

# CONSTRUCTION PLANS

## MAPLE LAWN FARMS

### GARDEN DISTRICT - AREA 2

#### LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, and COMMON OPEN AREA LOT 162

# ASBUILTS

#### GENERAL NOTES:

1. ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZDRM, APPROVED ON 2/28/01 AND ZB-102M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 6, 2013.
2. THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-415M, ZB-102M, PB-353, PB-319, NP-01-11, NP-09-02, NP-03-120, F-12-24, F-12-30, F-13-007, F-13-008, F-14-033, P-02-12, P-11-02 & P-14-001.
3. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
4. THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE LIMIT OF SUBMISSION.
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 APRIL 26, 2011.
7. THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC ROADS AND PRIVATE ALLEYS. THEY HAVE BEEN DENOTED ON THE PLANS.
8. SITE ANALYSIS  
GROSS SITE AREA FOR PHASES 1 THROUGH 11C: 444.93 ACRES ±  
AREA OF THIS PLAN SUBMISSION: 24.00 ACRES ±  
DISTURBED AREA: 16.4 ACRES ±  
AREA OF OPEN SPACE: 9.02 ACRES ±  
AREA OF 100 YR FLOODPLAIN: 0.28 ACRES ±  
AREA OF ROADWAY (PUBLIC): 2.02 ACRES ±  
AREA OF ROADWAY (PRIVATE): 0.50 ACRES ±  
AREA OF RESIDENTIAL LOTS: 16.41 ACRES ±  
AREA OF OR LOTS/PARCELS: 0.00 ACRES ±  
AREA OF SPD LOTS: 16.41 ACRES ±  
TOTAL UNITS PER 5-06-16 ALLOCATIONS: 80 LOTS ±  
TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 45 LOTS ±  
NO. OF OR LOTS/PARCELS: 0 LOTS ±  
NO. OF SPD LOTS: 45 LOTS ±  
AREA OF NON-BUILDABLE PARCELS: 0 ACRES ±  
NO. NON-BUILDABLE PARCELS: 0 PARCELS ±

9. OPEN SPACE REQUIREMENTS:  
MINIMUM OPEN SPACE FOR THE PROJECT IS 30%  
TOTAL OPEN SPACE REQUIRED: 8.40 ac.  
TOTAL OPEN SPACE PROVIDED: 9.02 ac.  
RECREATIONAL OPEN SPACE REQUIRED: 0.84 ac.  
RECREATIONAL OPEN SPACE PROVIDED: 0.00 ac.  
(SEE SHEET 2 - SHEET 2)
10. THE 20 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:  
25 UNITS FROM THE WESTSIDE DISTRICT - AREA 2 (F 14-064)  
45 UNITS FROM THE GARDEN DISTRICT - AREA 2 (F 14-102)
11. THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION HAS MASS GRADED UNDER F 13-008. THEREFORE, 'C' SOILS WERE ASSIGNED FOR THE DESIGN.
12. CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1997 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-13-008. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
13. WETLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER JD 63781-3 ON 05/14/03. IMPACTS TO WETLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY PER MPEF 40-NI-0311/20065421.
14. THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-02-12 AND P-11-02.
15. HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 468C AND 41EA.
16. EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
17. PUBLIC WATER AND SEWER TO BE UTILIZED:  
EXISTING WATER CONTRACT NUMBER: 24-4785-D AND 24-4786-D  
EXISTING SEWER CONTRACT NUMBER: 24-4785-D AND 24-4786-D
18. TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
19. PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
20. STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN FUTURE OPEN SPACE LOTS 104 AND 110. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADINGS SHOWN BEFORE BEING CONVERTED.
21. THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 353 AND ZB CASE NO. 415M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, S-06-16 AND ZB CASE NO. 102M FOR THE FORMER WESSSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
22. 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 ENLIGHTENED BY THE ZONING BOARD ON PAGE 22-25 OF ITS DECISION ON THE PDF HAVE BEEN CONSTRUCTED.
23. 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 NP-02-54, NP-03-02, AND NP-03-120.
24. OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
25. PHASIS FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-415M & ZB-102M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-17) AND NO. 310 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFFO RE-PLANNING LETTER DATED JULY 9, 2009.
26. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-17, S-06-16, PB-353, AND PB-319.
27. THE TRANSPORTATION AND TRAVEL DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZDRM.
28. A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
29. THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
30. FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S-01-17, AND S-06-16.

#### GENERAL NOTES (cont.):

31. THE ORIGINAL FOREST CONSERVATION OBLIGATION THAT WAS ESTIMATED FOR ALL OF MAPLE LAWN FARMS HAS BEEN FULFILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER P-12-002 AND SUBSEQUENT PLATS.
  32. ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
  33. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE STORMWATER MANAGEMENT REGULATIONS. GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER ON APRIL 26, 2011. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-16) ON JANUARY 25, 2011. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
  34. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-06-16, PB-319, AND ZB-102M.
  35. ALL PRIVATE UTILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  36. 23 OVERLAY PARKING SPACES ARE REQUIRED. 12 INDENTED PARKING SPACES HAVE BEEN PROVIDED, AS WELL AS 35 ON STREET SPACES. DETERMINATION OF ON STREET PARKING LIMITS PROVIDED 25' SEPARATION FROM TREE HYDRANTS AND ADEQUATE CLEARANCE FOR TURNING MOVEMENTS OF EMERGENCY VEHICLES.
  37. PRIOR TO THE COMMENCEMENT OF MASS GRADING OPERATIONS, THE WELL MUST BE SEALED AND THE SEPTIC SYSTEM MUST BE PROPERLY ABANDONED AT THE STRUCTURE IDENTIFIED AS 1451 CHERRY TREE DRIVE. THE APPROPRIATE DOCUMENTATION FOR EACH MUST BE RECEIVED BY THE HEALTH DEPARTMENT FOR APPROVAL.
- IS-01-11  
ON MAY 2, 2001, NP-01-11 WAS GRANTED FOR THE FOLLOWING:  
• ADDITIONAL POINTS OF ACCESS ALLOWED ON SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.19(F)(5), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.  
• RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/W'S AS IN 16.12(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- NP-03-02  
ON OCT. 11, 2002, NP-03-02 WAS GRANTED TO ALLOW:  
• GRADINGS WITHIN THE 75' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 4/6/02 (WAIVER FROM SECTION 16.16 (A)(2)(ii) AND SECTION 16.15 (G)(2) RESPECTIVELY).  
• ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS AT RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (WAIVER FROM SECTION 16.19 (E)(5)). THE DISTANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DIR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ DEVELOPMENT DIVISION.

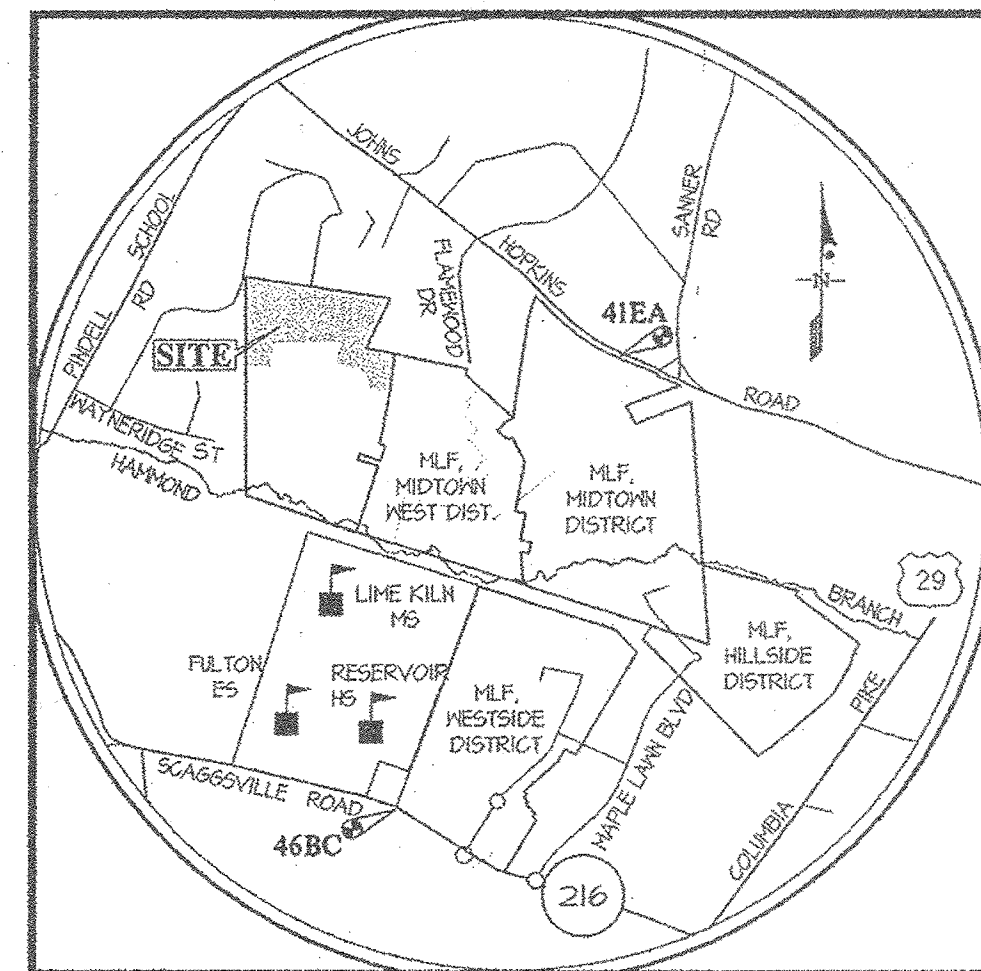


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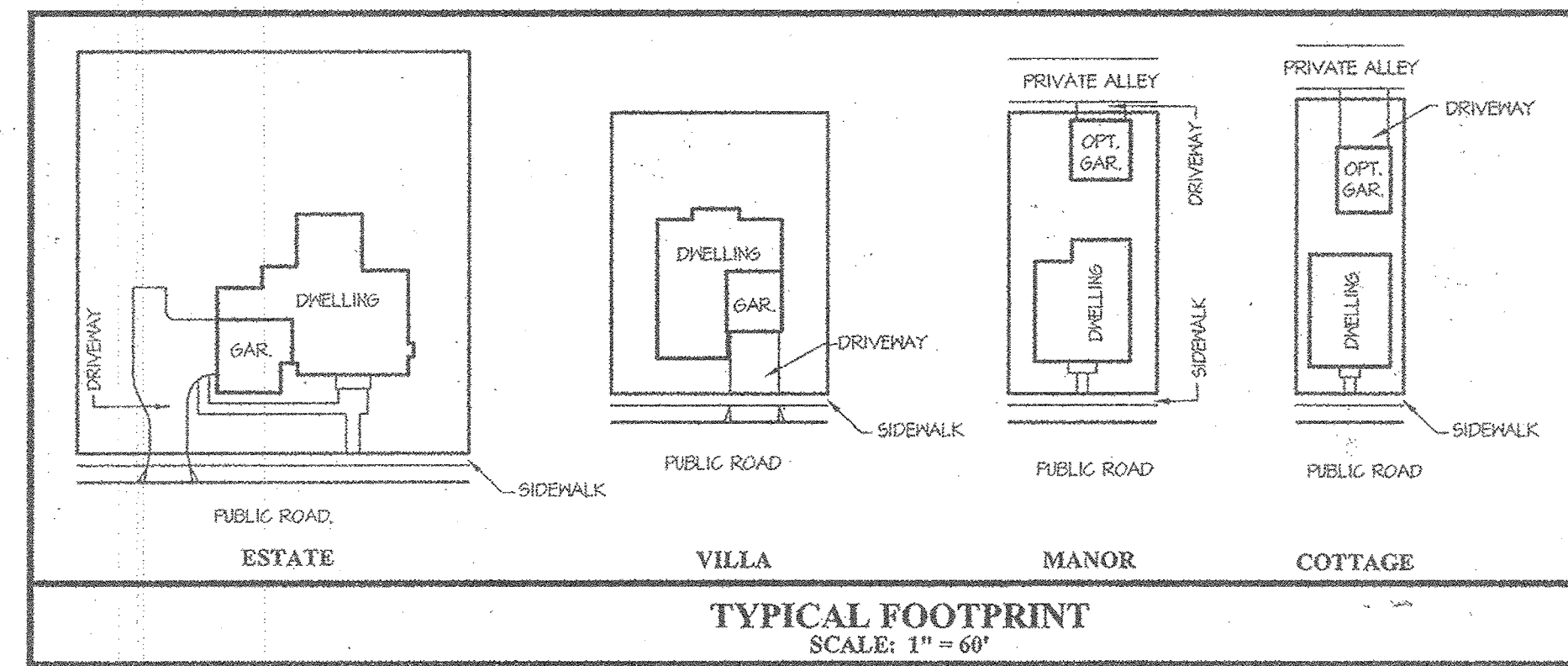
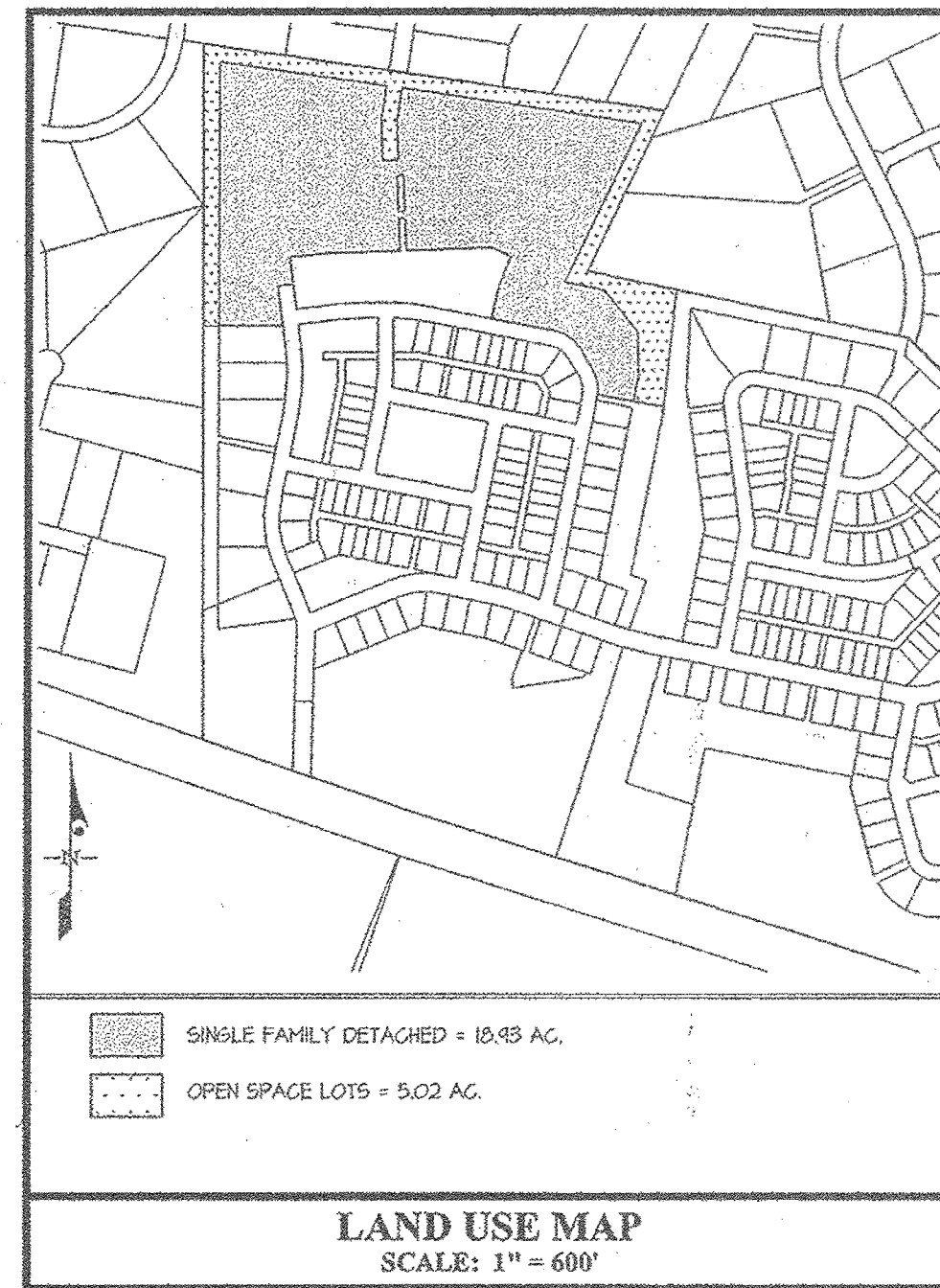
PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2020.

Date: 7/24/18  
Capt. K. Gutschick  
Professional Engineer  
Maryland Reg. No. 12475



#### LEGEND

- 400 EXISTING CONTOUR
- 400 PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN (PER F 14-033)
- STRUCTURE NUMBER
- CONCRETE SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DIMINUS CURB
- 100 YEAR FLOODPLAIN
- STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- BOTTOM OF STREAM
- LIMIT OF STREAM
- LIMIT OF WETLAND
- WETLAND AREA
- WETLAND BUFFER
- 15' NO-WOODY ZONE
- LIMIT OF SUBMISSION
- PROPOSED BARRICADE
- PROPOSED STREET TREE
- EXISTING STREET TREE (PER F 14-033)
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT (PER F 14-033)
- PROPOSED STREET SIGN
- CENTERLINE OF CURVE
- PROPERTY CORNER



#### LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE 4' WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	136-134, 142-143	SEE SHEET 2	SEE SHEET 2
MANOR	135, 145-150	SEE SHEET 2	SEE SHEET 2
VILLA	133-134, 140-141, 144, 151	SEE SHEET 2	SEE SHEET 2
ESTATE	105-132	SEE SHEET 2	SEE SHEET 2

THE LIMITS OF THIS FINAL PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 11C (ALLOCATION YEAR 2016)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Maureen* 10-17-2014  
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Ketola* 11-03-14  
Chief, Division of Land Development Date

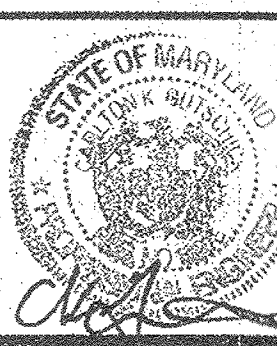
*Cal* 10-31-14  
Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTSMILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 21086  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

PREPARED FOR:  
MAPLE LAWN FARMS I, LLC  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN ROAD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-6400

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, 2020.

10-1-14



COVER SHEET  
ASBUILT SHEET 1 OF 8

MAPLE LAWN FARMS  
GARDEN DISTRICT - AREA 2  
LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
COMMON OPEN AREA LOT 162  
(A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	13001
DATE OCTOBER, 2014	TAX MAP - GRID 41-21/46-3	SHEET 1 OF 15

HOWARD COUNTY, MARYLAND



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...

- OTHER PERMITTED USES:
a. PUBLIC OR PRIVATE CHILD CARE CENTER.
b. COMPANY CENTER FOR CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO:
1. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNIVALS...

LOT AREA
NO MINIMUM/MAXIMUM LOT SIZES APPLY WITHIN OPEN SPACE LAND USE AREAS EXCEPT THAT 30% OF THE GROSS AREA OF ALL RESERVED 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 INSTALLED 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: 10.0 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA
SHIMMING POOL, COMMUNITY: 10 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPT.
TENNIS COURT: 2.0 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 153D.6 (PARKING STUDIES), AND 153E1 (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
ALL LOTS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DWELLING, OR ONE ZERO LOT LINE DWELLING 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 RECITAL ESTABLISHMENTS
• HOME OCCUPATION (ALSO SEE SECTION 120.2(C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS 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 UNITS, 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 WALKWAY 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)

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

EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL.

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

STRUCTURE SETBACKS

Table with columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, TO PRINCIPAL STRUCTURE, TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE. Rows include Single Family Attached, Live-Work, Semi-Detached, Two-Family, Apartment.

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

HABITABLE SPACE AND/OR OPEN/CLOSED 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 ALLEY/LANE R.O.W.) 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

- PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OR 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, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES.
• STOPS AND STEPS MAY ENCRUCH 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 ENCRUCH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

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

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 35' TO THE MIDPOINT OF THE ROOF. HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

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

PARKING
NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERLAP 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 153E1 (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-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS. MIDTOWN PARCEL A-1 AND THE AREA OF THE WESTSIDE DISTRICT MAY CONTAIN LIVE-WORK 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-WORK UNITS ARE VERTICALLY INTEGRATED BUILDING 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 BUILDING 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 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL/RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOF LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR THE USE OF A SPECIFIC PROJECTS RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COOPERATIVES 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 RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 120.2(C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS 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 WALKWAY 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)

Table with columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE, MINIMUM FRONT, SIDE AND REAR SETBACK FROM MAPLE LAWN BLVD.

HABITABLE SPACE AND/OR OPEN/CLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN, WHERE THE REAR PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.

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

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE A MINIMUM OF 30' APART.

BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO 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' FRONT TO 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, UNDER MAPLE LAWN BLVD. MAY BE REDUCED TO 10'.

EXCEPTIONS TO SETBACK REQUIREMENTS

- PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OR 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, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES.
• STOPS AND STEPS MAY ENCRUCH 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 ENCRUCH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

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

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

COVERAGE
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, OR 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 OVERLAP 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 153E1 (SHARED PARKING).

