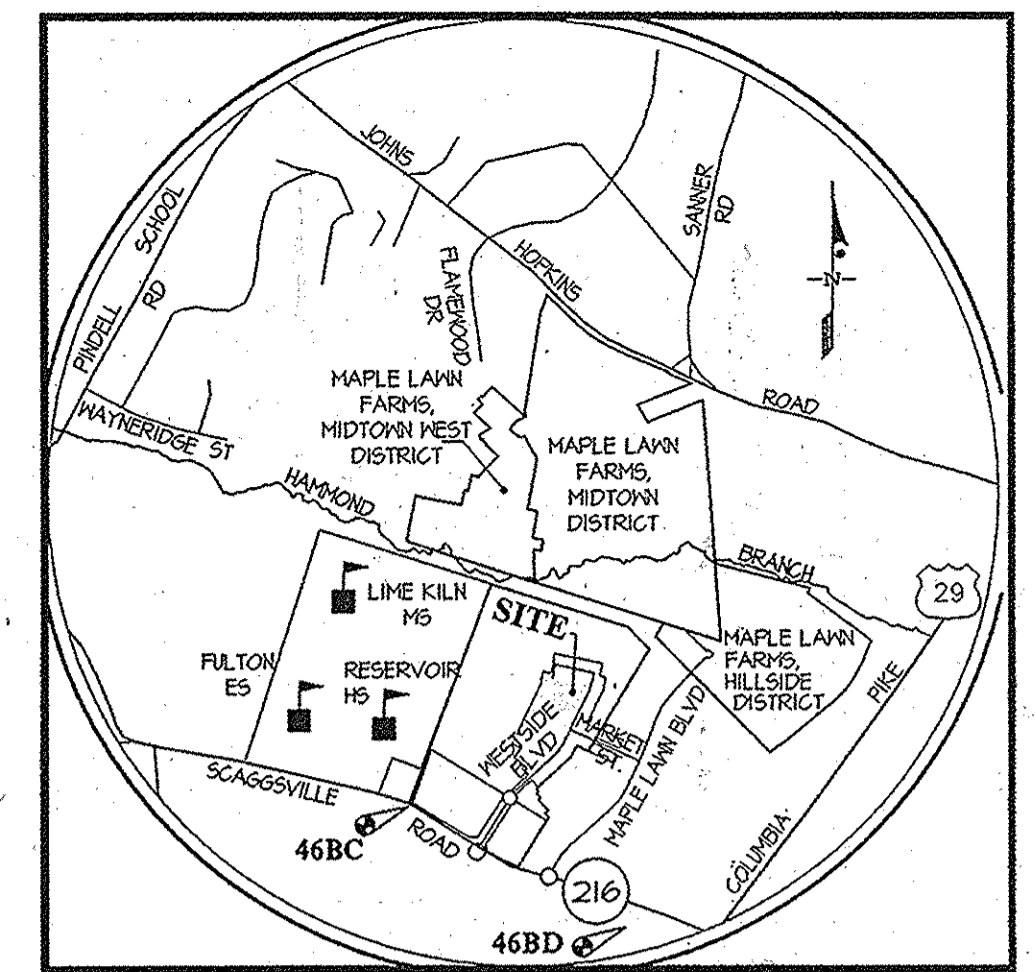


GENERAL NOTES:

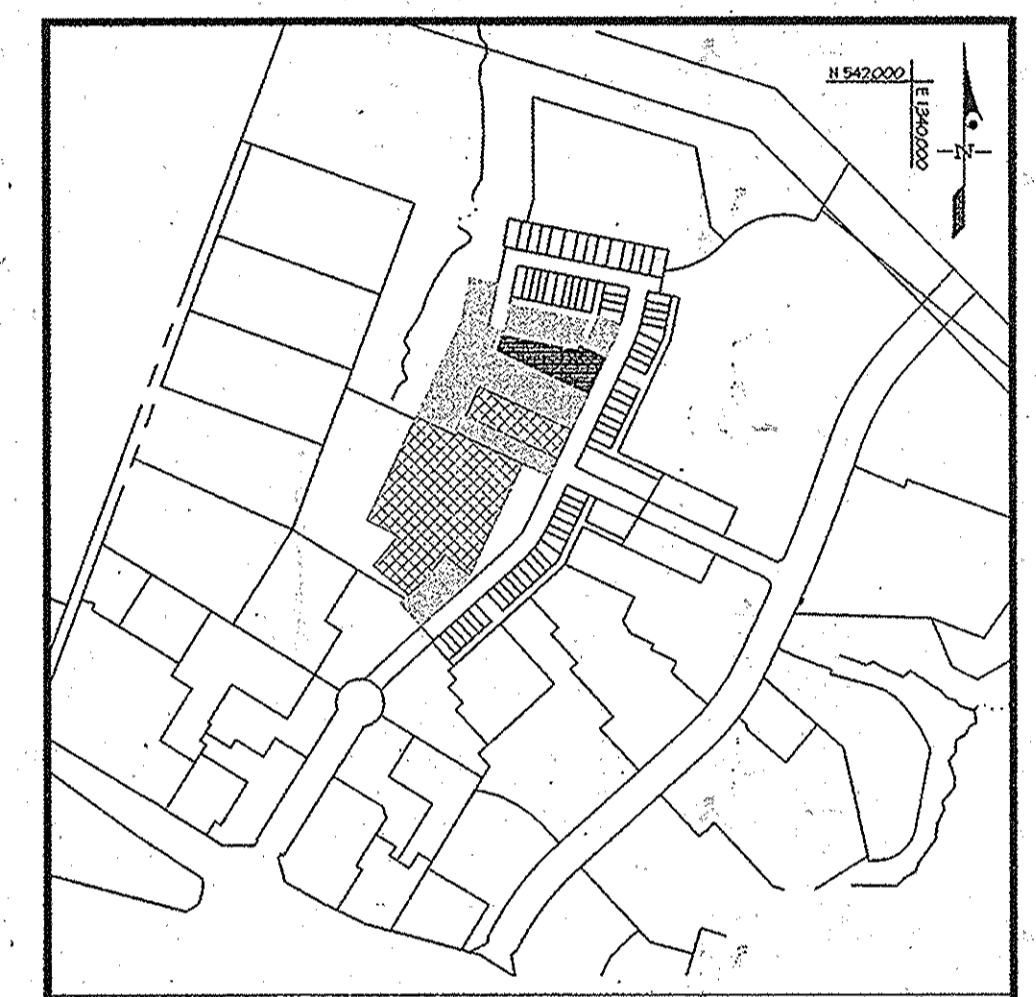
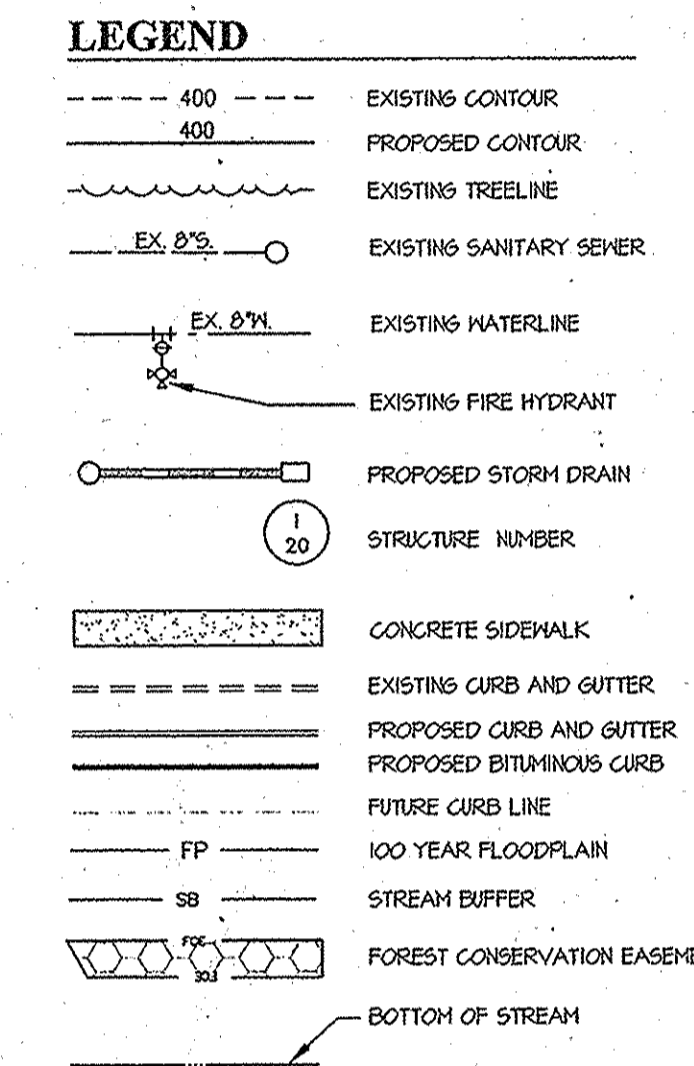
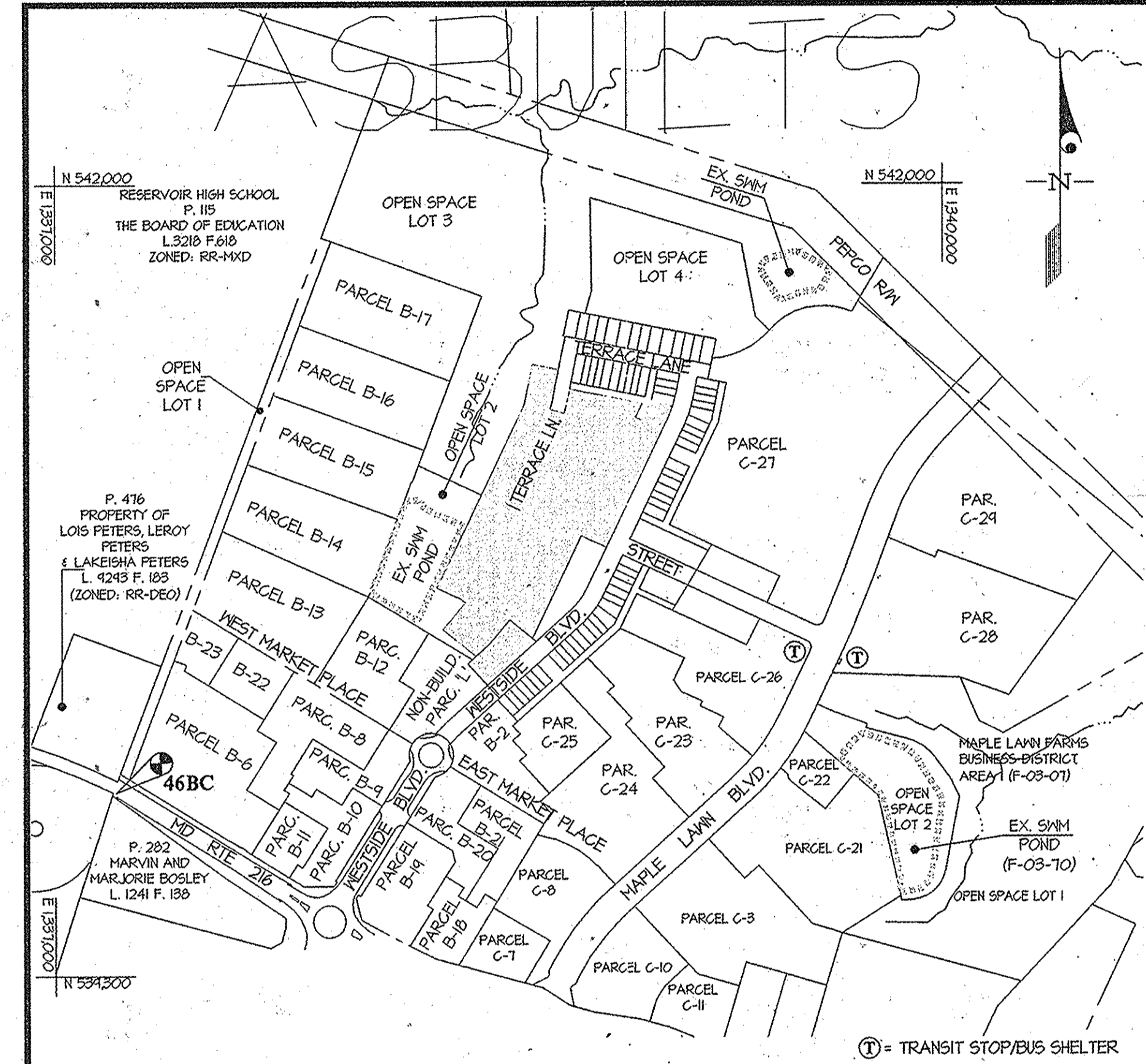
- 1. ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS...
2. THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS...
3. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS...
4. THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS...
5. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS...
6. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007...
7. THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC AND PRIVATE ROADS, WHICH HAVE BEEN DEDICATED ON THE PLAN...
8. SITE ANALYSIS: GROSS SITE AREA FOR PHASES 1 THROUGH 9D: 444.89 Acres +/-
9. DISTURBED AREA: 312.00 Acres +/-
10. AREA OF OPEN SPACE: 0.64 Acres +/-
11. AREA OF ROADWAY (PUBLIC): 0.00 Acres +/-
12. AREA OF ROADWAY (PRIVATE): 0.26 Acres +/-
13. AREA OF RESIDENTIAL LOTS: 2.16 Acres +/-
14. AREA OF OR LOT(S)/PARCELS: 2.16 Acres +/-
15. AREA OF OPEN SPACE: 0.64 Acres +/-
16. TOTAL UNITS (PER S-06-16 ALLOCATIONS): 126 Units
17. TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 48 Lots
18. NO. OF LOTS/PARCELS: 48 Lots
19. NO. OF SPD LOTS: 0 Lots
20. AREA OF NON-BUILDABLE PARCELS: 4.24 Acres +/-
21. NON-BUILDABLE PARCELS: 2 Parcels
22. OPEN SPACE REQUIREMENTS: MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%.
23. EXCESS OPEN SPACE AREA FROM PREVIOUS PHASES IS BEING USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENT FOR THIS PHASE.
24. THE 126 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS: 43 FROM THE WESTSIDE DISTRICT (F 15-03) 83 FROM THE MIDTOWN WEST DISTRICT (F 15-01)
25. CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1991 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-08-55 BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
26. WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. APPROVED BY THE CORPS OF ENGINEERS JD 63781-3 ON 03/15/06. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY WET TRACKING #01-NI-0344/00065421.
27. THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF F-09-01 AND F-07-16.
28. HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 46BD.
29. EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
30. PUBLIC WATER AND SEWER TO BE UTILIZED: EXISTING WATER CONTRACT NUMBER: 24-4521-D, 24-4062-D, 24-4101-D EXISTING SEWER CONTRACT NUMBERS: 24-4448-D, 24-4062-D, 24-4101-D WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SHALL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
31. TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
32. PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 15' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
33. STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS, WILL BE SATISFIED BY TWO EXISTING RESIDENTIAL FACILITIES. THE FACILITIES WERE CONSTRUCTED UNDER F-08-12 AND F-08-25. THE EXISTING FACILITY ON OPEN SPACE LOT 4 WILL BE PUBLICLY OWNED AND MAINTAINED. THE EXISTING FACILITY ON OPEN SPACE LOT 5 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMERCIAL OWNER. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN TWO PRIVATELY OWNED AND MAINTAINED FACILITIES, ONE ON OPEN SPACE LOT 66 AND THE OTHER ON PARCEL C-27. BOTH FACILITIES WILL BE INFILTRATION TRENCHES. THE FACILITY ON OPEN SPACE LOT 66 WAS CONSTRUCTED UNDER F-12-21 AND THE FACILITY ON PARCEL C-27 WILL BE CONSTRUCTED AS PART OF A FUTURE SITE DEVELOPMENT PLAN.
34. THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 301 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-11, PD CASE 355 AND ZB CASE NO. 1034M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, S-06-16 AND ZB CASE NO. 1034M FOR THE FORMER KESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 15-2003.
35. AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FINDINGS TEST EVALUATION RESTRICTIONS ENACTED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE FDP HAVE BEEN CONSTRUCTED.
36. NO GRADINGS, REMOVAL OF VEGETATIVE 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 MP-02-24 AND MP-01-11.
37. OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.

