33.27	12.0' R.	398.49	78	SEVERN	0+34	14.0' R.	384.68
18	TAMES	7+33.27	12.0' R.	398.20	79	SEVERN	0+34	14.0' L.	384.68
19	TRAPPE	0+30	14.1' R.	398.44	80	TILGHMAN	17+71.87	19.9' L.	385.37
20	TRAPPE	0+30	14.1' L.	398.44	81	TILGHMAN	17+57.73	14.0' L.	386.06
21	TAMES	7+71.37	20.7' R.	378.85	82	TILGHMAN	16+55.73	14.0' L.	388.17
22	TAMES	7+78.85	14.1' R.	397.25	83	TILGHMAN	16+41.59	19.9' L.	388.41
23	TAMES	7+78.85	14.1' L.	397.25	84	TRAPPE	3+09	14.0' R.	387.76
24	TAMES	7+70.82	21.5' L.	397.60	85	TRAPPE	3+09	14.0' R.	387.76
25	TRAPPE	0+32	14.0' R.	397.38	86	TILGHMAN	16+01.87	19.9' L.	388.69
26	TRAPPE	0+32	14.0' L.	397.38	87	TILGHMAN	15+87.73	14.0' L.	389.61
27	TAMES	7+33.99	17.9' L.	398.43	88	WATER	9+91.27	12.0' R.	379.84
28	TAMES	7+19.85	12.0' L.	399.49	89	WATER	10+05.41	17.9' R.	380.17
29	TILGHMAN	15+87.73	14.0' R.	389.61	90	TRAPPE	5+13	14.0' L.	380.49
30	TILGHMAN	16+01.87	19.9' R.	389.00	91	TRAPPE	5+13	14.0' R.	380.49
31	TRAPPE	2+41	14.0' L.	389.25	92	WATER	10+45.12	17.9' R.	380.25
32	TRAPPE	2+41	14.0' R.	389.25	93	WATER	11+75.41	17.9' R.	382.20
33	TILGHMAN	16+41.59	19.9' R.	388.71	94	WATER	11+75.41	17.9' R.	382.20
34	TILGHMAN	16+27.18	14.0' R.	384.61	95	SEVERN	2+38	14.0' L.	382.51
35	TILGHMAN	18+63.78	14.0' R.	383.84	96	SEVERN	2+38	14.0' R.	382.51
36	TILGHMAN	21+00.59	14.0' R.	378.91	97	WATER	12+15.12	17.9' R.	382.32
37	TILGHMAN	21+00.59	14.0' L.	378.91	98	WATER	12+29.27	12.0' R.	382.44
38	LONGWOOD	2+88.86	19.9' L.	378.13	99	WATER	16+57.01	12.0' R.	374.01
39	LONGWOOD	2+44	14.0' L.	379.54	100	WATER	17+48.80	17.7' R.	370.42
40	LONGWOOD	2+44	14.0' R.	379.54	101	WATER	17+48.80	17.7' R.	370.42
41	LONGWOOD	3+03	14.0' L.	377.35	102	LONGWOOD	4+84	14.0' L.	370.66
42	LONGWOOD	2+88.86	19.9' L.	378.13	103	LONGWOOD	4+84	14.0' R.	370.66
43	LONGWOOD	21+00.59	14.0' L.	378.91	104	TILGHMAN	18+27.18	14.0' R.	384.63
44	TILGHMAN	18+27.18	14.0' L.	384.63	105	TILGHMAN	18+00.10	12.0' R.	369.13
45	TILGHMAN	18+11.59	19.9' L.	384.92	106	TILGHMAN	18+11.59	19.9' L.	384.92



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



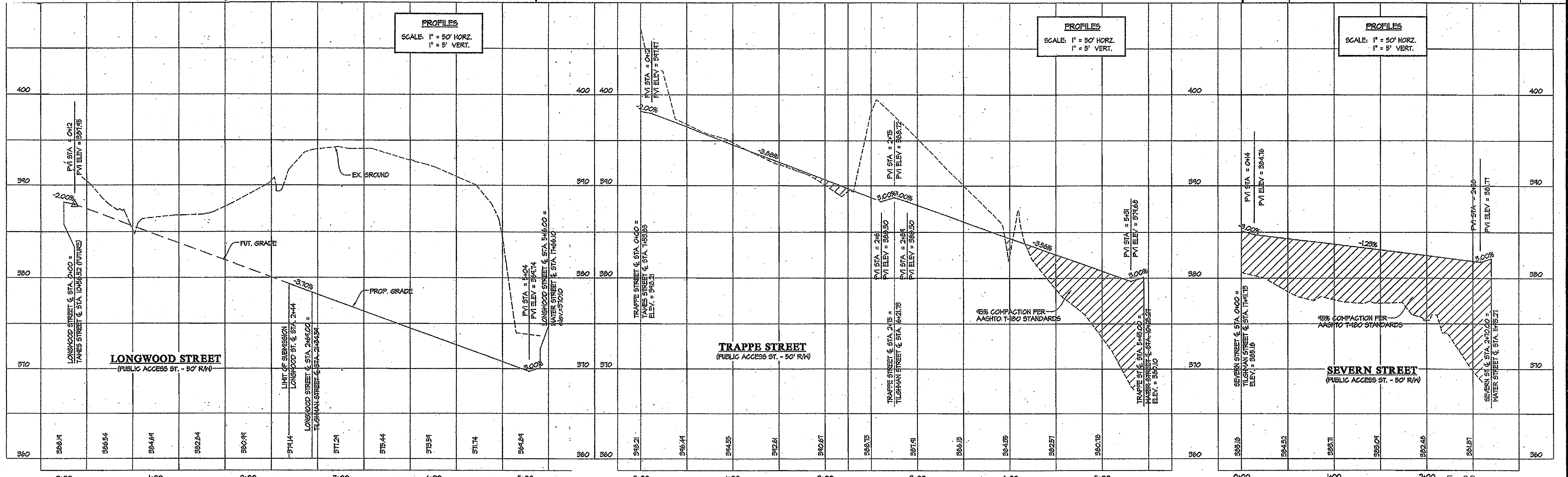
PLAN
 SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 5-15-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 5/23/08

NOTES:
 SEE SHEET 4 FOR LIGHT SCHEDULE.
 SEE SHEET 4 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
 SEE SHEET 10 FOR STORM DRAIN SIZE, TYPE AND LENGTHS.

SEE SHEET 2 FOR TAMES STREET PLAN AND PROFILE
 SEE SHEETS 5 AND 6 FOR WATER STREET PLAN AND PROFILE.



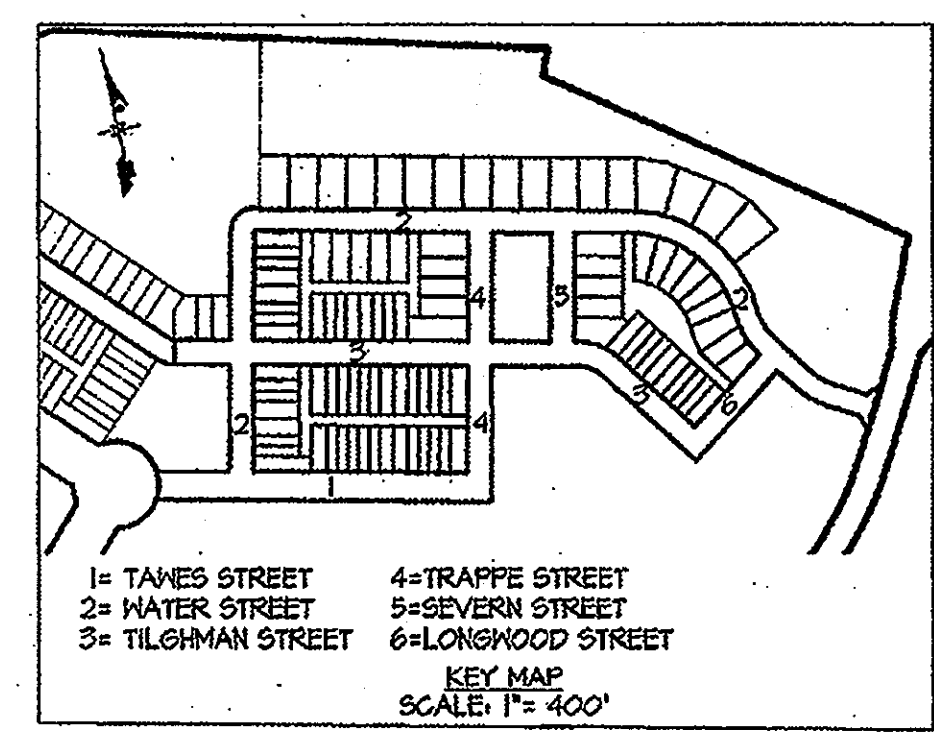
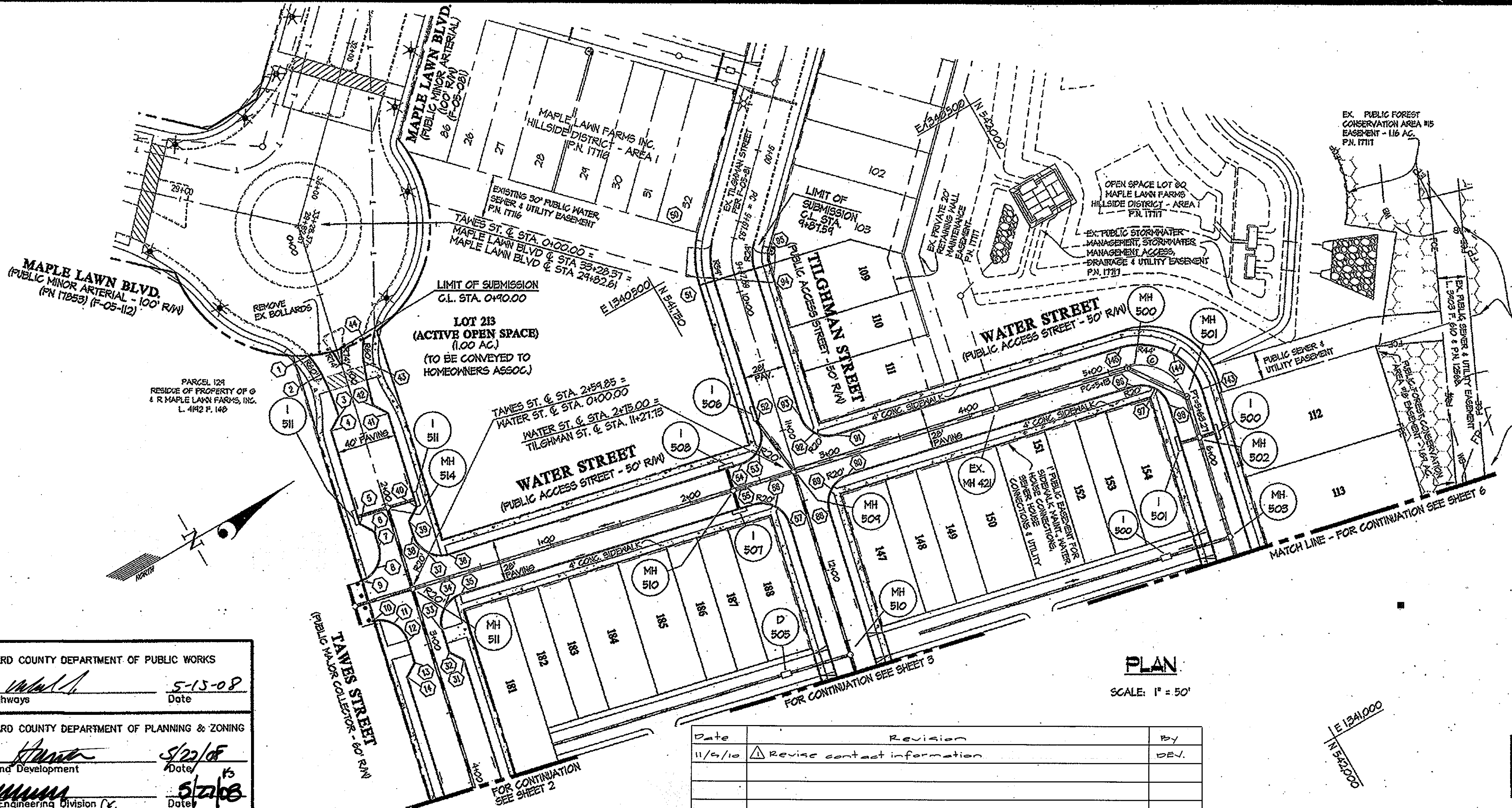
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Road Construction Plan
LONGWOOD, TRAPPE & SEVERN STREET
MAPLE LAWN FARMS
 Hillside District - Area 3
 Lots 109 thru 212, Open Space Lots 213 thru 218
 and Common Open Area 219 thru 221
 ELECTION DISTRICT No. 5 HOWARD COUNTY, MD

OWNER: MAPLE LAWN FARMS INC.
 1829 BOSTON RD
 BURLINGAME, MD 20818
 ATTN: Mark Bennett

DESIGNED: DEV
 DRAWN: AWL
 CHECKED: DEV
 DATE: FEB. 2008

SCALE: AS SHOWN
 DRAWING: 4 OF 20
 ZONING: MID-3
 JOB No.: 05001



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
①	50.21'	52.00'	32.00'	45.25'	N 57°49'31" E	90°00'00"

TOP OF CURB ELEVATION TABLE				TOP OF CURB ELEVATION TABLE			
PT. NO.	STATION	OFFSET	ELEV.	PT. NO.	STATION	OFFSET	ELEV.
(1)*	MATCH EXISTING			(42)*	1+34	12.0' L	418.00
(2)*	1+02.72	14.7' R	420.28	(43)*	1+02.72	14.7' L	418.98
(3)*	1+34	12.0' R	419.00	(44)*	MATCH EXISTING		
(4)*	1+41.99	20.0' R	418.50	(50)**	MATCH EXISTING		
(5)*	2+07.99	20.0' R	416.33	(51)**	9+87.59	14.0' R	400.10
(6)*	2+15.98	12.0' R	416.29	(52)**	10+93.73	14.0' R	398.10
(7)*	2+25.85	12.0' R	415.97	(53)**	11+07.87	19.9' R	398.60
(8)*	2+38.99	17.9' R	414.00	(54)**	2+41	14.0' L	400.42
(9)*	0+32	14.0' R	415.01	(55)**	2+41	14.0' R	400.42
(10)*	0+32	14.0' L	415.01	(56)**	11+47.59	19.9' R	398.80
(11)*	2+78.71	17.9' R	414.30	(57)**	11+81.73	14.0' R	397.17
(12)*	2+93.85	12.0' R	413.72	(58)**	11+81.73	14.0' L	397.17
(13)*	3+10	12.0' R	413.19	(59)**	11+47.59	19.9' L	397.32
(14)*	3+17.99	20.0' R	412.70	(60)**	3+08	14.0' R	395.49
(15)*	3+17.99	20.0' L	412.70	(61)**	3+08	14.0' L	395.49
(16)*	2+93.85	12.0' L	413.72	(62)**	11+07.87	19.9' L	398.80
(17)*	2+78.71	17.9' L	413.68	(63)**	10+93.73	14.0' L	398.10
(18)*	0+32	14.0' R	413.64	(64)**	9+87.59	14.0' L	400.10
(19)*	0+32	14.0' L	413.64	(65)**	MATCH EXISTING		
(20)*	2+38.99	17.9' L	414.81	(66)**	5+13	14.0' R	381.65
(21)*	2+25.85	12.0' L	415.97	(67)**	5+40.56	13.4' R	380.37
(22)*	2+15.98	12.0' L	416.29	(68)**	5+65.27	12.0' R	378.40
(23)*	2+07.99	20.0' L	416.33	(69)**	5+61.81	12.0' L	378.89
(24)*	1+41.99	20.0' L	418.50	(70)**	5+37.14	13.4' L	380.92
(25)*	1+41.99	20.0' R	418.50	(71)**	5+13	14.0' L	381.65

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 5-15-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 5/22/08

APPROVED: Chief, Development Engineering Division
 Date: 5/21/08

Date	Revision	By
11/6/10	Revise contact information	DEV.

NOTES:
 SEE SHEET 4 FOR LIGHT SCHEDULE.
 SEE SHEET 4 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
 SEE SHEET 10 FOR STORM DRAIN SIZE, TYPE AND LENGTHS.

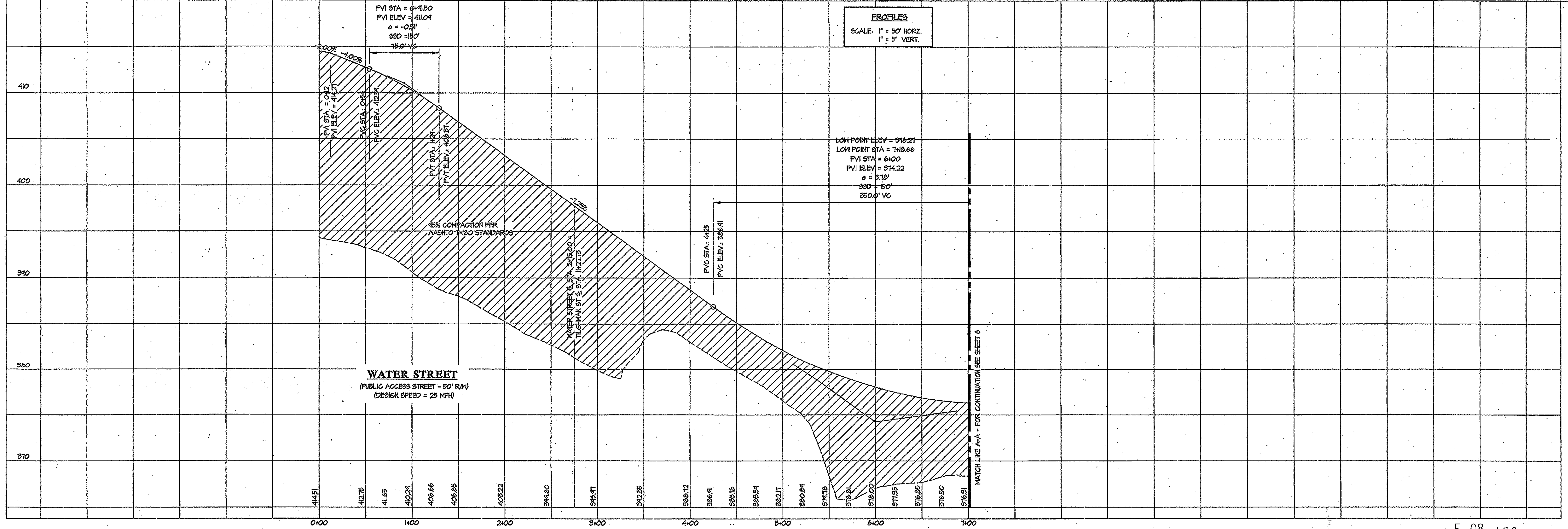
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4186

Road Construction Plan
WATER STREET
MAPLE LAWN FARMS
 Hillside District - Area 3
 Lots 109 thru 212, Open Space Lots 213 thru 218
 and Common Open Areas 219 thru 221
 ELECTION DISTRICT No. 5 HOWARD COUNTY, MD

OWNER: GAR MAPLE LAWN INC.
 1600 GIBBSBOROUGH CENTER
 BALTIMORE, MD 21208
 ATTY: Mark Bennett

SCALE: AS SHOWN
 DRAWING: 5 OF 20
 ZONING: MD-3
 JOB NO.: 05001

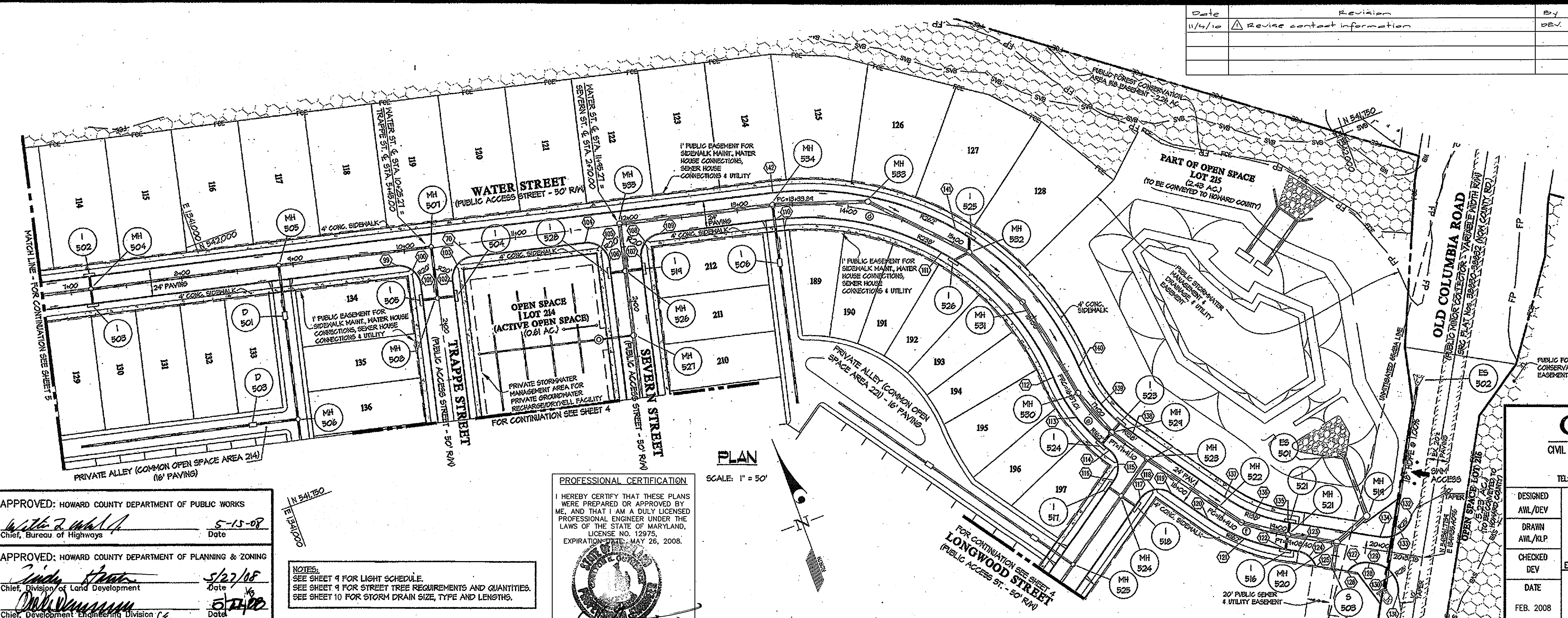
DESIGNED: AML/DEV
 DRAWN: AML/KLP
 CHECKED: DEV
 DATE: FEB. 2008



Date	Revision	By
11/2/10	△ Revise contact information	DEJ

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
①	325.12'	250.00'	182.51'	301.04'	S 40°08'58" E	14°03'13"
②	84.08'	150.00'	43.18'	82.94'	S 11°10'48" E	32°07'04"
③	61.50'	150.00'	34.23'	66.14'	S 48°09'54" E	25°42'28"

TOP OF CURB ELEVATION TABLE				TOP OF CURB ELEVATION TABLE			
PT. NO.	STATION	OFFSET	ELEV.	PT. NO.	STATION	OFFSET	ELEV.
①	8491.27	12.0' R.	379.84	①	1874.75	12.0' R.	366.67
②	10405.41	17.9' R.	380.17	②	1948.40	12.0' R.	365.54
③	5413	14.0' L.	380.49	③	1941.78	12.0' R.	365.08
④	5413	14.0' R.	380.49	④	1943.39	16.2' R.	363.95
⑤	10445.12	17.9' R.	380.25	⑤	2148.40	14.1' L.	364.19
⑥	10458.27	12.0' R.	380.78	⑥	2148.40	14.1' R.	364.19
⑦	11481.27	12.0' R.	382.20	⑦	1947.29	15.0' R.	363.56
⑧	11475.41	17.9' R.	382.20	⑧	1947.78	12.0' R.	362.92
⑨	2438	14.0' L.	382.51	⑨	1941.08	12.0' R.	362.74
⑩	2438	14.0' R.	382.19	⑩	20408.84	19.4' R.	362.83
⑪	12445.12	17.9' R.	382.32	⑪	20416.08	37.2' L.	NOSE-DN
⑫	12428.27	12.0' R.	382.44	⑫	20416.66	36.8' L.	NOSE-DN
⑬	13433.89	12.0' R.	382.10	⑬	20408.28	19.5' L.	362.52
⑭	14495.45	12.0' R.	379.20	⑭	19491.66	12.0' L.	362.73
⑮	16457.01	12.0' R.	374.01	⑮	19408.40	12.0' L.	365.54
⑯	17433.68	12.0' R.	371.37	⑯	18474.75	12.0' L.	366.67
⑰	17446.80	17.7' R.	370.42	⑰	18441.10	12.0' L.	367.88
⑱	4484	14.0' L.	370.66	⑱	17441.10	12.0' L.	371.18
⑲	4484	14.0' R.	370.66	⑲	16494.05	12.0' L.	372.59
⑳	17485.05	17.9' R.	369.50	㉑	16457.01	12.0' L.	374.01
㉑	18400.10	12.0' R.	369.13	㉒	14495.45	12.0' L.	375.20
㉒	18441.10	12.0' R.	367.81	㉓	13433.89	12.0' L.	382.10



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 5-15-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 5/22/08

Chief, Development Engineering Division

NOTES:
 SEE SHEET 4 FOR LIGHT SCHEDULE.
 SEE SHEET 4 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
 SEE SHEET 10 FOR STORM DRAIN SIZE, TYPE AND LENGTHS.