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 26, 2016

10-1-14

OVERALL TRACKING CHART

Large table with columns: PHASE NO., FILE REF. NO., GROSS ACRES, NON-BUILDABLE (SF, OR, EHP, OS, %), S.F.D. AC. (R), O.R. AC. (R), EHP. AC. (R), O.S. AC. (R), PUB. RD., PRIV. RD. ACRES, SFD UNITS, O.R. UNITS (APT./SPT/A), S.F.D. DENSITY, O.R. DENSITY, EHP. BLDG. AREA, EHP. FAR. Rows include various phases and sub-phases.

Summary table with columns: OVERALL DENSITY TABULATION, PROPOSED, ALLOWED, LAND USE AREAS, PROPOSED, ALLOWED, MAX. RES. UNITS ALLOWED. Rows include SFD UNITS, O.R. UNITS, EMPLOYMENT, OPEN SPACE.

OVERALL OPEN SPACE TRACKING CHART

Table with columns: PHASE NO., FILE REF. NO., GROSS ACRES, O.S. AC. (R), ACTIVE O.S. AC. (R). Rows include various phases and sub-phases.

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

Active Open Spaces Credit:

Table with columns: Area, Area used, Total. Rows include Midtown Area 1, Hillside Area 1, Hillside Area 3, Westside Area 1, Westside Area 2, Midtown West Area 1, Westside Area 3, Midtown West Area 2, Garden District Area 1.

NON-BUILDABLE TRACKING CHART

Table with columns: PARCEL, TOTAL NON-BUILDABLE AREA, FILE UNDER WHICH PARCEL WAS CREATED, FILE UNDER WHICH PARCEL WAS CONVERTED, AREA CONVERTED, CONVERTED TO, AREA REMAINING. Rows include parcels A through Z.

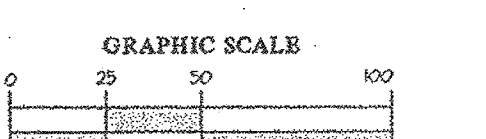
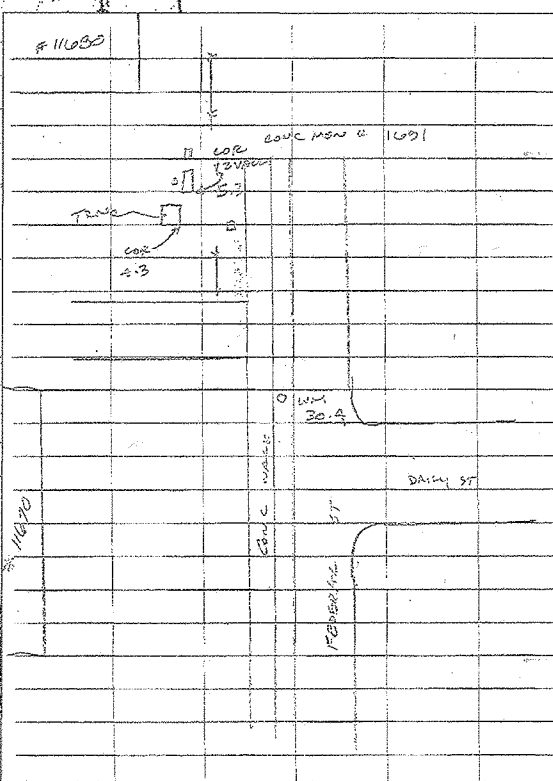
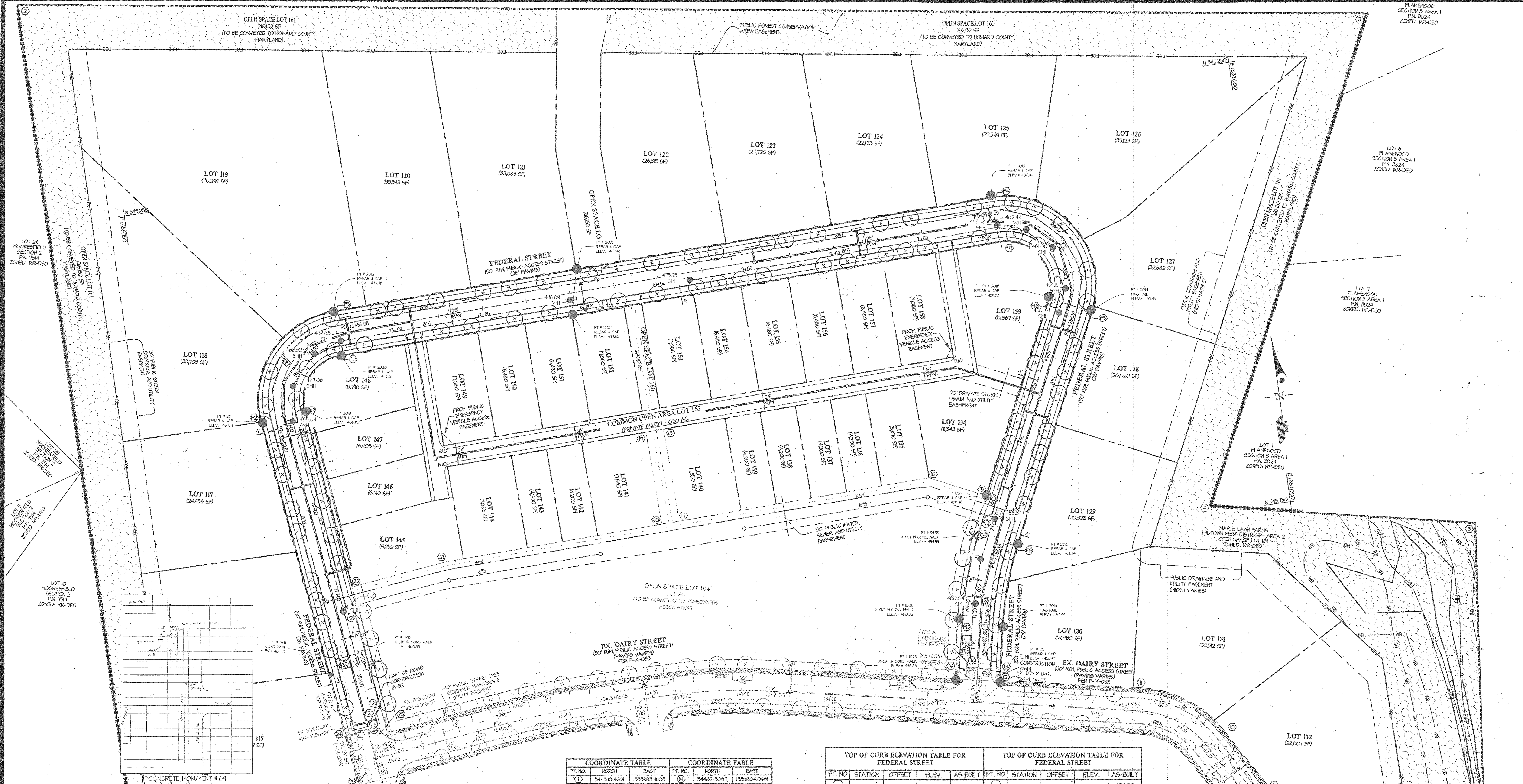
Vertical text on the left edge of the page, likely a page number or reference.

Approval stamps and signatures from the Howard County Department of Public Works and Planning & Zoning, dated 10-17-2014 and 10-03-14.

Professional certification and project information section, including the name of the engineer and project details.

Overall Project Criteria and Information section, including a table with columns: SCALE, ZONING, G. L. W. FILE NO., DATE, TAX MAP - GRID, SHEET, and ELECTION DISTRICT No. 5.





- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  - ALL SIDEWALK ADJACENT TO INDENTED PARKING IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
  - THERE IS A 10' TRANSITION FROM 4' WIDE SIDEWALK TO 5' WIDE SIDEWALK ADJACENT TO THE CURB.
  - FOR SEDIMENT CONTROL, SEE SHEETS 12 AND 13.
  - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 9 AND 9.
  - FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE LANDSCAPE PLANS, SHEET 15.
  - FOR STREET LIGHT SCHEDULE, SEE SHEET 1.
  - FOR PROPERTY CORNER COORDINATES, SEE THIS SHEET.
  - ON STREET PARKING IS BEING PROVIDED ALONG THE LEFT SIDE OF FEDERAL STREET IN THE FOLLOWING AREAS: IN PARALLEL PARKING SPACES BETWEEN CENTERLINE STATIONS 0+50 TO 2+10, ALONG THE CURB BETWEEN CENTERLINE STATIONS 2+61 TO 4+54, 1+15 TO 1+20, 1+21 TO 1+21, AND 1+31 TO 1+31, AND IN PARALLEL PARKING SPACES BETWEEN CENTERLINE STATIONS 1+25 TO 1+40. THE AREAS HAVE BEEN MATCHED ON SHEET 1 FOR CLARITY.

COORDINATE TABLE			COORDINATE TABLE		
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
(1)	544510.4201	1335663.8603	(4)	544621.5081	1336604.0481
(2)	545501.4636	1335662.6614	(5)	544804.1212	1336663.8031
(3)	545282.9471	1337161.3565	(6)	544839.0732	1336603.1530
(4)	544751.2924	1336410.0446	(7)	544829.5745	1336394.3911
(5)	544641.8104	1337203.6278	(8)	544928.5156	1336315.8021
(6)	544316.3263	1337162.3343	(9)	544921.8464	1336215.8113
(7)	544332.4106	1337063.8354	(10)	544822.9056	1336249.3231
(8)	544335.4471	1336945.6641	(11)	544814.6441	1336252.5411
(9)	544335.0780	1336930.0591	(12)	544801.3721	1336145.2450
(10)	544335.9518	1336840.2540	(13)	544645.5916	1335944.3125
(11)	544336.0128	1336820.4954	(14)	544634.4610	1335914.2895
(12)	544336.3563	1336644.7852	(15)	544518.7860	1335912.3222
(13)	544601.9825	1336652.7571			

C.L. CURVE DATA CHART							
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD
FEDERAL STREET	1	1366.00	1449.01	75'	82.04'	124.53'	110.11'
FEDERAL STREET	2	4462.81	646.21	75'	73.57'	159.66'	128.11'
FEDERAL STREET	3	0461.28	1888.40	407'	50.87'	1002.80'	100.55'

TOP OF CURB ELEVATION TABLE FOR FEDERAL STREET				TOP OF CURB ELEVATION TABLE FOR FEDERAL STREET			
PT. NO.	STATION	OFFSET	ELEV.	PT. NO.	STATION	OFFSET	ELEV.
(F1)	1845.94	14.0' R.T.	454.16	(F8)	1881.8	20.0' L.T.	454.32
(F2)	1448.04	14.0' R.T.	466.66	(F9)	1866.92	20.0' L.T.	458.72
(F3)	1366.08	14.0' R.T.	470.04	(F10)	2141.81	12.0' L.T.	458.75
(F4)	616.21	14.0' R.T.	464.30	(F11)	4162.81	14.0' L.T.	454.05
(F5)	462.61	14.0' R.T.	454.05	(F12)	616.21	14.0' L.T.	464.30
(F6)	1881.8	14.0' R.T.	454.30	(F13)	2166.00	14.0' L.T.	470.24
(F7)	0461.28	14.0' R.T.	460.34	(F14)	1441.8	14.0' L.T.	466.66
(F8)	0461.28	14.0' R.T.	454.35	(F15)	1115.83	12.0' L.T.	462.30
(F9)	0434.00	12.0' L.T.	454.26	(F16)	1123.83	20.0' L.T.	461.41
(F10)	0455.00	12.0' L.T.	454.33	(F17)	1833.83	20.0' L.T.	454.41
(F11)	0459.00	20.0' L.T.	454.31	(F18)	1841.83	12.0' L.T.	460.00
(F12)	0461.28	20.0' L.T.	460.01	(F19)	1852.54	12.0' L.T.	454.26

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10-17-2014  
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 10-23-14  
 Chief, Division of Land Development

*[Signature]* 10-31-14  
 Chief, Development Engineering Division

**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: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475.  
 EXPIRATION DATE: MAY 28, 2016  
 10-1-14

**ROAD CONSTRUCTION PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

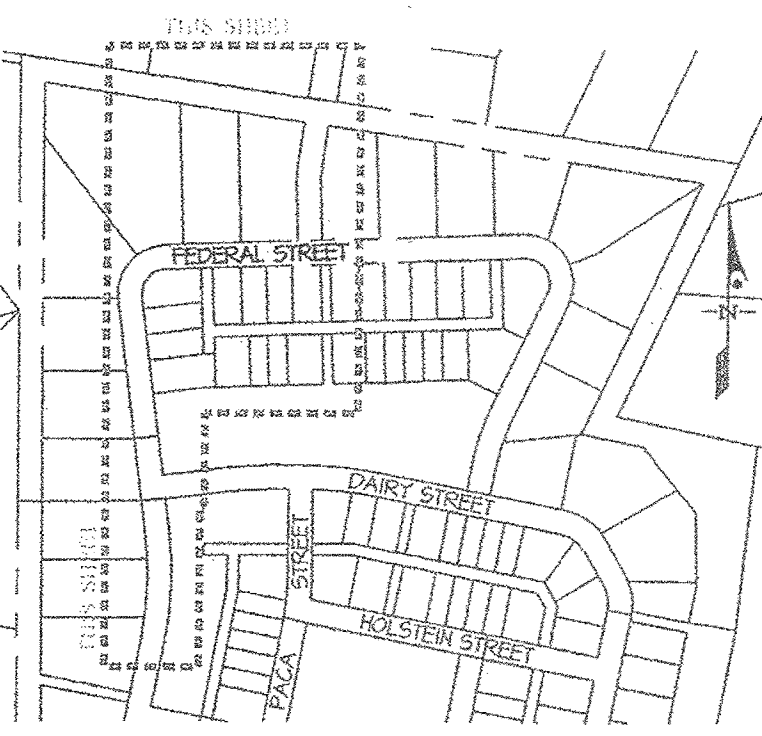
SCALE: 1" = 50'  
 ZONING: MXD-3  
 G. L. W. FILE NO.: 13001

DATE: JULY 2018  
 TAX MAP - GRID: 41-21/46-3  
 SHEET: 3 OF 15

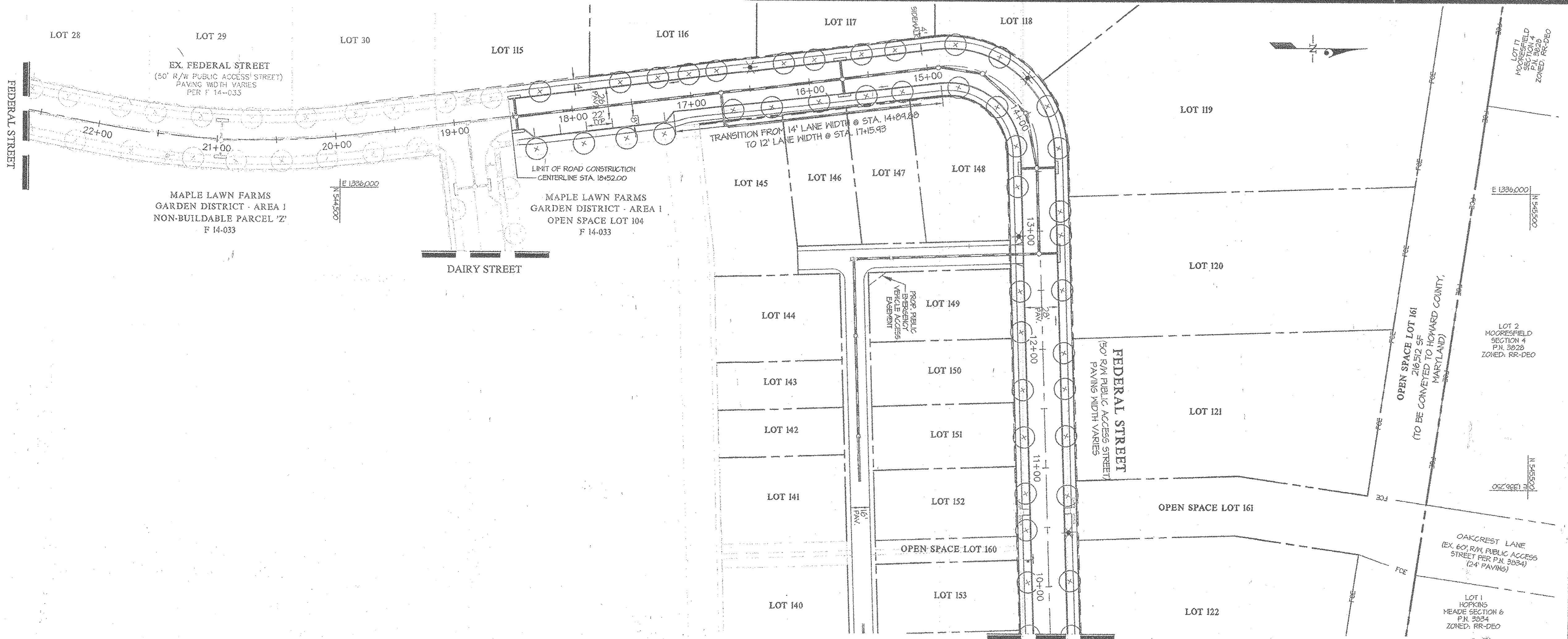
PROFESSIONAL CERTIFICATION  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2020.  
 Date: 7/24/18  
 State of Maryland Professional Engineer  
 Maryland Reg. No. 12475

L:\CAD\DRAWINGS\2014\1201\1201\PLANS BY GUY/FINALS\2014\_03\_26\_PLANS.dwg  
 PLOTTED: 9/29/2014 12:18 PM, LAST SAVED: 9/29/2014 12:15 PM, PLOTTED BY: Jennifer R. Dicks  
 © GLW 2014





SCALE: 1" = 400'



ROAD CONSTRUCTION PLAN VIEW - FEDERAL STREET SCALE: 1" = 50'

HIGH POINT STA = 10+58.54  
 HIGH POINT ELEV = 471.43  
 PVI STA = 10+50.00  
 PVI ELEV = 474.00  
 $e = -1.58'$   
 $K = 31.7$   
 $SSD = 155'$   
 $200.0' VC$

- NOTES:**
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  2. FOR TYPICAL ROAD SECTIONS SEE SHEET 6.
  3. FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 7.
  4. FOR STORM DRAIN INFORMATION, SEE SHEET 9.
  5. ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  6. A PUBLIC SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY BASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
  7. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
  8. ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE 'B').
  9. THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

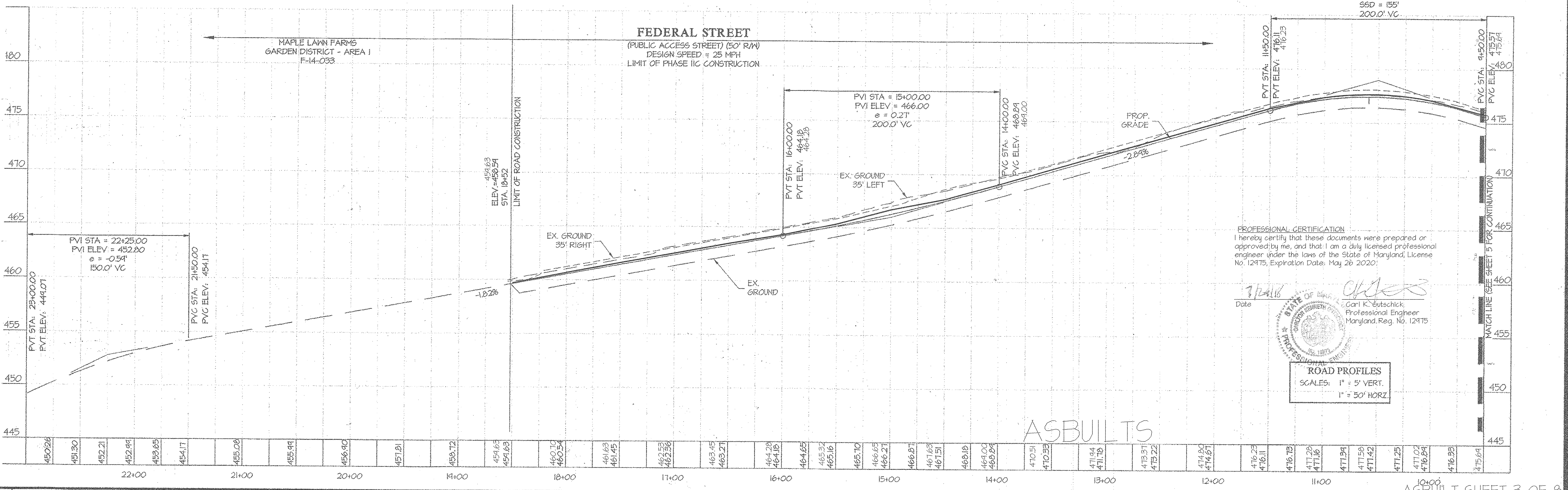
**LEGEND**

---	EXISTING GRADE
---	EXISTING GRADE LEFT
---	EXISTING GRADE RIGHT
---	PROPOSED GRADE @ CENTERLINE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Melvin*  
 Chief, Bureau of Highways  
 10-17-2014  
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*K. S. ...*  
 Chief, Division of Land Development  
 11-03-14  
 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 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



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 2020.

