

# 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

#### GENERAL NOTES:

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB495M, APPROVED ON 2/8/01 AND ZB-1029M 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, 2015.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-11, S-06-16, ZB-195M, ZB-1029M, PB-253, PB-378, NP-01-11, NP-03-02, NP-03-120, P-12-29, P-12-30, P-15-001, P-15-002, P-14-033, P-02-12, P-11-02 & P-14-001.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS MAINTENERS HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE LIMIT OF SUBMISSION.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC ROADS AND PRIVATE ALLEYS. THEY HAVE BEEN DENOTED ON THE PLANS.
- SITE ANALYSIS  
GROSS SITE AREA FOR PHASES 1 THROUGH 11C: 444.83 ACRES ±  
AREA OF THIS PLAN SUBMISSION: 24.00 ACRES ±  
DISTURBED AREA: 16.4 ACRES ±  
AREA OF OPEN SPACE: 5.02 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 LOT PARCELS: 0.00 ACRES ±  
AREA OF SFD LOTS: 16.41 ACRES ±  
TOTAL LOTS (PER S-06-16 ALLOCATIONS): 80 LOTS\*  
TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 45 LOTS  
NO. OF OR LOTS/PARCELS: 0 LOTS  
NO. OF SFD LOTS: 45 LOTS  
AREA OF NON-BUILDABLE PARCELS: 0 ACRES ±  
NO. NON-BUILDABLE PARCELS: 0 PARCELS
- OPEN SPACE REQUIREMENTS:  
MINIMUM OPEN SPACE FOR THE PROJECT IS 95%  
TOTAL OPEN SPACE REQUIRED: 8.40 ac.  
TOTAL OPEN SPACE PROVIDED: 5.02 ac.  
RECREATIONAL OPEN SPACE REQUIRED: 0.24 ac.  
RECREATIONAL OPEN SPACE PROVIDED: 0.00 ac.  
(SEE CHART - SHEET 2)
- THE 80 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:  
35 UNITS FROM THE WESTSIDE DISTRICT - AREA 5 (P 14-064)  
45 UNITS FROM THE GARDEN DISTRICT - AREA 2 (P 14-168)
- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS HAS GRADED UNDER F 13-00B. THEREFORE, 'C' SOILS WERE ASSUMED FOR THE DESIGN.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1997 BY BDI AND THEN UPDATED BY GUTSCHICK LITTLE & WEBER, P.A. AND HESBER, P.A. AND HESBER, P.A. AND HESBER, P.A. BASED ON F-13-00B. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- METLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER JD 63781-3 ON 05/14/84. IMPACTS TO METLANDS AND MATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY HDE PERMIT 401-N-03120065421.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-02-12 AND P-11-02.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 41EA.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- 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
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-00B. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH 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 100. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 501 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-04-11, PB CASE 333 AND ZB CASE NO. 95M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP S-06-16 AND ZB CASE NO. 1029M FOR THE FORMER HESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDP HAVE BEEN CONSTRUCTED.
- NO GRADING, 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 PLAN AREAS, EXCEPT AS PERMITTED UNDER NP-02-54, NP-03-02, AND NP-03-120.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-195M & ZB-1029M AND THE DECISION AND ORDER FOR PB CASE NO. 333 (COMPREHENSIVE SKETCH PLAN S-04-11) AND NO. 378 (COMPREHENSIVE SKETCH PLAN S-06-16) AND THE DPT AFO REPHASING LETTER DATED JULY 8, 2009.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-04-11, S-06-16, PB-353, AND PB-378.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB495M.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S 01-11, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001) AND UPDATED BY NELSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSE UNITS.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S 01-11, AND S-06-16.

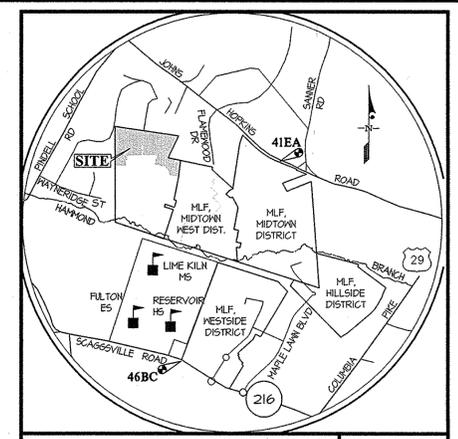
#### GENERAL NOTES (cont.):

- 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.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE MAINTENANCE 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.
- 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-378, AND ZB-1029M.
- ALL PRIVATE UTILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- 23 OVERFLOW 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 FIRE HYDRANTS AND ADEQUATE CLEARANCE FOR TURNING MOVEMENTS OF EMERGENCY VEHICLES.
- 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.
- NP-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 16.11P(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.  
• RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC RAYS AS IN 16.12C(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- NP-03-02  
ON OCT. 11, 2002, NP-03-02 WAS GRANTED TO ALLOW:  
• GRADING WITHIN THE 75' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 4/6/02 (WAIVER FROM SECTION 16.116 (A)(2)(II) AND SECTION 16.115 (C)(2) RESPECTIVELY).  
• ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (WAIVER FROM SECTION 16.114 (E)(3) THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.

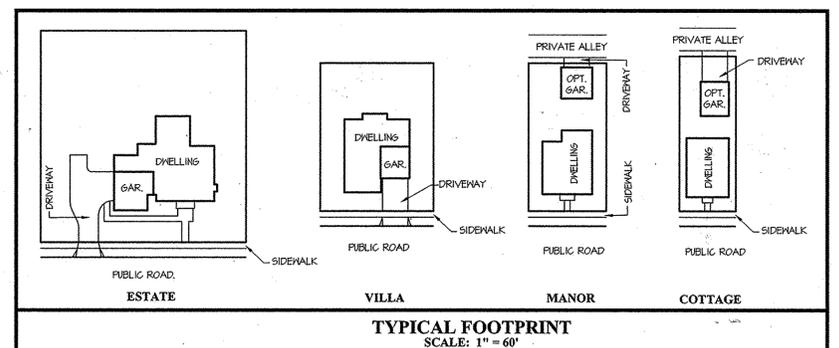
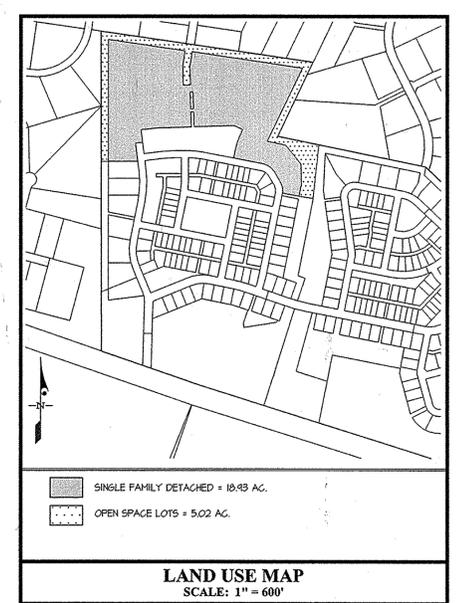


#### SHEET INDEX

- COVER SHEET
- OVERALL PROJECT CRITERIA AND INFORMATION
- ROAD CONSTRUCTION PLAN
- ROAD CONSTRUCTION PROFILE - FEDERAL STREET
- ROAD CONSTRUCTION PROFILE - FEDERAL STREET
- ROAD CONSTRUCTION DETAILS
- SIGNING, STREET TREE AND LIGHTING PLAN
- DRAINAGE AREA MAP
- DRAINAGE AREA MAP
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES
- SEDIMENT CONTROL AND GRADING PLAN
- SEDIMENT CONTROL AND GRADING PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- LANDSCAPE PLAN



BENCHMARKS	
<b>46BC</b> ELEV. = 412.16 N = 53442513 E=1331205.11 STANDARD DISC ON CONCRETE MONUMENT	<b>41EA</b> ELEV. = 407.05 N = 54482581 E=1334217.44 STANDARD DISC ON CONCRETE MONUMENT



LOT INFORMATION			
LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	136-134, 142-143	SEE SHEET 2	SEE SHEET 2
MANOR	135, 145-158	SEE SHEET 2	SEE SHEET 2
VILLA	133-134, 140-141, 144, 151	SEE SHEET 2	SEE SHEET 2
ESTATE	115-132	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  
 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.**  
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 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
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DES. DEV	DRN. JRD	CHK. DEV	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. 12875  
 EXPIRATION DATE: MAY 26, 2016

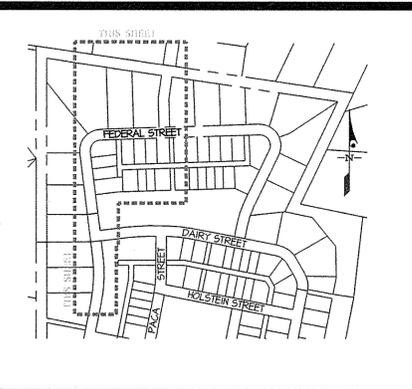


**COVER SHEET**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 159, OPEN SPACE LOTS 160 and 161,  
 COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