CONSTRUCTION PLANS
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3

LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 and NON-BUILDABLE BULK PARCELS 'U' and 'V'



BENCHMARKS table listing 46BC and 46BD with their respective elevations and monument types.



LAND USE MAP SCALE: 1" = 600' with a key for different land use categories.

SHEET INDEX listing various sheets and their corresponding titles, including cover sheet, project criteria, and stormwater management plans.

SUPPLEMENTAL PARKING ANALYSIS

Table showing parking analysis for three different areas, including existing and proposed parking spaces.

PARKING PROVIDED table showing the number of parking spaces for different areas and a total count.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

MP-01-11 ON APRIL 2, 2001, MP-01-11 WAS GRANTED FOR THE FOLLOWING:
MP-02-24 ON APRIL 2, 2002, MP 02-24 WAS GRANTED, ALLOWING THE FOLLOWING:
MP-05-02 ON AUGUST 20, 2004, MP 05-02 WAS GRANTED, ALLOWING THE FOLLOWING:
MP-01-12 WAIVER REQUEST FROM SECTION 16146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL...

MP-08-04 ON AUGUST 8, 2001, MP-08-04 WAS GRANTED TO WAIVE SECTION 1612(E)(II) WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS 1 THRU 4) TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12915, Expiration Date: May 26, 2016.

TOWNHOUSE TYPICAL FOOTPRINT showing floor plans for townhouses with and without alleys, and a table with LOT INFORMATION.

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

Table with columns for DATE, REVISION, BY, and APPR.

PREPARED FOR: MAPLE LAWN FARMS 1, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208

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.

COVER SHEET
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' AND 'V'

Table with columns for SCALE, ZONING, G. L. W. FILE NO., DATE, TAX MAP - GRID, SHEET, and other project details.

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

OPEN SPACE (OS)

PERMITTED USES
 ANY USES WHICH DO NOT INVOLVE ANY EXTENSIVE COVERAGE OF LAND WITH STRUCTURES, INCLUDING, BUT NOT LIMITED TO, PARKS, PLAYING FIELDS, PLAYGROUNDS, TENNIS, BASKETBALL AND ALL PURPOSE COURTS, GOLF COURSES, POOLS, PATHWAYS, ANY OTHER OUTDOOR RECREATIONAL USES, AND ENVIRONMENTAL FACILITIES SUCH AS STORM WATER MANAGEMENT FACILITIES OR WATER QUALITY FACILITIES. IN ADDITION, BUILDINGS AND PARKING LOTS SHALL BE PERMITTED IF THEY ARE FOR THE PUBLIC OR FOR RESIDENTS AND PEOPLE WORKING WITHIN THE SUBJECT PROPERTY AND ARE OWNED BY A HOMEOWNERS' ASSOCIATION OR ARE FOR NON-PROFIT USES, SUCH AS A SCHOOL, LIBRARY, FIRE AND RESCUE STATION, POST OFFICE, MUSEUM, ART GALLERY, NATURE CENTER, OR COMMUNITY BUILDING. PARKING LOTS ARE PERMITTED ONLY AS AN ACCESSORY USE TO AN APPROVED USE ON THE SAME LOT. OPEN SPACE WITHIN DESIGNATED RESIDENTIAL LAND USE AREAS SHALL BE COVERED OPEN SPACE IF IT IS HELD FOR THE COMMON USE OF PERSONS RESIDING IN THE VICINITY OF SUCH LAND.

OTHER PERMITTED USES:

- PUBLIC OR PRIVATE CHILD CARE CENTER.
- COMMUNITY CENTER FOR COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNAVALS.
- RUMAHKANG SALES, WHITE ELEPHANT SALES, CAFE SALES, DANCES, AND SIMILAR ACTIVITIES.
- OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE.
- OPERATION OF INCIDENTAL COMMERCIAL ACTIVITIES SUCH AS A SWACK BAR, RESTAURANT, BOTTLE SHOP, OR OTHER INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY.
- PUBLIC OR PRIVATE TENNIS COURTS, TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY.
- BUILDINGS AND PARKING LOTS WHICH ARE OWNED AND USED BY ANY GOVERNMENTAL ENTITY OR HOMEOWNERS' ASSOCIATION OR ARE USED FOR NON-PROFIT PURPOSES INCLUDING BUT NOT LIMITED TO:
 - COMMUNITY LIBRARY FACILITY
 - TEEN CENTER BUILDING INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES
 - BUILDINGS USED PRIMARILY FOR RELIGIOUS ACTIVITIES
 - HALL, ROOM, POST OFFICE, POOL HOUSE, MEETING HALL, EXERCISE FACILITY, LEASING OFFICES, ADMINISTRATIVE OFFICES, INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES.
- PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOS, PAVILIONS, AMPHITHEATER SEATING, DECKS, FOUNTAINS, WALKS, HARDSCAPE PLAZAS, TRAILS, PATIOS, ETC.
- UTILITY FACILITIES
- INCIDENTAL FACILITIES SUCH AS DRAINAGE, STORMWATER MANAGEMENT FACILITIES, WETLAND MITIGATION, AFForestation OR REVEGETATION.
- ACTIVITY AREAS SUCH AS TOT LOTS, VOLLEYBALL, AND MULTI-PURPOSE COURTS, PICNIC AREAS, ETC.
- SIGN AND ENTRY FEATURES MAY BE LOCATED AT ANY LOCATION IN A SETBACK, IF APPROVED BY THE PLANNING BOARD AND DOES NOT INTERFERE WITH SIGHT DISTANCE ALONG PUBLIC ROADS.

LOT AREA

NO MINIMUM MAXIMUM LOT SIZES APPLY WITHIN OPEN SPACE LAND USE AREAS EXCEPT THAT 30% OF THE GROSS ACRES OF ANY RECORDED LAND MUST BE OPEN SPACE AND 10% OF THE OPEN SPACE MUST BE AVAILABLE FOR ACTIVE RECREATION.

SETBACKS

BUILDINGS OR STRUCTURES WITHIN OPEN SPACE LAND USE AREAS SHALL BE A MINIMUM OF 10' FROM ANY RIGHT-OF-WAY OR PROPERTY LINE, EXCEPT THAT PARK-LIKE STRUCTURES SUCH AS GAZEBOS, PAVILIONS, BENCHES, FOUNTAINS AND SIMILAR STRUCTURES MAY BE LOCATED ANYWHERE WITHIN AN OPEN SPACE LOT. EXCEPT HOWEVER, THAT BUILDINGS AND STRUCTURES MAY BE PERMITTED ANYWHERE WITHIN OPEN SPACE LAND USE AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

HEIGHT

THERE SHALL BE NO HEIGHT LIMITATIONS FOR BUILDINGS OR STRUCTURES IN OPEN SPACE LAND USE AREAS, PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

NO COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

PARKING

HEALTH CLUB 100 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA
 SWIMMING POOL, COMMUNITY 10 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPT.
 TENNIS COURT 20 SPACES PER COURT

SUCH PARKING AREAS MAY BE IN PARKING LOTS, 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.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133D.8 (PARKING STUDIES), AND 133E.1 (SHARED PARKING).

ACCESSORY USES

ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED IN ANY LAND USE AREA SHALL BE PERMITTED.

SINGLE FAMILY DETACHED (SFD)

PERMITTED USES
 ANY LOT WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DWELLING, OR ONE ZERO LOT DWELLING UNIT PER LOT. PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS AND BASKETBALL COURTS RESERVED FOR THE ON-SITE RESIDENTS AND THEIR GUESTS ARE ALSO PERMITTED. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

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

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

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS
- CONCERT OR RECREATIONAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 126.6 FOR ACCESSORY USE PROVISIONS)
- CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
- COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

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

DENSITY

AVERAGE DENSITY SHALL NOT EXCEED 2.0 DWELLING UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF THE SINGLE FAMILY DETACHED LAND USE.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT SIZE AND MINIMUM

LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT ERL
Cottage	2500 Square Feet	32'
Manor	4000 Square Feet	40'
Villa	5400 Square Feet	54'
Estata	20000 Square Feet	120'

*EXCEPT FOR LOTS OWNED ON AMENDED OSP, MIN SHALL NOT BE LESS THAN 100' AT FRONT ERL.

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

STRUCTURE SETBACKS

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

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUM REAR SETBACK	
			TO PRINCIPAL STRUCTURE	(ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE
Cottage	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
Manor	12'	6' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
Villa	12'	6' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
Estata	20'	20' EXCEPT FOR GARAGE WHICH MAY BE 10'	20'	20'

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRoACH ON TO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED HEREIN APPROPRIATE; SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'; GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

HABITABLE SPACE AND/OR OPENENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEYLAINE ROAD) SHALL BE A MINIMUM OF 30' APART.

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

EXCEPTIONS TO SETBACK REQUIREMENTS

EXCEPT FOR THE FOLLOWING, SECTION 126AJ APPLIES:

- FORGIES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, BUT NOT FOR ESTATES. WITHIN FORGIES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, FORGIES MAY ENCRoACH WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERs, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12' ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
- MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK AREA.

ACCESS

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

BUILDING HEIGHT

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

COVERAGE

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

NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133E.1 (SHARED PARKING).

OTHER RESIDENTIAL (OR)

PERMITTED USES
 APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-HORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS. MIDTOWN PARCEL A-1 AND THE OR AREA OF THE WESTSIDE DISTRICT HAVI CONTAIN LIVE-HORK UNITS.

STACKED TOWNHOUSES HAVE THE APPEARANCE OF CONVENTIONAL TOWNHOUSES, BUT ARE ACTUALLY SEPARATED BOTH HORIZONTALLY AND VERTICALLY. THE UNITS MAY OR MAY NOT HAVE INTEGRAL AT-GRADE GARAGES.

LIVE-HORK UNITS ARE HORIZONTALLY INTEGRATED BUILDINGS TYPES WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USES ONLY.

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

APARTMENT BUILDINGS TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1200 SQUARE FEET OR 18% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROMOTE VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL/RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

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

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

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

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS
- CONCERT OR RECREATIONAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 126.6 FOR ACCESSORY USE PROVISIONS)
- CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
- COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS
- ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

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

DENSITY

AVERAGE DENSITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER RESIDENTIAL LAND USE.

LOT SIZE

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

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

STRUCTURE SETBACKS

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

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUM REAR SETBACK TO PRINC. STRUCT.	MINIMUM REAR SETBACK (ATTACHED OR DETACHED) OR TO GARAGE STRUCTURE	
				TO REAR GARAGE STRUCTURE	TO REAR GARAGE BLVD.
SINGLE FAMILY ATTACHED	0'	0'	20'	3'	20'
LIVE-HORK	0'	0'	20'	3'	20'
SEMI-DETACHED	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'	20'
TWO-FAMILY	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'	20'
APARTMENT	10'	0' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'	20'

HABITABLE SPACE AND/OR OPENENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR PROPERTY LINE CONTIGUOUS TO GREEN OPEN SPACE THE REAR FRONTAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 5'.

OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEYLAINE ROAD) SHALL BE A MINIMUM OF 30' APART.

BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FROM FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS.

BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FROM FRONT, 50' BACK TO BACK, EXCEPT ACROSS AN ALLEY, 50' BACK TO FRONT AND 6' (OR AS REQUIRED BY THE BUILDING CODE) FOR ALL OTHER CONDITIONS.

IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BLVD. MAY BE REDUCED TO 5'. ON PARCEL A-1 IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BLVD. MAY BE REDUCED TO 10'.

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

EXCEPTIONS TO SETBACK REQUIREMENTS EXCEPT FOR THE FOLLOWING, SECTION 126AJ APPLIES:

- FORGIES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, BUT NOT FOR ESTATES. WITHIN FORGIES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, FORGIES MAY ENCRoACH WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERs, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12' ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
- MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK AREA.

ACCESS

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

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-HORK UNITS AND APARTMENTS. IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-HORK, 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 SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133E.1 (SHARED PARKING).

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 SPACE FOR EACH DWELLING UNIT WITHDRAWN.

