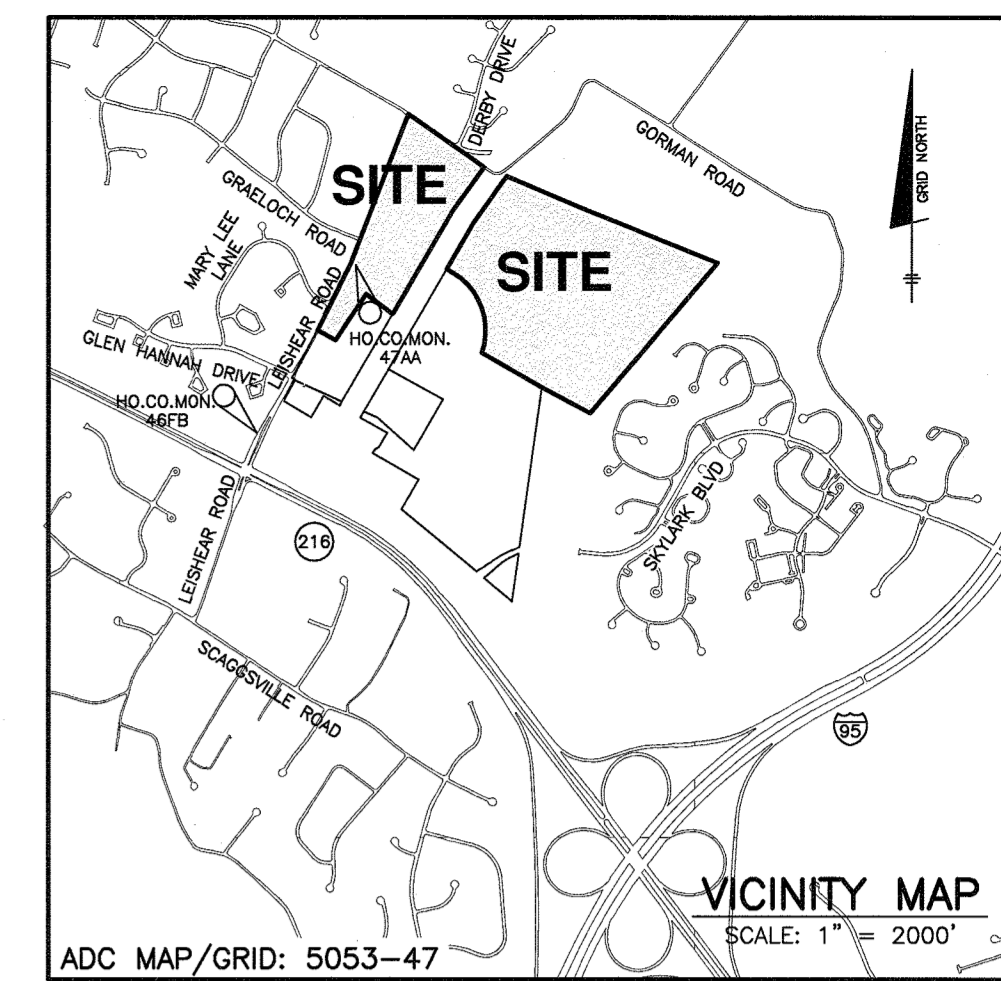
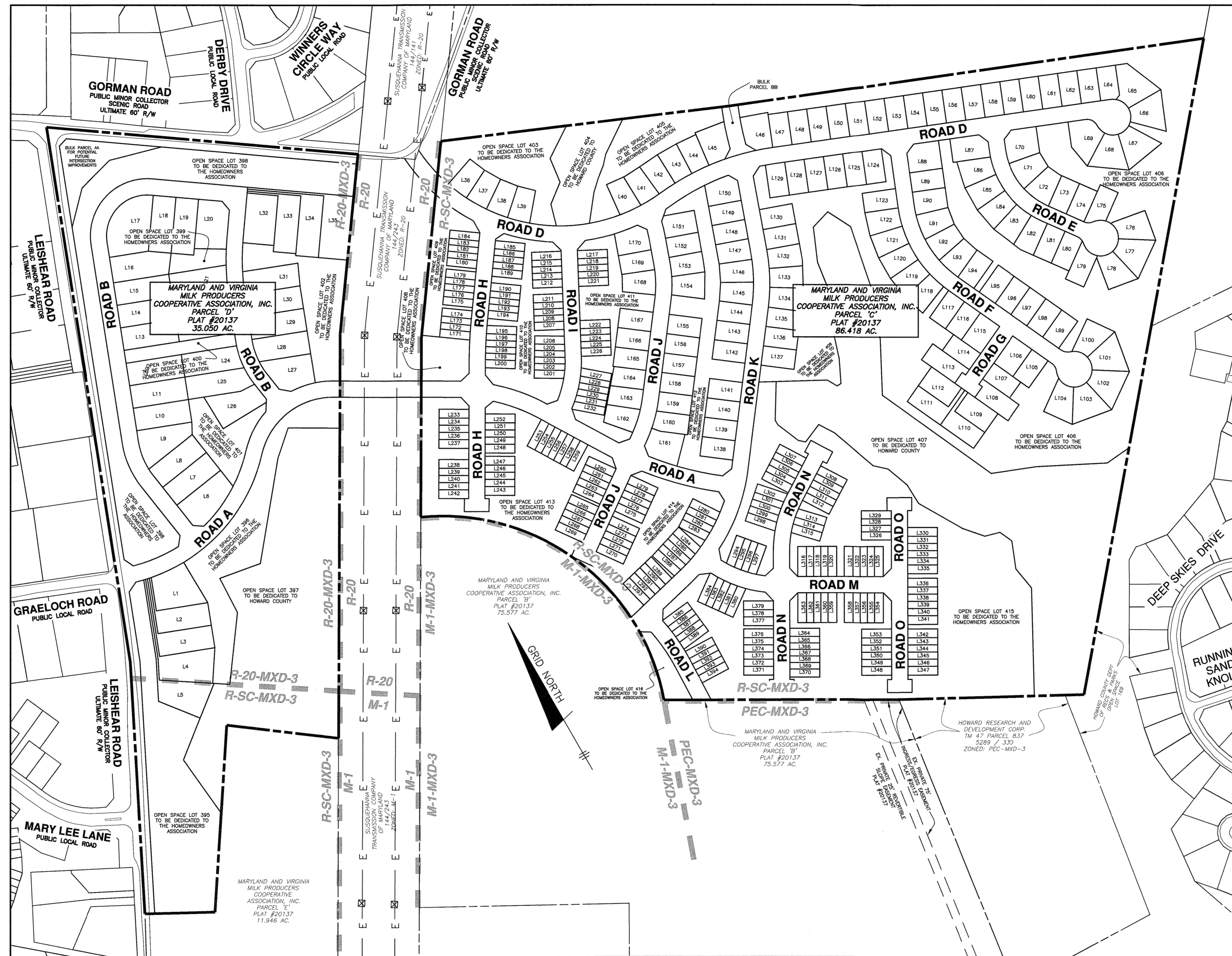


GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20-MXD-3 AND R-SC-MXD-3 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON RECORD PLAT #20136-37. THE EXISTING TOPOGRAPHY IS BASED ON 2011 HOWARD COUNTY GIS. EXISTING UTILITIES IS BASED ON 2011 HOWARD COUNTY GIS.
- THE WETLANDS, STREAMS, THEIR BUFFERS AND SPECIMEN TREES WERE IDENTIFIED AND FLAGGED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN FEBRUARY, 2018 AND WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2018. THE US ARMY CORPS OF ENGINEERING ISSUED AN APPROVED JURISDICTIONAL DETERMINATION OF THE WETLAND AREAS ON THIS SITE, DATED NOVEMBER 30, 2018.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY DEPARTMENT OF PLANNING AND ZONING.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.
- WATER AND SEWER IS PUBLIC.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THE FOREST STAND DELINEATION AND REPORT AND THE WETLANDS DELINEATION PLAN AND REPORT WERE PREPARED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN JUNE, 2018.
- THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS. THE FOREST CONSERVATION APPLICATION SHALL BE SUBMITTED AT THE PRELIMINARY PLAN STAGE.
- STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, POSSIBLY ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 5.2.F.2. FOR A NOISE STUDY.
- THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 29, 2018 AND REVISED ON NOVEMBER 26, 2018 AND FEBRUARY 6, 2019.
- THE SPEED STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON SEPTEMBER 10, 2018 WITH THE ACTUAL SPEED COUNTS BEING TAKEN ON APRIL 5, 2018 AND APRIL 6, 2018.
- PROPOSED DEVELOPMENT ON PARCEL 'D' WITHIN THE R-20 ZONE UTILIZES THE OPTIONAL LOT SIZE METHOD SINCE THERE ARE WETLANDS, STREAMS, AND FLOODPLAIN LOCATED ON IT THAT WILL BE WITHIN AN OPEN SPACE LOT PROPOSED TO BE DEDICATED TO THE DEPARTMENT OF RECREATION AND PARKS. (SECTION 16.121.a.2. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS). THE OPTIONAL LOT SIZE SELECTED WAS 12,000 SF WHICH REQUIRES 40% OPEN SPACE.
- THERE WERE THREE PRE-SUBMISSION COMMUNITY MEETINGS HELD. THE FIRST WAS ON APRIL 12, 2018, THE SECOND WAS HELD ON JUNE 20, 2018, AND THE THIRD WAS HELD ON NOVEMBER 13, 2018.
- ENVIRONMENTAL CONCEPT PLAN, ECP-18-042, WAS SUBMITTED ON JUNE 25, 2018.
- APPLICABLE DPZ FILE REFERENCES: F-08-148, ECP-18-042
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- THE FLOODPLAIN SHOWN IS BASED ON A NON-CRITICAL FLOOD STUDY PREPARED BY BENCHMARK ENGINEERING, INC. PREPARED ON APRIL 11, 2018. A FULL FLOODPLAIN STUDY MAY BE REQUIRED AT THE NEXT PLAN STAGE.
- GORMAN ROAD IS DESIGNATED AS A SCENIC ROAD EAST OF LEISHEAR ROAD.
- THE DISTURBANCE OF THE EPHEMERAL CHANNEL AT THE CROSSING BY ROAD 'A' IS NOT REGULATED BY THE COUNTY OR STATE. THE ARMY CORPS OF ENGINEERS REGULATES EPHEMERAL CHANNELS AND A PERMIT FOR DISTURBING THE CHANNEL MAY BE REQUIRED PRIOR TO CONSTRUCTION. THIS SHALL BE DETERMINED DURING THE FINAL PLAN STAGE.
- BASED ON THE RESULTS OF THE TRAFFIC STUDY, A DECELERATION LANE AND A LEFT TURN LANE INTO THE PROJECT WILL BE REQUIRED AT LEISHEAR ROAD AND ROAD 'A'. THE DESIGN OF THESE IMPROVEMENTS SHALL BE SHOWN AT THE PRELIMINARY PLAN STAGE.
- PARKING SPACES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY MAINTAINED.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-4-313-5751 FOR DETAILS AND COST ESTIMATES.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (DECEMBER, 2017), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE CAN BE PLANTED WITHIN 30' OF A STOP SIGN.
- TRAFFIC CONTROL DEVICES:
  - THE R1-1 "STOP" SIGN AND STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
  - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
  - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M&MUTCD).
  - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED "QUICK PUNCH", SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES FOR THE SUBJECT SITE, PER DNR LETTER DATED APRIL 19, 2018.
- AN AUTO-TURN ANALYSIS SHALL BE PROVIDED AT THE PRELIMINARY PLAN STAGE TO VERIFY ACCESS BY EMERGENCY VEHICLES AND PLOWS FOR ANY ROAD CURVE OR INTERSECTION THAT DOES NOT FULLY COMPLY WITH THE MINIMUMS OF THE HOWARD COUNTY DESIGN MANUAL.

# SKETCH PLAN MILK PRODUCERS PARCELS 'C' AND 'D'



	R-20	R-SC	Total
Gross Area	29.76 acres	91.71 acres	121.47 acres
100-yr Floodplain	0.07 acres	0.85 acres	0.92 acres
Steep Slopes 25% or greater (outside floodplain)	0.20 acres	0.81 acres	1.01 acres
Net Area	29.49 acres	90.05 acres	119.54 acres
Number of Units Proposed (SFD)	34	136	170
Number of Units Proposed (SFA)	0	224	224
Number of Lots/units proposed (Total)	34	360	394
Area of Open Space Required *	11.90 acres	22.93 acres	34.83 acres
Area of Open Space Provided	13.26 acres	45.41 acres	58.67 acres
Non-Credited	0.04 acres	2.13 acres	2.17 acres
Credited	13.22 acres	43.28 acres	56.50 acres
Area of Buildable Lots (SFD)	10.48 acres	20.94 acres	31.42 acres
Area of Buildable Lots (SFA)	0.00 acres	11.2 acres	11.20 acres
Area of Bulk Parcels	0.57 acres	0.19 acres	0.76 acres
Area of Proposed Public Road Right-of-way	5.45 acres	13.97 acres	19.42 acres

\* Open Space Required based on 40% of gross for R-20 (Section 16.121.a.2) 25% of gross for R-SC (Section 133.0.D.4.i)

	91.71 ac
Gross Area	91.71 ac
100-yr floodplain	0.85 ac
Steep slopes (outside floodplain)	0.81 ac
Net Area	90.05 ac
Density Allowed (4 units per net acre)	360
Density Provided	360

	394
Total Number of Lots/Units Proposed	394
Total Number of MIHUs Required	TBD
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	TBD
Number of APFO Allocations Required (Remaining Lots/Units)	394
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	TBD

Phase	No. of Units	Allocation Year	Plan Filing Milestone
1	250	2021	9-month window following S-18-003 approval
2	144	2022	Between July 1, 2021 and April 1, 2022