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



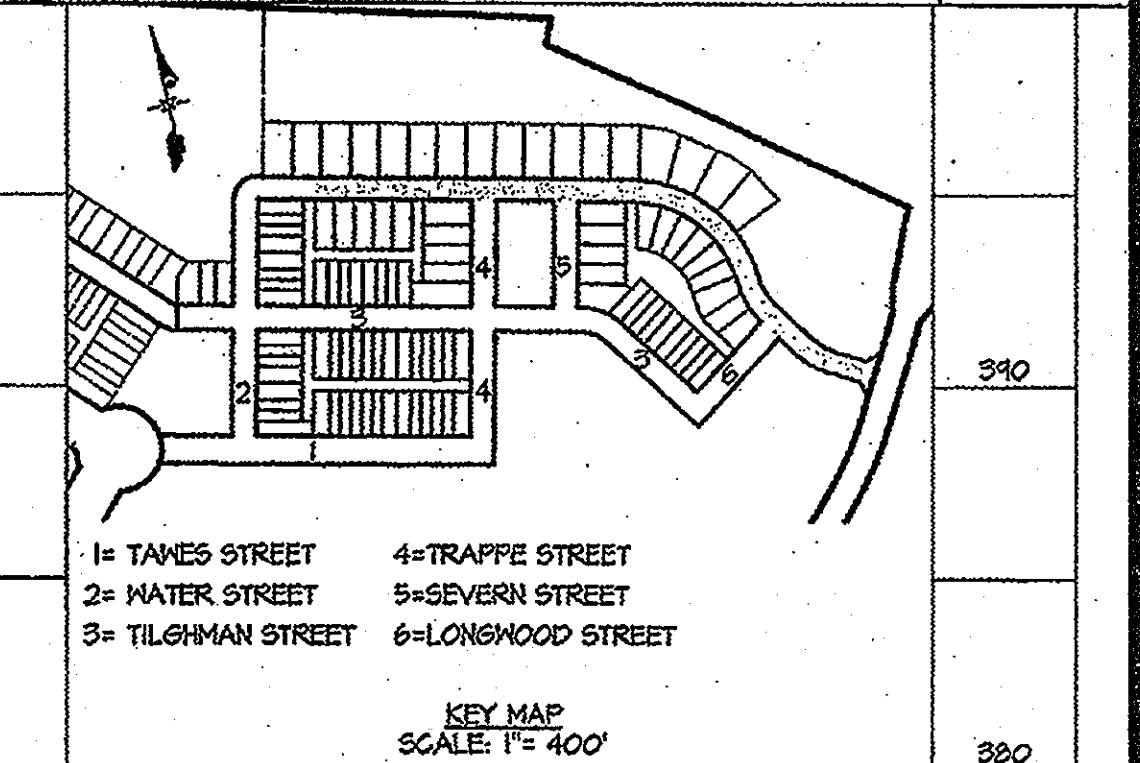
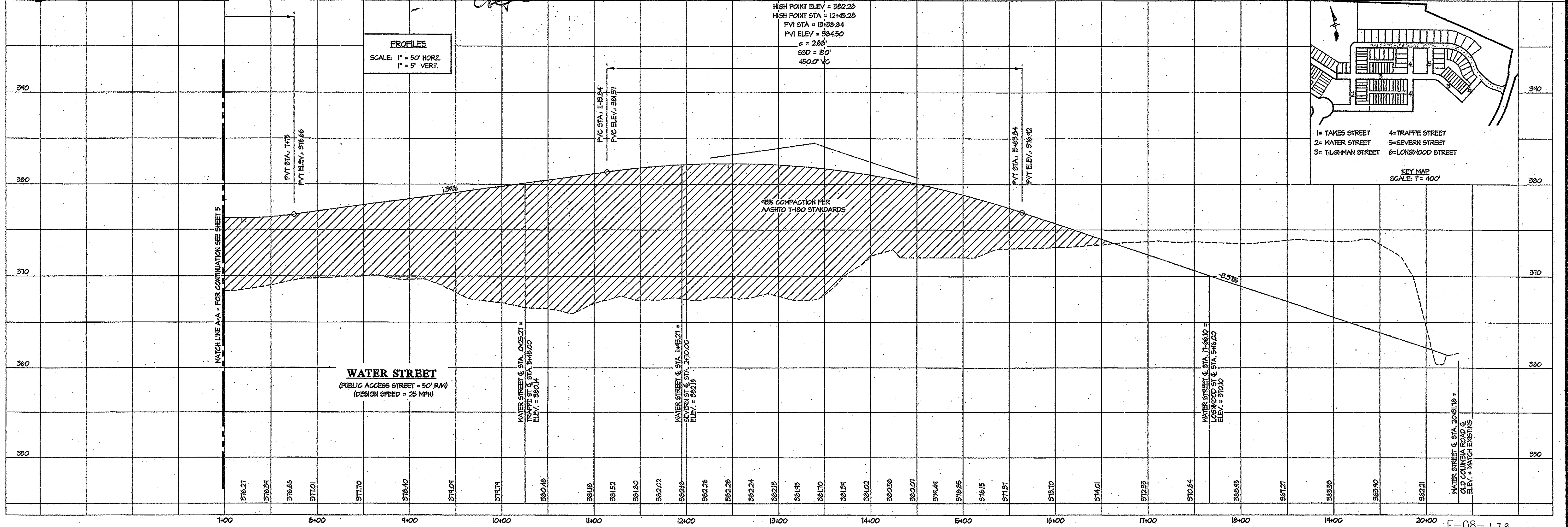
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

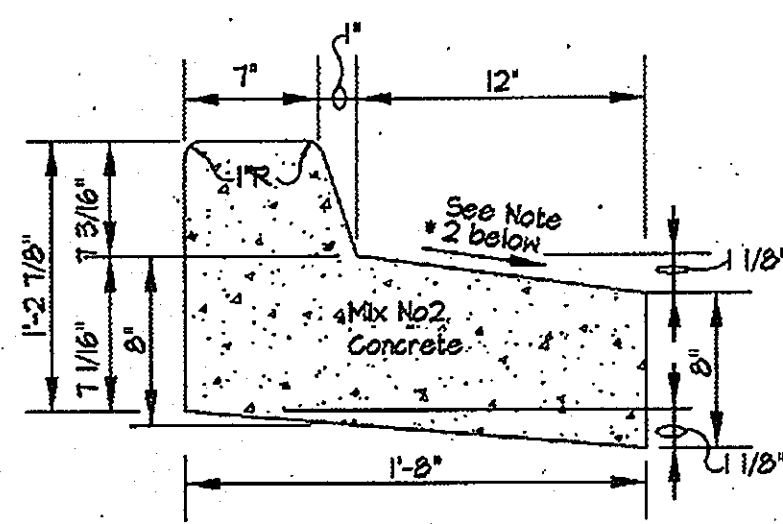
Road Construction Plan
WATER STREET
MAPLE LAWN FARMS
 Hillside District - Area 3
 Lots 109 thru 212, Open Space Lots 213 thru 218
 and Common Open Areas 219 thru 221
 ELECTION DISTRICT No. 5 HOWARD COUNTY, MD

DESIGNED: AWL/DEV
 DRAWN: AWL/KLP
 CHECKED: DEV
 DATE: FEB. 2008

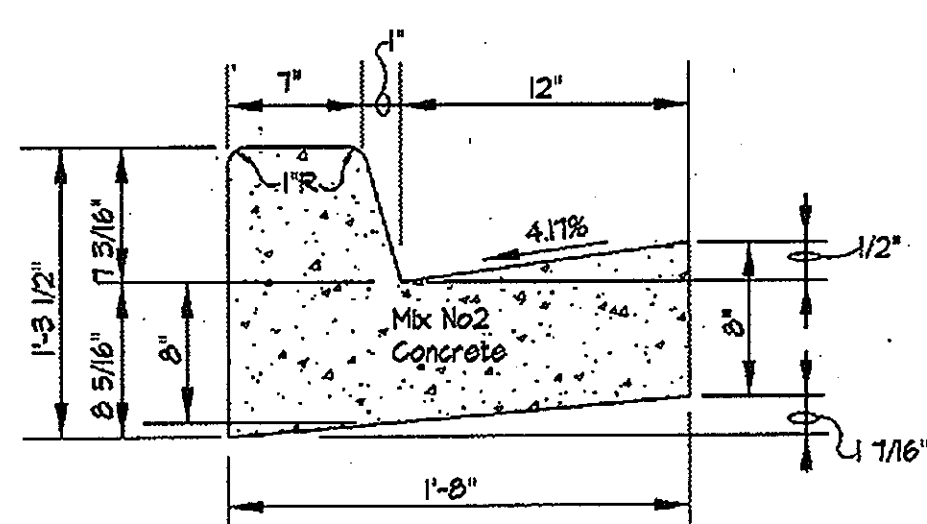
SCALE: AS SHOWN
 DRAWING: 6 OF 20
 ZONING: MMD-3
 JOB No.: 05001

OWNER: MAPLE LAWN INC. SUITE 300 WOODHOLME CENTER 1820 RESTORATION RD BALTIMORE, MD 21289
 ATTN: Mark Bennett 410-881-8400

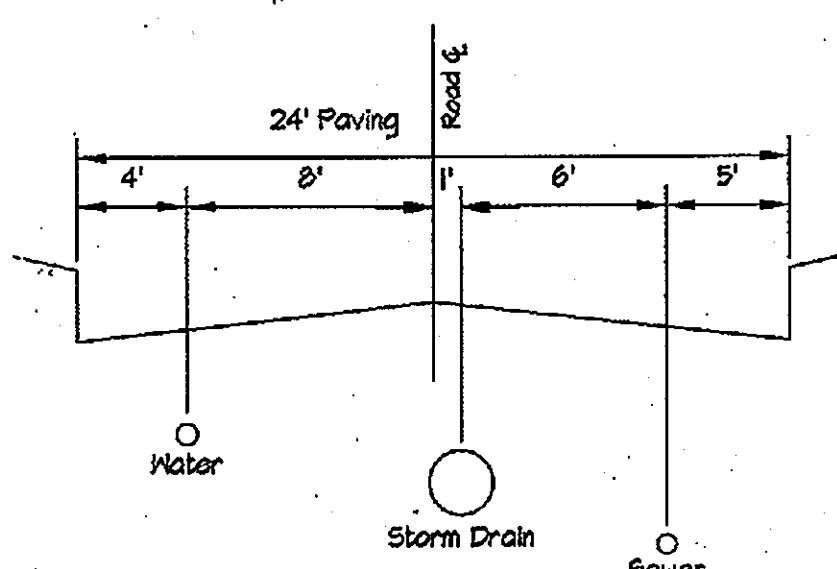




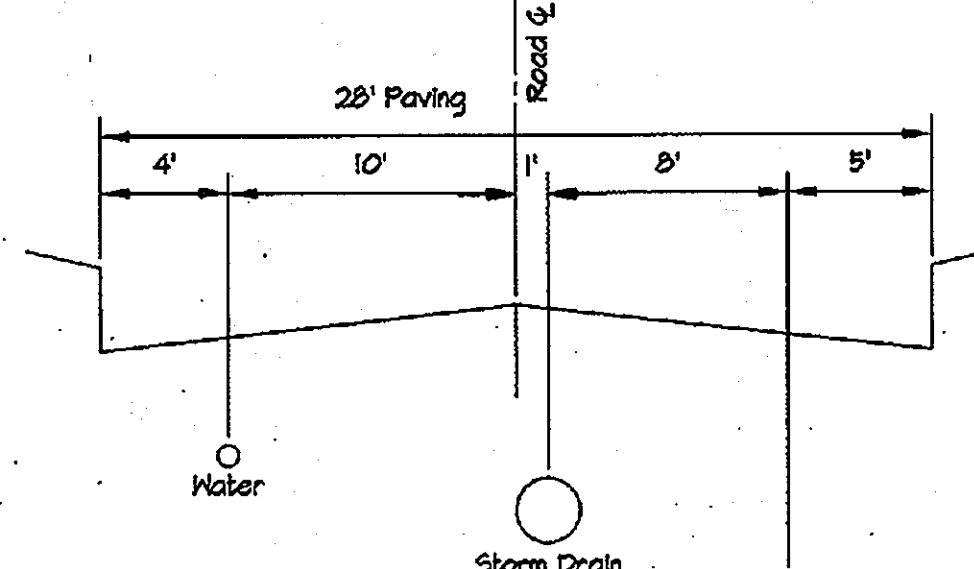
Reverse T¹ Combination Curb & Gutter
N.T.S.



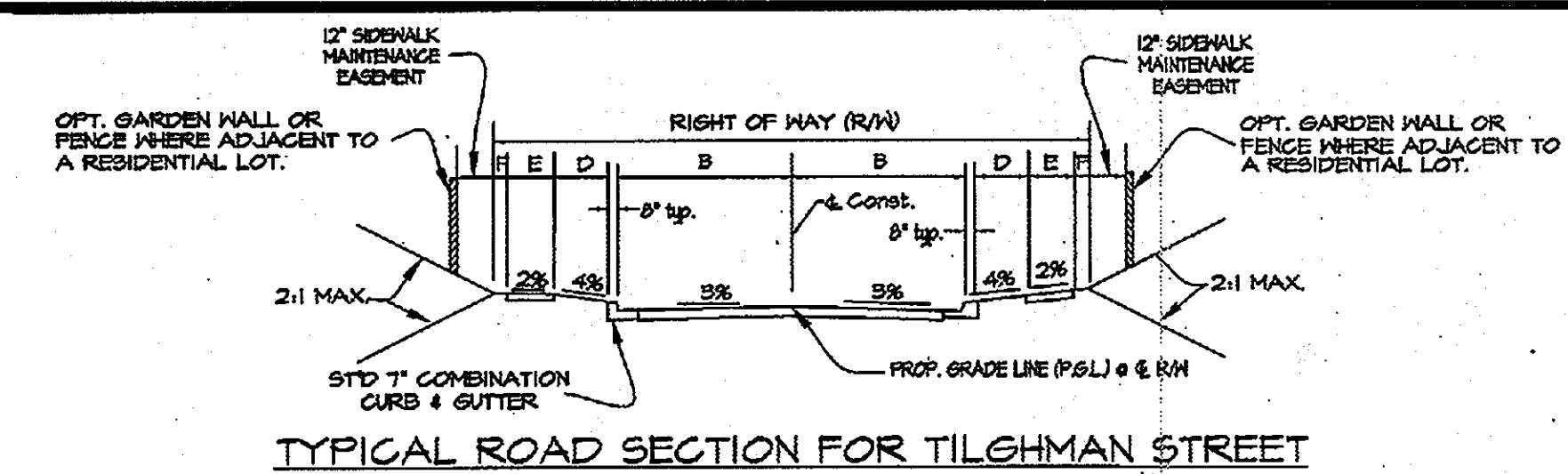
Standard T¹ Combination Curb & Gutter
N.T.S.



Typical Utility Locations 24' Paving Width
N.T.S.



Typical Utility Locations 28' Paving Width
N.T.S.



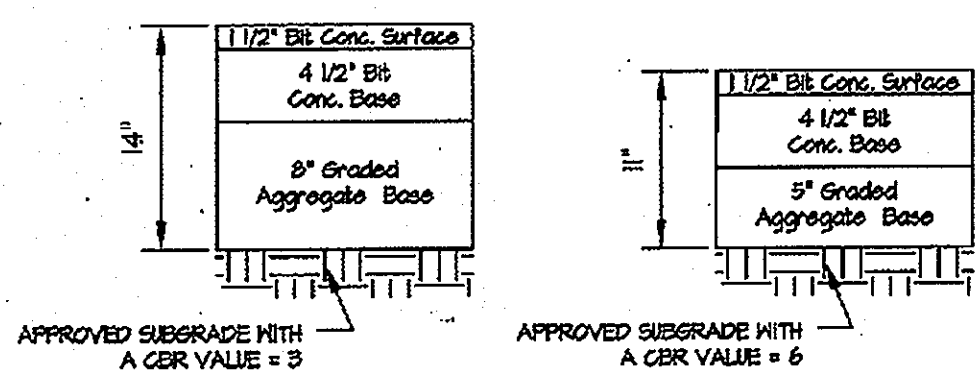
TYPICAL ROAD SECTION FOR TILGHMAN STREET
NOT TO SCALE

TYPICAL ROAD SECTION & ROAD INFORMATION

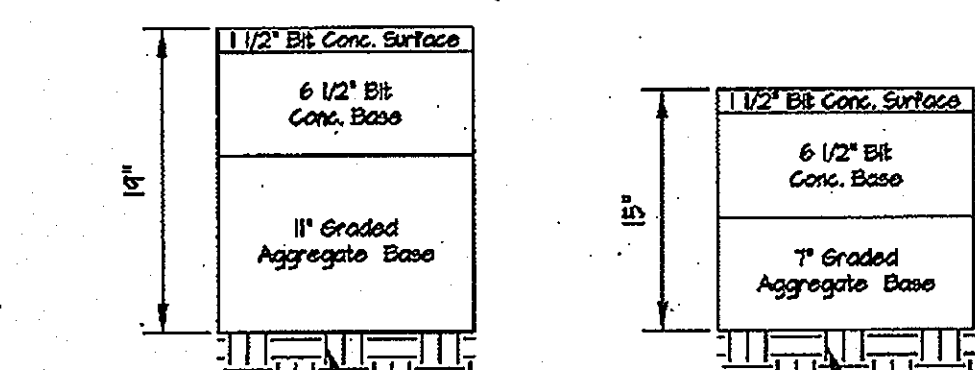
ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
WATER STREET	0+00 TO 5+00.00	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3
WATER STREET	5+00.00 TO 20+00.00	ACCESS STREET	25 MPH	12'	6'	4'	4'	4'	4'	46'	P-3
SEVERN STREET	0+00 TO 2+10'	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3
TRAPPE STREET	0+00 TO 5+45'	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3
TILGHMAN STREET	9+00 TO 24+00.00	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3
LONGHOOD STREET	2+44 TO 5+00	ACCESS STREET	25 MPH	14'	6'	4'	4'	4'	4'	50'	P-3

*LONGHOOD STREET & STA. 0+00 TO 2+44 TO BE CONSTRUCTED UNDER A FUTURE PHASE.

- Notes:
- Standard T¹ Combination Curb and Gutter to be used in all public rights of way.
 - Gutter pan at median edge of intermediate arterials or the high side of super-elevated sections shall be sloped at the same rate and in the same direction as the pavement. Match pavement cross slope when curb is located on the low side of super-elevated section and the rate of super-elevation is greater than 5% for modified curb and gutter.



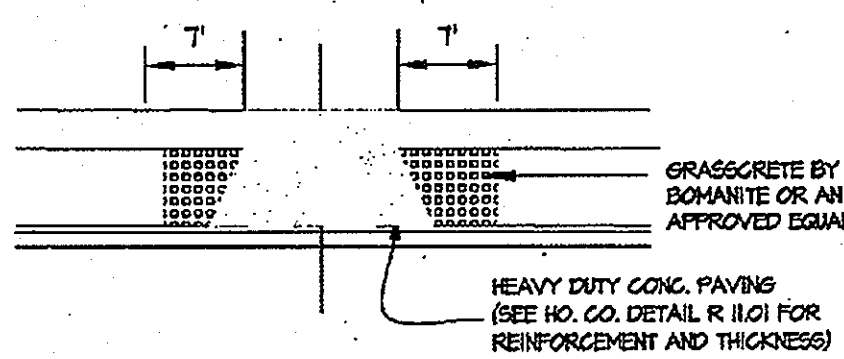
P-3 Granular Base
For all Alleys and Access Streets
N.T.S.



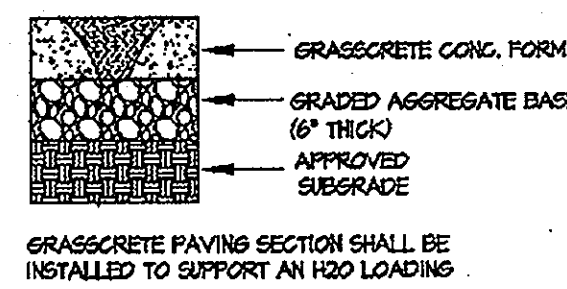
P-5 Granular Base
For all Alleys and Access Streets
N.T.S.

Paving Sections

Note: Depending on the CER values obtained in the field, the paving sections may be revised, if approved by a professional soils engineer. These substitutions must also be approved by the Howard County Dept. of Public Works.



Alley Entrance Detail
N.T.S.



Grasscrete Detail
N.T.S.