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

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

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

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
- BED AND BREAKFAST INNS
- CONCERT OR RECREATIONAL ESTABLISHMENTS
- HOME OCCUPATIONS (ALSO SEE SECTION 126.6 FOR ACCESSORY USE PROVISIONS)
- CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
- ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
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- ENTRANCE FEATURES FOR SUBDIVISIONS
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DENSITY

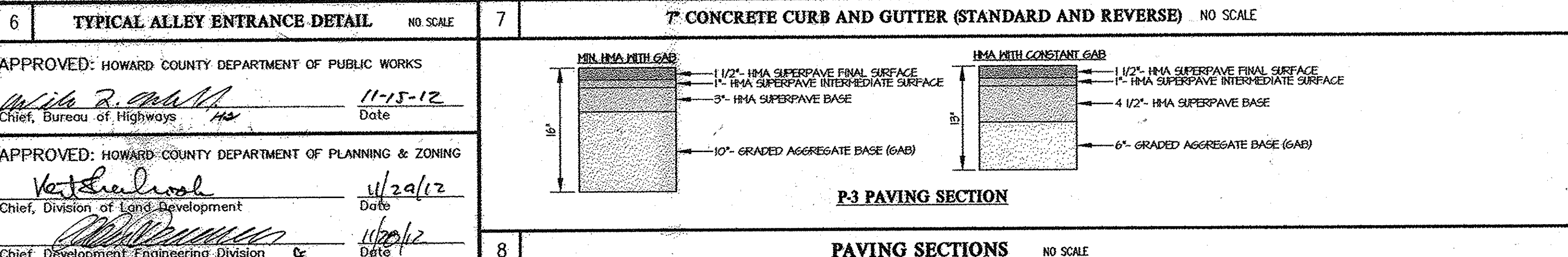
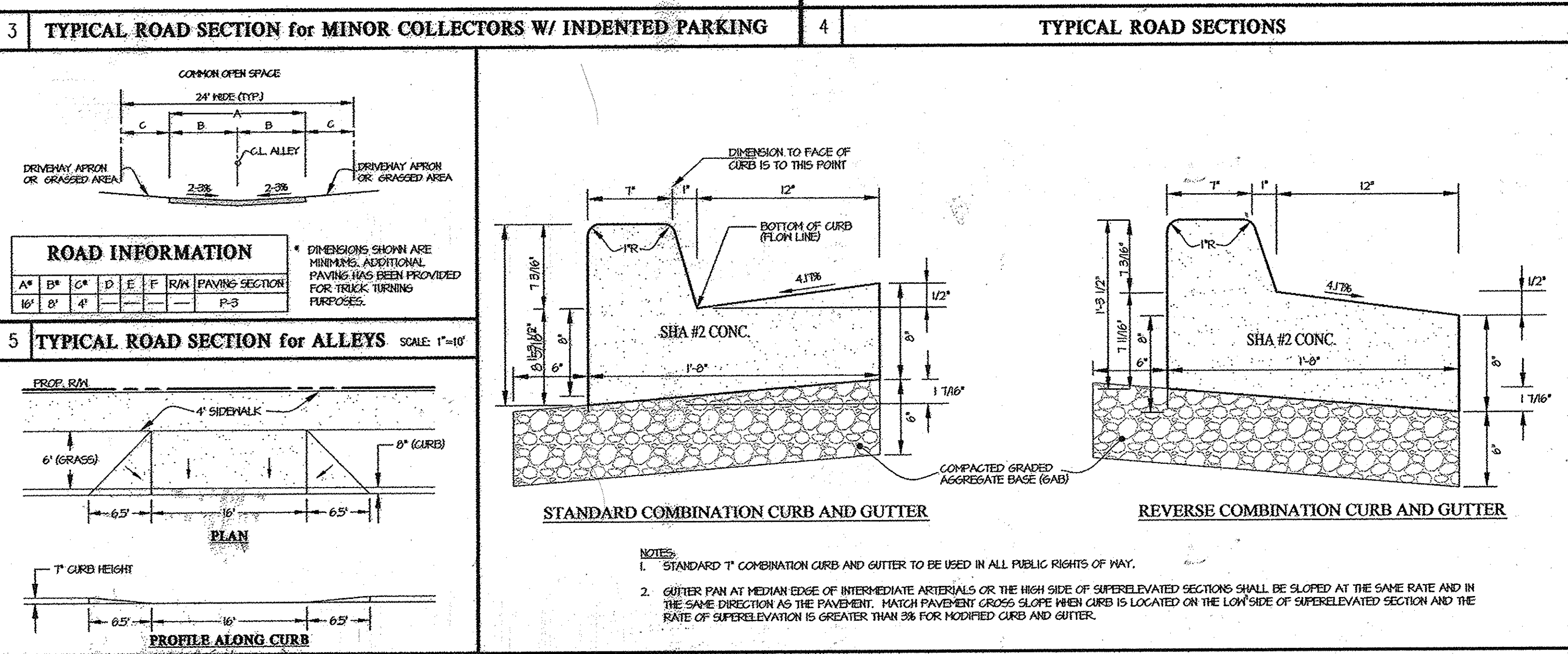
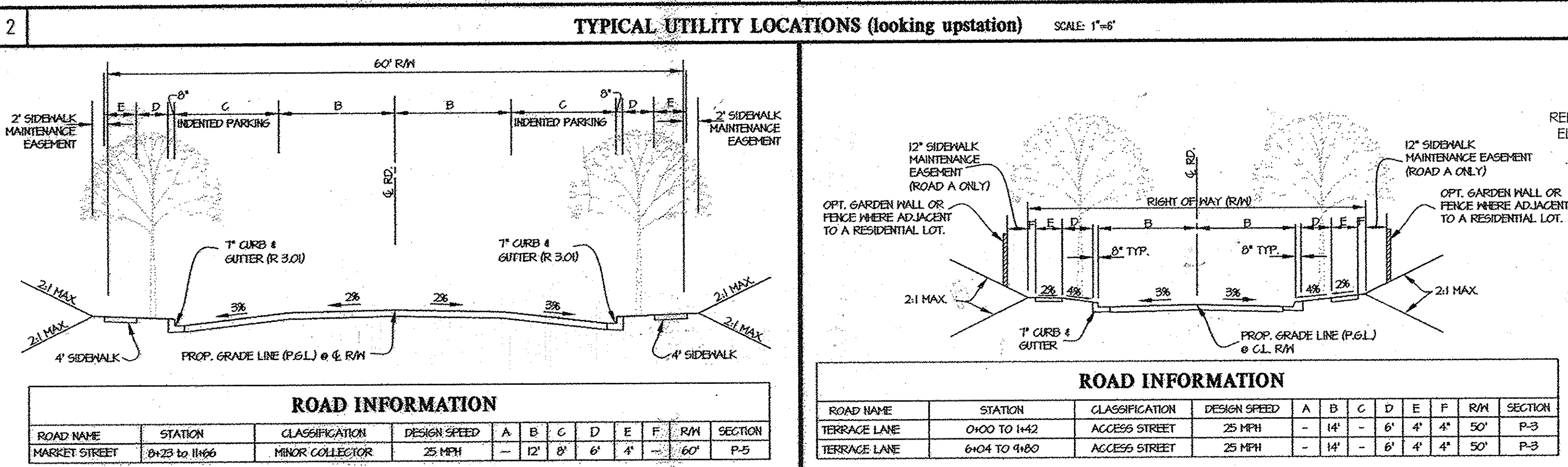
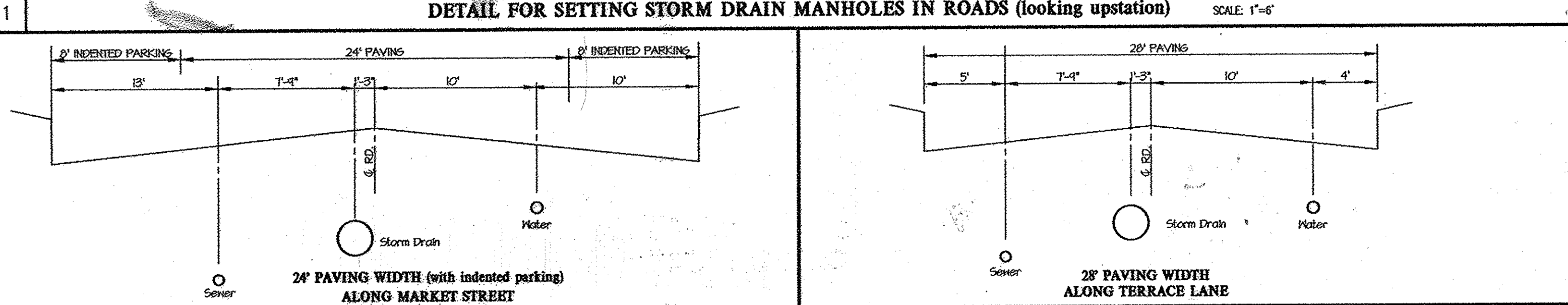
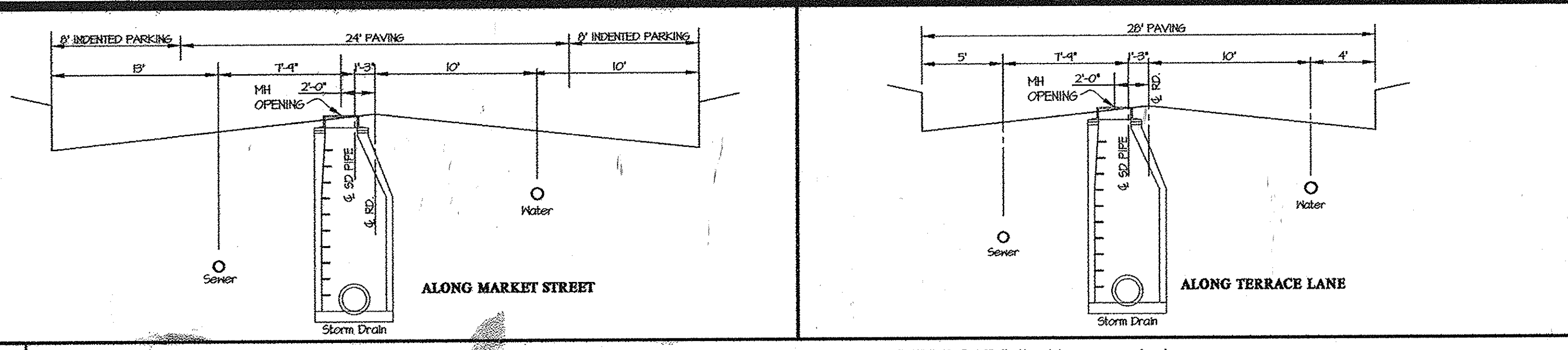
AVERAGE DENSITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER RESIDENTIAL LAND USE.