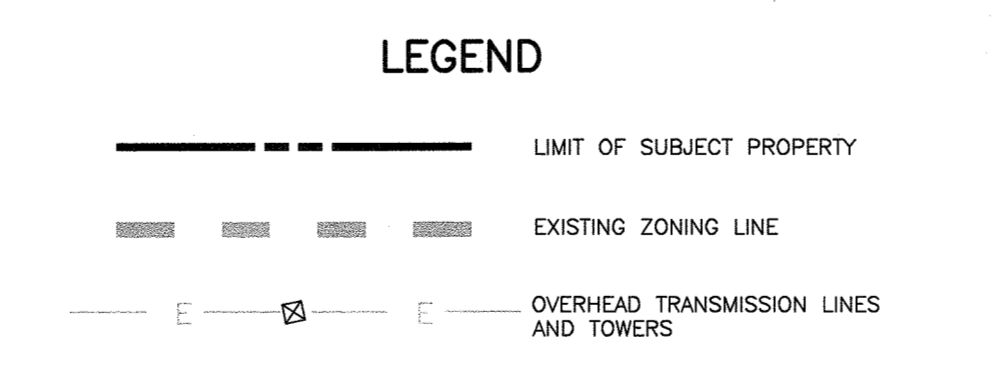
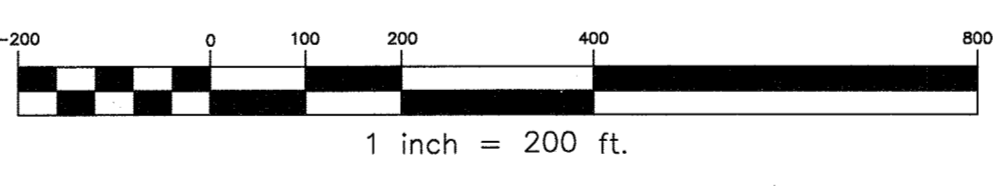
Property Zone	Subdivision Section	Requirement	Quantity	Required
R-20	16.121.a.4.v	200 sf per unit	34	6800 sf
R-SC	16.121.a.4.v (SFD)	300 sf per unit	136	40800 sf
R-SC	16.121.a.4.v (SFA)	400 sf per unit	224	89600 sf
Total Required:				3.15 acres

Proposed recreational open space shall be provided at the next plan stage. It may be addressed via mix of a clubhouse, pool, meandering path system, and/or other credits.

No. of SFA units	Zoning Section	Parking Requirement	spaces req.	spaces prov.
224	133.D.2.a	2.5 spaces per unit	560	560

Spaces provided include 224 garage spaces, 224 driveway spaces, and 112 off-street parking spaces.

Road	Station	Classification	Right-of-Way	Pavement	Design Speed (mph)
A	0+00 to end	Public Minor Collector	50'	28'	35
B	0+00 to end	Public Access Street	50'	24'	30
D	0+00 to 19+49.18	Public Access Street	50'	26'	30
	19+49.18 to end	Public Access Place	50'	24'	25
E	0+00 to end	Public Access Street	50'	24'	30
F	0+00 to end	Public Access Street	50'	24'	30
G	0+00 to end	Public Access Place	50'	24'	25
H	0+00 to 5+26.63	Public Access Street	50'	26'	30
	5+26.63 to end	Public Access Place	50'	26'	25
I	0+00 to end	Public Access Street	50'	26'	30
J	0+00 to 7+79.03	Public Access Street	50'	26'	30
	7+79.03 to end	Public Access Place	50'	26'	25
K	0+00 to end	Public Access Street	50'	26'	30
L	0+00 to end	Public Access Street	50'	26'	30
M	0+00 to end	Public Access Street	50'	26'	30
N north	0+00 to end	Public Access Place	50'	26'	25
N south	0+00 to end	Public Access Place	50'	26'	25
O north	0+00 to end	Public Access Place	50'	26'	25
O south	0+00 to end	Public Access Place	50'	26'	25



Lot	Total Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
2	12,645	617	12,028
3	13,071	1,031	12,040
4	16,823	1,445	15,378
5	15,461	1,868	13,593
33	13,034	573	12,461
34	14,294	994	13,300
35	19,296	1,414	17,882
110	8,370	870	7,500
111	8,370	870	7,500

NO.	DESCRIPTION
1	SKETCH PLAN COVER SHEET
2	SKETCH LAYOUT PLAN
3	SKETCH LAYOUT PLAN
4	CONCEPTUAL GRADING AND SWM PLAN
5	CONCEPTUAL GRADING AND SWM PLAN
6	ILLUSTRATIVE LINEAR PARK EXHIBIT
7	PROPOSED LINEAR PARK CROSS-SECTIONS

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*N. J. ...* 5-20-19  
PLANNING DIRECTOR DATE

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8490 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-6644  
WWW.BEI-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer registered with the State of Maryland, License No. 6-30-2019.

---

OWNER:  
MARYLAND & VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION  
c/o MR. JON COWELL  
1985 ISAAC NEWTON SQUARE WEST SUITE 200  
RESTON, VIRGINIA 20190 703-742-7421

**MILK PRODUCERS**  
Lots 1-394, Open Space Lots 395-416, and Bulk Parcels AA and BB (A Resubdivision of Parcels 'C' and 'D' previously recorded as Plat No. 20136-20137)

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DEVELOPER:  
MARYLAND & VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION  
c/o MR. JON COWELL  
1985 ISAAC NEWTON SQUARE WEST SUITE 200  
RESTON, VIRGINIA 20190 703-742-7421

TAX MAP: 47 - GRID: 1 - PARCEL: 2  
ZONED: R-20-MXD-3 & R-SC-MXD-3  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

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DESIGN: DBT DRAFT: DBT

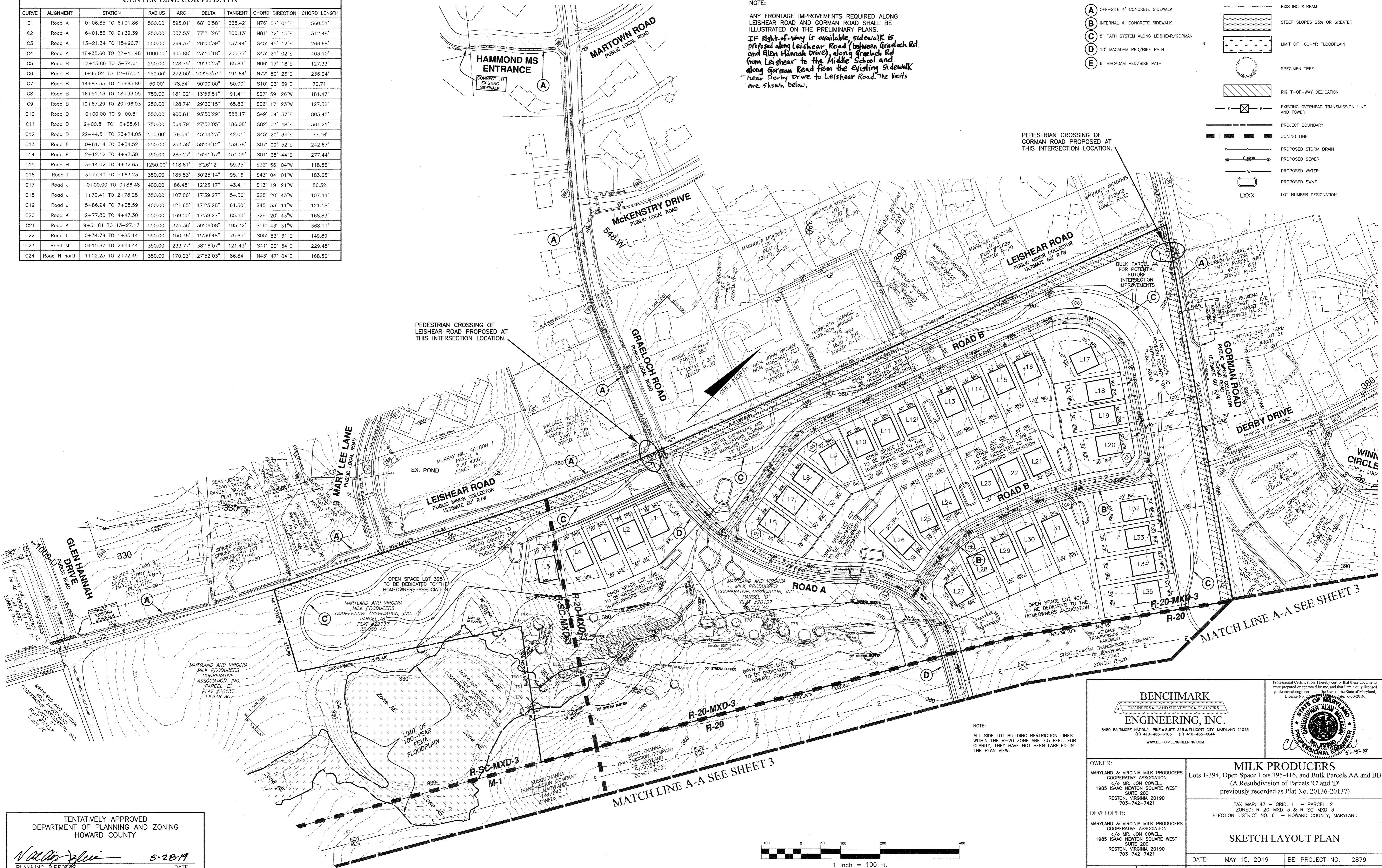
DATE: MAY 15, 2019 SHEET PROJECT NO. 2879  
SCALE: AS SHOWN SHEET 1 OF 7