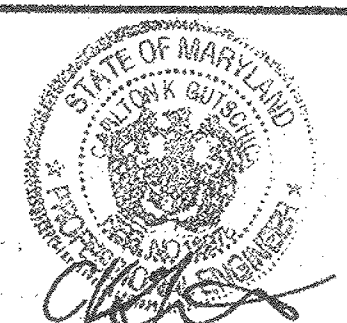
Date: 7/12/16  
 Carl K. Subchick  
 Professional Engineer  
 Maryland, Reg. No. 12475

**ROAD PROFILES**  
 SCALES: 1" = 5' VERT.  
 1" = 50' HORIZ.

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.
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PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 12475  
 EXPIRATION DATE: MAY 26, 2020  
 10-1-14

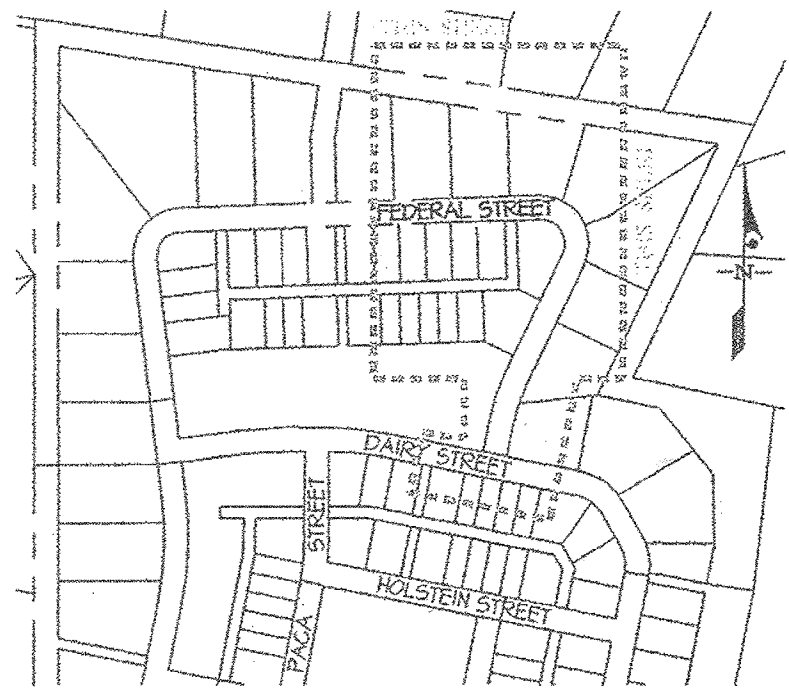


**ROAD CONSTRUCTION PROFILE - FEDERAL STREET**

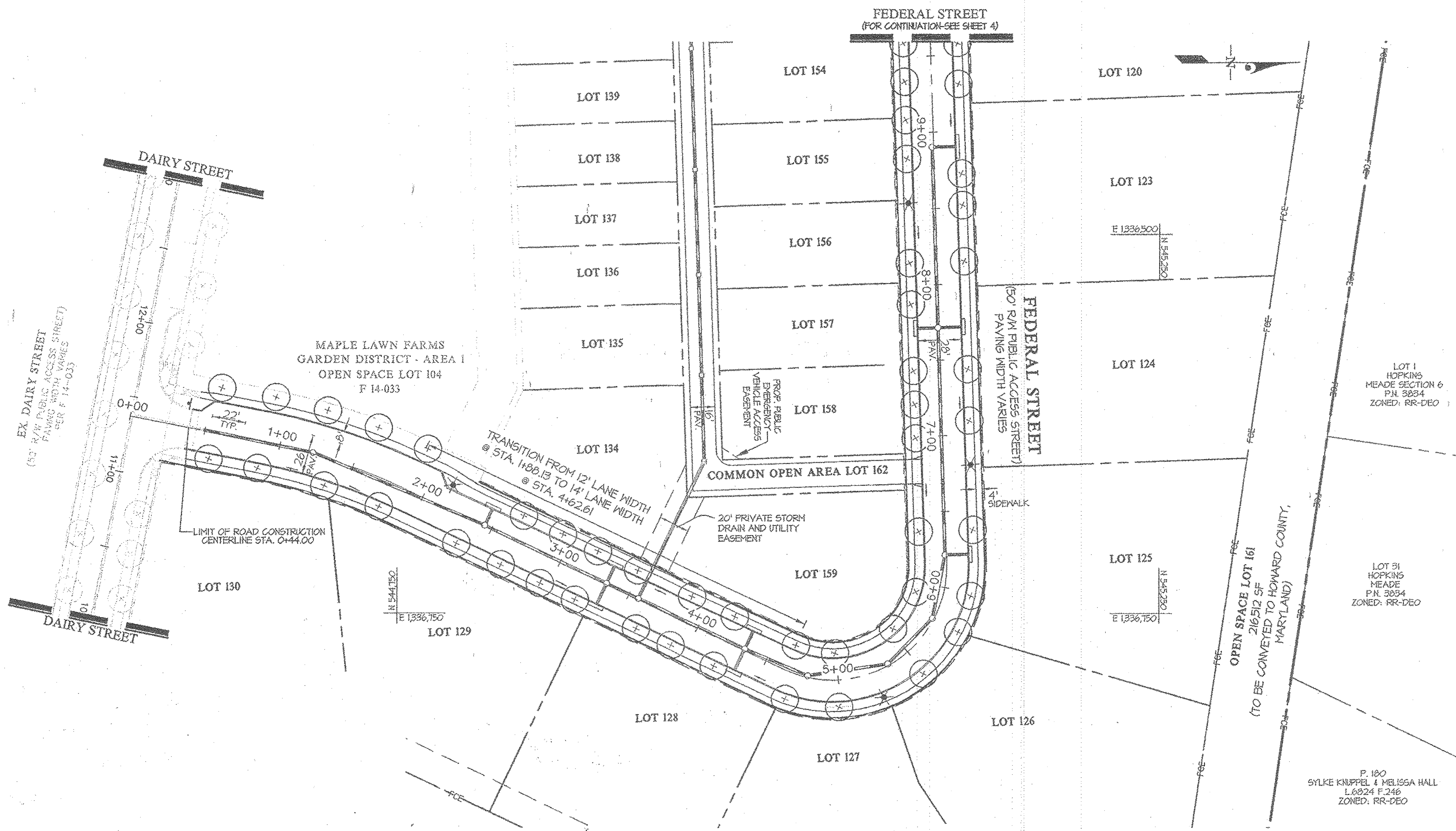
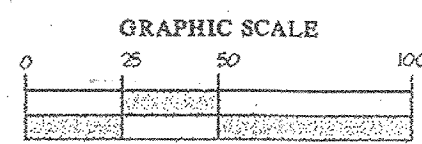
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 135 thru 155, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RESUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
JULY 2018	41-21/46-3	4 OF 15
OCTOBER, 2014		





SCALE: 1" = 400'



ROAD CONSTRUCTION PLAN VIEW - FEDERAL STREET SCALE: 1" = 50'

- NOTES:**
1. ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
  2. FOR TYPICAL ROAD SECTIONS SEE SHEET 6.
  3. FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 7.
  4. FOR STORM DRAIN INFORMATION, SEE SHEET 9.
  5. ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  6. A PUBLIC SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
  7. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
  8. ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE 'B').
  9. THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

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

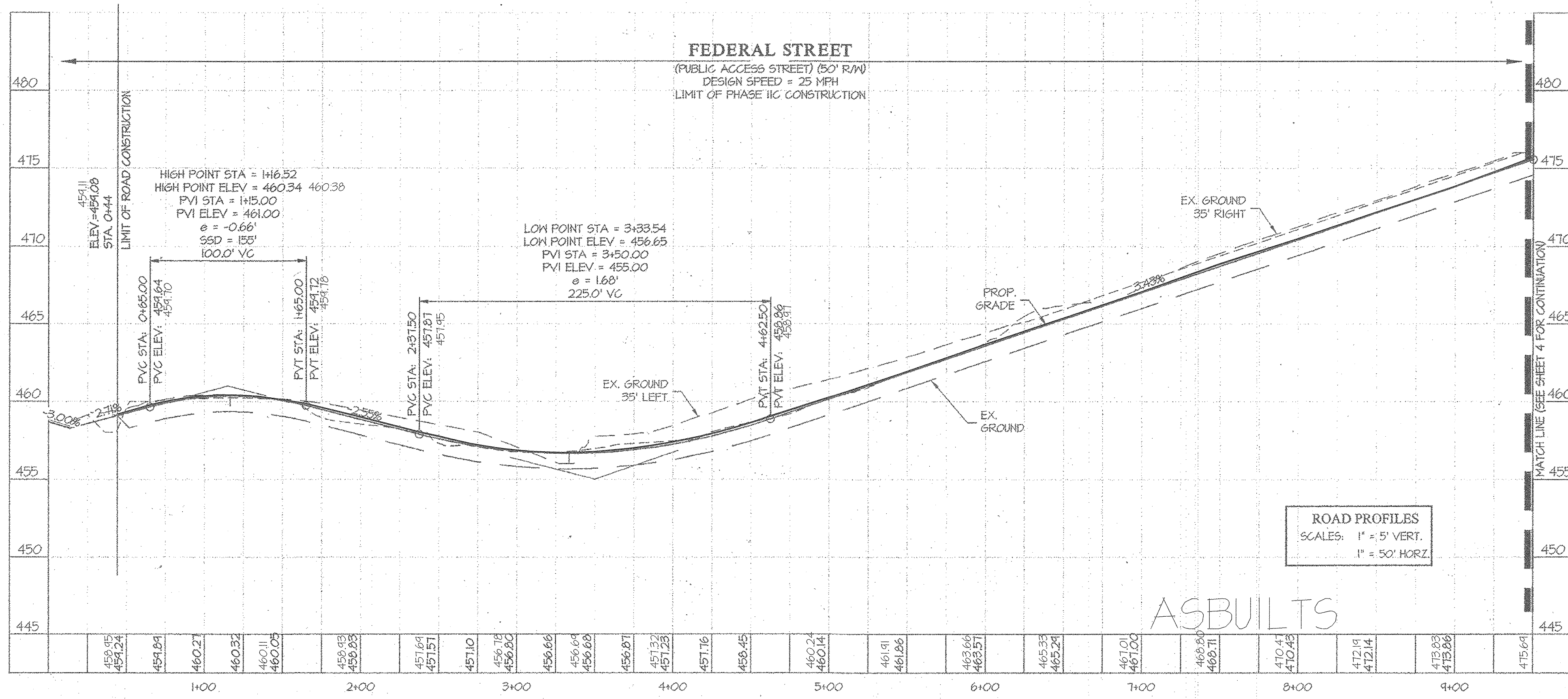
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10-17-2014  
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 11-03-14  
 Chief, Division of Land Development Date

*[Signature]* 10-31-14  
 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 20866  
 TEL: 301-421-4024 BAL: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

DATE REVISION BY APPR.



ROAD PROFILES  
 SCALES: 1" = 5' VERT.  
 1" = 50' HORIZ.

ASBUILTS

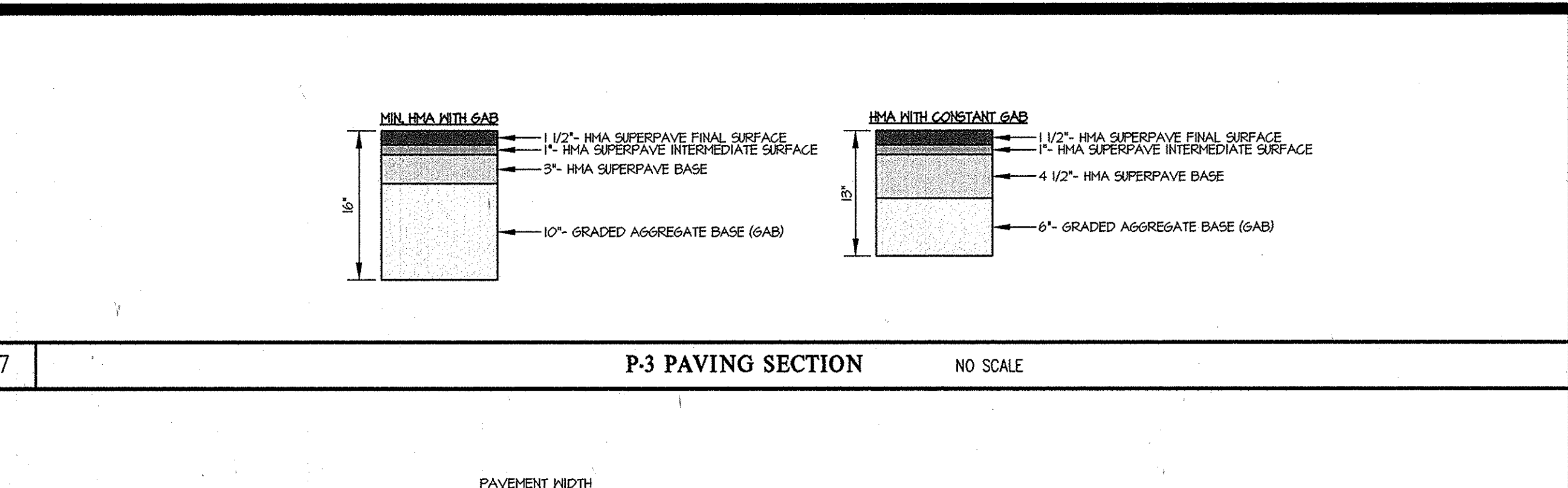
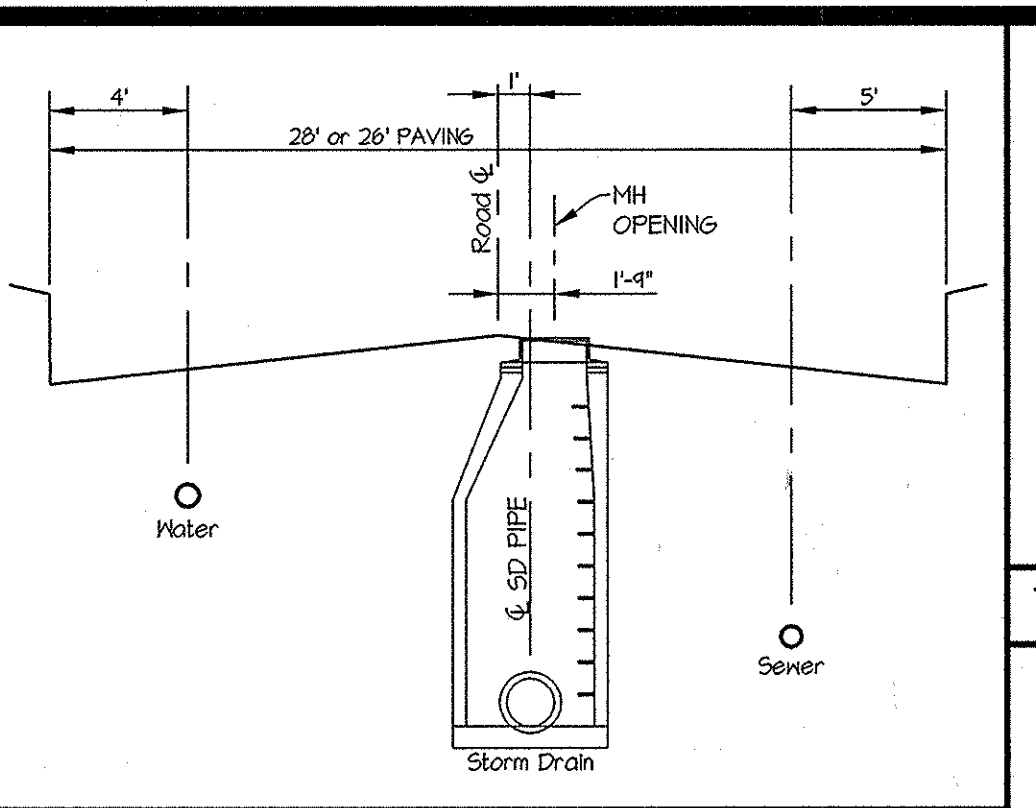
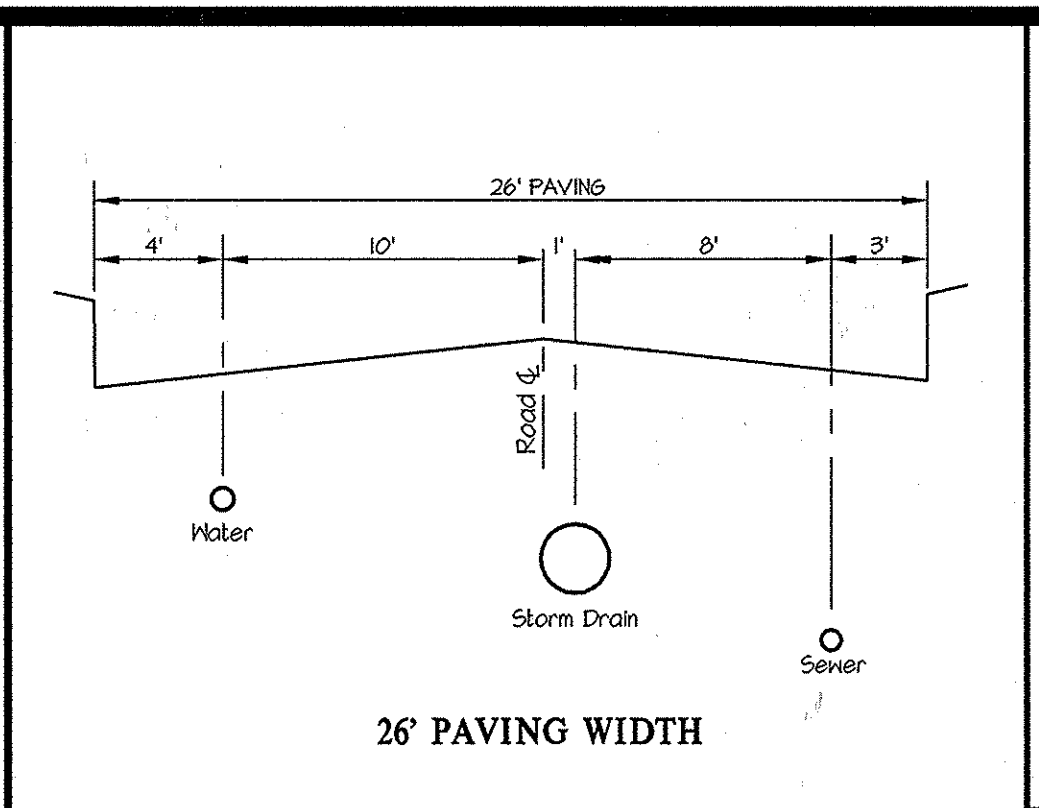
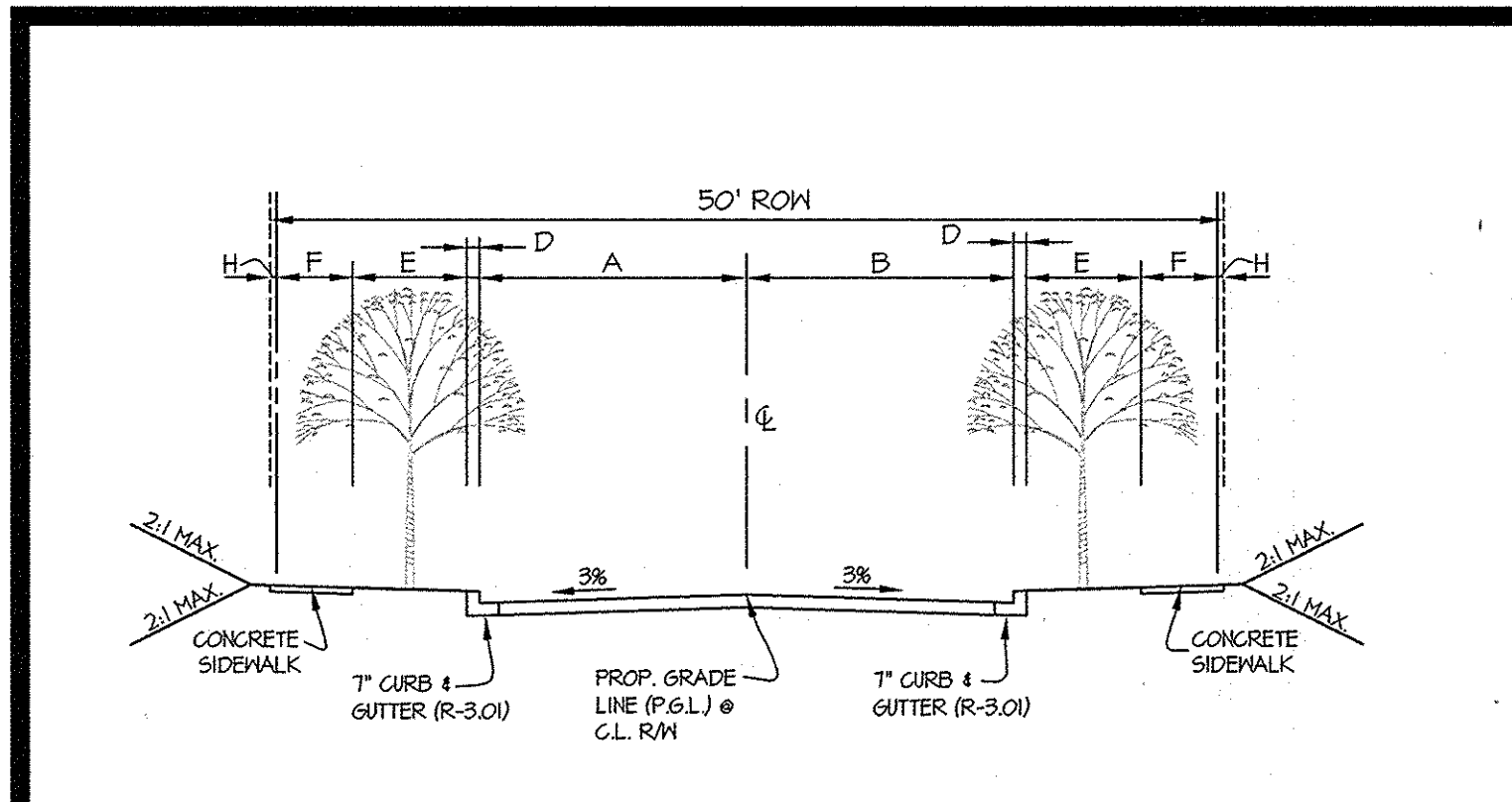
PROFESSIONAL CERTIFICATION  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2020.