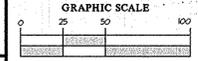
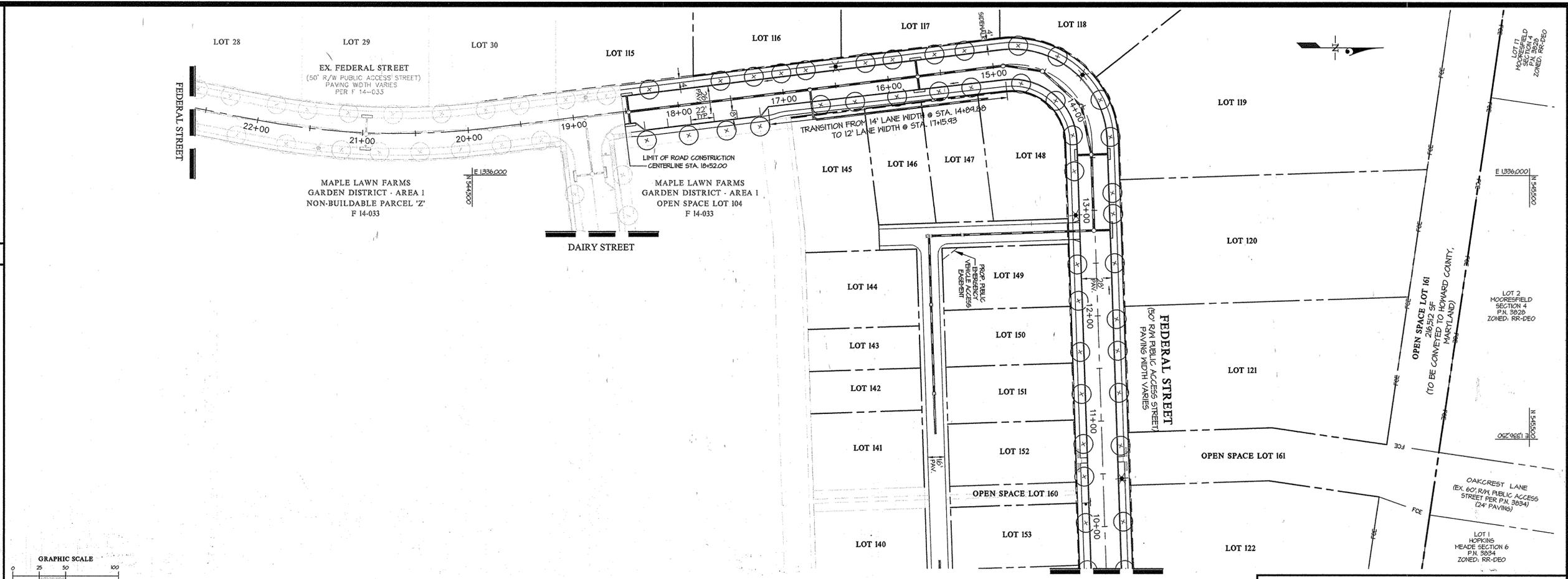
SCALE	ZONING	G. L. W. FILE NO.
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OCTOBER, 2014	41-21/46-3	1 OF 15





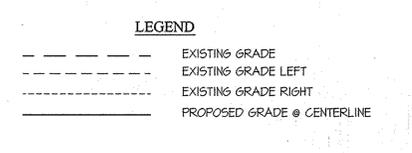


SCALE: 1" = 400'



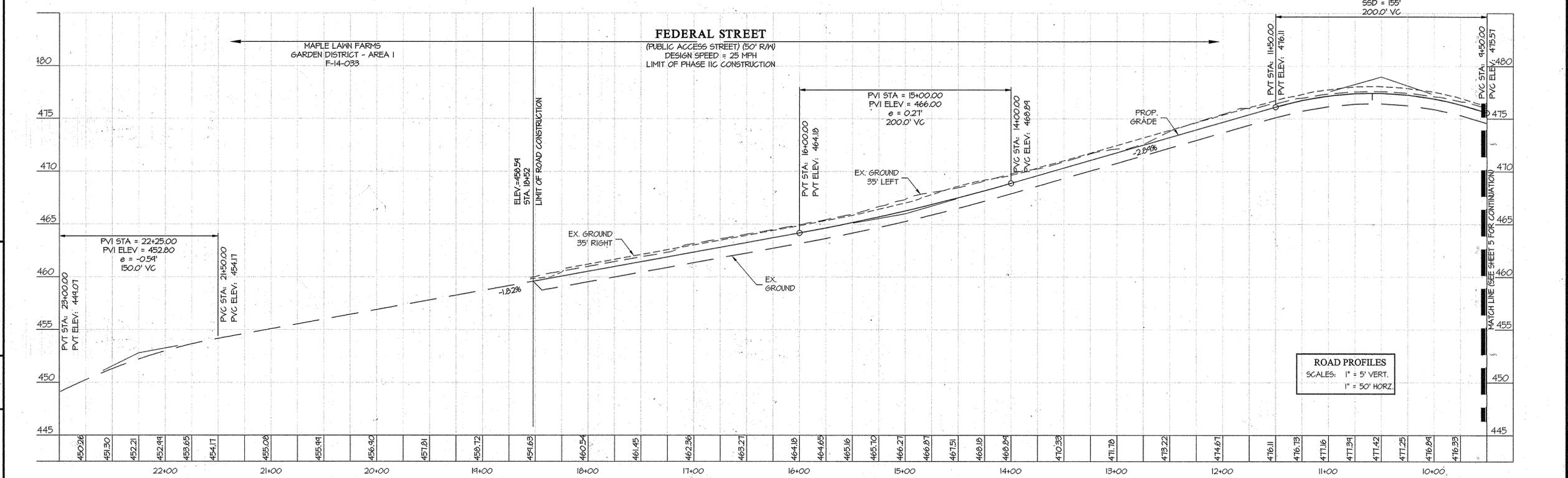
ROAD CONSTRUCTION PLAN VIEW - FEDERAL STREET SCALE: 1" = 50'

- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
  - FOR TYPICAL ROAD SECTIONS SEE SHEET 6.
  - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 7.
  - FOR STORM DRAIN INFORMATION, SEE SHEET 8.
  - ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - A PUBLIC SIDEWALK MAINTENANCE, WATER HOSE 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.
  - ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
  - ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE B).
  - 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.



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

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



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

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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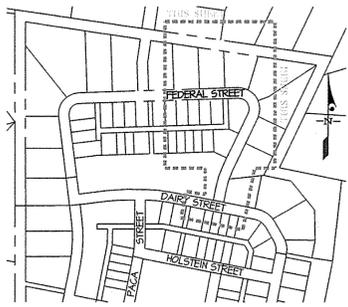
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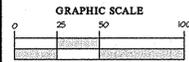
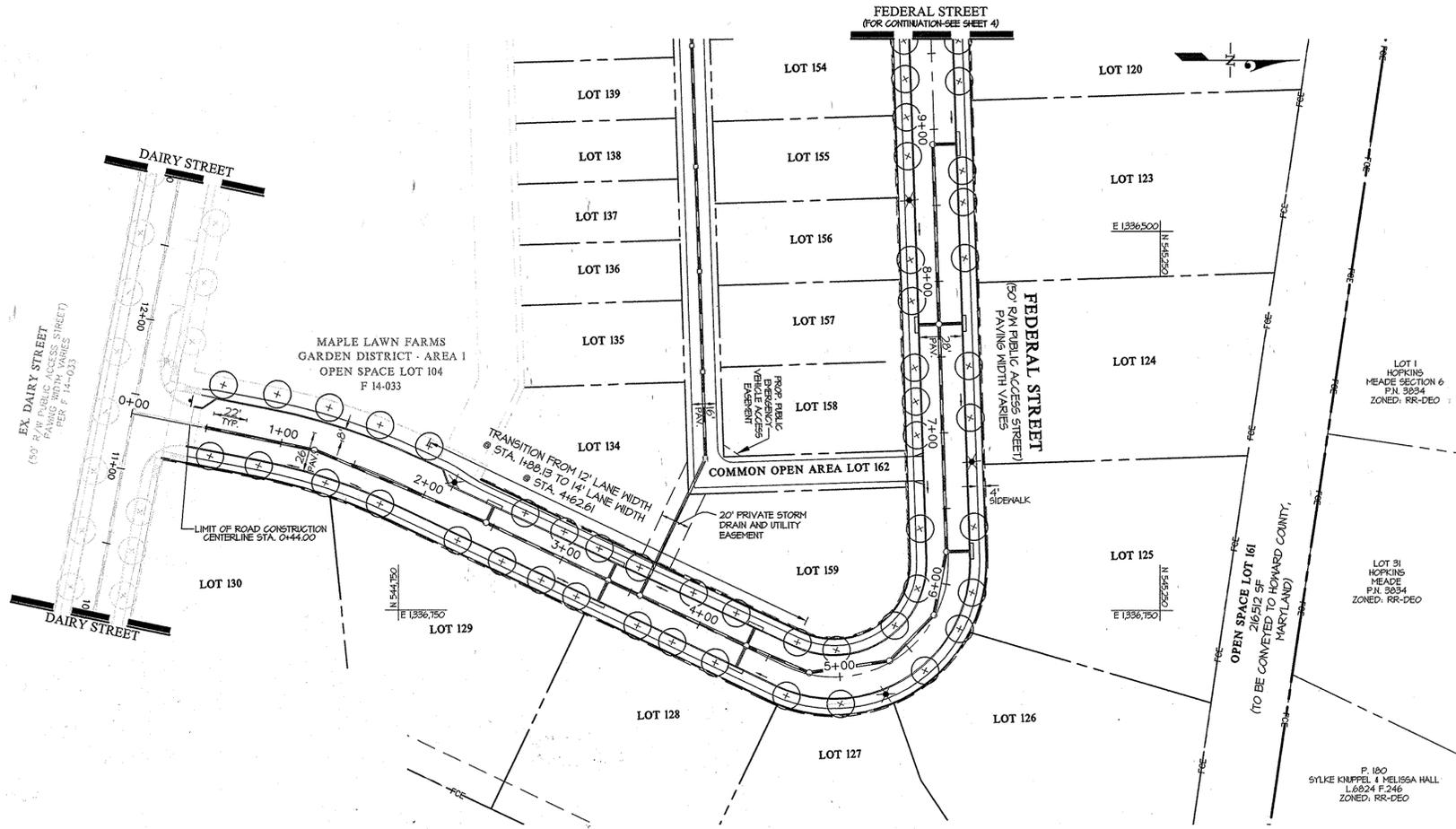


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SCALE	ZONING	G. L. W. FILE No.
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DATE	TAX MAP - GRID	SHEET
OCTOBER, 2014	41-21/46-3	4 OF 15



SCALE: 1" = 400'



