

PRELIMINARY PLAN MAPLE LAWN FARMS GARDEN DISTRICT - AREA 2

LOTS 113 thru 157,
OPEN SPACE LOTS 158 and 159,
and COMMON OPEN AREA LOT 160

GENERAL NOTES:

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB495M, APPROVED ON 2/20/01 AND ZB-1039M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-10EO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-495M, ZB-1039M, PB-353, PB-370, MP-04-11, MP-03-02, MP-03-120, F-12-24, F-12-30, F-13-007, F-13-008, F-02-12 & P-11-02.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS 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 10C:	444.83 ACRES ±
AREA OF THIS PLAN SUBMISSION:	24.00 ACRES ±
DISTURBED AREA:	16.8 ACRES ±
AREA OF OPEN SPACE:	5.07 ACRES ±
AREA OF 100 YEAR FLOODPLAIN:	2.28 ACRES ±
AREA OF ROADWAY (PUBLIC):	2.02 ACRES ±
AREA OF ROADWAY (PRIVATE):	0.50 ACRES ±
AREA OF RESIDENTIAL LOTS:	16.41 ACRES ±
AREA OF CR LOTS/PARCELS:	0.00 ACRES ±
AREA OF SFD LOTS:	16.41 ACRES ±
TOTAL UNITS (PER S-06-16 ALLOCATIONS):	80 LOTS
TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION):	45 LOTS
NO. OF CR 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 35%	
TOTAL OPEN SPACE REQUIRED: 8.40 ac.	
TOTAL OPEN SPACE PROVIDED: 5.07 ac.	
RECREATIONAL OPEN SPACE REQUIRED: 0.84 ac.	
RECREATIONAL OPEN SPACE PROVIDED: 0.00 ac.	

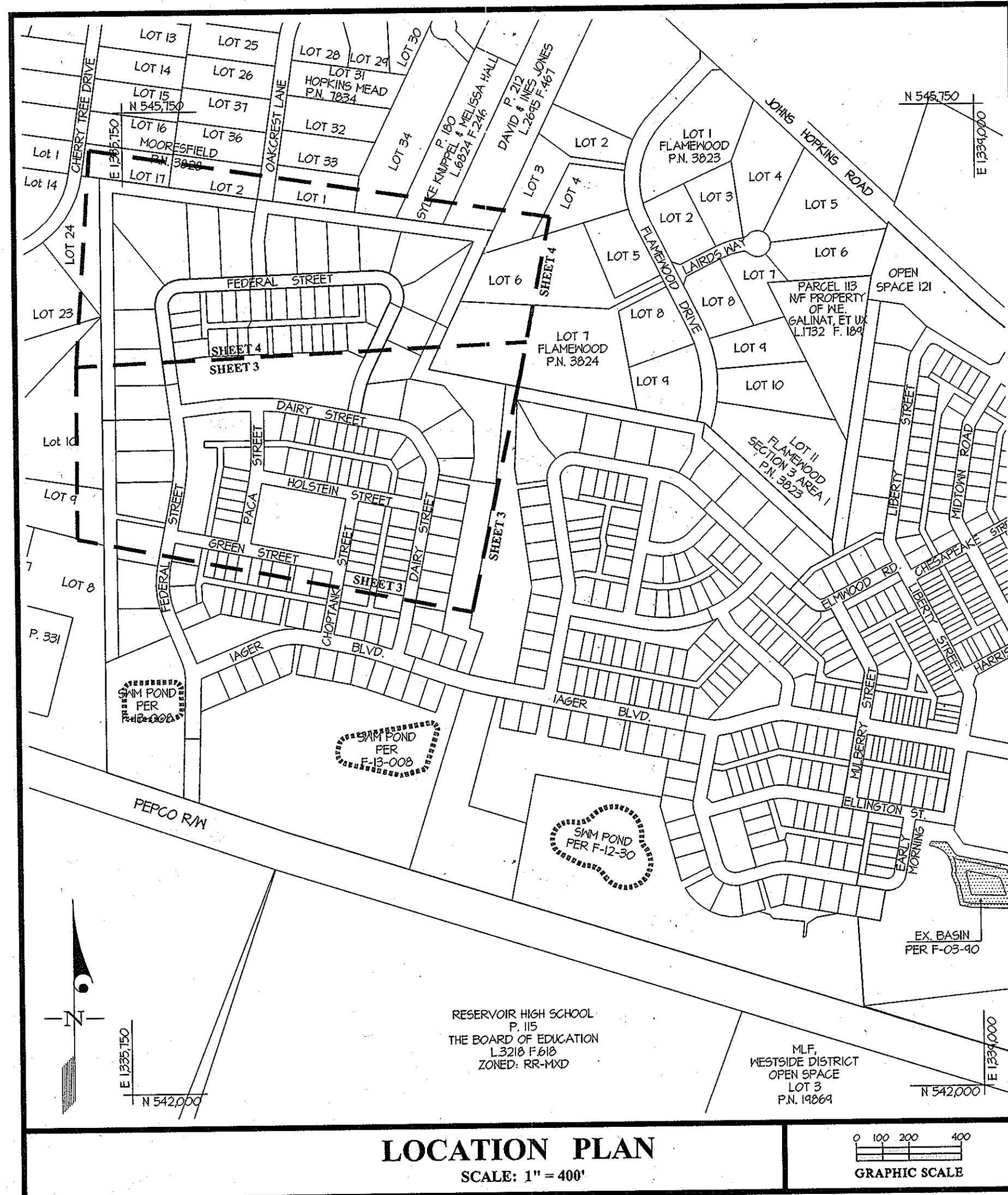
 (SEE CHART - SHEET 2)
- THE 80 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:
35 UNITS FROM THE WESTSIDE DISTRICT - AREA 5 (P 14-14-01)
45 UNITS FROM THE GARDEN DISTRICT - AREA 2 (P 14-14-01)
- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS MASS GRADED UNDER F-13-00B. THEREFORE, 'C' SOILS WERE ASSIGNED FOR THE DESIGN.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1981 BY 301 AND THEN UPDATED BY GRADE MEASUREMENTS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND 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.
- KETLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER JD 63781-3 ON 05/14/88. IMPACTS TO WETLANDS AND MATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY PERMIT #03-NF-020102006421.
- 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 468C AND 41EA.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED:
EXISTING WATER CONTRACT NUMBER: 24-4747-D
EXISTING SEWER CONTRACT NUMBER: 24-4747-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 P-13-00B. THE FACILITIES WILL BE P-3 POND 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 POND WILL SERVE AS SEDIMENT BASIN FOR THE GRADING SHOWN BEFORE BEING CONVERTED.
- 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 383 AND ZB CASE NO. 495M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M 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 PLAIN AREAS, EXCEPT AS PERMITTED UNDER MP-02-54, MP-03-02, AND MP-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-495M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-17) AND NO. 370 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFPO REPHASING LETTER DATED JULY 8, 2008.
- 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-370.
- THE TRANSPORTATION AND TRAVEL DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 59 AS SUBMITTED AS PART OF ZB495M.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, 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 HOUSING UNITS.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S-01-17, 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.
- THE '15' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PEPCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUCITS OR OTHER IMPROVEMENTS WITHIN THE PEPCO ROW, AS PER LIBER 2305 FOLIO 53.
- 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 WAIVER PROCESS, WAS GRANTED A WAIVER ON APRIL 26, 2011. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL IS 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- 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-370, AND ZB-1039M.
- CONFLICTS BETWEEN STORM DRAIN AND STREET TREES WILL BE RESOLVED AT FINAL PLAN STAGE.
- 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 20 ON STREET SPACES. DETERMINATION OF ON STREET PARKING LIMITS PROVIDED 'D' SEPARATION FROM FIRE HYDRANTS AND ADEQUATE CLEARANCE FOR TURNING MOVEMENTS OF EMERGENCY VEHICLES.

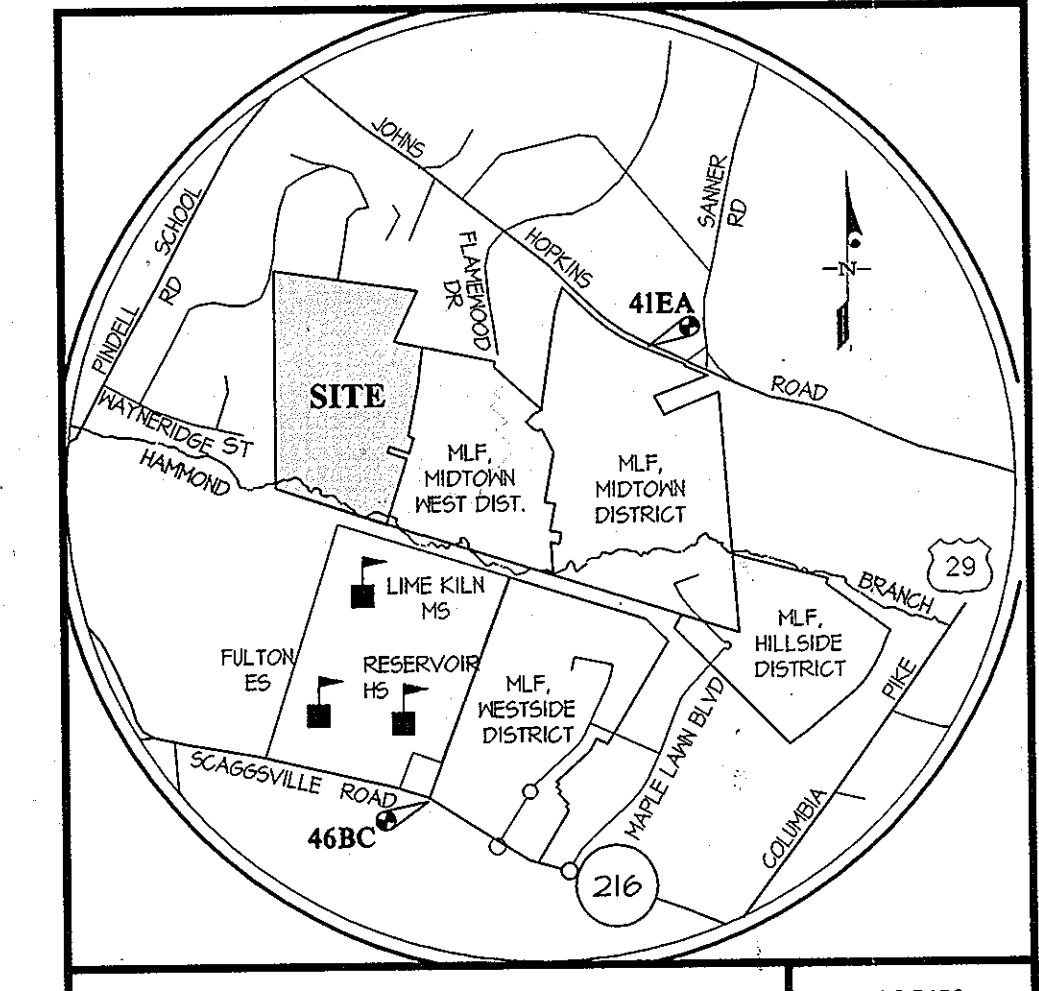
MP-01-11
ON MAY 2, 2001, MP-01-11 WAS GRANTED FOR THE FOLLOWING:
• ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.10P(1) SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.
• RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC ROWS AS IN 16.10C(1)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

MP-03-02
ON OCT. 12, 2002, MP-03-02 WAS GRANTED TO ALLOW:
• GRADING WITHIN THE 75' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (WAIVER FROM SECTION 16.16 (A)(2)(I) AND SECTION 16.15 (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 16.11 (E)(5)). 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.