7/24/16  
 Date  
 Carl K. Gutschick  
 Professional Engineer  
 Maryland Reg. No. 12475

ASBUILT SHEET 4 OF 8

PREPARED FOR: MAPLE LAWN FARMS I, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400		PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018.	ROAD CONSTRUCTION PROFILE - FEDERAL STREET <b>MAPLE LAWN FARMS</b> GARDEN DISTRICT - AREA 2 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')		SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE NO. 13001
DATE: OCTOBER, 2014		ELECTION DISTRICT No. 5		TAX MAP - GRID 41-21/46-3	SHEET 5 OF 15		

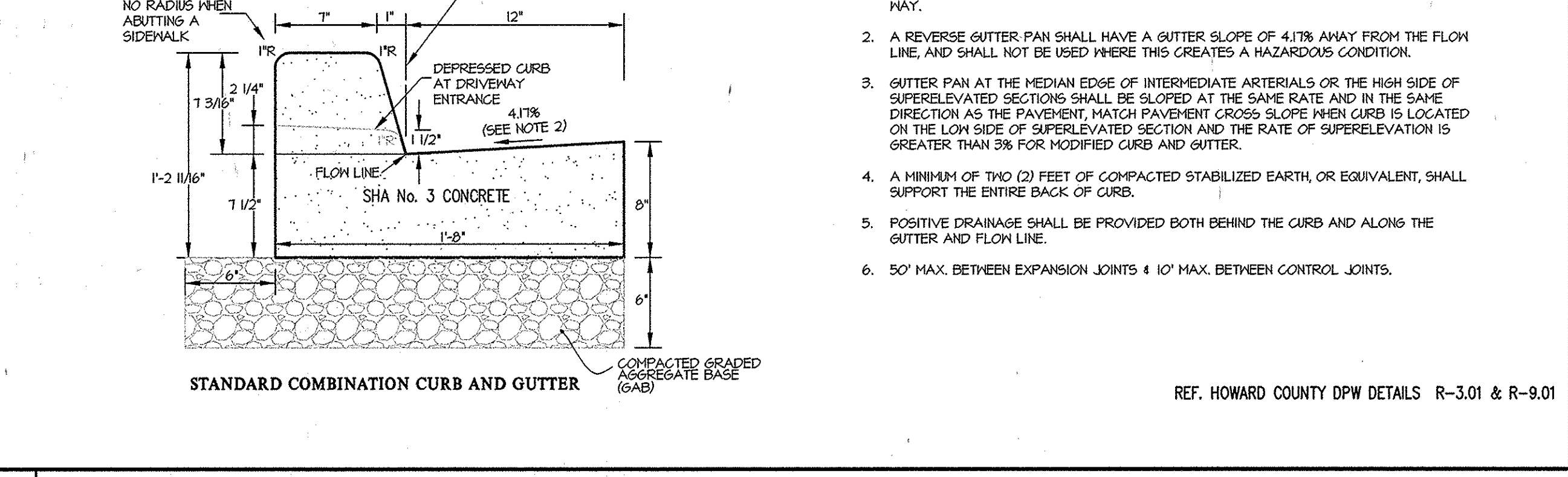
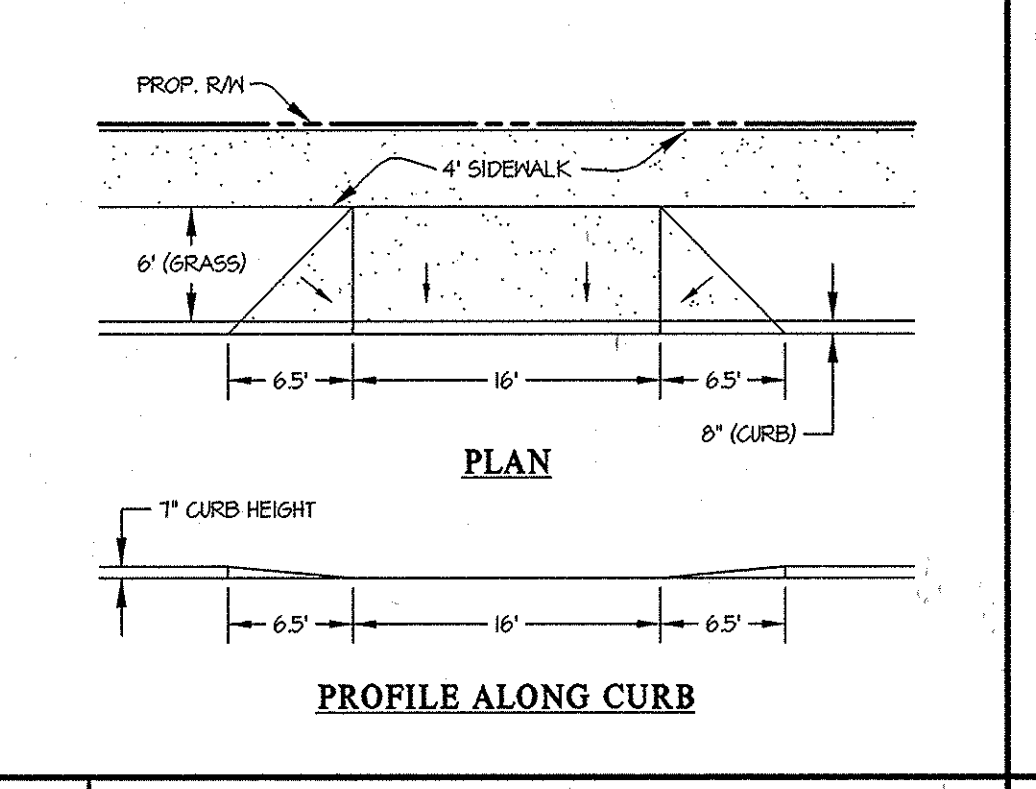
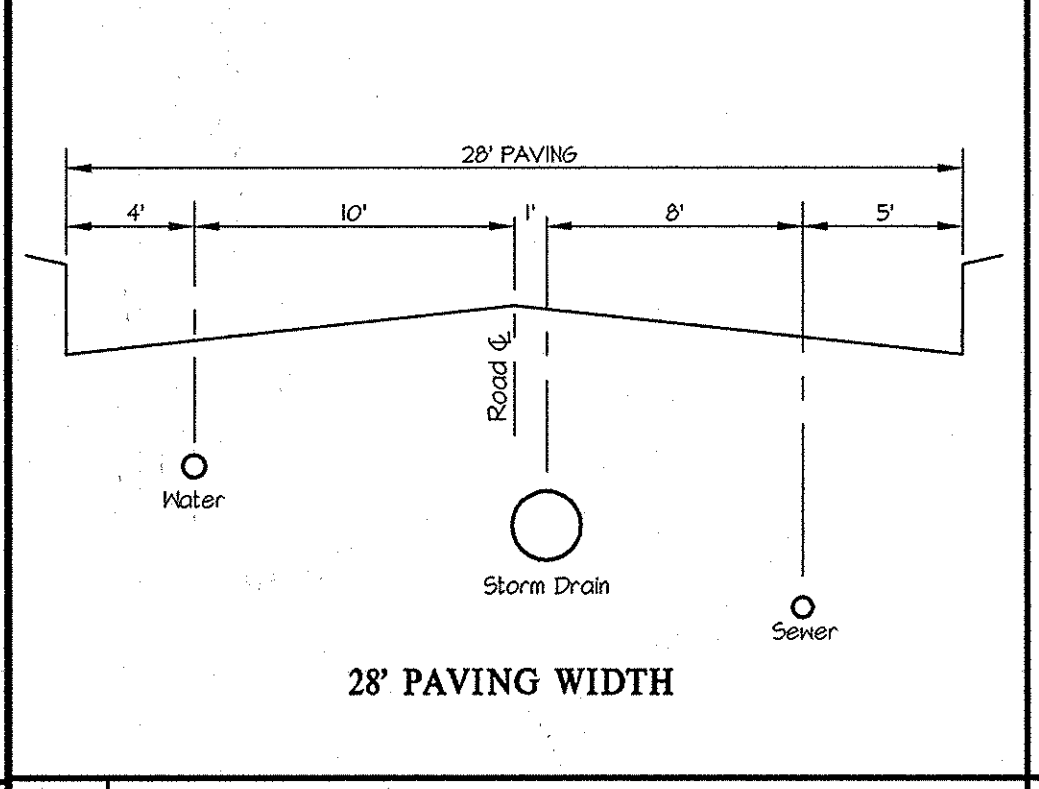
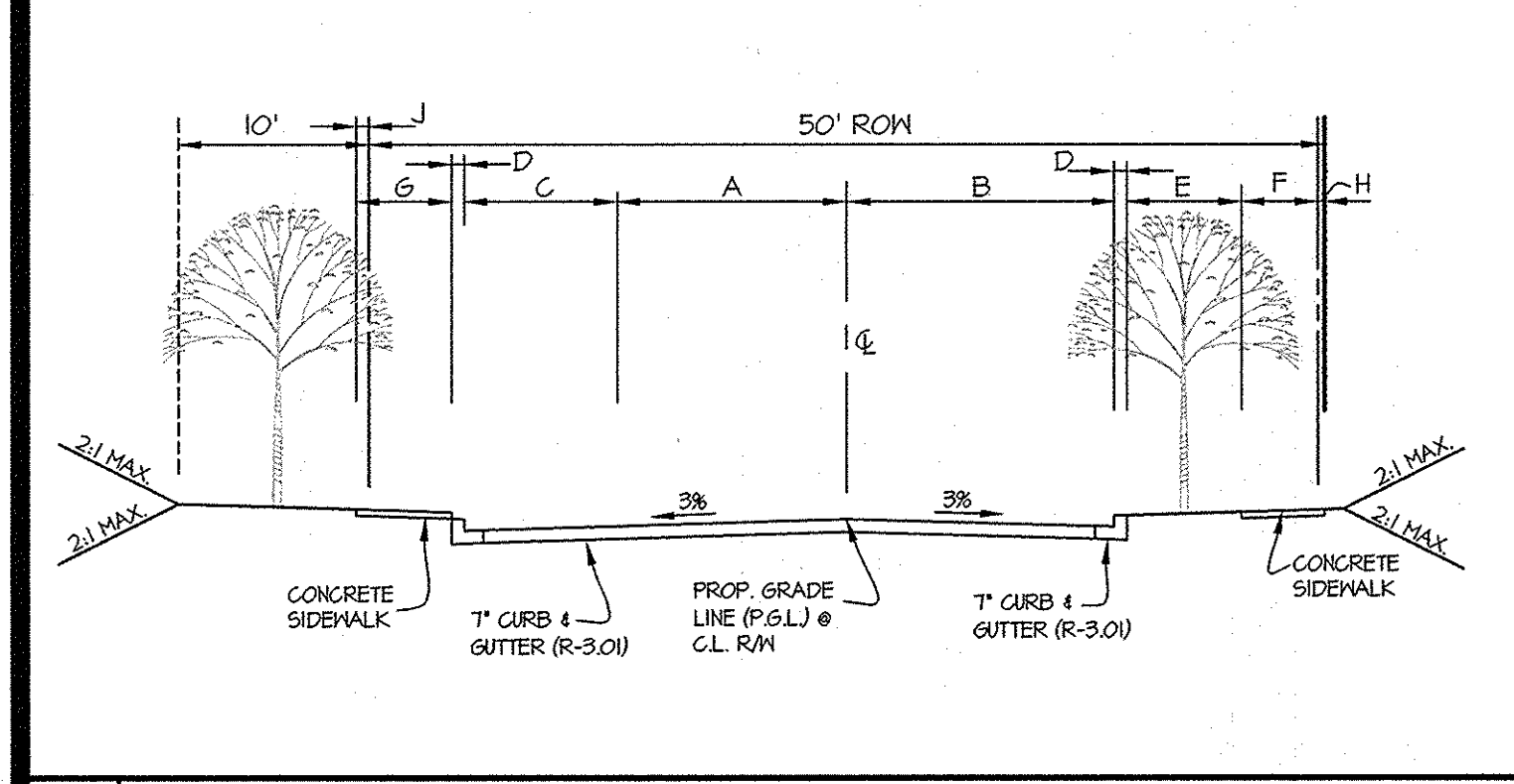




1 TYPICAL SECTION FOR 50' R/W WITH NO PARALLEL PARKING NO SCALE

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

7 P-3 PAVING SECTION NO SCALE

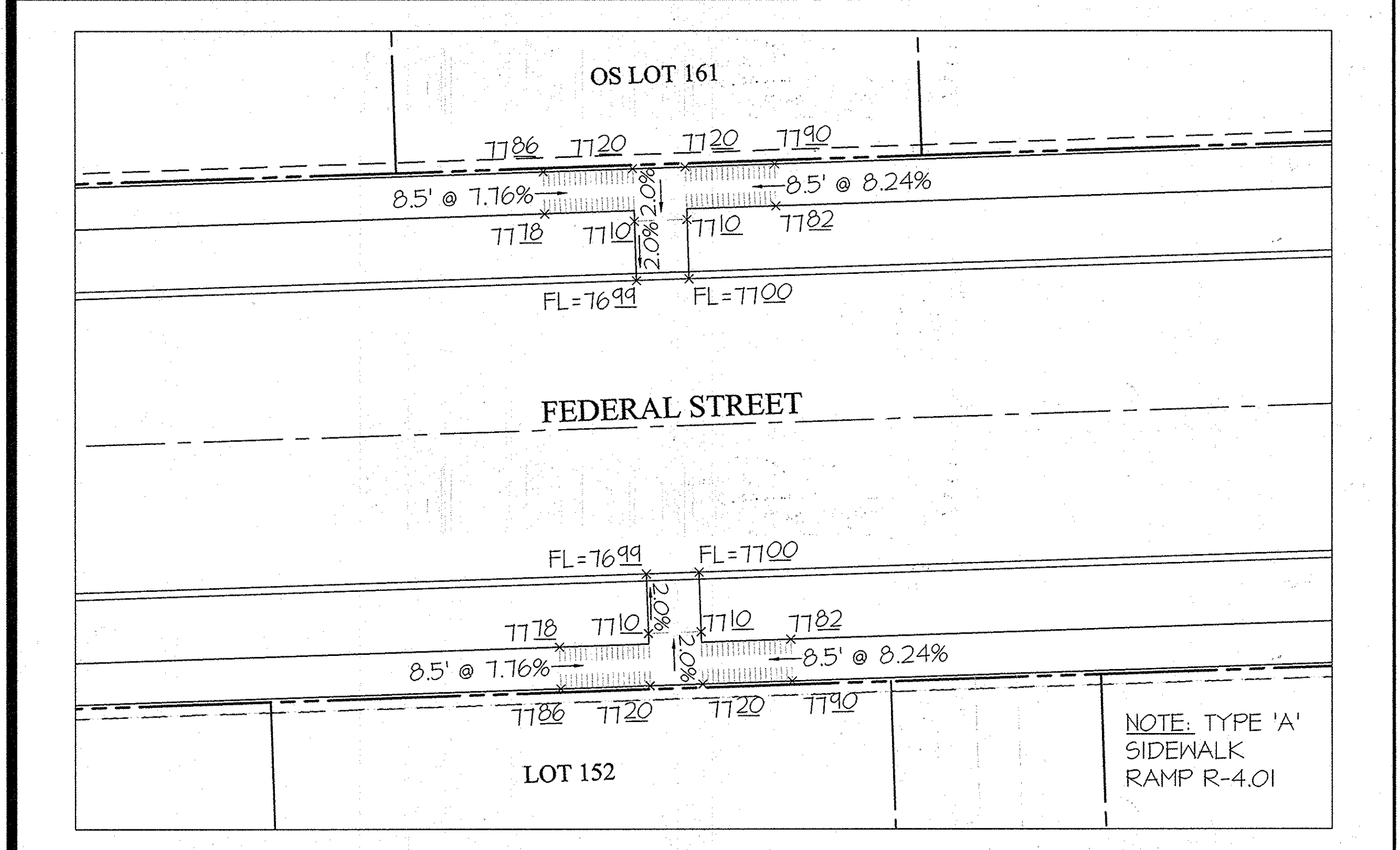


2 TYPICAL SECTION FOR 50' R/W WITH LEFT PARALLEL PARKING NO SCALE

4 TYPICAL UTILITY LOCATIONS SCALE: 1"=6'

6 TYPICAL ALLEY ENTRANCE DETAIL NO SCALE

8 7" CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



3 ADA COMPLAINT SIDEWALK RAMPS SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Chief, Bureau of Highways  
 10-17-2014  
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 11-03-14  
 Date

Chief, Development Engineering Division  
 10-31-14  
 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: 301-989-2524 FAX: 301-421-4186

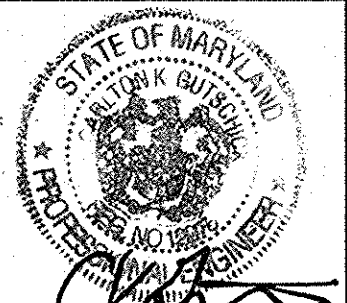
ROAD INFORMATION															
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	G	H	I	J	R/W	PAVING SECTION
FEDERAL STREET	0+44 TO 2+12	ACCESS STREET	25 MPH	12'	14'	8'	8'	6'	4'	5'	4'	-	8'	50'	P-3 1 2
FEDERAL STREET	2+12 TO 1+16	ACCESS STREET	25 MPH	14'	14'	-	8'	4'	-	4'	-	-	50'	P-3 1	
FEDERAL STREET	1+16 TO 18+52	ACCESS STREET	25 MPH	12'	14'	8'	8'	6'	4'	5'	4'	-	8'	50'	P-3 2

NOTE: ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION

DATE	REVISION	BY	APPR.

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

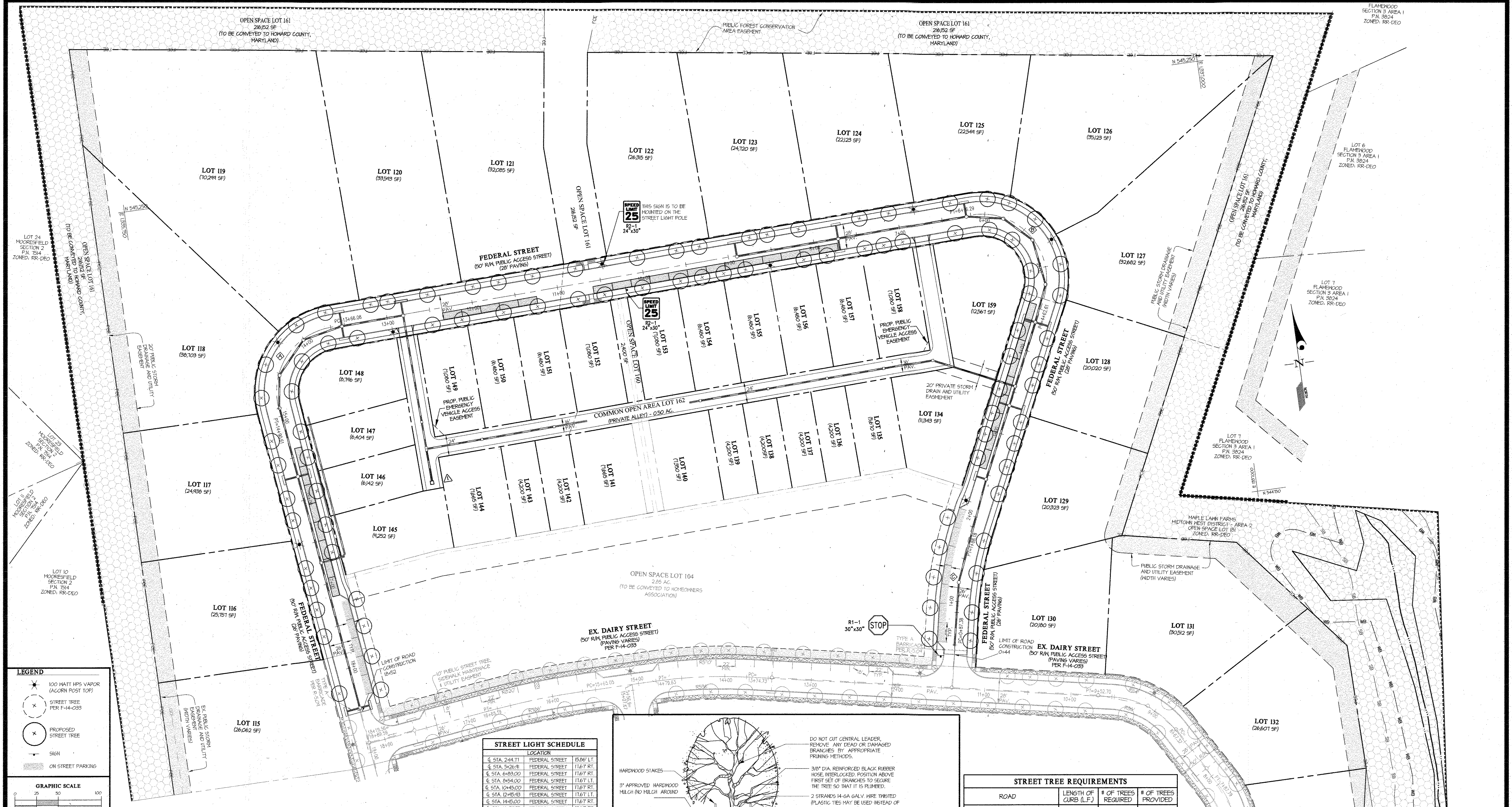
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016