LOT SIZE

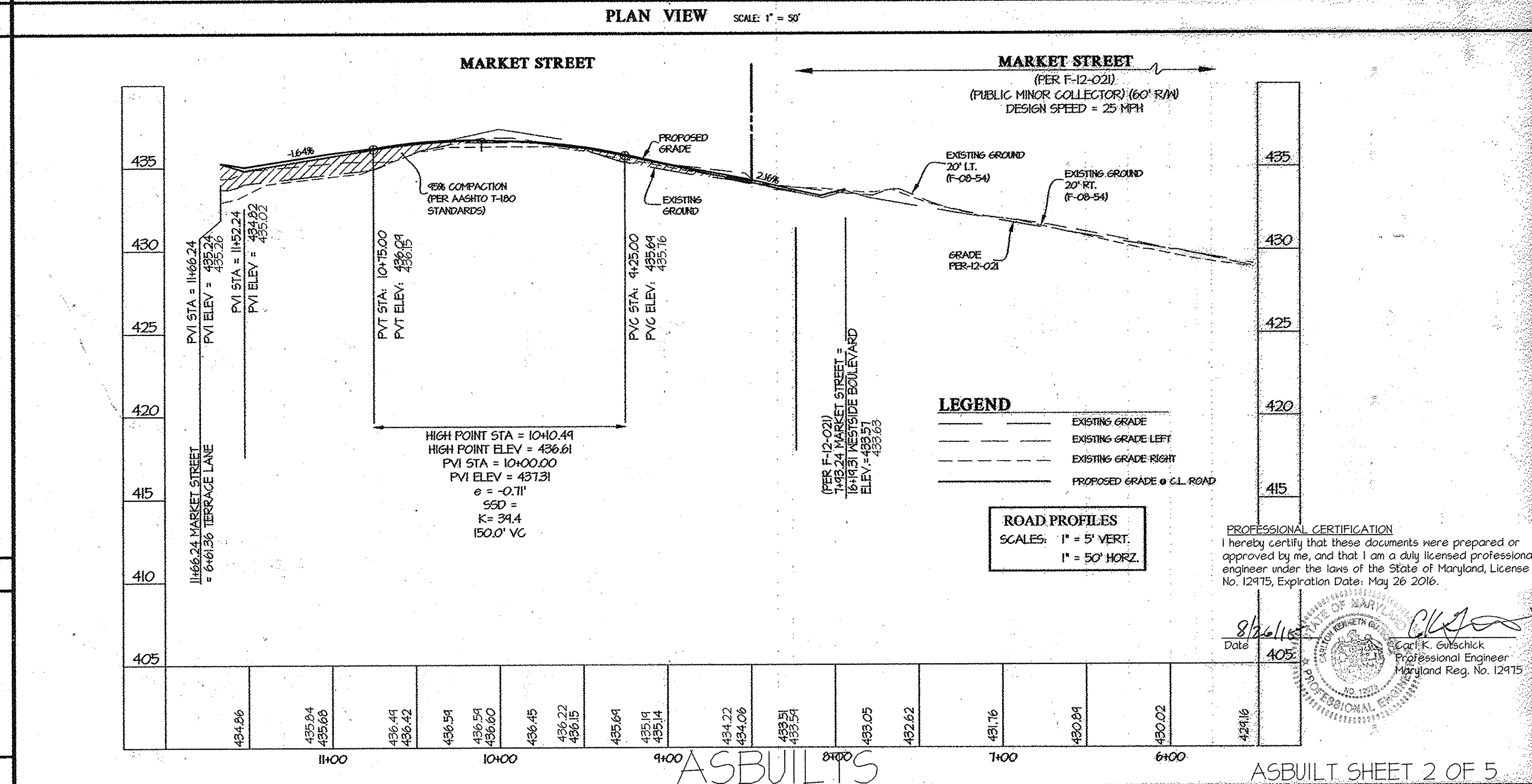
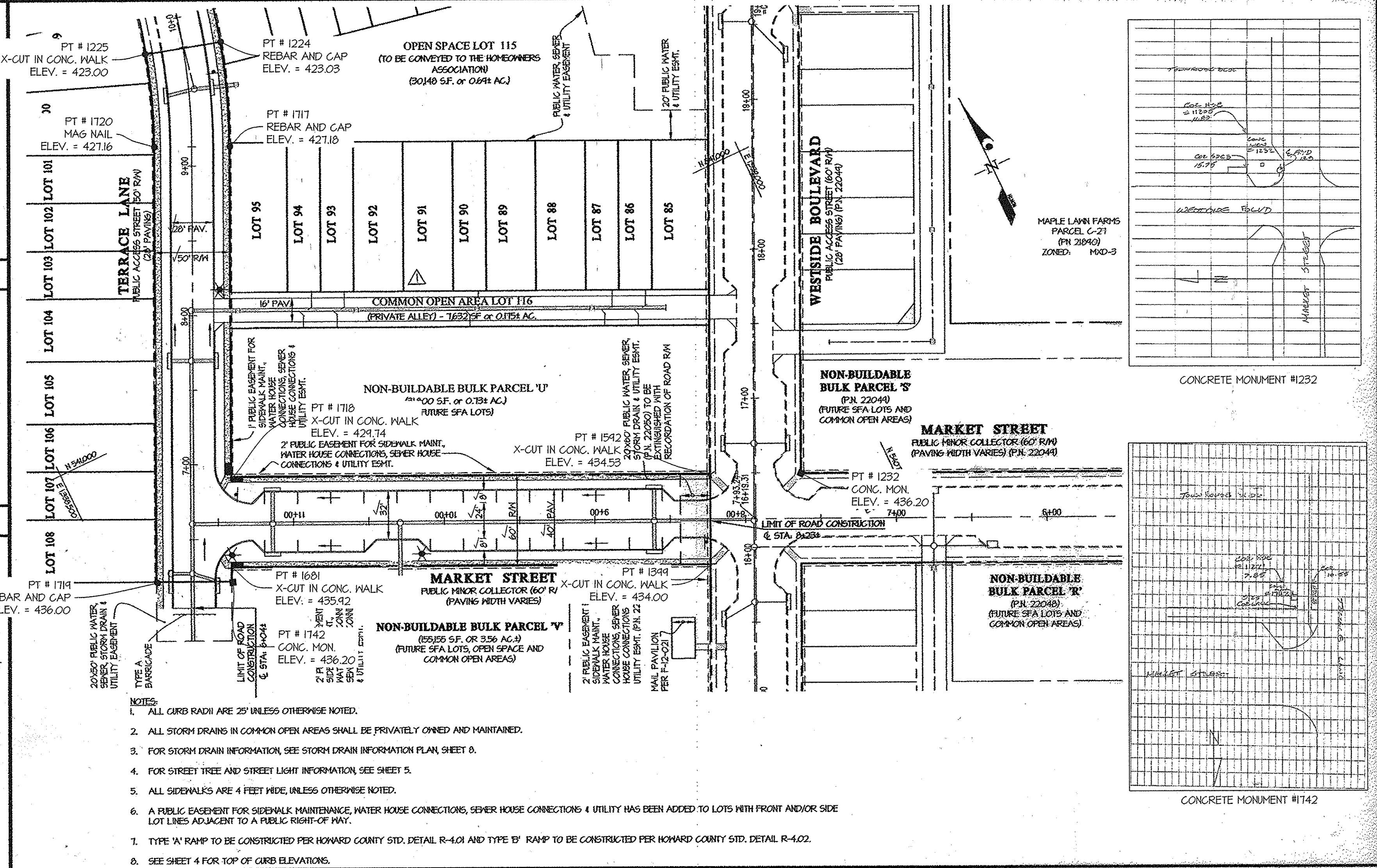
NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACRES	NON-BUILDABLE					S.F.D. AC. (R)	OR AC. (R)	EHP AC. (R)	O.S. AC. (R)	FIB. RD.			PRIV. RD. ACRES	SFD UNITS	OR UNITS (APT./S.F.A)	SFD. DENSITY	OR. DENSITY	EHP. BLDG. AREA	EHP. F.A.R.
			SF	OR	EHP	OS	%					SF	OR	EHP							
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)	---	---	30.83 (59.3)	21.5 (40.7)	0.00	0.00	4.35	---	---	---	---	---	---	
2	F-03-40	31.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (21.0)	8.04 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.14	1.56	55	65	5.1/AC.	8.0/AC.	---	---	
3	F-04-42	50.80	-0.52	-0.43	2.1	0.00	(3.0)	7.11 (22.1)	12.28 (20.4)	14.80 (25.2)	22.85 (58.4)	2.52	0.46	0.00	41	71	5.8/AC.	6.4/AC.	---	---	
4	F-05-81 / F-05-82	15.41	0.00	1.48	-1.64	0.00	-1.4	0.00 (0.0)	1.24 (41.1)	1.64 (10.9)	6.70 (43.3)	0.00	3.40	1.64	0.00	51	---	8.1/AC.	---	---	
4b	F-05-194 / F-01-06	31.2	0.00	0.00	-1.26	0.00	(-40.4)	0.00 (0.0)	0.00 (0.0)	3.15 (10.1)	1.23 (39.4)	0.00	0.00	2.04	0.00	---	---	---	---	---	
4c	F-05-112 / F-05-113	3.00	0.00	0.00	0.																



NO.	REVISION	DATE	BY	APPR.



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, 2014.

PREPARED FOR: MAPLE LAWN FARMS 1, LLC, SUITE 300 WOODHOLME CENTER, 1829 REISTERSTOWN ROAD, BALTIMORE, MD 21208, ATTN: MARK BENNETT, 410-484-8400.

ROAD CONSTRUCTION PLAN - MARKET STREET, MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 3, LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'. (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17) HOWARD COUNTY, MARYLAND.

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
AUG. 2015	41-21/46-3	3 OF 13

TOP OF CURB ELEVATION TABLE FOR MARKET STREET

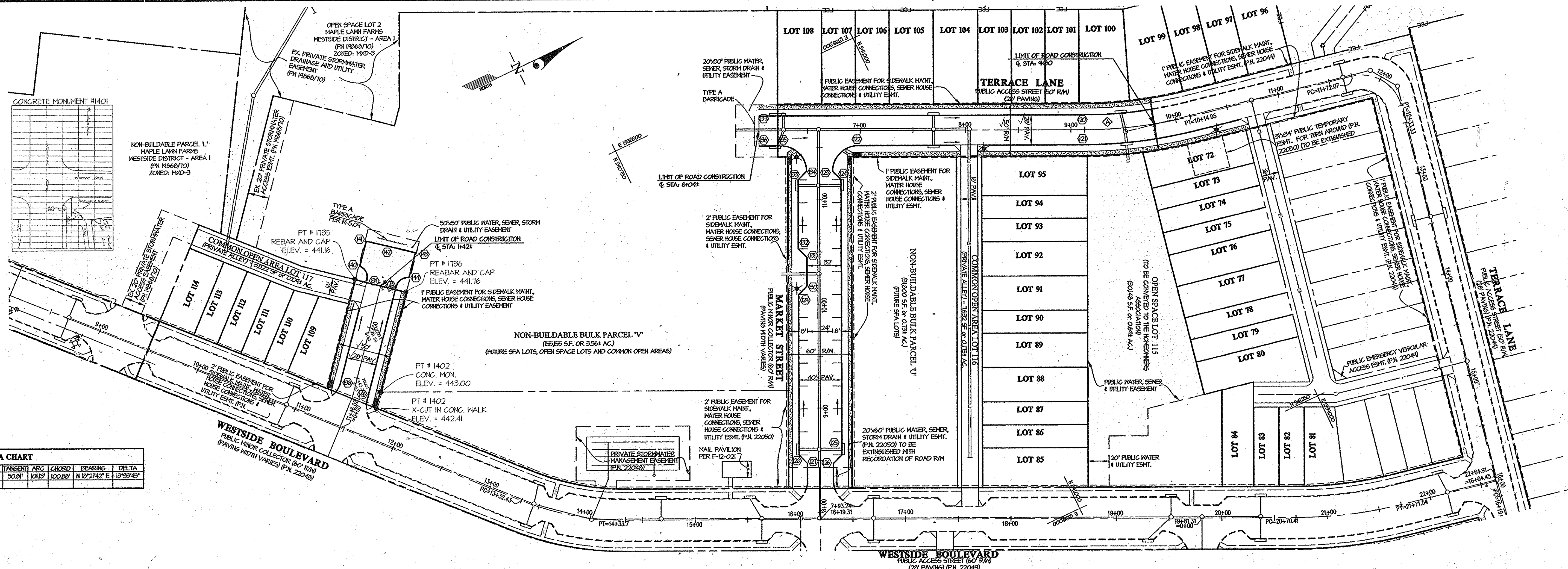
PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
22	1+21.24	12' RT.	435.51	435.66
23	1+41.24	20' RT.	435.57	435.44
24	2+23.24	20' RT.	434.21	434.31
25	3+41.24	12' RT.	434.25	434.44
26	4+41.24	12' LT.	434.25	434.35
27	5+52.24	20' LT.	434.21	434.35
28	10+09.24	20' LT.	436.72	436.72
29	10+17.24	12' LT.	436.84	436.85
30	10+45.24	12' LT.	436.80	436.76
31	10+53.24	20' LT.	436.44	436.54
32	11+41.24	20' LT.	435.47	435.51
33	11+21.24	12' LT.	435.51	435.32

TOP OF CURB ELEVATION TABLE FOR TERRACE LANE

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
22	9+12.49	14' LT.	426.84	426.75
23	9+12.49	14' RT.	426.84	426.90
24	6+24.36	14' RT.	434.01	435.01
25	6+24.36	14' RT.	435.80	435.81
26	6+03.83	14' RT.	436.02	436.02
27	6+03.83	14' LT.	436.02	436.11
28	0+42.35	14' LT.	442.04	443.16
29	1+44.03	14' LT.	440.45	
30	1+55.54	24' LT.	441.05	
31	1+80.21	24' LT.	440.45	
32	1+80.21	0	440.25	
33	1+80.21	24' RT.	440.45	
34	1+55.54	24' RT.	441.05	
35	6+24.36	14' RT.	440.45	
36	6+24.36	14' RT.	442.13	442.30

CL CURVE DATA CHART

STREET NAME	CURVE	PC STA	PT STA	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
TERRACE LANE	CL	9+12.49	10+14.05	456.65'	50.81'	10.91'	100.28'	N 18° 21' 42" E	18° 33' 45"



PLAN VIEW SCALE 1" = 50'

- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - ALL STORM DRAINS IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN INFORMATION PLAN, SHEET 8.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 5.
 - ALL SIDEWALKS ARE 4 FEET WIDE, UNLESS OTHERWISE NOTED.
 - A PUBLIC EASEMENT FOR SIDEWALK MAINTENANCE, WATER HOSE CONNECTIONS, SEWER HOUSE CONNECTIONS & UTILITY HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 - TYPE 'A' RAMP TO BE CONSTRUCTED PER HOWARD COUNTY STD. DETAIL R-4-01 AND TYPE 'B' RAMP TO BE CONSTRUCTED PER HOWARD COUNTY STD. DETAIL R-4-02.

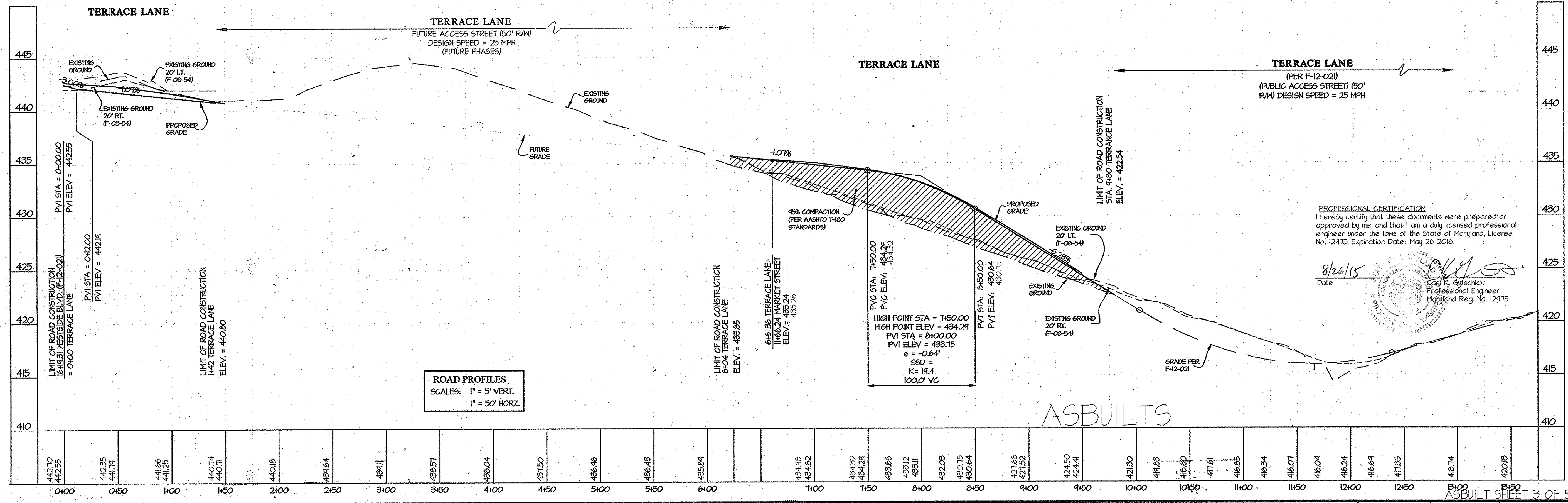
LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE @ C.L. ROAD