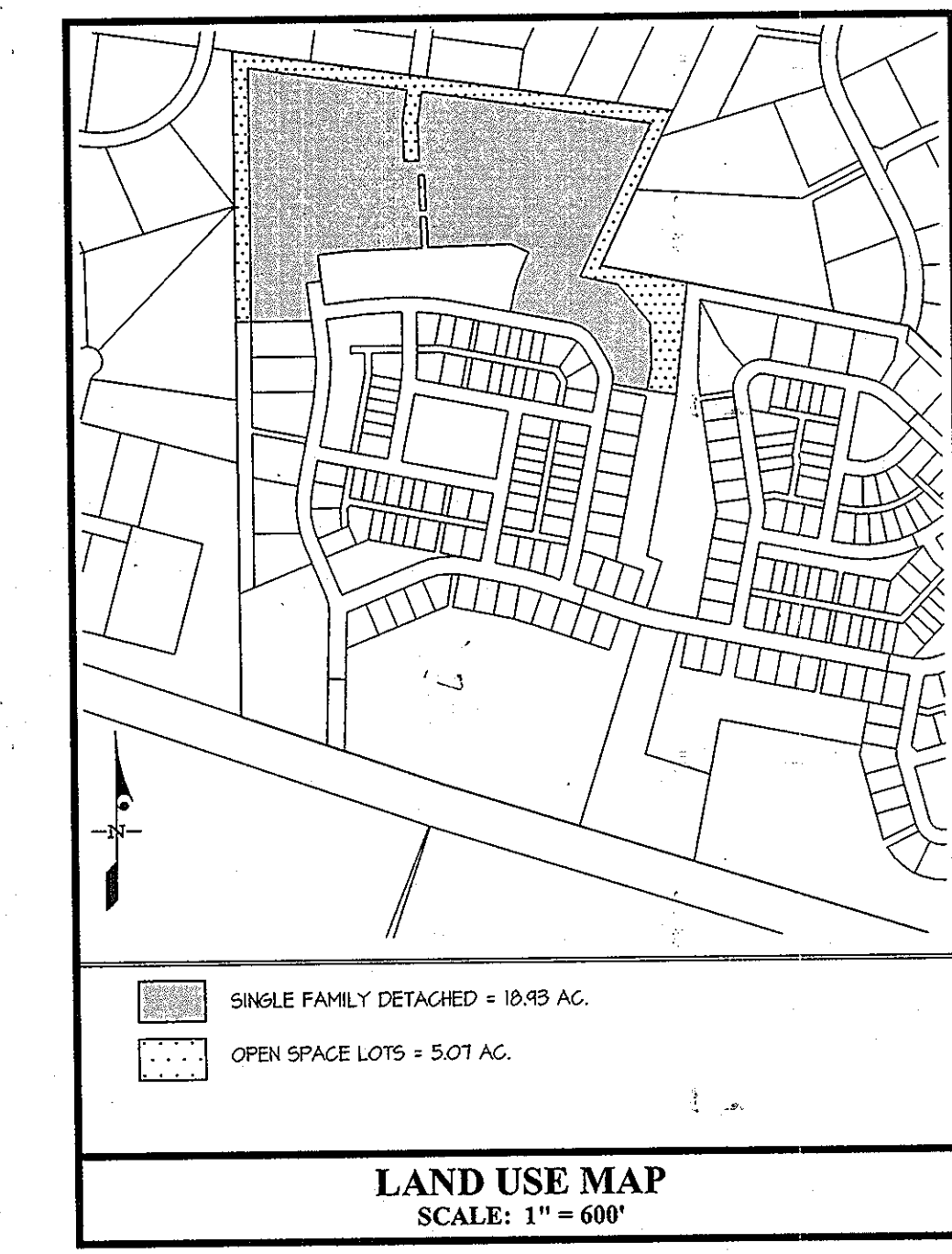
SHEET INDEX

- COVER SHEET
- OVERALL PROJECT CRITERIA AND INFORMATION
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY STREET GRADE - FEDERAL STREET
- PRELIMINARY STREET GRADES AND ROAD DETAILS
- PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
- PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
- PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP
- PRELIMINARY LANDSCAPE PLAN

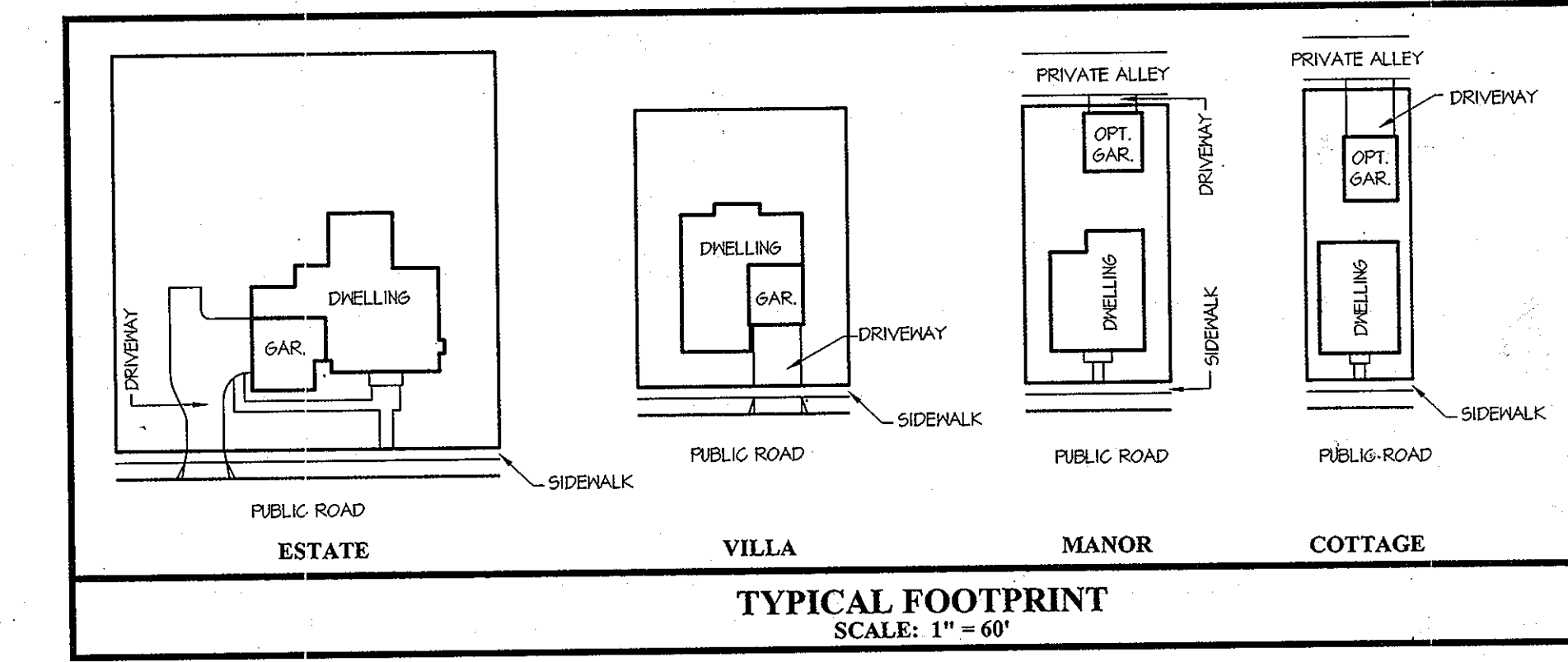


BENCHMARKS

468C ELEV. = 472.16 N = 544825.18 E = 131205.71 STANDARD DISC ON CONCRETE MONUMENT	41EA ELEV. = 407.05 N = 544825.81 E = 1391217.44 STANDARD DISC ON CONCRETE MONUMENT
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- LEGEND**
- 400 EXISTING CONTOUR
 - 400 PROPOSED CONTOUR
 - EXISTING TREELINE
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN (PER F-13-XXX)
 - STRUCTURE NUMBER
 - CONCRETE SIDEWALK
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED BITUMINOUS CURB
 - 100 YEAR FLOODPLAIN
 - STREAM BUFFER
 - FOREST CONSERVATION EASEMENT
 - BOTTOM OF STREAM
 - CENTERLINE 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-13-XXX)
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT (PER F-13-XXX)
 - PROPOSED STREET SIGN
 - CENTERLINE OF CURVE
 - PROPERTY CORNER



LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	134-137, 140-141	SEE SHEET 2	SEE SHEET 2
MANOR	133, 143-156	SEE SHEET 2	SEE SHEET 2
VILLA	131-132, 138-139, 142, 157	SEE SHEET 2	SEE SHEET 2
ESTATE	113-130	SEE SHEET 2	SEE SHEET 2

THE LIMITS OF THIS PRELIMINARY PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 11C (ALLOCATION YEAR 2014)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

M. G. G. Little & Weber, P.A.
PLANNING DIRECTOR DATE 6/30/14

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13275.
EXPIRATION DATE: MAY 28, 2014

13-17-13

COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
COMMON OPEN AREA LOT 160
(A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE NO. 13001
DATE DEC., 2013	TAX MAP - GRID 41-21/46-3	SHEET 1 OF 13

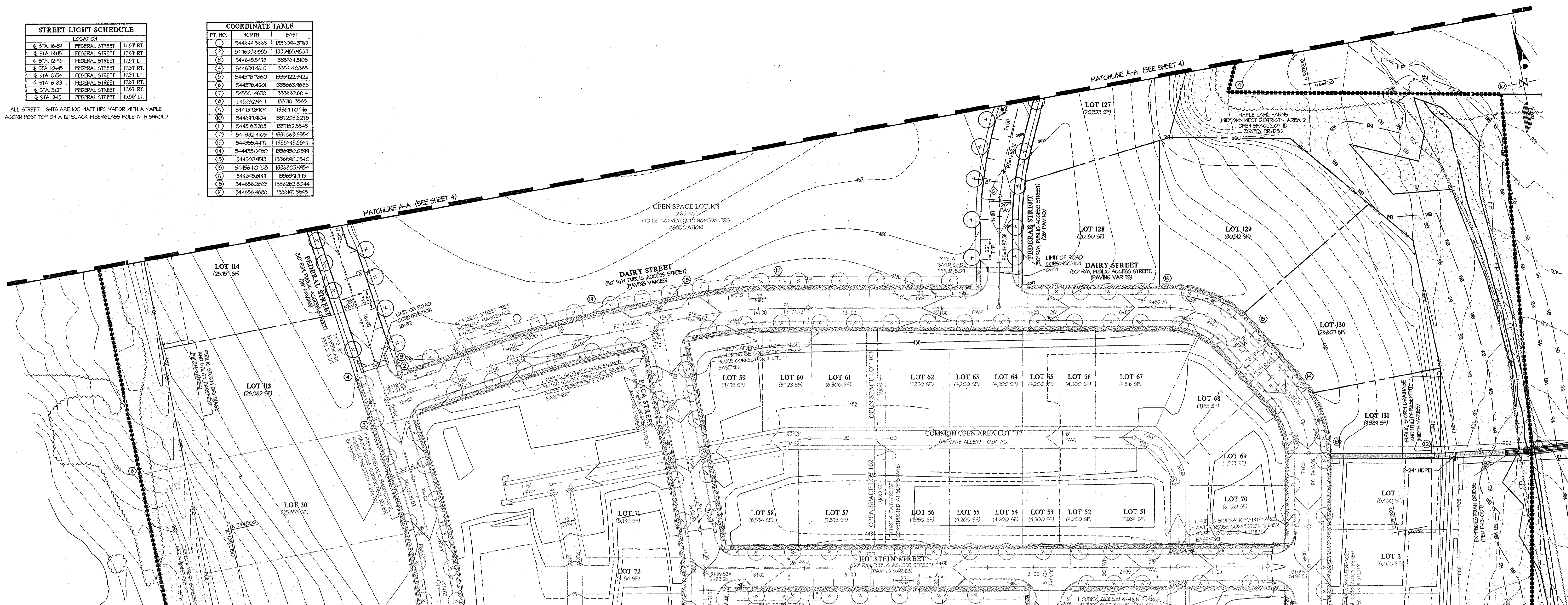
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\2011\3001\PLANS BY GLW\PRELIMINARY\3001-01-02-CSS.dwg
PLOTTER: 12/17/2013 8:45 AM, LAST SAVED: 11/26/2013 8:49 PM, PLOTTED BY: Doug Venes 6x

STREET LIGHT SCHEDULE		
LOCATION	STATION	TYPE
FEDERAL STREET	1167 RT.	1167 RT.
FEDERAL STREET	1167 RT.	1167 RT.
FEDERAL STREET	1167 LT.	1167 LT.
FEDERAL STREET	1167 RT.	1167 RT.
FEDERAL STREET	1167 LT.	1167 LT.
FEDERAL STREET	1167 RT.	1167 RT.
FEDERAL STREET	1167 LT.	1167 LT.