CENTER LINE CURVE DATA								
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	Road A	0+06.85 TO 6+01.86	500.00'	595.01'	68°10'58"	338.42'	N76° 57' 01"E	560.51'
C2	Road A	6+01.86 TO 9+39.39	250.00'	337.53'	77°21'26"	200.13'	N81° 32' 15"E	312.48'
C3	Road A	13+21.34 TO 15+90.71	550.00'	269.37'	28°03'39"	137.44'	S45° 45' 12"E	266.68'
C4	Road A	18+35.60 TO 22+41.48	1000.00'	405.88'	23°15'18"	205.77'	S43° 21' 02"E	403.10'
C5	Road B	2+45.86 TO 3+74.61	250.00'	128.75'	29°30'23"	65.83'	N06° 17' 18"E	127.33'
C6	Road B	9+95.02 TO 12+67.03	150.00'	272.00'	103°53'51"	191.64'	N72° 59' 26"E	236.24'
C7	Road B	14+87.35 TO 15+65.89	50.00'	78.54'	90°00'00"	50.00'	S10° 03' 39"E	70.71'
C8	Road B	16+51.13 TO 18+33.05	750.00'	181.92'	13°53'51"	91.41'	S27° 59' 26"W	181.47'
C9	Road B	19+67.29 TO 20+96.03	250.00'	128.74'	29°30'15"	65.83'	S06° 17' 23"W	127.32'
C10	Road D	0+00.00 TO 9+00.81	550.00'	900.81'	93°50'29"	588.17'	S49° 04' 37"E	803.45'
C11	Road D	9+00.81 TO 12+65.61	750.00'	364.79'	27°52'05"	186.08'	S82° 03' 48"E	361.21'
C12	Road D	22+44.51 TO 23+24.05	100.00'	79.54'	45°34'23"	42.01'	S45° 20' 34"E	77.46'
C13	Road E	0+81.14 TO 3+34.52	250.00'	253.38'	58°04'12"	138.78'	S07° 09' 52"E	242.67'
C14	Road F	2+12.12 TO 4+97.39	350.00'	285.27'	46°41'57"	151.09'	S01° 28' 44"E	277.44'
C15	Road H	3+14.02 TO 4+32.63	1250.00'	118.61'	5°26'12"	59.35'	S32° 56' 04"W	118.56'
C16	Road I	3+77.40 TO 5+63.23	350.00'	185.83'	30°25'14"	95.16'	S43° 04' 01"W	183.65'
C17	Road J	-0+00.00 TO 0+86.48	400.00'	86.48'	12°23'17"	43.41'	S13° 19' 21"W	86.32'
C18	Road J	1+70.41 TO 2+78.28	350.00'	107.86'	17°39'27"	54.36'	S28° 20' 43"W	107.44'
C19	Road J	5+86.94 TO 7+08.59	400.00'	121.65'	17°25'28"	61.30'	S45° 53' 11"W	121.18'
C20	Road K	2+77.80 TO 4+47.30	550.00'	169.50'	17°39'27"	85.43'	S28° 20' 43"W	168.83'
C21	Road K	9+51.81 TO 13+27.17	550.00'	375.36'	39°06'08"	195.32'	S56° 43' 31"W	368.11'
C22	Road L	0+34.79 TO 1+85.14	550.00'	150.36'	15°39'48"	75.65'	S05° 53' 31"E	149.89'
C23	Road M	0+15.67 TO 2+49.44	350.00'	233.77'	38°16'07"	121.43'	S41° 00' 54"E	229.45'
C24	Road N north	1+02.25 TO 2+72.49	350.00'	170.23'	27°52'03"	86.84'	N43° 47' 04"E	168.56'

NOTE:  
 ANY FRONTAGE IMPROVEMENTS REQUIRED ALONG LEISHEAR ROAD AND GORMAN ROAD SHALL BE ILLUSTRATED ON THE PRELIMINARY PLANS.  
 IF Right-of-Way is available, sidewalk is proposed along Leishear Road (between Graeclach Rd. and Glen Hannah Drive), along Graeclach Rd from Leishear to the Middle School and along Gorman Road from the existing sidewalk near Derby Drive to Leishear Road. The limits are shown below.

**LEGEND**

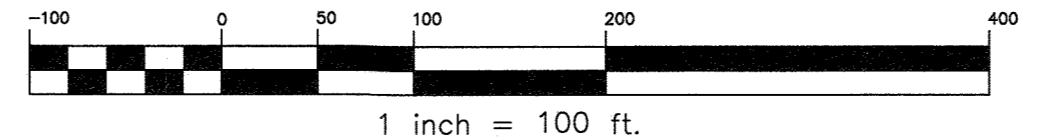
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- EXISTING STREAM
- STEEP SLOPES 25% OR GREATER
- LIMIT OF 100-YR FLOODPLAIN
- SPECIMEN TREE
- RIGHT-OF-WAY DEDICATION
- EXISTING OVERHEAD TRANSMISSION LINE AND TOWER
- PROJECT BOUNDARY
- ZONING LINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SWMF
- LXXX LOT NUMBER DESIGNATION



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Nathan Price*  
 PLANNING DIRECTOR

5-28-19  
 DATE



**BENCHMARK ENGINEERING, INC.**  
 8450 BALTIMORE NATIONAL PIKE SUITE 315 & ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8844  
 WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11-15-19

**MILK PRODUCERS**  
 Lots 1-394, Open Space Lots 395-416, and Bulk Parcels AA and BB  
 (A Resubdivision of Parcels 'C' and 'D')  
 previously recorded as Plat No. 20136-20137)