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 11-15-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/24/12
 Chief, Division of Land Development Date

APPROVED: *[Signature]* 11/20/12
 Chief, Development Engineering Division Date



PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12975, Expiration Date: May 26, 2016.
 8/26/15
 Date
 Gail K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12975

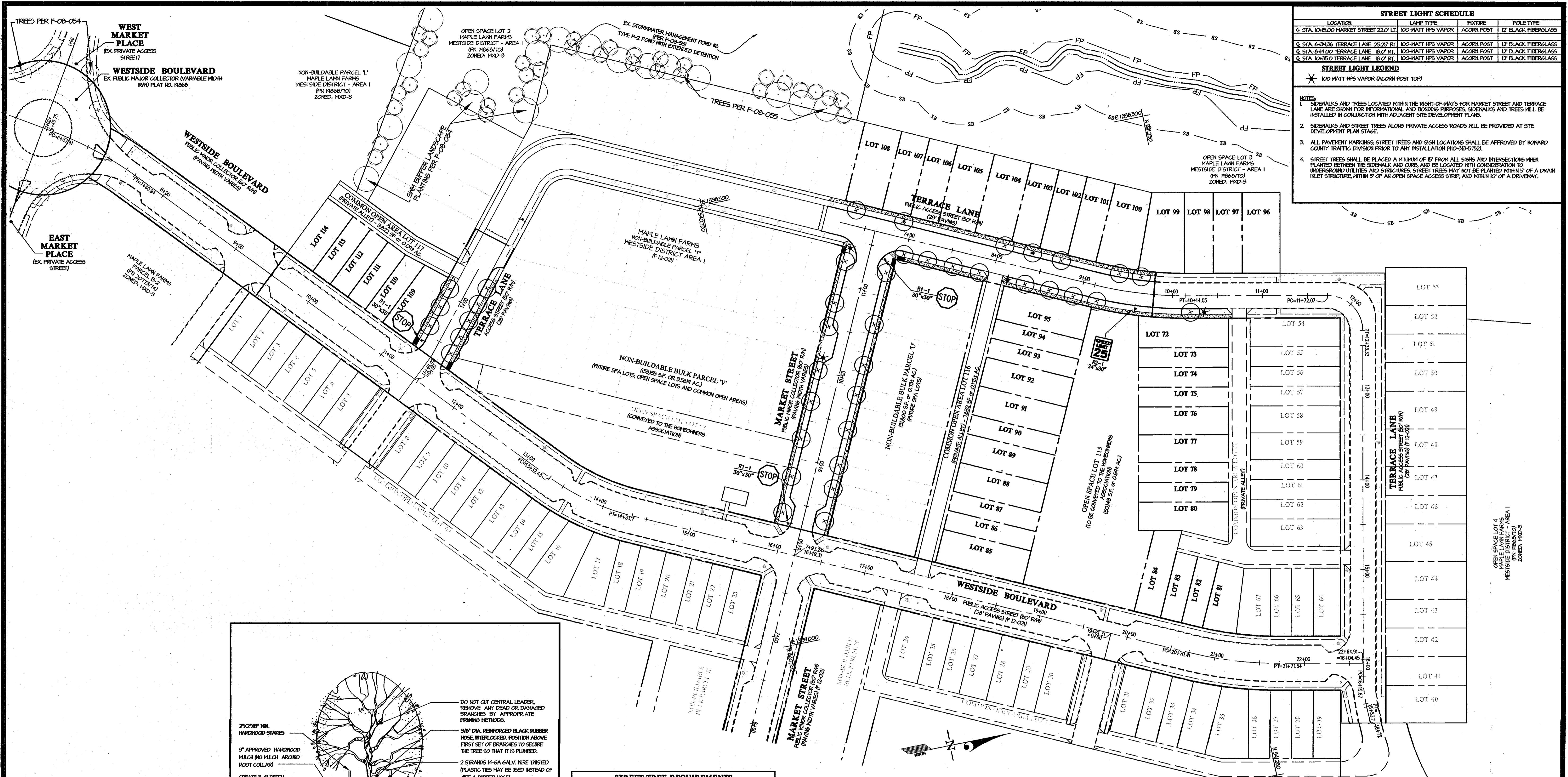
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BERTHOVILLE OFFICE PARK
 BERTHOVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-820-1820 DC/VA: 301-589-2524 FAX: 301-421-4188

PREPARED FOR:
 MAPLE LAWN FARMS 1, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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 10-19-12
 Gail K. Gutschick

ROAD CONSTRUCTION PLAN - TERRACE LANE
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
AUG. 2015	41-21/46-3	4 OF 13



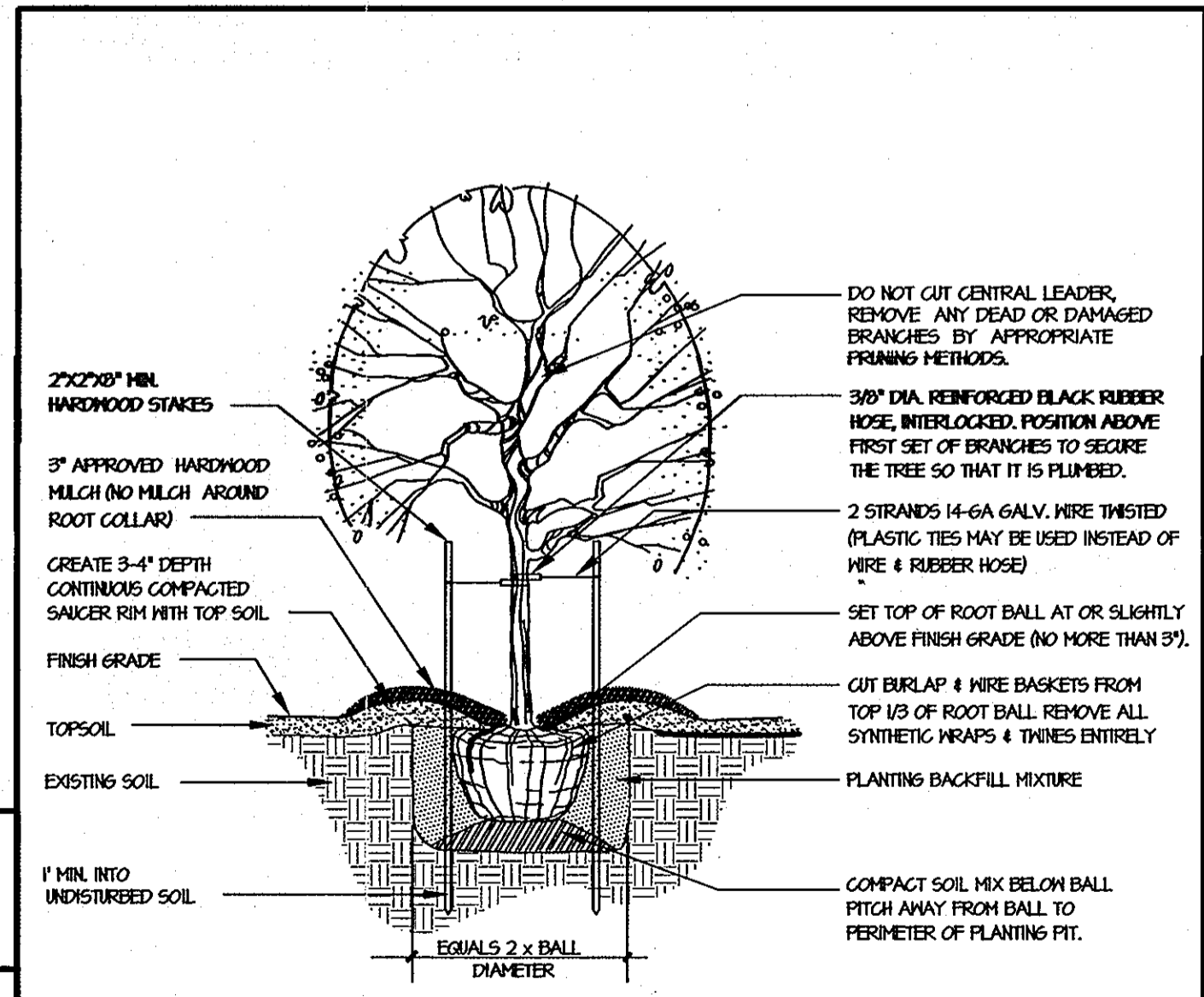
STREET LIGHT SCHEDULE			
LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
STA. 1045+00 MARKET STREET 22.07' LT	100-WATT HPS VAPOR	ACORN POST	12" BLACK FIBERGLASS
STA. 642+36 TERRACE LANE 25.25' RT	100-WATT HPS VAPOR	ACORN POST	12" BLACK FIBERGLASS
STA. 841+00 TERRACE LANE 18.07' RT	100-WATT HPS VAPOR	ACORN POST	12" BLACK FIBERGLASS
STA. 1035+00 TERRACE LANE 18.07' RT	100-WATT HPS VAPOR	ACORN POST	12" BLACK FIBERGLASS

STREET LIGHT LEGEND

★ 100 WATT HPS VAPOR (ACORN POST TOP)

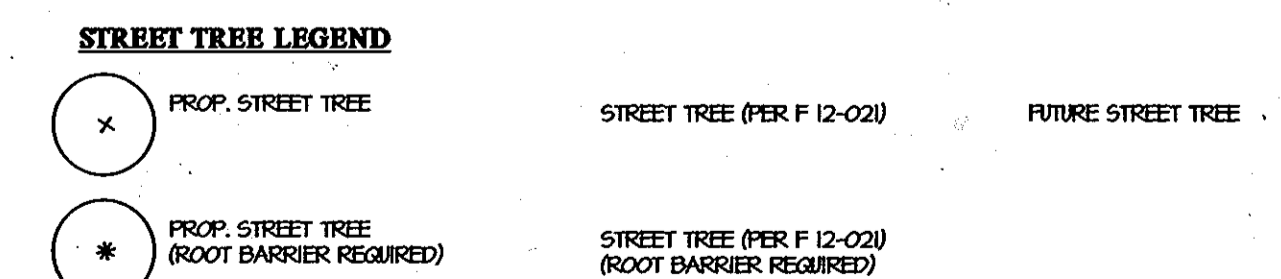
NOTES:

- SIDEWALKS AND STREETS LOCATED WITHIN THE RIGHT-OF-WAYS FOR MARKET STREET AND TERRACE LANE ARE SHOWN FOR INFORMATIONAL AND RECORDING PURPOSES. SIDEWALKS AND TREES WILL BE INSTALLED IN CONJUNCTION WITH ADJACENT SITE DEVELOPMENT PLANS.
- SIDEWALKS AND STREET TREES ALONG PRIVATE ACCESS ROADS WILL BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE.
- ALL PAVEMENT MARKINGS, STREET TREES AND SIGN LOCATIONS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC DIVISION PRIOR TO ANY INSTALLATION (410-38-5152).
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STREET, AND WITHIN 17' OF A DRIVEWAY.



STREET TREE REQUIREMENTS			
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
MARKET STREET	508'	15	16
TERRACE LANE	861'	22	22

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wade R. Marshall 11-15-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Neil S. Lusk 11/29/12
 Chief, Division of Land Development Date

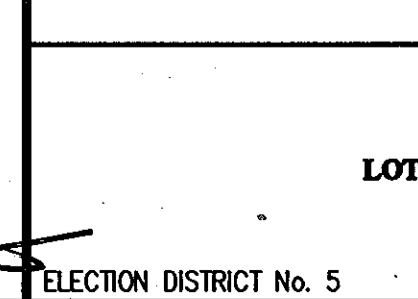
Mark Bennett 11/29/12
 Chief, Development Engineering Division Date

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

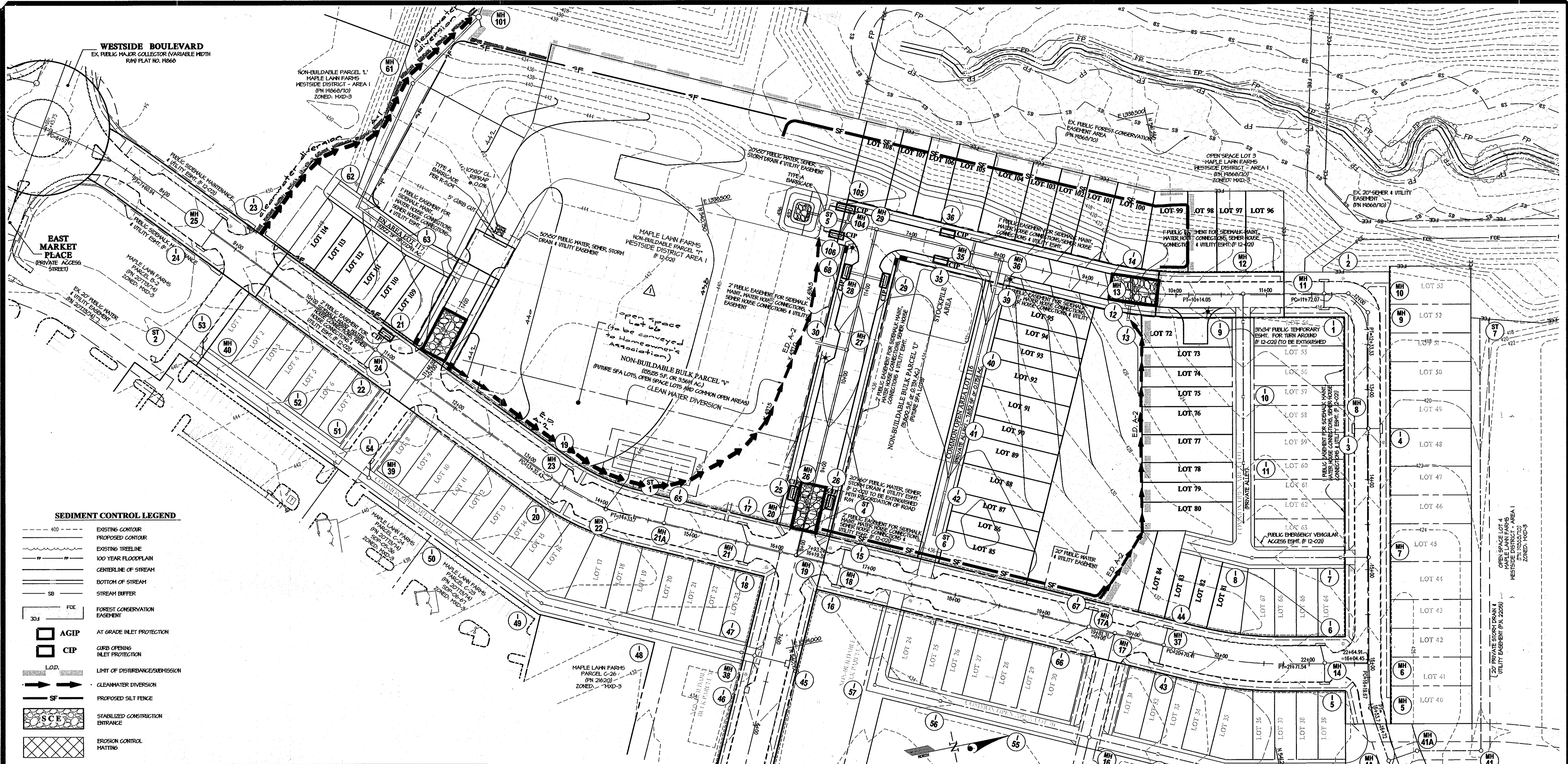
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 ATTN: MARK BENNETT
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 EXPIRATION DATE: MAY 28, 2014
 10-14-12