COORDINATE TABLE		
PT. NO.	NORTH	EAST
1	544644.5663	1336044.3710
2	544633.6885	1335965.8233
3	544645.5478	1335964.5105
4	544639.4610	1335914.8885
5	544578.7860	1335922.3422
6	544578.4201	1335969.3663
7	543501.4638	1335663.6614
8	543282.9471	1335761.3565
9	544151.8904	1336411.0446
10	544641.9104	1337129.6278
11	544318.3263	1337102.9343
12	544332.4106	1337103.6354
13	544355.4471	1336945.6641
14	544435.0380	1336930.0591
15	544503.9513	1336890.2540
16	544564.0708	1336805.9954
17	544645.6144	1336791.4115
18	544656.2863	1336282.8044
19	544656.4686	1336171.3845

ALL STREET LIGHTS ARE 100 MATT HPS VAPOR WITH A MAPLE ACORN POST ON A 12" BLACK FIBERGLASS POLE WITH SHROUD



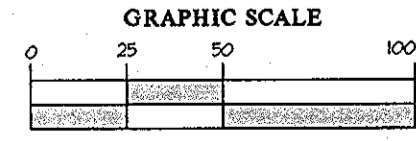
- NOTES:
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK ADJACENT TO INDENTED PARKING IS 5' WIDE, MEASURED FROM THE BACK OF CURB. ALL OTHERS ARE 4' WIDE, UNLESS OTHERWISE NOTED.
 - THERE IS A 10' TRANSITION FROM 4' WIDE SIDEWALK TO 5' WIDE SIDEWALK ADJACENT TO THE CURB.
 - FOR BUILDING RESTRICTION LINE INFORMATION, SEE SHEETS 5 AND 6.
 - FOR SEDIMENT CONTROL, SEE SHEETS 9 AND 10.
 - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 11 AND 12.
 - FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 13.
 - FOR STREET LIGHT INFORMATION, SEE THIS SHEET.
 - FOR LOT TYPE INFORMATION, SEE SHEET 5.
 - FOR PROPERTY CORNER COORDINATES, SEE THIS SHEET.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark Bennett
 PLANNING DIRECTOR DATE 1/23/13

GLWGUTSCHICK LITTLE & WEBER, P.A.
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CL. CURVE DATA CHART							
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD
FEDERAL STREET	⊙	1546.28	4440.81	75'	22.04'	124.53'	10.71'
FEDERAL STREET	⊙	4+62.81	616.21	75'	123.37'	124.53'	10.71'
FEDERAL STREET	⊙	0+71.30	109.10	400'	50.87'	100.82'	100.55'



DATE	REVISION	BY	APP'R.

PREPARED FOR:
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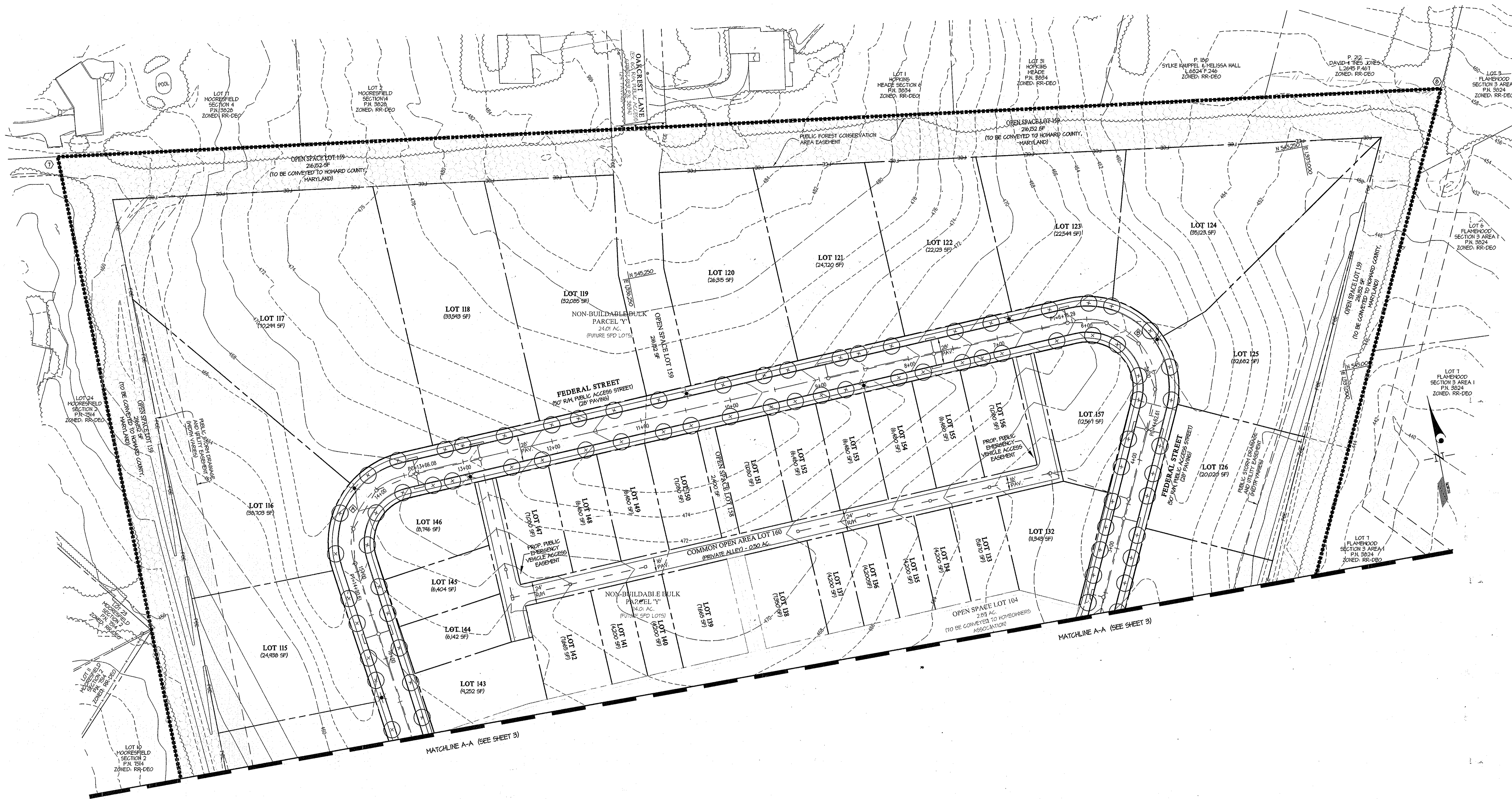
12-17-12

PRELIMINARY PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
 COMMON OPEN AREA LOT 160
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL "W")

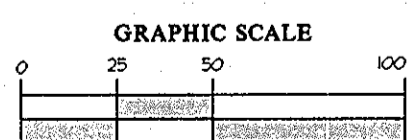
SCALE: 1" = 50'
 ZONING: MXD-3
 G. L. W. FILE NO.: 13001

DATE: DEC., 2013
 TAX MAP - GRID: 41-21/46-3
 SHEET: 3 OF 13

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND



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 6. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEETS 11 AND 12.
 7. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEET 13.
 8. FOR STREET LIGHT SCHEDULE, SEE SHEET 3.
 9. FOR LOT TYPE INFORMATION, SEE SHEET 5.
 10. FOR PROPERTY CORNER COORDINATES, SEE SHEET 3.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Gault
PLANNING DIRECTOR DATE 1/21/13

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APP'R.

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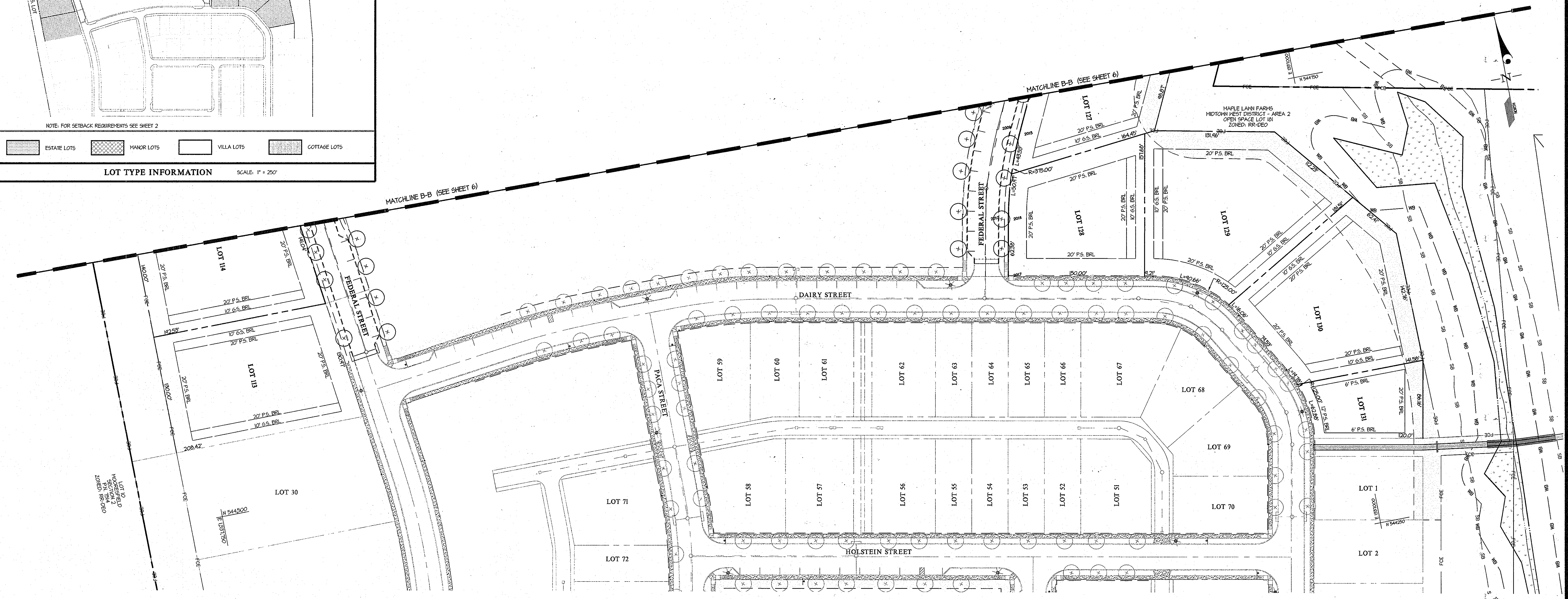
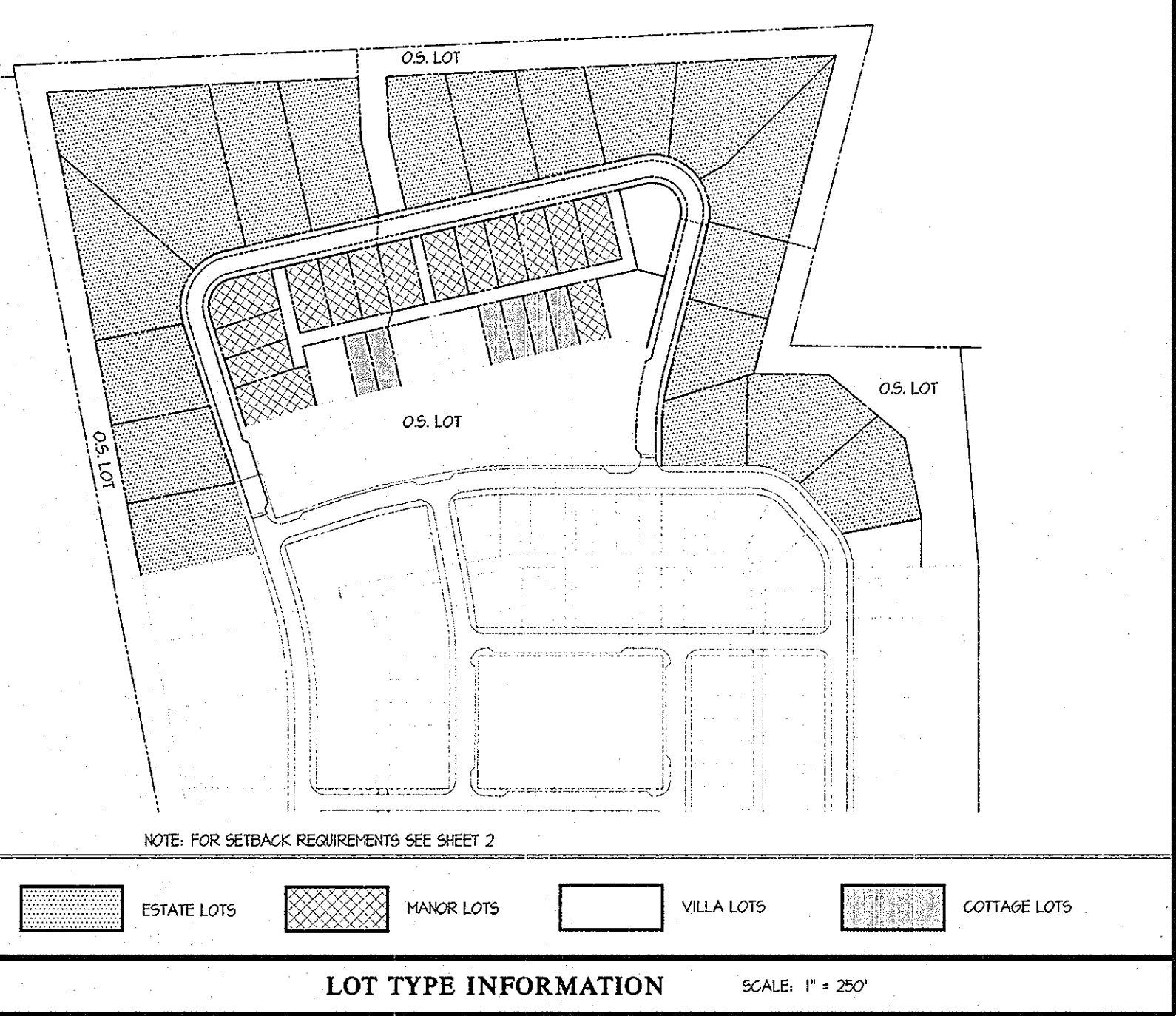


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COMMON OPEN AREA LOT 160
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ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

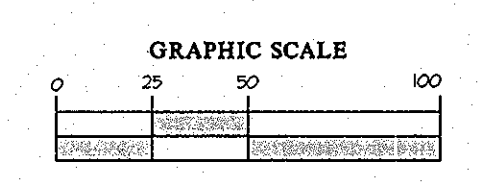
SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
DEC., 2013	41-21/46-3	4 OF 13

L:\CAD\DRAWINGS\2013\13001\PLANS BY QLM\PRELIMINARY\13001_03-04_P2.dwg PLOTTED: 12/17/2013 3:15 AM, LAST SAVER: 10/17/2013 5:12 PM, PLOTTED BY: Doug Vande Rye



PLAN LEGEND

G.S. BRL GARAGE STRUCTURE BRL
 P.S. BRL PRINCIPAL STRUCTURE BRL
 LIMIT OF SUBMISSION



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

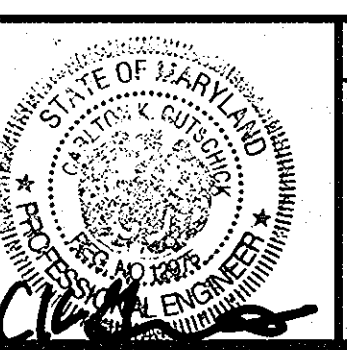
Mark M. Gough 1/22/14
 PLANNING DIRECTOR DATE

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

DATE	REVISION	BY	APP'R.