TAX MAP: 47 - GRID: 1 - PARCEL: 2  
 ZONED: R-20-MXD-3 & R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SKETCH LAYOUT PLAN**

OWNER:  
 MARYLAND & VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION  
 c/o MR. JON COWELL  
 1985 ISAAC NEWTON SQUARE WEST SUITE 200  
 RESTON, VIRGINIA 20190  
 703-742-7421

DEVELOPER:  
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 1985 ISAAC NEWTON SQUARE WEST SUITE 200  
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 703-742-7421

DATE: MAY 15, 2019  
 SCALE: AS SHOWN

BEI PROJECT NO. 2879  
 SHEET 2 OF 7

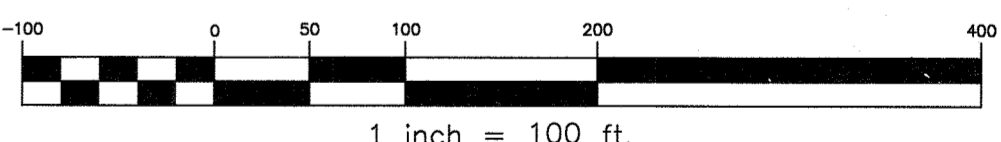


MATCH LINE A-A SEE SHEET 2

MATCH LINE A-A SEE SHEET 2

**LEGEND**

- EXISTING CONTOURS (H.O. CO. GIS)
  - EXISTING STREAM
  - STEEP SLOPES 25% OR GREATER
  - LIMIT OF 100-YR FLOODPLAIN
  - SPECIMEN TREE
  - RIGHT-OF-WAY DEDICATION
  - EXISTING OVERHEAD TRANSMISSION LINE AND TOWER
  - PROJECT BOUNDARY
  - ZONING LINE
  - PROPOSED STORM DRAIN
  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED SWMF
  - LOT NUMBER DESIGNATION
- 
- (A)** OFF-SITE 4' CONCRETE SIDEWALK
  - (B)** INTERNAL 4' CONCRETE SIDEWALK
  - (C)** 8' PATH SYSTEM ALONG LEISHEAR/GORMAN
  - (D)** 10' MACADAM PED/BIKE PATH
  - (E)** 6' MACADAM PED/BIKE PATH



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*N. Alan J. J. J.*  
PLANNING DIRECTOR

5-28-19  
DATE

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
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ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SKETCH LAYOUT PLAN**

DATE: MAY 15, 2019	BEI PROJECT NO. 2879
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 3 OF 7

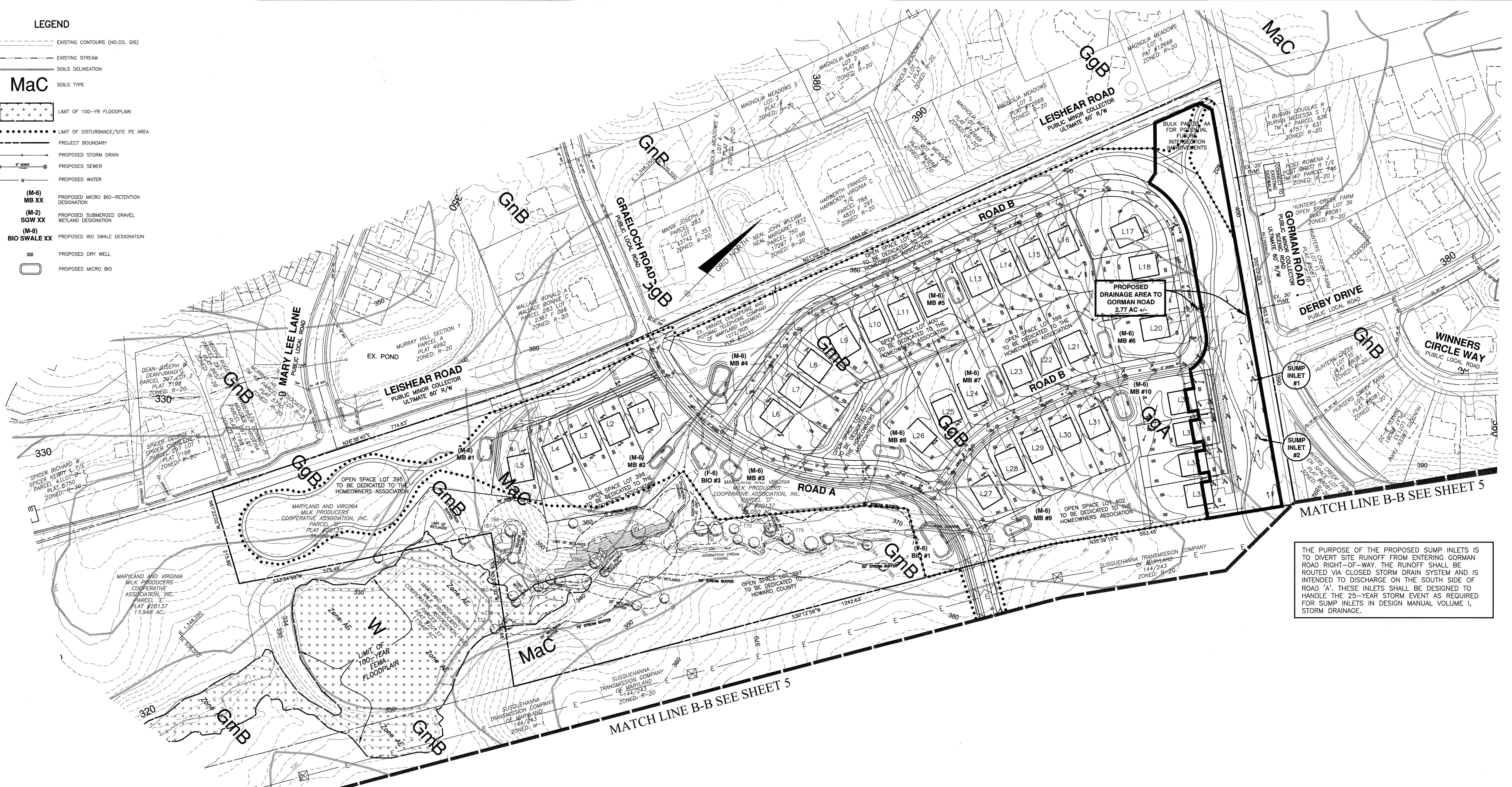
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DEVELOPER:  
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c/o MR. JON COWELL  
1985 ISAAC NEWTON SQUARE WEST SUITE 200  
RESTON, VIRGINIA 20190  
703-742-7421

Professional Certification: I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland, License No. 5-15-19.