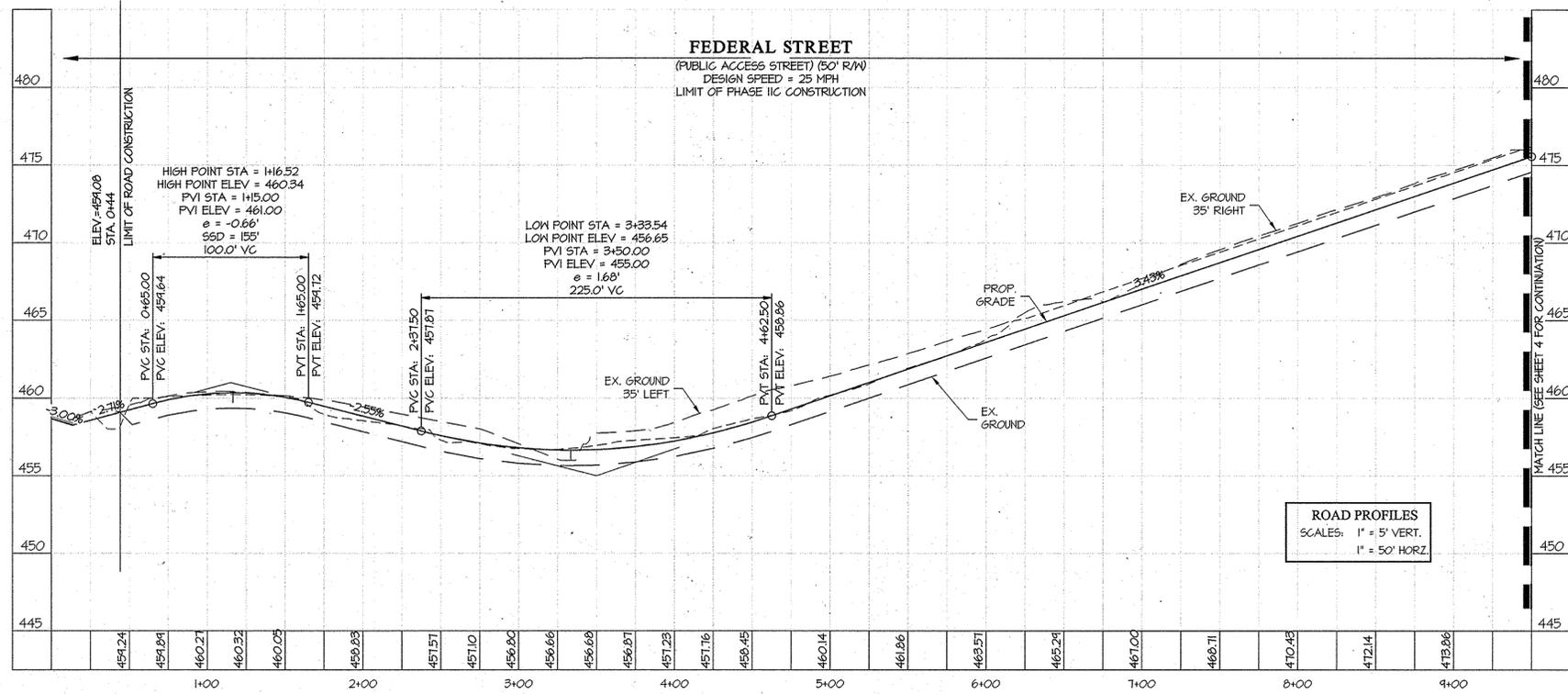
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- LEGEND**
- EXISTING GRADE
  - EXISTING GRADE LEFT
  - EXISTING GRADE RIGHT
  - PROPOSED GRADE @ CENTERLINE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Katzelbach* 10-03-14  
 Chief, Division of Land Development Date  
*Edwards* 10-31-14  
 Chief, Development Engineering Division Date



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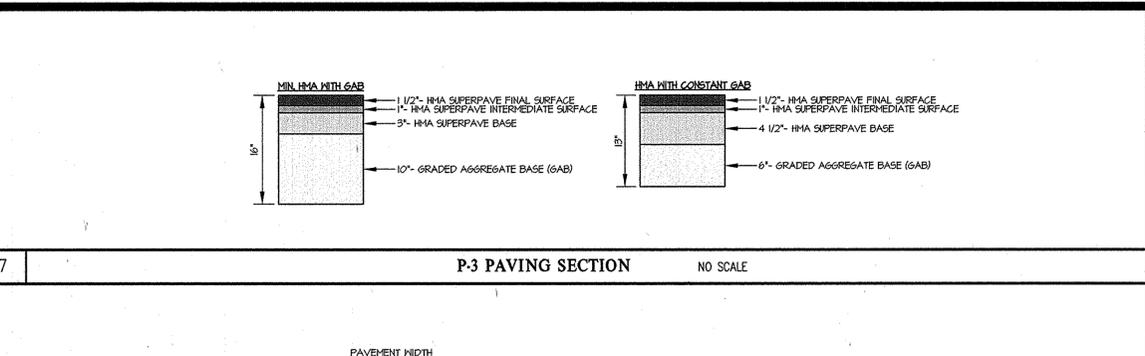
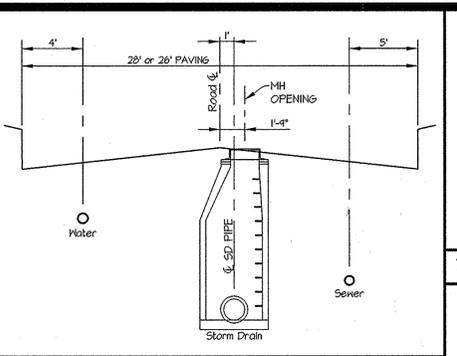
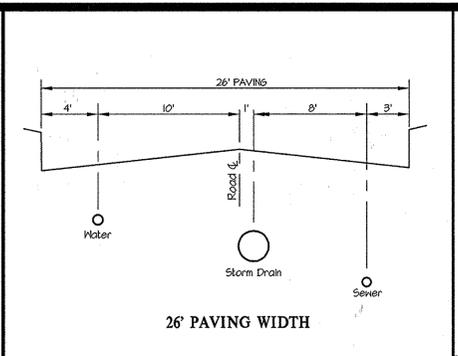
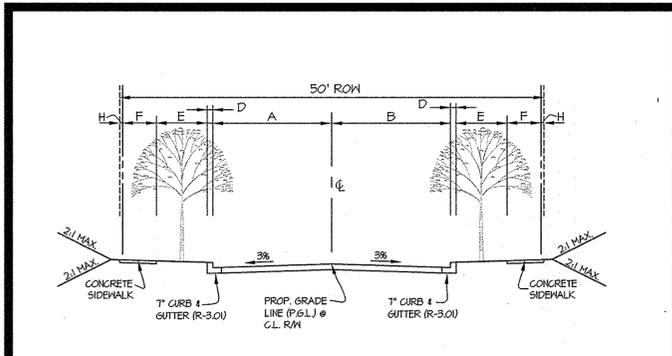
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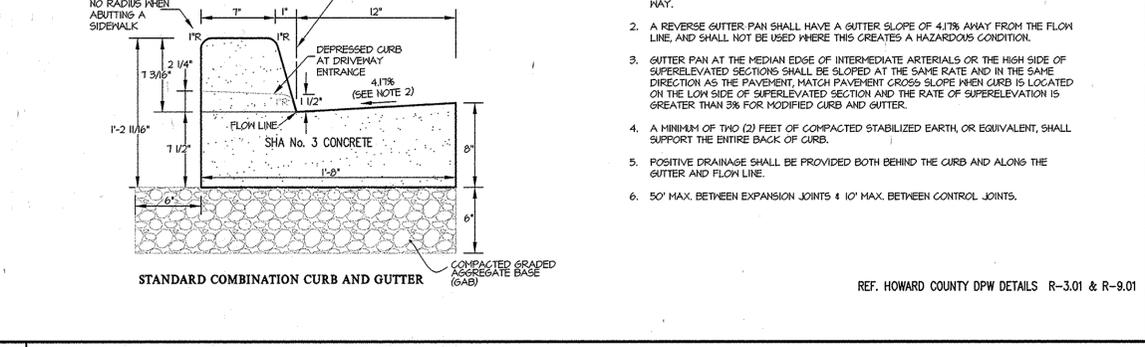
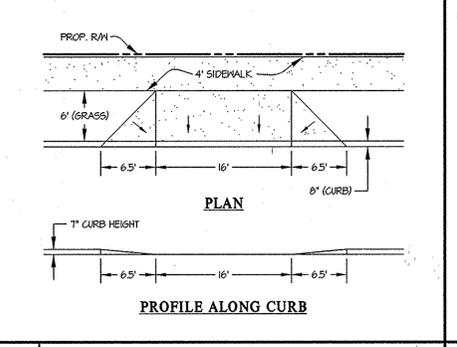
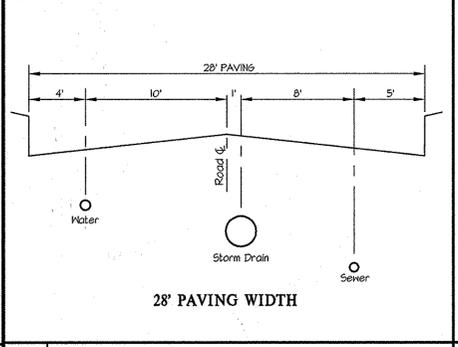
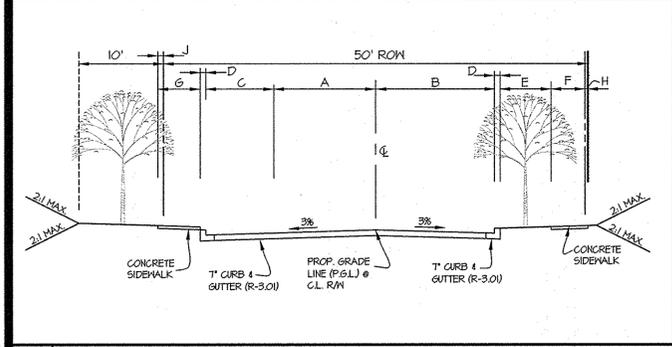
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2014	41-21/46-3	5 OF 15