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. 13275
 EXPIRATION DATE: MAY 26, 2014



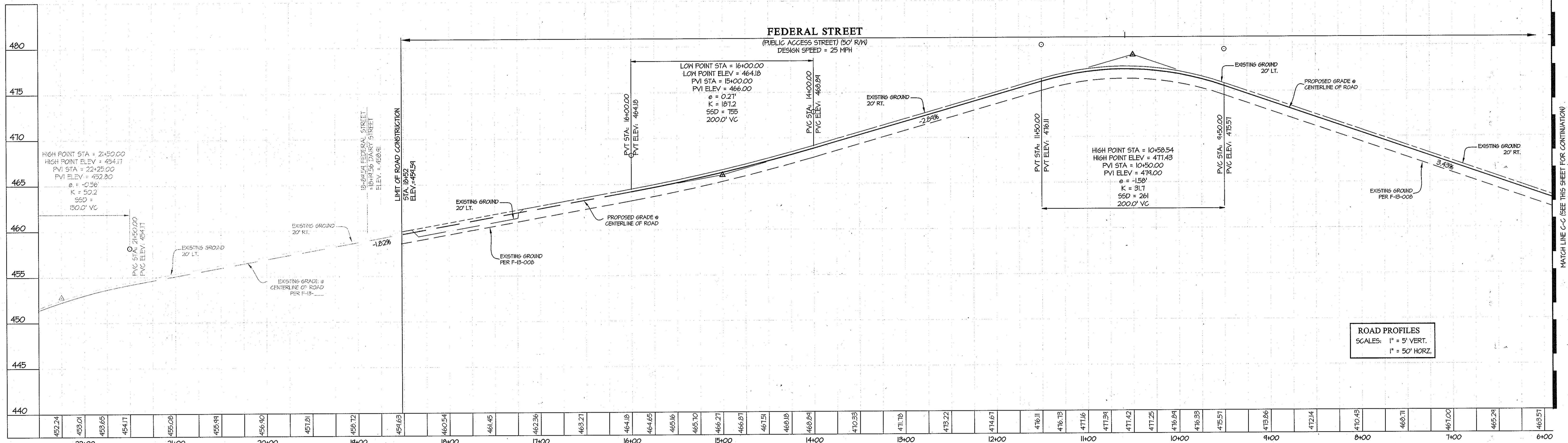
PRELIMINARY BUILDING SETBACK PLAN

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
 COMMON OPEN AREA LOT 160
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

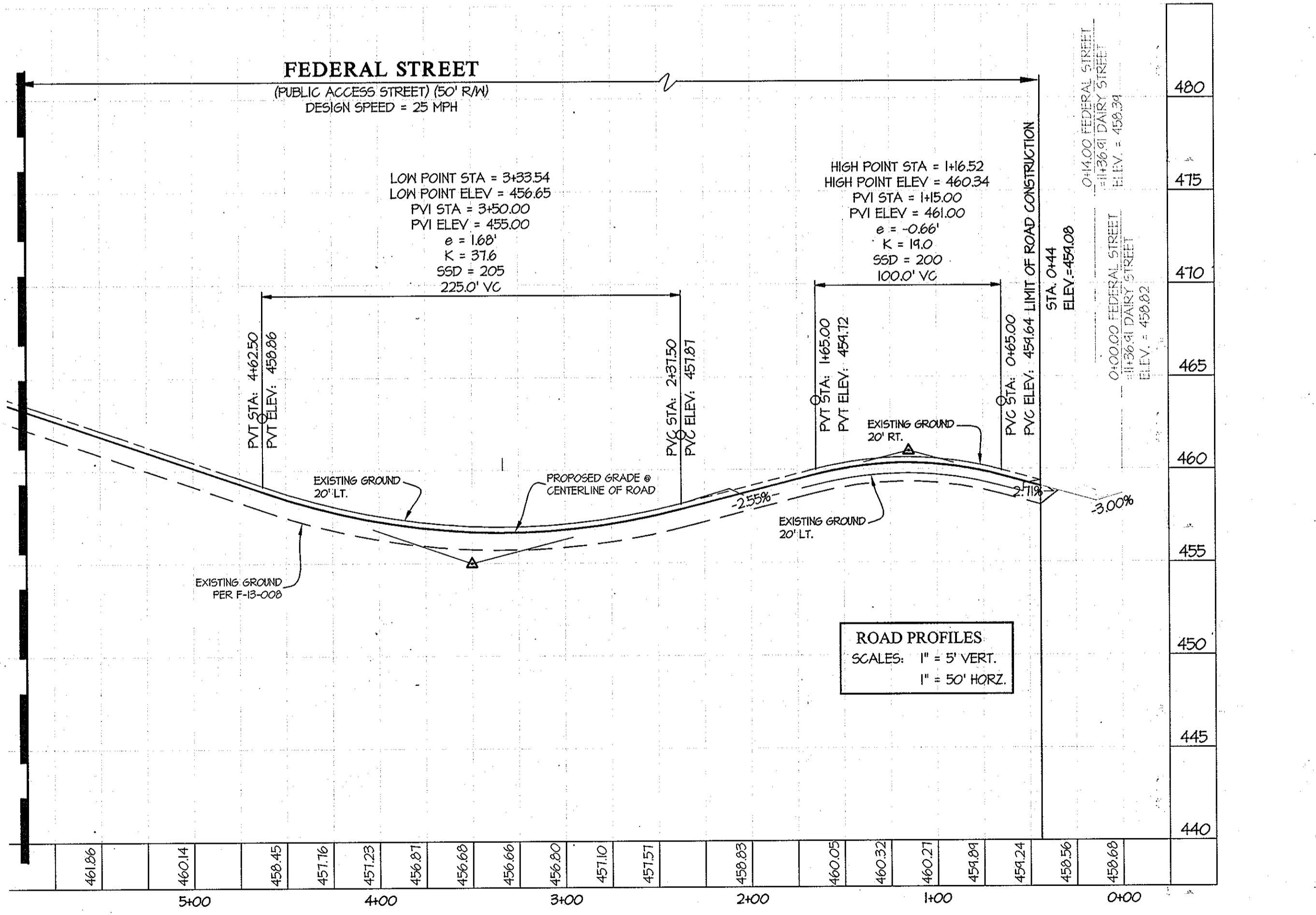
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1" = 50'	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
DEC., 2013	41-21/46-3	5 OF 13

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 PLOTTED: 12/17/2013 7:28 AM, LAST SAVED: 10/17/2013 3:55 PM, PLOTTED BY: Doug Vander Byk



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

MATCH LINE C-C (SEE THIS SHEET FOR CONTINUATION)

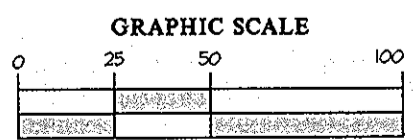


ROAD PROFILES
 SCALES: 1" = 5' VERT.
 1" = 50' HORIZ.

MATCH LINE C-C (SEE THIS SHEET FOR CONTINUATION)

LEGEND
 --- EXISTING GRADE
 - - - PROPOSED GRADE @ CENTERLINE
 - - - EXISTING GRADE (LEFT)
 - - - EXISTING GRADE (RIGHT)

NOTE: FOR TYPICAL SECTIONS SEE SHEET 8



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

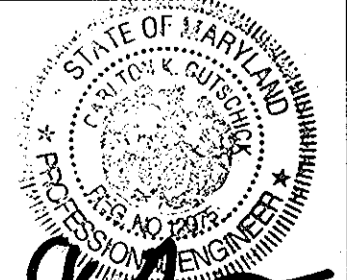
Mark Bennett 1/20/14
 PLANNING DIRECTOR DATE

GLWG 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

DES. DEV	DRN. dds	CHK.	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
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 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, 2014