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

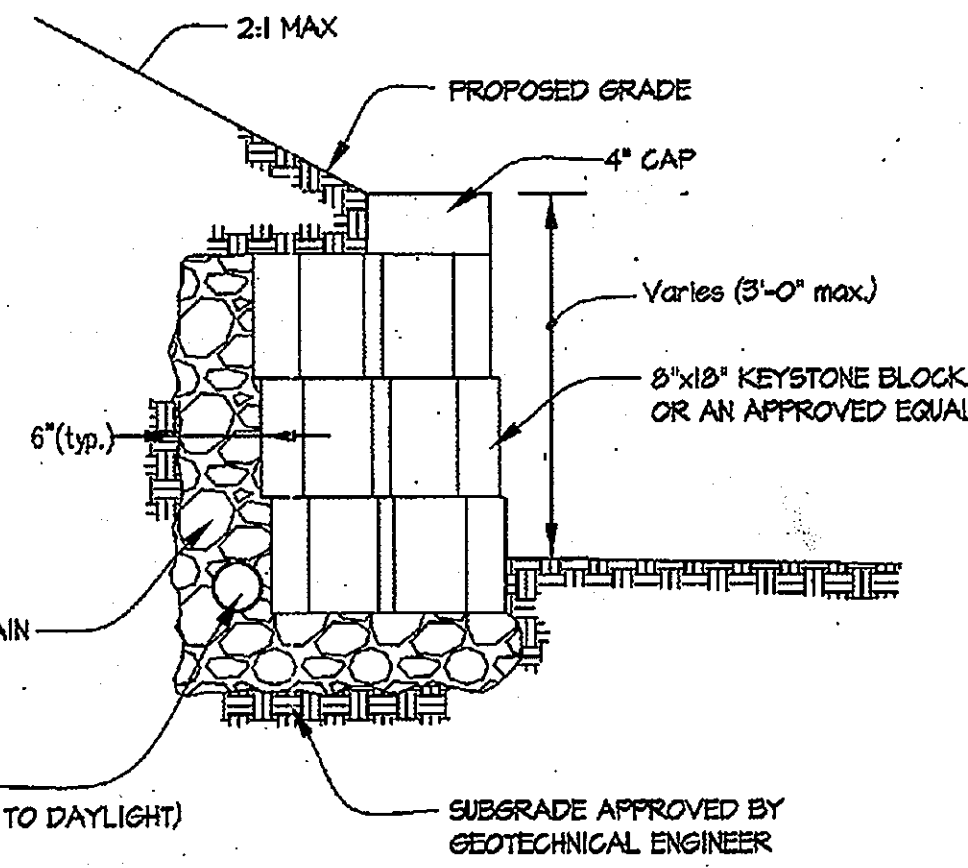


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Date: 5-15-08
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 5/23/08
Chief, Division of Land Development

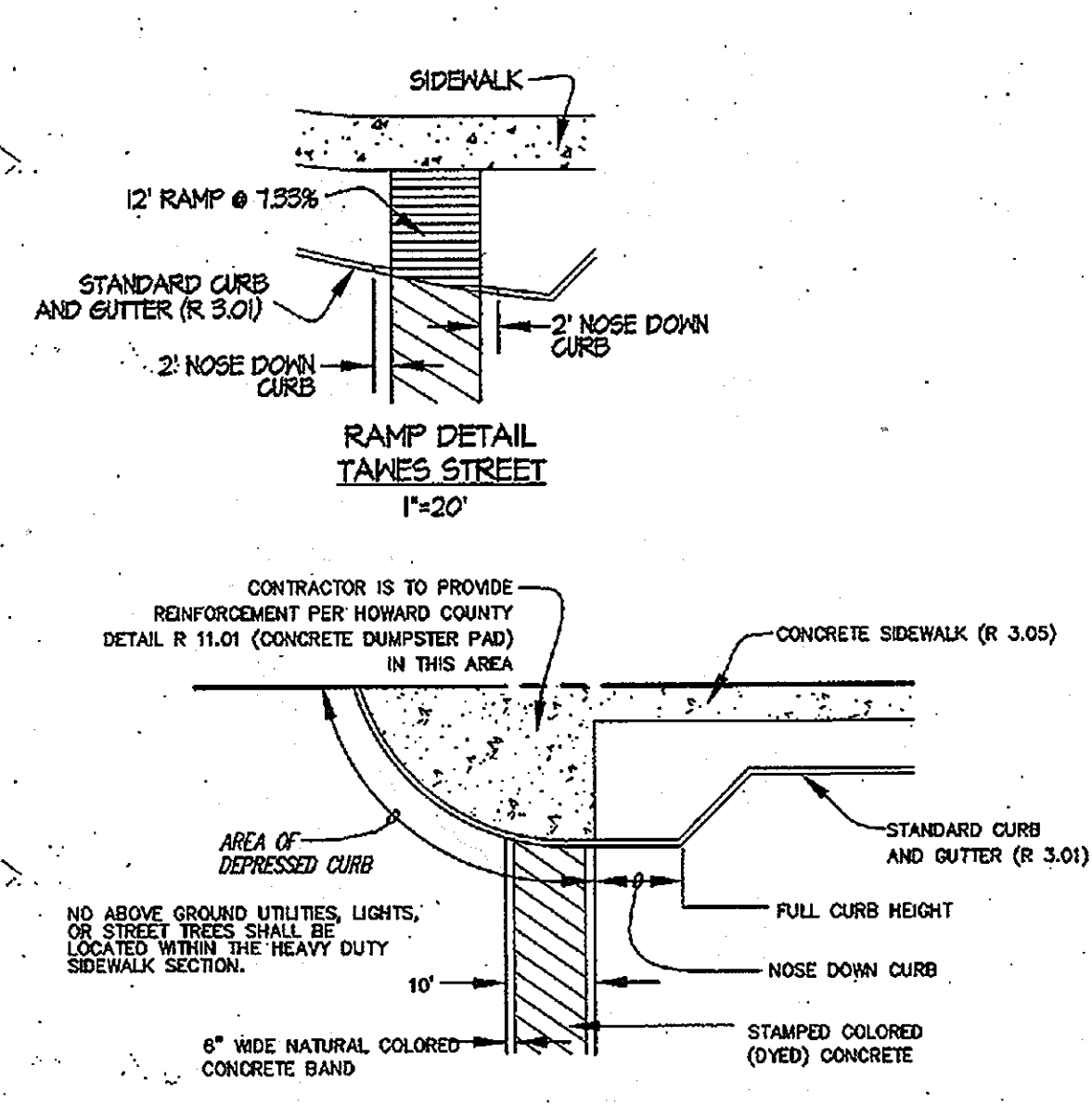
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 5/27/08
Chief, Development Engineering Division

DES. DEV. DRN. AML. CHK. DEV. DATE REVISION BY APPR.

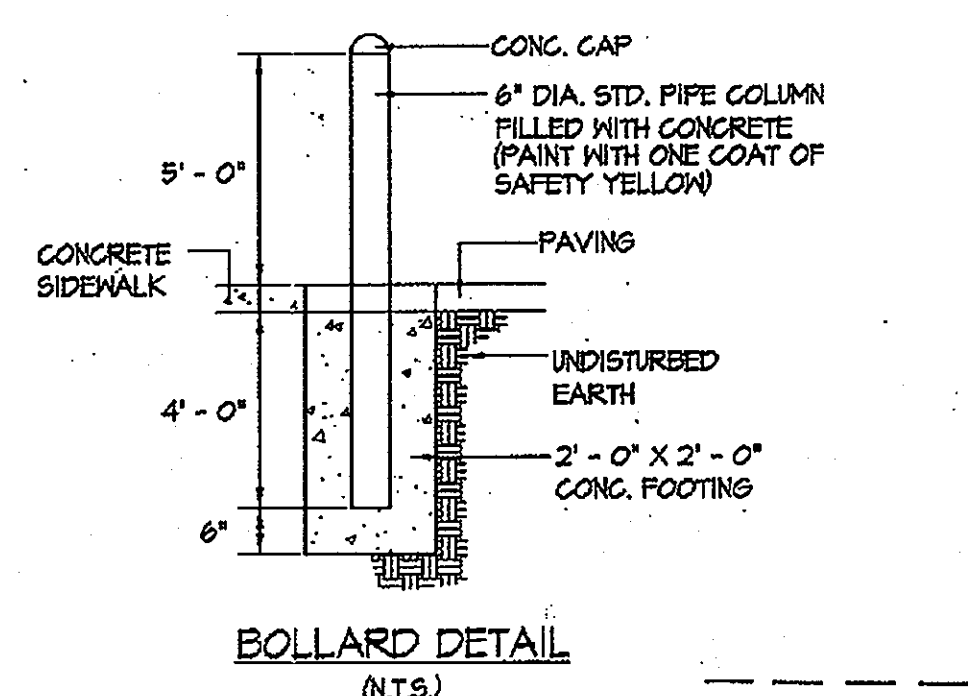


WALL DETAIL
NOT TO SCALE

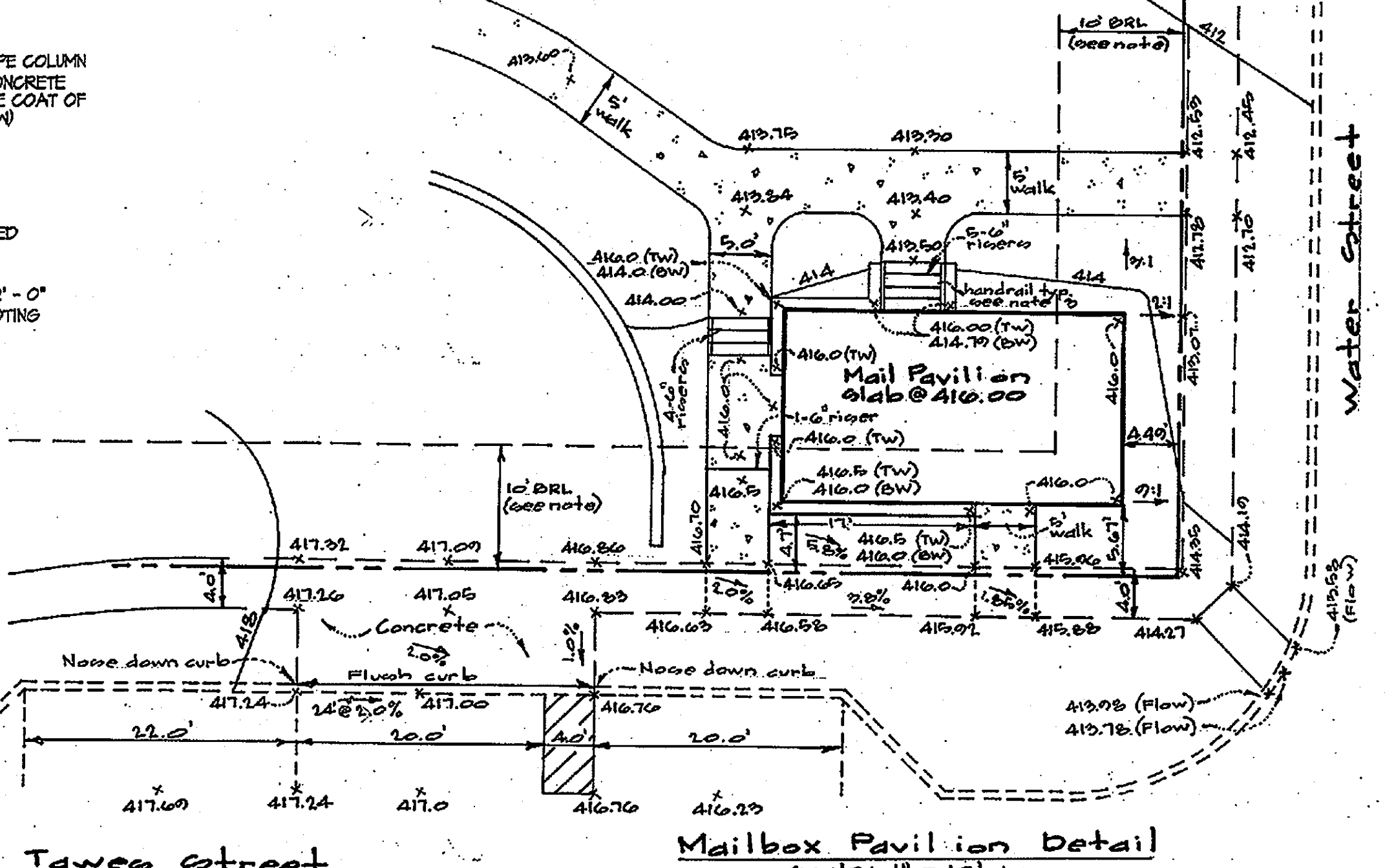
NOTE: DRAIN SYSTEM IS SUITABLE FOR WALL SITES WHERE GROUND WATER SEEPAGE DOES NOT EXIST. A GEOTECHNICAL ENGINEER SHALL EVALUATE THE WALL SITE FOR GROUNDWATER CONDITIONS AND PROVIDE ALTERNATIVE WALL DRAIN DETAILS AS NEEDED.



TYPICAL RAMPING/ CROSSWALK DETAIL
N.T.S.

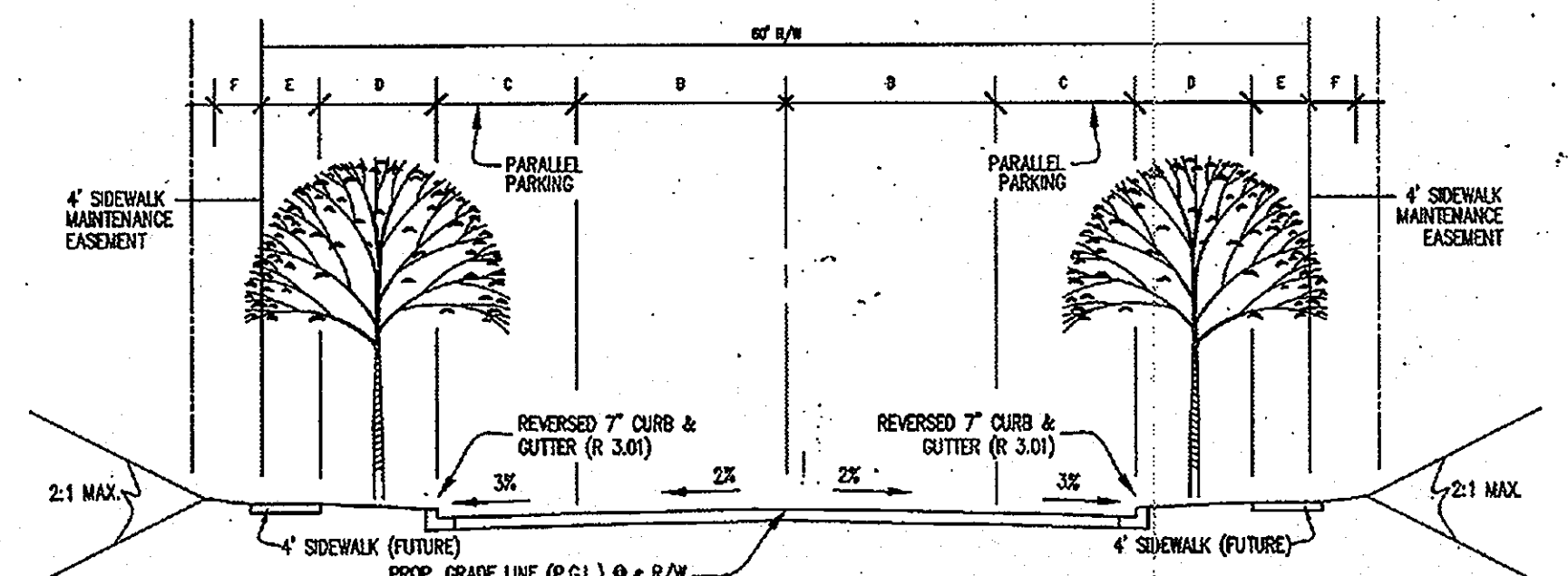


BOLLARD DETAIL
N.T.S.



Mailbox Pavilion detail
scale: 1" = 10'

Pavilion Notes:
1. On 1/1/07 the planning board considered & approved this pavilion as a special subject.
2. The pavilion is exempted from the 10' BRL in accordance with COP.
3. Handrail per county det. G.7.03 or an approved equal.

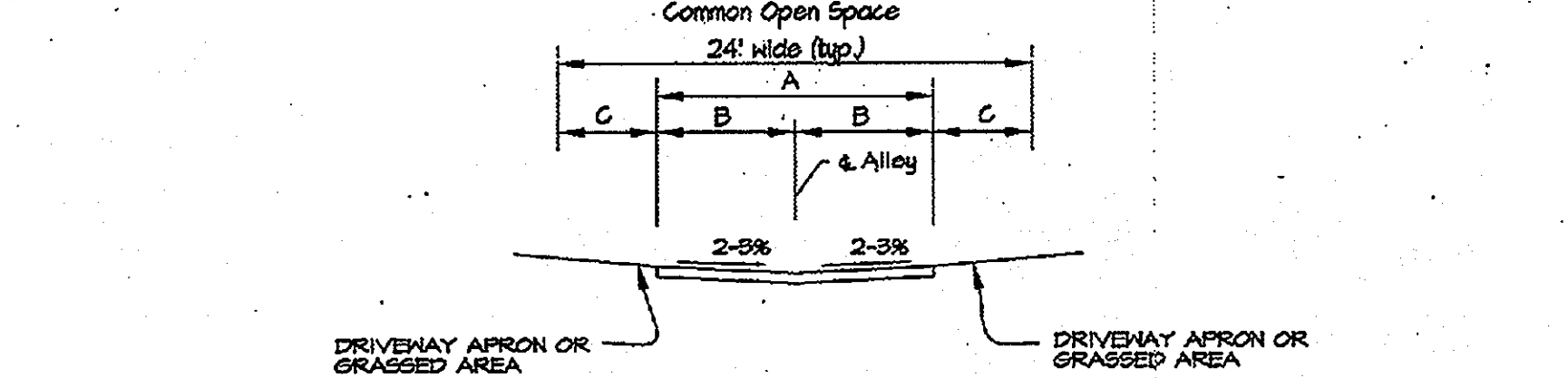


TYPICAL ROAD SECTION FOR TAWEES STREET
NOT TO SCALE

ROAD INFORMATION ROAD INFORMATION

ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
TAWEES STREET	0+00 TO 1+10.85	ACCESS STREET	25 MPH	12'	6'	4'	4'	4'	4'	60'	P-5

* DIMENSIONS SHOWN ARE MINIMUMS. ADDITIONAL PAVING HAS BEEN PROVIDED FOR TRUCK TURNING PURPOSES.

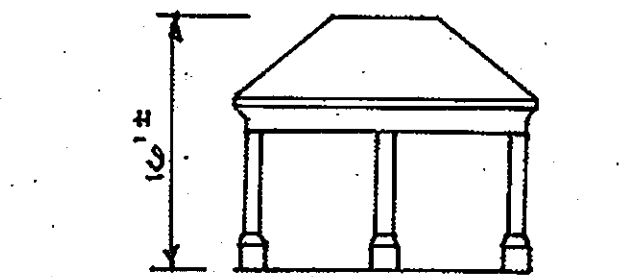


TYPICAL ROAD SECTION FOR ALLEYS
NOT TO SCALE

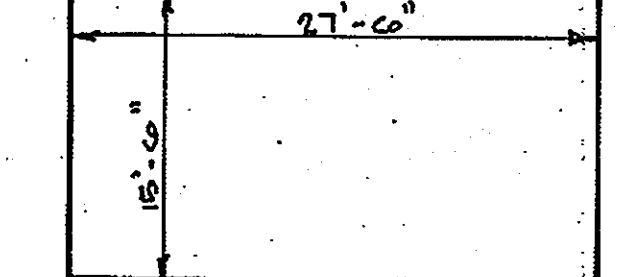
TYPICAL ROAD SECTION & ROAD INFORMATION

ROAD NAME	STATION	ROAD CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	PAVING SECTION
PRIVATE ALLEYS	N/A	N/A	N/A	6'	6'	4'	4'	4'	4'	24'	P-5

* DIMENSIONS SHOWN ARE MINIMUMS. ADDITIONAL PAVING HAS BEEN PROVIDED FOR TRUCK TURNING PURPOSES.



Mailbox Pavilion Front Elevation
not to scale



Mail Pavilion Slab
scale: 1" = 10'

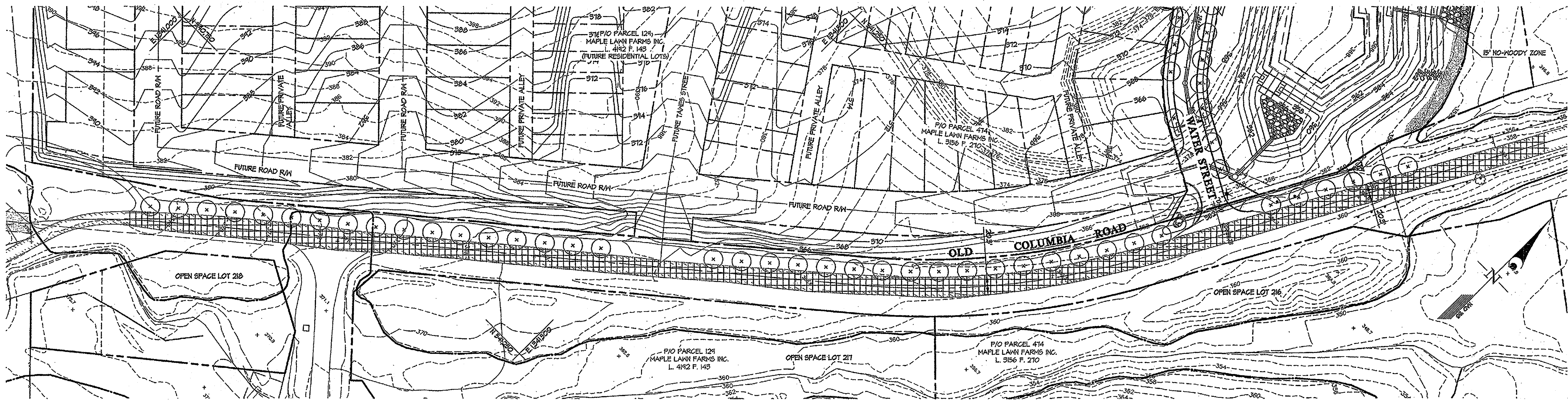
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2324 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APPR.
11/15/2010		Revise contact information		

PREPARED FOR:
G&R MAPLE LAWN INC
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: Mark Bennett
410-484-8400

ROAD DETAILS
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
Lots 109 through 212, Open Space Lots 213 through 218
Common Open Areas 219 through 221
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	7 OF 20



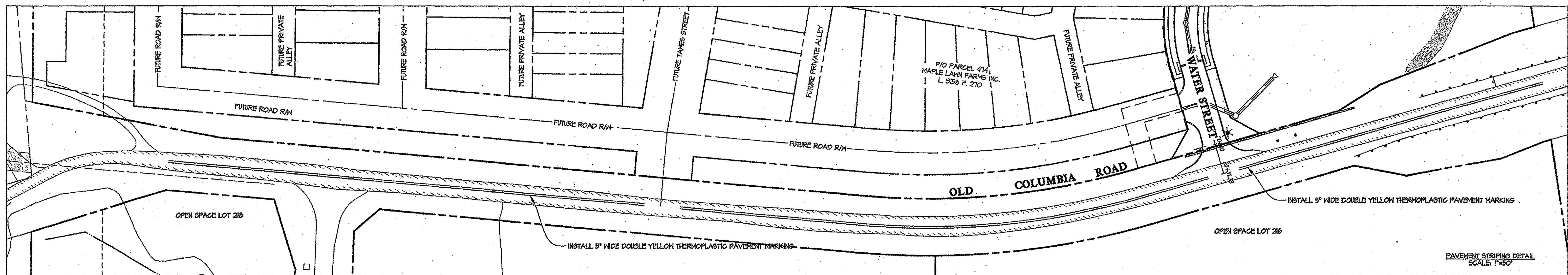
AREA TO BE SCARIFIED AND RESURFACED WITH 1-1/2" SURFACE COURSE AND STRIPED AS SHOWN BELOW

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB	# OF TREES REQUIRED	# OF TREES PROVIDED
OLD COLUMBIA ROAD	1468'	31	40

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(+)	Acer Saccharum / Green Mountain Sugar Maple	2 1/2" cal.	B & B Full Heads

NOTE: SEE SHEET 20 FOR TREE PLANTING DETAIL.



PAVEMENT STRIPING DETAIL SCALE 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William J. [Signature] 5/15/08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 5/27/08
 Chief, Bureau of Land Development Date
[Signature] 5/27/08
 Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION

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



MP-06-12 - WAIVER REQUEST FROM SECTION 16.132(a)(2)(i) - WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS FOR THE ENTIRE LENGTH AND THE FULL DESIGNATED PAVEMENT OF OLD COLUMBIA ROAD WHERE A DEVELOPER OWNS LAND ON BOTH SIDES OF A LOCAL OR MINOR COLLECTOR ROAD FOR A MAJOR SUBDIVISION, FROM SECTION 16.134(a)(ii) - WHICH REQUIRES THE CONSTRUCTION OF SIDEWALKS ALONG THE PROJECT FRONTAGE ON AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD IN A MAJOR SUBDIVISION AND FROM SECTION 16.136 & 16.136(a) - WHICH REQUIRES THE INSTALLATION OF STREET TREES IN ACCORDANCE WITH THE LANDSCAPE MANUAL ALONG BOTH SIDES OF AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD WHERE ROAD IMPROVEMENTS ARE REQUIRED, WAS APPROVED ON APRIL 19, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:
 A. COMPLIANCE WITH THE SRC AGENCIES COMMENTS FOR FINAL PLAN, F-06-161.
 B. THE PROPOSED ROAD IMPROVEMENTS (RESURFACING AND RE-STRIPING) AND STREET TREES ON THE WEST SIDE OF OLD COLUMBIA ROAD SHALL BE PROVIDED AS SHOWN ON F-06-161.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20865
 TEL: 301-421-4024 BALT: 410-899-1830 DC/VA: 301-989-2524 FAX: 301-421-4188

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400

ROAD CONSTRUCTION PLAN - OLD COLUMBIA ROAD

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	8 OF 20

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB	# OF TREES REQUIRED	# OF TREES PROVIDED
TAVES STREET	1178'	30*	26
TILGHMAN STREET	1444'	41	62
WATER STREET	5802'	46	111
SEVERN STREET	440'	11	16
TRAPPE STREET	710'	20	30
LONGWOOD STREET	444'	12	16

* 1 TREE PER 40 LINEAR FEET, BOTH SIDES. ROAD CROSS SECTION SIMILAR TO LAGER BLVD.

SYMBOL	NAME (BOTANICAL/Common)	SIZE	REMARKS
(+)	Acer Saccharum / Green Mountain Sugar Maple	2 1/2" cal.	B & B Full Heads

NOTE: SEE SHEET 20 FOR TREE PLANTING DETAIL.