**LEGEND**

- - - - - EXISTING CONTOURS (HO.CO. GIS)
- — — — — EXISTING STREAM
- — — — — SOILS DELINEATION
- MaC SOILS TYPE
- [Symbol] LIMIT OF 100-YR FLOODPLAIN
- [Symbol] LIMIT OF DISTURBANCE/SITE PE AREA
- [Symbol] PROJECT BOUNDARY
- [Symbol] PROPOSED STORM DRAIN
- [Symbol] PROPOSED SEWER
- [Symbol] PROPOSED WATER
- (M-6) PROPOSED MICRO BIO-RETENTION DESIGNATION
- MB XX
- (M-2) PROPOSED SUBMERGED GRAVEL WETLAND DESIGNATION
- SGW XX
- (M-8) PROPOSED BIO SWALE DESIGNATION
- BIO SWALE XX
- [Symbol] PROPOSED DRY WELL
- [Symbol] PROPOSED MICRO BIO



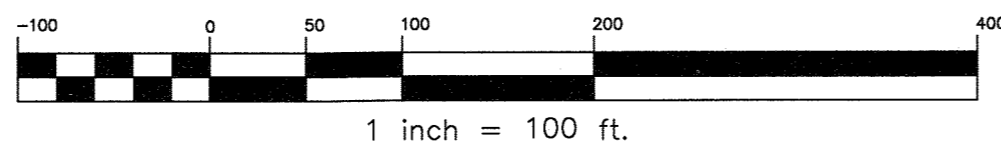
MATCH LINE B-B SEE SHEET 5

THE PURPOSE OF THE PROPOSED SUMP INLETS IS TO DIVERT SITE RUNOFF FROM ENTERING GORMAN ROAD RIGHT-OF-WAY. THE RUNOFF SHALL BE ROUTED VIA CLOSED STORM DRAIN SYSTEM AND IS INTENDED TO DISCHARGE ON THE SOUTH SIDE OF ROAD 'A'. THESE INLETS SHALL BE DESIGNED TO HANDLE THE 25-YEAR STORM EVENT AS REQUIRED FOR SUMP INLETS IN DESIGN MANUAL VOLUME 1, STORM DRAINAGE.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Naomi Hui*  
PLANNING DIRECTOR

5-20-19  
DATE



**SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND**

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE
CeB		B	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	0.37
GgA		B	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	0.20
GgB		B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.20
GmB*	YES	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37
GmC		C	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	0.37
GmB*	YES	C	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
MaC		B	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.24
MaD		B	MANOR LOAM, 15 TO 26 PERCENT SLOPES	0.24
RsB		C	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	0.24
RuB		C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.24/0.37
RuC		C	RUSSETT AND BELTSVILLE SOIL, 5 TO 10 PERCENT SLOPES	0.24/0.37
SaC		B	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPE	0.24
SrD		B	SASSAFRAS AND CROOM SOIL, 10 TO 15 PERCENT SLOPES	0.37/0.28
W			WATER	0.00

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

840 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-6844  
WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 6-30-2019.

**OWNER:**  
MARYLAND & VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION  
c/o MR. JON COWELL  
1985 ISAAC NEWTON SQUARE WEST SUITE 200  
RESTON, VIRGINIA 20190  
703-742-7421

**DEVELOPER:**  
MARYLAND & VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION  
c/o MR. JON COWELL  
1985 ISAAC NEWTON SQUARE WEST SUITE 200  
RESTON, VIRGINIA 20190  
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**MILK PRODUCERS**  
Lots 1-394, Open Space Lots 395-416, and Bulk Parcels AA and BB  
(A Subdivision of Parcels 'C' and 'D')  
previously recorded as Plat No. 20136-20137)

TAX MAP: 47 - GRID: 1 - PARCEL: 2  
ZONED: R-20-MXD-3 & R-SC-MXD-3  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**CONCEPTUAL GRADING, SOILS,  
AND SWM PLAN**