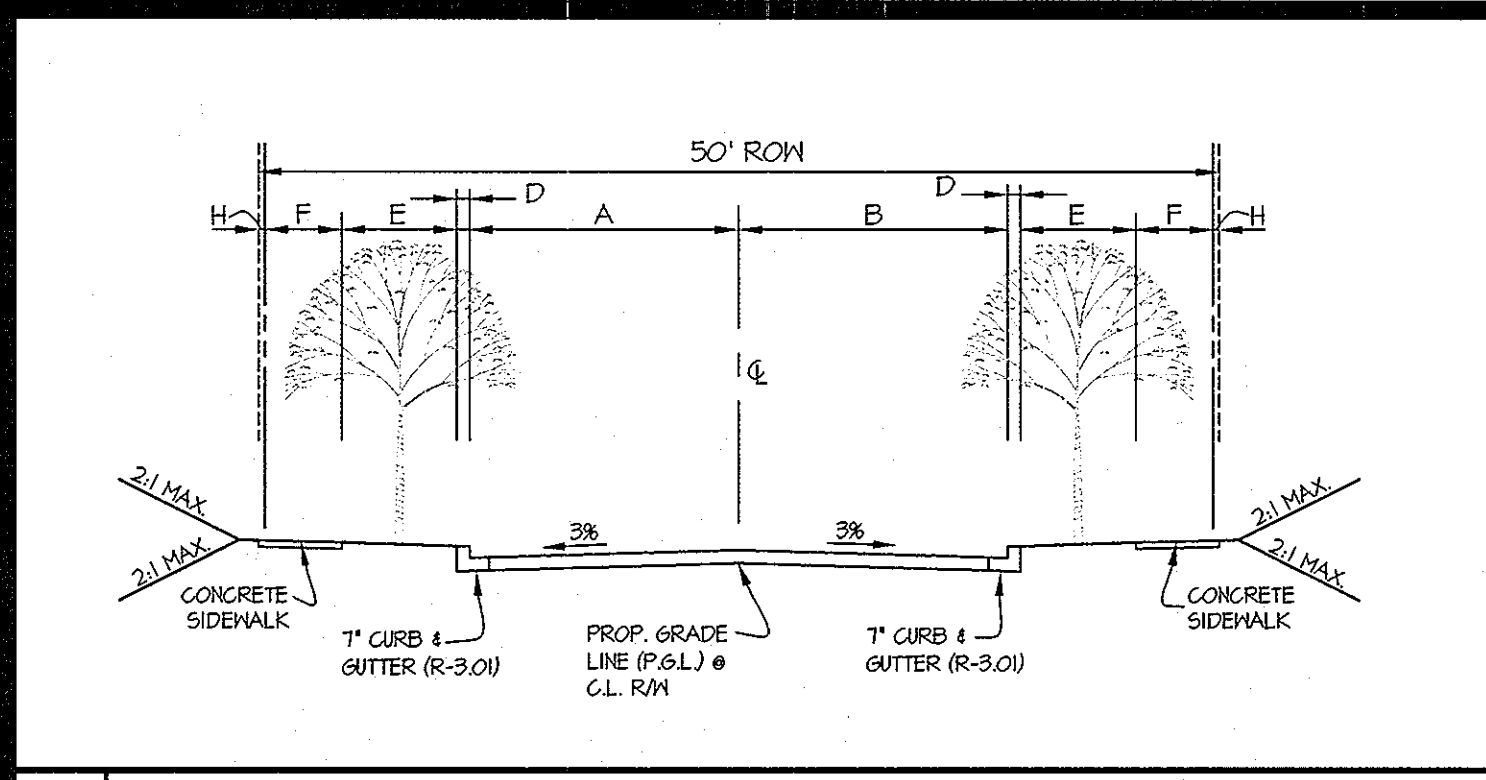


PRELIMINARY STREET GRADE - FEDERAL STREET

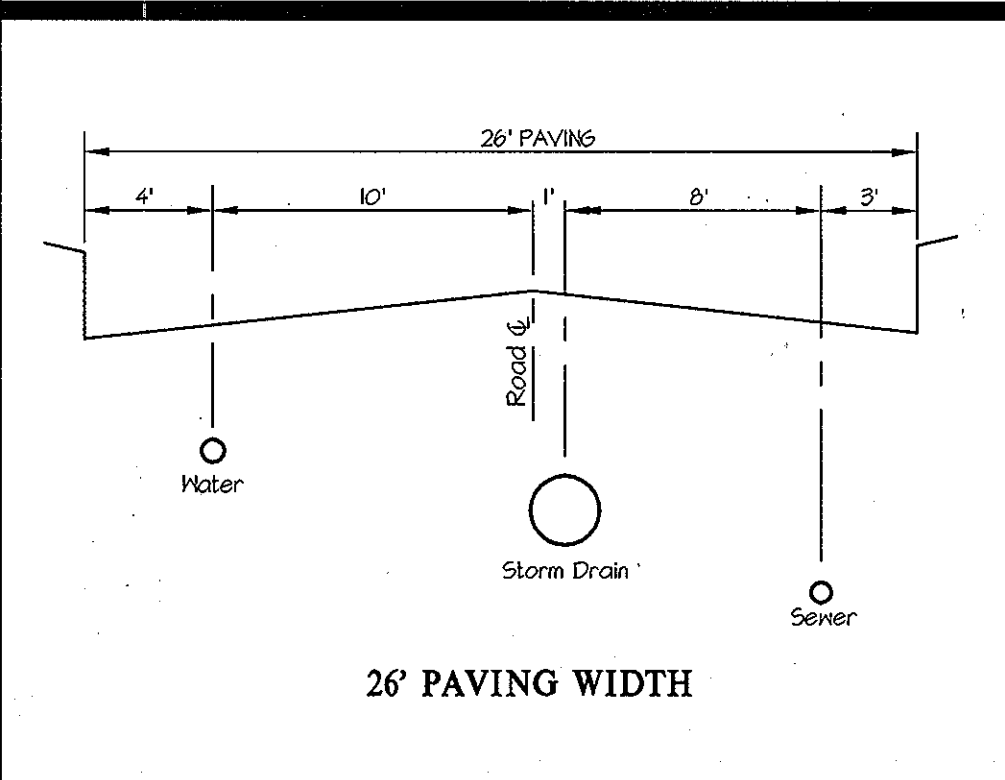
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
 COMMON OPEN AREA LOT 160
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

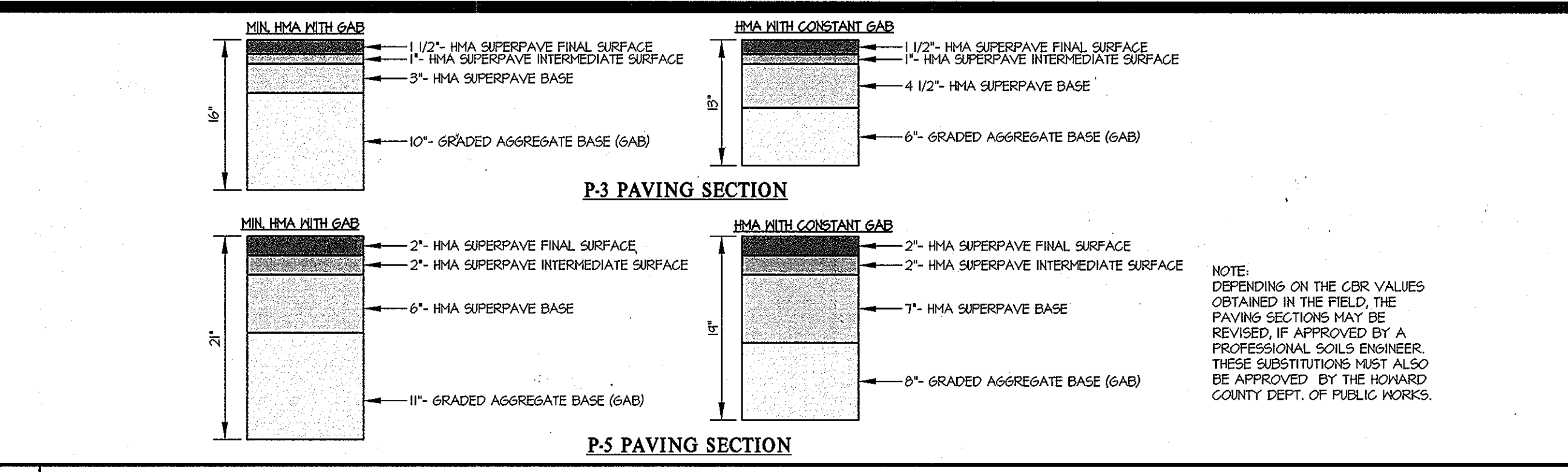
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AS SHOWN	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
DEC, 2013	41-21/46-3	7 OF 13



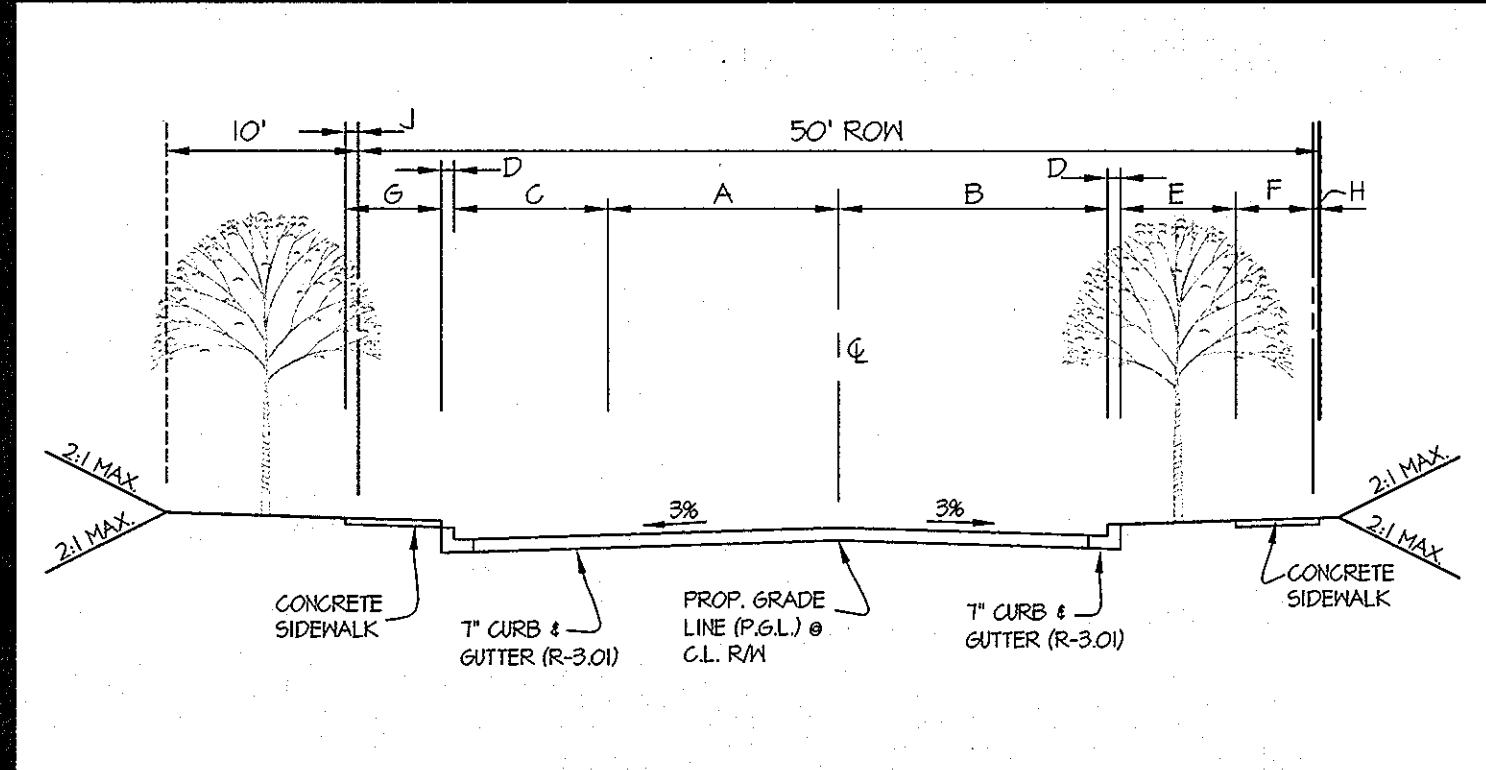
1 TYPICAL SECTION FOR 50' R/W WITH NO PARALLEL PARKING NO SCALE