SEE SHEET 18 FOR STORM DRAIN SIZE, TYPE AND LENGTH.

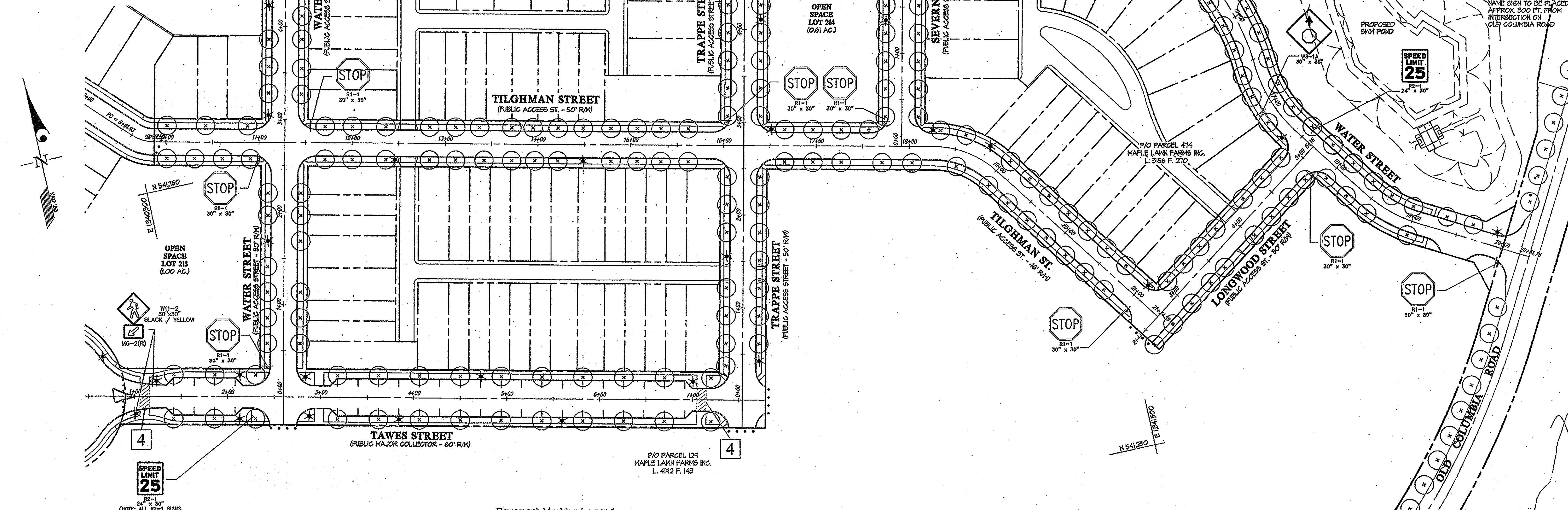
Minimum tree quantities and preferred spacing are as follows:

Maple Lawn Blvd. & 1 tree per 40 linear feet, both sides; larger Blvd.

All other streets: 1 tree per 30 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 demising walls of units so as to avoid blocking the fronts and/or doors and windows of units.



Pavement Marking Legend

- 1 Install 5 inch broken white line for lane line (10 ft. segment, 30 ft. gap).
 - 2 Install 2 ft. white legend arrows as shown.
 - 3 Solid band of natural concrete (6" wide)
 - 4 Colored Stamped Concrete (4" Wide)
 - 5 Install 3 inch white solid line for edge line.
- * Use thermo-plastic markings

STREET LIGHT LEGEND

- * 100 WATT HPS VAPOR (ACORN POST TOP)
- * 150 WATT HPS VAPOR (ACORN POST TOP)

STREET LIGHT SCHEDULE

LOCATION	LAMP TYPE	FIXTURE	POLE TYPE	LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
☐ STA. 1401 TAVES ST. 19' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 1468 WATER ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 1423 TAVES ST. 11' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 3404 WATER ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 2407 TAVES ST. 24' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 4422 WATER ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 2407 TAVES ST. 24' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 5433 WATER ST. 17' L.	150-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 2485 TAVES ST. 22' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 6444 WATER ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 2487 TAVES ST. 21' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 8471 WATER ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 3483 TAVES ST. 24' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 9442 WATER ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 4471 TAVES ST. 24' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 13446 WATER ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 5484 TAVES ST. 24' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 15462 WATER ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 7400 TAVES ST. 20' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 17428 WATER ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 12448 TILGHMAN ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 19492 WATER ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 14448 TILGHMAN ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 21456 TRAPPE ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 16451 TILGHMAN ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 14836 TRAPPE ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 18428 TILGHMAN ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 4411 TRAPPE ST. 18' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 18480 TILGHMAN ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS	☐ STA. 1486 SEVERN ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
☐ STA. 21404 TILGHMAN ST. 18' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS				

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
with 7. small 5-15-08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Cindy Hahn 5/22/08
 Chief, Division of Land Development Date
Mark Bennett 5/22/08
 Chief, Development Engineering Division CE Date

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
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 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20885
 TEL: 301-421-6024 BALT: 410-880-1820 DC/VA: 301-980-2824 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
11/10/06	Revise contact information.	DEV	

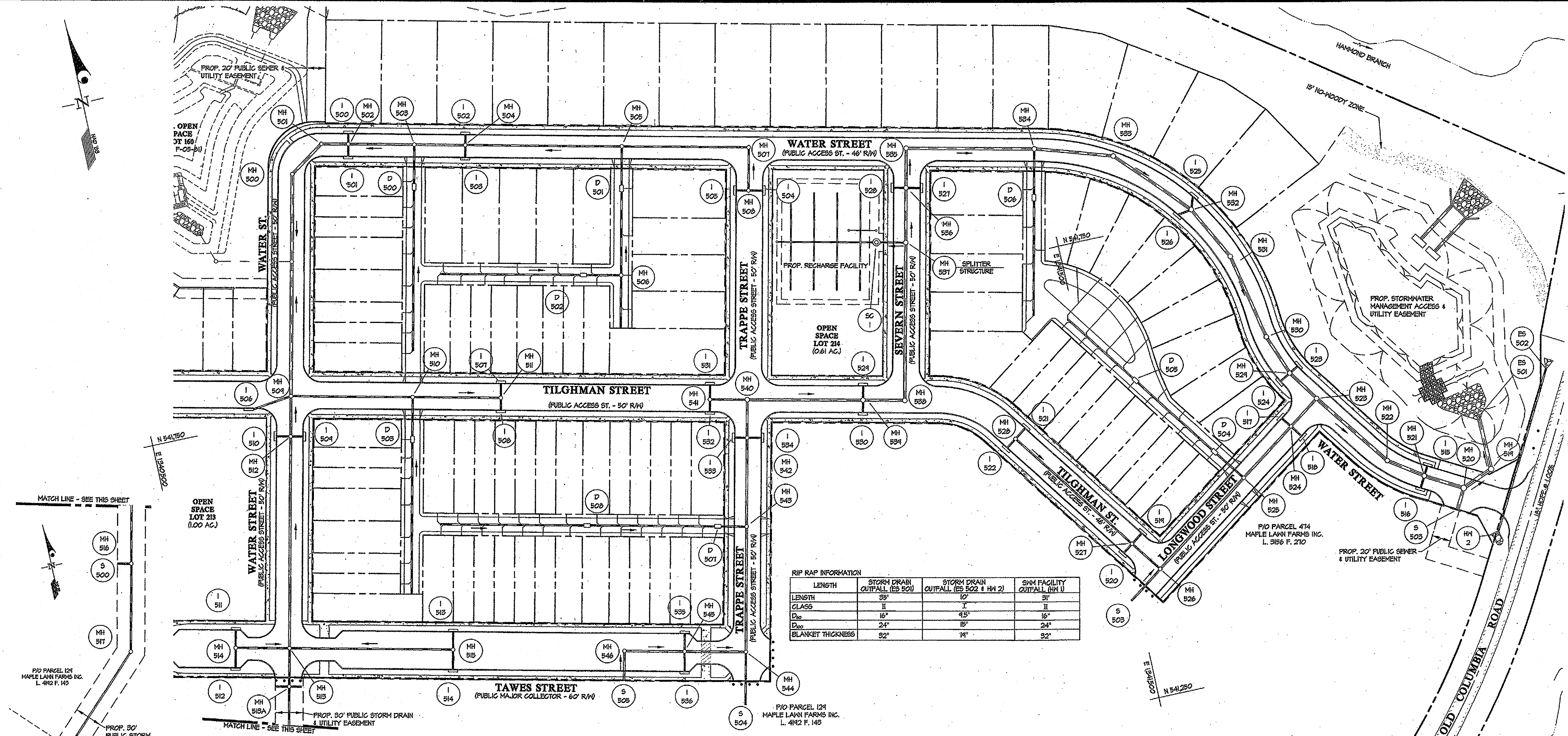
PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 Mark Bennett
 410-484-8400

SIGNING, STRIPING, STREET TREE, & STREET LIGHT PLAN

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	9 OF 20



RIP RAP INFORMATION

LENGTH	STORM DRAIN OUTFALL (ES 501)	STORM DRAIN OUTFALL (ES 502 & HW 2)	SWM FACILITY OUTFALL (HW 1)
LENGTH	35'	10'	31'
CLASS	II	I	II
D _{top}	16"	4.5"	16"
D _{base}	24"	15"	24"
BLANKET THICKNESS	32"	14"	32"

From No.	To No.	Dia. (in) & Type of Pipe	L (ft)	From No.	To No.	Dia. (in) & Type of Pipe	L (ft)	From No.	To No.	Dia. (in) & Type of Pipe	L (ft)	From No.	To No.	Dia. (in) & Type of Pipe	L (ft)
S-501	D-504	18" HDPE	52	MH-504	EX-MH-421	36" HDPE	141	S-505	MH-546	18" HDPE	24	I-528	MH-536	15" HDPE	11
D-504	MH-511	18" HDPE	171	I-502	MH-508	15" HDPE	11	MH-546	MH-545	18" HDPE	61	I-521	MH-536	15" HDPE	15
MH-511	MH-516	18" HDPE	42	I-504	MH-508	15" HDPE	13	I-536	MH-545	15" HDPE	17	MH-536	MH-535	30" HDPE	34
S-500	MH-516	24" HDPE	10	MH-508	MH-504	18" HDPE	43	I-535	MH-545	15" HDPE	14	MH-535	MH-534	30" HDPE	134
MH-516	MH-518A	24" HDPE	38	MH-507	MH-505	18" HDPE	133	MH-545	MH-544	18" HDPE	62	D-506	MH-534	12" HDPE	47
MH-518A	MH-518	24" HDPE	37	D-502	MH-506	18" HDPE	35	S-504	MH-544	18" HDPE	24	I-518	MH-534	15" HDPE	11
I-514	MH-518	15" HDPE	11	MH-508	D-501	18" HDPE	38	MH-544	MH-543	24" HDPE	152	MH-533	MH-532	30" HDPE	48
I-518	MH-518	15" HDPE	11	D-501	MH-509	18" HDPE	40	D-509	D-507	12" HDPE	154	I-528	MH-532	15" HDPE	15
MH-518	MH-518	15" HDPE	54	MH-508	MH-504	18" HDPE	169	D-507	MH-548	18" HDPE	26	I-525	MH-532	15" HDPE	11
I-512	MH-514	15" HDPE	11	I-502	MH-504	15" HDPE	11	MH-548	MH-542	24" HDPE	42	MH-532	MH-531	30" HDPE	60
I-511	MH-514	15" HDPE	17	I-502	MH-504	15" HDPE	4	I-554	MH-542	15" HDPE	13	MH-531	MH-530	30" HDPE	60
MH-514	MH-513	18" HDPE	156	MH-504	MH-503	24" HDPE	153	I-538	MH-542	15" HDPE	11	MH-530	MH-529	30" HDPE	42
MH-513	MH-512	18" HDPE	223	D-500	MH-503	18" HDPE	40	MH-542	MH-540	24" HDPE	91	I-524	MH-529	15" HDPE	11
I-510	MH-512	15" HDPE	13	MH-508	MH-502	24" HDPE	67	I-532	MH-541	15" HDPE	11	I-523	MH-529	15" HDPE	4
I-504	MH-512	15" HDPE	11	I-501	MH-502	15" HDPE	11	I-531	MH-541	15" HDPE	15	MH-529	MH-528	30" HDPE	36
MH-512	MH-504	24" HDPE	40	I-500	MH-502	15" HDPE	4	MH-541	MH-540	18" HDPE	36	I-522	MH-528	15" HDPE	11
I-508	MH-511	15" HDPE	13	MH-502	MH-501	30" HDPE	25	MH-540	MH-539	30" HDPE	126	I-521	MH-528	15" HDPE	15
I-507	MH-511	15" HDPE	11	MH-501	MH-500	30" HDPE	41	I-530	MH-539	15" HDPE	11	MH-528	MH-527	18" HDPE	166
MH-511	MH-510	15" HDPE	41	MH-500	EX-MH-421	36" HDPE	40	I-529	MH-539	15" HDPE	13	I-520	MH-527	15" HDPE	11
D-503	MH-510	15" HDPE	40	EX-MH-421	EX-MH-420	42" HDPE	41	MH-539	MH-538	30" HDPE	167	I-519	MH-527	15" HDPE	15
MH-510	MH-504	18" HDPE	124					MH-538	MH-537	30" HDPE	55	MH-527	MH-526	18" HDPE	57
I-505	MH-504	15" HDPE	41					MH-537	MH-536	30" HDPE	34	S-503	MH-526	18" HDPE	22

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark J. Webb 5/15/08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
John J. Smith 5/22/08
 Chief, Division of Planning and Development Date

Chris P. ... 5/22/08
 Chief, Development Engineering Division Date

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTSHVILLE OFFICE PARK
 BURTSHVILLE, MARYLAND 20868
 TEL: 301-421-4224 FAX: 410-880-1820 DC/VA: 301-989-2224 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400

STORM DRAIN PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221

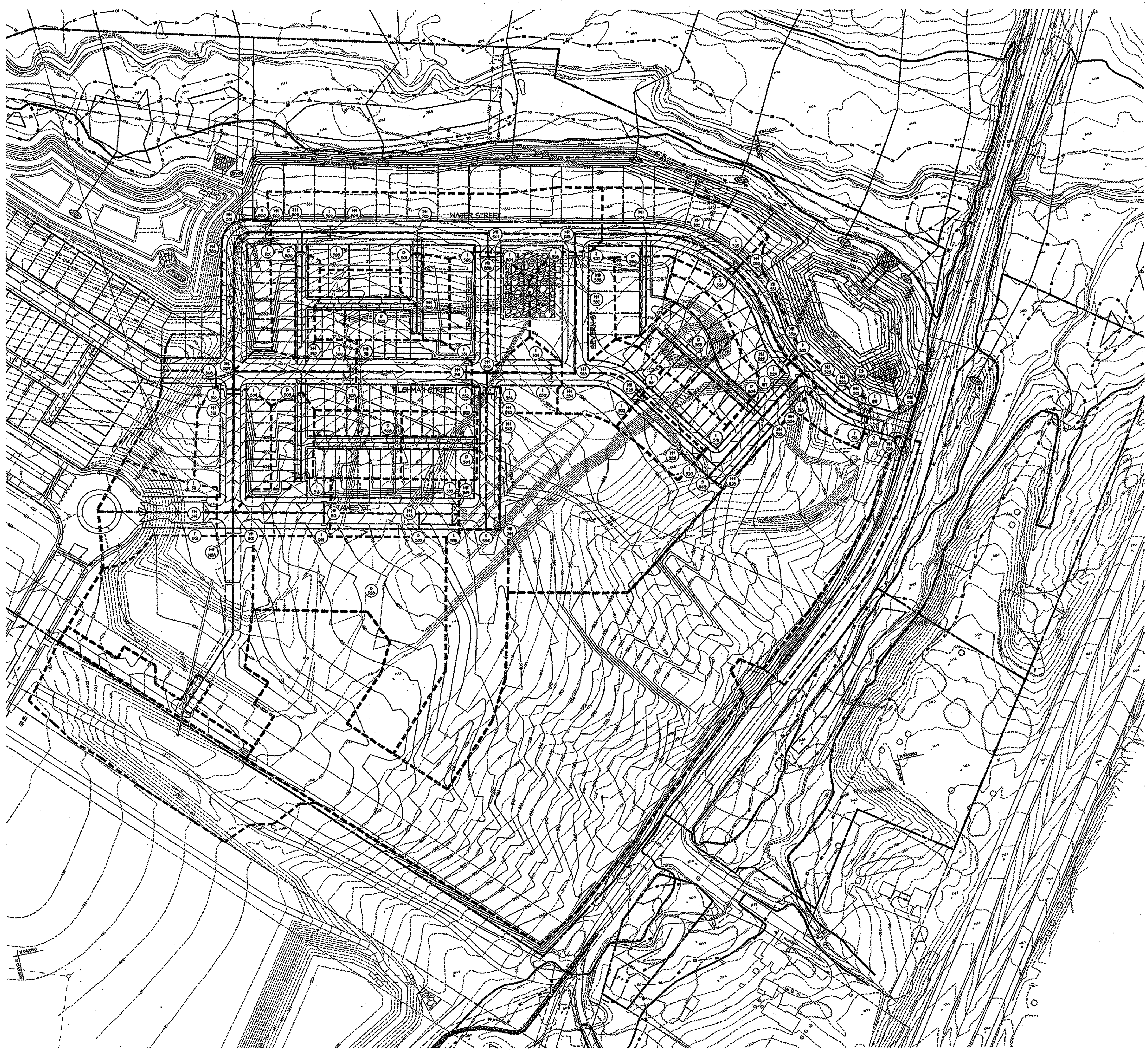
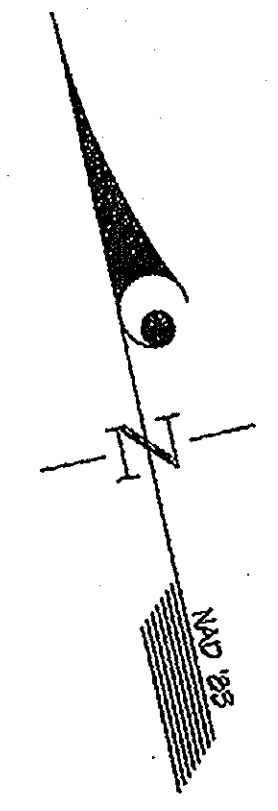
SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB, 2008	41/22-46/4	10 OF 20

DRAINAGE AREA INFORMATION

INLET	AREA	'C' VALUE	% IMP.
I-500	0.40 Ac.	0.71	75%
I-501	0.40 Ac.	0.71	75%
I-502	1.22 Ac.	0.71	75%
I-503	0.71 Ac.	0.71	75%
I-504	0.33 Ac.	0.71	75%
I-505	0.36 Ac.	0.71	75%
I-506	0.53 Ac.	0.71	75%
I-507	0.23 Ac.	0.71	75%
I-508	0.31 Ac.	0.71	75%
I-509	0.34 Ac.	0.71	75%
I-510	0.33 Ac.	0.71	75%
I-511	0.34 Ac.	0.71	75%
I-512	0.40 Ac.	0.71	75%
I-513	0.22 Ac.	0.71	75%
I-514	0.23 Ac.	0.71	75%
I-515	0.19 Ac.	0.71	75%
I-516	0.25 Ac.	0.71	75%
I-517	0.24 Ac.	0.71	75%
I-518	0.23 Ac.	0.71	75%
I-519	0.24 Ac.	0.71	75%
I-520	0.23 Ac.	0.71	75%
I-521	0.19 Ac.	0.71	75%
I-522	0.23 Ac.	0.71	75%
I-523	0.13 Ac.	0.71	75%
I-524	0.49 Ac.	0.71	75%
I-525	0.66 Ac.	0.71	75%
I-526	0.26 Ac.	0.71	75%
I-527	0.35 Ac.	0.71	75%
I-528	0.39 Ac.	0.71	75%
I-529	0.13 Ac.	0.71	75%
I-530	0.24 Ac.	0.71	75%
I-531	0.29 Ac.	0.71	75%
I-532	0.39 Ac.	0.71	75%
I-533	0.20 Ac.	0.71	75%
I-534	0.17 Ac.	0.71	75%
I-535	0.39 Ac.	0.71	75%
I-536	0.26 Ac.	0.71	75%
D-500	0.40 Ac.	0.71	75%
D-501	0.58 Ac.	0.71	75%
D-502	0.28 Ac.	0.71	75%
D-503	0.34 Ac.	0.71	75%
D-504	0.27 Ac.	0.71	75%
D-505	0.41 Ac.	0.71	75%
D-506	0.40 Ac.	0.71	75%
D-507	0.44 Ac.	0.71	75%
D-508	0.49 Ac.	0.71	75%
S-500	2.10 Ac.	0.71	75%
S-501	1.82 Ac.	0.71	75%
S-502	11.54 Ac.	0.71	75%
S-503	2.55 Ac.	0.71	75%
S-504	1.40 Ac.	0.71	75%
S-505	1.97 Ac.	0.71	75%

FLOODPLAIN ELEVATIONS

CROSS SECTION	100 YEAR WSEL
4+20	344.46
5+10	352.39
6+5	352.43
8+00	352.41
10+50	352.65
13+00	352.93
16+00	354.15
19+00	358.04
22+00	357.43
25+00	360.17



- AREAS TO BE PICKED UP BY YARD DRAINS
- AREA TO CULVERT UNDER WATER ST. AT OLD COLUMBIA RD. (SEE SHEET 24 FOR CULVERT DETAIL.)