ROAD CONSTRUCTION DETAILS  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2014	41-21/46-3	6 OF 15





**LEGEND**

- 100 HATT HPS VAPOR (ACORN POST TOP)
- STREET TREE PER F-14-033
- PROPOSED STREET TREE
- SIGN
- ON STREET PARKING

**GRAPHIC SCALE**

0 25 50 100

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*McLennan* 10-17-2014  
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Kutzbach* 4-03-14  
 Chief, Division of Land Development

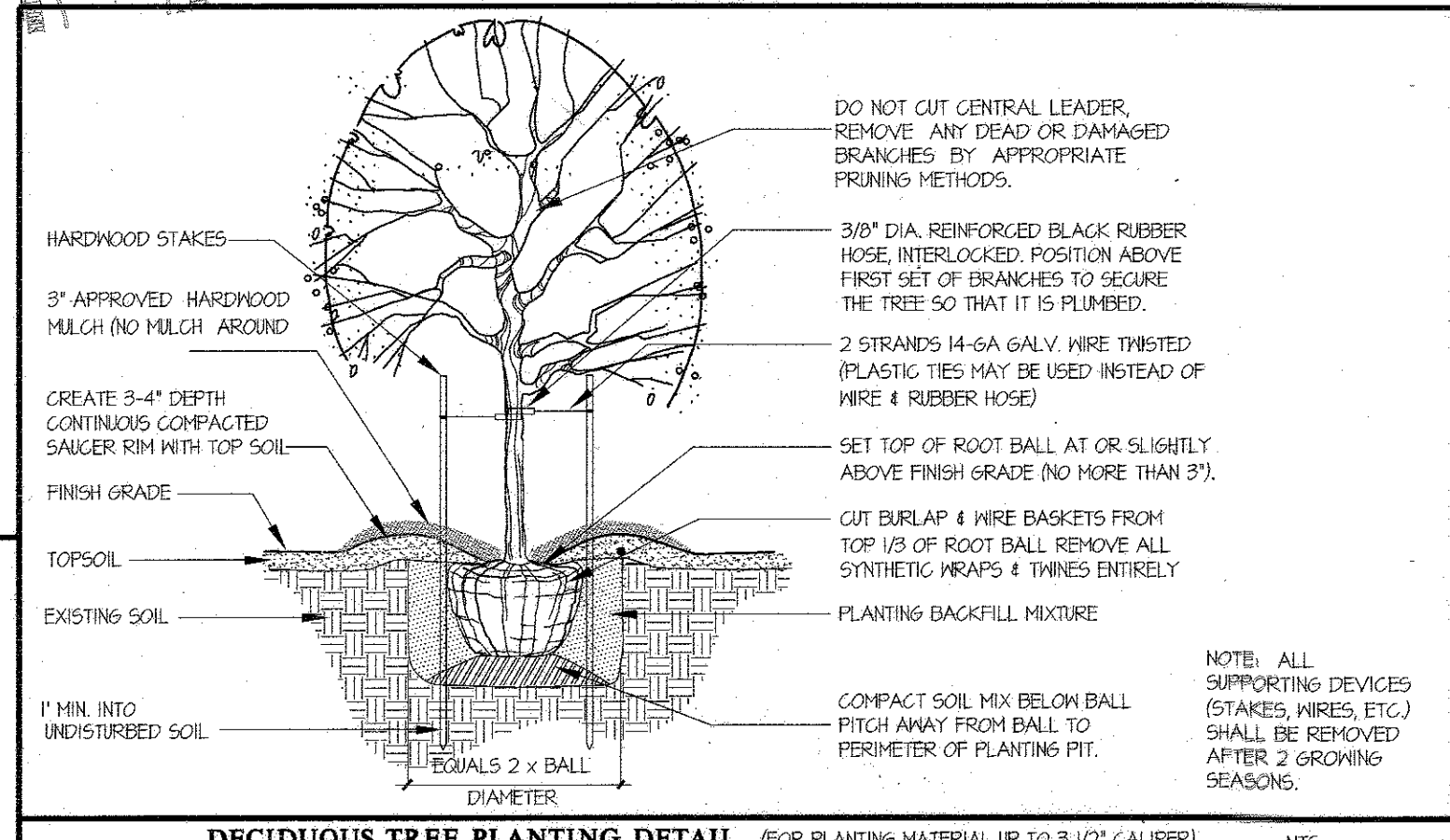
*Chad Clark* 10-31-14  
 Chief, Development Engineering Division

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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 BURTNSVILLE, MARYLAND 20864  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

- NOTES:**
- STREET TREES SHALL BE PLACED A MINIMUM OF 10' 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 20' OF A STREET LIGHT, WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.
  - SIDEWALKS AND STREET TREES ALONG PRIVATE ACCESS ROADS WILL BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE.
  - ALL PAVEMENT MARKINGS AND SIGN LOCATIONS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC DIVISION PRIOR TO ANY INSTALLATION (410-318-5752).
  - 'NO PARKING' SIGNS WILL PROBABLY BE NEEDED ON THE SHARP TURN AREAS. HOWARD COUNTY TRAFFIC FIELD WILL DETERMINE WHAT IS NEEDED AND COMMUNICATE THIS INFORMATION TO THE DEVELOPER.

**STREET LIGHT SCHEDULE**

LOCATION	TYPE	HEIGHT
§ STA. 244.11 FEDERAL STREET	15.00' LT	116.7' RT
§ STA. 526.41 FEDERAL STREET	116.7' RT	116.7' RT
§ STA. 649.00 FEDERAL STREET	116.7' RT	116.7' RT
§ STA. 824.00 FEDERAL STREET	116.7' RT	116.7' RT
§ STA. 1045.00 FEDERAL STREET	116.7' RT	116.7' RT
§ STA. 1248.43 FEDERAL STREET	116.7' RT	116.7' RT
§ STA. 1634.35 FEDERAL STREET	116.7' RT	116.7' RT



**STREET TREE REQUIREMENTS**

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
FEDERAL STREET	3,616'	90	90

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

MINIMUM TREE QUANTITIES AND PREFERRED SPACINGS ARE AS FOLLOWS (PER 5-10-16):

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

THESE ARE ONLY MINIMUM STANDARDS. WHILE 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, SPACING REQUIREMENTS WITH RESPECT TO STREET LIGHTS AND UTILITIES MUST BE SATISFIED.

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

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275.  
 EXPIRATION DATE: MAY 26, 2016

10-1-14

**SIGNING, STREET TREE and LIGHTING PLAN**

**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SCALE: 1" = 50'

ZONING: MXD-3

G. L. W. FILE No. 13001

DATE: OCTOBER, 2014

TAX MAP - GRID: 41-21/46-3

SHEET: 7 OF 15

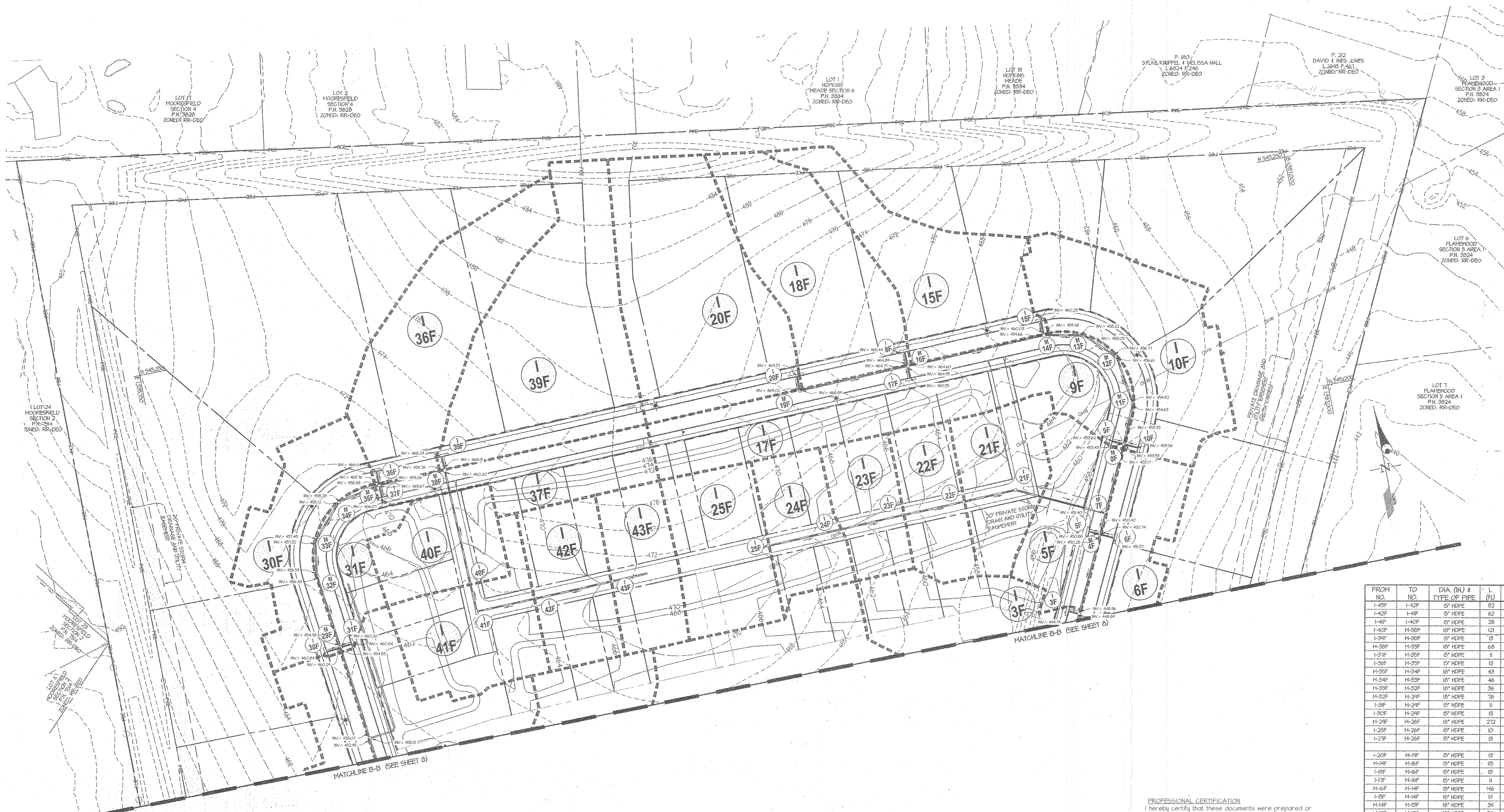
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND





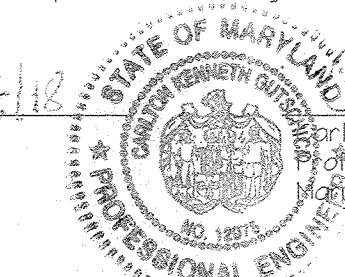




FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)	PUBLIC / PRIVATE
I-43F	I-42F	18" HDPE	82	PRIVATE
I-42F	I-41F	18" HDPE	62	PRIVATE
I-41F	I-40F	18" HDPE	28	PRIVATE
I-40F	M-39F	18" HDPE	121	PRIVATE
I-39F	M-38F	18" HDPE	79	PRIVATE
M-38F	M-37F	18" HDPE	69	PUBLIC
I-37F	M-36F	18" HDPE	11	PUBLIC
I-36F	M-35F	18" HDPE	13	PUBLIC
M-35F	M-34F	18" HDPE	43	PUBLIC
M-34F	M-33F	18" HDPE	46	PUBLIC
M-33F	M-32F	18" HDPE	36	PUBLIC
M-32F	M-31F	18" HDPE	70	PUBLIC
I-31F	M-30F	18" HDPE	11	PUBLIC
I-30F	M-29F	18" HDPE	19	PUBLIC
M-29F	M-28F	18" HDPE	212	PUBLIC
I-28F	M-27F	18" HDPE	10	PUBLIC
I-27F	M-26F	18" HDPE	19	PUBLIC
M-46F	M-45F	18" HDPE	15	PUBLIC
M-45F	M-44F	18" HDPE	15	PUBLIC
I-44F	M-43F	18" HDPE	11	PUBLIC
M-43F	M-42F	18" HDPE	146	PUBLIC
M-42F	M-41F	18" HDPE	13	PUBLIC
M-41F	M-40F	18" HDPE	34	PUBLIC
M-40F	M-39F	18" HDPE	38	PUBLIC
M-39F	M-38F	18" HDPE	50	PUBLIC
I-38F	M-37F	18" HDPE	41	PUBLIC
I-37F	M-36F	18" HDPE	14	PUBLIC
I-36F	M-35F	18" HDPE	11	PUBLIC
M-35F	M-34F	18" HDPE	73	PUBLIC
I-34F	I-33F	18" HDPE	11	PRIVATE
I-33F	I-32F	18" HDPE	66	PRIVATE
I-32F	I-31F	18" HDPE	63	PRIVATE
I-31F	I-30F	18" HDPE	55	PRIVATE
I-30F	M-29F	18" HDPE	46	PRIVATE
M-29F	M-28F	18" HDPE	20	PUBLIC
M-28F	M-27F	18" HDPE	15	PUBLIC
M-27F	M-26F	18" HDPE	15	PUBLIC
M-26F	M-25F	18" HDPE	25	PUBLIC
M-25F	M-24F	18" HDPE	4	PUBLIC
M-24F	M-23F	18" HDPE	184	PUBLIC
M-23F	EX. ST-32F	24" HDPE	71	PUBLIC

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, 2020.

*Mark Bennett*  
 Date: 10-1-14  
 Professional Engineer  
 Maryland Reg. No. 12475



NOTES:  
 1. SEE TO MASS GRADINGS PERFORMED UNDER F-19-000, '11'. SOIL HAS USED FOR CALCULATIONS.  
 2. FOR DRAINAGE AREA INFORMATION, SEE SHEET 8.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Michael...*  
 Chief, Bureau of Highways  
 Date: 10-17-2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Kevin...*  
 Chief, Division of Land Development  
 Date: 10-03-14

*Paul...*  
 Chief, Development Engineering Division  
 Date: 10-31-14

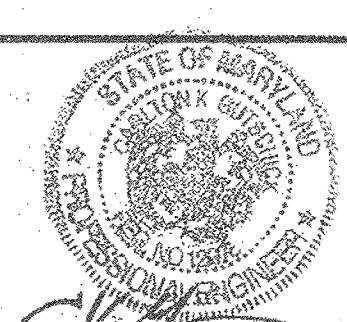
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

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

PREPARED FOR:  
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 ATTN: MARK BENNETT  
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*Mark Bennett*  
 Date: 10-1-14  
 Professional Engineer  
 Maryland Reg. No. 12975



**DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN SPACE LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W').

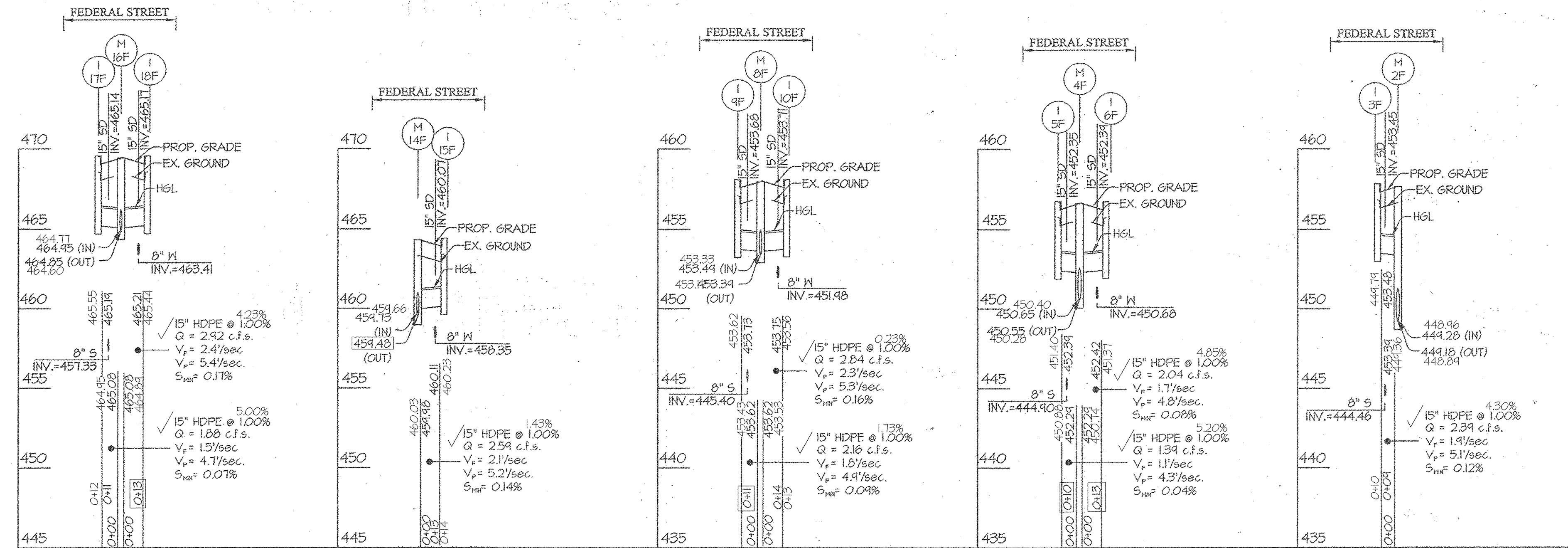
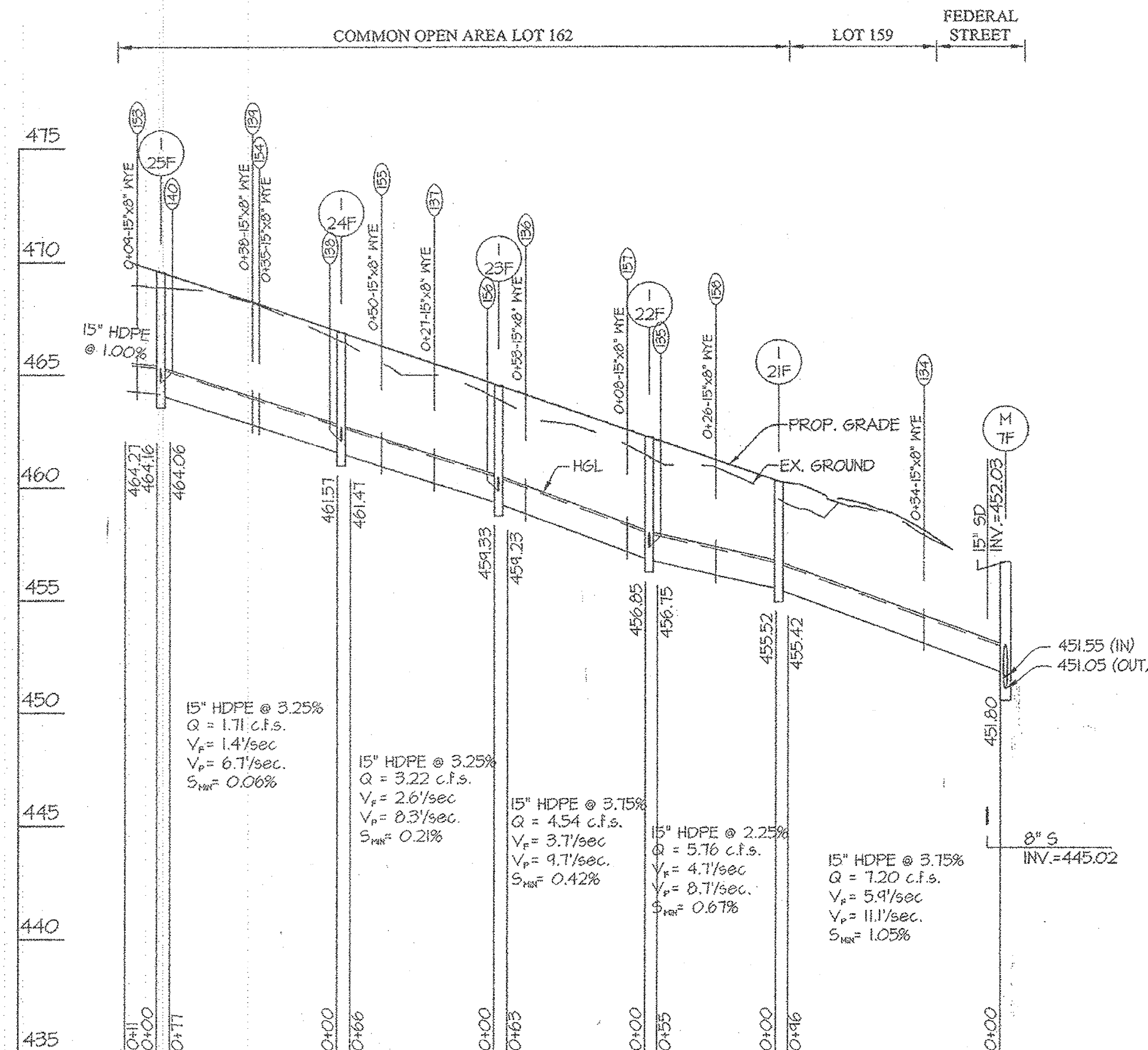
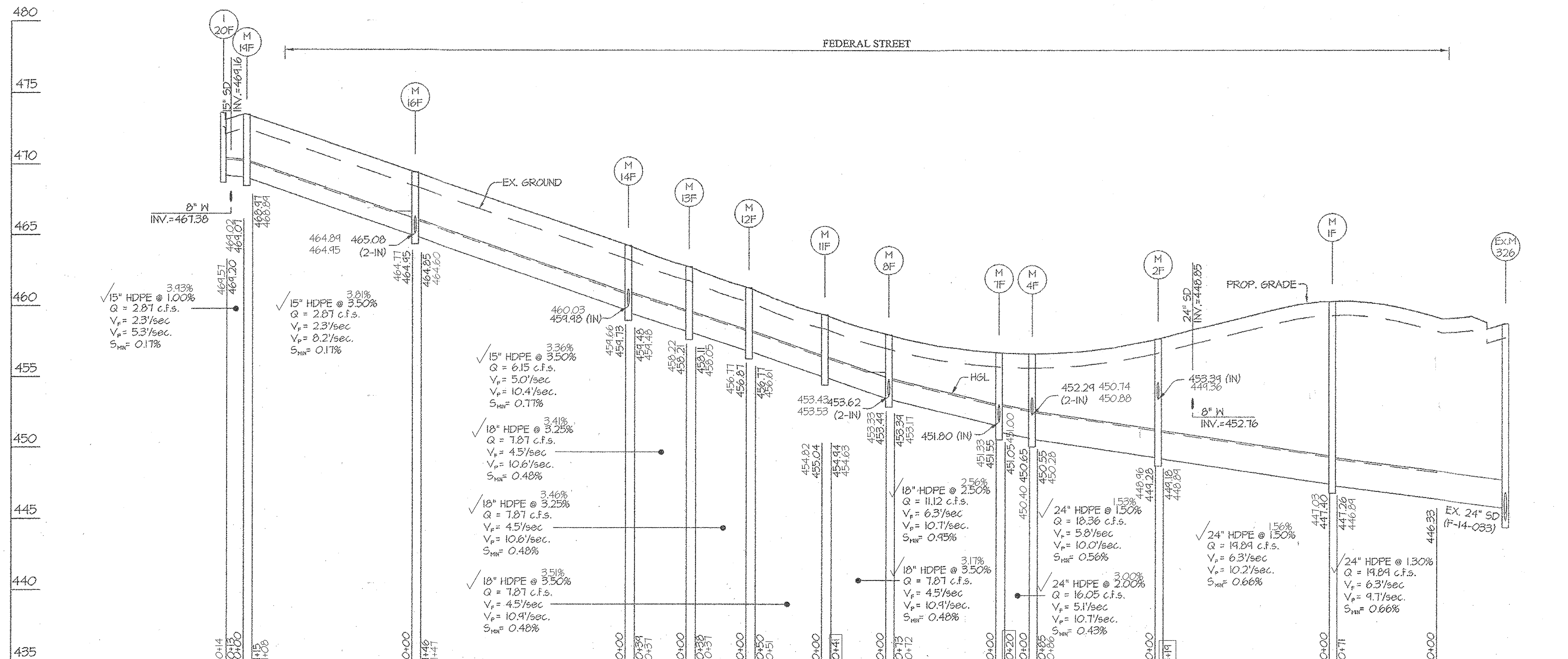
SCALE: 1" = 50'  
 ZONING: MXD-3  
 G. L. W. FILE NO.: 13001