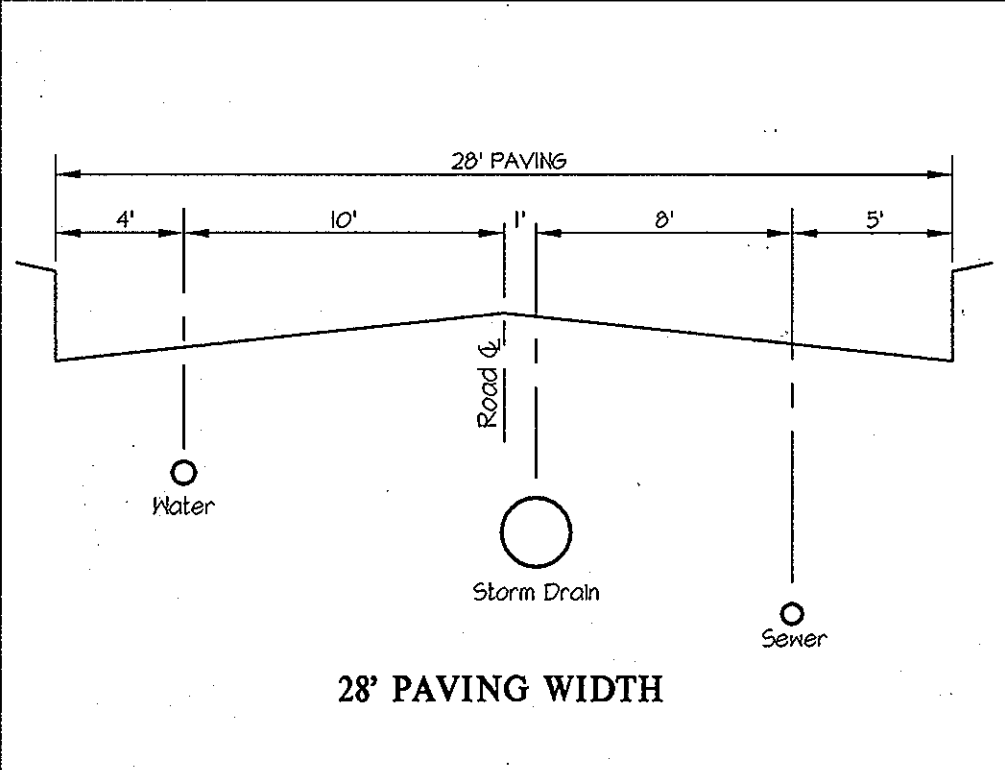
26' PAVING WIDTH



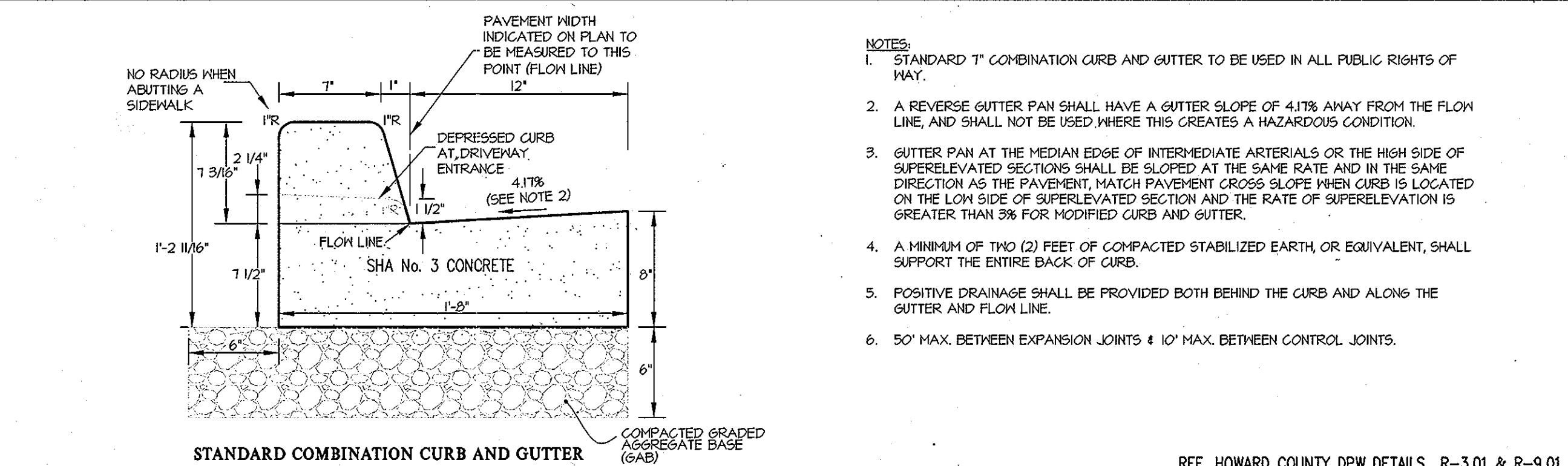
7 PAVING SECTIONS NO SCALE



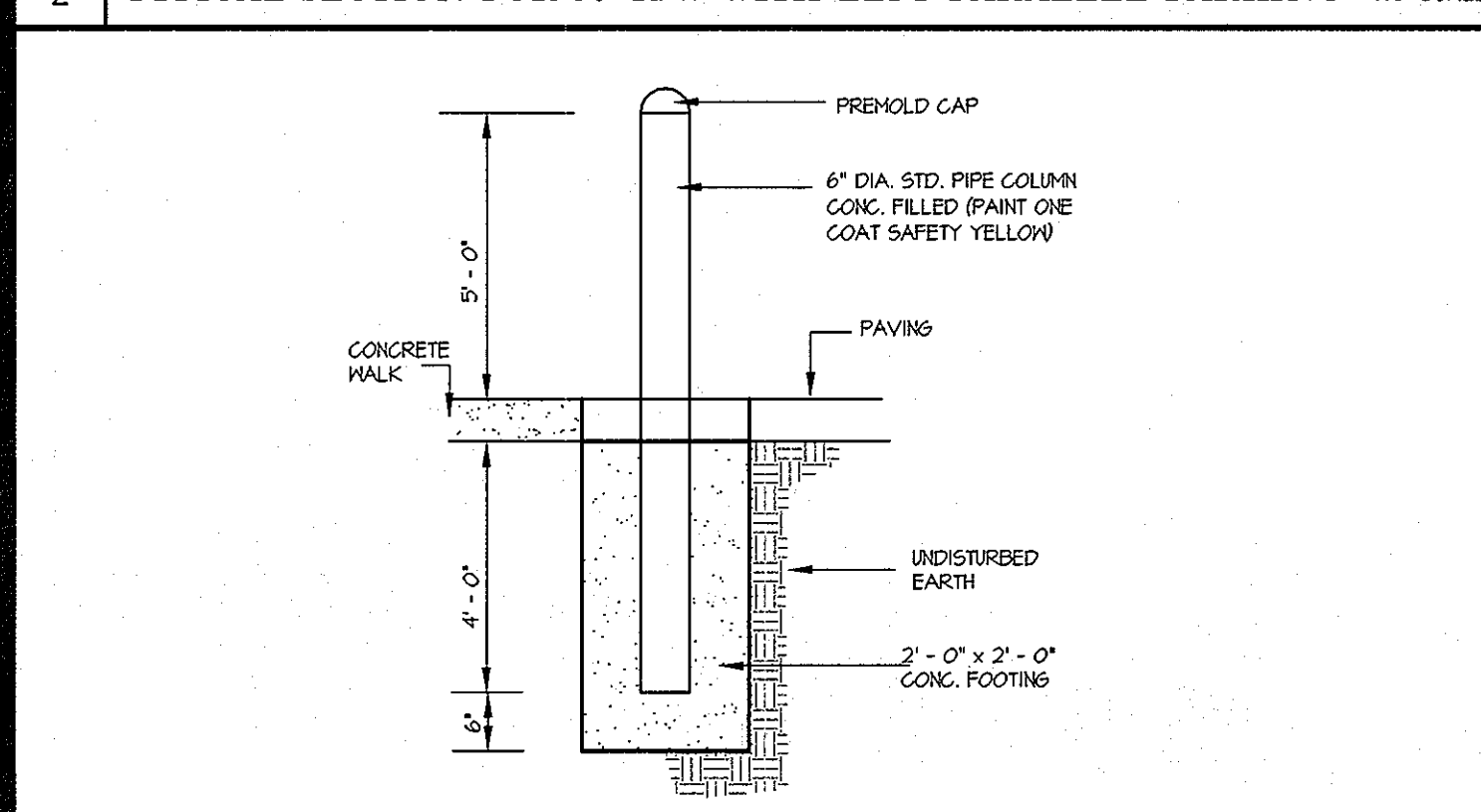
2 TYPICAL SECTION FOR 50' R/W WITH LEFT PARALLEL PARKING NO SCALE



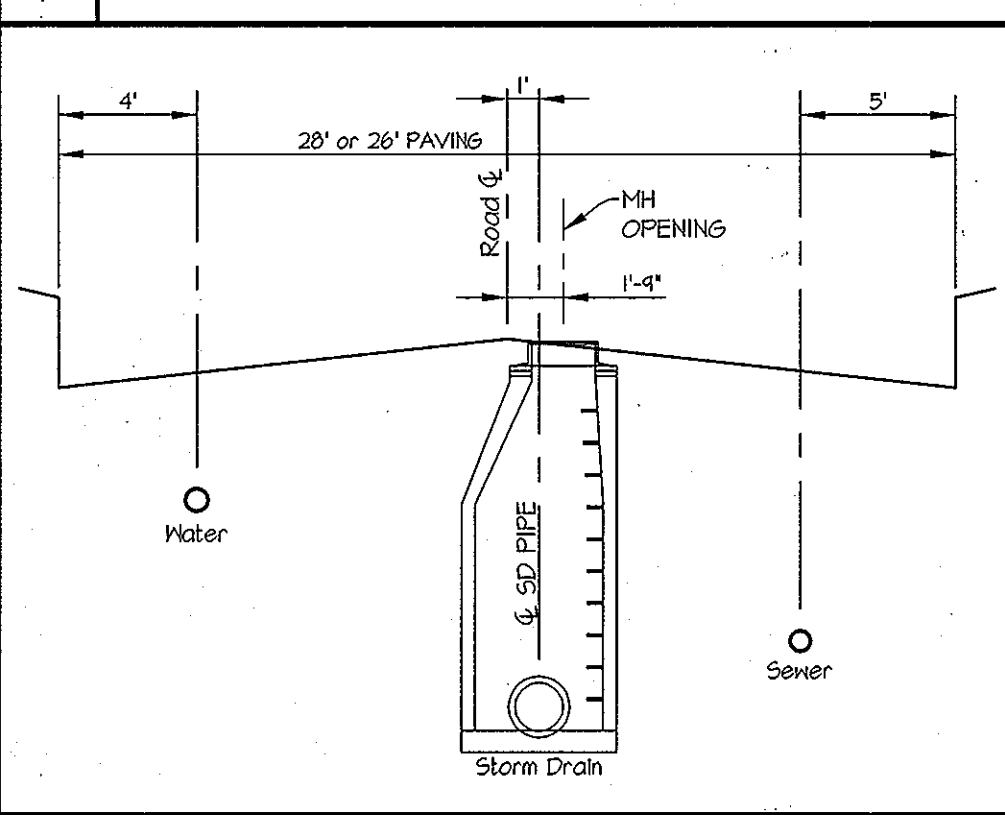
28' PAVING WIDTH



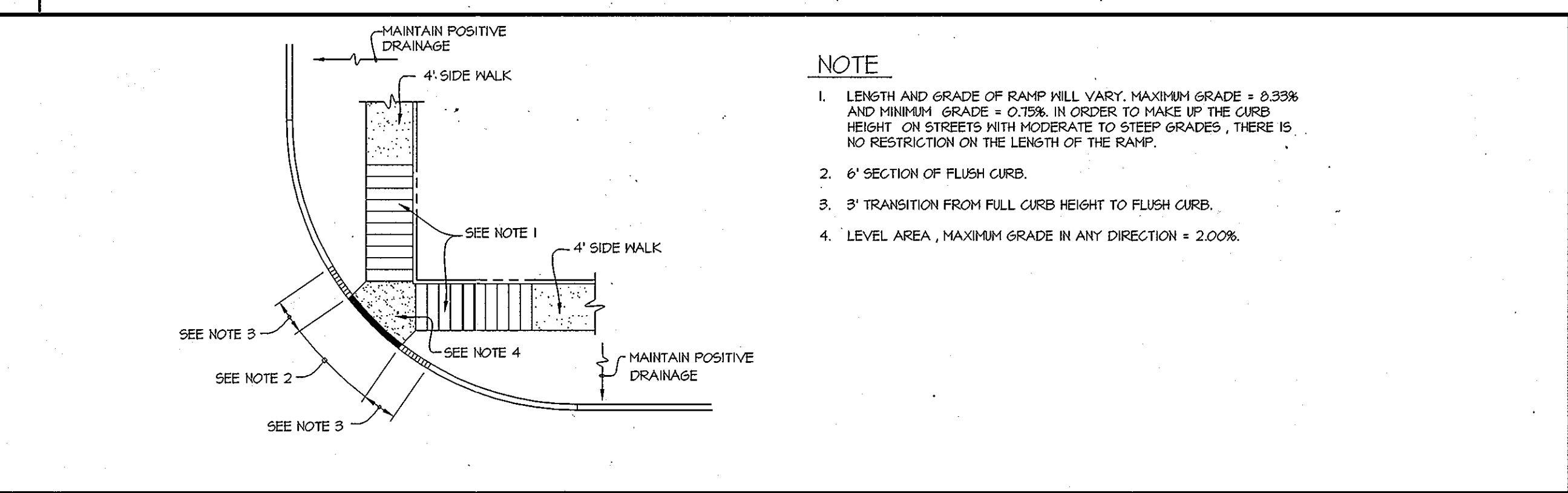
8 7\"/>



3 BOLLARD DETAIL NO SCALE

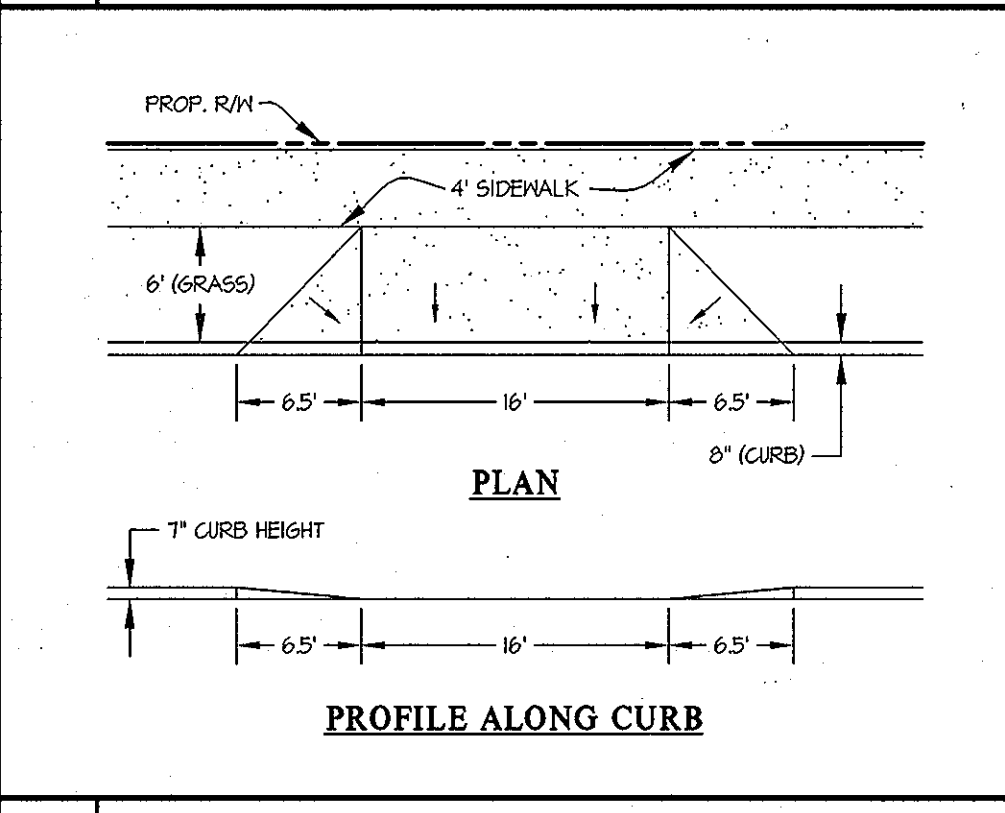


5 DETAIL FOR SETTING STORM DRAIN MANHOLES IN ROADS SCALE: 1\"/>



9 HANDICAP RAMP DETAIL SCALE: 1\"/>

NOTE: ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION



6 TYPICAL ALLEY ENTRANCE DETAIL NO SCALE

ROAD INFORMATION																
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	G	H	I	J	R/W	PAVING SECTION	SECTION
FEDERAL STREET	0+45 TO 2+12	ACCESS STREET	25 MPH	12'	14'	8'	8'	6'	4'	5'	4"	-	8"	50'	P-3	2
FEDERAL STREET	2+12 TO 17+16	ACCESS STREET	25 MPH	14'	14'	-	8"	6'	4'	-	4"	-	-	50'	P-3	1
FEDERAL STREET	17+16 TO 18+42	ACCESS STREET	25 MPH	12'	14'	8'	8'	6'	4'	5'	4"	-	8"	50'	P-3	2