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

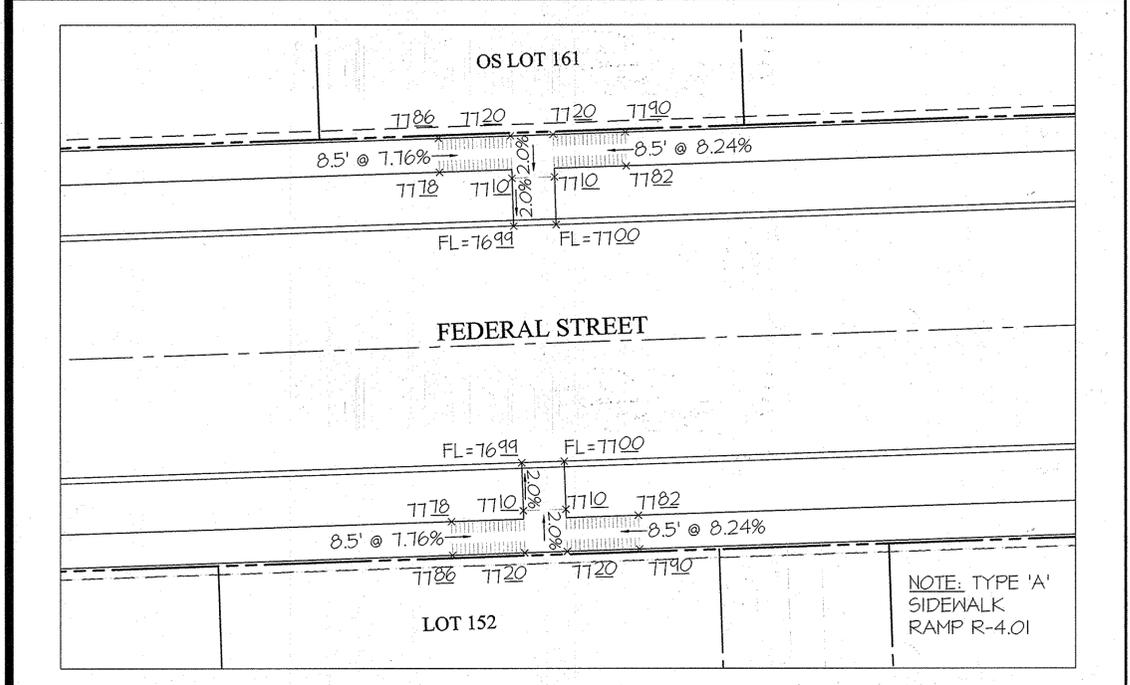


2 TYPICAL SECTION FOR 50' R/W WITH LEFT PARALLEL PARKING NO SCALE

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	
FEDERAL STREET	2+12 TO 1+16	ACCESS STREET	25 MPH	14'	14'	-	8'	6'	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.

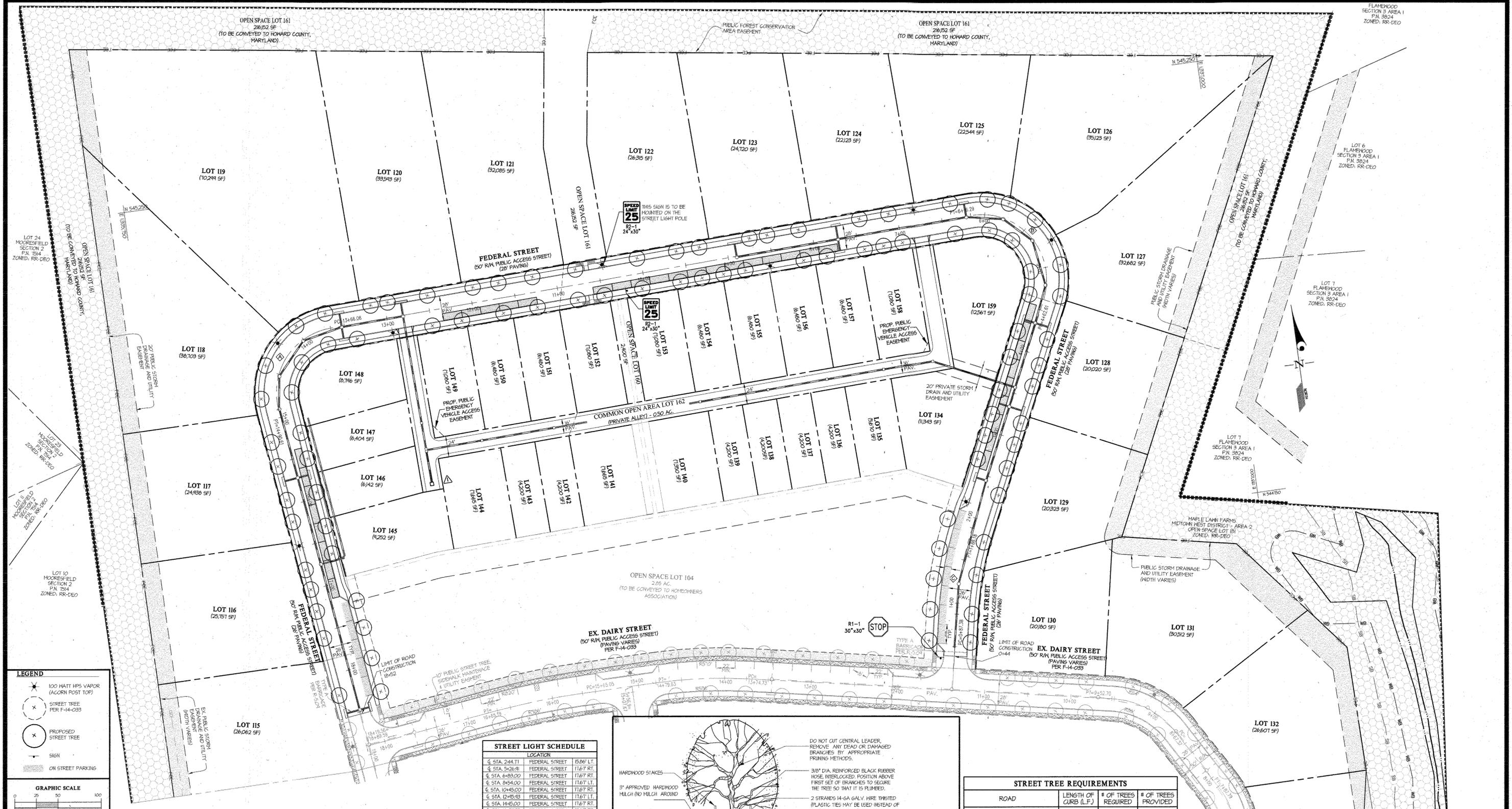
PREPARED FOR:  
 MAPLE LAWN FARMS I, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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

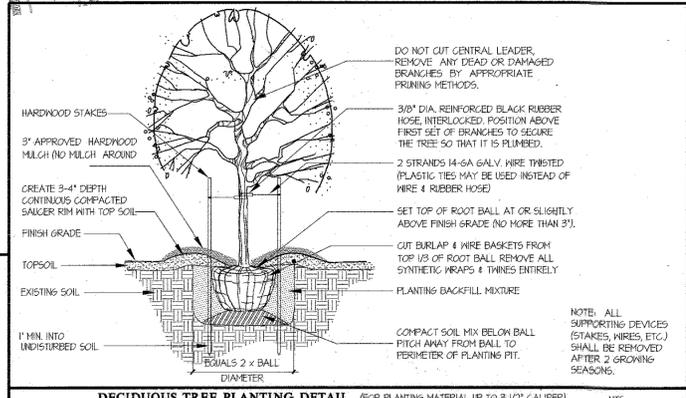
*Chad Clark* 10-31-14  
 Chief, Development Engineering Division

**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 (410-318-5152).
  - '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	11.67' RT
§ STA. 526.41 FEDERAL STREET	11.67' RT	11.67' RT
§ STA. 649.00 FEDERAL STREET	11.67' RT	11.67' RT
§ STA. 824.00 FEDERAL STREET	11.67' RT	11.67' RT
§ STA. 1045.00 FEDERAL STREET	11.67' RT	11.67' RT
§ STA. 1248.43 FEDERAL STREET	11.67' LT	11.67' RT
§ STA. 1445.00 FEDERAL STREET	11.67' RT	11.67' RT
§ STA. 1634.35 FEDERAL STREET	11.67' RT	11.67' 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

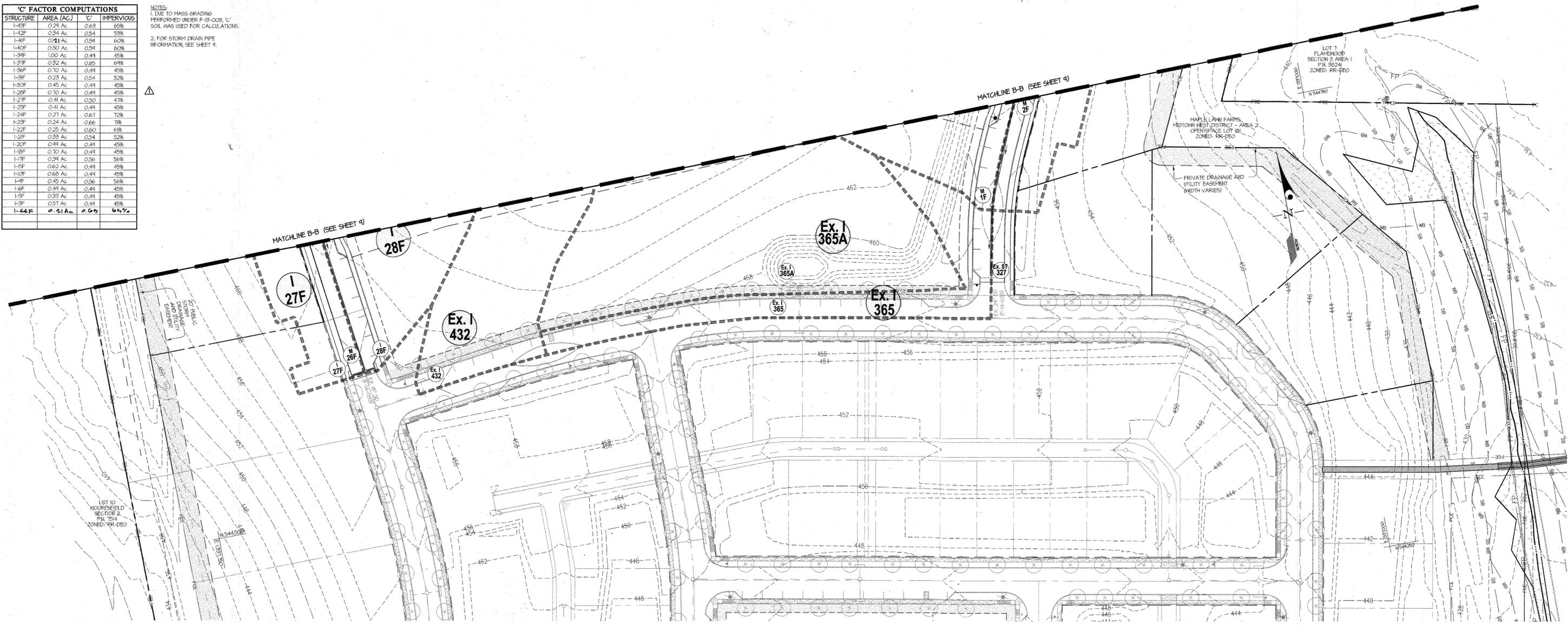
SHEET: 7 OF 15

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

'C' FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC)	'C'	IMPERVIOUS
I-43F	0.21 Ac	0.63	65%
I-42F	0.34 Ac	0.54	59%
I-41F	0.21 Ac	0.54	60%
I-40F	0.30 Ac	0.54	60%
I-39F	1.00 Ac	0.41	45%
I-37F	0.32 Ac	0.65	69%
I-36F	0.70 Ac	0.41	45%
I-35F	0.23 Ac	0.54	52%
I-30F	0.45 Ac	0.41	45%
I-28F	0.70 Ac	0.41	45%
I-27F	0.30 Ac	0.50	47%
I-25F	0.41 Ac	0.44	42%
I-24F	0.21 Ac	0.67	72%
I-23F	0.24 Ac	0.66	70%
I-22F	0.25 Ac	0.60	61%
I-21F	0.33 Ac	0.54	52%
I-20F	0.31 Ac	0.41	45%
I-19F	0.70 Ac	0.41	45%
I-17F	0.34 Ac	0.56	56%
I-15F	0.62 Ac	0.41	45%
I-10F	0.60 Ac	0.41	45%
I-8F	0.45 Ac	0.56	56%
I-6F	0.41 Ac	0.41	45%
I-5F	0.33 Ac	0.41	45%
I-3F	0.57 Ac	0.44	42%
I-44F	0.41 Ac	0.67	69%