DATE: JULY 2018  
 TAX MAP - GRID: 41-21/46-3  
 SHEET: 9 OF 15

ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

ASBUILTS SHEET 6 OF 8





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-3F	A-10 INLET	2'-6"	458.04	457.19	457.96	457.11	453.46	444.18	449.79	HO. CO. SD 4.03	N 544,813 E 1,336,681		
I-5F	A-10 INLET	2'-6"	456.85	456.85	456.70	456.67	---	452.34	451.40	HO. CO. SD 4.03	N 544,814 E 1,336,710		
I-6F	A-10 INLET	2'-6"	456.82	456.82	456.67	456.66	---	452.42	451.37	HO. CO. SD 4.03	N 544,821 E 1,336,745		
I-8F	A-10 INLET	2'-6"	458.31	458.03	458.31	458.05	---	453.75	453.62	HO. CO. SD 4.03	N 544,825 E 1,336,761		
I-10F	A-10 INLET	2'-6"	458.31	458.03	458.34	458.04	---	453.75	453.56	HO. CO. SD 4.03	N 544,871 E 1,336,708		
I-15F	A-10 INLET	2'-6"	464.64	464.30	464.55	464.26	---	460.11	460.23	HO. CO. SD 4.03	N 545,126 E 1,336,711		
I-17F	A-10 INLET	2'-6"	464.78	464.44	464.85	464.51	---	465.14	465.55	HO. CO. SD 4.03	N 545,040 E 1,336,562		
I-18F	A-10 INLET	2'-6"	464.78	464.44	464.76	464.48	---	465.21	465.44	HO. CO. SD 4.03	N 545,121 E 1,336,561		
I-20F	COG-15 INLET	2'-6"	473.93	473.41	473.87	473.29	---	464.20	464.57	SHA MD. SD 374.62	N 545,117 E 1,336,442		
I-21F	S INLET	2'-15"	460.55	460.39	---	---	455.52	455.42	---	HO. CO. SD 4.22	N 544,952 E 1,336,650		
I-22F	S INLET	2'-15"	462.42	462.28	---	---	457.33	456.75	---	HO. CO. SD 4.22	N 544,950 E 1,336,543		
I-23F	S INLET	2'-15"	464.96	464.83	---	---	454.81	454.23	---	HO. CO. SD 4.22	N 544,948 E 1,336,526		
I-24F	S INLET	2'-15"	461.57	461.44	---	---	462.05	461.47	---	HO. CO. SD 4.22	N 544,945 E 1,336,458		
I-25F	S INLET	2'-15"	464.88	464.88	---	---	464.64	464.06	---	HO. CO. SD 4.22	N 544,943 E 1,336,378		
M-1F	STANDARD MANHOLE	4'-0"	460.31	---	460.22	---	447.40	447.26	447.03	446.84	HO. CO. 6-512	N 544,695 E 1,336,644	
M-2F	STANDARD MANHOLE	4'-0"	457.67	---	457.66	---	453.34	444.18	444.36	446.84	HO. CO. 6-512	N 544,808 E 1,336,642	
M-4F	STANDARD MANHOLE	4'-0"	456.62	---	456.34	---	452.24	450.55	450.88	450.28	HO. CO. 6-512	N 544,888 E 1,336,730	
M-7F	STANDARD MANHOLE	4'-0"	456.70	---	456.64	---	451.80	451.05	451.33	451.00	HO. CO. 6-512	N 544,904 E 1,336,740	
M-8F	STANDARD MANHOLE	4'-0"	457.48	---	457.47	---	453.62	453.34	453.53	453.17	HO. CO. 6-512	N 544,878 E 1,336,714	
M-11F	STANDARD MANHOLE	4'-0"	454.40	---	454.38	---	455.04	454.94	454.82	454.63	HO. CO. 6-512	N 545,020 E 1,336,791	
M-12F	STANDARD MANHOLE	4'-0"	461.30	---	461.21	---	456.87	456.77	456.77	456.61	HO. CO. 6-512	N 545,073 E 1,336,783	
M-13F	STANDARD MANHOLE	4'-0"	462.78	---	462.79	---	458.21	458.11	458.22	458.05	HO. CO. 6-512	N 545,102 E 1,336,753	
M-14F	STANDARD MANHOLE	4'-0"	464.24	---	464.22	---	454.98	454.48	460.03	454.48	HO. CO. 6-512	N 545,110 E 1,336,711	
M-16F	STANDARD MANHOLE	4'-0"	464.43	---	464.40	---	465.08	464.85	464.95	464.60	HO. CO. 6-512	N 545,105 E 1,336,561	
M-18F	STANDARD MANHOLE	4'-0"	473.44	---	473.19	---	464.07	468.97	464.02	468.84	HO. CO. 6-512	N 545,101 E 1,336,443	

LOT No.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
(B4)	453.08	453.37	453.37
(B5)	456.75	457.33	457.44
(B6)	458.84	454.13	454.26
(B7)	460.21	460.50	460.63
(B8)	462.81	462.05	462.16
(B9)	464.06	463.10	463.23
(B0)	465.33	464.64	464.75
(B1)	464.25	464.54	464.67
(B2)	462.71	463.00	463.13
(B3)	460.96	461.25	461.38
(B4)	459.23	454.81	454.92
(B5)	457.15	457.44	457.57
(B6)	456.11	456.40	456.53

SIZE	TYPE	QUANTITY (I.F.)	REMARKS
8"	HDPE	148	
15"	HDPE	736	
18"	HDPE	243	
24"	HDPE	243	

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: 12/26/2020.

*[Signature]*  
 Date: 10-17-2014  
 K. Gutschick  
 Professional Engineer  
 Maryland Reg. No. 12475

NOTE: ALL YARD DRAINS ARE 8" HDPE RUN @ 1.00% UNLESS OTHERWISE NOTED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]*  
 Chief, Bureau of Highways  
 Date: 10-17-2014

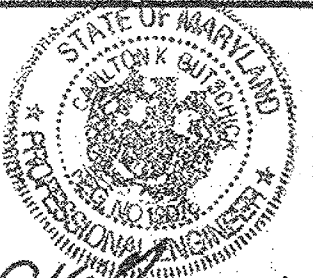
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]*  
 Chief, Division of Land Development  
 Date: 10-31-14

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 230 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4188

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

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 28, 2015

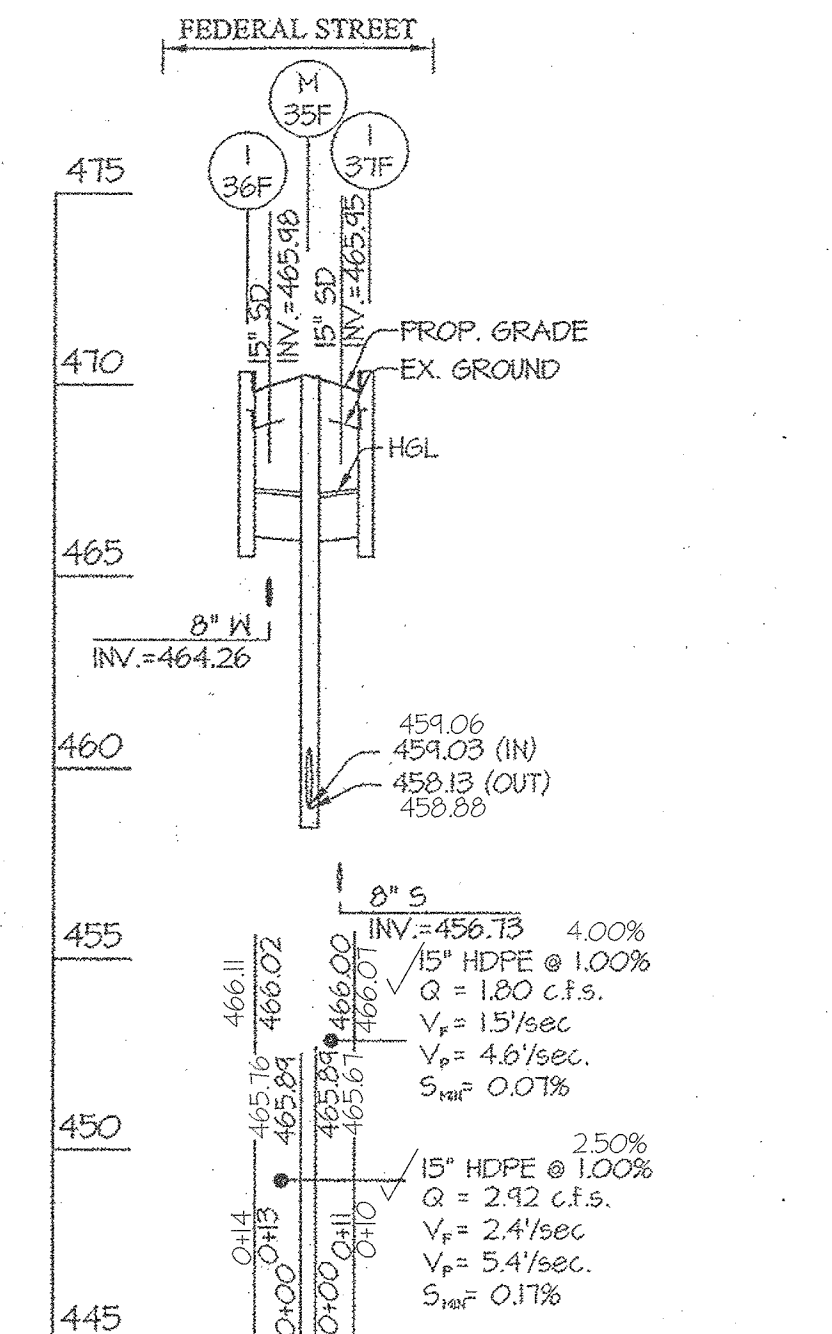
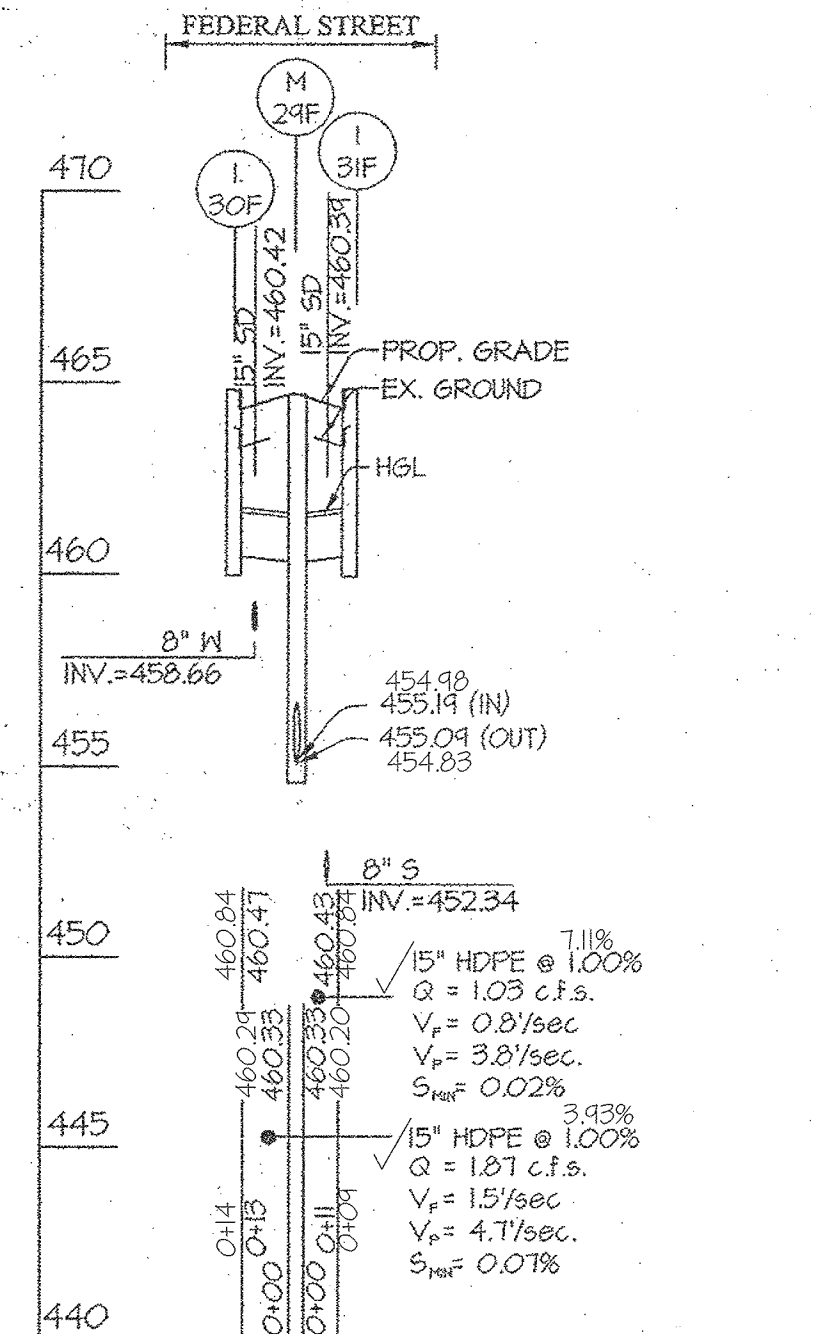
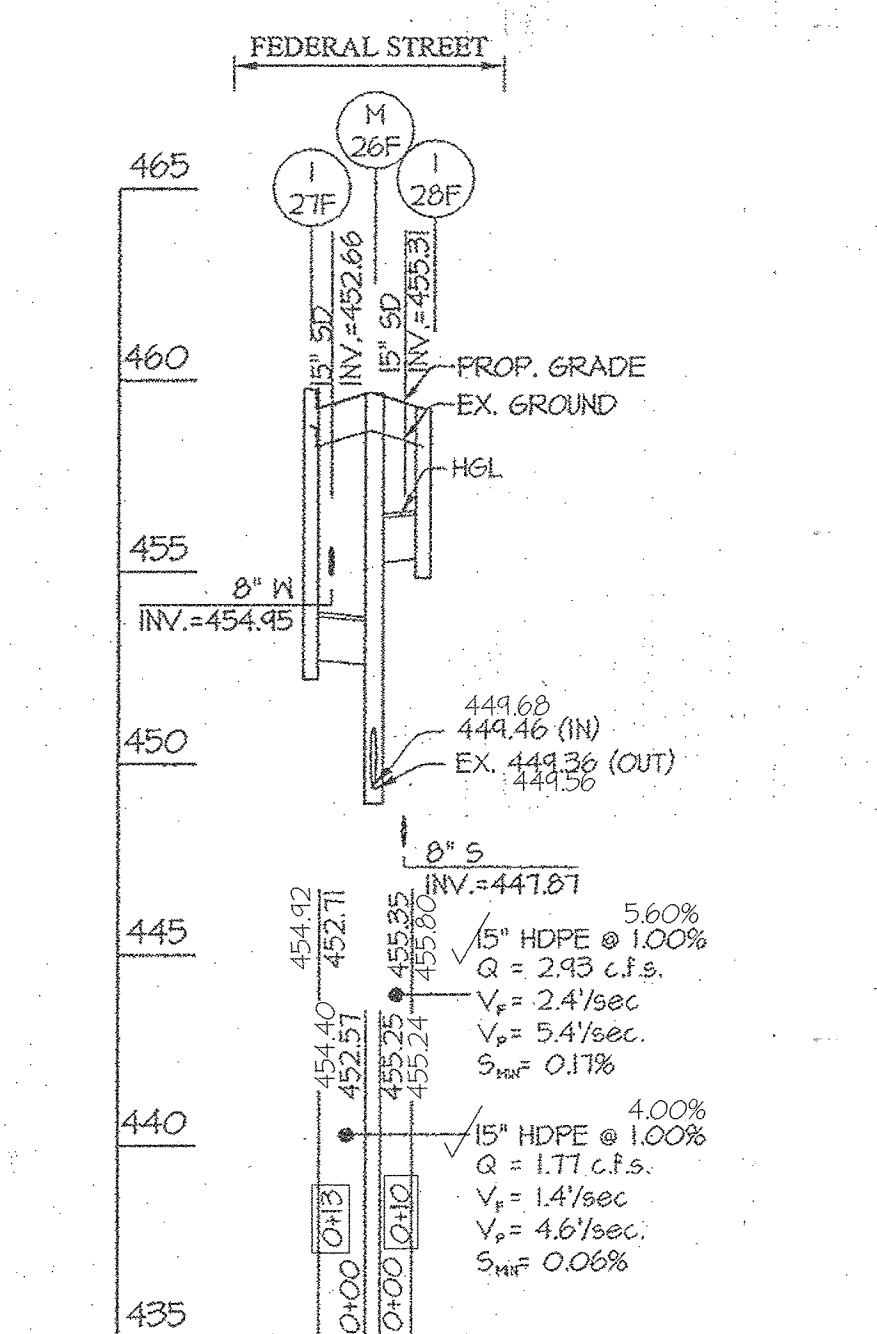
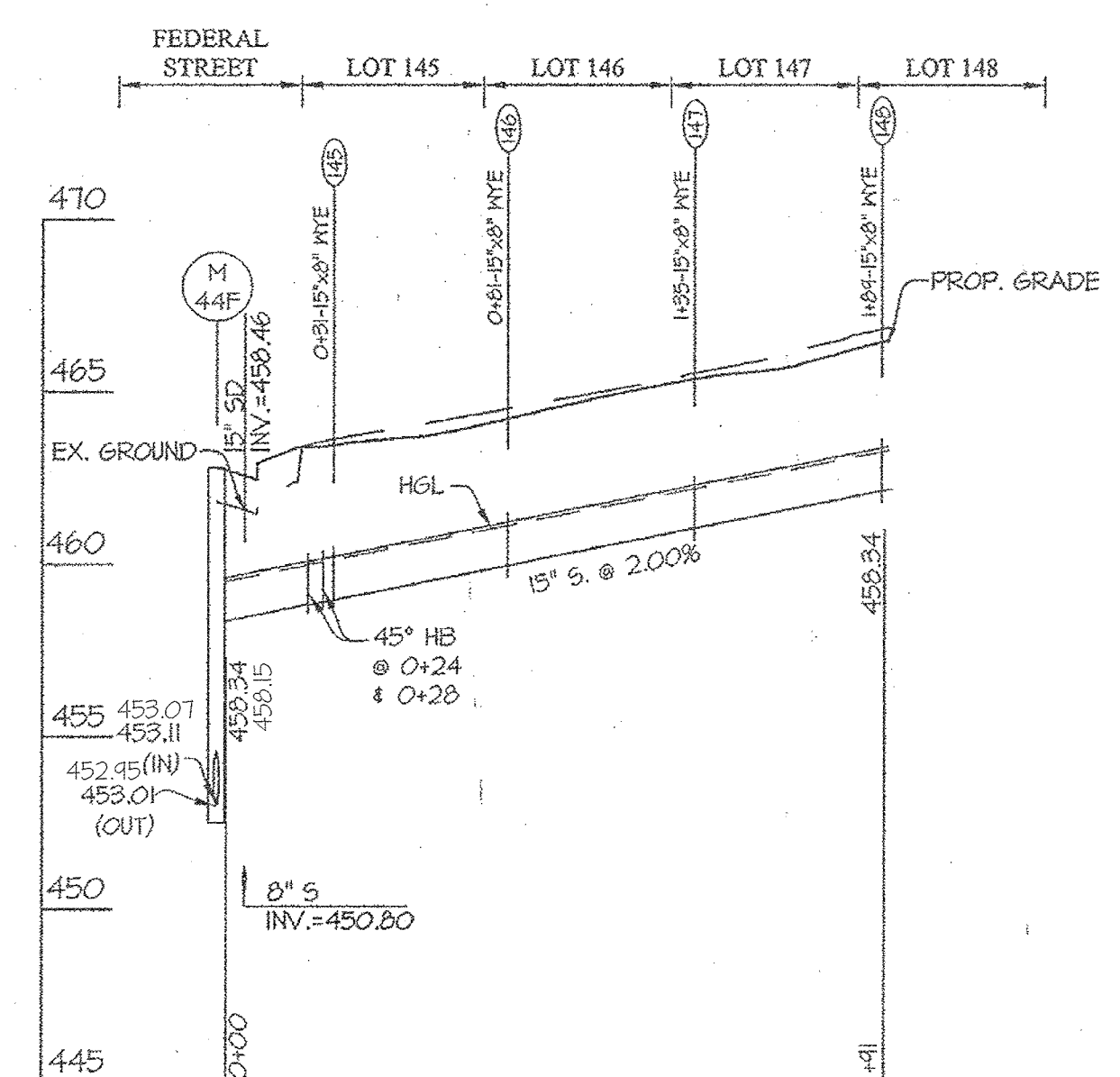
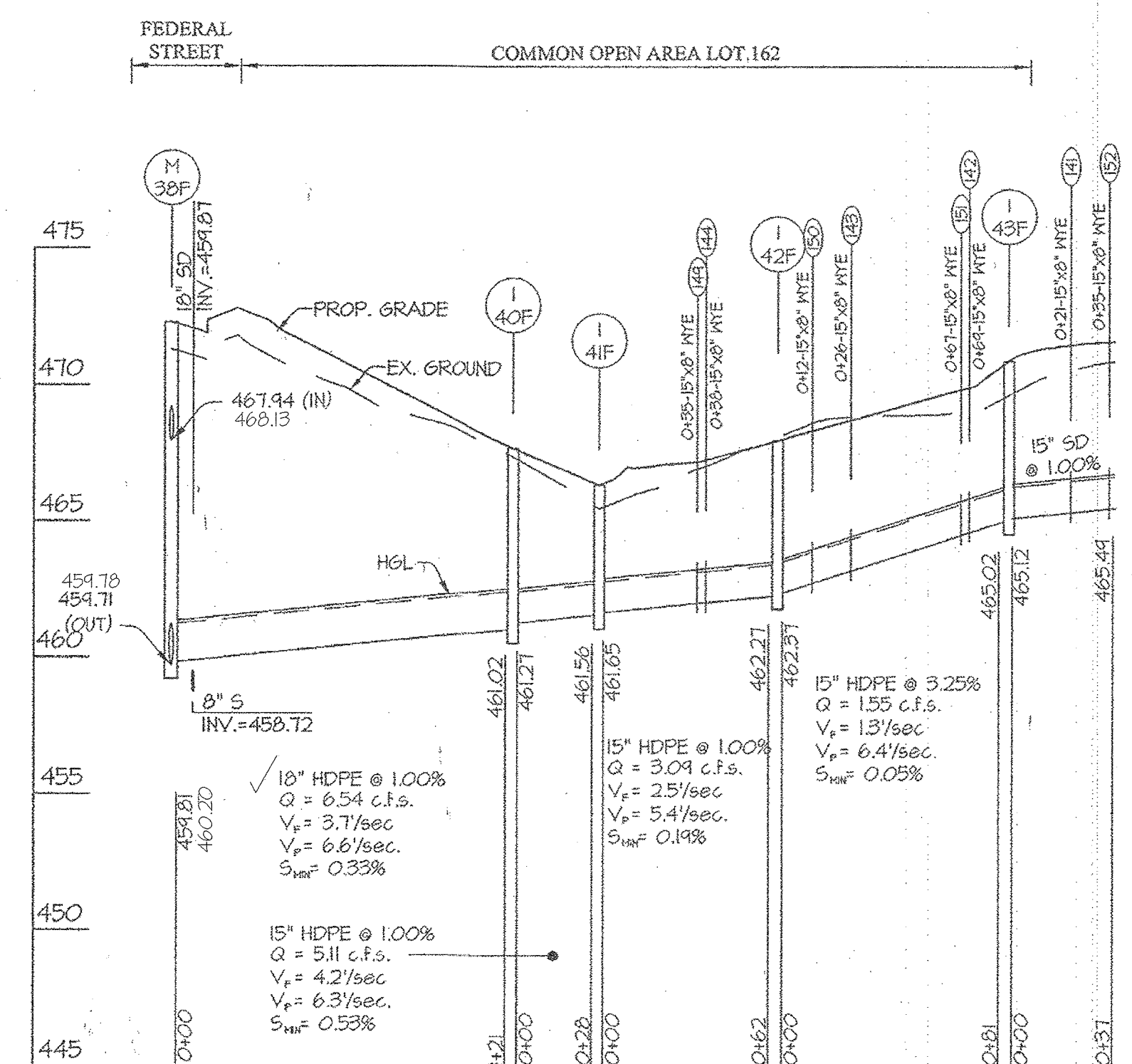
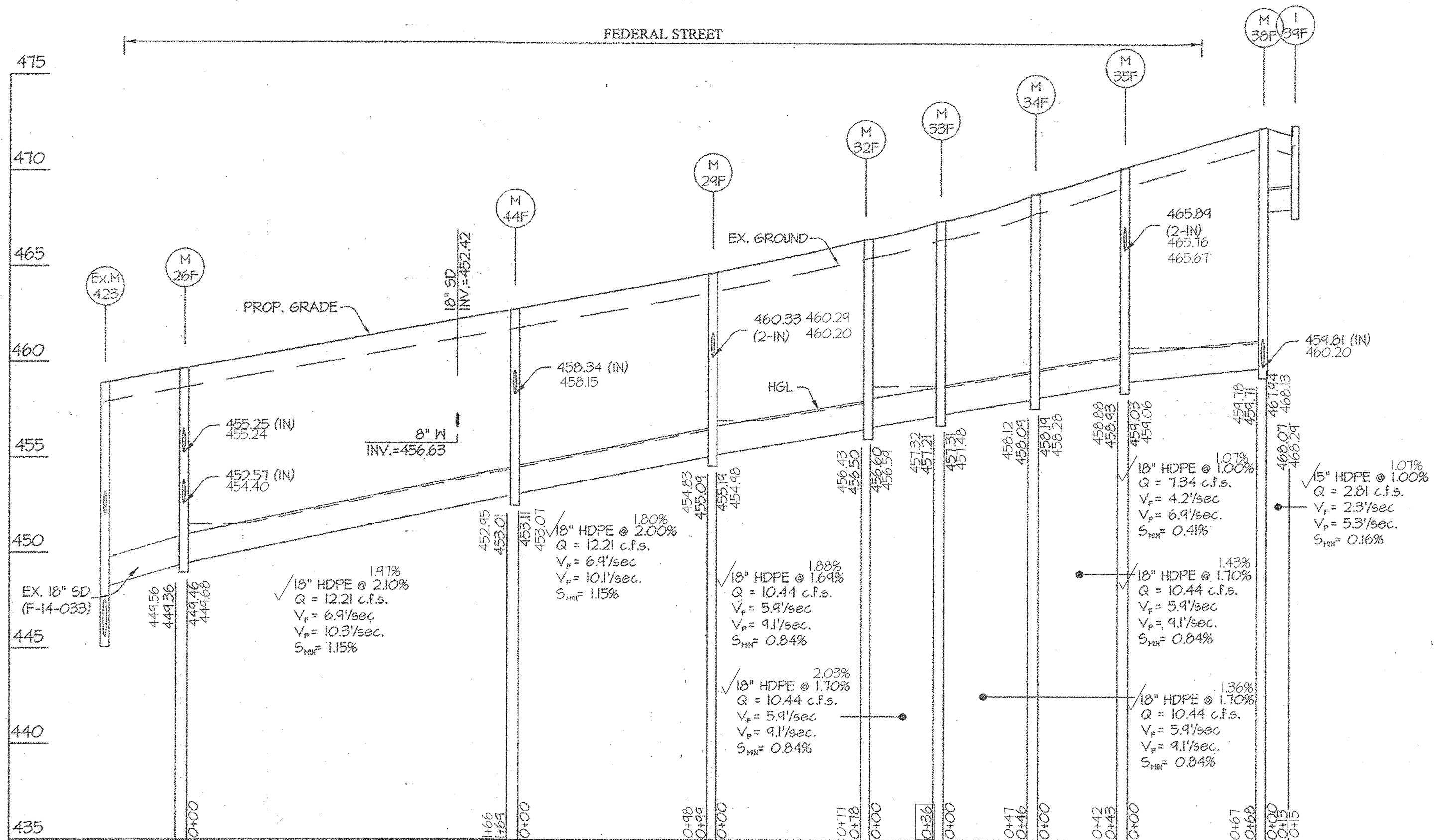
*[Signature]*  
 Date: 10-1-14