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature
PLANNING DIRECTOR DATE: 1/20/14

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: 301-989-2524 FAX: 301-421-4188

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. 12925
EXPIRATION DATE: MAY 26, 2014

Handwritten signature
12-17-13

PRELIMINARY STREET GRADES and ROAD DETAILS

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
COMMON OPEN AREA LOT 160
(A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL "W")

SCALE: AS SHOWN
ZONING: MXD-3
DATE: DEC., 2013
TAX MAP - GRID: 41-21/46-3
SHEET: 8 OF 13

G. L. W. FILE NO. 13001

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

GRADING/SEDIMENT CONTROL LEGEND

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- EXISTING TREELINE
- FLOODPLAIN CROSS SECTION
- LIMIT OF SUBMISSION
- PROPERTY CORNER
- 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

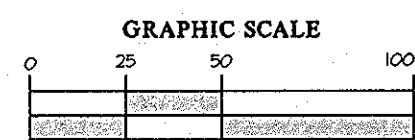
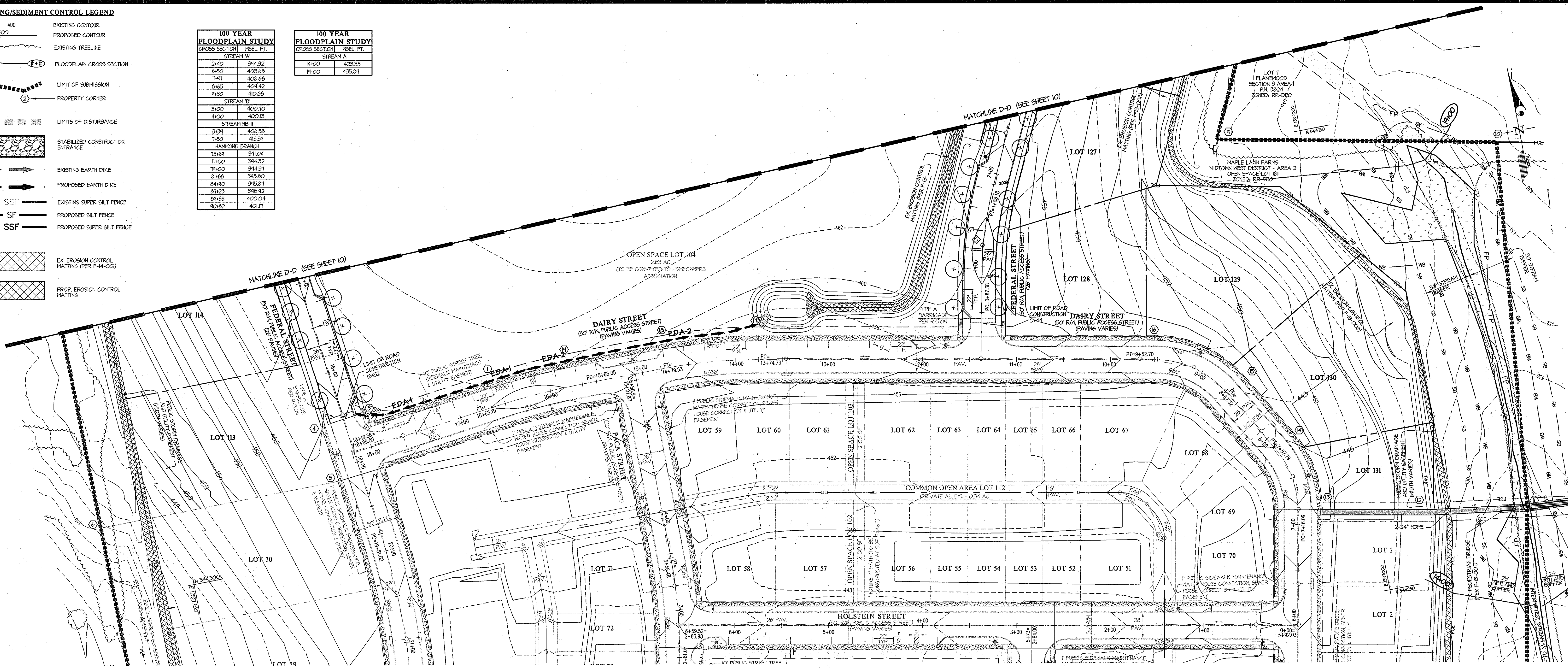
100 YEAR FLOODPLAIN STUDY
CROSS SECTION 1 REEL FT.

STREAM 'A'	FEET
2+40	344.32
6+50	409.68
7+47	409.68
8+65	404.42
9+30	402.68
STREAM 'B'	
3+00	400.70
4+00	400.13
STREAM 'B-II'	
3+91	406.58
7+50	405.91
HAYMOND BRANCH	
73+64	341.04
74+00	344.32
74+00	344.51
8+68	345.80
8+40	345.87
8+23	348.12
8+33	400.04
9+82	401.17

100 YEAR FLOODPLAIN STUDY
CROSS SECTION 2 REEL FT.

STREAM 'A'	FEET
14+00	423.33
14+00	438.84

- EX. EROSION CONTROL MATTING (PER F-14-00)
- PROP. EROSION CONTROL MATTING



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Wagner 1/30/14
PLANNING DIRECTOR 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: 301-589-2524 FAX: 301-421-4186

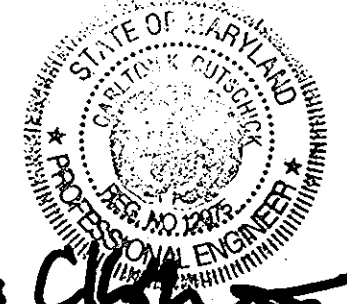
DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.

DES. DEV	DRN. KLP	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. 10278.
EXPIRATION DATE: MAY 26, 2014

12-17-13 *Cl...*



PRELIMINARY GRADING and SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
COMMON OPEN AREA LOT 160
(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
DEC., 2013	41-21/46-3	9 OF 13

L:\CAD\DRAWINGS\2013\13001\PLANS BY GLW\PRELIMINARY\13001_09-10_LP-SC.dwg, PLOTTED 12/17/2013 7:48 AM, LAST SAVED: 10/18/2013 9:00 AM, PLOTTED BY: Doug Vande Byn



COORDINATE TABLE		
PT. NO.	NORTH	EAST
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(2)	543554.1123	1336765.6218
(3)	543533.4754	1337031.5250
(4)	542948.7670	1336914.8878
(5)	542944.5248	1336354.2266
(6)	543232.8536	1335665.8782
(7)	543501.4803	1335662.6764
(8)	545282.9471	1337161.3565
(9)	544787.8404	1336411.0446
(10)	544647.9104	1337209.6278
(11)	544313.2440	1337161.1814
(12)	543766.5944	1337055.0214
(13)	543748.7134	1337106.4085
(14)	543590.2561	1337051.2745
(15)	543610.8234	1336485.3866
(16)	543658.4371	1336485.2822

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Gaylor 1/30/14
 PLANNING DIRECTOR 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV.	DRN. KLP	CHK. CKG	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

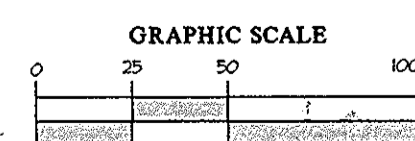
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12375
 EXPIRATION DATE: MAY 26, 2014



PRELIMINARY GRADING and SEDIMENT CONTROL PLAN

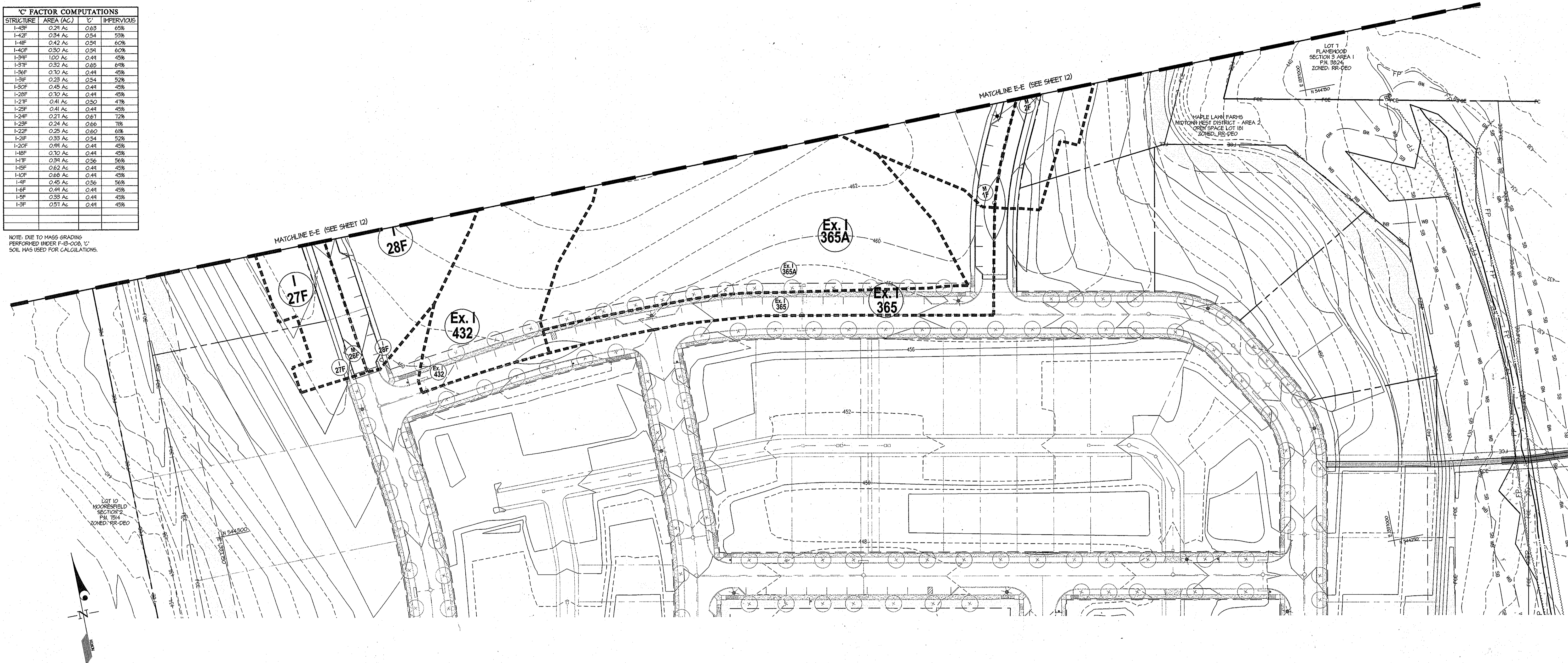
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
 COMMON OPEN AREA LOT 160
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
DEC., 2013	41-21/46-3	10 OF 13



STRUCTURE	AREA (AC)	C'	IMPERVIOUS
I-43F	0.24 Ac	0.63	62%
I-42F	0.34 Ac	0.54	53%
I-41F	0.42 Ac	0.54	60%
I-40F	0.30 Ac	0.54	60%
I-39F	1.00 Ac	0.44	45%
I-37F	0.32 Ac	0.65	64%
I-36F	0.70 Ac	0.44	45%
I-35F	0.23 Ac	0.54	52%
I-32F	0.45 Ac	0.41	45%
I-28F	0.70 Ac	0.41	45%
I-27F	0.41 Ac	0.50	47%
I-25F	0.41 Ac	0.44	45%
I-24F	0.21 Ac	0.61	72%
I-23F	0.24 Ac	0.66	76%
I-22F	0.25 Ac	0.62	68%
I-21F	0.33 Ac	0.54	52%
I-20F	0.44 Ac	0.44	45%
I-18F	0.70 Ac	0.44	45%
I-17F	0.34 Ac	0.56	56%
I-15F	0.62 Ac	0.44	45%
I-12F	0.68 Ac	0.44	45%
I-9F	0.45 Ac	0.56	56%
I-6F	0.44 Ac	0.44	45%
I-5F	0.33 Ac	0.44	45%
I-3F	0.51 Ac	0.44	45%

NOTE: DUE TO MASS GRADING PERFORMED UNDER F-18-008, C' SOIL WAS USED FOR CALCULATIONS.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark K. Long
PLANNING DIRECTOR

12/17/13
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

DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APP'R.