NOTES:  
 1. DUE TO MASS GRADING PERFORMED UNDER F-18-008, 'C' SOIL WAS USED FOR CALCULATIONS.  
 2. FOR STORM DRAIN PIPE INFORMATION, SEE SHEET 9.



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*K. H. ...* 11-03-14  
 Chief, Division of Land Development Date  
*Chad ...* 10-21-14  
 Chief, Development Engineering Division Date

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.
1	10-21-14	Added structure to 'c' Factor Computation table	LAG	

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

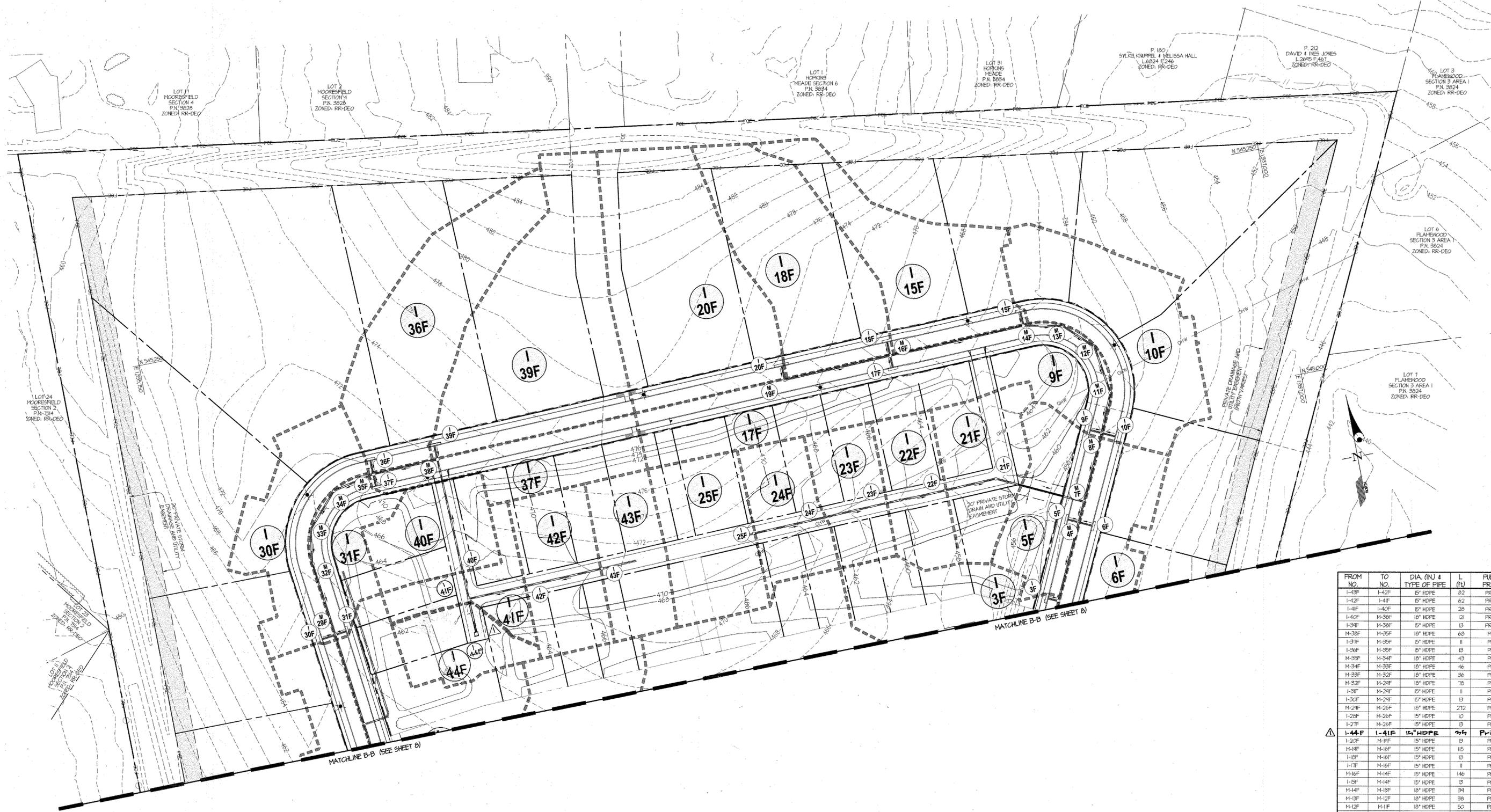
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875, EXPIRATION DATE: MAY 26, 2016.  
 10-1-14 *OK*



**DRAINAGE AREA MAP**  
**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	8 OF 15

L:\GARDEN\13001\13001\PLANS BY GUTSCHICK\13001\_08-09-14.dwg  
 PLOTTED: 9/29/2014 12:40 PM, LAST SAVE: 9/29/2014 8:40 AM, PLOTTED BY: Jennifer R. Dicks  
 © GLW 2014



FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (ft)	PUBLIC / PRIVATE
I-43F	I-42F	15" HDPE	82	PRIVATE
I-42F	I-41F	15" HDPE	62	PRIVATE
I-41F	I-40F	15" HDPE	28	PRIVATE
I-40F	M-30F	18" HDPE	121	PRIVATE
I-39F	M-30F	15" HDPE	13	PRIVATE
M-30F	M-35F	18" HDPE	60	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	78	PUBLIC
I-31F	M-24F	15" HDPE	11	PUBLIC
I-30F	M-24F	15" HDPE	13	PUBLIC
M-24F	M-26F	18" HDPE	212	PUBLIC
I-28F	M-26F	15" HDPE	10	PUBLIC
I-27F	M-26F	15" HDPE	13	PUBLIC
I-44F	I-41F	15" HDPE	74	Private
I-20F	M-14F	15" HDPE	13	PUBLIC
M-14F	M-16F	15" HDPE	15	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-18F	18" HDPE	31	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-9F	M-8F	15" HDPE	11	PUBLIC
M-8F	M-7F	18" HDPE	73	PUBLIC
I-25F	I-24F	15" HDPE	71	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
I-3F	M-2F	15" HDPE	4	PUBLIC
M-2F	M-1F	24" HDPE	111	PUBLIC
M-1F	EX. ST-32T	24" HDPE	71	PUBLIC

NOTES:  
 1. DUE TO MASS GRADING PERFORMED UNDER F-13-008, 1' SOIL WAS USED FOR CALCULATIONS.  
 2. FOR DRAINAGE AREA INFORMATION, SEE SHEET B.

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

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
11.21.16	Added storm drain inlet drainage area	JK	LAG