STORM DRAIN PROFILES ASDUILTS  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL "W")

SCALE	ZONING	G. L. V. FILE No.
AS SHOWN	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
JULY, 2018 OCTOBER, 2014	41-21/46-3	10 OF 15





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-27F	A-10 INLET	2'-6"	454.43	454.75	454.96	454.85	---	452.71	454.92	HO. CO. SD 4.03	N 544,646 E 1,335,924		
I-28F	A-10 INLET	2'-6"	454.44	454.81	454.90	454.87	---	455.25	455.80	HO. CO. SD 4.03	N 544,644 E 1,335,952		
I-30F	A-10 INLET	2'-6"	464.94	464.78	464.84	464.69	---	460.47	460.84	HO. CO. SD 4.03	N 544,914 E 1,335,840		
I-31F	A-10 INLET	2'-6"	465.02	464.81	464.86	464.68	---	460.43	460.84	HO. CO. SD 4.03	N 544,923 E 1,335,920		
I-36F	A-10 INLET	2'-6"	470.55	470.26	470.51	470.30	---	466.02	466.11	HO. CO. SD 4.03	N 545,102 E 1,335,980		
I-37F	A-10 INLET	2'-6"	470.55	470.26	470.47	470.21	---	466.00	466.07	HO. CO. SD 4.03	N 545,071 E 1,335,981		
I-39F	CO6-15 INLET	2'-6"	472.11	472.28	472.74	472.38	---	468.07	468.29	SHA MD. SD 374.62	N 545,104 E 1,336,052		
I-40F	S-INLET	2'-15"	468.45	468.24	---	---	461.27	461.02	---	HO. CO. SD 4.22	N 544,963 E 1,336,057		
I-41F	S-INLET	2'-15"	466.64	466.30	---	---	461.65	461.55	---	HO. CO. SD 4.23	N 544,932 E 1,336,058		
I-42F	S-INLET	2'-15"	464.15	464.04	---	---	462.37	462.27	---	HO. CO. SD 4.22	N 544,934 E 1,336,123		
I-43F	S-INLET	2'-15"	470.12	470.58	---	---	465.12	465.02	---	HO. CO. SD 4.22	N 544,937 E 1,336,207		
M-26F	STANDARD MANHOLE	4'-0"	454.65	---	454.58	---	455.25	444.36	455.24	444.56	HO. CO. 6-512	N 544,640 E 1,335,940	
M-29F	STANDARD MANHOLE	4'-0"	464.68	---	464.56	---	455.14	455.04	454.98	454.83	HO. CO. 6-512	N 544,921 E 1,335,906	
M-32F	STANDARD MANHOLE	4'-0"	466.46	---	466.44	---	456.60	456.50	456.54	456.43	HO. CO. 6-512	N 545,002 E 1,335,846	
M-33F	STANDARD MANHOLE	4'-0"	467.43	---	467.46	---	457.31	457.21	457.18	457.12	HO. CO. 6-512	N 545,034 E 1,335,901	
M-34F	STANDARD MANHOLE	4'-0"	468.83	---	468.84	---	458.14	458.04	458.28	458.12	HO. CO. 6-512	N 545,076 E 1,335,934	
M-35F	STANDARD MANHOLE	4'-0"	470.22	---	470.26	---	454.03	458.93	454.06	458.88	HO. CO. 6-512	N 545,085 E 1,335,980	
M-38F	STANDARD MANHOLE	4'-0"	472.30	---	472.34	---	467.94	454.71	468.13	454.78	HO. CO. 6-512	N 545,088 E 1,336,052	
M-44F	STANDARD MANHOLE	4'-0"	462.74	---	462.78	---	458.11	453.01	453.07	452.95	HO. CO. 6-512	N 544,814 E 1,335,914	

LOT No.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
(14)	465.33	465.62	465.75
(12)	464.61	464.90	465.03
(13)	463.22	463.51	463.64
(14)	462.03	462.32	462.45
(16)	459.96	459.25	---
(16)	454.96	460.25	---
(17)	461.04	461.33	---
(18)	462.12	462.41	---
(19)	462.00	462.29	462.42
(20)	462.76	463.05	463.18
(19)	464.55	464.84	464.97
(22)	465.47	465.76	465.89

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, 2020.

Date: 7/24/14  
 Mark K. Gutschick  
 Professional Engineer  
 Maryland Reg. No. 12975

SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	156	
15"	HDPE	255	
18"	HDPE	660	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Chief, Bureau of Highways  
 Date: 10-17-2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Date: 11-03-14

Chief, Development Engineering Division  
 Date: 10-31-14

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: 301-421-4188

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERTOWN 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. 12975, EXPIRATION DATE: MAY 26, 2016

Date: 10-14  
 Mark K. Gutschick  
 Professional Engineer  
 Maryland Reg. No. 12975

STORM DRAIN PROFILES  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RESUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL "W")  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

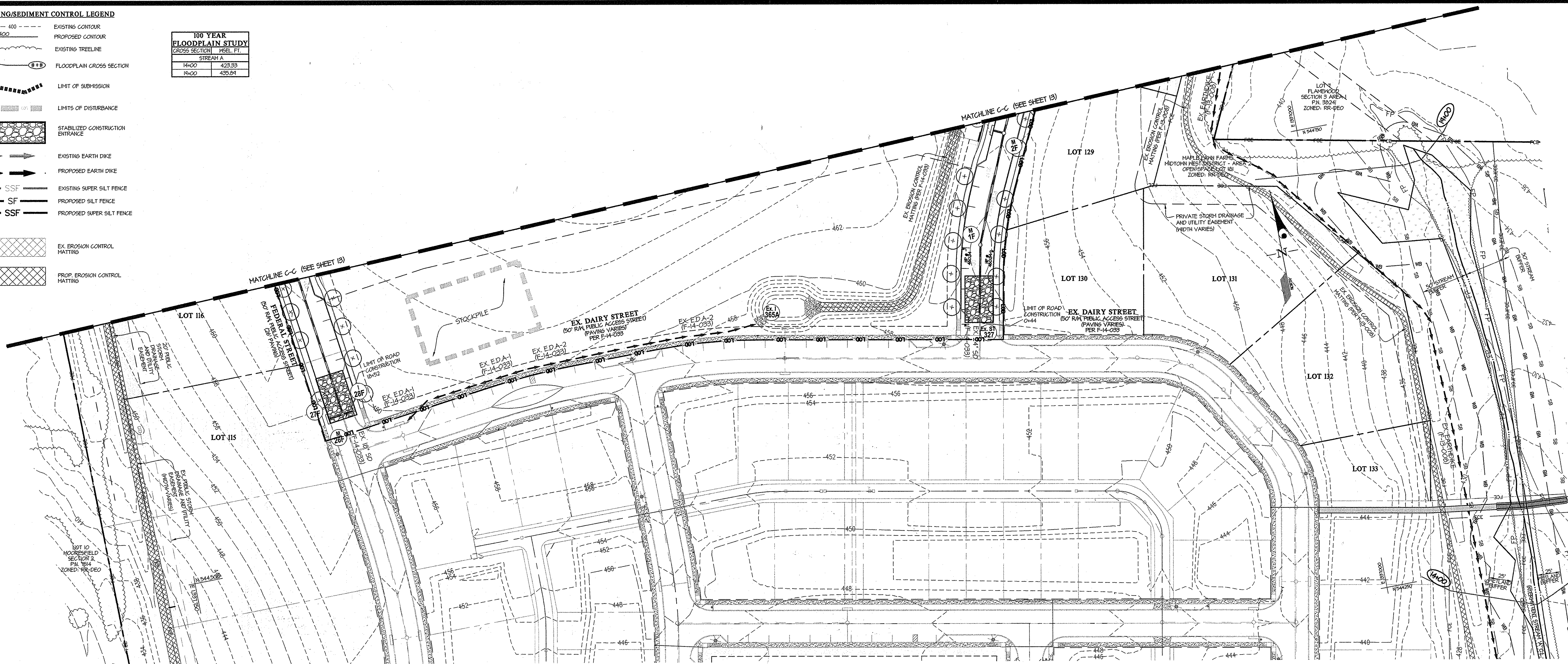
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	13001
DATE: JULY 2018	TAX MAP - GRID	SHEET
OCTOBER, 2014	41-21/46-3	11 OF 15



**GRADING/SEDIMENT CONTROL LEGEND**

- 400 --- EXISTING CONTOUR
- 400 — PROPOSED CONTOUR
- EXISTING TREELINE
- FLOODPLAIN CROSS SECTION
- LIMIT OF SUBMISSION
- LIMITS OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING EARTH DIKE
- PROPOSED EARTH DIKE
- SSF --- EXISTING SUPER SILT FENCE
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPER SILT FENCE
- EX. EROSION CONTROL MATTING
- PROP. EROSION CONTROL MATTING

100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	FEET FT.
STREAM A	
14+00	423.33
14+00	435.04



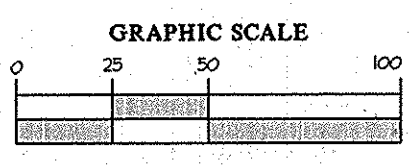
FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)	PUBLIC / PRIVATE
M-28F	M-28F	18" HDPE	272	PUBLIC
I-28F	M-28F	18" HDPE	10	PUBLIC
I-27F	M-26F	18" HDPE	15	PUBLIC
I-3F	M-2F	18" HDPE	9	PUBLIC
M-2F	M-1F	24" HDPE	114	PUBLIC
M-1F	EX. ST-32T	24" HDPE	11	PUBLIC

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT AND ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. (1 DAY)
  - CONTRACTOR IS TO INSPECT THE EXISTING SEDIMENT CONTROL DEVICES CONSTRUCTED UNDER F 13-00B AND F 14-03B AND MAKE THE NECESSARY REPAIRS TO THE DEVICES. (1 WEEK)
  - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES. (1 WEEK)
  - CONSTRUCT THE SEWER PER CONT. #24-4834-D. (1 MONTH)
  - CONSTRUCT THE STORM DRAIN PER THESE PLANS. (2 MONTHS)
  - INSTALL THE CURB AND GUTTER, SIDEWALKS, AND BASE PAVING. (1 MONTH)
  - FINE GRADE SITE AND STABILIZE DISTURBED AREAS. (2 WEEKS)
  - ONCE AREAS DRAINING TO A PARTICULAR SEDIMENT CONTROL DEVICE HAVE BEEN STABILIZED AND PERMISSION HAS BEEN OBTAINED FROM THE SEDIMENT CONTROL INSPECTOR, DEVICES CAN BE REMOVED. ANY DISTURBANCE CAUSED BY THEIR REMOVAL MUST BE STABILIZED IMMEDIATELY. (2 WEEKS)
  - WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, FLUSH THE STORM DRAIN SYSTEM. (1 DAY)
  - THE CONTRACTOR SHALL REMOVE ALL NON-NATURAL ITEMS (DEBRIS AND JUNK) FROM ALL SENSITIVE AREAS (FLOODPLAIN, FOREST, STREAMS, WETLANDS, AND BUFFERS) ON THE SITE AND STABILIZE. (1 WEEK)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Meunier* 10-17-2014  
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Kit Shandor* 11-03-14  
 Chief, Division of Land Development Date

*Chad Edwards* 10-31-14  
 Chief, Development Engineering Division 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.  
*Chad Edwards* 10/11/14  
 SIGNATURE OF ENGINEER DATE

**BUILDER'S CERTIFICATE**  
 I HEREBY 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 A. Bennett* 10/11/14  
 SIGNATURE OF DEVELOPER/BUILDER DATE

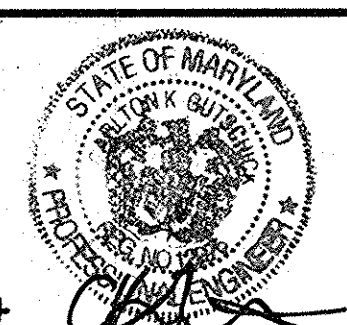
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Reister* 10/14/14  
 HOWARD S.C.D. DATE