SIGNING, STREET TREE and LIGHTING
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2012	41-21/46-3	5 OF 13



SEDIMENT CONTROL LEGEND

- 400 --- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- 100 YEAR FLOODPLAIN
- CENTERLINE OF STREAM
- BOTTOM OF STREAM
- STREAM BUFFER
- FCF FOREST CONSERVATION EASEMENT
- AGIP AT GRADE INLET PROTECTION
- CIP CURB OPENING INLET PROTECTION
- LOD LIMIT OF DISTURBANCE/EMISSION
- CLEANWATER DIVERSION
- SF PROPOSED SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING

SEDIMENT CONTROL NOTES:

1. THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION HAS MASS GRADED UNDER F-08-55, THEREFORE, 'C' SOILS WERE ASSUMED FOR THE DESIGN OF THE SEDIMENT CONTROL.
2. FOR STORM DRAIN SIZES SEE SHEET 0.
3. CONTRACTOR MUST TURN SILT FENCE UPHILL 2' IN ELEVATION.
4. FOR SEQUENCE OF CONSTRUCTION SEE SHEET 1.

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

John R. Burt 11/12/12
HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. J. ... 11-15-12
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

... 11/29/12
Chief, Division of Land Development Date

... 11/29/12
Chief, Development Engineering Division Date

BUILDER'S CERTIFICATE

"I ME CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

John B. ... 10/28/12
SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

... 10-19-12
SIGNATURE OF ENGINEER DATE

GLWGUTSCHICK LITTLE & WEBER, PA.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-580-1020 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11-21-2013	Regrading & sediment control to allow grading to balance the area within itself.	DEV	

PREPARED FOR:
MAPLE LAWN FARMS 1, LLC
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION

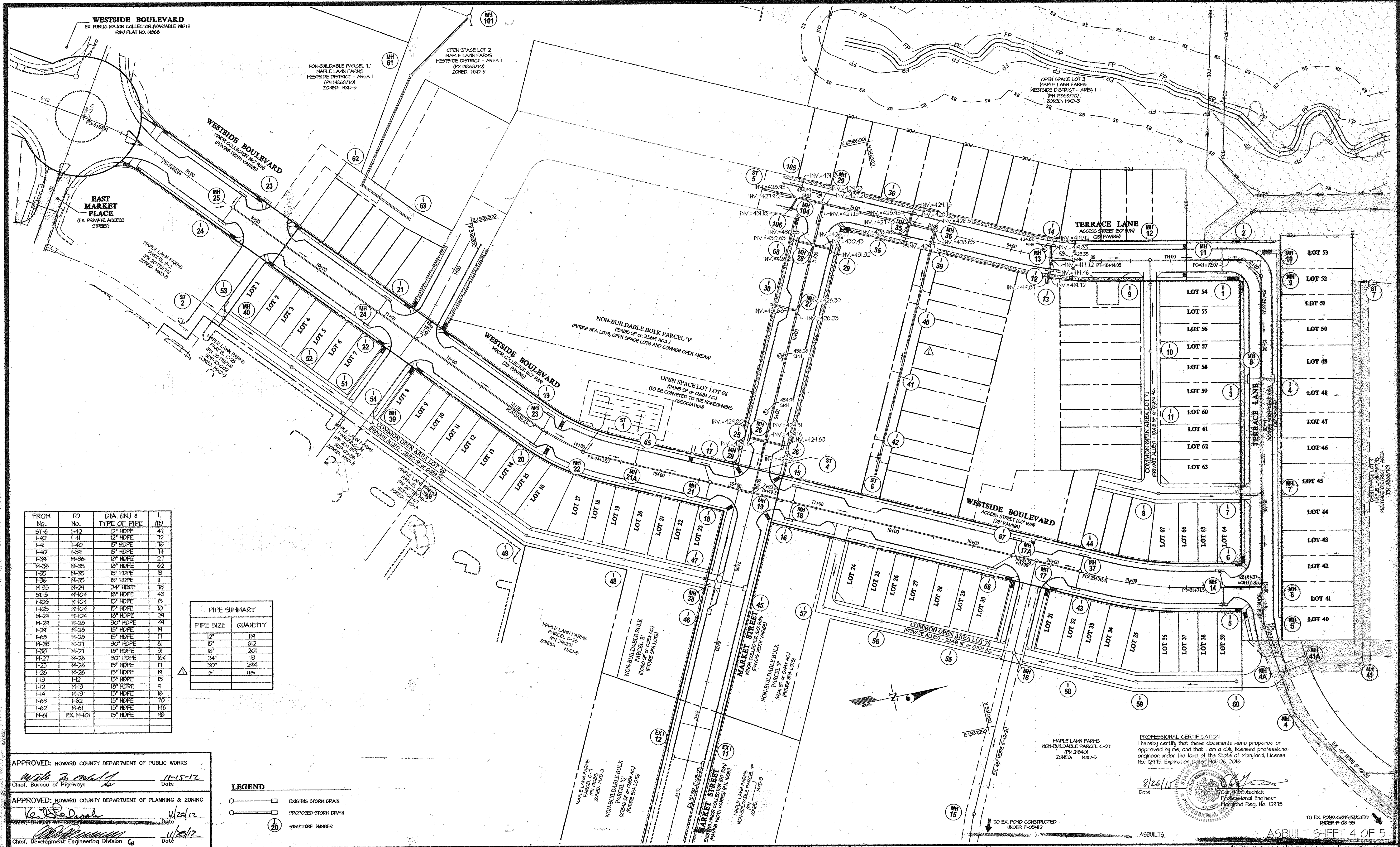
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12375, EXPIRATION DATE: MAY 28, 2014.

...
STATE OF MARYLAND
MARK BENNETT
PROFESSIONAL ENGINEER

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2012	41-21/46-3	6 OF 13



FROM No.	TO No.	DIA. (IN) & TYPE OF PIPE	L (ft)
ST-6	L-42	12" HDPE	41
L-42	L-41	12" HDPE	12
L-41	L-40	15" HDPE	16
L-40	L-34	15" HDPE	14
L-34	M-36	10" HDPE	27
M-36	M-35	10" HDPE	21
L-36	M-35	15" HDPE	13
L-36	M-35	15" HDPE	11
M-35	M-24	24" HDPE	13
ST-5	M-104	10" HDPE	43
L-106	M-104	15" HDPE	13
L-105	M-104	15" HDPE	10
M-24	M-20	10" HDPE	24
M-24	M-20	30" HDPE	44
L-24	M-20	15" HDPE	14
L-60	M-20	15" HDPE	17
M-20	M-27	30" HDPE	81
L-30	M-27	10" HDPE	31
M-27	M-26	30" HDPE	164
L-25	M-26	15" HDPE	17
L-26	M-26	15" HDPE	14
L-13	L-12	15" HDPE	13
L-12	M-13	10" HDPE	4
L-14	M-13	15" HDPE	16
L-63	L-62	15" HDPE	70
L-62	M-61	15" HDPE	146
M-61	EX. MH-101	15" HDPE	48

PIPE SUMMARY	
PIPE SIZE	QUANTITY
12"	114
15"	612
10"	201
24"	13
30"	234
2"	118

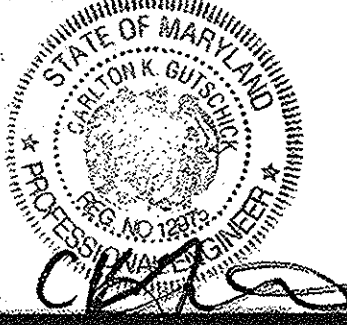
LEGEND	
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	STRUCTURE NUMBER

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways *W. A. ...* 11-15-12
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division *V. ...* 11/29/12
... 11/29/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK
 BURLINGAME, MARYLAND 20868
 TEL: 301-421-4024 BULK: 410-889-1620 DC/PA: 301-889-2524 FAX: 301-421-4186

PREPARED FOR:
 MAPLE LAWN FARMS 1, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21209
 ATTN: MARK BENNETT
 410-484-8400

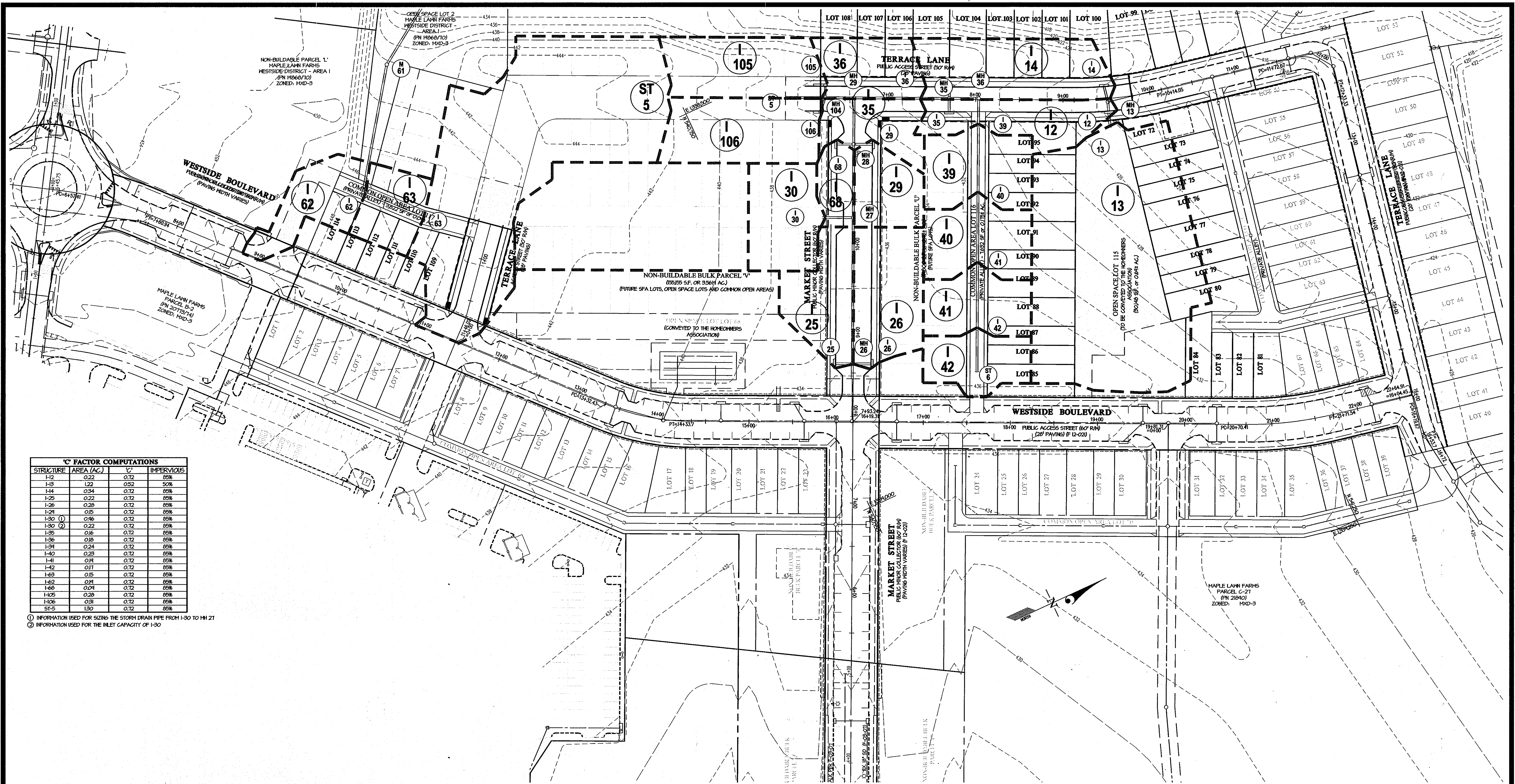
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475.
 EXPIRATION DATE: MAY 26, 2016



STORM DRAIN INFORMATION PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
10/26/15	41-21/46-3	8 OF 13

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2016.
 Date: 8/26/15
 C. J. Gutschick
 Professional Engineer
 License No. 12475



'C' FACTOR COMPUTATIONS

STRUCTURE	AREA (AC)	'C'	IMPERVIOUS
I-2	0.22	0.12	0%
I-3	0.22	0.12	0%
I-4	0.34	0.12	0%
I-5	0.22	0.12	0%
I-6	0.28	0.12	0%
I-7	0.15	0.12	0%
I-8	0.46	0.12	0%
I-9	0.22	0.12	0%
I-10	0.16	0.12	0%
I-11	0.18	0.12	0%
I-12	0.24	0.12	0%
I-13	0.23	0.12	0%
I-14	0.18	0.12	0%
I-15	0.11	0.12	0%
I-16	0.15	0.12	0%
I-17	0.11	0.12	0%
I-18	0.04	0.12	0%
I-19	0.04	0.12	0%
I-20	0.28	0.12	0%
I-21	0.38	0.12	0%
I-22	1.30	0.12	0%

① INFORMATION USED FOR SIZING THE STORM DRAIN PIPE FROM I-30 TO MH 27
 ② INFORMATION USED FOR THE INLET CAPACITY OF I-30

LEGEND

- 400' --- EXISTING CONTOUR
- 100 YEAR FLOODPLAIN
- SB --- STREAM BUFFER
- FCE FOREST CONSERVATION EASEMENT
- ■ ■ ■ ■ STORM DRAIN DRAINAGE AREA
- ■ ■ ■ ■ AREA TO BE PICKED UP BY FUTURE STORM DRAINS
THIS AREA WAS USED FOR SIZING THE STORM DRAIN PIPE FROM I-30 TO MH-27 ONLY. IT WAS NOT CONSIDERED FOR THE INLET CAPACITY OF I-30.