DESIGN: DBT    DRAFT: DBT

DATE: MAY 15, 2019    BEI PROJECT NO. 2879

SCALE: AS SHOWN    SHEET 4 OF 7



MATCH LINE B-B SEE SHEET 4

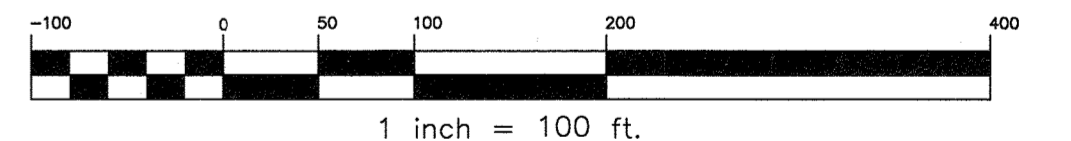
MATCH LINE B-B SEE SHEET 4

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

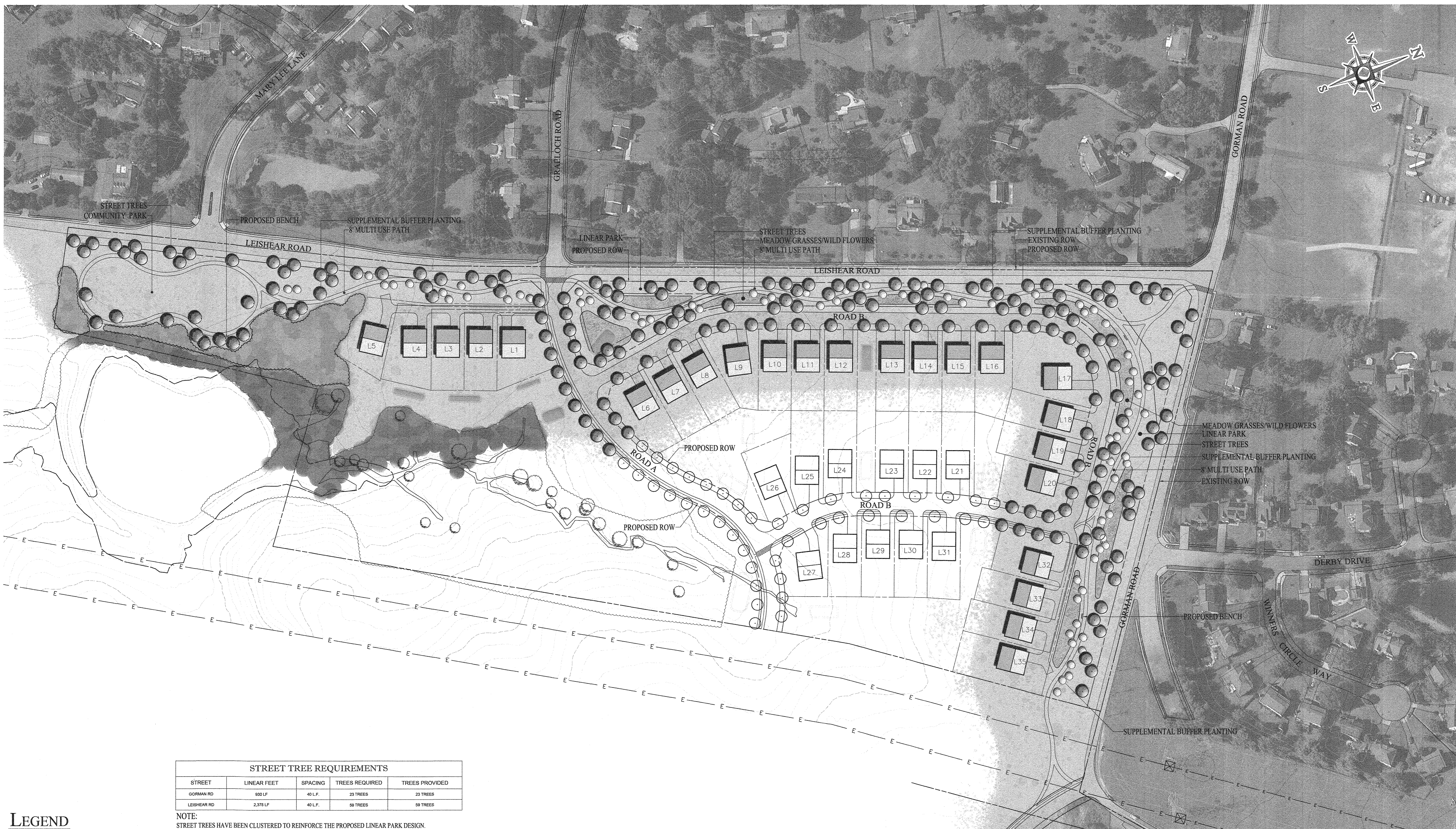
*William J. Ellis*  
 PLANNING DIRECTOR

5-28-19  
 DATE

- LEGEND**
- EXISTING CONTOURS (H.O. CO. GIS)
  - EXISTING STREAM
  - SOILS DELINEATION
  - MaC** SOILS TYPE
  - LIMIT OF 100-YR FLOODPLAIN
  - LIMIT OF DISTURBANCE/SITE PE AREA
  - PROJECT BOUNDARY
  - PROPOSED STORM DRAIN
  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED MICRO BIO-RETENTION DESIGNATION
  - PROPOSED SUBMERGED GRAVEL WETLAND DESIGNATION
  - PROPOSED BIO SWALE DESIGNATION
  - PROPOSED DRY WELL
  - PROPOSED MICRO BIO



<p><b>BENCHMARK</b>          ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS  <b>ENGINEERING, INC.</b>          8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLETTT CITY, MARYLAND 21143          (P) 410-465-6105 (F) 410-465-6544          WWW.BE-CVLENGINEERING.COM</p>		
<p>OWNER:          MARYLAND &amp; VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION          c/o MR. JON COWELL          1985 ISAAC NEWTON SQUARE WEST SUITE 200          RESTON, VIRGINIA 20190          703-742-7421</p>		
<p>DEVELOPER:          MARYLAND &amp; VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION          c/o MR. JON COWELL          1985 ISAAC NEWTON SQUARE WEST SUITE 200          RESTON, VIRGINIA 20190          703-742-7421</p>		<p><b>MILK PRODUCERS</b>          Lots 1-394, Open Space Lots 395-416, and Bulk Parcels AA and BB          (A Subdivision of Parcels "C" and "D"          previously recorded as Plat No. 20136-20137)</p>
<p>DESIGN: DBT   DRAFT: DBT</p>		<p>TAX MAP: 47 - GRID: 1 - PARCEL: 2          ZONED: R-20-MXD-3 &amp; R-SC-MXD-3          ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>
<p>DATE: MAY 15, 2019   BEI PROJECT NO. 2879</p>		<p>CONCEPTUAL GRADING, SOILS, AND SWM PLAN</p>
<p>SCALE: AS SHOWN   SHEET 5 OF 7</p>		<p>DATE: MAY 15, 2019   BEI PROJECT NO. 2879</p>



STREET TREE REQUIREMENTS				
STREET	LINEAR FEET	SPACING	TREES REQUIRED	TREES PROVIDED
GORMAN RD	930 LF	40 L.F.	23 TREES	23 TREES
LEISHEAR RD	2,378 LF	40 L.F.	59 TREES	59 TREES




NOTE:  
STREET TREES HAVE BEEN CLUSTERED TO REINFORCE THE PROPOSED LINEAR PARK DESIGN.

PERIMETER LANDSCAPE EDGE										
PERIMETER	LANDSCAPE TYPE REQUIRED	LANDSCAPE TYPE PROVIDED	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF TYPE A BUFFER TREES REQUIRED			NUMBER OF SUPPLEMENTAL BUFFER TREES PROVIDED			
				SHADE TREES	EVERGREEN TREES	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS	
GORMAN RD	NONE	A	930 LF	16	0	0	0	32	0	
LEISHEAR RD	NONE	A	2,378 LF	40	0	20	0	40	0	
TOTAL				56	0	20	0	72	0	

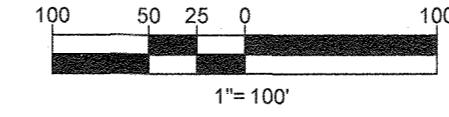
NOTE:  
NO BUFFER IS REQUIRED, TYPE A BUFFER HAS BEEN PROVIDED. ORNAMENTALS SUBSTITUTE EVERGREEN TREES AT A RATIO OF 2:1 SHRUBS SUBSTITUTE EVERGREEN TREES AT A RATIO OF 10:1

NOTE  
THIS PLAN HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES TO SHOW INTENT FOR LANDSCAPE DESIGN ONLY. FINAL DEVELOPMENT, DESIGN, GRADING AND LANDSCAPE PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY HOWARD COUNTY AT A LATER PLAN STAGE.

**LEGEND**

-  STREET TREE
-  BUFFER SHADE TREE
-  BUFFER ORNAMENTAL TREE

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*N. Adams*  
PLANNING DIRECTOR  
5-28-19  
DATE



OWNER:  
MARYLAND & VIRGINIA MILK PRODUCERS  
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c/o MR. JON COWELL  
1985 ISAAC NEWTON SQUARE WEST  
SUITE 200  
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DEVELOPER:  
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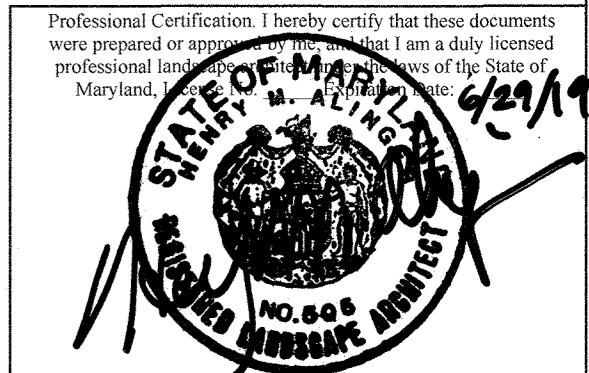
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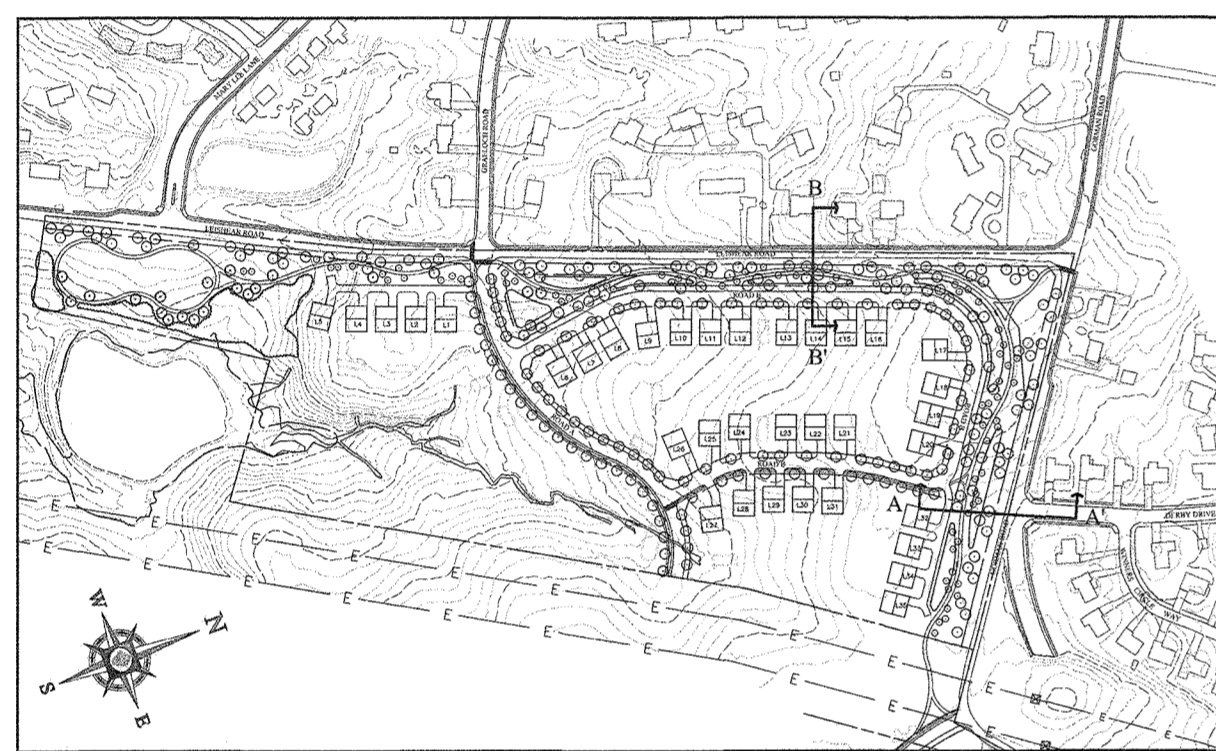
TAX MAP: 47 - GRID: 1 - PARCEL: 2  
ZONED: R-20-MXD-3 & R-SC-MXD-3  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**ILLUSTRATIVE LINEAR  
PARK EXHIBIT**