**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: 301-889-2524 FAX: 301-421-4186

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

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

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016  
 10/11/14

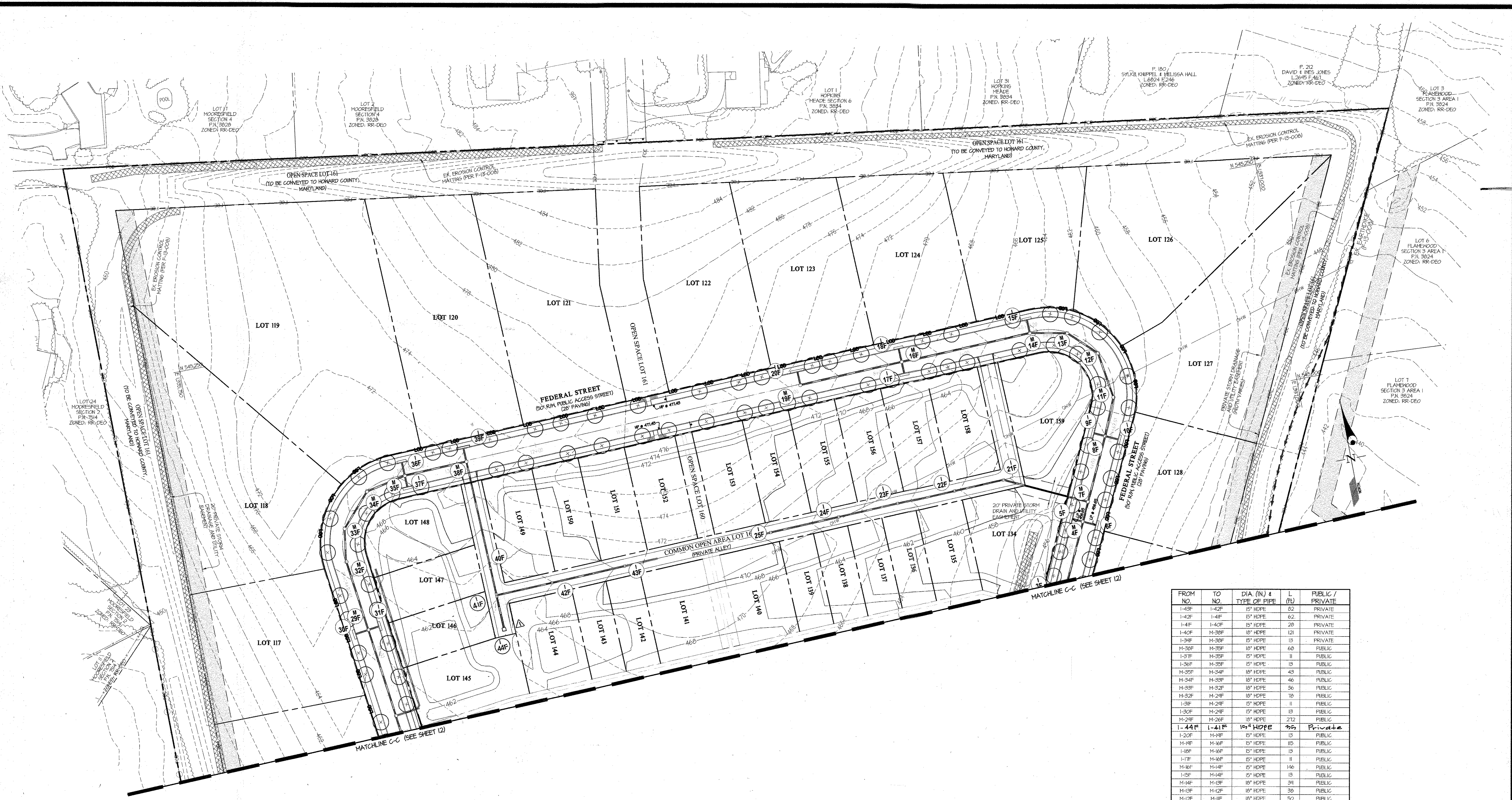


**SEDIMENT CONTROL and GRADING PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 119, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2014	41-21/46-3	12 OF 15

L:\CAD\DRAWINGS\2001\13001\PLANS BY GUY\PLANS\13001-13-03-09-SC.dwg  
 PLOTTED: 9/25/2014 7:21 AM, LAST SAVE: 9/23/2014 1:08 PM, PLOTTED BY: Dong Venhe Pkx





FROM NO.	TO NO.	DIA. (IN.) & TYPE OF PIPE	L. (FT)	PUBLIC / PRIVATE
I-43F	I-42F	15" HDPE	62	PRIVATE
I-42F	I-41F	15" HDPE	62	PRIVATE
I-41F	I-40F	15" HDPE	28	PRIVATE
I-40F	M-39F	18" HDPE	121	PRIVATE
I-39F	M-38F	15" HDPE	13	PRIVATE
M-38F	M-35F	18" HDPE	68	PUBLIC
I-37F	M-35F	15" HDPE	11	PUBLIC
I-36F	M-35F	15" HDPE	13	PUBLIC
M-35F	M-34F	18" HDPE	43	PUBLIC
M-34F	M-33F	18" HDPE	46	PUBLIC
M-33F	M-32F	18" HDPE	36	PUBLIC
M-32F	M-24F	18" HDPE	18	PUBLIC
I-31F	M-24F	15" HDPE	11	PUBLIC
I-30F	M-24F	15" HDPE	13	PUBLIC
M-28F	M-26F	18" HDPE	212	PUBLIC
I-44F	I-41F	15" HDPE	75	Private
I-30F	M-19F	15" HDPE	13	PUBLIC
M-18F	M-16F	15" HDPE	115	PUBLIC
I-18F	M-16F	15" HDPE	13	PUBLIC
I-17F	M-16F	15" HDPE	11	PUBLIC
M-16F	M-14F	15" HDPE	146	PUBLIC
I-15F	M-14F	15" HDPE	13	PUBLIC
M-14F	M-13F	18" HDPE	34	PUBLIC
M-13F	M-12F	18" HDPE	38	PUBLIC
M-12F	M-11F	18" HDPE	50	PUBLIC
M-11F	M-8F	18" HDPE	41	PUBLIC
I-10F	M-8F	15" HDPE	14	PUBLIC
I-8F	M-8F	15" HDPE	11	PUBLIC
M-8F	M-7F	18" HDPE	13	PUBLIC
I-23F	I-24F	15" HDPE	77	PRIVATE
I-24F	I-23F	15" HDPE	66	PRIVATE
I-23F	I-22F	15" HDPE	63	PRIVATE
I-22F	I-21F	15" HDPE	55	PRIVATE
I-21F	M-7F	15" HDPE	46	PRIVATE
M-7F	M-4F	24" HDPE	20	PUBLIC
I-6F	M-4F	15" HDPE	13	PUBLIC
I-5F	M-4F	15" HDPE	11	PUBLIC
M-4F	M-2F	24" HDPE	85	PUBLIC

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10-17-2014  
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 11-03-14  
 Chief, Division of Land Development Date

*[Signature]* 10-21-14  
 Chief, Development Engineering Division 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.

*[Signature]* 10/1/14  
 SIGNATURE OF ENGINEER DATE

*[Signature]* 10/1/14  
 SIGNATURE OF DEVELOPER/BUILDER DATE

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

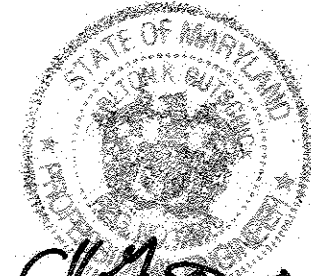
*[Signature]* 10/14/14  
 H.S.C.D. DATE

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

DATE	BY	REVISION
11-21-16	gk	Added storm drain inlet
	LAG	
	APPR.	

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

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.  
 EXPIRATION DATE: MAY 26, 2016  
 10/1/14 *[Signature]*



**SEDIMENT CONTROL and GRADING PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2014	41-21/46-3	13 OF 15

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 PLOTTED: 9/20/2014 7:19 AM, LAST SAVED: 9/29/2014 1:08 PM, PLOTTED BY: Dong Wende PVA  
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B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

- a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...
b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOULDERES, STREAM BANKS, OR DORIES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANNING.

2. PERMANENT STABILIZATION

- a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
i. SOIL PH BETWEEN 6.0 AND 7.0.
ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE.

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH...
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS.

C. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEEB SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY.
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.

2. APPLICATION

- a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES.

3. ANCHORING

- a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
i. MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM OF 2 INCHES.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER ON DISTURBED SOILS.
PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER A GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

- a. ALL SEEDS MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT.
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES UNLESS THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WITHIN THE GROUNDING THRESH.

2. APPLICATION

- a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DRAP OR BROADCAST SPREADERS.
i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING MIXTURES.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEEB SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY.
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.

2. APPLICATION

- a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES.

3. ANCHORING

- a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
i. MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM OF 2 INCHES.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.
PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

- 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

TEMPORARY SEEDING SUMMARY

Table with columns: No., SPECIES, APPLICATION RATE (lb/acre), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-10-10), and LIME RATE. Includes rows for Annual Ryegrass and Pearl Millet.

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN COMPLIANCE WITH THE MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' AND REVISIONS THERETO.

SITE ANALYSIS

Table with columns: TOTAL AREA OF SITE, AREA DISTURBED, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, OFF-SITE WASTE/BORROW AREA LOCATION, and NONE.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION
CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.
PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES
AREAS SUBJECT TO DUST BLOWING AND MOVEMENT BASED ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

CRITERIA

- 1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.
2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
3. TILLAGES: TILLS TO ROUGHEN SURFACE AND BRING CLOSURE TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. ORSEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.
PURPOSE
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

- 1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITIONS OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOULDERES, STREAM BANKS, OR DORIES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANNING.

2. TURFGRASS MIXTURES

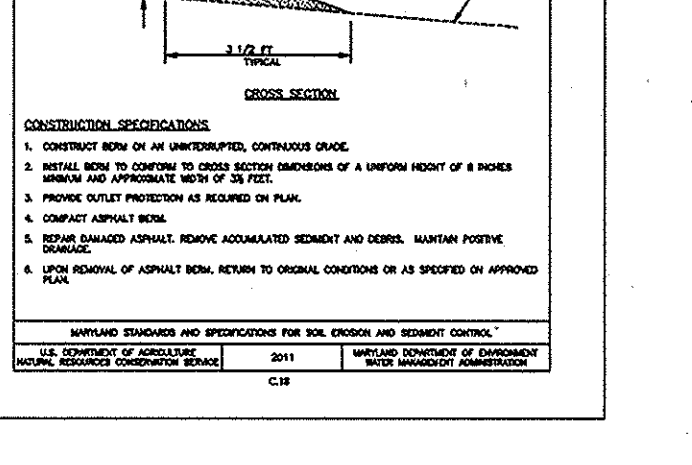
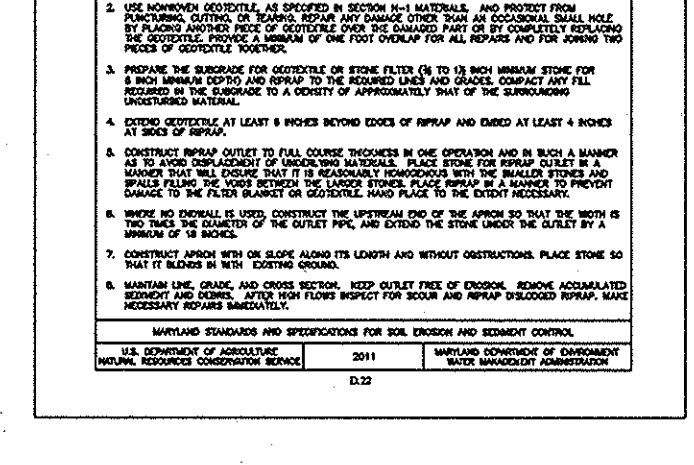
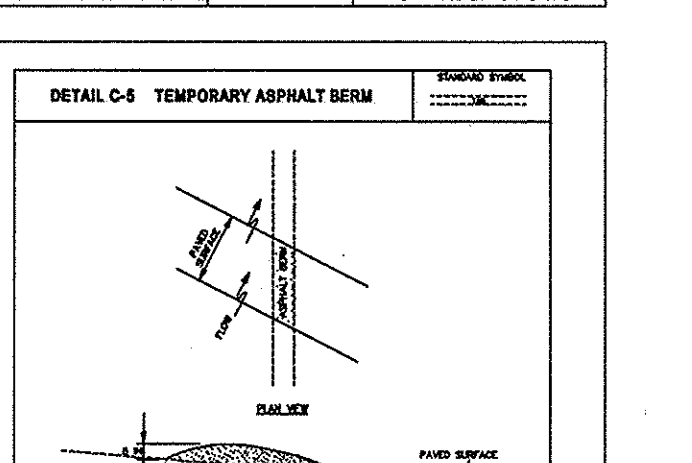
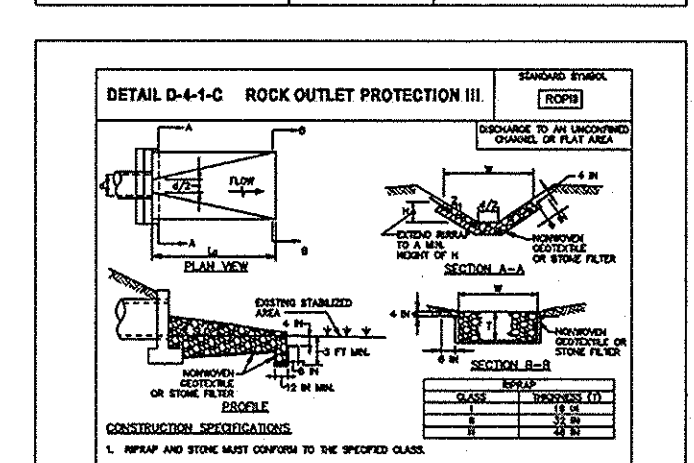
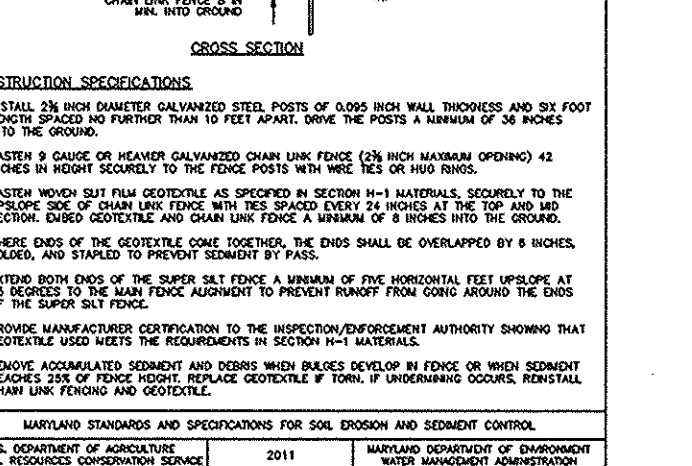
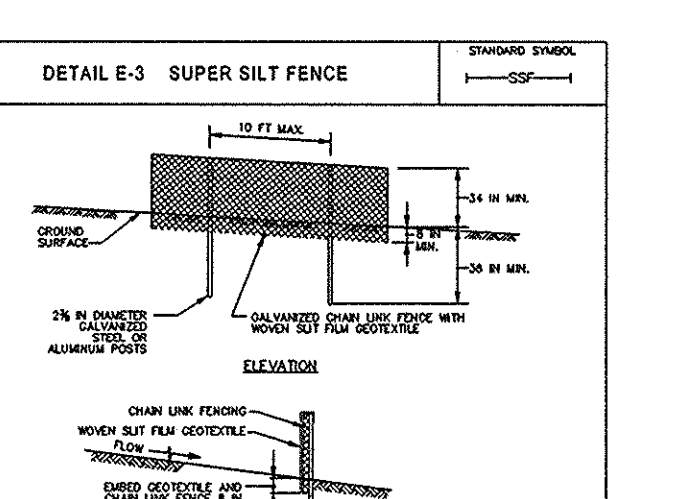
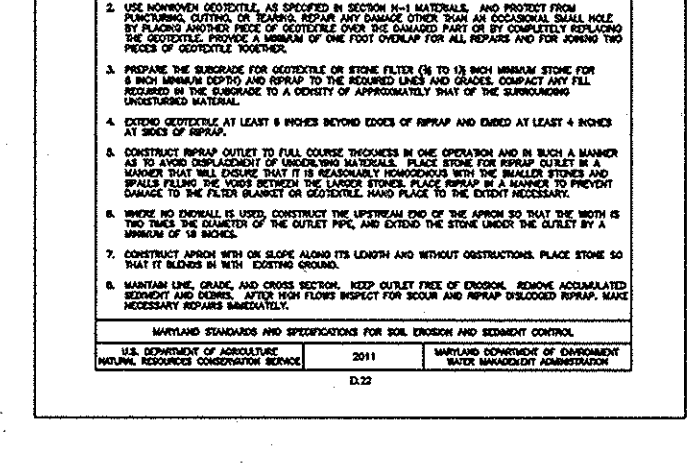
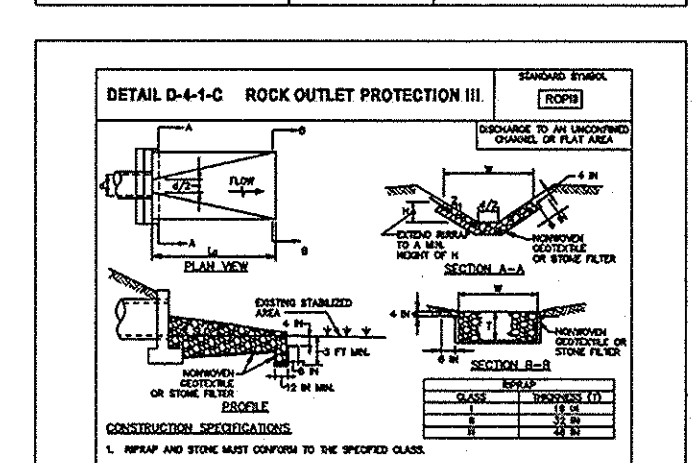
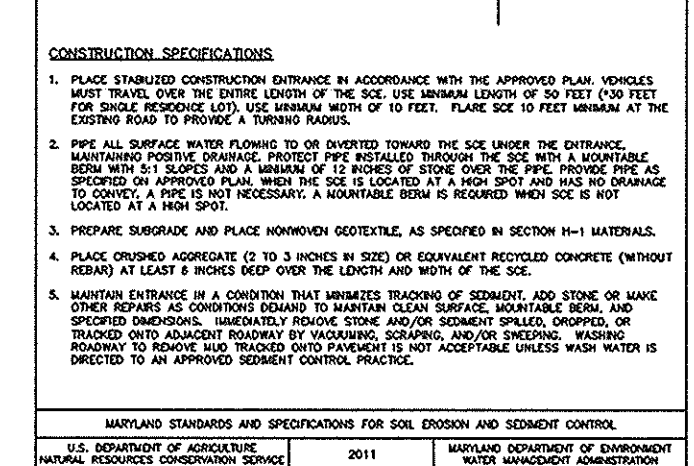
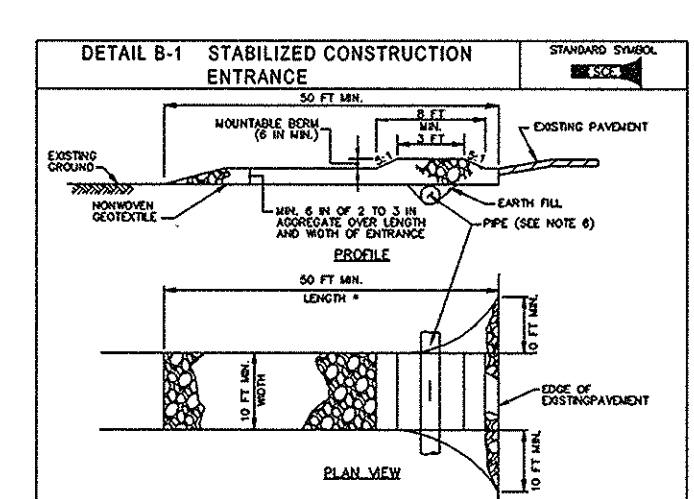
- a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDING LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

NOTES

- 1. KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE.
2. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT.

PERMANENT SEEDING SUMMARY

Table with columns: No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), and LIME RATE. Includes rows for Certified Tall Fescue Blend and Certified Kentucky Bluegrass Blend.



CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. MINIMUM WIDTH SHALL BE THE WIDTH OF THE SOIL. THE MINIMUM LENGTH OF THE ENTRANCE SHALL BE 10 FEET.
2. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. MINIMUM WIDTH SHALL BE THE WIDTH OF THE SOIL. THE MINIMUM LENGTH OF THE ENTRANCE SHALL BE 10 FEET.

CONSTRUCTION SPECIFICATIONS
1. CONSTRUCT WITH AN UNWEIGHED, CONTINUOUS SOLE.
2. INSTALL WITH A MINIMUM OF 4 INCHES OF COVER OVER THE ENTIRE LENGTH OF THE BEAM.

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APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
Date: 10-17-2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Division of Land Development
Date: 10-31-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chief, Development Engineering Division
Date: 10-31-14

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.

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

BUILDER'S CERTIFICATE
I 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.

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

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

STATE OF MARYLAND
Professional Engineer Seal

SEDIMENT CONTROL NOTES AND DETAILS
SCALE: AS SHOWN
ZONING: MXD-3
G. L. W. FILE NO.: 13001
DATE: OCTOBER, 2014
TAX MAP - GRID: 41-21/46-3
SHEET: 14 OF 15

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161, COMMON OPEN AREA LOT 162
(A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SCALE: AS SHOWN
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MAPLE LAWN FARMS
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