NOTE: 'C' TYPE SOILS ASSIGNED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William J. ... 11-15-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kevin ... 11/29/12
 Chief, Division of Land Development Date

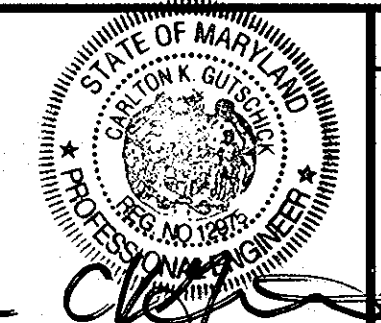
... 11/29/12
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES. DEV. DRN. KLP CHK. CKG

PREPARED FOR:
 MAPLE LAWN FARMS 1, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2014

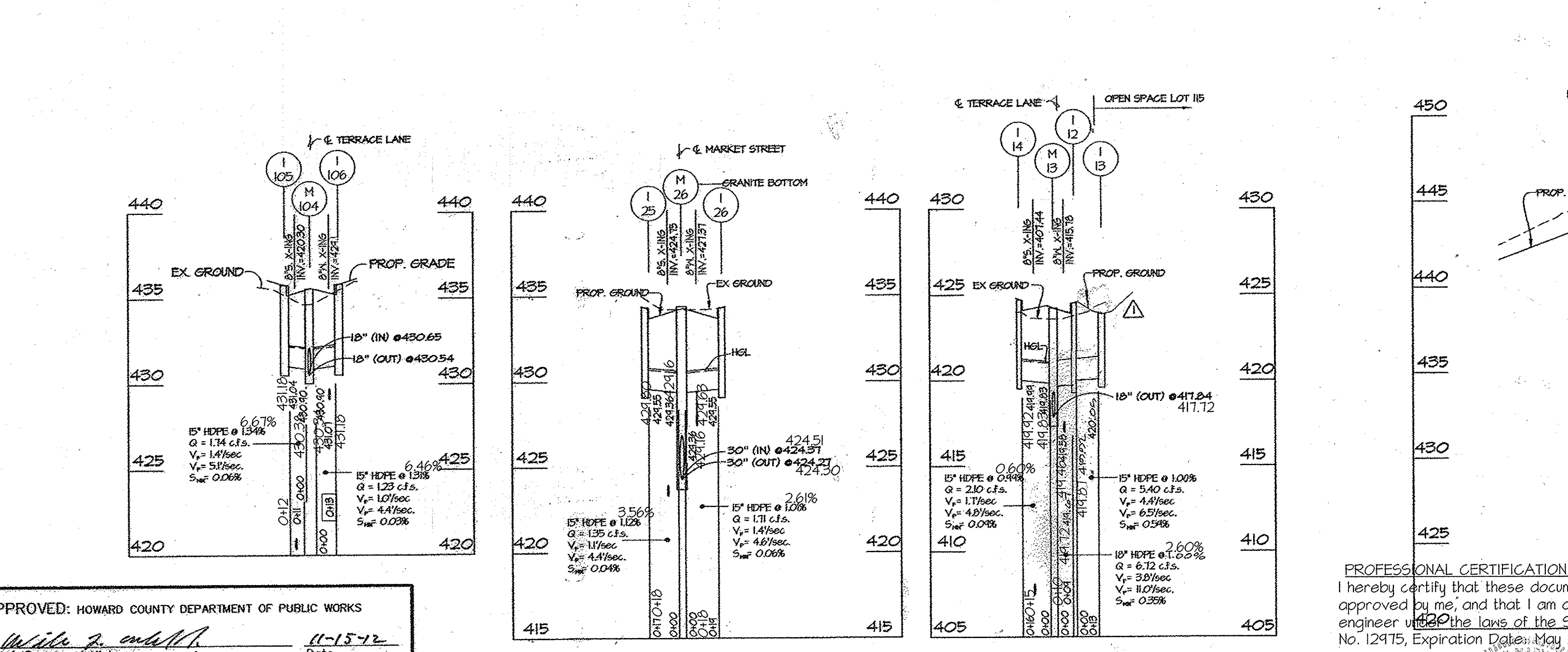
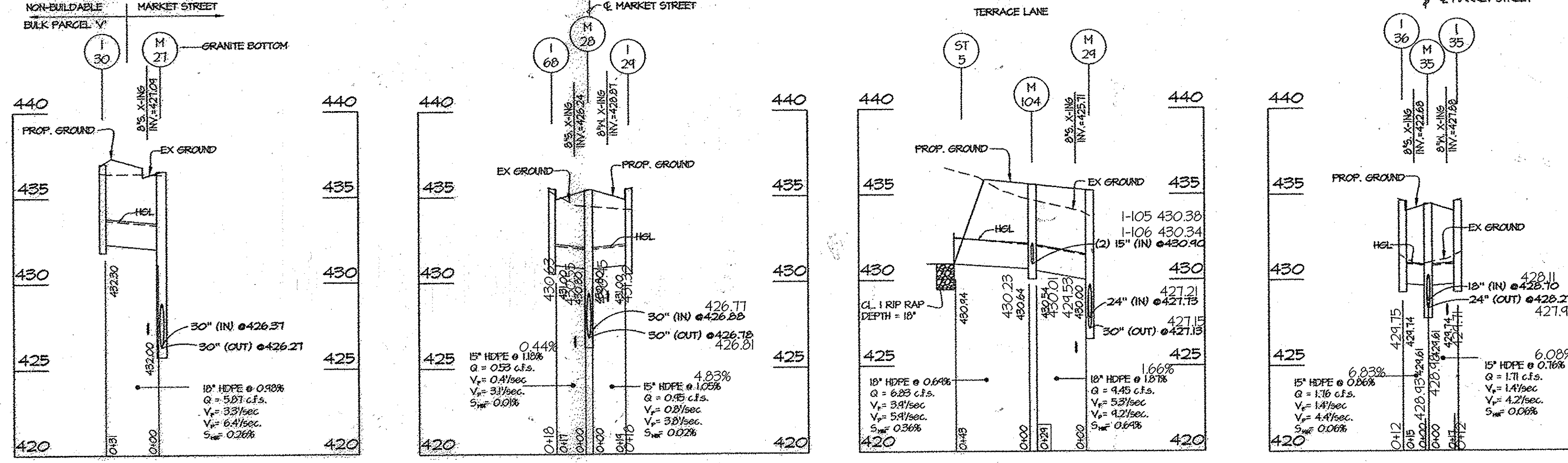
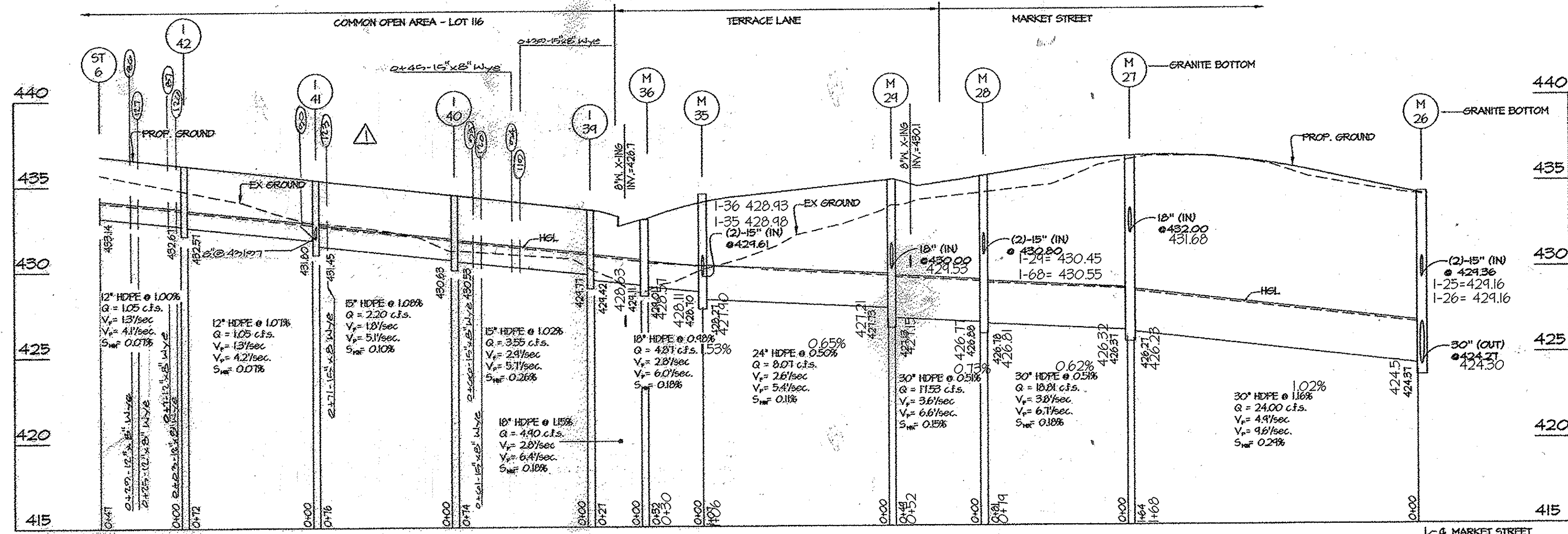


STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T'
 P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

SCALE: 1"=50'
 ZONING: MXD-3
 G. L. W. FILE No. 11002

DATE: OCTOBER, 2012
 TAX MAP - GRID: 41-21/46-3
 SHEET: 9 OF 13

HOWARD COUNTY, MARYLAND



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-12	A-10 INLET	2'-6"	424.88	424.18	424.76	424.07	419.72	419.67	419.87	419.72	HO. CO. SD 4.03	N 54101 E 1338.101	
I-13	S' INLET	2'-15"	423.80	---	---	---	420.05	---	---	---	HO. CO. SD 4.22	N 54105 E 1338.714	
I-14	A-10 INLET	2'-6"	425.02	424.33	425.18	424.42	---	419.91	---	419.92	HO. CO. SD 4.03	N 54108 E 1338.75	
I-25	S' INLET	2'-15"	434.52	434.24	434.46	434.36	---	429.55	---	429.80	HO. CO. SD 4.22	N 540784 E 1338.834	
I-26	A-10 INLET	2'-6"	434.52	434.24	434.50	434.24	---	429.55	---	429.63	HO. CO. SD 4.03	N 540821 E 1338.851	
I-29	A-10 INLET	2'-6"	435.65	435.47	435.61	434.44	---	431.00	---	431.32	HO. CO. SD 4.03	N 540824 E 1338.822	
I-30	S' INLET	2'-15"	432.30	---	---	---	---	432.30	---	---	HO. CO. SD 4.22	N 540843 E 1338.875	
I-35	A-10 INLET	2'-6"	434.65	434.54	434.17	434.00	---	429.74	---	429.71	HO. CO. SD 4.03	N 540946 E 1338.612	
I-36	A-10 INLET	2'-6"	434.65	434.54	434.20	434.01	---	429.74	---	429.75	HO. CO. SD 4.03	N 541008 E 1338.586	
I-34	S' INLET	2'-15"	433.50	---	---	---	429.71	429.42	---	---	HO. CO. SD 4.22	N 541040 E 1338.654	
I-40	S' INLET	2'-15"	434.4	---	---	---	430.63	430.53	---	---	HO. CO. SD 4.22	N 54105 E 1338.125	
I-41	S' INLET	2'-15"	435.32	---	---	---	431.80	431.45	---	---	HO. CO. SD 4.22	N 540901 E 1338.798	
I-42	S' INLET	2'-15"	436.14	---	---	---	432.61	432.51	---	---	HO. CO. SD 4.22	N 540948 E 1338.867	
I-62	S' INLET	2'-15"	446.17	---	---	---	440.05	439.45	---	---	HO. CO. SD 4.03	N 540376 E 1338.425	
I-63	S' INLET	2'-15"	443.44	---	---	---	---	440.75	---	---	HO. CO. SD 4.22	N 540425 E 1338.474	
I-68	A-10 INLET	2'-6"	435.65	435.41	435.67	434.44	---	431.00	---	430.63	HO. CO. SD 4.03	N 540843 E 1338.805	
I-105	A-10 INLET	2'-6"	435.42	435.15	435.91	435.71	---	431.04	---	431.18	SHA MD 37462	N 540904 E 1338.537	
I-106	A-10 INLET	2'-6"	435.42	435.20	435.46	435.44	---	431.07	---	431.18	HO. CO. SD 4.03	N 540894 E 1338.561	
M-13	STANDARD MANHOLE	4'-0"	424.22	---	424.19	---	419.83	419.74	419.79	417.72	HO. CO. 6-512	N 54105 E 1338.642	
M-26	STANDARD MANHOLE	5'-0"	434.28	---	434.27	---	429.36	429.21	429.16	424.30	HO. CO. 6-513	N 540802 E 1338.642	
M-27	STANDARD MANHOLE	5'-0"	436.55	---	436.41	---	432.00	426.21	431.68	426.23	HO. CO. 6-513	N 540814 E 1338.640	
M-28	STANDARD MANHOLE	5'-0"	435.44	---	435.52	---	430.80	426.70	430.55	426.71	HO. CO. 6-513	N 540910 E 1338.613	
M-29	STANDARD MANHOLE	5'-0"	435.22	---	435.12	---	430.00	421.13	429.53	427.15	HO. CO. 6-513	N 540933 E 1338.565	
M-35	STANDARD MANHOLE	4'-0"	434.34	---	433.47	---	429.61	429.48	429.40	427.90	HO. CO. 6-512	N 541003 E 1338.598	
M-36	STANDARD MANHOLE	4'-0"	432.45	---	432.88	---	429.11	429.01	428.63	428.57	HO. CO. 6-512	N 541062 E 1338.626	
M-61	STANDARD MANHOLE	4'-0"	440.32	---	---	---	436.56	436.46	---	---	HO. CO. 6-512	N 540463 E 1338.303	
M-104	STANDARD MANHOLE	4'-0"	435.51	---	---	---	430.90	430.54	---	---	HO. CO. 6-512	N 540903 E 1338.551	

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.
 * ALL 'S' INLETS SHALL UTILIZE BICYCLE SAFE GRATES (EAST JORDAN IRON WORKS, OR APPROVED EQUAL)
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4480-D

SIZE	TYPE	QUANTITY (L.F.)	REMARKS
12"	HDPE	114	
15"	HDPE	620	
18"	HDPE	201	
24"	HDPE	13	
30"	HDPE	294	
5"	Here	115	

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

LOT No.	YARD DRAIN SCHEDULE		
	INV. OF MAINLINE	INV. @ MAIN	INV. @ PROP. LINE
116	432.07	432.13	432.31
117	432.75	432.71	432.15
118	---	431.07	432.17
119	432.44	432.72	432.57
120	432.33	432.52	432.76
121	432.17	432.42	432.70
122	432.42	432.67	432.77
123	431.40	431.07	431.77
124	432.72	432.57	432.11
127	432.02	432.02	432.72

Note: All yard drains are 8" HDPE run @ 2.00% unless otherwise noted.