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12975. EXPIRATION DATE: MAY 28, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter R. ... 5/15/08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Cynthia ... 5/22/08
 Chief, Division of Land Development Date

Mark Bennett 5/27/08
 Chief, Development Engineering Division Date

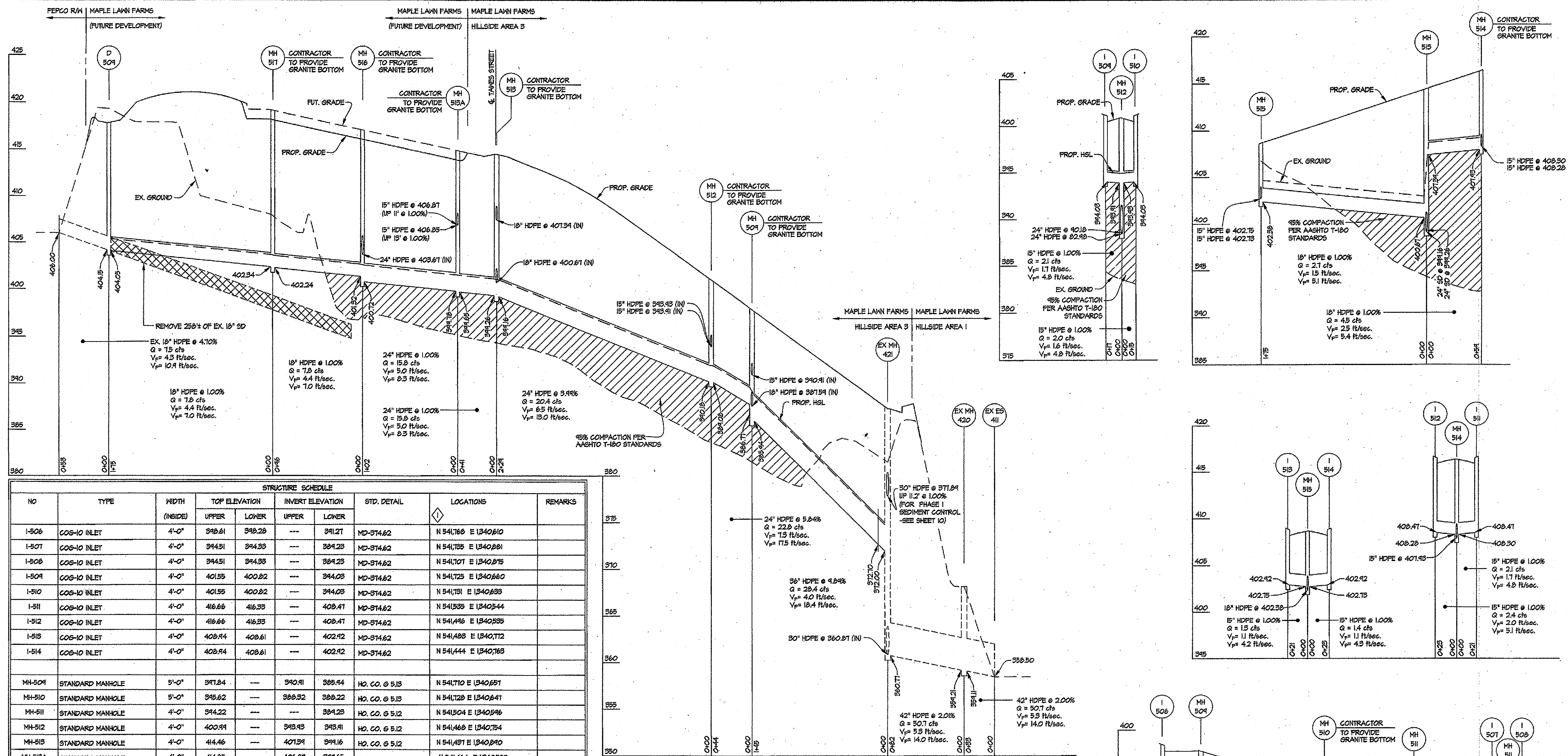
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL BLVD - SUITE 230 - BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-883-1820 DC/VA: 301-889-2824 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
11/4/2010	Revise contact information	DEV	

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400

STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	11 OF 20



STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
1-506	COG-10 INLET	4'-0"	398.61	398.28	---	391.21	MD-374.62	N 541,768 E 1340,610	
1-507	COG-10 INLET	4'-0"	394.51	394.33	---	389.23	MD-374.62	N 541,729 E 1340,681	
1-508	COG-10 INLET	4'-0"	394.51	394.35	---	389.23	MD-374.62	N 541,707 E 1340,675	
1-509	COG-10 INLET	4'-0"	401.55	400.82	---	394.03	MD-374.62	N 541,725 E 1340,660	
1-510	COG-10 INLET	4'-0"	401.55	400.82	---	394.03	MD-374.62	N 541,731 E 1340,633	
1-511	COG-10 INLET	4'-0"	416.66	416.33	---	408.41	MD-374.62	N 541,535 E 1340,544	
1-512	COG-10 INLET	4'-0"	416.66	416.33	---	408.41	MD-374.62	N 541,496 E 1340,535	
1-513	COG-10 INLET	4'-0"	408.94	408.61	---	402.92	MD-374.62	N 541,483 E 1340,712	
1-514	COG-10 INLET	4'-0"	408.94	408.61	---	402.92	MD-374.62	N 541,444 E 1340,763	
MH-504	STANDARD MANHOLE	5'-0"	397.84	---	390.91	389.94	HO. CO. G 5.13	N 541,710 E 1340,651	
MH-510	STANDARD MANHOLE	5'-0"	395.62	---	388.52	388.22	HO. CO. G 5.13	N 541,728 E 1340,647	
MH-511	STANDARD MANHOLE	4'-0"	394.22	---	---	389.23	HO. CO. G 5.12	N 541,504 E 1340,596	
MH-512	STANDARD MANHOLE	4'-0"	400.91	---	395.93	393.91	HO. CO. G 5.12	N 541,468 E 1340,754	
MH-513	STANDARD MANHOLE	4'-0"	414.46	---	407.39	399.16	HO. CO. G 5.12	N 541,481 E 1340,890	
MH-513A	STANDARD MANHOLE	4'-0"	414.25	---	406.87	399.65	HO. CO. G 5.12	N 541,464 E 1340,881	
MH-514	STANDARD MANHOLE	4'-0"	416.36	---	408.30	407.83	HO. CO. G 5.12	N 541,514 E 1340,953	
MH-515	STANDARD MANHOLE	4'-0"	408.65	---	402.75	402.38	HO. CO. G 5.12	N 541,200 E 1340,990	
MH-516	STANDARD MANHOLE	4'-0"	417.05	---	408.67	400.72	HO. CO. G 5.12	N 541,200 E 1340,990	
MH-517	STANDARD MANHOLE	4'-0"	414.14	---	402.34	402.24	HO. CO. G 5.12	N 541,200 E 1340,990	
D-504	STANDARD MANHOLE	4'-0"	407.83	---	404.15	404.05	HO. CO. G 5.12	N 541,200 E 1340,990	

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4238 D
 NOTE: MH-508 HAS BEEN INTENTIONALLY OMITTED.

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
15"	HDPE	157	
18"	HDPE	756	
24"	HDPE	405	
36"	HDPE	141	

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-Q by Hancor or an approved equal.
 Trench bedding to be provided per Howard County Detail G 201, "Trench for P.V.C. pipe and HDPE."

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

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21206
 ATTN: Mark Barnett
 410-434-8400

STORM DRAIN PROFILES
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	12 OF 20

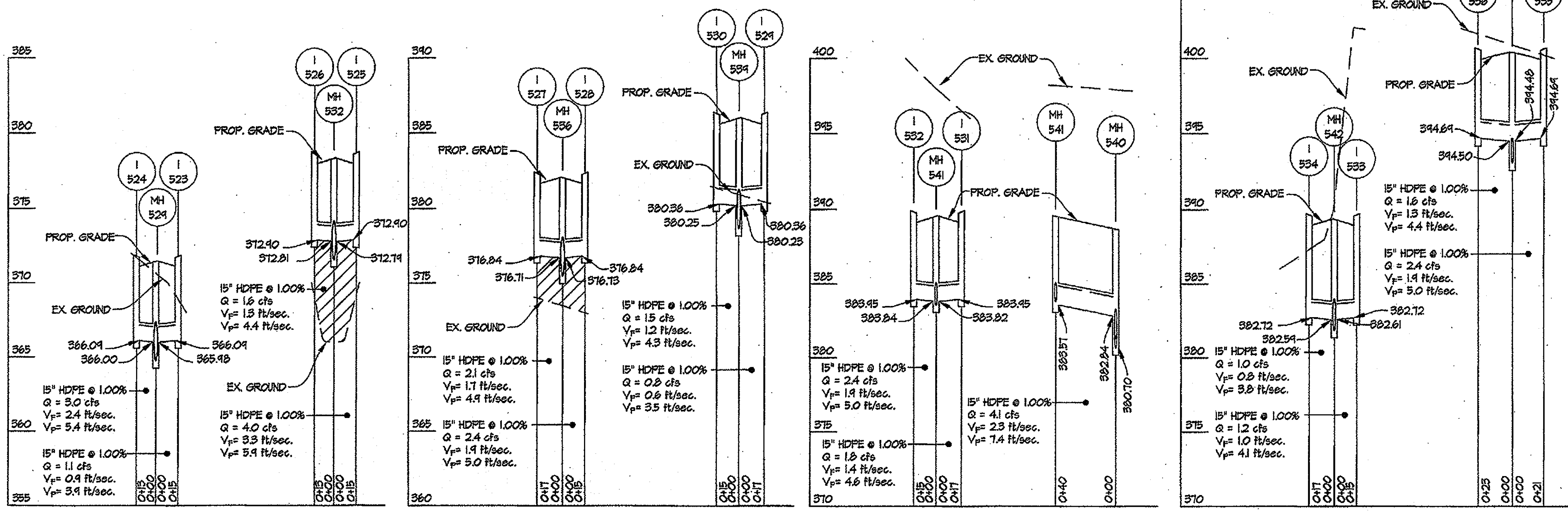
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Mike Z. Wall
 Chief, Bureau of Highways
 Date: 5-15-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Cindy Rost
 Chief, Division of Land Development
 Date: 5/22/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Mike Dammann
 Chief, Development Engineering Division
 Date: 5/21/08

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3806 NATIONAL DRIVE, SUITE 220 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20884
 TEL: 301-421-4224 FAX: 410-882-1820 DC/VA: 301-888-2824 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.

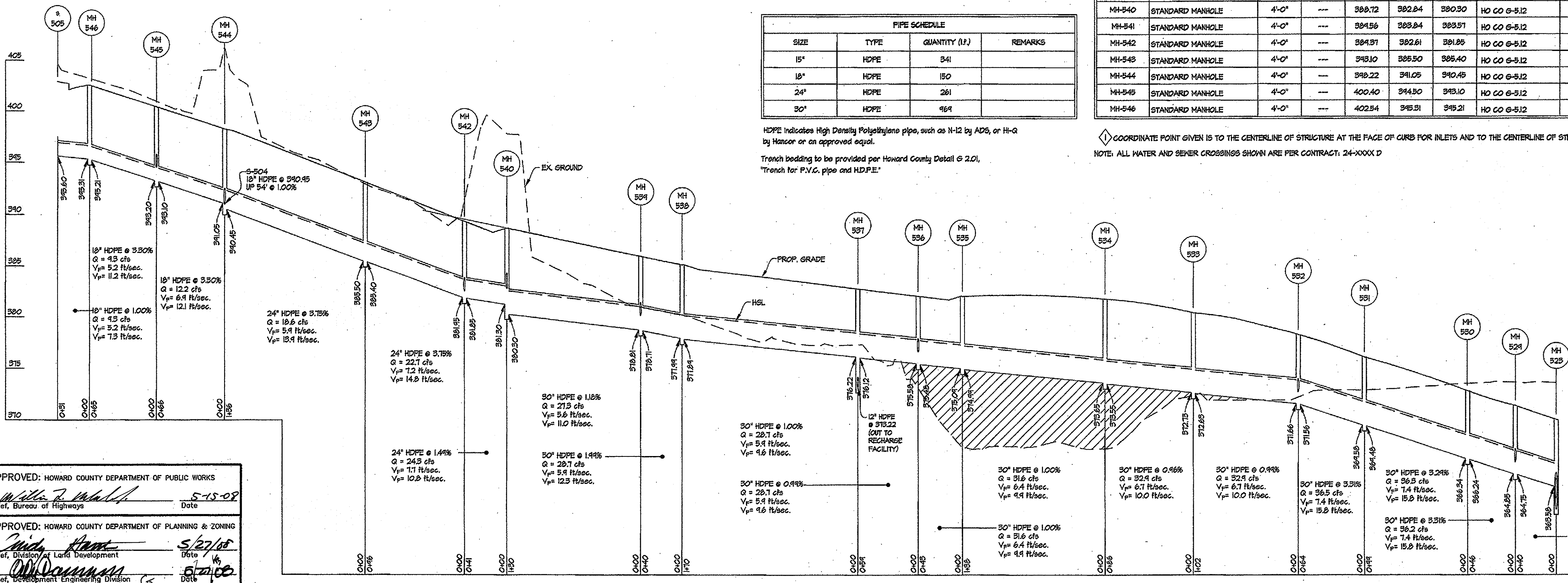
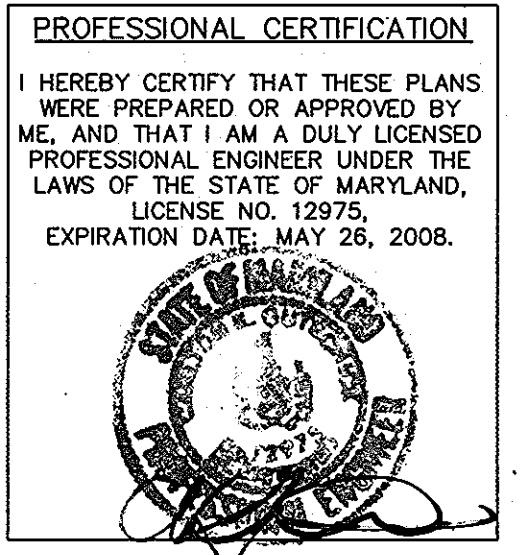


STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
1-525	COG-10 INLET	4'-0"	371.84	371.55	---	366.04	MD-374.62	N 541,561 E 1341,722	
1-524	COG-10 INLET	4'-0"	371.84	371.55	---	366.04	MD-374.62	N 541,555 E 1341,701	
1-525	COG-10 INLET	4'-0"	370.95	370.67	---	372.90	MD-374.62	N 541,770 E 1341,653	
1-526	COG-10 INLET	4'-0"	370.95	370.67	---	372.90	MD-374.62	N 541,755 E 1341,634	
1-521	COG-10 INLET	4'-0"	382.37	382.25	---	376.84	MD-374.62	N 541,843 E 1341,366	
1-520	COG-10 INLET	4'-0"	382.37	382.25	---	376.84	MD-374.62	N 541,844 E 1341,341	
1-520	COG-10 INLET	4'-0"	386.32	386.11	---	380.36	MD-374.62	N 541,647 E 1341,261	
1-530	COG-10 INLET	4'-0"	386.32	386.11	---	380.36	MD-374.62	N 541,614 E 1341,280	
1-531	COG-10 INLET	4'-0"	384.81	384.66	---	383.95	MD-374.62	N 541,685 E 1341,101	
1-532	COG-10 INLET	4'-0"	384.81	384.66	---	383.95	MD-374.62	N 541,651 E 1341,045	
1-533	COG-10 INLET	4'-0"	384.75	384.36	---	382.72	MD-374.62	N 541,624 E 1341,115	
1-534	COG-10 INLET	4'-0"	384.75	384.36	---	382.72	MD-374.62	N 541,618 E 1341,142	
1-535	COG-10 INLET	4'-0"	400.64	400.36	---	344.30	MD-374.62	N 541,428 E 1341,016	
1-536	COG-10 INLET	4'-0"	400.64	400.36	---	344.30	MD-374.62	N 541,384 E 1341,007	
MH-525	STANDARD MANHOLE	5'-0"	---	370.12	363.58	361.37	HO CO G-5.15	N 541,524 E 1341,735	
MH-524	STANDARD MANHOLE	5'-0"	---	371.45	366.00	364.75	HO CO G-5.15	N 541,562 E 1341,715	
MH-530	STANDARD MANHOLE	5'-0"	---	373.04	366.34	366.24	HO CO G-5.15	N 541,603 E 1341,697	
MH-531	STANDARD MANHOLE	5'-0"	---	375.45	364.58	364.48	HO CO G-5.15	N 541,641 E 1341,634	
MH-532	STANDARD MANHOLE	5'-0"	---	378.37	372.81	371.56	HO CO G-5.15	N 541,758 E 1341,646	
MH-533	STANDARD MANHOLE	5'-0"	---	380.71	372.75	372.65	HO CO G-5.15	N 541,832 E 1341,574	
MH-534	STANDARD MANHOLE	5'-0"	---	381.86	373.55	373.55	HO CO G-5.15	N 541,858 E 1341,497	
MH-535	STANDARD MANHOLE	5'-0"	---	382.13	373.04	374.49	HO CO G-5.15	N 541,888 E 1341,265	
MH-536	STANDARD MANHOLE	5'-0"	---	382.11	376.73	375.48	HO CO G-5.15	N 541,847 E 1341,253	
MH-537	STANDARD MANHOLE	5'-0"	---	382.82	376.22	376.12	HO CO G-5.15	N 541,784 E 1341,340	
MH-538	STANDARD MANHOLE	5'-0"	---	383.18	371.94	371.84	HO CO G-5.15	N 541,623 E 1341,302	
MH-539	STANDARD MANHOLE	5'-0"	---	386.01	380.23	378.71	HO CO G-5.15	N 541,632 E 1341,263	
MH-540	STANDARD MANHOLE	4'-0"	---	388.72	382.84	380.30	HO CO G-5.12	N 541,661 E 1341,137	
MH-541	STANDARD MANHOLE	4'-0"	---	384.36	383.84	383.57	HO CO G-5.12	N 541,670 E 1341,097	
MH-542	STANDARD MANHOLE	4'-0"	---	384.37	382.61	381.85	HO CO G-5.12	N 541,621 E 1341,128	
MH-543	STANDARD MANHOLE	4'-0"	---	343.10	385.50	385.40	HO CO G-5.12	N 541,521 E 1341,106	
MH-544	STANDARD MANHOLE	4'-0"	---	348.22	341.05	340.45	HO CO G-5.12	N 541,395 E 1341,076	
MH-545	STANDARD MANHOLE	4'-0"	---	400.40	344.30	343.10	HO CO G-5.12	N 541,404 E 1341,012	
MH-546	STANDARD MANHOLE	4'-0"	---	402.54	345.31	345.21	HO CO G-5.12	N 541,424 E 1340,948	

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
15"	HDPE	341	
18"	HDPE	150	
24"	HDPE	261	
30"	HDPE	964	

HDPE Indicates High Density Polyethylene pipe, such as H-12 by ADS, or H-Q by Hancor or an approved equal.
 Trench bedding to be provided per Howard County Detail G 2.01.
 Trench for P.V.C. pipe and HDPE.

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT. 24-XXXX D



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 5-15-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 5/27/08

APPROVED: HOWARD COUNTY DEPARTMENT OF ENGINEERING
 Chief, Development Engineering Division
 Date: 5/27/08

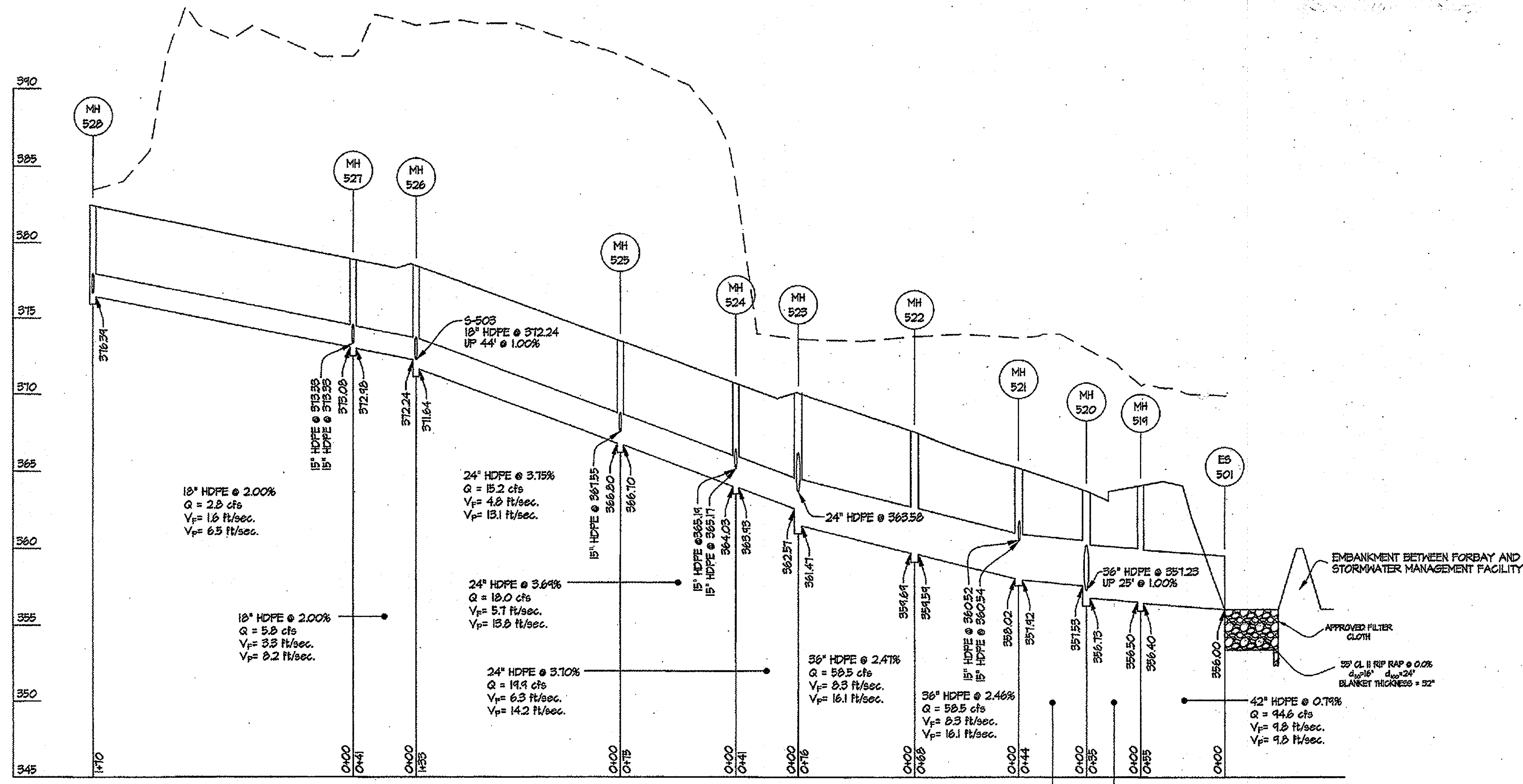
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-883-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400

STORM DRAIN PROFILES
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	14 OF 20

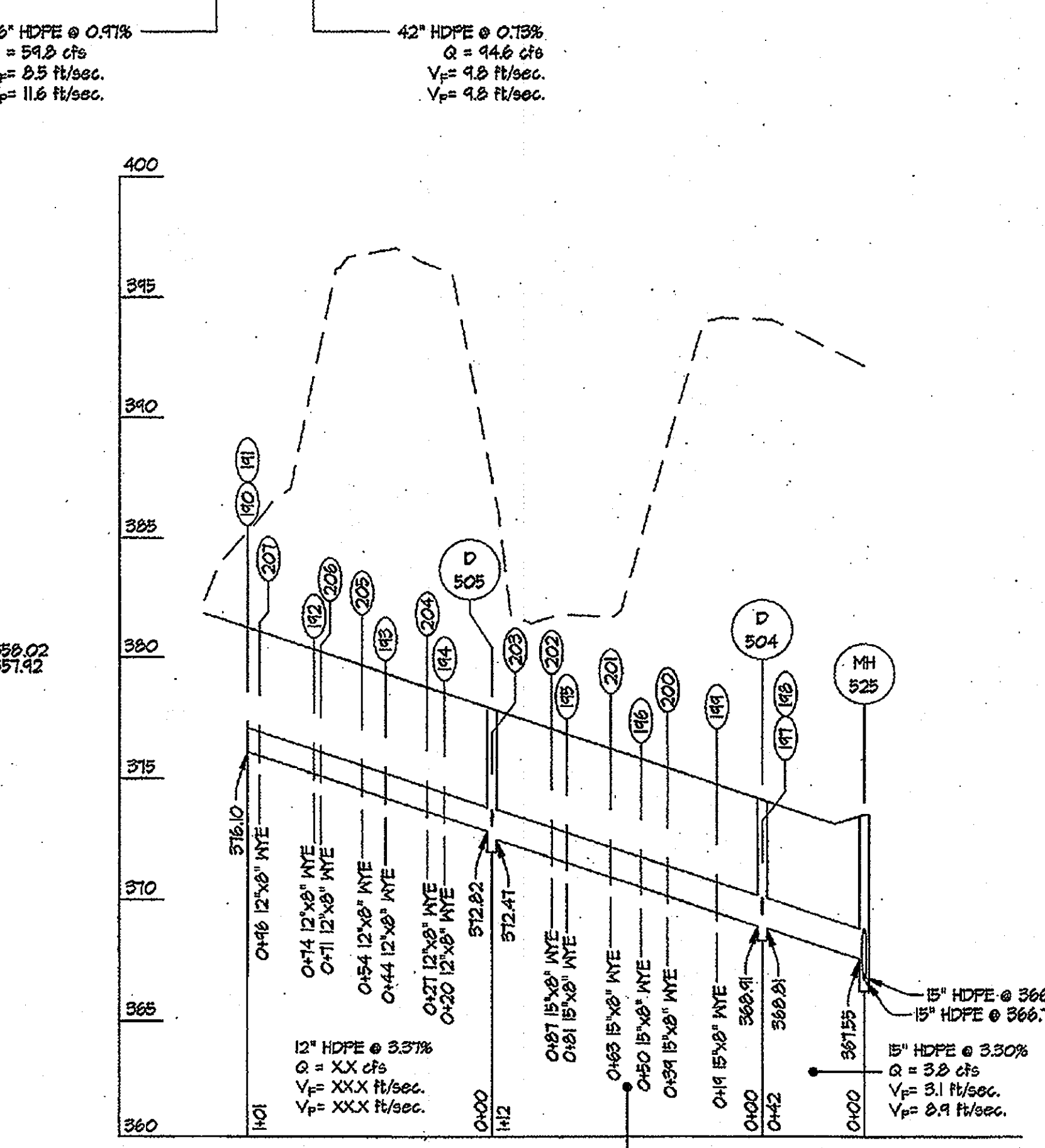
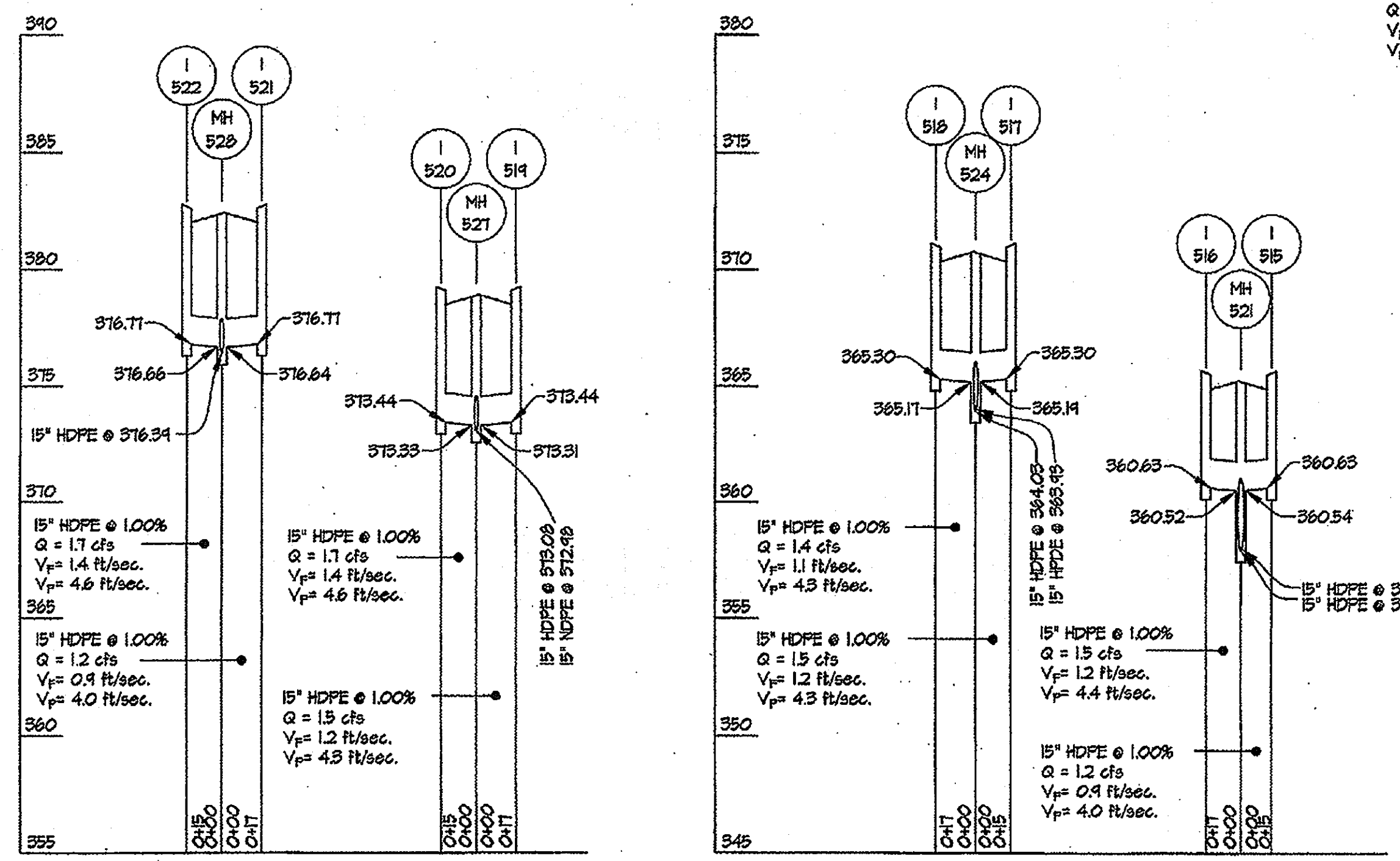


STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-515	COG-10 INLET	4'-0"	365.64	365.20	---	360.63	MD 374.62	N 541,491 E 1341,895	
I-516	COG-10 INLET	4'-0"	365.64	365.20	---	360.63	MD 374.62	N 541,410 E 1341,823	
I-517	COG-10 INLET	4'-0"	371.12	370.75	---	365.30	MD 374.62	N 541,516 E 1341,644	
I-518	COG-10 INLET	4'-0"	371.12	370.75	---	365.30	MD 374.62	N 541,493 E 1341,710	
I-519	COG-10 INLET	4'-0"	371.18	370.71	---	373.44	MD 374.62	N 541,427 E 1341,520	
I-520	COG-10 INLET	4'-0"	371.18	370.71	---	373.44	MD 374.62	N 541,411 E 1341,497	
I-521	COG-10 INLET	4'-0"	382.72	382.51	---	376.71	MD 374.62	N 541,566 E 1341,422	
I-522	COG-10 INLET	4'-0"	382.72	382.51	---	376.71	MD 374.62	N 541,550 E 1341,399	
MH-514	STANDARD MANHOLE	4'-0"	---	364.07	366.50	366.40	MD 374.62	N 541,414 E 1341,401	
MH-520	STANDARD MANHOLE	4'-0"	---	363.73	367.59	366.73	MD 374.62	N 541,400 E 1341,868	
MH-521	STANDARD MANHOLE	4'-0"	---	365.23	360.54	367.92	MD 374.62	N 541,422 E 1341,850	
MH-522	STANDARD MANHOLE	4'-0"	---	367.59	364.61	364.51	MD 374.62	N 541,467 E 1341,774	
MH-523	STANDARD MANHOLE	4'-0"	---	370.12	363.59	361.47	MD 374.62	N 541,525 E 1341,735	
MH-524	STANDARD MANHOLE	4'-0"	---	370.94	365.14	363.93	MD 374.62	N 541,505 E 1341,702	
MH-525	STANDARD MANHOLE	4'-0"	---	373.52	367.55	366.70	MD 374.62	N 541,462 E 1341,640	
MH-526	STANDARD MANHOLE	4'-0"	---	378.44	372.24	371.64	MD 374.62	N 541,595 E 1341,531	
MH-527	STANDARD MANHOLE	4'-0"	---	378.88	375.53	372.48	MD 374.62	N 541,419 E 1341,508	
MH-528	STANDARD MANHOLE	4'-0"	---	382.42	376.66	376.34	MD 374.62	N 541,597 E 1341,410	
D-504	DOUBLE 'S' INLET	4'-0"	374.19	374.06	368.91	368.81	MD 374.62	N 541,496 E 1341,616	
D-505	DOUBLE 'S' INLET	4'-0"	371.94	371.81	372.82	372.47	MD 374.62	N 541,590 E 1341,544	

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4239 D

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L)	REMARKS
12"	HDPE	97	
15"	HDPE	242	
18"	HDPE	208	
24"	HDPE	297	
36"	HDPE	176	
42"	HDPE	82	

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-10 by Hancor or an approved equal.
Trench bedding to be provided per Howard County Detail G 2.01.
Trench for P.V.C. pipe and HD.P.E.



YARD DRAIN SCHEDULE			
LOT No.	INV. OF MAIN	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
(10)	376.16	376.32	376.45
(11)	376.16	376.32	376.45
(12)	375.25	375.41	375.54
(13)	374.24	374.40	374.53
(14)	373.43	373.54	373.72
(15)	371.52	371.61	371.74
(16)	370.44	370.71	370.82
(17)	---	369.40	369.53
(18)	---	369.40	369.53
(19)	369.47	369.75	369.84
(20)	370.13	370.42	370.55
(21)	370.12	371.21	371.34
(22)	371.72	372.01	372.14
(23)	---	373.06	373.14
(24)	373.66	373.83	373.96
(25)	374.91	375.07	375.21
(26)	374.81	374.97	375.10
(27)	375.91	376.15	376.28

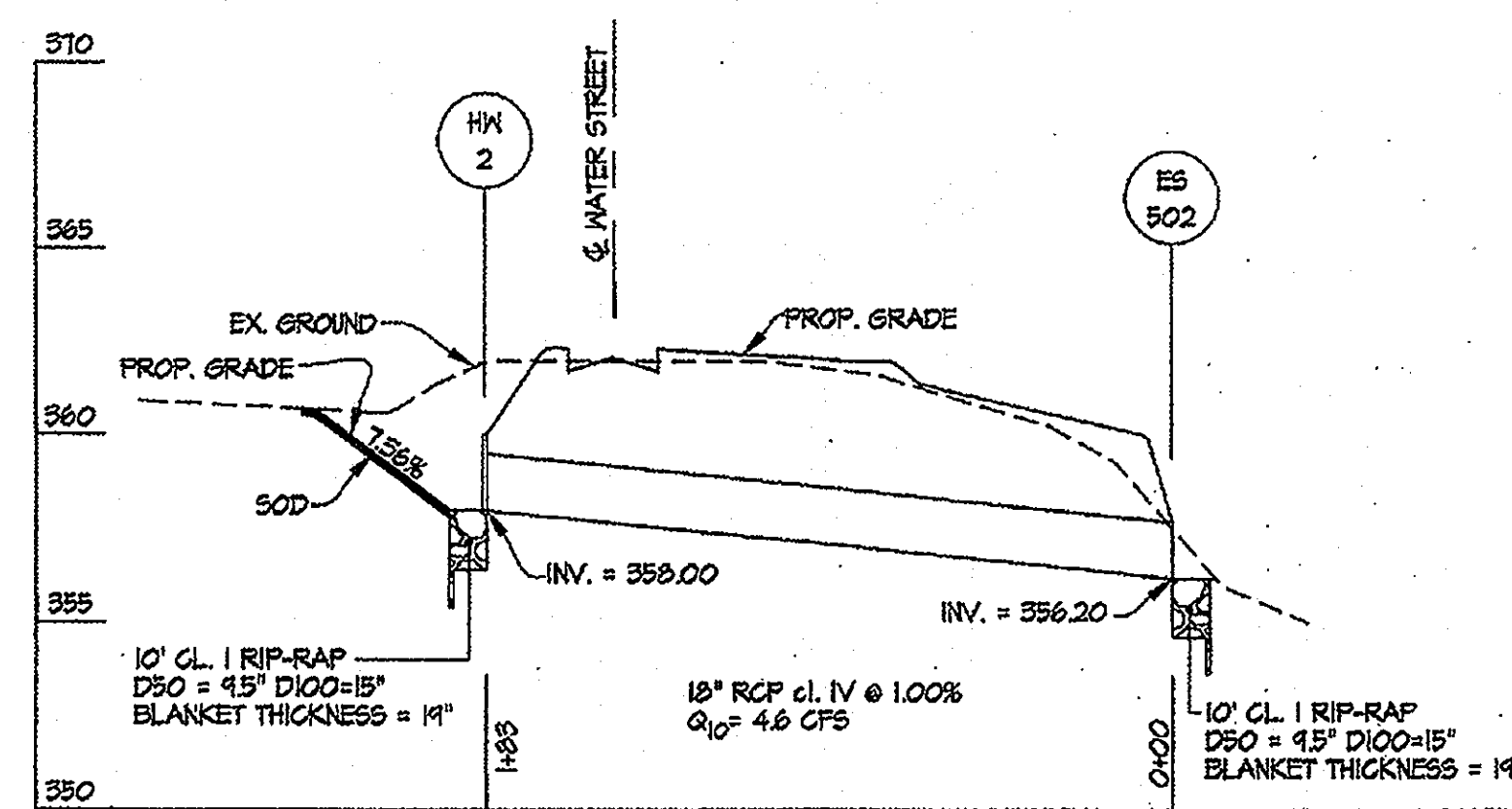
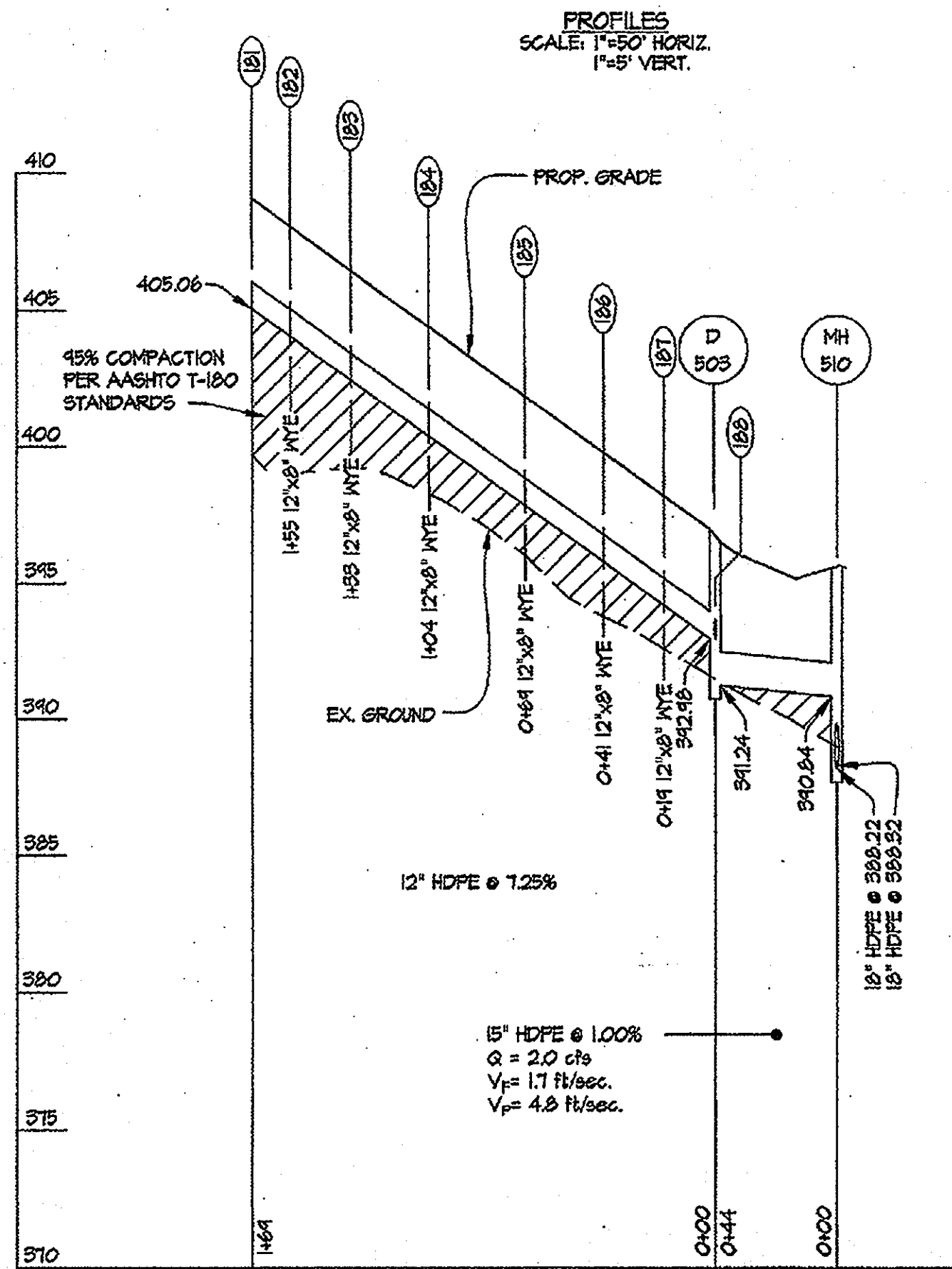
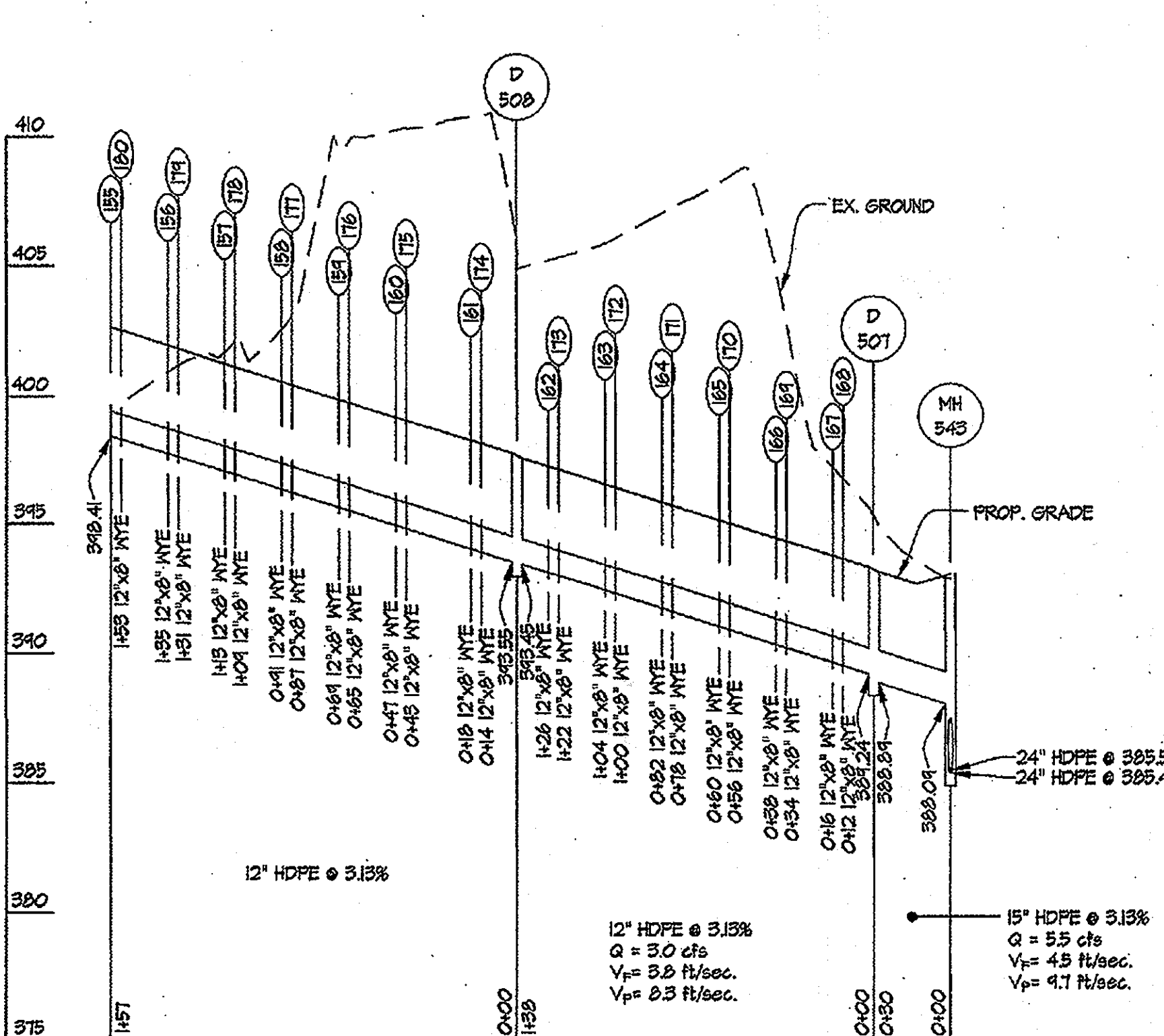
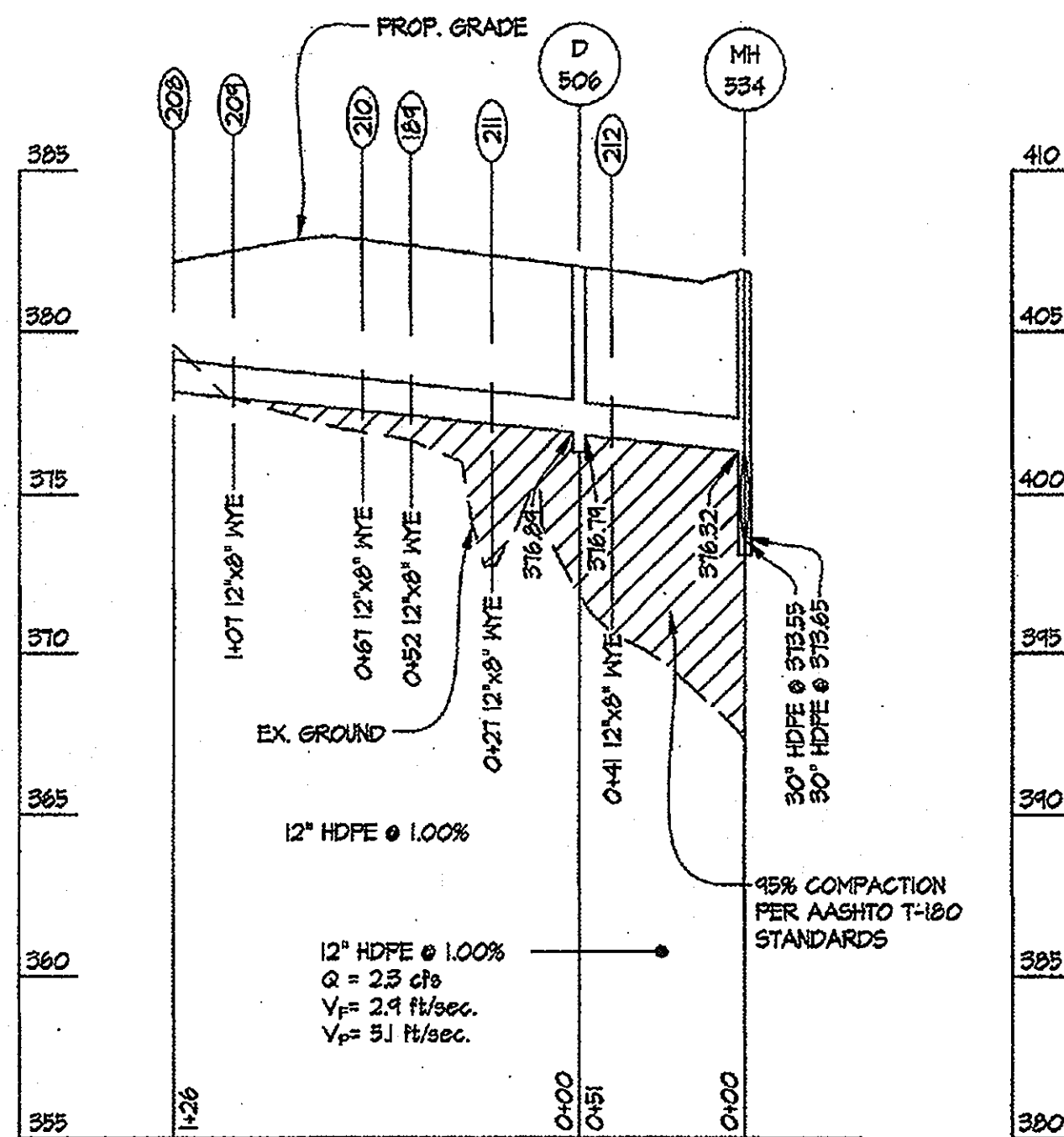
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter J. ... 5-15-08
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chris ... 5-22-08
Chief, Division of Land Development

... 5/21/08
Chief, Development Engineering Division

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

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. 410-580-1820 DC/VA 301-988-2524 FAX 301-421-4188	PREPARED FOR: G&R MAPLE LAWN INC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: Mark Bennett 410-484-8400	STORM DRAIN PROFILES MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 3 Lots 109 through 212; Open Space Lots 213 through 218 Common Open Areas 219 through 221	SCALE: AS SHOWN ZONING: MXD-3 G. L. W. FILE NO.: 05001
	DATE: FEB., 2008 TAX MAP - GRID: 41/22-46/4 SHEET: 15 OF 20	ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND	SHEET: 15 OF 20



STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
D-503	DOUBLE 'S' INLET	2'-6"	346.98	346.48	342.98	341.24	HO. CO. SD 4.23	N 541.691 E 1340.715	
D-506	DOUBLE 'S' INLET	2'-6"	382.01	381.45	376.84	376.74	HO. CO. SD 4.23	N 541.807 E 1341.486	
D-507	DOUBLE 'S' INLET	2'-6"	343.36	343.14	344.24	388.84	HO. CO. SD 4.23	N 541.834 E 1341.076	
D-508	DOUBLE 'S' INLET	2'-6"	347.78	347.56	343.55	343.45	HO. CO. SD 4.23	N 541.566 E 1340.934	
MH-510	DOUBLE 'S' INLET	4'-0"	---	345.62	340.84	388.22	HO. CO. G 5.12	N 541.741 E 1340.785	
MH-534	DOUBLE 'S' INLET	5'-0"	---	343.08	378.32	373.55	HO. CO. G 5.13	N 541.858 E 1341.447	
MH-545	DOUBLE 'S' INLET	4'-0"	---	337.54	388.04	385.40	HO. CO. G 5.12	N 541.521 E 1341.066	

COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4288 D

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
12"	HDPE	574	
15"	HDPE	66	

HDPE indicates High Density Polyethylene pipe, such as N-12 by AD5, or H-9 by Harsco or an approved equal.
 Trench bedding to be provided per Howard County Detail G 2.01.
 Trench for P.V.C. pipe and H.D.P.E.