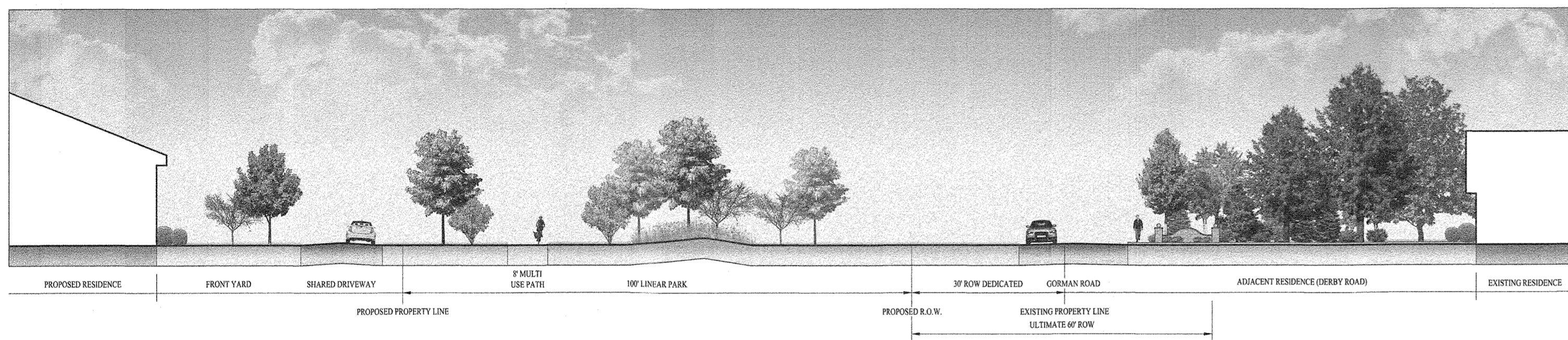
DATE: MAY 15, 2019  
SCALE: AS SHOWN  
DESIGN: DRAFT:

BEI PROJECT NO. 2879  
SHEET 6 OF 7

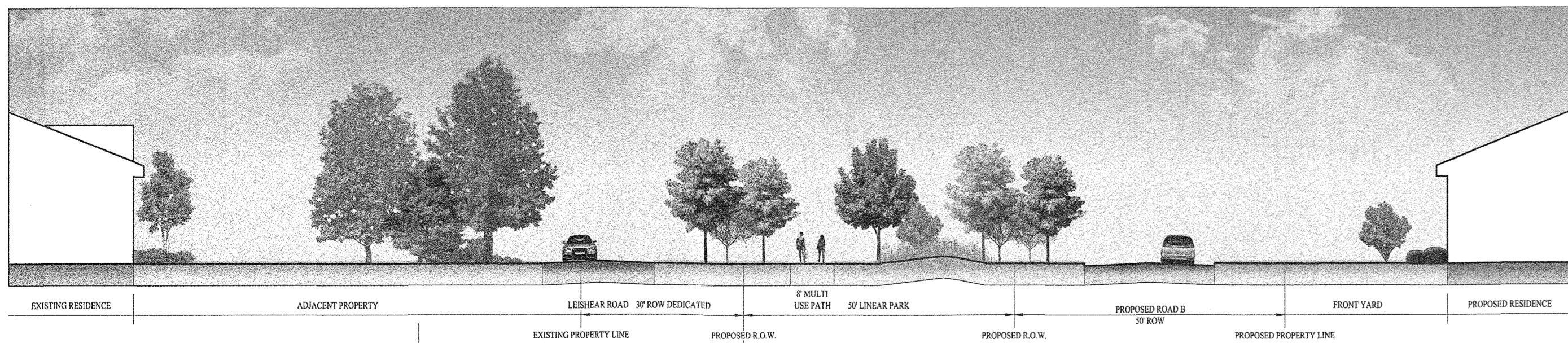




KEY MAP

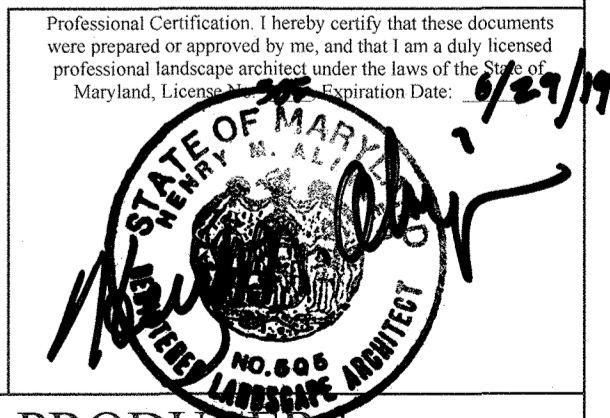


SECTION A-A'  
LOOKING WEST ON GORMAN ROAD

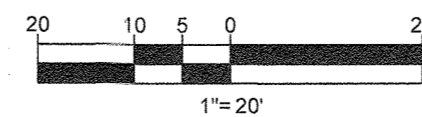


SECTION B-B'  
LOOKING NORTH ON LEISHEAR ROAD

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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Valerie Allen*  
PLANNING DIRECTOR  
5-28-19  
DATE



OWNER:  
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ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

CROSS LINEAR PARK  
CROSS SECTIONS

DATE: MAY 15, 2019  
SCALE: AS SHOWN  
BEI PROJECT NO. 2879  
SHEET 7 OF 7