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26 2016.

8/26/15
 Date
 K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 11-15-12
 Date
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 11/29/12
 Date
 Chief, Division of Land Development

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 11/28/12
 Date
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3989 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.

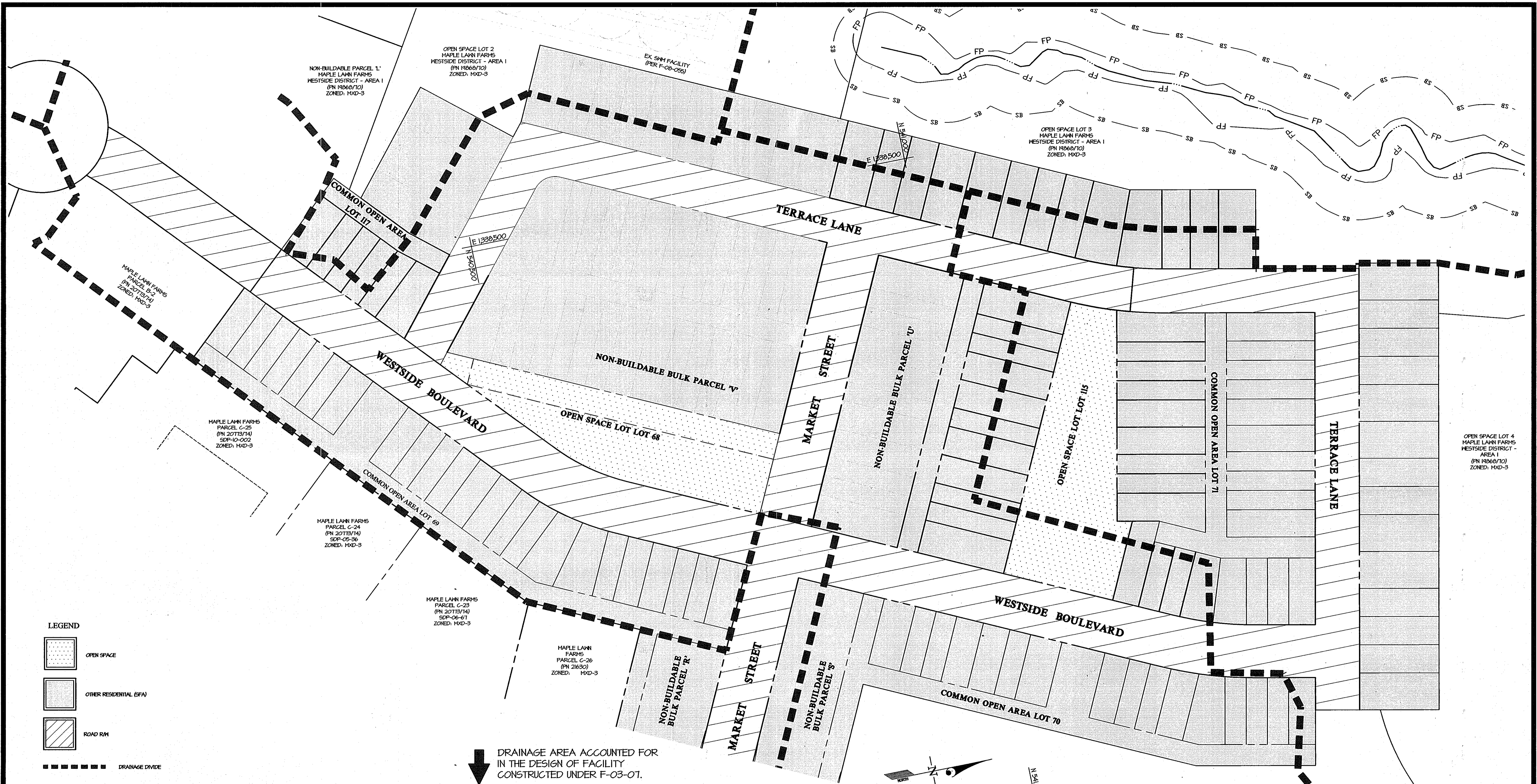
PREPARED FOR:
 MAPLE LAWN FARMS 1, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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

ELECTION DISTRICT No. 5

ASBULTS
 STORM DRAIN PROFILES
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)
 HOWARD COUNTY, MARYLAND

ASBULT SHEET 5 OF 5
 SCALE: 1" = 50' (H), 1" = 5' (V)
 ZONING: MXD-3
 G. L. N. FILE NO.: 11002
 DATE: AUG 2015
 TAX MAP - GRID: 41-21/46-3
 SHEET: 10 OF 13



- LEGEND**
- OPEN SPACE
 - OTHER RESIDENTIAL (RFA)
 - ROAD RM
 - DRAINAGE DIVIDE
 - STORM POND

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. ... 11-13-12
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. ... 11/29/12
 Chief, Division of Land Development

... 11/28/12
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 MAPLE LAWN FARMS 1, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12375
 EXPIRATION DATE: MAY 26, 2017

LAND USE PLAN FOR STORMWATER MANAGEMENT
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
 AND NON-BUILDABLE BULK PARCELS T' AND T'
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1 NON-BUILDABLE PARCEL T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C1)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2012	41-21/46-3	11 OF 13



- LEGEND**
- 400 --- EXISTING CONTOUR
 - 350 --- PROPOSED CONTOURS
 - STORM DRAIN DRAINAGE AREA
 - TIME OF CONCENTRATION (POST-DEVELOPMENT) TO STUDY POINT
 - ▨ AREA FROM THE DEVELOPMENT OF THIS PHASE THAT WILL DRAIN TO WESTSIDE DISTRICT - AREA 1 POND CONSTRUCTED UNDER F-08-55.
 - ▨ AREA FROM THE DEVELOPMENT OF THIS PHASE THAT WILL DRAIN TO BUSINESS DISTRICT - AREA 2 POND CONSTRUCTED UNDER F-08-112.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. Smith 11-15-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. S. L. L. L. 11/29/12
 Chief, Division of Land Development Date

[Signature] 11/29/12
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20986
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

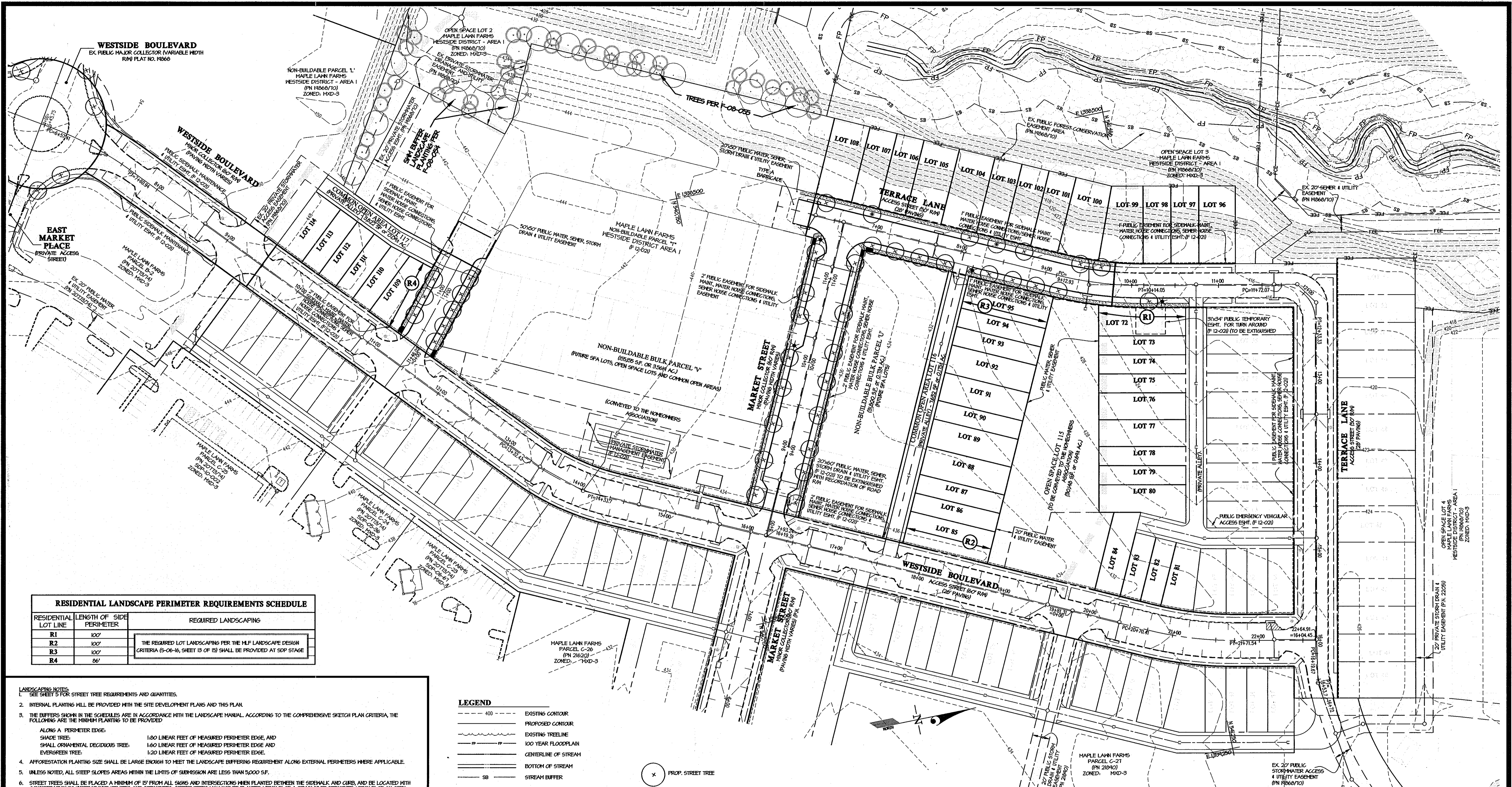
DATE	REVISION	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12827
 EXPIRATION DATE: MAY 26, 2014
 10-19-12 *CKG*

STORMWATER MANAGEMENT DRAINAGE AREA MAP
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=150'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2012	41-21/46-3	12 OF 13



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE		
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	100'	THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (S-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE
R2	100'	
R3	100'	
R4	86'	

LANDSCAPING NOTES

- SEE SHEET 5 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
- INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND THIS PLAN.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED:
 - ALONG A PERIMETER EDGE:
 - SHADE TREES: 1:80 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.
- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- UNLESS NOTED, ALL STEEP SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5,000 SF.
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SKANS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY.

LEGEND

- 400 --- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- 100 YEAR FLOODPLAIN
- CENTERLINE OF STREAM
- BOTTOM OF STREAM
- STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- LIMIT OF PROPOSED SUBDIVISION (ALL PERIMETERS FOR THIS PLAN ARE INTERNAL)
- LIMIT OF DISTURBANCE/SUBMISSION
- PROPOSED STREET LIGHT
- EASEMENT
- STEEP SLOPES - 15% TO 25%
- STEEP SLOPES - 25% AND GREATER

(x) PROP. STREET TREE
 (o) PROP. STREET TREE (ROOT BARRIER REQUIRED)
 (x) STREET TREE (PER F-02-025)
 (o) STREET TREE (PER F-12-021) (ROOT BARRIER REQUIRED)
 (x) FUTURE STREET TREE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 11/15/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 11/29/12
 11/29/12

DEVELOPER'S LANDSCAPE CERTIFICATE
 I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, AND THE MLF LANDSCAPE DESIGN CRITERIA. I FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR-GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

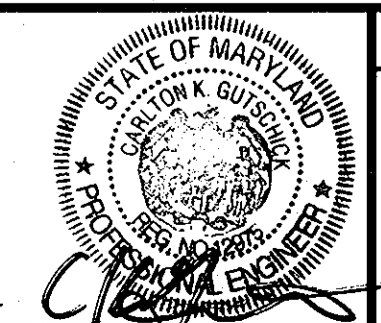
Mark Bennett 10/23/12
 DEVELOPER'S NAME

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: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 MAPLE LAWN FARMS 1, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
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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. 12875
 EXPIRATION DATE: MAY 28, 2014



THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY

LANDSCAPE PLAN and NOTES & DETAILS

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T'
 PO TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C1)

SCALE: 1"=50'
 ZONING: MXD-3
 G. L. W. FILE NO.: 11002

DATE: OCTOBER, 2012
 TAX MAP - GRID: 41-21/46-3
 SHEET: 13 OF 13

HOWARD COUNTY, MARYLAND