YARD DRAIN SCHEDULE			
LOT NO.	INV. OF MAIN	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
55	348.41	348.57	348.70
56	347.72	347.88	348.01
57	347.03	347.19	347.32
58	346.34	346.50	346.63
59	345.65	345.81	345.94
60	344.96	345.12	345.26
61	344.28	344.42	344.55
62	343.59	343.73	343.83
63	342.90	343.04	343.14
64	342.21	342.35	342.45
65	341.52	341.86	341.95
66	340.83	341.17	341.27
67	340.14	340.48	340.58
68	339.45	339.79	339.89
69	338.76	339.10	339.20
70	338.07	338.41	338.51
71	337.38	337.72	337.82
72	336.69	337.03	337.13
73	336.00	336.34	336.44
74	335.31	335.65	335.75
75	334.62	334.96	335.06
76	333.93	334.27	334.37
77	333.24	333.58	333.68
78	332.55	332.89	332.99
79	331.86	332.20	332.30
80	331.17	331.51	331.61
81	330.48	330.82	330.92
82	329.79	330.13	330.23
83	329.10	329.44	329.54
84	328.41	328.75	328.85
85	327.72	328.06	328.16
86	327.03	327.37	327.47
87	326.34	326.68	326.78
88	325.65	325.99	326.09
89	324.96	325.30	325.40
90	324.27	324.61	324.71
91	323.58	323.92	324.02
92	322.89	323.23	323.33
93	322.20	322.54	322.64
94	321.51	321.85	321.95
95	320.82	321.16	321.26
96	320.13	320.47	320.57
97	319.44	319.78	319.88
98	318.75	319.09	319.19
99	318.06	318.40	318.50
100	317.37	317.71	317.81
101	316.68	317.02	317.12
102	315.99	316.33	316.43
103	315.30	315.64	315.74
104	314.61	314.95	315.05
105	313.92	314.26	314.36
106	313.23	313.57	313.67
107	312.54	312.88	312.98
108	311.85	312.19	312.29
109	311.16	311.50	311.60
110	310.47	310.81	310.91
111	309.78	310.12	310.22
112	309.09	309.43	309.53
113	308.40	308.74	308.84
114	307.71	308.05	308.15
115	307.02	307.36	307.46
116	306.33	306.67	306.77
117	305.64	305.98	306.08
118	304.95	305.29	305.39
119	304.26	304.60	304.70
120	303.57	303.91	304.01
121	302.88	303.22	303.32
122	302.19	302.53	302.63

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 5-15-08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 5/27/08
 Chief, Division of Land Development Date

[Signature] 5/27/08
 Chief, Development Engineering Division Date

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

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2824 FAX: 301-421-4186

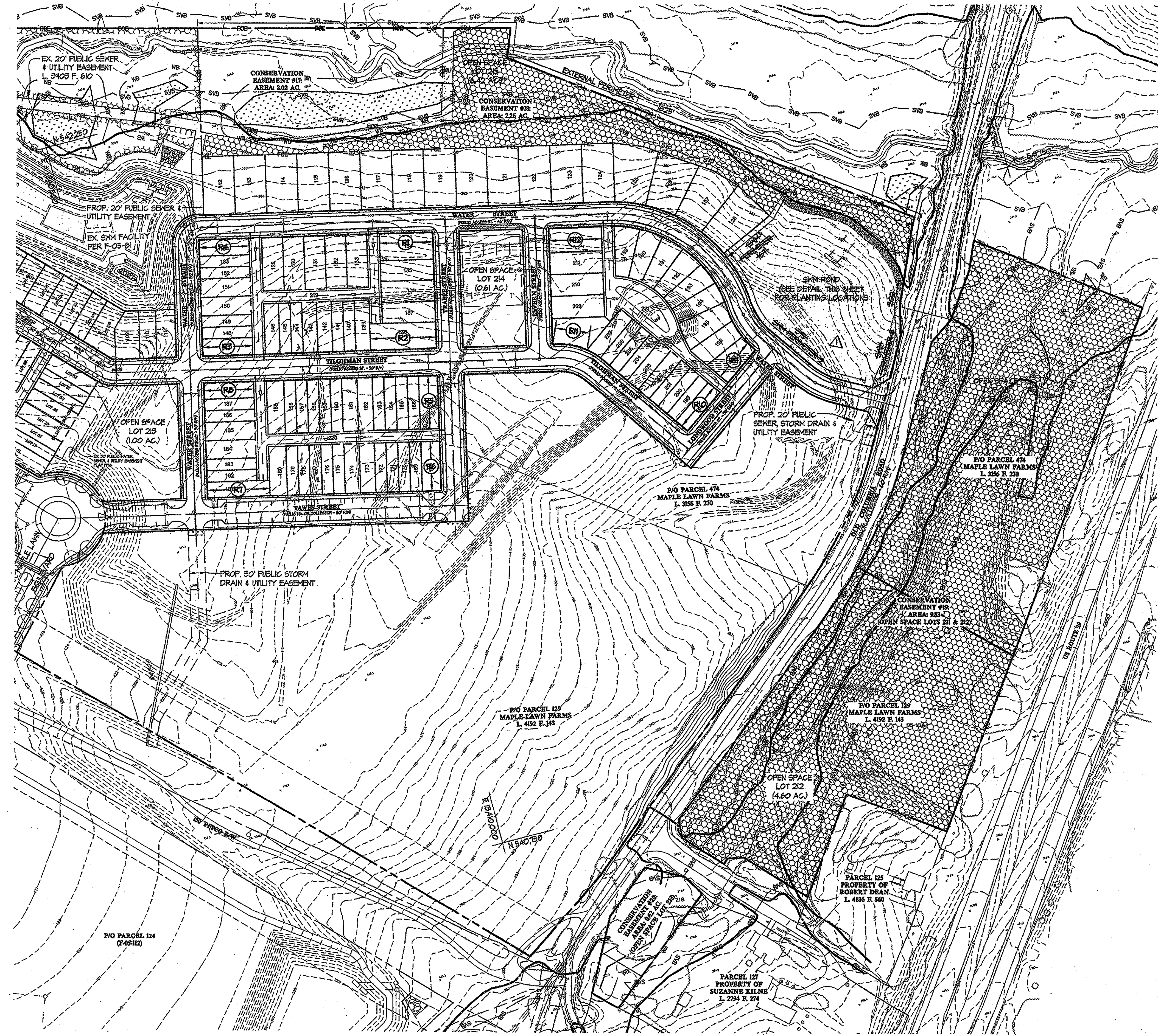
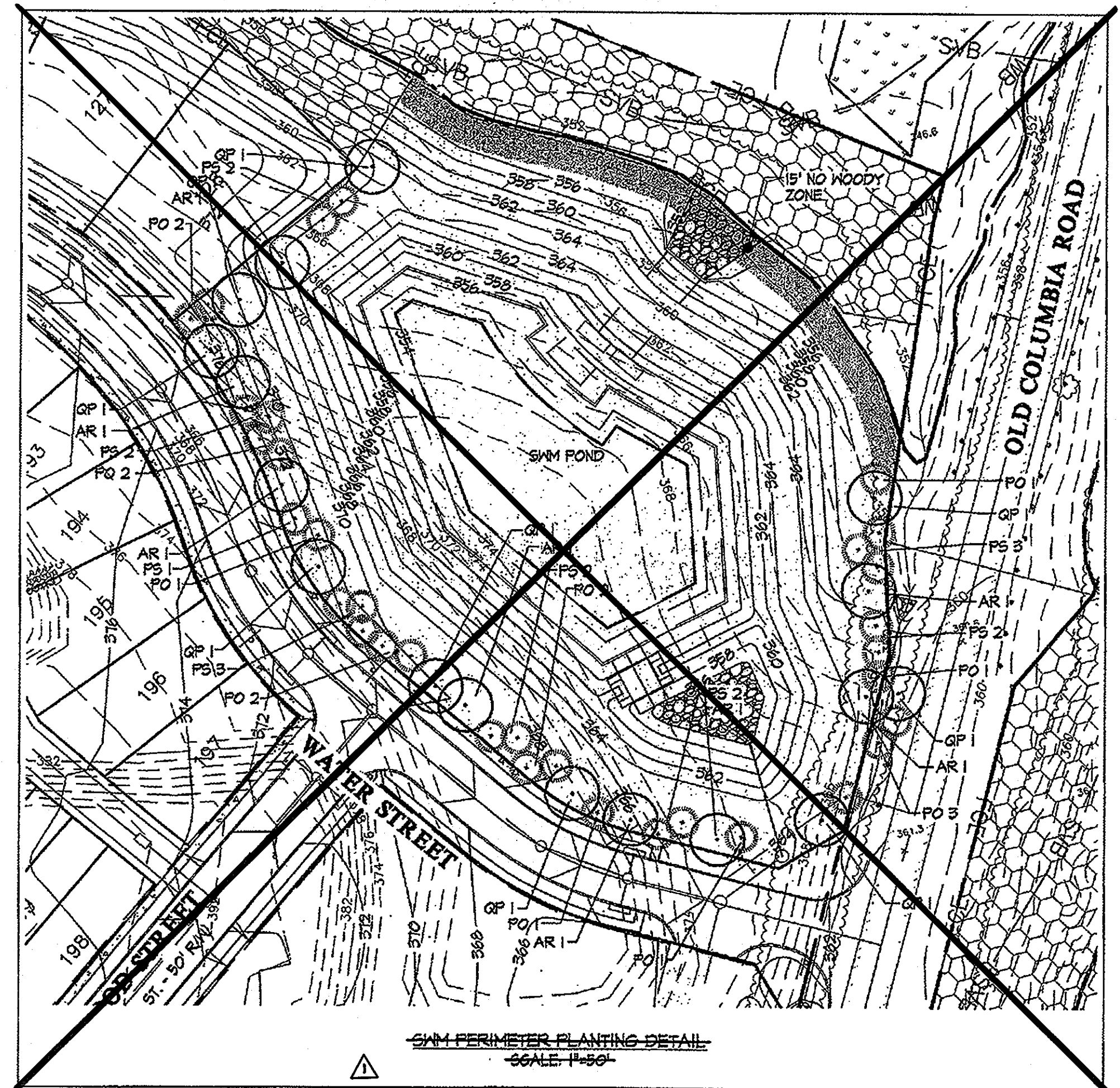
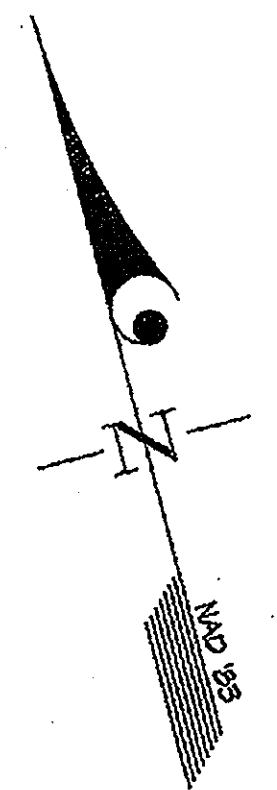
NO.	DATE	REVISION	BY	APPR.
1		Revise contact information		

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400


STORM DRAIN PROFILES
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	16 OF 20

PLANT LIST					
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES					
AR	8	Aster sp. 'Autumn Flame'	2 1/2'-3'	B4B	
QP	4	Quercus palustris	2 1/2'-3' Cal.	B4B	
EVERGREEN TREES					
PS	11	Pinus strobus	6'-8' Ht.	B4B	
PO	16	Picea canadica	6'-8' Ht.	B4B	



DEVELOPERS' 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 Landscape Manual. I/We further certify that upon completion of the landscape installation, a letter of notice, accompanied with an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name: _____ Date: 4-2-08

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


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 _____ 5-13-08
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 _____ 5/22/08
 Chief, Division of Land Development

_____ 5/21/08
 Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTCHVILLE OFFICE PARK
 BURTCHVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-383-1830 DC/VA: 301-389-2324 FAX: 301-421-4185

DATE	REVISION	BY	APPR.
11/16/2010	Removed references to SWM landscape perimeter planting. Rev contact info.	DEV	

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400

LANDSCAPE PLAN
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB, 2008	41/22-46/4	17 OF 20

HOWARD COUNTY, MARYLAND

NOTES

- At the time of plant installation, all shrubs and trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual and the MLF Landscape Design Criteria. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the approved Landscape Plan may result in the denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the applicable plans.
- The owner, tenants and/or their agents shall be responsible for maintenance of the required landscaping including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- This plan has been prepared in accordance with Section 16.124 of the Howard County Code, the Landscape Manual, and the MLF Landscape Design Criteria with 11 shade trees and 33 evergreen trees provided with the landscape surety in the amount of \$105,000.00 with DFM Developer's Agreement.
- See sheet 20 for plant details.

PERIMETER PLANTING SCHEDULE - SCHEDULE A										
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	
EXTERNAL PERIMETER 1	OPEN SPACE	COMMERCIAL/RESIDENTIAL	'A' Buffer *	1625'	1625 L.F. OF FCE	NO	0	0	0	

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D											
PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED		NUMBER OF PLANTS PROVIDED		HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHADE TREES	EVERGREEN TREES	
SWM-1	SWM	RESIDENTIAL	'B' Buffer *	167 L.F.	NO	NO	3	4	3	4	SEE PLAN
SWM-2	SWM	ROADWAY	'B' Buffer *	375 L.F.	NO	NO	9	19	9	19	SEE PLAN
SWM-3	SWM	ROADWAY	'C' Buffer *	202 L.F.	NO	NO	5	10	5	10	SEE PLAN

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

NOTES

- 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 TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 SMALL ORNAMENTAL DECIDUOUS TREE: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
- THE BUFFERS SHOWN FOR SCHEDULE 'D' ARE IN ACCORDANCE WITH THE LANDSCAPING MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG BUFFER TYPE 'D':
 SHADE TREE: 1:50 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 EVERGREEN TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE.
 BUFFER STORMWATER MANAGEMENT FROM A ROADWAY OR PERIMETER RESIDENTIAL PROPERTIES:
 SHADE TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 EVERGREEN TREE: 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.

Projected Bond Requirement - Surety for Schedule A:		
Schedule 'A' Number of Shade Trees for bonding:	0 x \$300 =	\$ 0.00
Schedule 'A' Number of Evergreen and Ornamental Trees for bonding:	0 x \$150 =	\$ 0.00
Schedule 'A' Number of Shrubs for bonding:	0 x \$30 =	\$ 0.00
Projected Bond Requirement - Surety for Schedule D:		
Schedule 'D' Number of required Shade Trees for bonding:	11 x \$300 =	\$ 3,300.00
Schedule 'D' Number of required Evergreen Trees for bonding:	33 x \$150 =	\$ 4,950.00
TOTAL:		\$ 8,250.00

COMMENTS:

RESIDENTIAL LOT INTERNAL LANDSCAPING CHART					
BUILDING TYPE	FRONT YARD		SIDE AND REAR YARD		NOTES
	SHADE TREES	SHRUBS	SHADE TREES	SHRUBS	
SINGLE FAMILY ATTACHED	NONE REQUIRED	1/4' OF LOT WIDTH AT BRL	NONE REQUIRED	NONE REQUIRED	DEFERRED TO SDP

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE					
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	BUFFER REQUIRED	NUMBER OF PLANTS REQUIRED		HOW LANDSCAPING WILL BE PROVIDED
			SHADE TREES	EVERGREEN TREES	**SHRUBS
R-1	101'	PER MAPLE LAWN			PER RESIDENTIAL LOT
R-2	125'	LANDSCAPE DESIGN			INTERNAL LANDSCAPING
R-3	95'	CRITERIA			CRITERIA
R-4	95'				
R-5	101'				
R-6	95'				
R-7	119'				
R-8	95'				
R-9	80'				
R-10	95'				
R-11	81'				
R-12	100'				

*Shade trees are not required in the front yard where the building fronts a thoroughfare with street trees. Where there is no thoroughfare (such as an attached green or parking/drive aisle) trees shall be spaced to conform with the spacing of the adjoining thoroughfare and not less than 40' on center.

**Shrubs are not required where the building fronts a thoroughfare and the sidewalk abuts the storefront. Where the sidewalk does not continuously abut the storefront, 1 shrub per 4 linear feet of storefront shall be required.

PROFESSIONAL CERTIFICATION

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William R. ... 5-15-08
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Candy Hamilton 5/27/08
 Chief, Division of Land Development Date
... 5/27/08
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3899 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4166

DATE	REVISION	BY	APPR.
11/17/2010	Removed references to add perimeter planting & revised contact information	DEV	

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-421-8400

LANDSCAPE DETAILS AND NOTES
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB., 2008	41/22-46/4	18 OF 20

SITE DATA

GROSS AREA - PHASE Vb: 54.61
 NET TRACT AREA: 47.34

CONSERVATION ESMT #17:
 AREA: 2.02 AC.
 FOREST RETENTION IN NET TRACT: 0.01 Ac
 FOREST RETENTION IN FLOOD PLAIN: 1.97 Ac
 FOREST PLANTING IN NET TRACT: 0.02 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.02 Ac

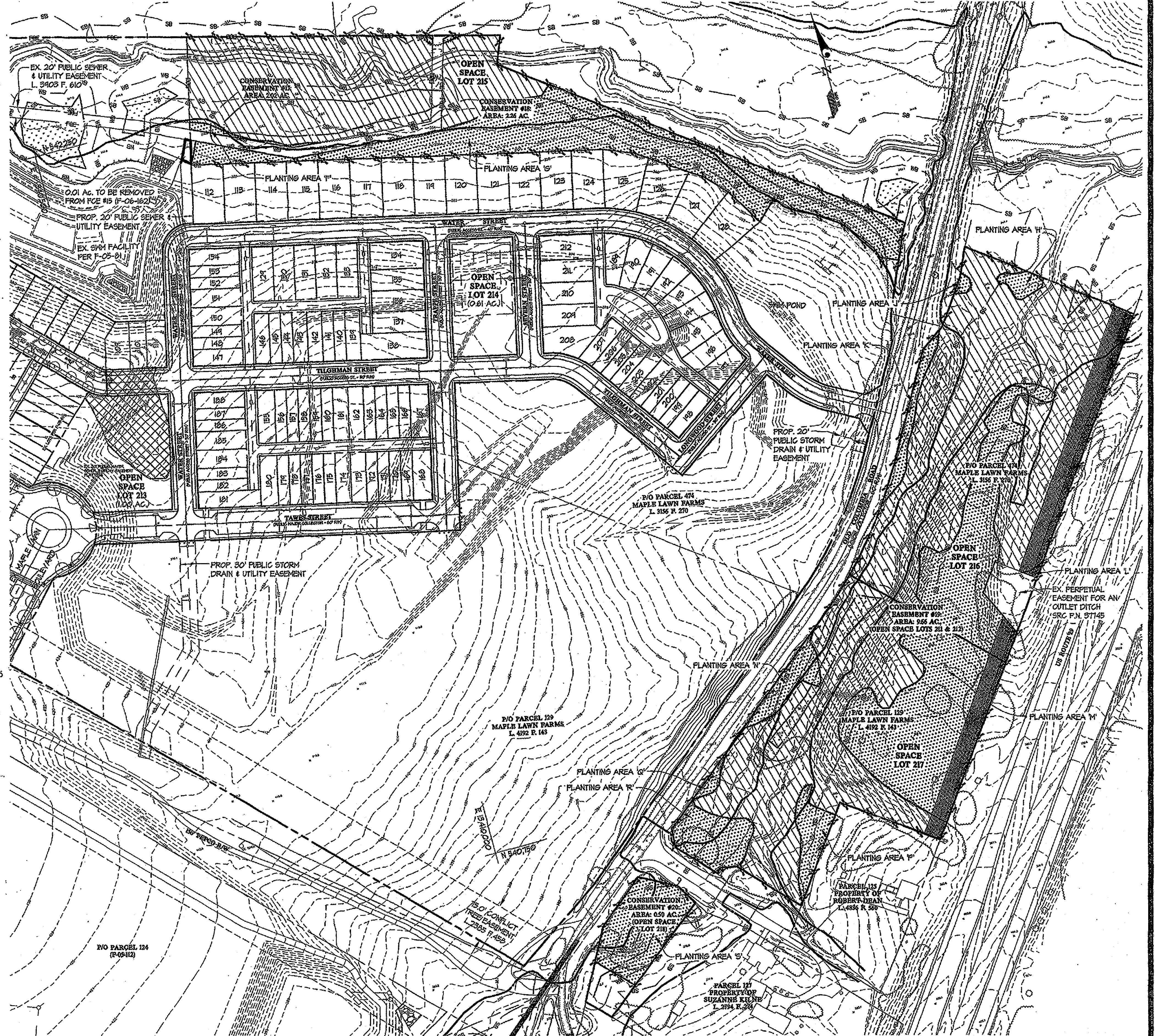
CONSERVATION ESMT #18:
 AREA: 2.26 AC.
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.46 Ac
 FOREST PLANTING IN NET TRACT: 1.03 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.77 Ac

CONSERVATION ESMT #19:
 AREA: 9.66 AC.
 FOREST RETENTION IN NET TRACT: 3.23 Ac
 FOREST RETENTION IN FLOOD PLAIN: 3.02 Ac
 FOREST PLANTING IN NET TRACT: 3.07 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.34 Ac

CONSERVATION ESMT #20:
 AREA: 0.50 AC.
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 0.15 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.35 Ac

LEGEND

	EXISTING TOPOGRAPHY		FLOODPLAIN		VEGETATION NOT TO EXCEED 25' TALL
	PROPOSED CONTOURS		FOREST AREA TO BE CLEARED		VEGETATION NOT TO EXCEED 40' TALL
	EXISTING TREE LINE		TREE PROTECTION SIGN		
	EXISTING STRUCTURES		FOREST CONSERVATION EASEMENT LINE		
	STREAM BUFFER		TREE PLANTING AREA		
	WETLANDS		EXISTING FOREST RETENTION		



CONSTRUCTION PERIOD PROTECTION PROGRAM

- The limit of forest retention shall be staked and flagged.
- A pre-construction meeting at the site should be held to confirm the limits of clearing specified. The meeting should include the owner or the owner's representative, the on-site foreman in charge of land disturbance, the environmental consultant and the appropriate Howard County inspectors.
- Forest protection devices and signs (see details) shall be installed prior to any clearing or grading. The protection devices and signs shall be maintained during the entire construction period. None of the devices shall be anchored or attached in any way to the trees to be saved. The maintenance time frame may be extended to accommodate subsequent phases of development.
- Equipment, vehicles and building materials shall not be within the protected area. Activities strictly to implement any reforestation planting and maintenance (i.e. watering, fertilizing thinning, pruning, removal of dead and diseased trees where necessary, etc.) of the conservation area are permitted. Clearing for the purpose of sodding or planting grass is not permitted within the forest conservation area once it's established.
- At the end of the construction period, the designated qualified professional shall convey certification to the administrator of the Howard County Forest Conservation Program that all forest retention areas have been preserved, all reforestation and/or afforestation plantings (if applicable) have been installed as required by the forest conservation plan, and that all protection measures required for the post-construction period have been installed.

Upon review of the final certification document for completeness and accuracy, the program coordinator will notify the owner of release from the construction period obligations. The 2-year (min.) post-construction management and protection period then commences.

FOREST CONSERVATION PROGRAM SEQUENCE

(NOTE: REFER TO SEQUENCE OF CONSTRUCTION ON F-06-161.)

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE FCE AREAS. (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
- COMMENCE SITE CONSTRUCTION.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.