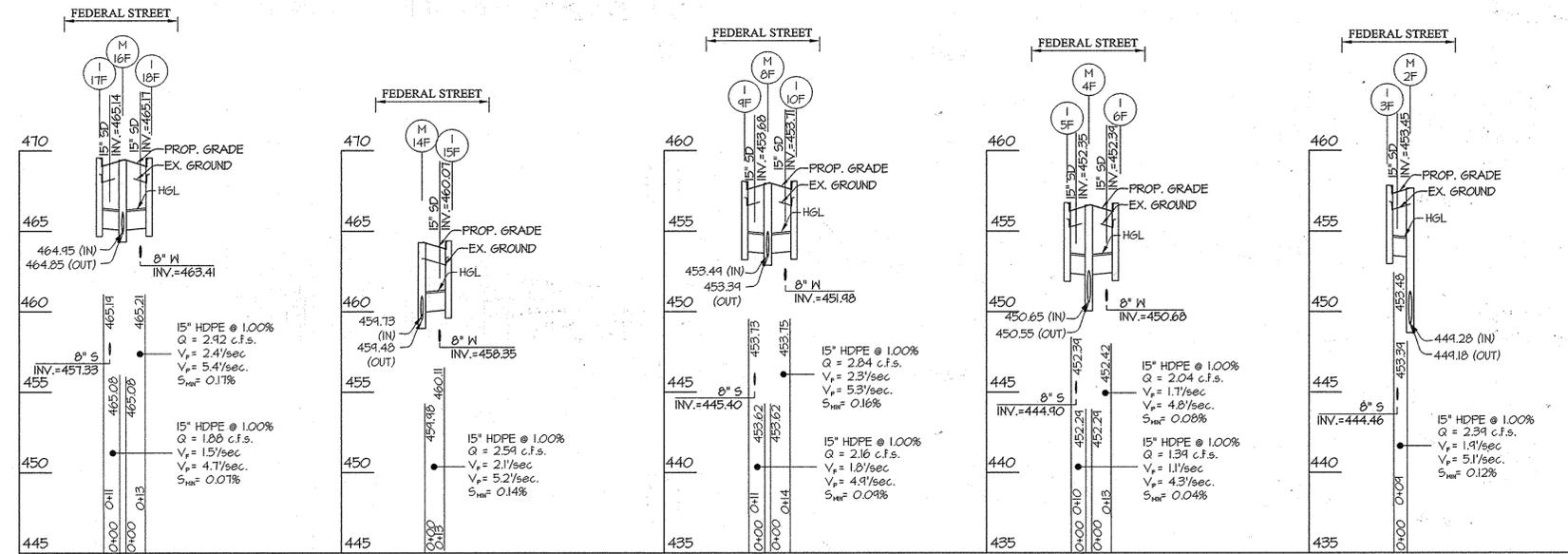
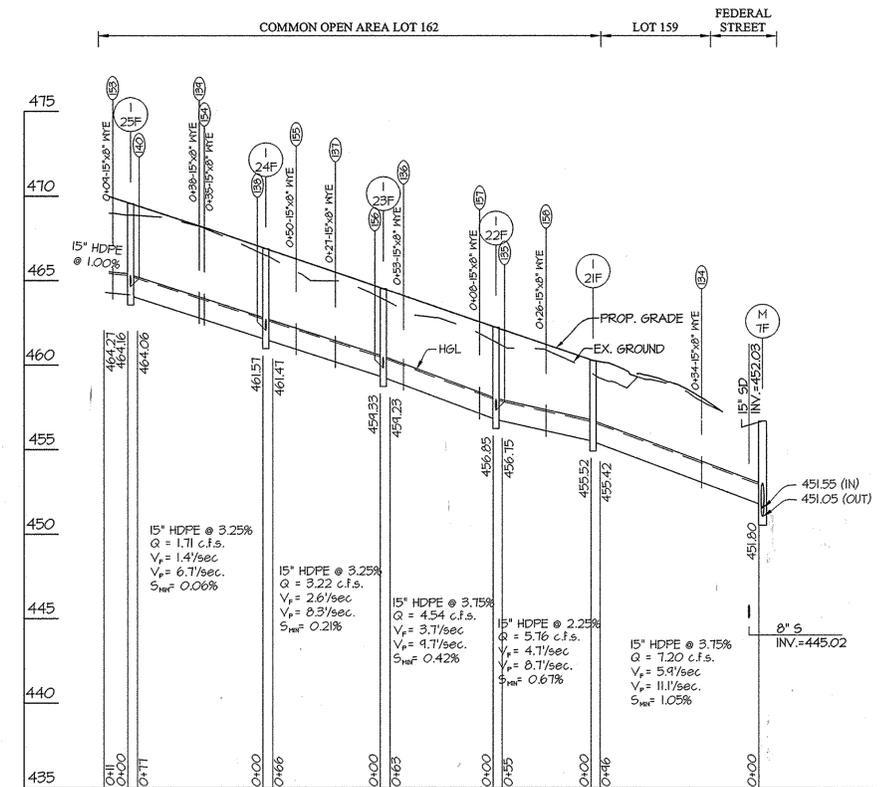
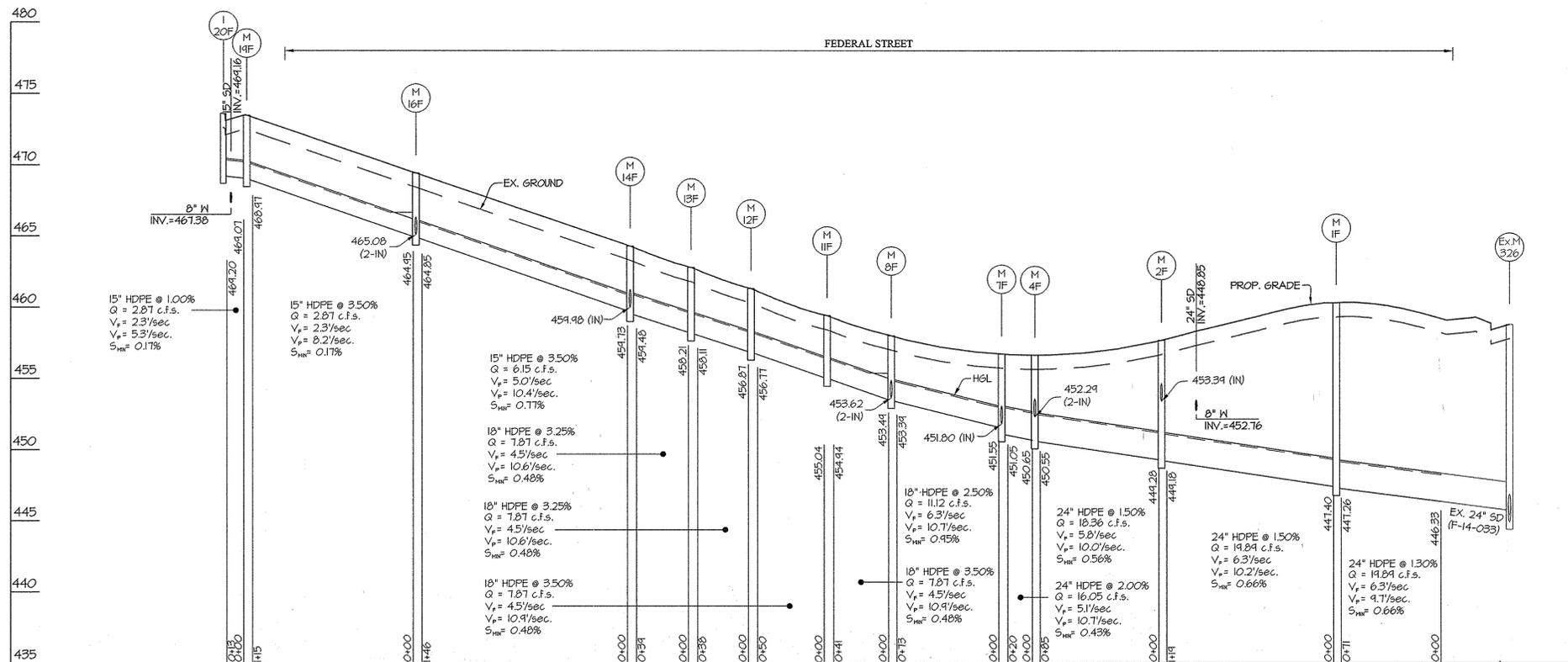
PREPARED FOR:  
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 ATTN: MARK BENNETT  
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 EXPIRATION DATE: MAY 26, 2015  
 10-1-14



**DRAINAGE AREA MAP**  
**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	9 OF 15



LOT No.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
(14)	453.08	453.37	453.37
(15)	456.75	457.33	457.44
(16)	450.84	454.13	454.26
(17)	460.21	460.50	460.63
(18)	462.81	462.05	462.16
(19)	464.06	463.10	463.23
(20)	465.33	464.64	464.75
(21)	464.25	464.54	464.67
(24)	462.71	463.00	463.13
(25)	460.96	461.25	461.38
(26)	454.23	454.81	454.92
(27)	457.15	457.44	457.57
(28)	456.11	456.40	456.53

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

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	457.71	---	---	453.48	444.18	---	---	HO. CO. SD 4.03	N 544,813 E 1,336,681	
I-5F	A-10 INLET	2'-6"	456.85	456.85	---	---	---	452.31	---	---	HO. CO. SD 4.03	N 544,844 E 1,336,710	
I-6F	A-10 INLET	2'-6"	456.82	456.82	---	---	---	452.42	---	---	HO. CO. SD 4.03	N 544,801 E 1,336,745	
I-4F	A-10 INLET	2'-6"	458.31	458.03	---	---	---	453.73	---	---	HO. CO. SD 4.03	N 544,885 E 1,336,761	
I-10F	A-10 INLET	2'-6"	458.31	458.03	---	---	---	453.75	---	---	HO. CO. SD 4.03	N 544,971 E 1,336,788	
I-15F	A-10 INLET	2'-6"	464.64	464.30	---	---	---	460.11	---	---	HO. CO. SD 4.03	N 545,126 E 1,336,711	
I-17F	A-10 INLET	2'-6"	464.78	464.44	---	---	---	465.19	---	---	HO. CO. SD 4.03	N 545,040 E 1,336,562	
I-18F	A-10 INLET	2'-6"	464.78	464.44	---	---	---	465.21	---	---	HO. CO. SD 4.03	N 545,121 E 1,336,561	
I-20F	COG-15 INLET	2'-6"	473.93	473.41	---	---	---	464.20	---	---	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"	467.57	467.44	---	---	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	---	---	---	447.40	447.26	---	---	HO. CO. G-512	N 544,895 E 1,336,644	
M-2F	STANDARD MANHOLE	4'-0"	457.67	---	---	---	453.39	449.18	---	---	HO. CO. G-512	N 544,808 E 1,336,692	
M-4F	STANDARD MANHOLE	4'-0"	456.62	---	---	---	452.29	450.55	---	---	HO. CO. G-512	N 544,888 E 1,336,730	
M-7F	STANDARD MANHOLE	4'-0"	456.70	---	---	---	451.80	451.05	---	---	HO. CO. G-512	N 544,904 E 1,336,740	
M-8F	STANDARD MANHOLE	4'-0"	457.98	---	---	---	453.62	453.39	---	---	HO. CO. G-512	N 544,978 E 1,336,714	
M-11F	STANDARD MANHOLE	4'-0"	454.40	---	---	---	455.04	454.94	---	---	HO. CO. G-512	N 545,020 E 1,336,791	
M-12F	STANDARD MANHOLE	4'-0"	461.30	---	---	---	456.87	456.77	---	---	HO. CO. G-512	N 545,073 E 1,336,783	
M-13F	STANDARD MANHOLE	4'-0"	462.78	---	---	---	458.21	458.11	---	---	HO. CO. G-512	N 545,102 E 1,336,753	
M-14F	STANDARD MANHOLE	4'-0"	464.24	---	---	---	459.98	459.48	---	---	HO. CO. G-512	N 545,110 E 1,336,711	
M-16F	STANDARD MANHOLE	4'-0"	464.43	---	---	---	465.08	464.85	---	---	HO. CO. G-512	N 545,105 E 1,336,561	
M-19F	STANDARD MANHOLE	4'-0"	473.44	---	---	---	469.07	468.97	---	---	HO. CO. G-512	N 545,101 E 1,336,443	