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, 2014

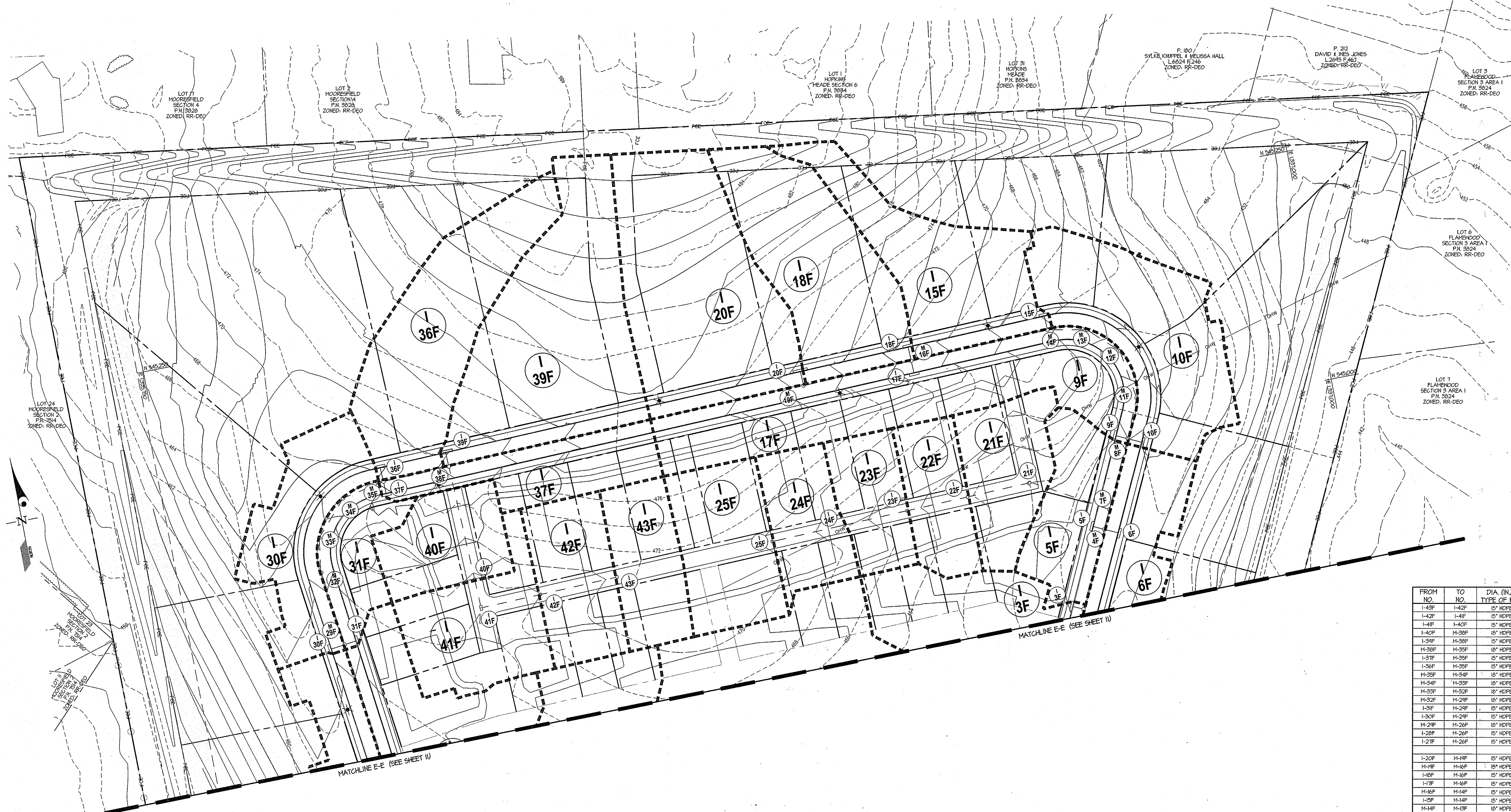


PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 2
LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
COMMON OPEN AREA LOT 160
(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
DEC., 2013	41-21/46-3	11 OF 13



FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
I-43F	I-42F	15" HDPE	82
I-42F	I-41F	15" HDPE	62
I-41F	I-40F	15" HDPE	21
I-40F	M-39F	10" HDPE	121
I-39F	M-38F	15" HDPE	13
M-38F	M-35F	10" HDPE	68
I-37F	M-35F	15" HDPE	11
I-36F	M-35F	15" HDPE	13
M-35F	M-34F	10" HDPE	43
M-34F	M-33F	10" HDPE	45
M-33F	M-32F	10" HDPE	34
M-32F	M-24F	10" HDPE	77
I-31F	M-24F	15" HDPE	11
I-30F	M-24F	15" HDPE	15
M-24F	M-26F	10" HDPE	268
I-28F	M-26F	15" HDPE	11
I-27F	M-26F	15" HDPE	13
I-20F	M-19F	15" HDPE	13
M-19F	M-16F	15" HDPE	16
I-18F	M-16F	15" HDPE	13
I-17F	M-16F	15" HDPE	11
M-16F	M-14F	15" HDPE	144
I-15F	M-14F	15" HDPE	13
M-14F	M-13F	10" HDPE	34
M-13F	M-12F	10" HDPE	38
M-12F	M-11F	10" HDPE	44
M-11F	M-8F	10" HDPE	41
I-10F	M-8F	15" HDPE	13
I-9F	M-8F	15" HDPE	11
M-8F	M-7F	10" HDPE	75
I-25F	I-24F	15" HDPE	77
I-24F	I-23F	15" HDPE	66
I-23F	I-22F	15" HDPE	64
I-22F	I-21F	15" HDPE	65
I-21F	M-7F	15" HDPE	87
M-7F	M-4F	24" HDPE	18
I-6F	M-4F	15" HDPE	13
I-5F	M-4F	15" HDPE	11
M-4F	M-2F	24" HDPE	25
I-3F	M-2F	15" HDPE	11
M-2F	M-1F	24" HDPE	114
M-1F	EX ST-321	24" HDPE	81

NOTE: DUE TO MASS GRADING PERFORMED UNDER F-13-00B, 'C' SOIL WAS USED FOR CALCULATIONS.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

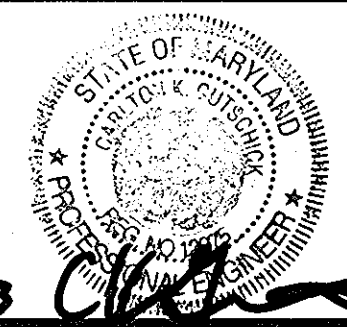
David M. Cagle
 PLANNING DIRECTOR DATE 1/20/14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

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. 13275.
 EXPIRATION DATE: MAY 26, 2014



PRELIMINARY STORM DRAIN INFORMATION - DRAINAGE AREA MAP

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
 COMMON OPEN AREA LOT 160
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL "W")

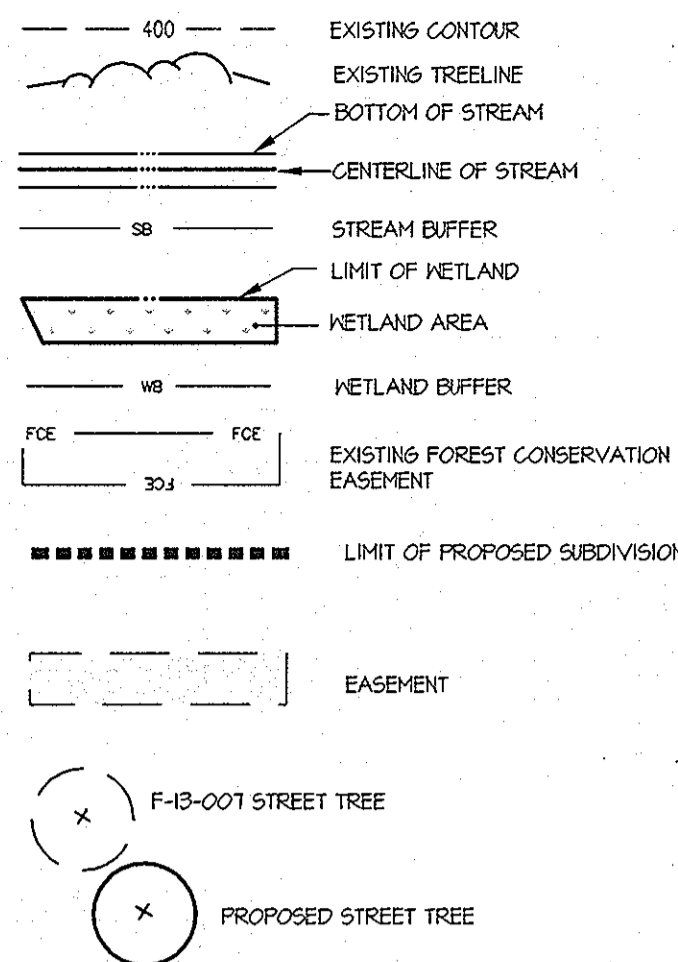
SCALE: 1" = 50'
 ZONING: MXD-3
 G. L. W. FILE No. 13001

DATE: DEC., 2013
 TAX MAP - GRID: 41-21/46-3
 SHEET: 12 OF 13

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\2013\13001\PLANS BY CLIENT\PRELIMINARY\13001_11-12_50_DAM.dwg, PLOTTED: 12/17/2013 7:54 AM, LAST SAVED: 10/19/2013 9:07 AM, PLOTTED BY: Doug Vande BY

LANDSCAPE LEGEND



LANDSCAPING NOTES:

- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
- INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA. THE FOLLOWING ARE THE MINIMUM PLANTINGS TO BE PROVIDED ALONG A PERIMETER EDGE:
 SHADE TREES:
 1.80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREES.
 1.60 LINEAR FEET OF MEASURED PERIMETER EDGE AND EVERGREEN TREES.
 1.20 LINEAR FEET OF MEASURED PERIMETER EDGE.
- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS 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.

SOILS CHART

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
Ba	Baile Silt Loam	D	X	
CgB2*	Chester gravelly silt loam, 3-8%	B		
ChC2	Chester silt loam, 8-15% slope, moderate erosion	B		
ChC3	Chester silt loam, 8-15% slope, severely eroded	B		
Co	Codomo silt loam	C		X
CcB*	Comus silt loam	C		
Cc	Comus silt loam	B		
DeA	Dalanco silt loam, 0-3% slope	C		X
EkB2*	Eliak silt loam, 3-8% slope, moderately eroded	C		
ErB2*	Etaboro loam, 3-8% slope, moderately eroded	B		
GrA	Glenville silt loam, 0-3%	C		X
GrB2*	Glenville silt loam, 3-8% slope, moderately eroded	C		X
GlC2*	Glanetz loam, 3-8% slope, moderately eroded	B		
Ha	Holboro silt loam	D	X	X
HiB2*	Manor loam, 3-8%, moderately eroded	B		
MiC2	Manor loam, 8-15%, moderately eroded	B		
MiD3*	Manor loam, 15-25%, severely eroded	B		

* Soils with a moderate to high propensity towards erosion.

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	15'	THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE
R2	126'	
R3	106'	

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
FEDERAL STREET	366'	40	42

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(X)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B 4 B FULL HEADS

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS (PER 5-06-16):
 ALL STREETS 1 TREE PER 40 LINEAR FEET, BOTH SIDES.
 PRIVATE ALLEYS NO TREES REQUIRED.
 THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DEMISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Mark A. Long
 Planning Director
 DATE: 10/11/13

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 EXPIRATION DATE: MAY 26, 2014
 12-17-13

PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 2
 LOTS 113 thru 157, OPEN SPACE LOTS 158 and 159,
 COMMON OPEN AREA LOT 160
 (A RE-SUBDIVISION OF GARDEN DISTRICT, NON-BUILDABLE PARCEL 'W')
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 100'	MXD-3	13001
DATE	TAX MAP - GRID	SHEET
DEC, 2013	41-21/46-3	13 OF 13