GENERAL NOTES

- This afforestation plan is provided in accordance with the requirements of Subtitle 12 "Forest Conservation" of the Howard County Code.
- Implementation of this plan must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and practices.
- The owner is responsible for a 2-year (min.) post-construction maintenance period which involves activities necessary to ensure survival and growth of the conservation area. Two inspections per year by a qualified professional at beginning and end of the growing season, are recommended in order to take remedial steps as necessary. If, after one year, the possibility exists that the original planting (if applicable) will not meet survival rate standards, the applicant may choose to establish reinforcement plantings.
- At the end of the post-construction management and protection period, certification by a qualified consultant will be required before to the owner can be released from his/her forest conservation obligation to the administrator of the Howard County Forest Conservation program.
- The contractor is responsible for the location of any existing utilities. The repair of any utilities damaged by the contractor shall be at the contractor's expense.
- Street trees provided at Final Plan Stage. Landscape and Buffering requirements to be provided at Final Plan Stage or Site Plan Stage.
- The forest conservation easements shown on this plan will be established to fulfill the requirements of the Forest Conservation Program. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 5 of this project with an afforestation and reforestation obligation of 7.61 acres will be fulfilled with retention in the amount of 3.24 acres, afforestation planting in the amount of 5.74, which leaves 7.05 acres of excess afforestation planting being done in advance as forest conservation credit for future phases of this project.
- Disturbed areas within the 100 year floodplain must be stabilized according to the riparian planting notes on sheet 17.

NOTES:

- THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.
- FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

PROFESSIONAL CERTIFICATION

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

STATE OF MARYLAND

Michael B. Tran



LANDSCAPE ARCHITECT 2/14/00

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William J. Walsh 5-15-09
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John A. Smith 5/22/09
 Chief, Division of Land Development Date
William J. Walsh 5/21/08
 Chief, Development Engineering Division Date



GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20906
 TEL: 301-421-4024 BAL: 410-520-1820 DC: 301-399-2524 FAX: 301-421-4185

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 G&R MAPLE LAWN INC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: Mark Bennett
 410-484-8400

FINAL FOREST CONSERVATION PLAN

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 109 through 212, Open Space Lots 213 through 218
 Common Open Areas 219 through 221

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB, 2008	41/22-46/4	19 OF 20

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

FOREST CONSERVATION PLANTING NOTES

RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT											
PHASE NO.	GROSS AC.	FLOODPLAIN AC.	NET TRACT AREA	EXG. FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CON (PLANTING/RETENTION)	COMMENTS
1	51.98	3.40	48.58	4.45	0.51	8.94	0.63	0.00	4.56	5.19	Per F-03-07
2	78.20	2.38	72.82	0.00	0.00	0.00	0.00	10.42	6.87	-4.25	Per F-03-40
3	5.70	0.00	5.70	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	Per SDP-03-140
3	14.09	14.85	4.24	0.21	0.00	0.21	0.00	0.43	10.49	10.06	Per F-04-42
3	-	-	-	-	-	-	-	-	-1.16	-1.16	Per F-05-22
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	0.89	-2.32	Per F-05-21
4b	3.12	0.35	2.71	0.00	0.00	0.00	0.00	0.42	-0.12	-0.54	Per F-05-184
4c	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	-0.45	Per F-05-112
5a	0.00	-	-	-	-	-	-	-	-	-	Per F-06-43
5b	54.61	7.21	47.54	3.76	0.51	3.24	0.00	4.56	5.74	1.38	Per this Plan
TOTAL	228.18	31.25	196.93	15.34	2.61	12.66	0.63	20.65	27.07	7.05	

- ① Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will already have been met.
- ② 14.09 ACRES = 54.80 ACRES (Phase 3 site total) - 40.71 ACRES (Area of forest con. in Phase 3 already provided by F-03-40 (39.01 Ac) and SDP-03-140 (5.70 Ac.)
- ③ Reduced from 6.87 Ac. as shown on F-03-40 to 6.87 Ac. because of the 0.16 Ac. reduction of Conservation Easement #4 on F-04-74 and the 0.14 Ac. reduction of Conservation Easement #5 on F-04-28.
- ④ F-05-22 is a revision of Open Space Lots 221 & 222, and a conversion of Parcel E to R/M. Forest Conservation Easement (FCE) #1 will abandon 0.25 ac. and FCE #2 will abandon 0.91 ac.
- ⑤ 3.12 ACRES = 4.38 ACRES (Phase 4 site total) - 1.26 ACRES (Area of forest con. in Phase 4 already provided by F-03-40 and F-04-42).
- ⑥ 0.12 ACRES = Area subtracted from forest conservation area #11 to create Public Drainage and Utility Easement
- ⑦ Phase 5a is a subdivision of Non-Buildable Parcels F & G. This area was covered under F-05-21.
- ⑧ Total Area for Phase 5b (54.61 Ac.) = Area platted (33.26 Ac.) + Area being mass graded outside platted area (21.35 Ac.)
- ⑨ 0.01 acres of provided planting in FCE #15 to be removed under F-06-162, leaving -2.32 ac. excess.

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE												
FOREST PLANTING LOCATION NO.	F (esmt.17)	G (esmt.18)	H (esmt.19)	J (esmt.19)	K (esmt.19)	L (esmt.19)	M (esmt.19)	N (esmt.19)	P (esmt.19)	Q (esmt.19)	R (esmt.19)	S (esmt.19)
AREA TO BE PLANTED (IN AC.)	0.04	1.80	0.07	0.02	0.13	0.01	2.50	0.17	0.18	0.03	0.30	0.50
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	4	180	7	2	13	1	250	17	18	3	30	50
CREDIT FOR LANDSCAPE TREES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	4	180	7	2	13	1	250	17	18	3	30	50

NOTE: "1" AND "0" HAVE BEEN INTENTIONALLY OMITTED.

FOREST CONSERVATION PLANT LIST													
PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA												
	F	G	H	J	K	L	M	N	P	Q	R	S	
AMELANCHIER CANADENSIS/SERVICEBERRY	1	18	1	1	1	25	2	2	1	3	5		
ACER RUBRUM/RED MAPLE	1	18	1	2	1	25	1	2		3	5		
CERCIS CANADENSIS/EASTERN REDBUD		18	1	1	1	25	2	2		3	5		
LIRIODENDRON TULIPFERA/TULIP TREE		18		1	1	25	2	1		3	5		
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)		18		1	1	25		1		3	5		
QUERCUS PALUSTRIS/PIN OAK		18	1	1	1	25	2	2		3	5		
LIQUIDAMBAR STYRACIFLUA/SWEET GUM		18		1	1	25	2	2		3	5		
QUERCUS RUBRUM/RED OAK		18	1	1	1	25	2	2		3	5		
QUERCUS BICOLOR/SWAMP WHITE OAK	1	18	1	2	1	25	2	2	1	3	5		
PINUS STROBUS/WHITE PINE	1	18	1	2	2	1	25	2	2	1	3	5	

- NOTES:
1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT 20' X 20' SPACING. EVERGREEN TREES SHALL BE 6'-8' HT.

THE SURETY AMOUNT FOR FOREST PLANTING IS FOR 5.74 Ac : 250,034 s.f. x \$0.50 = \$125,017.00.
THE SURETY AMOUNT FOR FOREST RETENTION AREA OUTSIDE THE FLOOD PLAIN IS 3.24 Ac (141,134 S.F. x \$ 0.20)=\$28,227.00
THE TOTAL SURETY AMOUNT IS \$153,244.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Mark J. Wall 5/15/08
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Charles H. Jones 5/10/08
Chief, Division of Land Development Date
Mark J. Wall 5/10/08
Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION

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



STATE OF MARYLAND
Michael B. Tran
Professional Engineer
3/11/08

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BERTHOVILLE OFFICE PARK
BETHESDA, MARYLAND 20814
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-883-2824 FAX: 301-421-4188

DATE REVISION BY APPR.

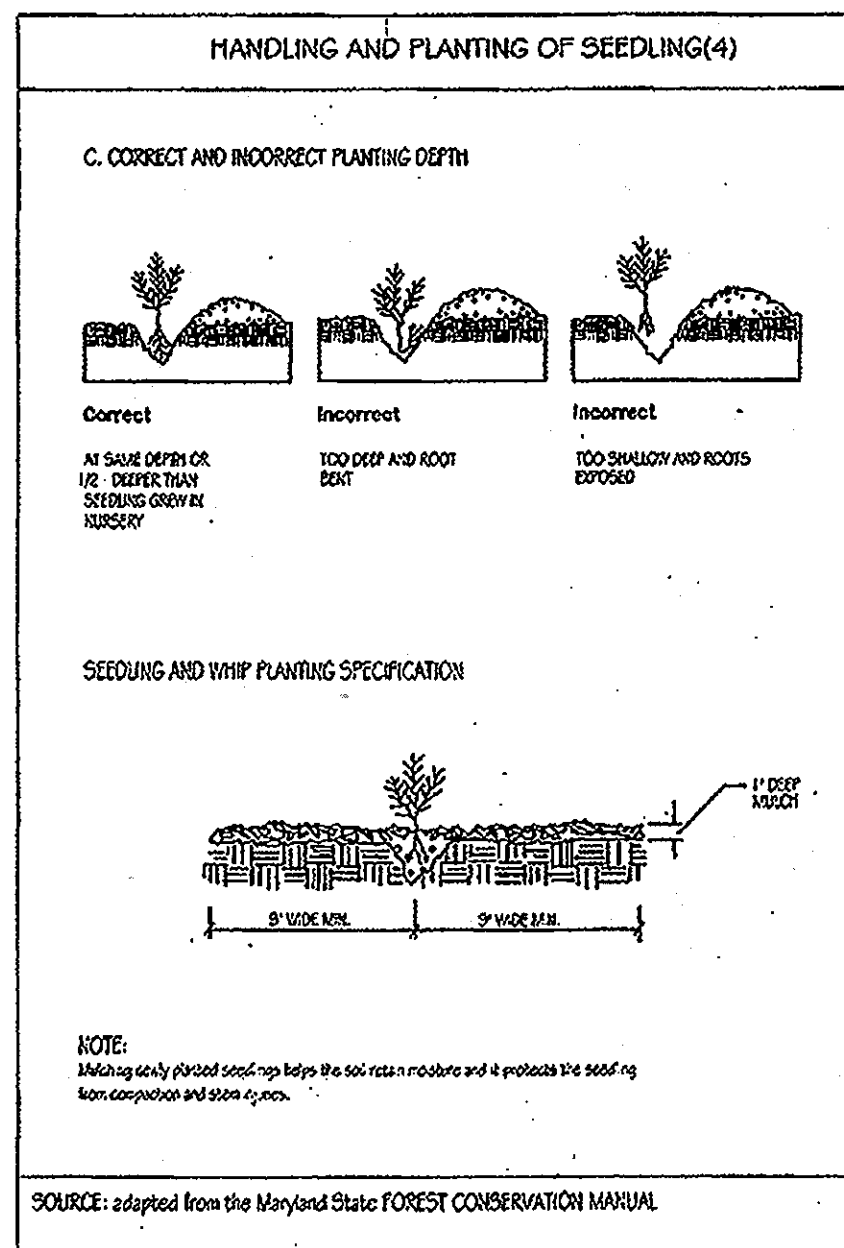
DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R MAPLE LAWN INC
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: Mark Bennett
410-484-8400

FINAL FOREST CONSERVATION DETAILS AND NOTES

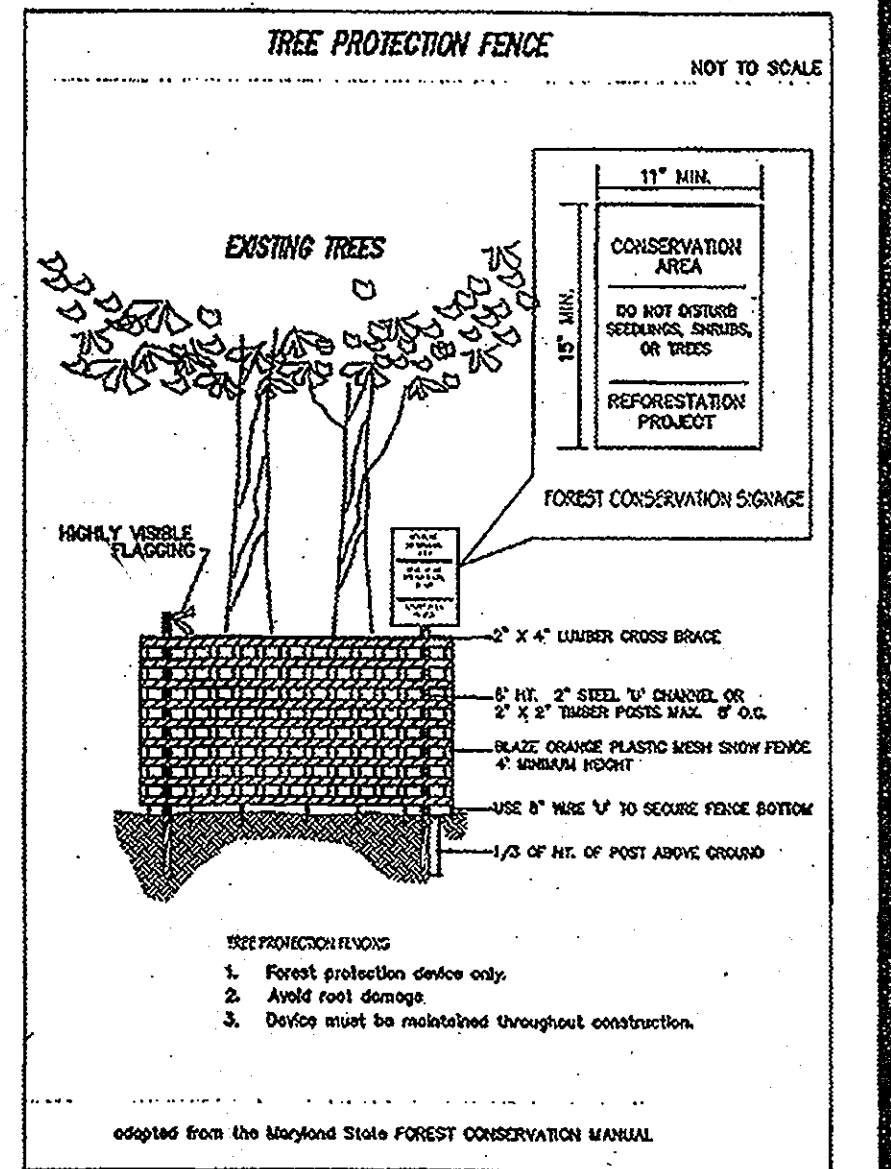
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
Lots 109 through 212, Open Space Lots 213 through 218
Common Open Areas 219 through 221

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
FEB, 2008	41/22-46/4	20 OF 20



TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" CAL. OR GREATER TREES												
PLANTING SEEDLING WHIPS												
MINOR MAINTENANCE	*											
FERTILIZER + IF NEEDED												
WATER ++												
PRUNING												

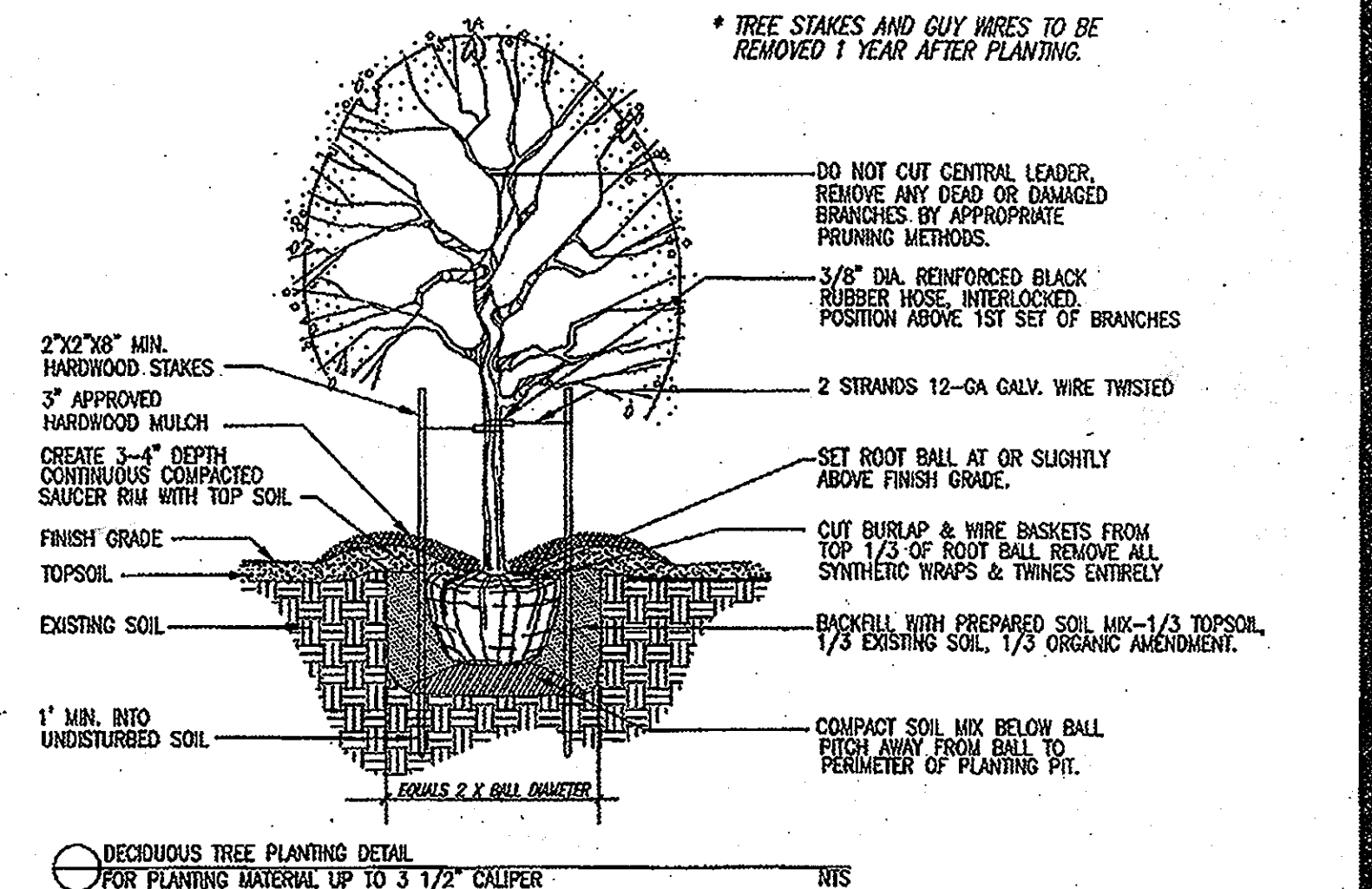
KEY:
* ACTIVITIES DURING THESE MONTHS ARE DEPENDANT UPON GROUND CONDITIONS
++ GREATLY RECOMMENDED
+++ RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- DEPENDANT UPON SITE CONDITIONS
- DEPENDANT UPON SITE CONDITIONS; WEEDY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"



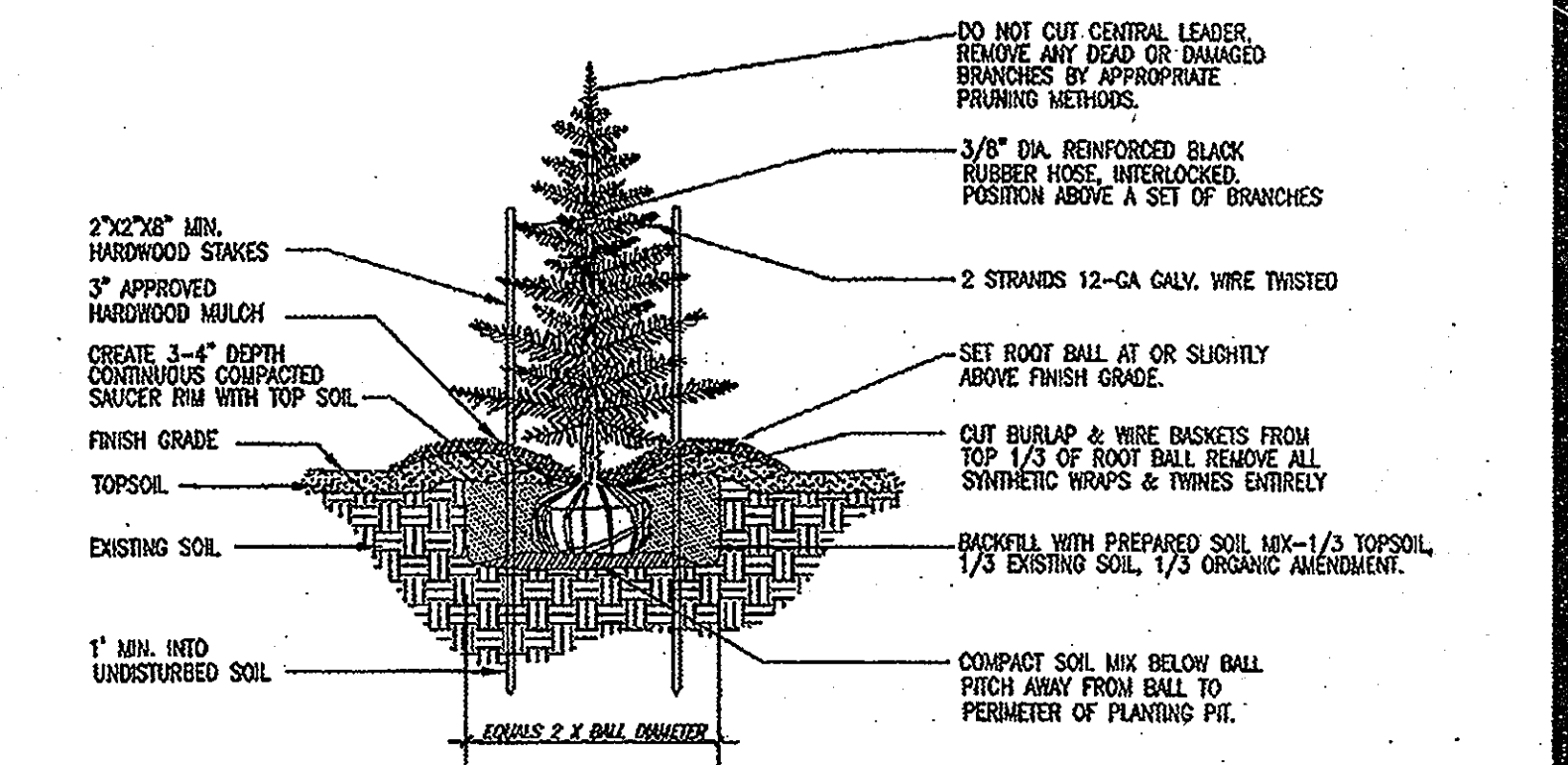
FOREST CONSERVATION WORKSHEET	
SITE DATA	
A. GROSS SITE AREA	54.61*
B. AREA WITHIN 100-YEAR FLOOD PLAIN	7.27
C. NET TRACT AREA	47.34
D. LAND USE CATEGORY	100-3
E. AFFORESTATION THRESHOLD (15% x NET TRACT AREA)	7.10
F. CONSERVATION THRESHOLD (15% x NET TRACT AREA)	7.10
EXISTING FOREST COVER	
G. EXISTING FOREST ON NET TRACT AREA	3.78
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	0.00
PROPOSED FOREST CLEARING	
J. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.51
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	3.24
PLANTING REQUIREMENTS	
TOTAL REFORESTATION ABOVE THRESHOLD REQUIRED (I x 0.25)	0.00
TOTAL REFORESTATION REQUIRED ((J-I) x 2.00)	1.02
TOTAL AFFORESTATION REQUIRED (E - G)	3.34
TOTAL AFFORESTATION AND REFORESTATION REQUIRED	4.38
PLANTING TO BE PROVIDED	5.74

*Gross Area (54.61 Ac.) = Area platted (33.26 Ac.) + mass graded area outside platted area (21.35 Ac.)

TABULATION OF PROPOSED FOREST CONSERVATION AREAS					
	17	18	19	20	TOTAL
FOREST CONSERVATION ESMT					
CREDITED FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.02 Ac.	0.77 Ac.	0.34 Ac.	0.35 Ac.	1.48 Ac.
CREDITED FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	0.02 Ac.	1.03 Ac.	3.07 Ac.	0.15 Ac.	4.27 Ac.
NON-CREDITED FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	1.97 Ac.	0.46 Ac.	3.02 Ac.	0.00 Ac.	5.45 Ac.
CREDITED FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0.01 Ac.	0.00 Ac.	3.23 Ac.	0.00 Ac.	3.24 Ac.
TOTAL AREA OF EACH FOREST CONSERVATION AREA	2.02 Ac.	2.26 Ac.	9.66 Ac.	0.50 Ac.	14.44 Ac.



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER



EVERGREEN TREE PLANTING DETAIL