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

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

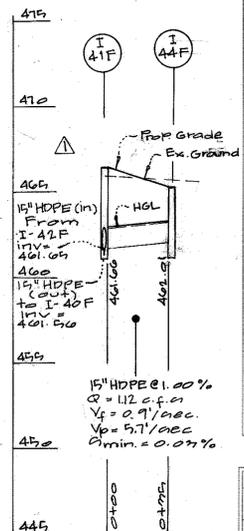
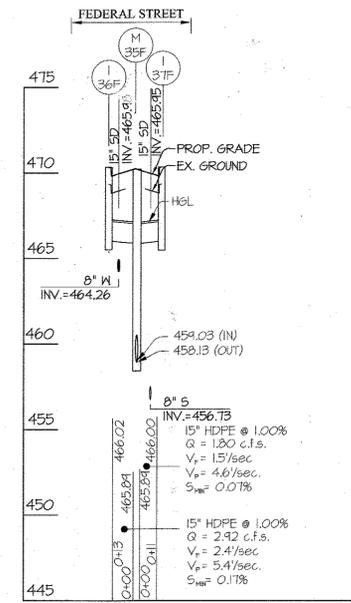
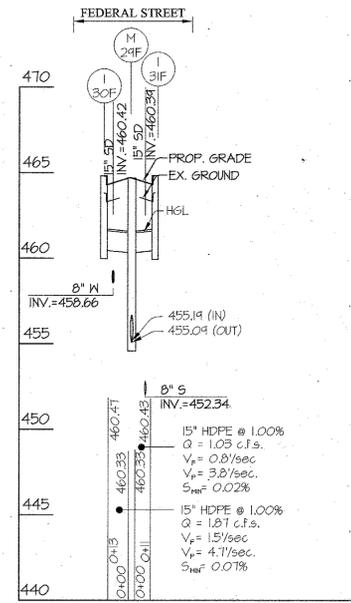
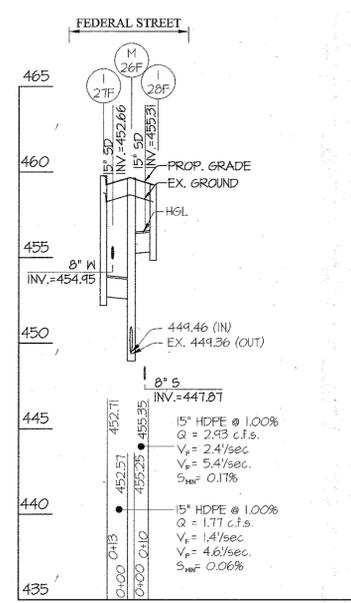
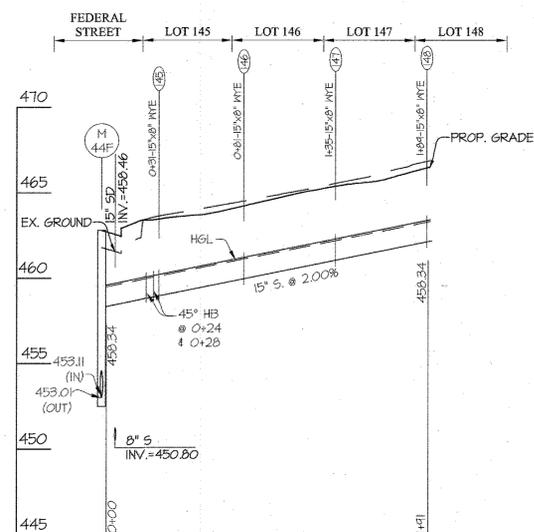
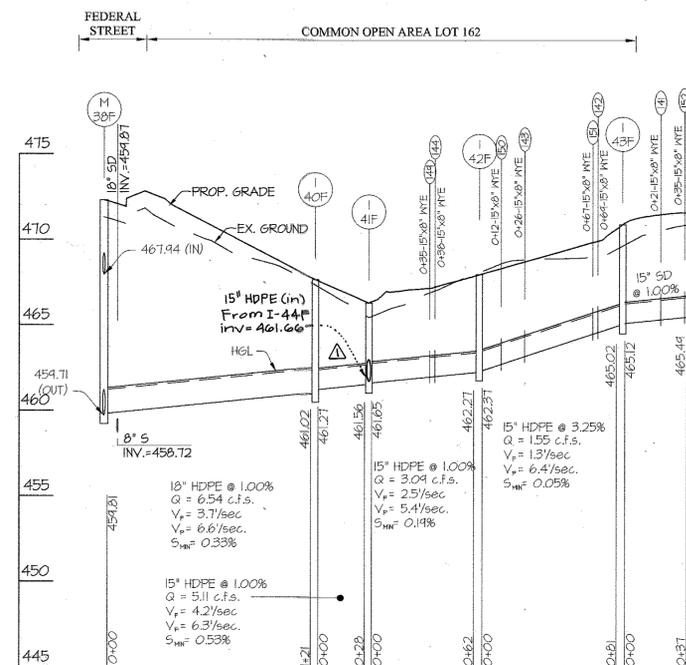
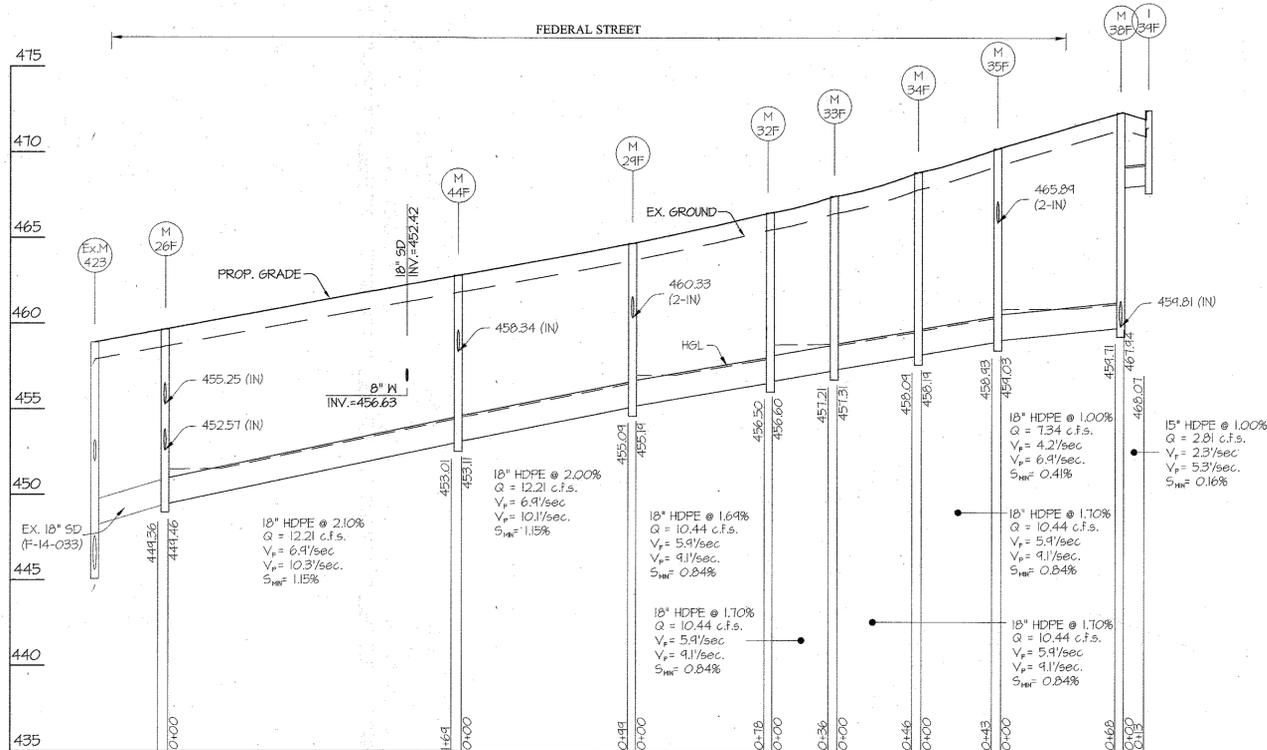
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

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  
 10-1-14

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 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	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	---	---	---	452.71	---	HO. CO. SD 4.03	N 544,646 E 1,335,924		
I-28F	A-10 INLET	2'-6"	454.99	454.81	---	---	---	455.25	---	HO. CO. SD 4.03	N 544,649 E 1,335,952		
I-30F	A-10 INLET	2'-6"	464.99	464.78	---	---	---	460.47	---	HO. CO. SD 4.03	N 544,919 E 1,335,890		
I-31F	A-10 INLET	2'-6"	465.02	464.81	---	---	---	460.43	---	HO. CO. SD 4.03	N 544,923 E 1,335,920		
I-36F	A-10 INLET	2'-6"	470.55	470.26	---	---	---	466.02	---	HO. CO. SD 4.03	N 545,072 E 1,335,980		
I-37F	A-10 INLET	2'-6"	470.55	470.26	---	---	---	466.00	---	HO. CO. SD 4.03	N 545,071 E 1,335,981		
I-39F	COG-15 INLET	2'-6"	412.71	412.28	---	---	---	468.07	---	SHA MD. SD 314.62	N 545,104 E 1,336,052		
I-40F	S-INLET	2'-15"	468.45	468.24	---	---	---	461.21	461.02	HO. CO. SD 4.22	N 544,963 E 1,336,057		
I-41F	SS-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"	469.15	469.04	---	---	---	462.37	462.27	HO. CO. SD 4.22	N 544,934 E 1,336,123		
I-43F	S-INLET	2'-15"	470.72	470.58	---	---	---	465.02	465.02	HO. CO. SD 4.22	N 544,937 E 1,336,207		
I-44F	S-INLET	2'-15"	465.12	---	---	---	---	428.01	---	HO. CO. SD 4.22	N 544,887 E 1,336,059		
M-26F	STANDARD MANHOLE	4'-0"	459.65	---	---	---	---	455.25	449.36	HO. CO. G-512	N 544,648 E 1,335,940		
M-29F	STANDARD MANHOLE	4'-0"	464.68	---	---	---	---	455.14	455.04	HO. CO. G-512	N 544,921 E 1,335,906		
M-32F	STANDARD MANHOLE	4'-0"	466.46	---	---	---	---	456.60	456.50	HO. CO. G-512	N 545,002 E 1,335,896		
M-35F	STANDARD MANHOLE	4'-0"	467.43	---	---	---	---	457.31	457.21	HO. CO. G-512	N 545,039 E 1,335,901		
M-34F	STANDARD MANHOLE	4'-0"	468.83	---	---	---	---	458.14	458.04	HO. CO. G-512	N 545,076 E 1,335,934		
M-35F	STANDARD MANHOLE	4'-0"	470.22	---	---	---	---	459.03	458.93	HO. CO. G-512	N 545,085 E 1,335,980		
M-38F	STANDARD MANHOLE	4'-0"	472.30	---	---	---	---	467.94	467.71	HO. CO. G-512	N 545,088 E 1,336,052		
M-44F	STANDARD MANHOLE	4'-0"	462.74	---	---	---	---	453.11	453.01	HO. CO. G-512	N 544,819 E 1,335,919		

LOT NO.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
(14)	465.33	465.62	465.75
(15)	464.61	464.90	465.03
(16)	463.22	463.51	463.64
(17)	462.03	462.32	462.45
(18)	458.96	459.25	---
(19)	459.96	460.25	---
(20)	461.04	461.33	---
(21)	462.12	462.41	---
(22)	462.00	462.29	462.42
(23)	462.76	463.05	463.18
(24)	464.55	464.84	464.97
(25)	465.47	465.76	465.89

SIZE	TYPE	QUANTITY (LF)	REMARKS
8"	HDPE	156	
15"	HDPE	290	
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  
 5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-899-2524 FAX: 301-421-4186

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  
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 EXPIRATION DATE: MAY 28, 2015  
 10-1-14

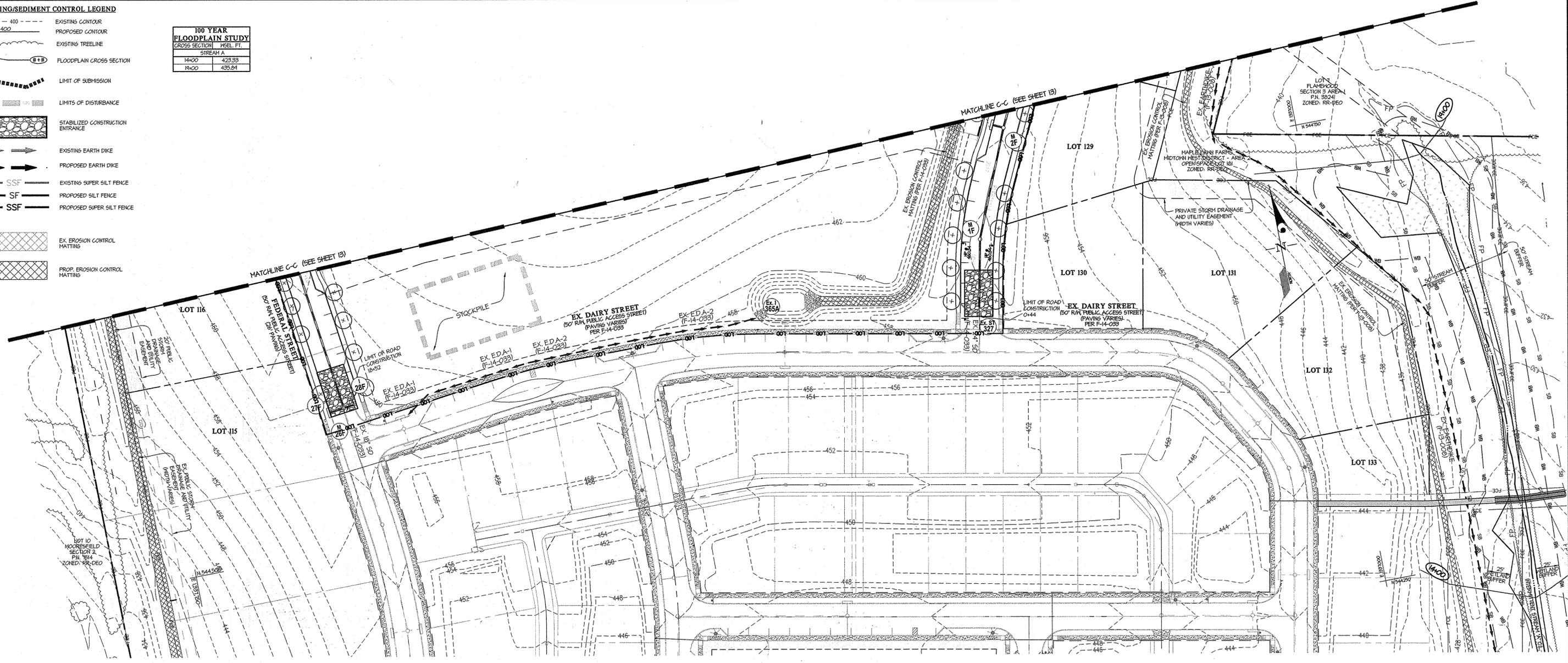
STORM DRAIN PROFILES  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 THRU 159, OPEN SPACE LOTS 160 AND 161, COMMON OPEN AREA LOT 162  
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

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

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



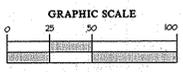
FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)	PUBLIC / PRIVATE
M-28F	M-28F	18" HDPE	272	PUBLIC
I-28F	M-28F	18" HDPE	10	PUBLIC
I-27F	M-28F	18" HDPE	15	PUBLIC
I-3F	M-2F	18" HDPE	9	PUBLIC
M-2F	M-1F	24" HDPE	114	PUBLIC
M-1F	EX ST-32T	24" HDPE	11	PUBLIC

- 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 SENER 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  
*Kat Shandor* 11-03-14  
 Chief, Division of Land Development Date

*Chad E. Clark* 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.  
*Chad E. Clark* 10/11/14  
 SIGNATURE OF ENGINEER DATE

**BUILDER'S CERTIFICATE**  
 I/WE 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

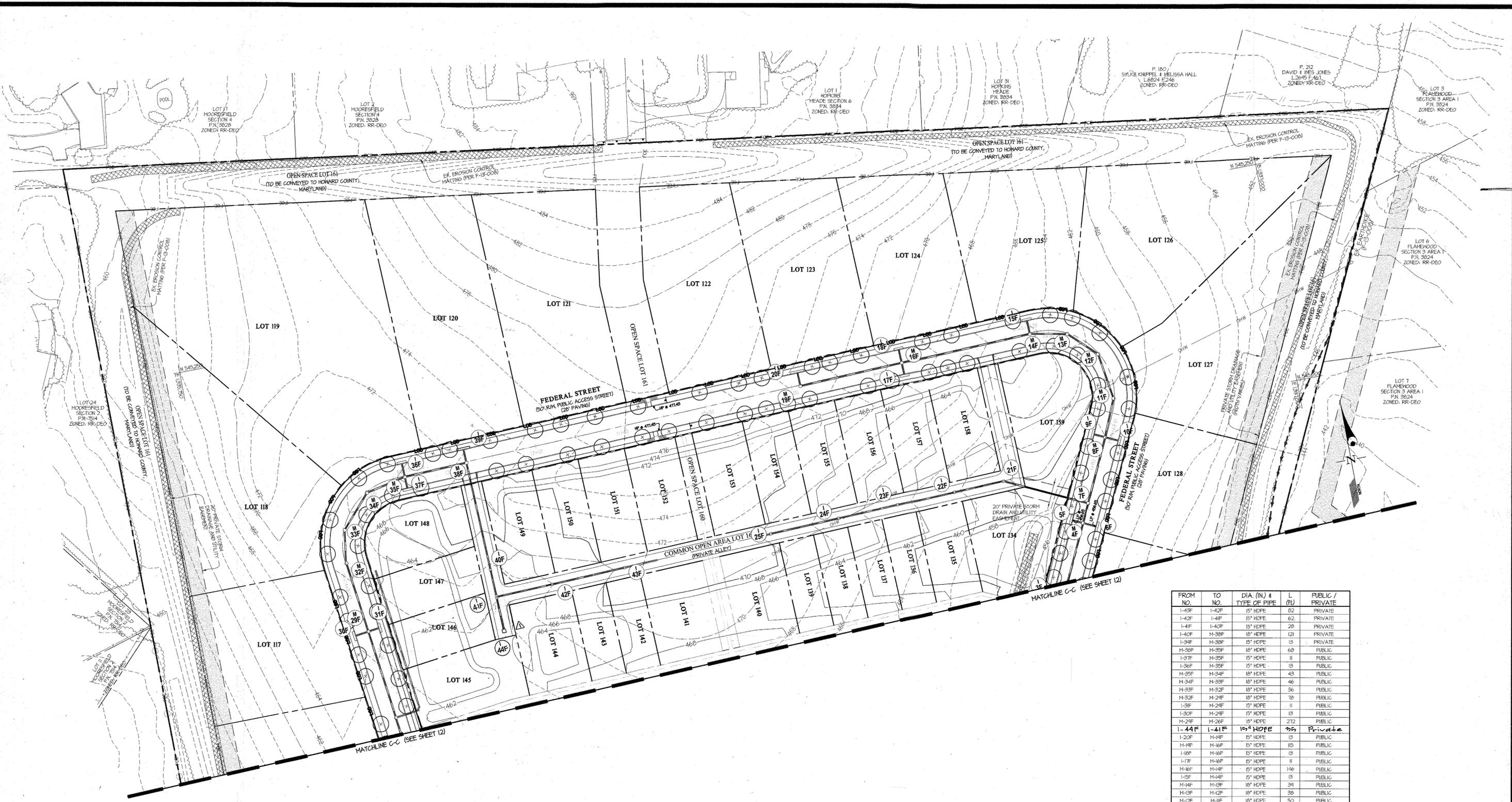
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 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2016  
 10/11/14



**SEDIMENT CONTROL and GRADING PLAN**  
**MAPLE LAWN FARMS**  
 GARDEN DISTRICT - AREA 2  
 LOTS 115 thru 133, 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/PALS\13001 12-13-09-SC.dwg  
 PLOTTED: 9/25/2014 7:21 AM, LAST SAVE: 9/23/2014 1:08 PM, PLOTTED BY: Dong Venne, 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-23F	M-25F	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]* 10-31-14  
 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.

*[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
11-21-10	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

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 EXPIRATION DATE: MAY 26, 2016  
 10/1/14 *[Signature]*



**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')  
 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

L:\CAD\DRAWINGS\2014\13001\PLANS BY G.L.W.\13001-12-13-09-30.dwg  
 PLOTTED: 9/30/2014 7:19 AM, LAST SAVED: 9/29/2014 1:08 PM, PLOTTED BY: Dong Wende PVA  
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